TROY CITY COUNCIL

REGULAR MEETING AGENDA

AUGUST 11, 2025

CONVENING AT 7:30 P.M.

Submitted By
The City Manager

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

500 West Big Beaver
Troy, MI 48084
troymi.gov

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

Dear Mayor and City Council Members,

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

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

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

Respectfully,

Frank Nastasi
City Manager

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

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

Signed this 25th day of November, 2024.

Mayor Ethan Baker

Council Member Theresa Brooks

Council Member Rebecca Chamberlain-Creanga

Council Member Hirak Chanda

Mayor Pro Tem Mark Gunn

Council Member David Hamilton

Council Member Ellen Hodorek

CITY COUNCIL AGENDA

August 11, 2025 – 7:30 PM

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

INVOCATION: Pastor Steven Conway from Troy Seventh Day Adventist Church 1

PLEDGE OF ALLEGIANCE: 1

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INVOCATION: Pastor Steven Conway from Troy Seventh Day Adventist Church

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

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

Excuse Absent Council Members:

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of August 11, 2025, due to _____.

Yes:
No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing – Conditional Rezoning (JPCR2025-002) – Proposed Northland Enclave, West Side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multi-Family) Zoning Districts

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

WHEREAS, The City is in receipt of a proposed rezoning request from O (Office) District to CB (Community Business) and MF (Multifamily) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the west side of Corporate, north of Long Lake, 5455 Corporate, PIN 88-20-08-451-004, being approximately 8.22 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on May 13, 2025; and,

WHEREAS, The Planning Commission, by a vote of 9-0, recommends approval of the conditional rezoning; and,

WHEREAS, The proposed conditional rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The conditional rezoning would permit greater flexibility in use and development of the property; and,

WHEREAS, The conditions offered by the applicant reasonably protect the adjacent properties; and,

WHEREAS, The conditional rezoning would be compatible with surrounding zoning and land use; and,

WHEREAS, The proposed conditional rezoning meets the Standards for Rezoning Approval listed in Section 16.04.C(3) of the City of Troy Zoning Ordinance;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the O District to be conditionally rezoned to CB and MF District.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

Yes:
No:

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

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

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. ***NOTE TO THE PUBLIC****: City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

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

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

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

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

H. POSTPONED ITEMS:

H-1 **No Postponed Items**

I. REGULAR BUSINESS:

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

a) **Mayoral Appointments: None**

b) City Council Appointments: None

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

a) Mayoral Nominations:

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

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

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

Current Members:

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

Nominations to the Global Troy Advisory Authority:

Term Expires: 10/30/2025

Term currently held by: Vacancy – MiVida Burrus resigned

Term Expires: 10/30/2026

Term currently held by: Vacancy-Philippe Cicchini resigned

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

Term currently held by: Vacant

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

Term currently held by: Vacant

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

Term currently held by: Vacant

Interested Applicants:

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

Local Development Finance Authority (LDFA)
Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

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

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

Nominations to the Local Development Finance Authority (LDFA):

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

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

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Cook	Walter	6/30/2027	
Faiz	Iqbal	6/7/2025	
Frisen	Sande	1/2/2027	BCBA exp 1/1/2030
Karpowitsch	Alex	8/1/2027	
Murrish	Dale	2/6/2027	
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:
No:

b) City Council Nominations:

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

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

Parks and Recreation Board

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

Current Members:

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

Nominations to the Parks and Recreation Board:

Term Expires: 7/31/2026

Term currently held by: Sanika Atmakur

Interested Applicants:

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

Marshall	Everett	1/3/2027	Student- Graduates 2027
Mudaliar	Vinodh Kumar	8/1/2027	
Pettinato	Jillian	11/27/2025	
Sabbagh	Allen	9/17/2026	
Swaminathan	Abi	7/8/2027	Historic Dist Comm. exp 5/15/2027

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

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

Nominations to the Traffic Committee:

Term Expires: 7/31/2026

Term currently held by: Swathi Jeeda

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	12/23/2026	
Girling	Janice	8/4/2027	
Marshall	Everett	1/3/2027	Student- Graduates 2027

Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:
No:

I-3 No Closed Session Requested

I-4 Bid Waiver – Professional Services – Police Department Testing Services *(Introduced by: Josh Jones, Police Chief)*

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

WHEREAS, Empco, Inc. has been providing testing and hiring services to the City's Police Department for 30 years and has provided this service to several other surrounding municipalities; and,

WHEREAS, Empco, Inc. meets departmental needs and complies with Act 78 Commission requirements, including the requirements to be fair and impartial; and,

THEREFORE, BE IT RESOLVED, That formal bidding procedures for this professional service is hereby **WAIVED**, since the public interest is best served by contracting with *Empco, Inc.*

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached contract authorizing *Empco, Inc. of Troy, MI* to provide police promotional testing services as detailed in the agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That the Police Chief is **AUTHORIZED** to **EXECUTE** the agreement on behalf of the City, authorizing *Empco, Inc.* to conduct the Police Department promotional testing, in accordance with the attached proposal; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

I-5 Approval of Oakland County Parks Grant and Budget Amendment for Boulan Park's Inclusive Play Area *(Introduced by: Kurt Bovensiep, DPW Director)*

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the County of Oakland, by and through, its statutory agent, the Oakland County Parks and Recreation Commission ("OCPRC") and the City of Troy for the County of Oakland - Park Development Agreement - Inclusive Playground at Boulan Park with a total grant amount of $250,000.00; and **AUTHORIZES** the Mayor and City Clerk to execute the necessary documents, a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment to the Capital Fund Revenue account 401.000.584.100 and the Capital Fund Expenditure account 401.770.771.974.1000 for $250,000.00.

Yes:
No:

I-6 Contract Ratification – American Federation of State, County, and Municipal Employees (AFSCME) ***(Introduced by: Jennifer Sloan, Deputy Human Resources Director)***

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the American Federation of State, County, and Municipal Employees (AFSCME) for the period July 1, 2025 through June 30, 2028, and the Mayor and City Clerk are **AUTHORIZED** to execute the final agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

I-7 2025 City Council Meeting Schedule ***(Introduced by: Frank Nastasi, City Manager)***

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

RESOLVED, That Troy City Council **RESCHEDULES** the Monday, October 6, 2025 Special Meeting Closed Session – City Manager and City Attorney Evaluations for the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, September 29, 2025 Closed Session-City Manager and City Attorney Evaluations

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes:
No:

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2025-08-
Moved by
Seconded by

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

Yes:
No:

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

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2025-08-

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

a) City Council Minutes-Draft – July 28, 2025

J-3 Proposed City of Troy Proclamations:

Suggested Resolution
Resolution #2025-08-

a) Service Commendation for Community Affairs Director Cynthia "Cindy" Stewart

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Troy Downtown Development Authority Banner Installation and Handling

Suggested Resolution

Resolution #2025-08-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for five (5) additional one-year periods for Troy Downtown Development Authority Banner Installation and Handling to the sole bidder meeting specifications, *Banner Sign Co.* of *Detroit, MI* for an estimated annual cost of $46,582.20 in year one and $47,979.68 in year two plus replacement and repairs costs as needed at unit prices contained in the bid tabulation opened July 24, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2032.

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

b) Standard Purchasing Resolution 4: OMNIA Partners Cooperative Contract – Toro Workman Utility Vehicles

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Spartan Distributors* of *Sparta, MI* for the purchase of two (2) Toro Workman MDX (#07409) for an estimated total cost of $26,782.94 less the trade-in value of one (1) EZ-Go Terrain 250, at prices detailed and contained in the attached quote as per the Omnia Partners Contract #2023261, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

c) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Pressure Reducing Valve (PRV) Vault Lifting Beam Installation

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach, Inc. of Pontiac*, *MI* to provide all labor and materials for the installation of the PRV lifting beams at Pressure Reducing Vault #9 and #2 for an estimated cost of $51,900, as detailed in the attached proposal and per the Oakland County Extended Purchasing Contract #009746; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

d) Standard Purchasing Resolution 4: Award – State of Michigan MiDEAL Cooperative Purchasing Agreement – DPW Replacement Construction Equipment

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase a replacement John Deere 624P Wheel Loader with attachments from *AIS Construction Equipment Corporation of New Hudson, MI,* the authorized Michigan dealer for John Deere construction equipment, as per the State of Michigan MiDEAL Cooperative Contract #240000000158 for an estimated total cost of $327,422.41, less the trade-in amount of $29,000, for a total estimated cost of $298,422.41 as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

e) Standard Purchasing Resolution 4: OMNIA Partners Contract – Department of Public Works Access Control Equipment and Installation, and Oakland County Extended Purchasing Contract – Department of Public Works Electrical and Cabling Installation

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **AWARDS** contracts to *Wadsworth Solutions* of *Perrysburg, OH* for the purchase and installation of access control equipment at the Department of Public Works, for an estimated cost of $64,851 as detailed in the attached proposal and per the Omnia Partners Purchasing Cooperative Contract #R220703, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **AWARDS** a contract to *Shaw Service and Maintenance of Southfield, MI* for the installation of the electrical and access control cabling at the Department of Public Works, for an estimated cost of $20,670.00 as detailed in the attached proposal and per the Oakland County Cooperative Purchasing Contract #010460, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the submission of properly executed contract documents, including insurance certificates and all other specified requirements.

f) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract and Sourcewell Cooperative Purchasing Contract – IT Generator Replacement

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** contracts for the removal and installation of the IT Generator to *Shaw Systems* of *Southfield, MI* for an estimated cost of $10,639 as detailed in proposal SCOT241209001, as per the Oakland County Extended Purchasing Contract #010460, and to *Wolverine Power Systems of Wixom MI* for the purchase of the Generator for an estimated cost of $16,225 as detailed in proposal 25-0657-ICCDb, as per the Sourcewell Cooperative Contract #092222-GNR; copies of which shall be **ATTACHED** to the original Minutes of this Meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a 15% contingency amount of $4,029.60 for an estimated not to exceed project total cost of $30,893.60.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed contract documents, including insurance certificates and all other specified requirements.

J-5 Request for Recognition as a Nonprofit Organization from Elli's House

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** the request from Elli's House, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

J-6 Private Agreement – Contract for Installation of Municipal Improvements - Lange View Townhouses – Project No. 23.903.3

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and 4080 Troy, LLC for the installation of Water Service, Sanitary Service, Storm Sewer, Underground Detention Basin, Concrete Pavement & Sidewalk; and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Private Agreement – Contract for Installation of Municipal Improvements – The Rookery of Troy – Project No. 24.919.3

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tableau Mondrian for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Underground Detention Basin, Concrete Pavement & Sidewalk; and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Traffic Committee Recommendations – July 16, 2025

Suggested Resolution
Resolution #2025-08-

4. Request for Traffic Control – Williams Drive at Castleton Drive

RESOLVED, That the Williams Drive Approach at Castleton Drive **BE MODIFIED** from UNCONTROLLED to STOP CONTROLLED.

5. Request for Traffic Control – Wendover Road at Oakhill Drive

RESOLVED, That the Wendover Approach at Oakhill Drive **BE MODIFIED** from YIELD CONTROLLED to STOP CONTROLLED.

J-9 Stormwater Management Operations and Maintenance Agreement, Kemp Brothers Investments, LLC, Sidwell #88-20-34-227-025

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council hereby **APPROVES** a *Stormwater Management Operations and Maintenance Agreement* between the City of Troy and Kemp Brothers Investments, LLC, outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the property owned by Kemp Brothers Investments, LLC and identified with Sidwell #88-20-34-227-025.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute the Agreement.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED** to **RECORD** the Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-10 Request for Acceptance of a Permanent Easement, Sidwell #88-20-11-226-041

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from the Surilkumar Pravinchandra Patel, Dipti Patel, Pravinchandra Pragjibhai Patel and Usha Pravinchandra Patel, owners of the property having Sidwell #88-20-11-226-041.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-11 Request for Acceptance of Four Permanent Easements, MNK Troy 1, LLC, Sidwell #88-20-14-152-001 and #88-20-14-401-031

Suggested Resolution
Resolution #2025-08-

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for public and franchise utilities, sanitary sewers, water mains and emergency ingress and egress for emergency services from MNK Troy1, LLC, owner of the properties having Sidwell #88-20-14-152-001 and #88-20-13-401-031.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

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

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

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees: None Submitted

O-2 Department Reports:

a) 2025 Bond Proposal Communications Plan Updates

O-3 Letters of Appreciation:

a) To Legal Assistant David Raymer

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

P. COUNCIL COMMENTS:

P-1 No Council Comments

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

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,

Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

500 West Big Beaver
Troy, MI 48084
troymi.gov

E-01

CITY COUNCIL AGENDA ITEM

Date: July 30, 2025

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

From: R. Brent Savidant, Community Development Director

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

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

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

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

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

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

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

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

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

Legal Review
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Attachments:

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

GIS Online

Legend

Tax Parcels

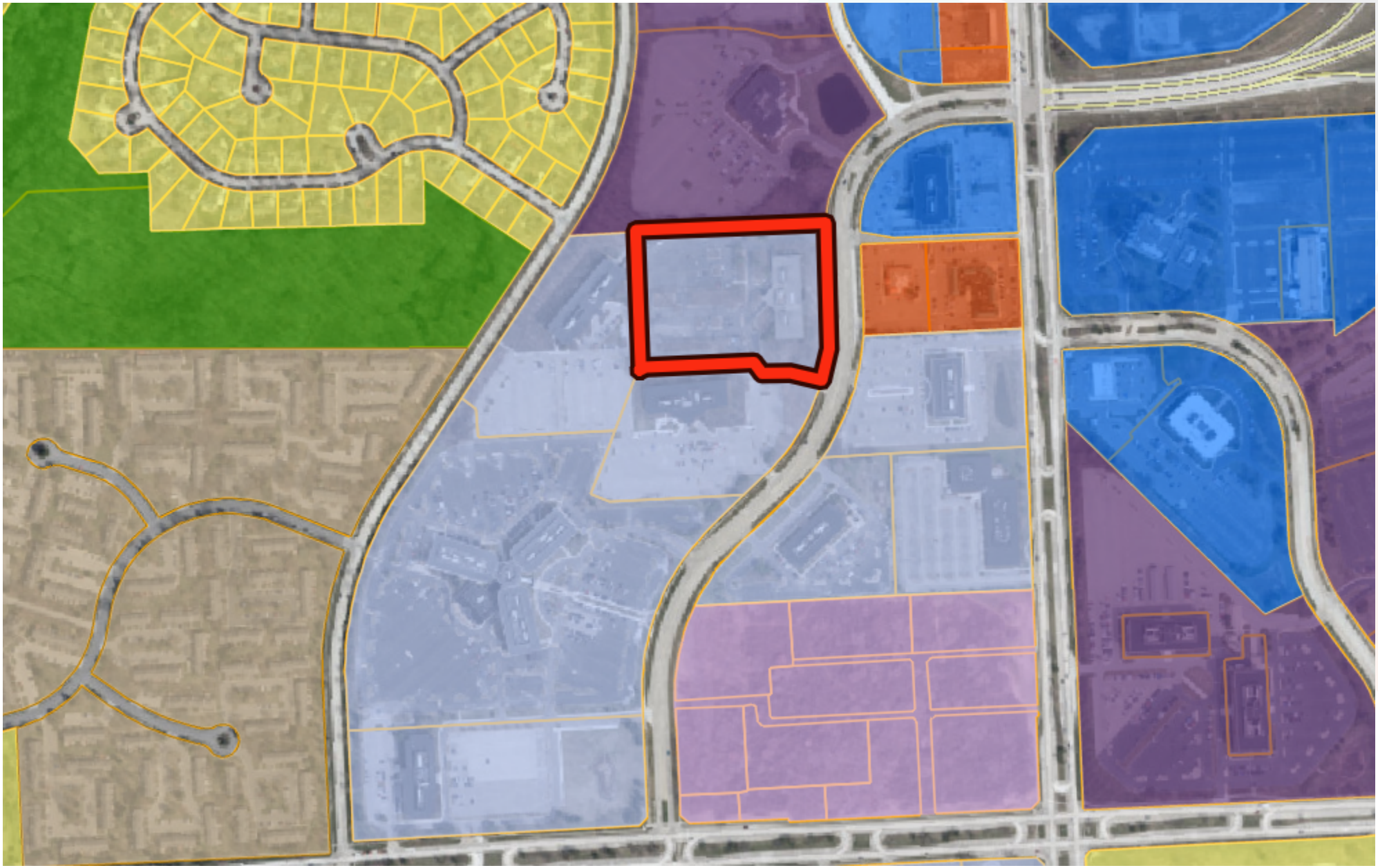
Tax Parcel

0 500 1000 ft

Print Date: 5/5/2025

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

GIS Online



0 500 1000 ft

Print Date: 5/5/2025

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

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

Date: April 8, 2025
May 6, 2025

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

Applicant: Erion Nikolla

Project Name: Northland Enclave

Plan Date: April 22, 2025

Location: 5455 Corporate Drive

Zoning: O, Office

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

Action Requested: Conditional Rezoning and Preliminary Site Plan Recommendation

PROJECT SUMMARY

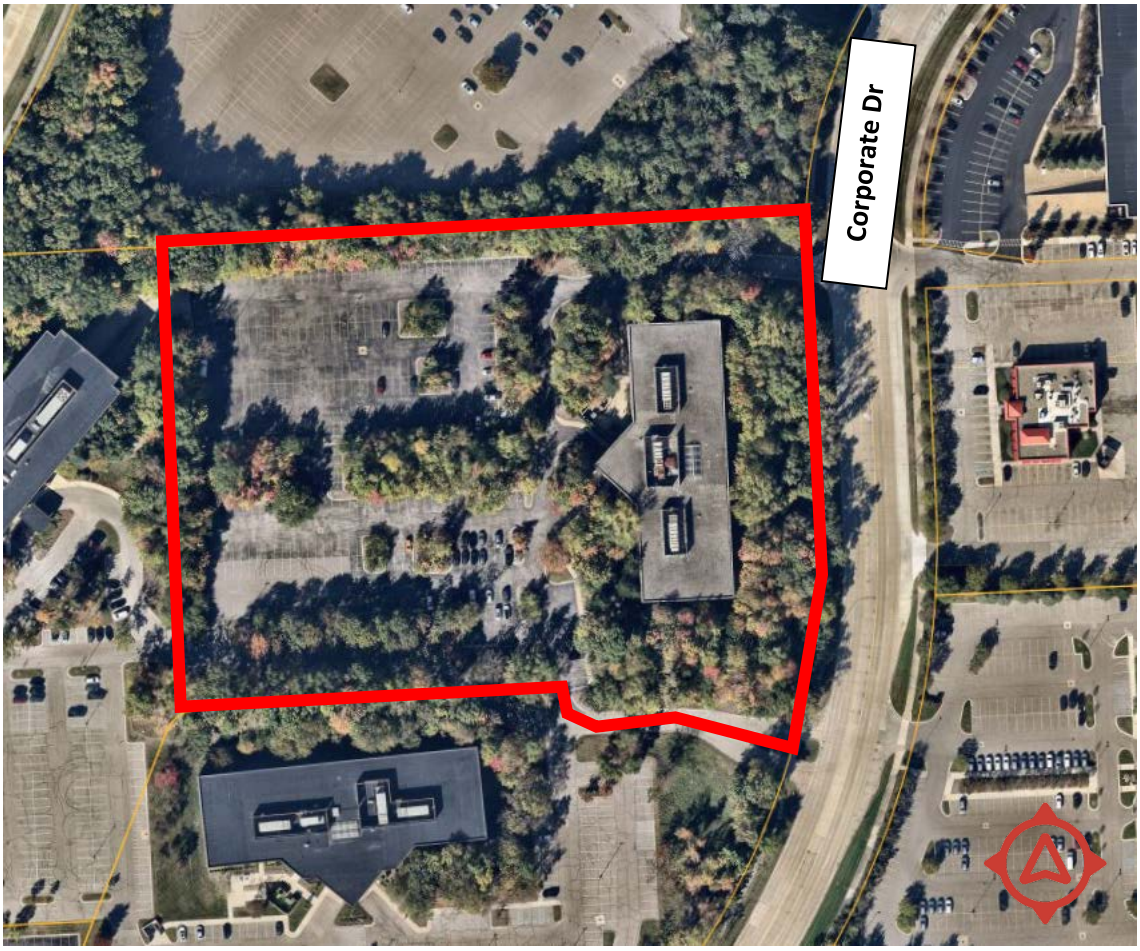
An application has been submitted to construct a mixed-use development on Corporate Drive, north of Long Lake Road. The proposed project requires a conditional rezoning and preliminary site plan review. The subject site is currently zoned O, Office and contains an underutilized office building. The applicant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

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

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

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

Location of Subject Site:



Current Zoning:
O, Office

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

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

Surrounding Property Details:

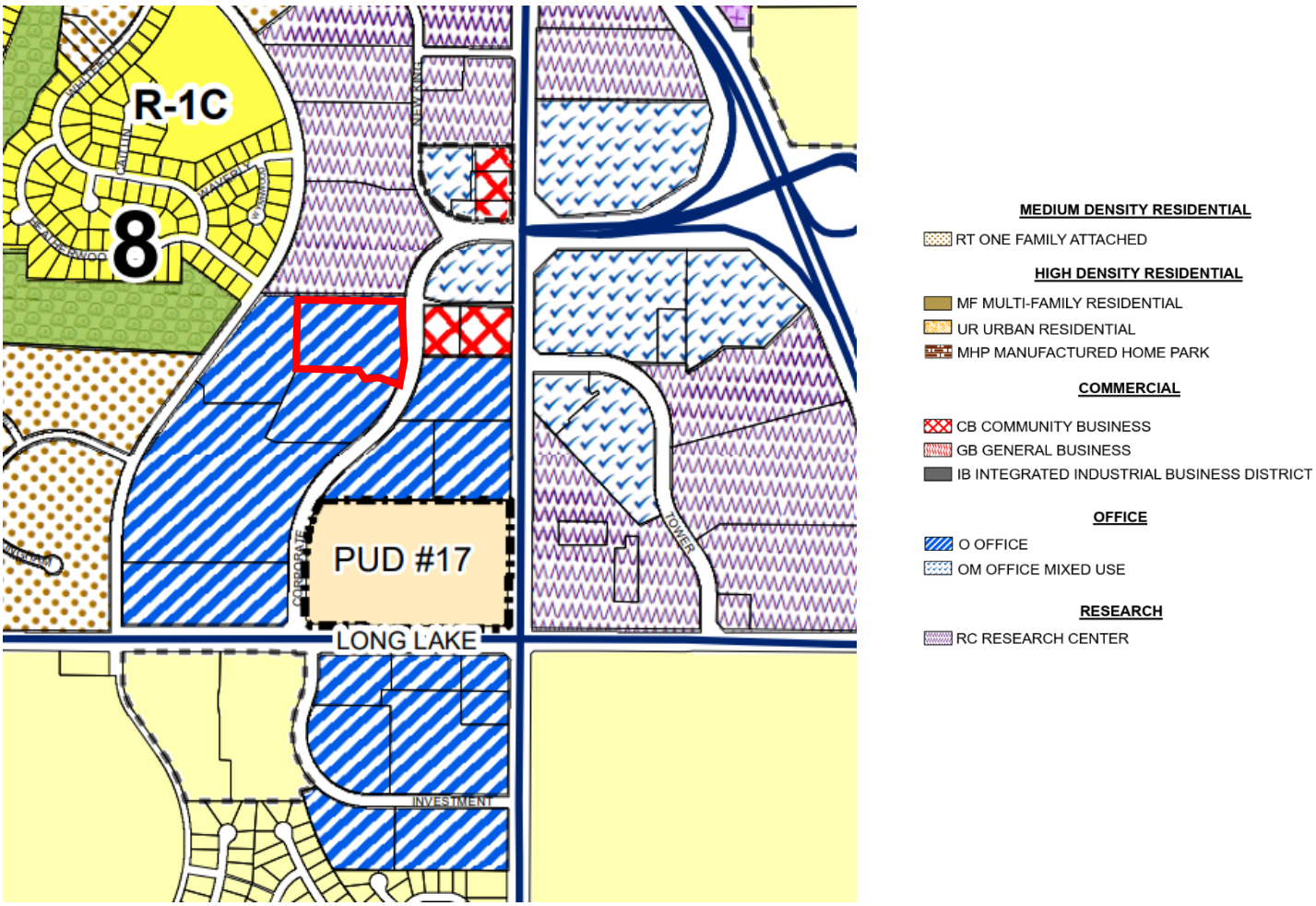
Direction	Zoning	Use
North	RC, Research Center	Oakland Community Health Network
South	O, Office	Misc. Offices
East	CB, Community Business O, Office	Red Robin Residential Home Health & Hospice
West	O, Office	Law and Medical Firms

CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

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

ZONING



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

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

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

MASTER PLAN

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

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

Priorities and strategies in North Troy include:

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

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

NATURAL FEATURES

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

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

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

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

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

Items to be Addressed: *None.*

SITE ARRANGEMENT

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

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

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

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

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

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

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

Items to be Addressed: *None.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

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

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

SITE ACCESS AND CIRCULATION

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

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

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

Items to be Addressed: *None.*

LANDSCAPING

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

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

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

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

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

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

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

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

PHOTOMETRICS

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

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

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

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

FLOOR PLAN AND ELEVATIONS

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

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

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

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

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

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

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

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

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

CONDITIONAL REZONING STANDARDS

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

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

SITE PLAN REVIEW STANDARDS

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

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

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

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

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

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

SUMMARY

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

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

Sincerely,

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

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

CONDITIONAL REZONING

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

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

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

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

A video presentation prepared by the applicant was shown.

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

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

Some comments during discussion related to the following:

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

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

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

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Fox
Support by: Buechner

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

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

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

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

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

Discussion on the motion on the floor.

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

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

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

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

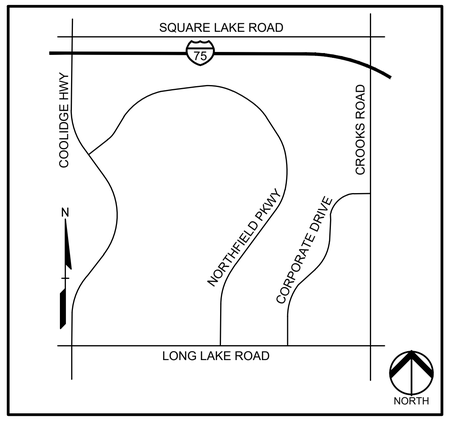
PRELIMINARY SITE PLANS

NORTHLAND ENCLAVE

5455 CORPORATE DRIVE

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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



LOCATION MAP
NO SCALE

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

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

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

CIVIL ENGINEER

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

ARCHITECT

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

LANDSCAPE ARCHITECT

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

PEA GROUP

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

NOT FOR CONSTRUCTION

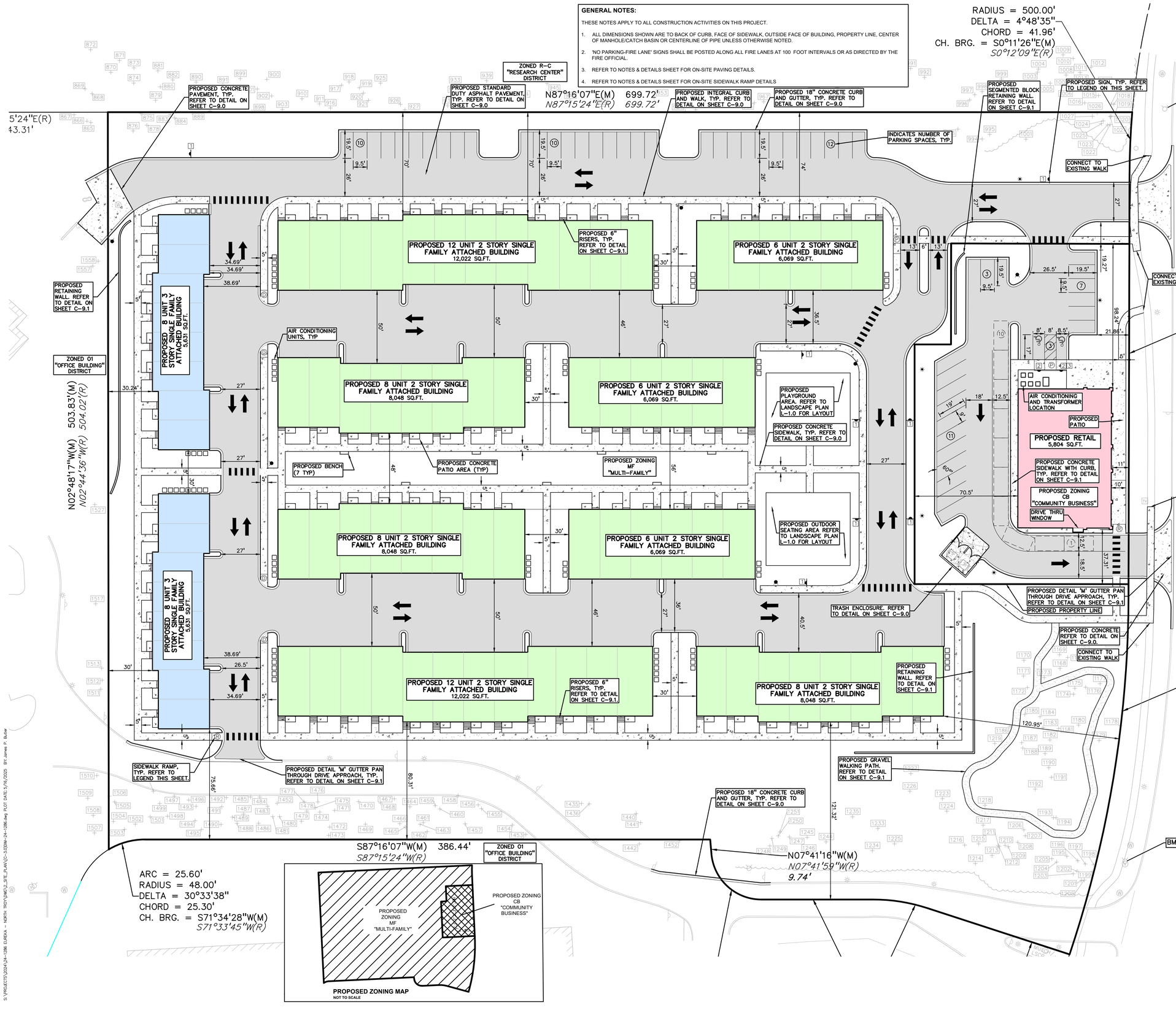
PEA GROUP | NORTHLAND ENCLAVE | PEA JOB NO. 2024-1286 | PRELIMINARY SITE PLANS

PARCEL ID
20-08-451-011
OWNER:
OAKLAND COUNTY COMMUNITY
MENTAL HEALTH AUTHORITY
PARCEL ID
20-08-451-004
OWNER:
TIMBERLAND 5455 CORPORATE, LLC
PARCEL ID
20-08-451-012
OWNER:
NORTH TROY TIMBERLAND OFFICE III
PARCEL ID
20-08-451-014
OWNER:
NORTH TROY TIMBERLAND OFFICE II
#5445
#5455
3-STY BRICK BUILDING
W/FLAT ROOF
#5435
CORPORATE DRIVE
120' WIDE - PUBLIC
S 1/4 CORNER
SECTION 8
T.02N., R.11E.
CITY OF TROY
N87°15'16"E(R)
22.70'
N02°27'59"W(R) 674.89'
N87°15'24"E(R) 243.31'
N3°32'01"E(R) 1121.28
ARC = 746.49'
RADIUS = 1,188.07'
DELTA = 36°00'00"
CHORD = 734.27'
CH. BRG. = N15°32'01"E(R)
N87°16'07"E(M) 699.72'
N87°15'24"E(R) 699.72'
ARC = 41.97'
RADIUS = 500.00'
DELTA = 4°48'35"
CHORD = 41.96'
CH. BRG. = S0°11'26"E(M)
S0°12'09"E(R)
S02°35'43"E(M)
288.78'
S02°36'26"E(R)
288.78'
N02°48'17"W(M) 503.83'
N02°44'36"W(R) 504.02'
S87°16'07"W(M) 386.44'
S87°15'24"W(R)
ARC = 25.60'
RADIUS = 48.00'
DELTA = 30°33'38"
CHORD = 25.30'
CH. BRG. = S71°34'28"W(M)
S71°33'45"W(R)
N07°41'16"W(M)
N07°41'59"W(R)
9.74'
S87°16'07"W(M) 76.38'
S87°15'24"W(R)
ARC = 50.85'
RADIUS = 34.26'
DELTA = 85°02'46"
CHORD = 46.31'
CH. BRG. = S50°12'35"E(M)
N50°13'18"W(R)
ARC = 37.47'
RADIUS = 119.00'
DELTA = 18°02'18"
CHORD = 37.31'
CH. BRG. = N83°42'43"W(M)
N83°43'26"W(R)
N74°41'33"W(M) 102.26'
N74°42'16"W(R)
ARC = 249.17'
RADIUS = 775.00'
DELTA = 18°25'16"
CHORD = 248.10'
CH. BRG. = S6°36'51"W(M)
S6°36'14"W(R)
BM #300
BM #301
BM #302
24"DIA BASE
12"WD WALL
(2)6"GUARD POSTS ID SCANNER
(2)9"GUARD POSTS
4"GUARD POSTS (TYP)
BOULDERS
CONCRETE
ASPHALT
GRASS
MULCH/ LANDSCAPE TREES
ROCK BANK
CONCRETE STAIRS W/HANDRAIL
4"NO SIGN
18'GATE
6'WOOD PRIVACY FENCE
CEDARS
GENERATOR ON CONC PAD
2"GAS PIPE ABOVE GROUND TRANS/ELEC CABINET ON CONC PAD
5'X4'X3' ROCK
6'SQ TABLE
24"BENCH
BLDG OH
CONC STEPS
CONCRETE SIDEWALK
24"CURB & GUTTER
8"PVC SAN
12"RCP ST
15"RCP ST
27"RCP ST
4"PVC ST
WM (REF)
UG-COMM
UG-COMM (FIBER OPTICS)
UG-COMM (ATT)
UG SIGNAL CABLES
FOUND PS# RLS 24659
RIM 816.90 4"NE 814.90 12"S 812.40 12"SW 814.90
RIM 818.84 E-W T/PIPE 812.74
RIM 816.29 12"N 811.39 12"S 811.39
RIM 816.06 12"SE 806.81 12"W 806.96
RIM 816.03 12"N 810.78 12"E 810.28
RIM 812.06 12"SE 806.81 12"W 806.96
RIM 812.72
RIM 812.38 12"S 807.53
RIM 810.35 N-SE-W T/PIPE 804.70
RIM 807.12 T/WATER 804.22 T/DEBRIS 801.72 24"SUMP
RIM 808.32 H20 RISER
RIM 807.73 @FF
RIM 807.78 @FF
RIM 807.82 @FF
RIM 807.82 @DOOR
RIM 807.88 @DOOR
RIM 807.87 @FF
RIM 807.65 @T/PORCH
RIM 808.01 12"W 803.71 12"S 803.21 15"S 803.16
RIM 809.53 8"SE 807.13
RIM 812.74 S 807.94
RIM 807.88 6"NW 808.53 15"N 801.88 18"S 801.83
RIM 807.03 8"NW 797.48 8"S 797.43
RIM 806.11 18"N 800.41 12"NE 800.91 24"S 800.61 15"W 800.61
RIM 799.09 FULL/WATER T/WATER 798.44 B/STR. 795.69
RIM 803.90 FULL/WATER N-S T/PIPE 800.90
RIM 801.76 T/WATER 798.21 12"S 797.86 18"SUMP 24X24"
RIM 801.88 12"W 796.83
RIM 804.35 12"N 801.55
RIM 801.86 12"NE 801.16
RIM 801.32 N-S T/PIPE 795.32
RIM 800.74 N-S-W T/PIPE 794.14
RIM 801.14 8"NE 797.74 12"SE 796.54 12"S 796.79
RIM 799.78 12"NW 796.08 12"S 795.78
RIM 799.83 12"N 795.58 12"NE 794.23
RIM 801.34 12"N 797.19 12"S 797.34
RIM 803.24 24" CLAY SUMP W/4"PVC 4"E 801.94
RIM 802.67 24"N 798.97 27"S 798.97
RIM 815.87
RIM 815.00 E T/PIPE 807.50 W T/PIPE 808.70
RIM 814.24 E-W T/PIPE 807.64
RIM 821.57 15"SE 809.27
RIM 813.84 8"NW 805.14 8"E 804.54
RIM 811.74 8"E 802.64 8"W 803.29
RIM 811.44 N 807.04 S 806.99
RIM 811.76 N 805.41 15"E 805.11 S 805.16 15"W 805.16
RIM 813.82 15"N 808.57 15"E 807.67
RIM 818.46 T/DEBRIS 807.76
RIM 803.90 FULL/WATER N-S T/PIPE 800.90
RIM 801.76 T/WATER 798.21 12"S 797.86 18"SUMP 24X24"
RIM 801.88 12"W 796.83
RIM 804.35 12"N 801.55
RIM 801.86 12"NE 801.16
RIM 801.32 N-S T/PIPE 795.32
RIM 800.74 N-S-W T/PIPE 794.14
RIM 801.14 8"NE 797.74 12"SE 796.54 12"S 796.79
RIM 799.78 12"NW 796.08 12"S 795.78
RIM 799.83 12"N 795.58 12"NE 794.23
RIM 801.34 12"N 797.19 12"S 797.34
RIM 803.24 24" CLAY SUMP W/4"PVC 4"E 801.94
RIM 802.67 24"N 798.97 27"S 798.97
FOUND PS# RLS 24659
FOUND PS# RLS 24659
FOUND PS# RLS 24659

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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



BUILDING LEGEND:

1 STORY RETAIL	
2 STORY RESIDENTIAL	
3 STORY RESIDENTIAL	

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

NORTH

0 15 30 60

SCALE: 1" = 30'

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

SIGN LEGEND:

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

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

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

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTIES ARE 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.

SITE DATA TABLE:

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

EXISTING ZONING: O1 (OFFICE BUILDING DISTRICT)

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

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

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

MF ZONING REQUIREMENTS: (SECTION 4.08C)

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

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

PARKING CALCULATIONS:

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

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

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

CB ZONING REQUIREMENTS: (SECTION 4.13C)

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

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

PARKING CALCULATIONS:

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

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

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

MARLETTE SANDY LOAM
CAPAC SANDY LOAM
BROOKSTON AND COLWOOD LOAMS

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES P. BUTLER LICENSED LANDSCAPE ARCHITECT No. 1301005 PROFESSIONAL ENGINEER

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.0

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

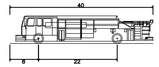
PROPOSED FIRE HYDRANT, TYP

FIRE TRUCK OVERHANG, TYP.

FIRE TRUCK WHEEL PATH, TYP.

BM #301

BM #300

CORPORATE DRIVE
120' WIDE – PUBLIC

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

NORTH

0 15 30 60

SCALE: 1" = 30'

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

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PEA GROUP
t: 844.813.2949
www.peagroup.com

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

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY FIRE TRUCK TURNING PLAN

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

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA – NORTH TROY\CIVIL\C-3_SITE_PLAN\(C-3.1)TRUCK-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney

RETAINING WALL NOTE:

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

GRADING LEGEND:

- +696.91 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

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

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

CORPORATE DRIVE
120' WIDE - PUBLIC

BM #300

NOT FOR CONSTRUCTION

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www.peagroup.com

NORTH

0 15 30 60

SCALE: 1" = 30'

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TROY, MI 48084

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REVISED SITE PLANS	4/22/2025

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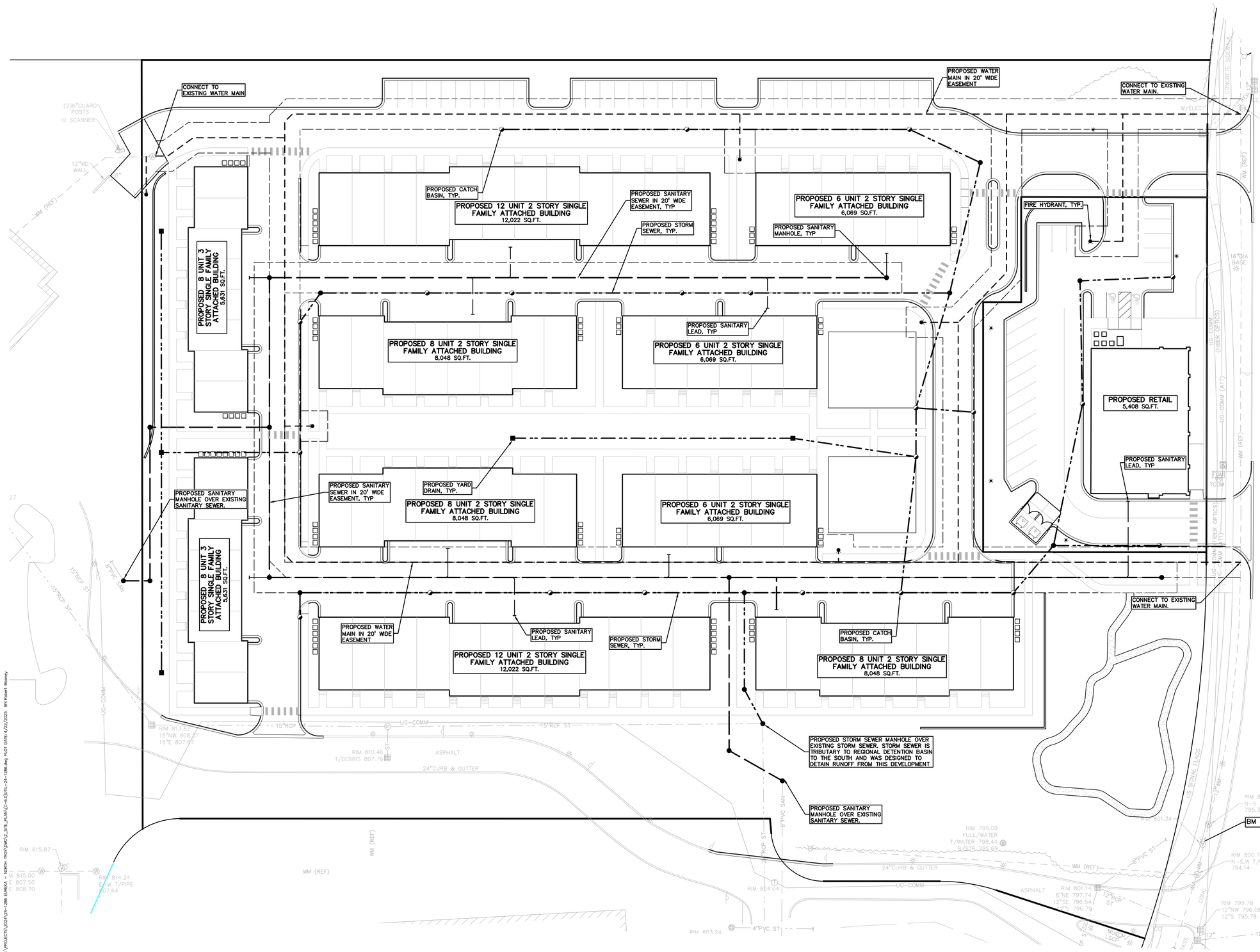
DRAWING TITLE
PRELIMINARY GRADING PLAN

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

DRAWING NUMBER:
C-4.0

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



UTILITY LEGEND:

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

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

NORTH

0 15 30 60
SCALE: 1" = 30'

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DRAWING TITLE
PRELIMINARY UTILITY PLAN

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

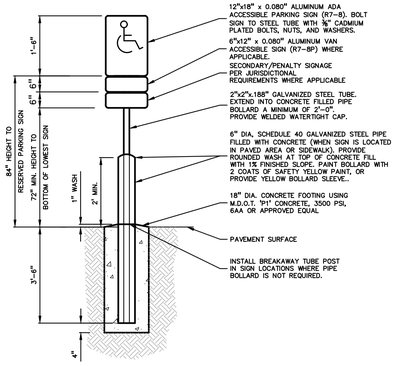
DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

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

ADA ACCESSIBLE SIGN NOTES:

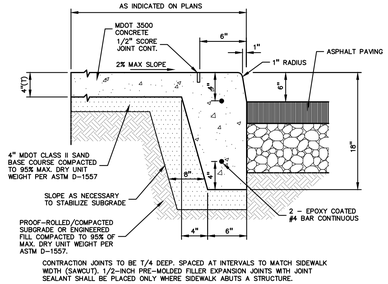
1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED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



ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE

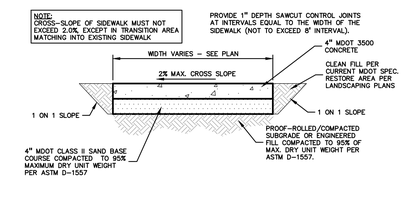
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND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

CITY OF TROY FIRE LANE SIGN DETAIL
NOT TO SCALE

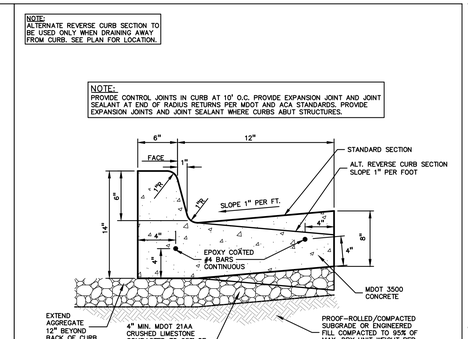


CONTRACTION JOINTS TO BE T/4 DEEP. SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

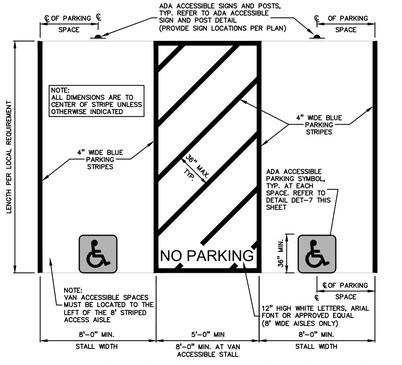
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



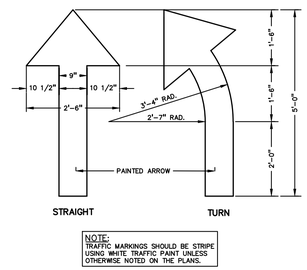
CONCRETE SIDEWALK
NOT TO SCALE



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



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



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

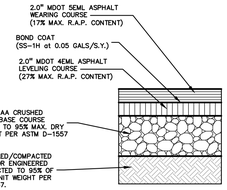
PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

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

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

ASPHALT MIX DESIGN CHART

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



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

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

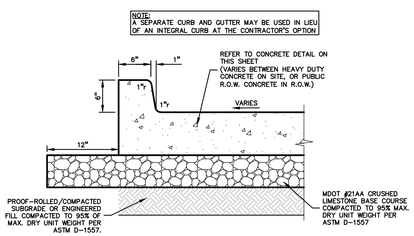
6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

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

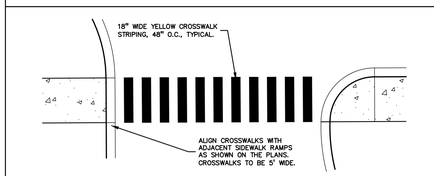
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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

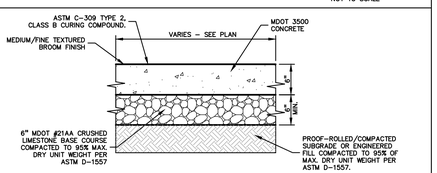
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



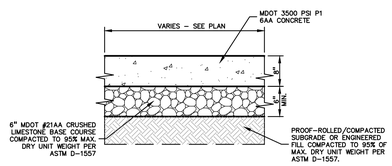
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



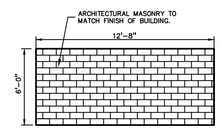
STRIPED CROSSWALK DETAIL
NOT TO SCALE



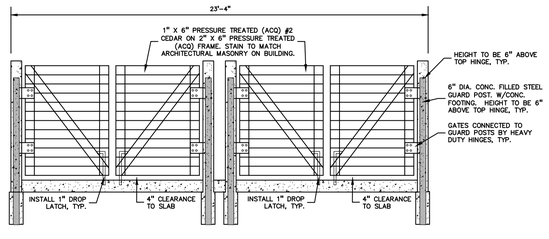
STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAD DETAIL

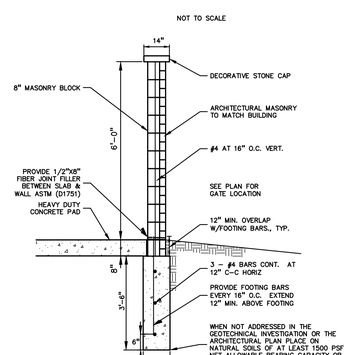


SIDE ELEVATION
NOT TO SCALE

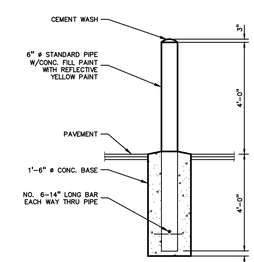


FRONT ELEVATION
NOT TO SCALE

NOT TO SCALE

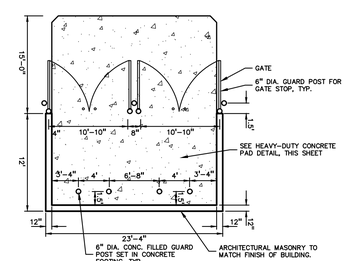


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

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REVISED SITE PLANS	4/22/2025

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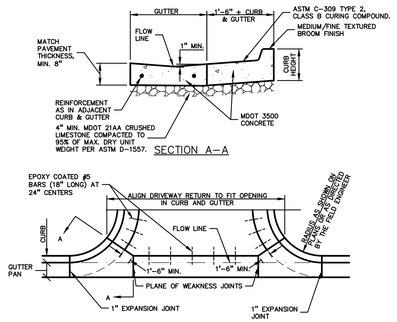
DRAWING TITLE
NOTES AND DETAILS

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

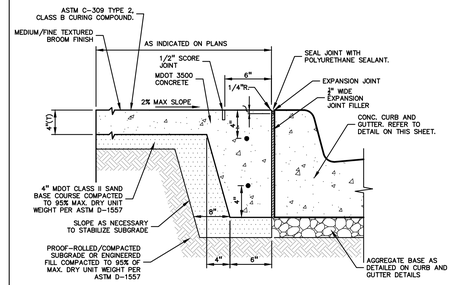
DRAWING NUMBER:
C-9.0

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



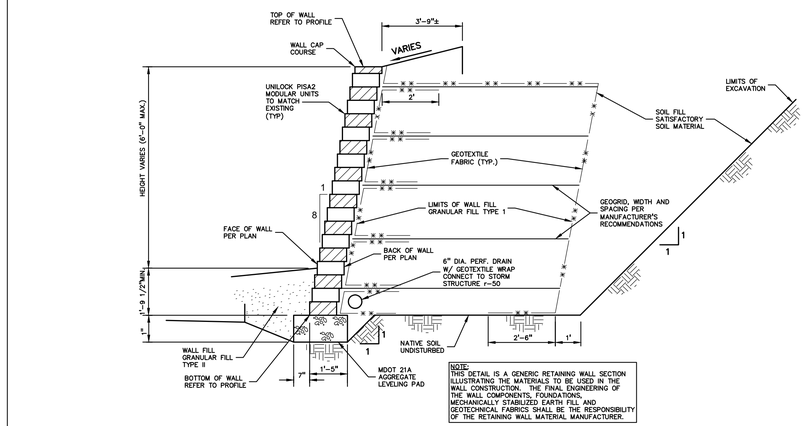
MDOT DRIVEWAY OPENING-DETAIL 'M'

NOT TO SCALE



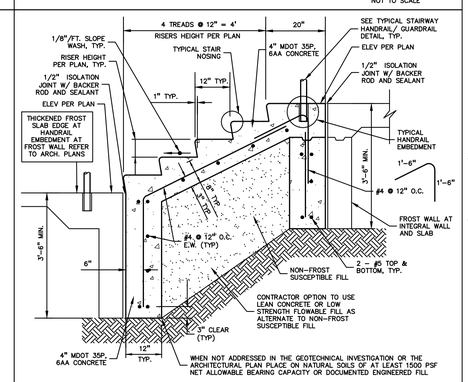
CONCRETE CURB AND GUTTER WITH SIDEWALK

NOT TO SCALE



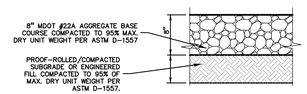
SEGMENTED RETAINING WALL

NOT TO SCALE



TYPICAL STAIRWAY DETAIL

NOT TO SCALE



GRAVEL PATHWAY DETAIL

NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — LUKE G. DEVRIES — ENGINEER — No. 6201105 — PROFESSIONAL ENGINEER

NORTH

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DES.	LGD

DRAWING NUMBER:

NOT FOR CONSTRUCTION C-9.1

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

PLANT SCHEDULE LANDSCAPE

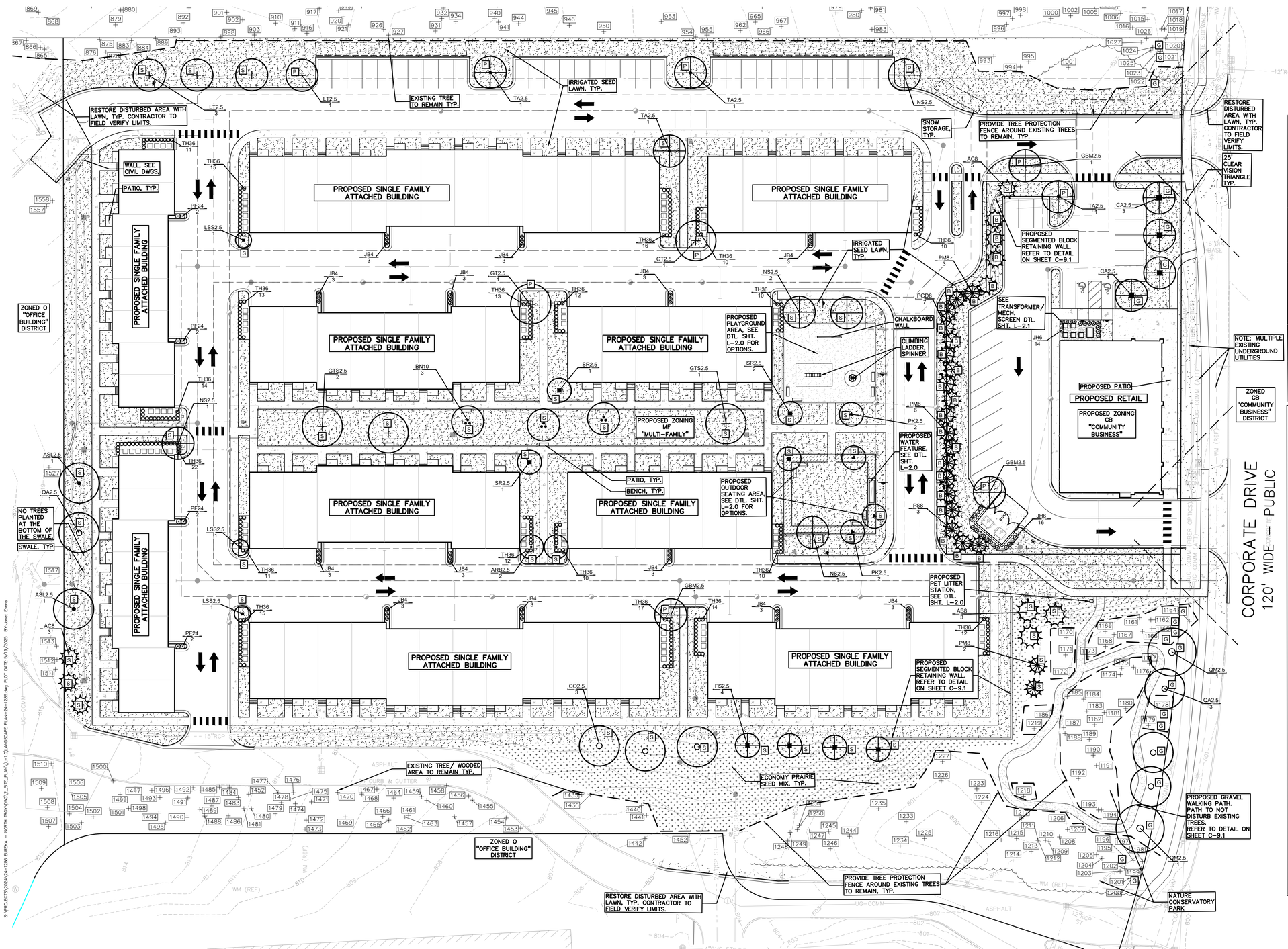
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARB2.5	2	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
ASL2.5	2	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
BN10	3	BETULA NIGRA	RIVER BIRCH	10'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

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

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

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

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



KEY:

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

ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED

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

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

LANDSCAPE CALCULATIONS:

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

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

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

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

PROVIDED: 9 PROPOSED DEC TREES, 11 EXISTING TREES

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

PROVIDED: 10 DEC TREES

REPLACEMENT TREES
TREE CREDIT FOR PRESERVED TREES, NO REPLACEMENT REQUIRED

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

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

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NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\DWG\2_SITE_PLAN\L0-LANDSCAPE PLAN-24-1286.dwg PLOT DATE:3/19/2025 BY:Janet Evans

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

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PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED PLAYGROUND

PROPOSED OUTDOOR SEATING AREA

PROPOSED RETAIL

CORPORATE DRIVE

PROPOSED GRAVEL WALKING PATH

EUREKA NORTH TROY

0 15 30 60

Scale: 1" = 30'

Troy, MI | April, 2025

N

PEA GROUP

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

6 CHALKBOARD WALL
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

3 CONCEPTUAL BIKE RACK OPTION
NOT TO SCALE

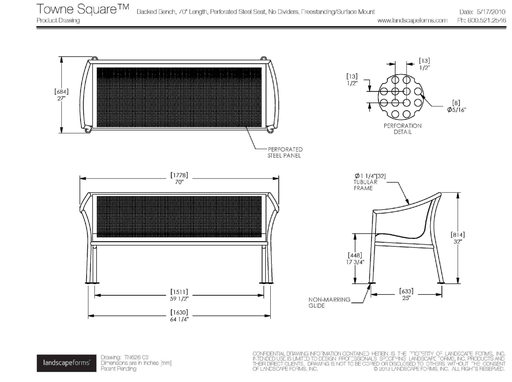
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

8 PET LITTER STATION
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

5 PLAY STRUCTURE
NOT TO SCALE

Towne Square™ Backed Bench, /0' Length, Perforated Steel Seat, No Dividers, Freestanding/Surface Mount
Product Drawing www.landscapeforms.com Date: 5/17/2010 Pt: 1D3LS/1.25/S6



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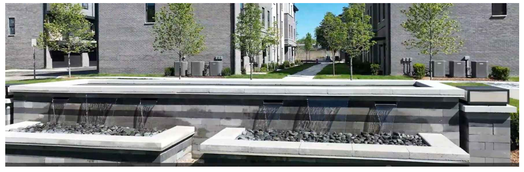
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

2 CONCEPTUAL BENCH IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

7 CLIMBING LADDER IMAGE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

4 WATER FEATURE IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

1 CONCEPTUAL PICNIC TABLE OPTION
NOT TO SCALE

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JANET L. EVANS
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NO. 1390
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JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-2.0

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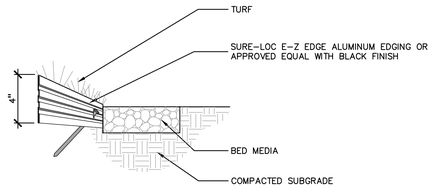
NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

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

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

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



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

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

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

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

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

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

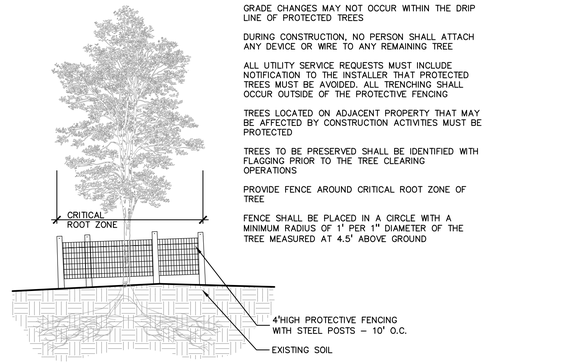
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

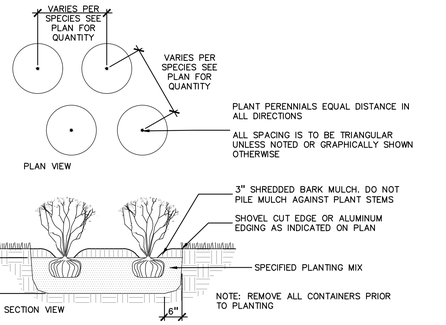
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

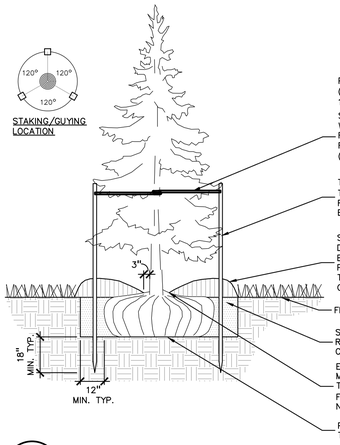
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



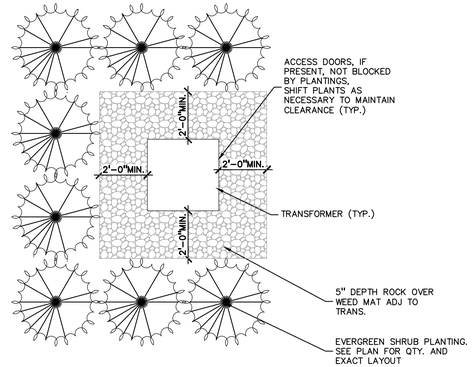
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



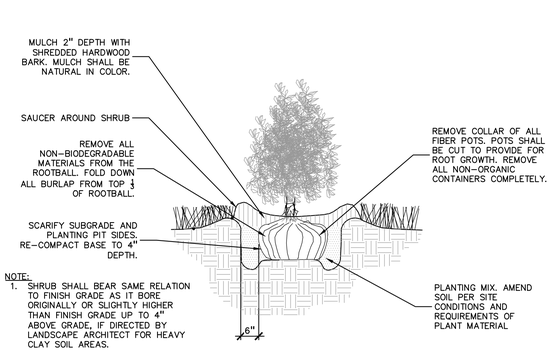
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



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

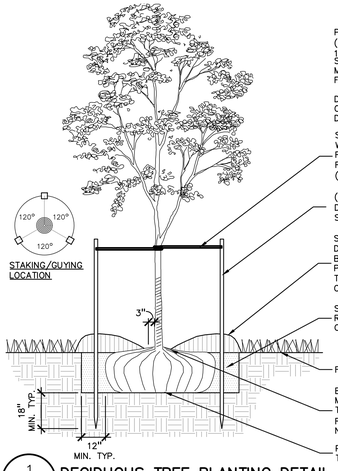


7 TRANSFORMER/ MECH. SCREENING DTL.
SCALE: 1" = 3'-0"



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

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



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

PEA GROUP
t: 844.813.2949
www.peagroup.com
JANET L. EVANS LANDSCAPE ARCHITECT NO. 1302 STATE OF MICHIGAN REGISTERED

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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
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-2.1

NOT FOR CONSTRUCTION

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

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

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

PROPOSED PARKING AND DRIVE

PROPOSED BUILDING, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO REMAIN TYP.

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

KEY:

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

SEE SHEET L-1.0 FOR TREE REPLACEMENT

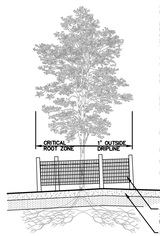
TREE INVENTORY/PRESERVATION CALCULATIONS

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

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

0	TOTAL DBH REQUIRED FOR REPLACEMENT

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



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

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

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

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

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

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

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

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 15 30 60
SCALE: 1" = 30'

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5960 LIVERNOIS
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REVISIONS	
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ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

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

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

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

EXISTING TREE LIST

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

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
~~862~~	~~15~~	~~Silver Maple~~	~~Acer saccharinum~~	~~Fair~~		~~INVASIVE~~	R	N	-
~~863~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~864~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
865	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
866	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
867	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
868	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
869	8	American Beech	Fagus grandifolia	Good		WOODLAND	S	N	-
870	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
871	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
872	16	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
873	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
874	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
875	10	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
876	9	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
~~877~~	~~10~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
878	11	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
879	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
880	11	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	S	N	-
881	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
882	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
883	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
884	11	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
~~885~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~886~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~887~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~888~~	~~15~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
889	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
890	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
891	6	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
892	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
893	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
~~894~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~895~~	~~10~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~896~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~897~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
898	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
899	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
900	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
901	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
902	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
903	10	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
~~904~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~905~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~906~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~907~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~908~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~909~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
910	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
911	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~912~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~913~~	~~6~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~914~~	~~6~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~915~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
916	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
917	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
918	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
919	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
920	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
921	11	Sugar Maple	Acer saccharum	Very poor		WOODLAND	S	N	-
~~922~~	~~6~~	~~American Elm~~	~~Ulmus americana~~	~~Poor~~		~~INVASIVE~~	R	~~Y~~	-
~~923~~	~~16~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~924~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
925	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
926	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
927	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~928~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~929~~	~~9~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~930~~	~~10~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
931	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
932	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
933	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
934	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~935~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~936~~	~~7~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~937~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~938~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
939	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
940	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
941	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
~~942~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~943~~	~~7~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
944	6	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
945	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
946	8	Basswood	Tilia americana	Good	X1	WOODLAND	S	N	-
~~947~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~948~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~949~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
950	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
~~951~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~952~~	~~13~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
953	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
954	16	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	S	N	-
955	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
~~956~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~957~~	~~7~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~958~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~959~~	~~8~~	~~Red Maple~~	~~Acer rubrum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~960~~	~~6~~	~~Red Maple~~	~~Acer rubrum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~961~~	~~13~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
962	12	Pear	Pyrus communis	Fair		LANDMARK	S	N	-
963	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
964	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
965	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
966	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
967	12	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
~~968~~	~~11~~	~~White Spruce~~	~~Picea glauca~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~969~~	~~14~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~970~~	~~12~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~971~~	~~8~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~972~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~973~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~974~~	~~7~~	~~American Elm~~	~~Ulmus americana~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~975~~	~~9~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~976~~	~~8~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~977~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~978~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
979	10	Basswood	Tilia americana	Good		WOODLAND	S	N	-
980	16	Basswood	Tilia americana	Good		WOODLAND	S	N	-
981	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
982	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
983	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~984~~	~~10~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~985~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~986~~	~~13~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~987~~	~~11~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~988~~	~~16~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~989~~	~~19~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
990	7	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
991	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
992	7	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
993	13	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
994	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
995	8	Thornapple/Haw thorne	Crageagus spp.	Poor	X1	WOODLAND	S	Y	-
996	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
997	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
998	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
999	7	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
1000	14	Black Walnut	Juglans nigra	Good		WOODLAND	S	N	-
~~1001~~	~~18~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
1002	6	Thornapple/Haw thorne	Crageagus spp.	Fair		WOODLAND	S	N	-
1003	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1004	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1005	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1006	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1007	12	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1008	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1009	8	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
1010	9	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
1011	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1012	11	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1013	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1014	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1015	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1016	6	Catalpa	Catalpa speciosa	Fair		WOODLAND	S	N	-
1017	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
1018	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1019	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
1020	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y	-
1021	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1022	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1023	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1024	6	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	S	Y	-
1025	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1026	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1027	6	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1028	16	Bitternut Hickory	Carya cordiformis	Fair		LANDMARK	R	~~Y~~	REPLACE
1029	10	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1030	11	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1031	7	Eastern Redbud	Cercis canadensis	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1032	11	Basswood	Tilia americana	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1033	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1034	9	Domestic Cherry	Prunus avium	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1035	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	-
1036	7	American Elm	Ulmus americana	Fair		INVASIVE	R	~~Y~~	-
1037	7	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1038	9	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1039	8	Basswood	Tilia americana	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1040	15	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1041	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1042	11	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1043	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	~~Y~~	REPLACE
1044	7	Ironwood	Ostrya virginiana	Fair		WOODLAND	R	~~Y~~	REPLACE
1045	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1046	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1047	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	~~Y~~	REPLACE
1048	8	Basswood	Tilia americana	Fair	X2	WOODLAND	R	~~Y~~	-
1049	11	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1050	11	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1051	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1052	6	White Spruce	Picea glauca	Poor		WOODLAND	R	~~Y~~	-
1053	14	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1054	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1055	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1056	7	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1057	11	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1058	6	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1059	7	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1060	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1061	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1062	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1063	10	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1064	16	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1065	18	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1066	20	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1067	14	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1068	20	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1069	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1070	13	Red Oak	Quercus rubra	Fair		WOODLAND	R	~~Y~~	REPLACE
1071	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1072	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1073	12	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1074	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1075	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1076	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1077	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1078	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1079	8	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1080	13	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1081	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1082	6	American Elm	Ulmus americana	Fair		INVASIVE	R	~~Y~~	-
1083	12	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1084	8	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1085	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	~~Y~~	REPLACE
1086	13	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1087	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1088	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1089	11	Wild Black Cherry	Prunus serotina	Poor		WOODLAND	R	~~Y~~	-
1090	10	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1091	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1092	10	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1093	16	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	R	~~Y~~	REPLACE
1094	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1095	12	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1096	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1097	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1098	16	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1099	11	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1100	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1101	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1102	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1103	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1104	10	Sycamore	Platanus occidentalis	Good		WOODLAND	R	~~Y~~	REPLACE
1105	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1106	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1107	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1108	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1109	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1110	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1111	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1112	19	Cottonwood	Populus deltoides	Good		INVASIVE	R	~~Y~~	-
1113	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1114	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1115	20	Basswood	Tilia americana	Fair		LANDMARK	R	~~Y~~	REPLACE
1116	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1117	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1118	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1119	10	Sycamore	Platanus occidentalis	Fair		WOODLAND	R	~~Y~~	REPLACE
1120	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1121	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1122	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1123	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1124	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1125	13	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1126	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1127	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1128	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1129	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1130	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1131	21	Black Walnut	Juglans nigra	Good		LANDMARK	R	~~Y~~	REPLACE
1132	16	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1133	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1134	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1135	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1136	10	Sycamore	Platanus occidentalis	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1137	10	Black Walnut	Juglans nigra	Fair		WOODLAND	R	~~Y~~	REPLACE
1138	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1139	17	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1140

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

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

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

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

GB EV CHARGERS

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

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caina@gasserbush.com
734-460-4036
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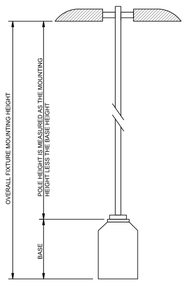


Mounting Height Note

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

Dark Sky Note

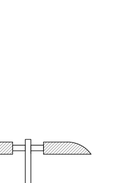
ALL FIXTURES INCLUDED ON THIS DESIGN ARE IN COMPLIANCE WITH INTERNATIONAL DARK SKY ASSOCIATION REGULATIONS FOR DARK SKY FRIENDLY FIXTURE(S).

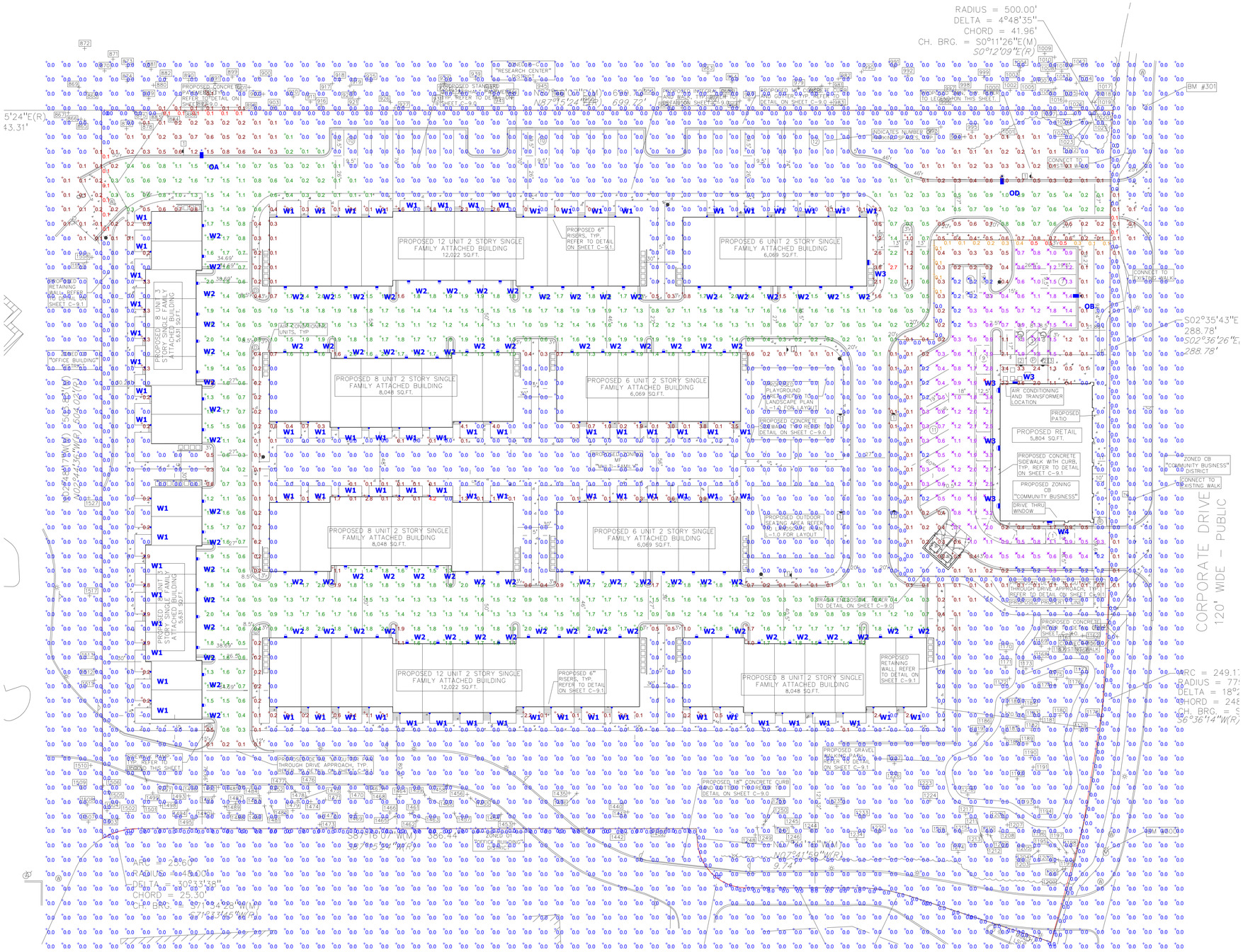
Drawing Note

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

Ordering Note

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




PROPOSED 12 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 12,022 SQ.FT.
PROPOSED 6 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 6,069 SQ.FT.
PROPOSED 8 UNIT 3 STORY SINGLE FAMILY ATTACHED BUILDING 9,431 SQ.FT.
PROPOSED 8 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 8,048 SQ.FT.
PROPOSED RETAIL 5,804 SQ.FT.
PROPOSED PATIO
AIR CONDITIONING AND TRANSFORMER LOCATION
PROPOSED PLAYGROUND AREA REFER TO LANDSCAPE PLAN
PROPOSED OUTDOOR SEATING AREA REFER TO LANDSCAPE PLAN
PROPOSED ZONING MF "MULTI-FAMILY"
PROPOSED ZONING CB "COMMUNITY BUSINESS"
ZONED CB "COMMUNITY BUSINESS" DISTRICT
DRIVE THRU WINDOW
PROPOSED 6" RISERS, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED RETAINING WALL REFER TO DETAIL ON SHEET C-9.1
PROPOSED CONCRETE SIDEWALK WITH CURB, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED GRAVEL WALKWAY REFER TO DETAIL ON SHEET C-9.1
PROPOSED 18" CONCRETE CURB AND GUTTER TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE THROUGH DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE PAVEMENT

D-Series Size 1
LED Wall Luminaire

d*series

Catalog Number
Notes
Type

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

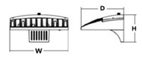
Specifications

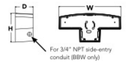
Luminaire

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

Back Box (BBW, E20WC)

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





Introduction

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

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

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

DSXW1 LED

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

Other Options	Shipped separately[12]	Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V)[5,13] DF Double fuse (208, 240 or 480V)[5,6] HS House-side shield[13] SPD Separate surge protection	BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

Accessories
Ordered and shipped separately.

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

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

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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gotham® | E V O®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Wall Mount Cylinder 4"

OVERVIEW

Feature Set

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

Distribution

Superior Perfomance

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

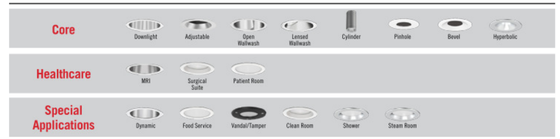
COMPLEMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light

General Illumination Layer I EVO

High Center Beam Layer I Incito

EVO + Incito — Multiple Layers of Light



EVO4WC
page 1 of 9

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

D-Series Size 0
LED Area Luminaire

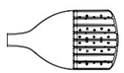
d*series

Catalog Number
Notes
Type

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

Specifications

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



Design Select options indicated by this color background.

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[5,6] 120[4,26] 208[4,26] 240[4,26] 277[4,26] 347[4,26] 480[4,26]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[7] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PIR High/low, motion/ambient sensor, 8-40'mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PER5 Five-pin receptacle only (controls ordered separately)[14,15]	PER7 Seven-pin receptacle only (controls ordered separately)[14,15] FAO Field adjustable output[10,16] BL30 Bi-level switched dimming, 30%[9,16] BL50 Bi-level switched dimming, 50%[9,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	**Shipped installed** HS Houseside shield (black finish standard)[18] L90 Left rotated optics[3] R90 Right rotated optics[3] CCE Coastal Construction[19] HA 50°C ambient operation[20] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

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

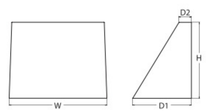
Introduction

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

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

Specifications

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



design select

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

WDGE LED Family Overview

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

Ordering Information

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

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

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

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Schedule

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

GB

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

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

MIXED USE DEVELOPMENT

NORTHLAND DEVELOPMENT

TROY, MI

RETAIL BUILDING AREA

TOTAL	5,804 SF

2-STORY RESIDENTIAL CONDOS UNIT AREAS

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

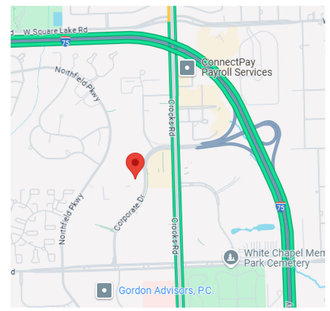
3-STORY RESIDENTIAL CONDOS UNIT AREAS

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

INDEX OF DRAWINGS

T.1	GENERAL NOTES, LOCATION KEY, SITE PLAN, GENERAL NOTES
A.1	RETAIL BUILDING PLANS & ELEVATIONS
A.2	6-UNIT CONDOS FOUNDATION PLAN, FLOOR PLANS
A.3	6-UNIT CONDOS EXTERIOR ELEVATIONS
A.4	8-UNIT & 12-UNIT CONDOS FOUNDATION PLANS
A.5	8-UNIT CONDOS FOUNDATION PLANS
A.6	8-UNIT CONDOS EXTERIOR ELEVATIONS
A.7	12-UNIT CONDOS FOUNDATION PLANS
A.8	12-UNIT CONDOS EXTERIOR ELEVATIONS
A.9	8-UNIT - 3 STORY FOUNDATION PLAN, LOWER LEVEL PLAN
A.10	8-UNIT - 3 STORY FIRST FLOOR PLAN, SECOND FLOOR PLAN
A.11	8-UNIT - 3 STORY EXTERIOR ELEVATIONS

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



NORTH

LOCATION KEY
NTS

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
TITLE SHEET

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

ISSUED:
SPA
05-10-24
07-08-25
08-06-25
09-16-25

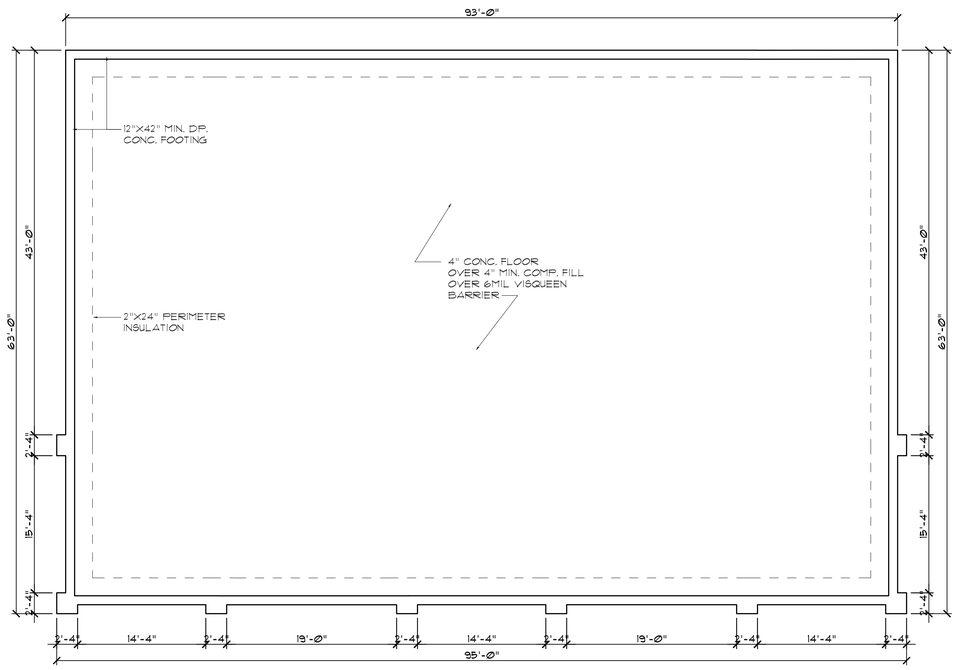
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

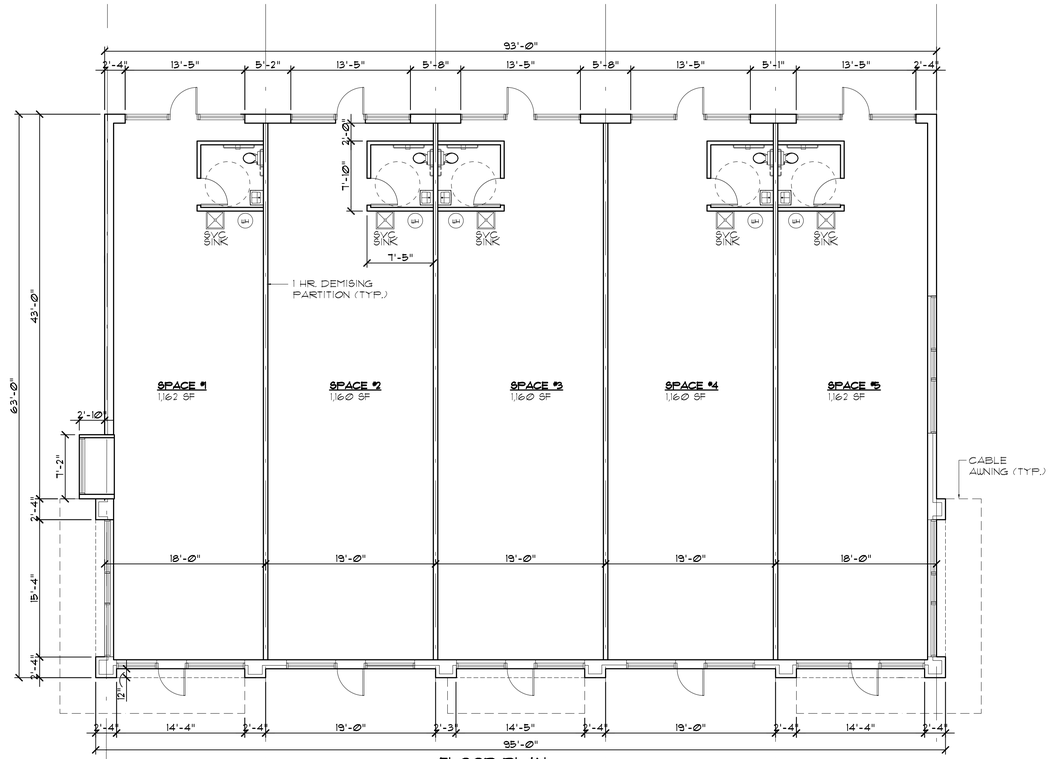
SHEET
T.1

MIXED USE DEVELPMNT.



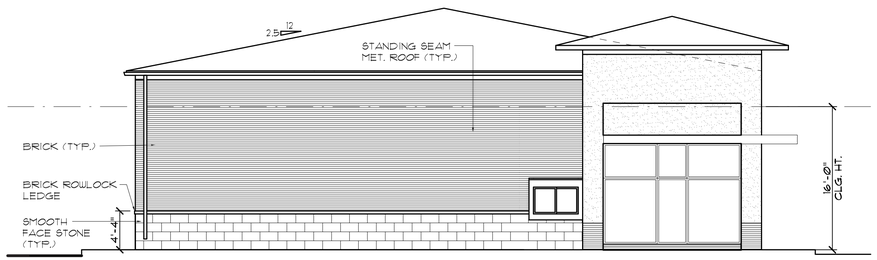
FOUNDATION PLAN

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



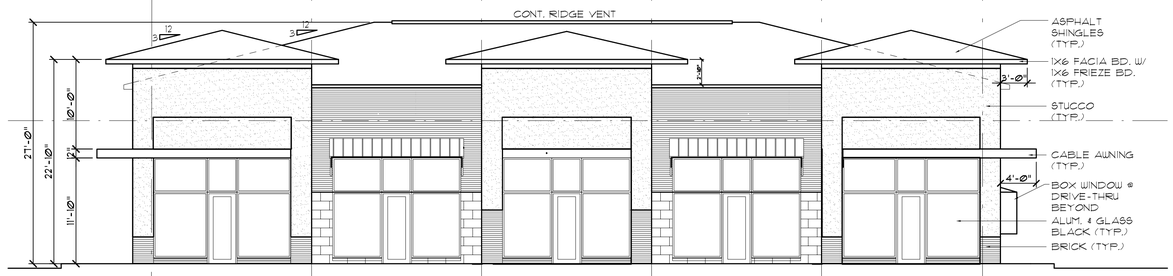
FLOOR PLAN

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



LEFT SIDE ELEVATION

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

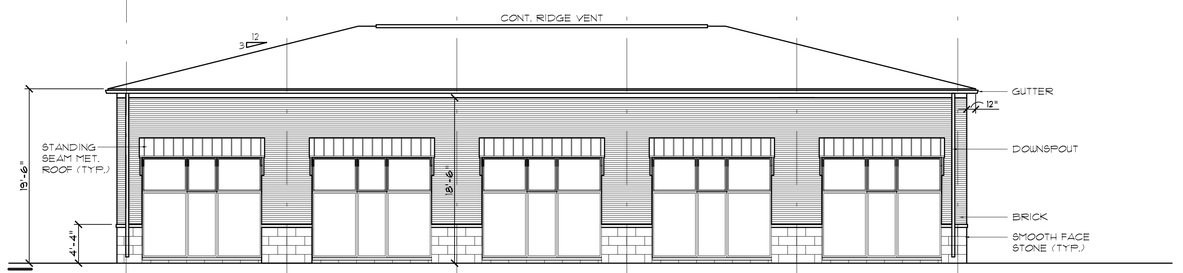


FRONT ELEVATION

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

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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PROJECT

MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT

FOUNDATION PLAN,
FLOOR PLAN,
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
03-10-24
07-09-25
09-09-25
09-19-25
REV. 1
04-11-25
REV. 2
08-19-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

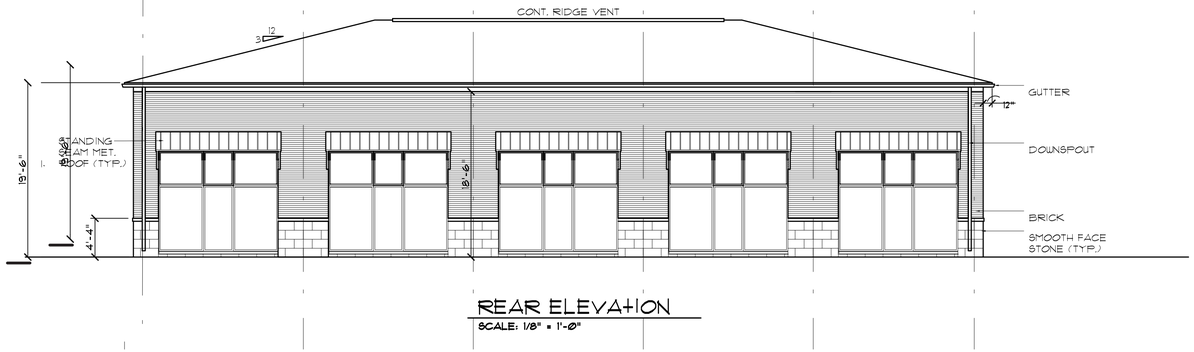
SHEET
A.1

MIXED USE DEVELPMNT.

Retail Building

FRONT ELEVATION

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



REAR ELEVATION

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

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
FOUNDATION PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS

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

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

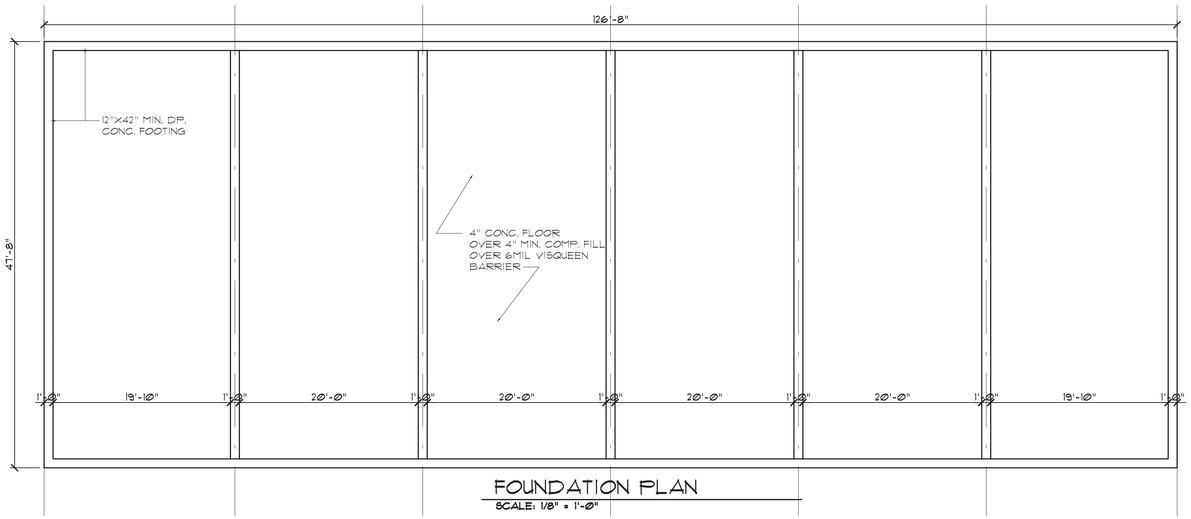
DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

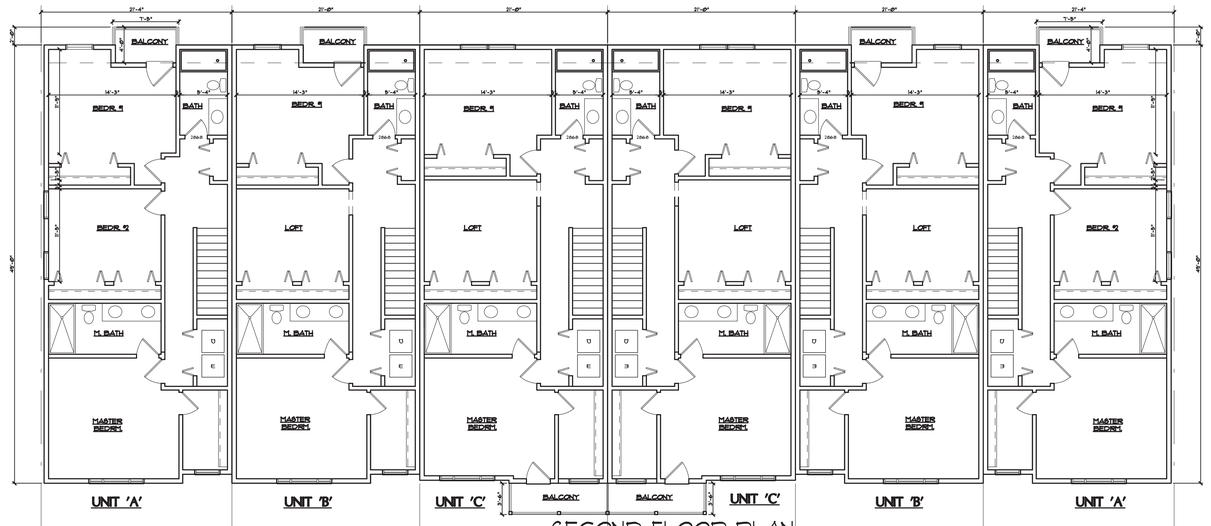
JOB NO.
24-20

SHEET
A.1.1

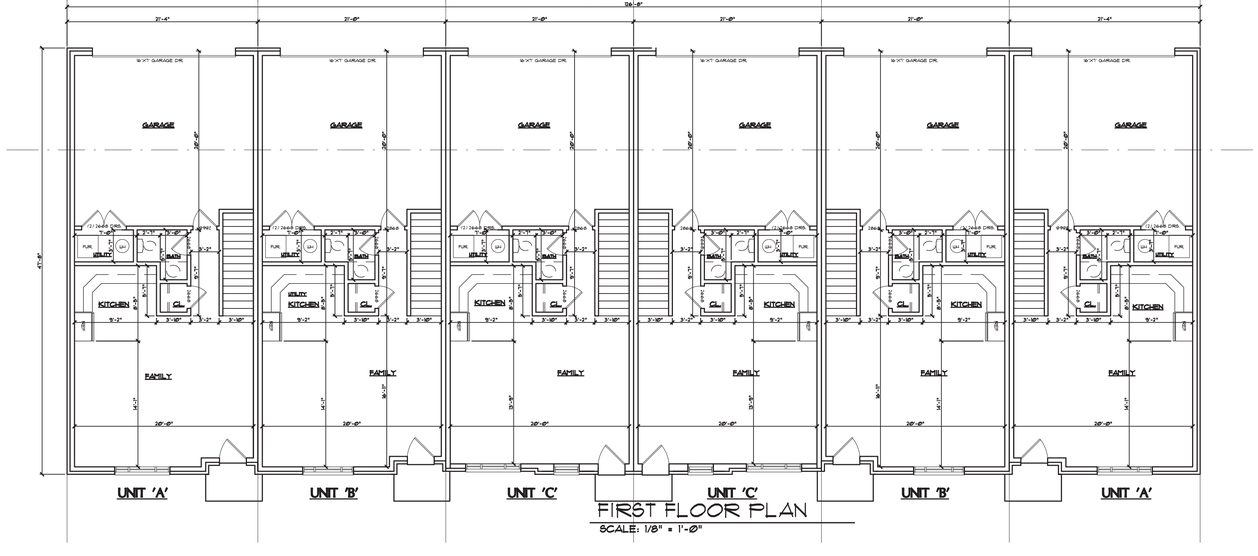
MIXED USE DEVELPMNT.



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



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
RESIDENTIAL CONDOS,
FOUNDATION PLAN,
FLOOR PLAN

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.2

MIXED USE DEVELPMNT.

2 - Story Residential 6 Unit

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

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

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

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
6-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24

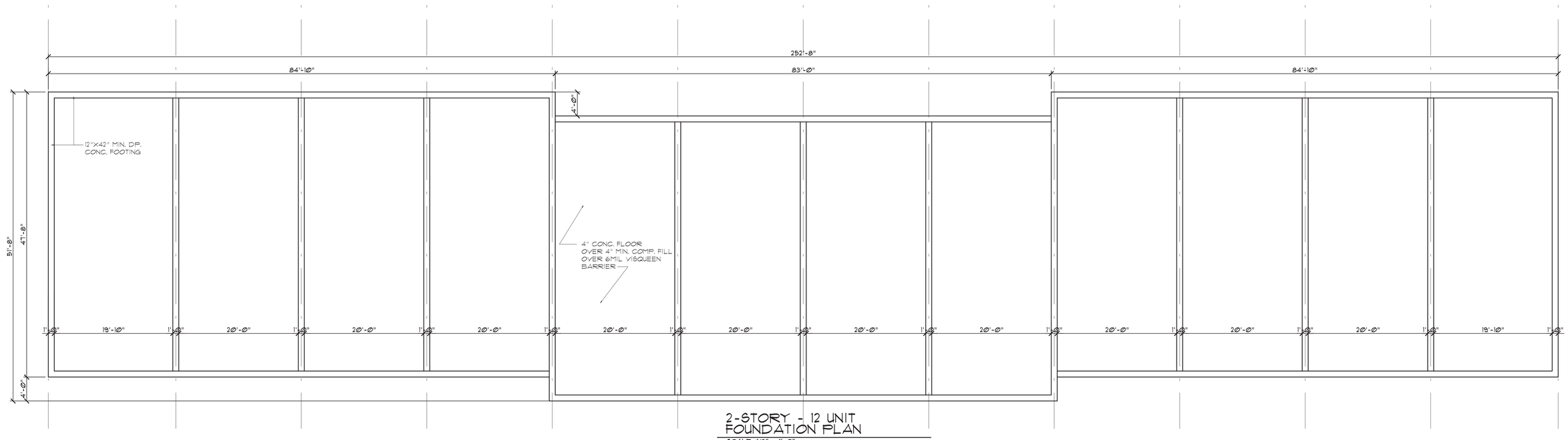
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

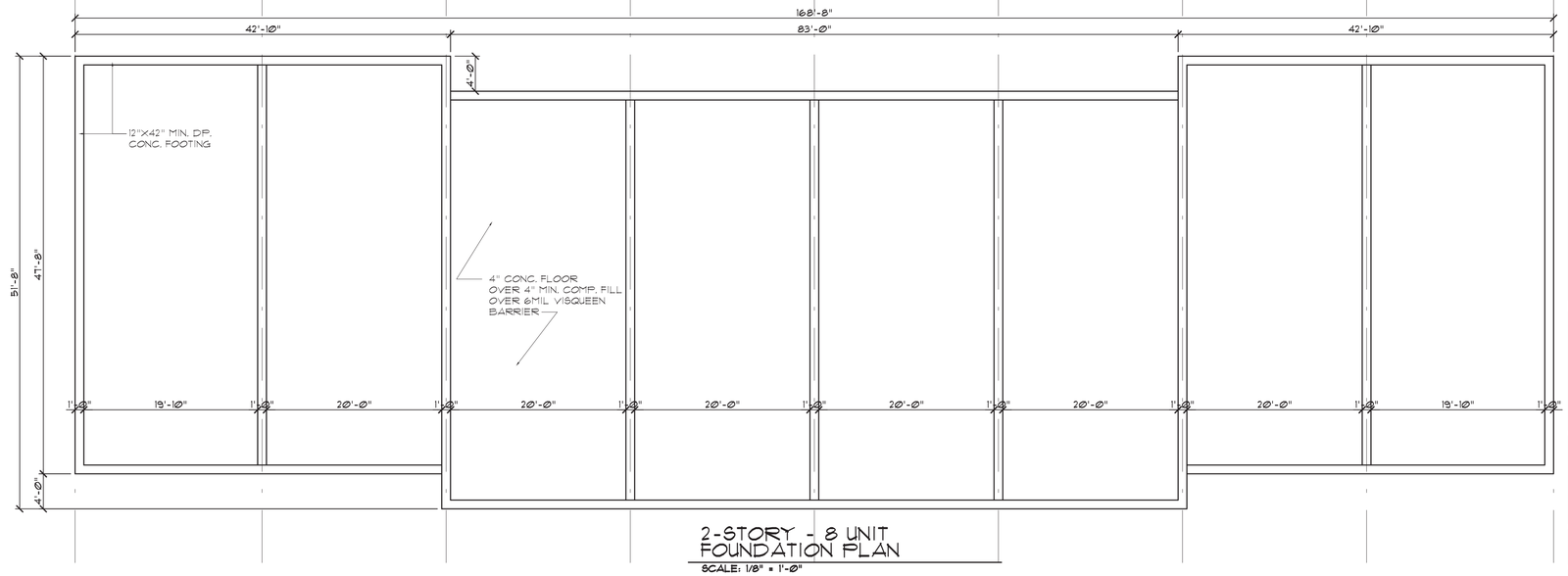
SHEET
A.3

MIXED USE DEVELPMNT.



2-STORY - 12 UNIT
FOUNDATION PLAN

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



2-STORY - 8 UNIT
FOUNDATION PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT & 12 UNIT
RESIDENTIAL CONDOS
FOUNDATION PLANS

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

ISSUED:
SPA
12-10-24

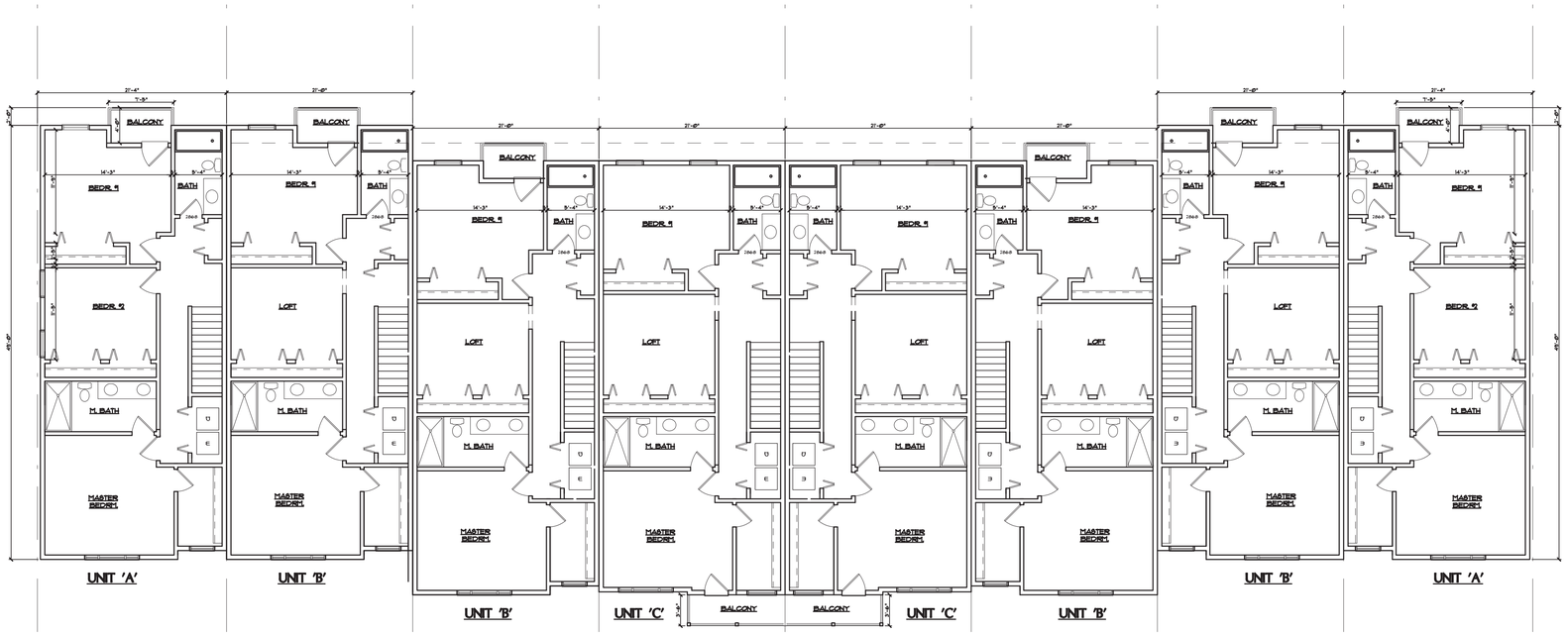
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

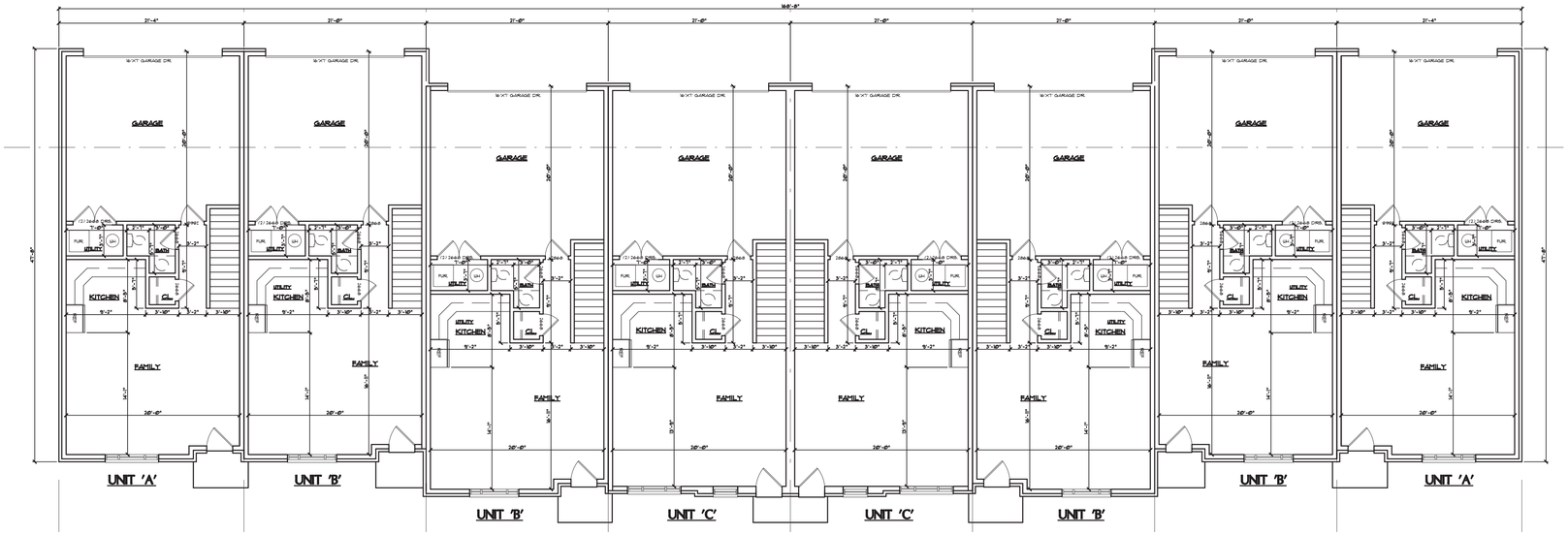
JOB NO.
24-20

SHEET
A.4

MIXED USE DEVELPMNT.



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.5

MIXED USE DEVELPMNT.

2 - Story Residential 8 Unit

ROOF - CAMBRIDGE
IKO -DUAL BLACK SHINGLES

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

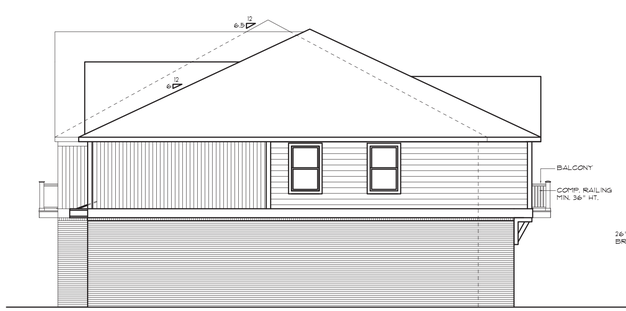
WINDOWS / DOOR FRAME
BLACK

BLACK ALUMINUM AWNING

BRICK: GENERAL SHALE
MIDNIGHT MIST OR SIMILAR

BRICK: GENERAL SHALE
MORNING SNOW OR
SMINILAR

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



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

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-20-24
01-02-25
02-05-25

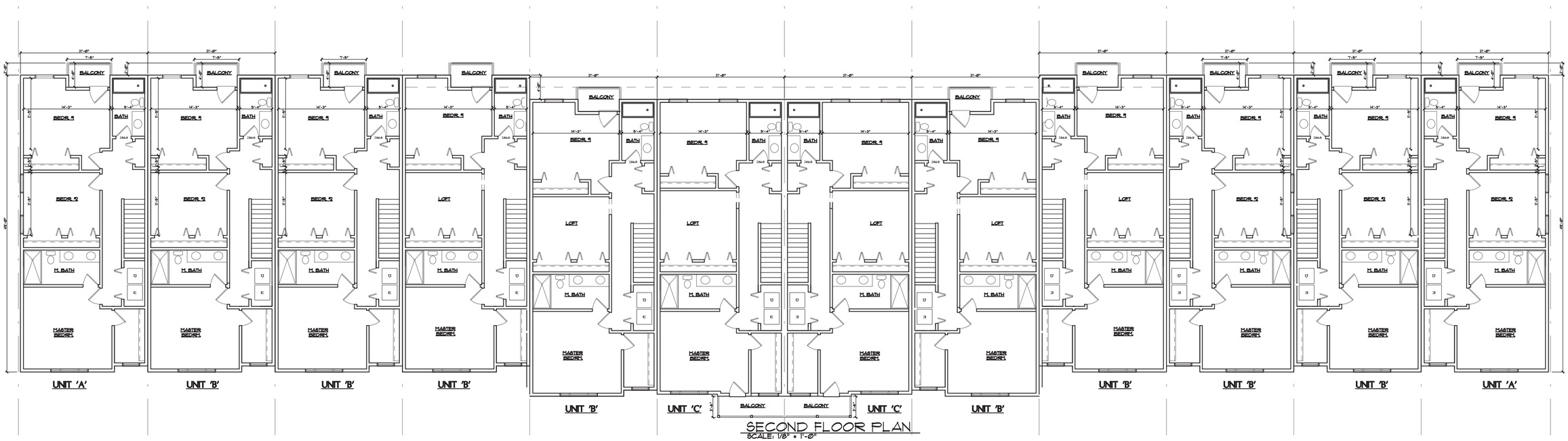
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

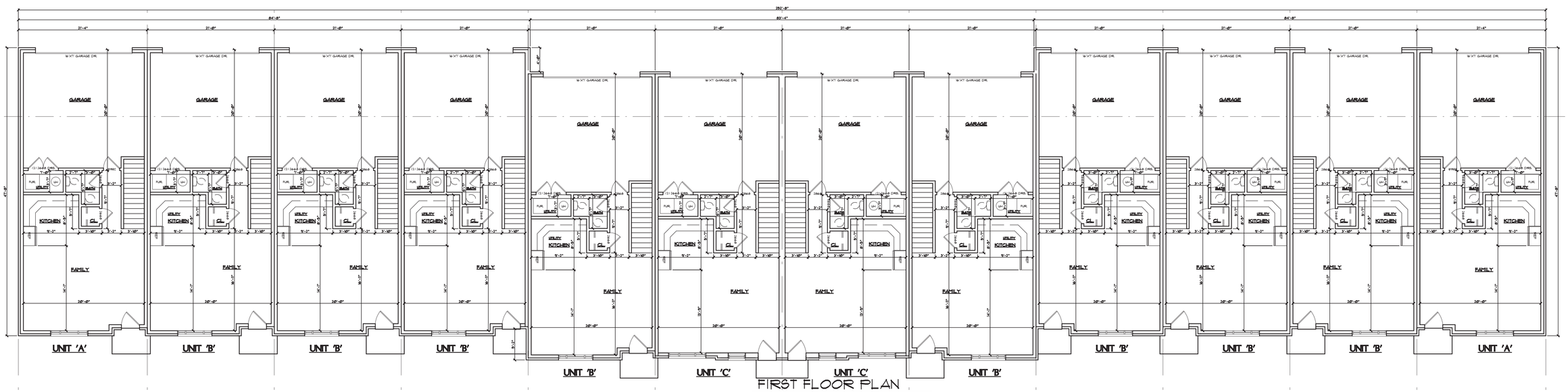
SHEET
A.6

MIXED USE DEVELPMNT.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

ISSUED:
SPA
11-10-24
01-02-25
02-06-25
02-13-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.7

MIXED USE DEVELPMNT.

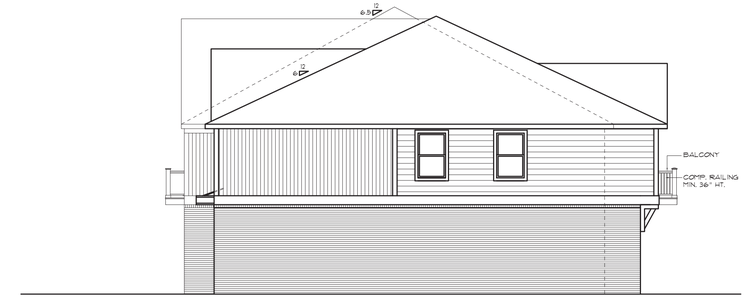
2 - Story Residential 12 Unit

2-STORY - 12UNIT
FRONT ELEVATION

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

2-STORY - 12 UNIT
REAR ELEVATION

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



SIDE ELEVATION

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

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

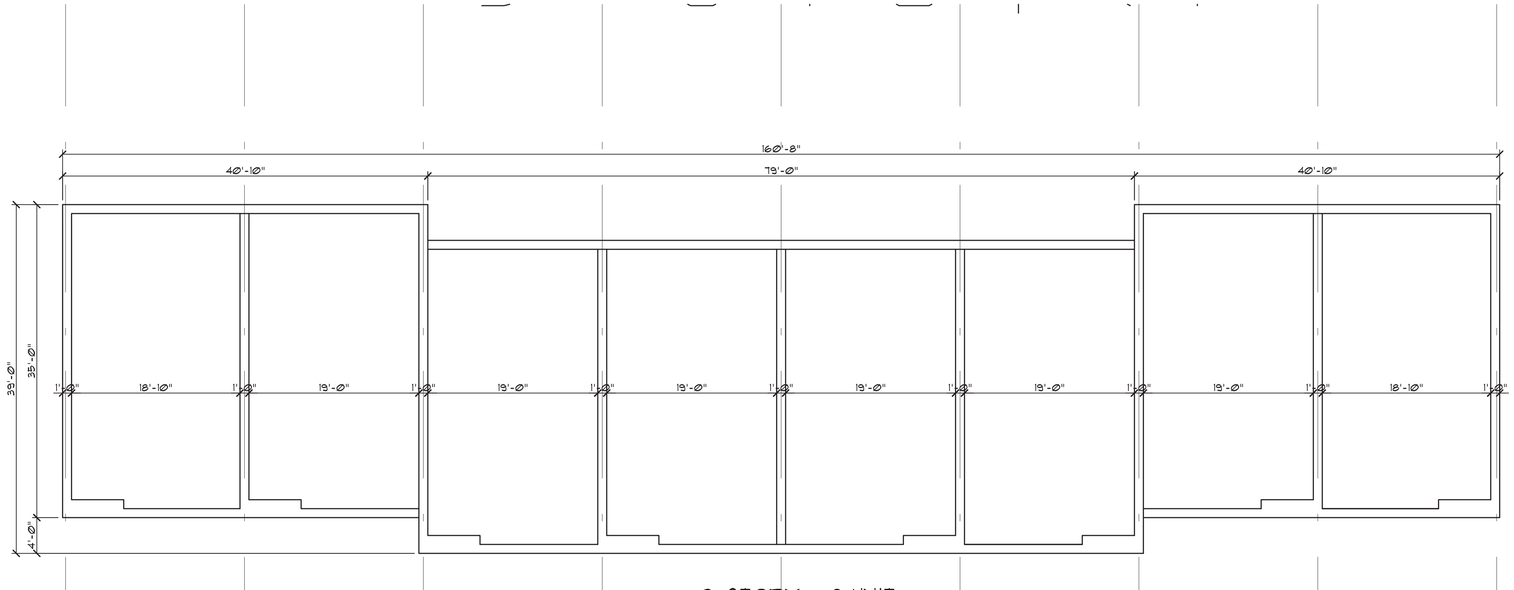
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

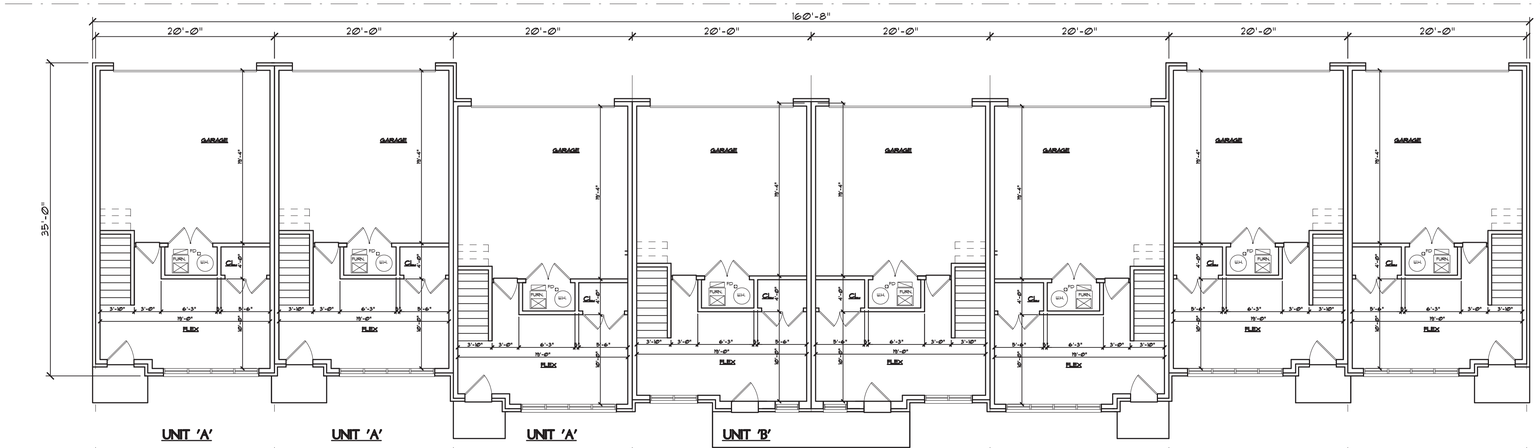
SHEET
A.8

MIXED USE DEVELPMNT.



3-STORY - 8 UNIT
FOUNDATION PLAN

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



3-STORY - 8 UNIT
LOWER LEVEL FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

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

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

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

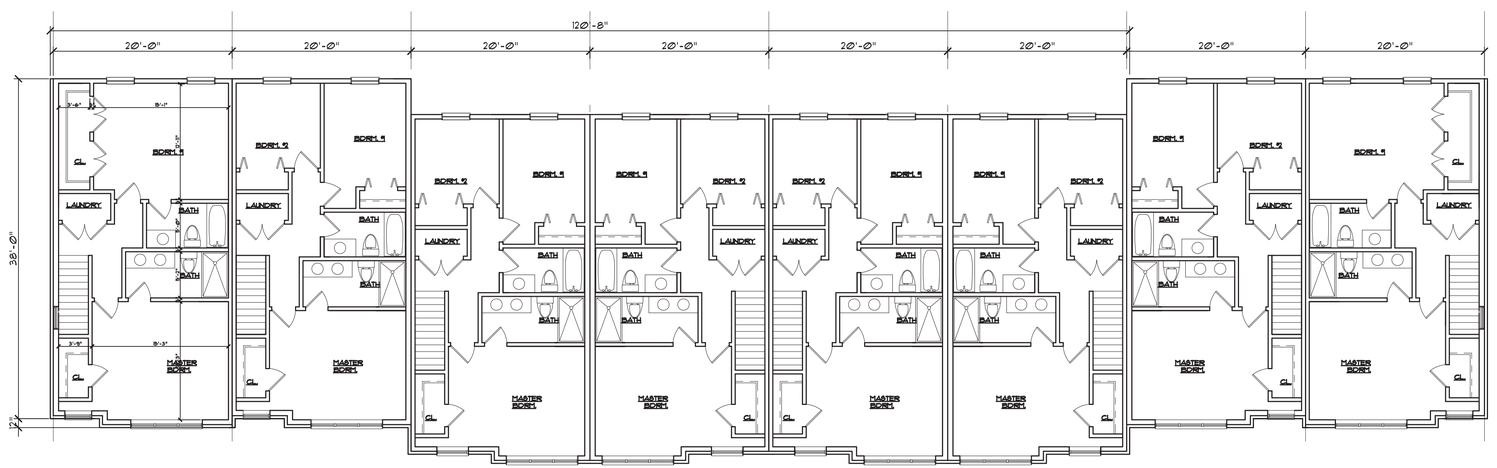
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

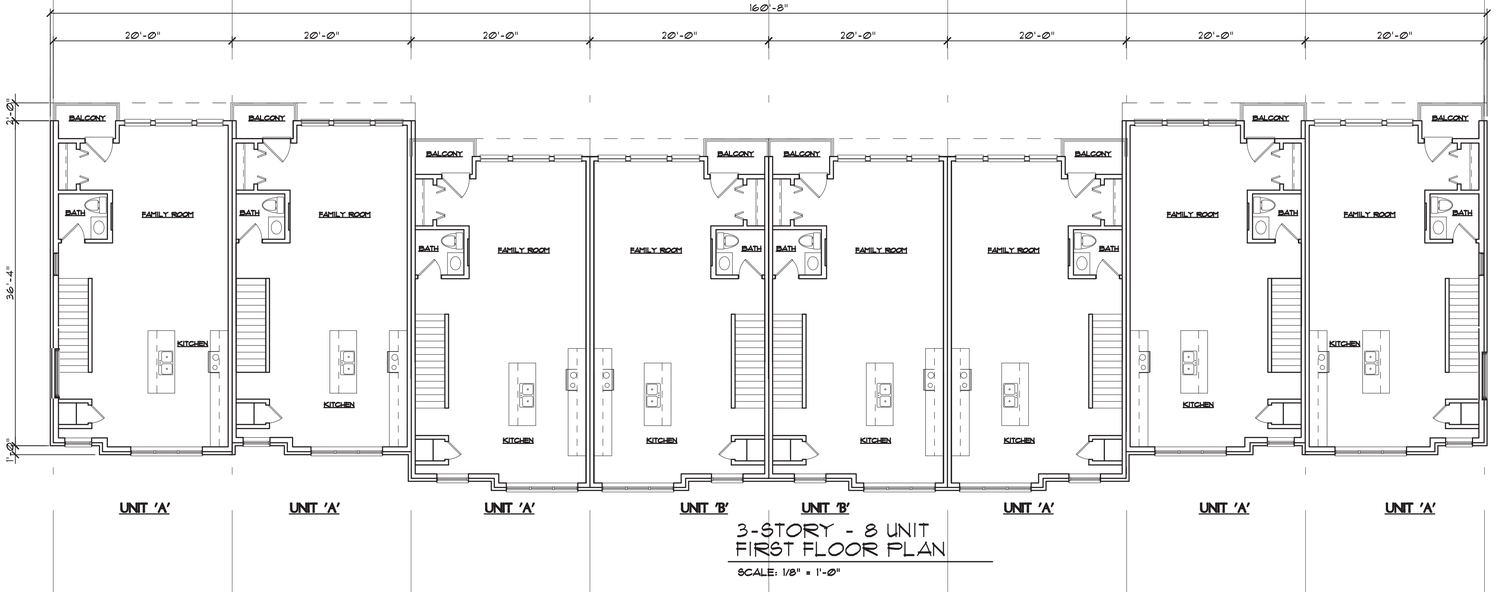
SHEET
A.9

MIXED USE DEVELPMNT.



3-STORY - 8 UNIT SECOND FLOOR PLAN

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



3-STORY - 8 UNIT FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

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

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

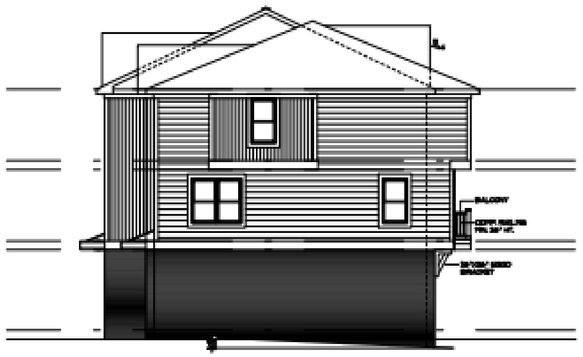
DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.10

MIXED USE DEVELPMNT.

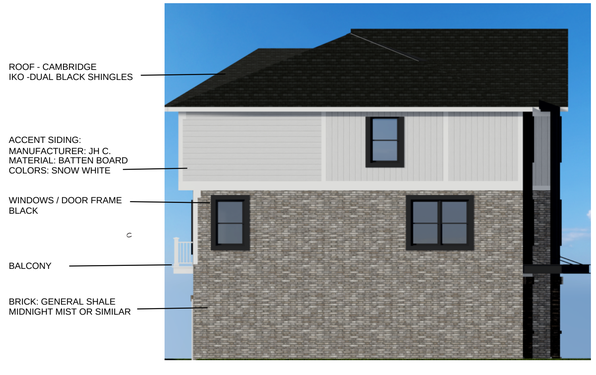
3 - Story Residential 8 Unit



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

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

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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

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

DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

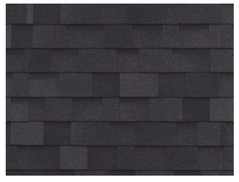
JOB NO.
24-20

SHEET
A.11

MIXED USE DEVELPMNT.

Exterior Building Materials

Roofing



IKO Cambridge Dual Black or equal

Brick

Midnight Mist or similar

Morning Snow or similar

Meadowbrook or similar

Smooth Face Limestone

Exterior Siding Colors

Dark Bronze SW2501

White Snow SW 7007

Pure White SW7005

Exterior Siding

James Hardie Cement vertical batten board

James Hardie vertical board natural veneer

LP SmartSide Horizontal Fiber Cement

James Hardie vertical batten board
Midnight Mist

Liquor
Lamonts
World's Best
COFFEE
FOOD LION

(Above space for recording purposes.)

CONDITIONAL REZONING AGREEMENT

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

R E C I T A L S

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

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

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

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

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

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

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

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

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

I. The City, by action of its City Council at its meeting of August 11, 2025, passed a resolution accepting the conditions offered by Developer to rezone the Property and enters into this Conditional Rezoning Agreement. (Exhibit D).

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

ARTICLE 1
DEFINITIONS AND COVENANTS

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

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

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

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

ARTICLE 2
DESCRIPTION OF DEVELOPMENT

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

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

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

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

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

ARTICLE 3
CONDITIONS FOR REZONING

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

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

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

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

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

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

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

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

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

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

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

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

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

REZONING

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

ARTICLE 5
DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

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

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

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

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

ARTICLE 6
THE CITY'S RIGHTS AND OBLIGATIONS

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

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

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

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

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

ARTICLE 7
GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 8
NOTICES

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

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

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

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

ARTICLE 9
MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(SIGNATURE PAGES TO FOLLOW)

EUREKA INNOVATION DEVELOPMENT

_____ By: _____
Witness Erion Nikolla Its: Authorized Signatory

_____
Witness

STATE OF _____)
) SS.
COUNTY OF _____)

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

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

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

CITY OF TROY, MICHIGAN, a Michigan municipality

_____ By:_____
Witness ETHAN BAKER
Its: Mayor

_____
Witness

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

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

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

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

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

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

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

Prepared by and recorded return to:

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

Exhibit A

Development Parcel Legal Description

(Per Oakland County)

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

EXHIBIT B

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

BUILDING LEGEND:

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

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIGN LEGEND:

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

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

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

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

SITE DATA TABLE:

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

EXISTING ZONING: O1 (OFFICE BUILDING DISTRICT)

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

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

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

MF ZONING REQUIREMENTS: (SECTION 4.08C)

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

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

PARKING CALCULATIONS:

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

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

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

CB ZONING REQUIREMENTS: (SECTION 4.13C)

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

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

PARKING CALCULATIONS:

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

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

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

MARLETTE SANDY LOAM
CAPAC SANDY LOAM
BROOKSTON AND COLWOOD LOAMS

NOT FOR CONSTRUCTION

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTIES ARE 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.

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

NORTH

0 15 30 60

SCALE: 1" = 30'

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

CLIENT

EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE

NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE

PRELIMINARY SITE PLAN

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

DRAWING NUMBER:

C-3.0

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

EXHIBIT C

CONDITIONAL REZONING

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

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

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

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

A video presentation prepared by the applicant was shown.

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

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

Some comments during discussion related to the following:

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

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

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

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Fox
Support by: Buechner

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

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

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

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

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

Discussion on the motion on the floor.

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

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

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

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN APPROVAL

7. SPECIAL USE APPLICATION (SU JPLN2024-0031) – Proposed Barbat Troy Vehicle Fueling/Multi Use Station, Southeast corner of Crooks Road and South Boulevard (1981 South Boulevard, PIN 88-20-04-100-059), Section 4, Currently Zoned NN (Neighborhood Node "U") District

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application for the Barbat Troy Vehicle Fueling/Multi Use Station since last considered by the Planning Commission at their February 25, 2025 Regular meeting, at which time a Public Hearing was conducted. Mr. Carlisle outlined the applicant's responses to the issues identified in the motion to postpone.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the application meets the Site Plan Review Design Standards (Section 8.06) and the Special Use Standards (Section 9.03). Mr. Carlisle asked any approval of the Site Plan and Special Use application be subject to 1) consider eliminating signage/graphics on the canopy face and have it be metal or brick to match the building; 2) acknowledge on the site plan that the fueling center and restaurant is to be constructed and opened at the same time; and 3) provide a 3D model of the canopy and building in context with the surrounding site.

EXHIBIT D

(CITY COUNCIL
RESOLUTION
TO BE INSERTED)

Exhibit E

Site Plan for Northland Enclave

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

1) Preliminary Site Plan, prepared by PEA

2) Rezoning Letter Northland

3) City of Troy Rezoning Application

4) Site Landscape Rendering

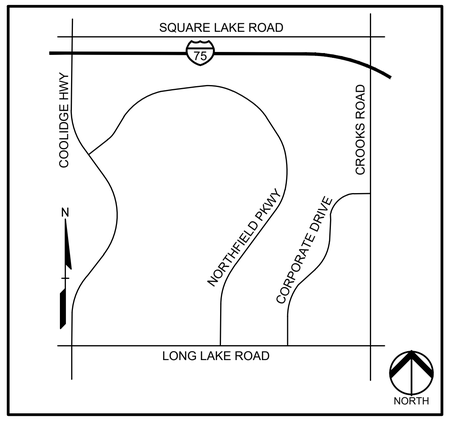
PRELIMINARY SITE PLANS

NORTHLAND ENCLAVE

5455 CORPORATE DRIVE

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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



LOCATION MAP
NO SCALE

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

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

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

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
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ARCHITECT

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PHONE: 248.802.8409
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PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP

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

NOT FOR CONSTRUCTION

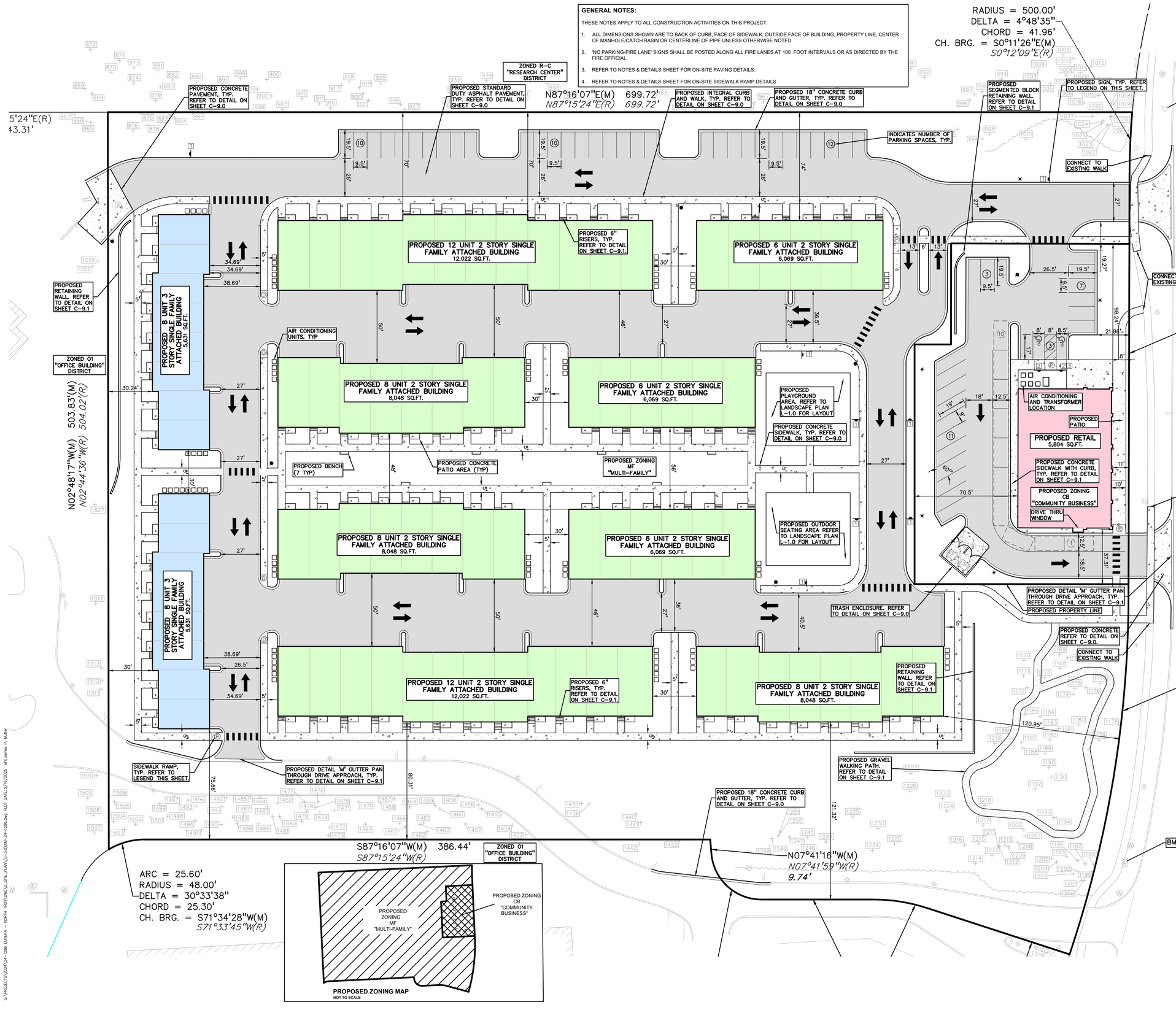
PEA GROUP | NORTHLAND ENCLAVE | PEA JOB NO. 2024-1286 | PRELIMINARY SITE PLANS

PARCEL ID
20-08-451-011
OWNER:
OAKLAND COUNTY COMMUNITY
MENTAL HEALTH AUTHORITY
PARCEL ID
20-08-451-004
OWNER:
TIMBERLAND 5455 CORPORATE, LLC
PARCEL ID
20-08-451-012
OWNER:
NORTH TROY TIMBERLAND OFFICE III
PARCEL ID
20-08-451-014
OWNER:
NORTH TROY TIMBERLAND OFFICE II
#5445
#5455
3-STY BRICK BUILDING
W/FLAT ROOF
#5435
CORPORATE DRIVE
120' WIDE - PUBLIC
S 1/4 CORNER
SECTION 8
T.02N., R.11E.
CITY OF TROY
N87°15'16"E(R)
22.70'
N02°27'59"W(R) 674.89'
N87°15'24"E(R) 243.31'
N3°32'01"E(R) 1121.28
ARC = 746.49'
RADIUS = 1,188.07'
DELTA = 36°00'00"
CHORD = 734.27'
CH. BRG. = N15°32'01"E(R)
N87°16'07"E(M) 699.72'
N87°15'24"E(R) 699.72'
ARC = 41.97'
RADIUS = 500.00'
DELTA = 4°48'35"
CHORD = 41.96'
CH. BRG. = S0°11'26"E(M)
S0°12'09"E(R)
S02°35'43"E(M)
288.78'
S02°36'26"E(R)
288.78'
N02°48'17"W(M) 503.83'
N02°44'36"W(R) 504.02'
S87°16'07"W(M) 386.44'
S87°15'24"W(R)
ARC = 25.60'
RADIUS = 48.00'
DELTA = 30°33'38"
CHORD = 25.30'
CH. BRG. = S71°34'28"W(M)
S71°33'45"W(R)
N07°41'16"W(M)
N07°41'59"W(R)
9.74'
S87°16'07"W(M) 76.38'
S87°15'24"W(R)
ARC = 50.85'
RADIUS = 34.26'
DELTA = 85°02'46"
CHORD = 46.31'
CH. BRG. = S50°12'35"E(M)
N50°13'18"W(R)
ARC = 37.47'
RADIUS = 119.00'
DELTA = 18°02'18"
CHORD = 37.31'
CH. BRG. = N83°42'43"W(M)
N83°43'26"W(R)
N74°41'33"W(M) 102.26'
N74°42'16"W(R)
ARC = 249.17'
RADIUS = 775.00'
DELTA = 18°25'16"
CHORD = 248.10'
CH. BRG. = S6°36'51"W(M)
S6°36'14"W(R)
BM #300
BM #301
BM #302
24"DIA BASE
12"WD WALL
(2)6"GUARD POSTS ID SCANNER
(2)9"GUARD POSTS
4"GUARD POSTS (TYP)
BOULDERS
CONCRETE
ASPHALT
GRASS
MULCH/ LANDSCAPE TREES
ROCK BANK
CONCRETE STAIRS W/HANDRAIL
4"NO SIGN
18'GATE
6'WOOD PRIVACY FENCE
CEDARS
GENERATOR ON CONC PAD
2"GAS PIPE ABOVE GROUND TRANS/ELEC CABINET ON CONC PAD
5'X4'X3' ROCK
6'SQ TABLE
24"BENCH
BLDG OH
CONC STEPS
CONCRETE SIDEWALK
24"CURB & GUTTER
8"PVC SAN
12"RCP ST
15"RCP ST
27"RCP ST
4"PVC ST
WM (REF)
UG-COMM
UG-COMM (FIBER OPTICS)
UG-COMM (ATT)
UG SIGNAL CABLES
FOUND PS# RLS 24659
RIM 816.90 4"NE 814.90 12"S 812.40 12"SW 814.90
RIM 818.84 E-W T/PIPE 812.74
RIM 816.29 12"N 811.39 12"S 811.39
RIM 816.06 12"SE 806.81 12"W 806.96
RIM 816.03 12"N 810.78 12"E 810.28
RIM 812.06 12"SE 806.81 12"W 806.96
RIM 812.72
RIM 812.38 12"S 807.53
RIM 810.35 N-SE-W T/PIPE 804.70
RIM 807.12 T/WATER 804.22 T/DEBRIS 801.72 24"SUMP
RIM 808.32 H20 RISER
RIM 807.73 @FF
RIM 807.78 @FF
RIM 807.82 @FF
RIM 807.82 @DOOR
RIM 807.88 @DOOR
RIM 807.87 @FF
RIM 807.65 @T/PORCH
RIM 808.01 12"W 803.71 12"S 803.21 15"S 803.16
RIM 809.53 8"SE 807.13
RIM 812.74 S 807.94
RIM 807.88 6"NW 808.53 15"N 801.88 18"S 801.83
RIM 807.03 8"NW 797.48 8"S 797.43
RIM 806.11 18"N 800.41 12"NE 800.91 24"S 800.61 15"W 800.61
RIM 799.09 FULL/WATER T/WATER 798.44 B/STR. 795.69
RIM 803.90 FULL/WATER N-S T/PIPE 800.90
RIM 801.76 T/WATER 798.21 12"S 797.86 18"SUMP 24X24"
RIM 801.88 12"W 796.83
RIM 804.35 12"N 801.55
RIM 801.86 12"NE 801.16
RIM 801.32 N-S T/PIPE 795.32
RIM 800.74 N-S-W T/PIPE 794.14
RIM 801.14 8"NE 797.74 12"SE 796.54 12"S 796.79
RIM 799.78 12"NW 796.08 12"S 795.78
RIM 799.83 12"N 795.58 12"NE 794.23
RIM 801.34 12"N 797.19 12"S 797.34
RIM 803.24 24" CLAY SUMP W/4"PVC 4"E 801.94
RIM 802.67 24"N 798.97 27"S 798.97
RIM 815.87
RIM 815.00 E T/PIPE 807.50 W T/PIPE 808.70
RIM 814.24 E-W T/PIPE 807.64
RIM 821.57 15"SE 809.27
RIM 813.84 8"NW 805.14 8"E 804.54
RIM 811.74 8"E 802.64 8"W 803.29
RIM 811.44 N 807.04 S 806.99
RIM 811.76 N 805.41 15"E 805.11 S 805.16 15"W 805.16
RIM 813.82 15"N 808.57 15"E 807.67
RIM 818.46 T/DEBRIS 807.76
RIM 803.90 FULL/WATER N-S T/PIPE 800.90
RIM 801.76 T/WATER 798.21 12"S 797.86 18"SUMP 24X24"
RIM 801.88 12"W 796.83
RIM 804.35 12"N 801.55
RIM 801.86 12"NE 801.16
RIM 801.32 N-S T/PIPE 795.32
RIM 800.74 N-S-W T/PIPE 794.14
RIM 801.14 8"NE 797.74 12"SE 796.54 12"S 796.79
RIM 799.78 12"NW 796.08 12"S 795.78
RIM 799.83 12"N 795.58 12"NE 794.23
RIM 801.34 12"N 797.19 12"S 797.34
RIM 803.24 24" CLAY SUMP W/4"PVC 4"E 801.94
RIM 802.67 24"N 798.97 27"S 798.97
FOUND PS# RLS 24659
FOUND PS# RLS 24659
FOUND PS# RLS 24659

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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



BUILDING LEGEND:

1 STORY RETAIL	
2 STORY RESIDENTIAL	
3 STORY RESIDENTIAL	

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

NORTH

0 15 30 60

SCALE: 1" = 30'

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

SIGN LEGEND:

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

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

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

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

CAUTION!!
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SITE DATA TABLE:

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

EXISTING ZONING: O1 (OFFICE BUILDING DISTRICT)

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

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

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

MF ZONING REQUIREMENTS: (SECTION 4.08C)

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

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

PARKING CALCULATIONS:

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

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

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

CB ZONING REQUIREMENTS: (SECTION 4.13C)

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

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

PARKING CALCULATIONS:

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

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

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

MARLETTE SANDY LOAM
CAPAC SANDY LOAM
BROOKSTON AND COLWOOD LOAMS

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES P. BUTLER LICENSED LANDSCAPE ARCHITECT No. 1301005 PROFESSIONAL ENGINEER

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.0

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

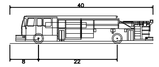
PROPOSED FIRE HYDRANT, TYP

FIRE TRUCK OVERHANG, TYP.

FIRE TRUCK WHEEL PATH, TYP.

BM #301

BM #300

CORPORATE DRIVE
120' WIDE – PUBLIC

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

NORTH

0 15 30 60

SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT WARRANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY FIRE TRUCK TURNING PLAN

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

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA – NORTH TROY\CIVIL\C-3_SITE_PLAN\(C-3.1)TRUCK-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney

RETAINING WALL NOTE:

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

GRADING LEGEND:

- +696.91 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

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

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

CORPORATE DRIVE
120' WIDE - PUBLIC

BM #300

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60

SCALE: 1" = 30'

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5960 LIVERNOIS
TROY, MI 48084

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

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

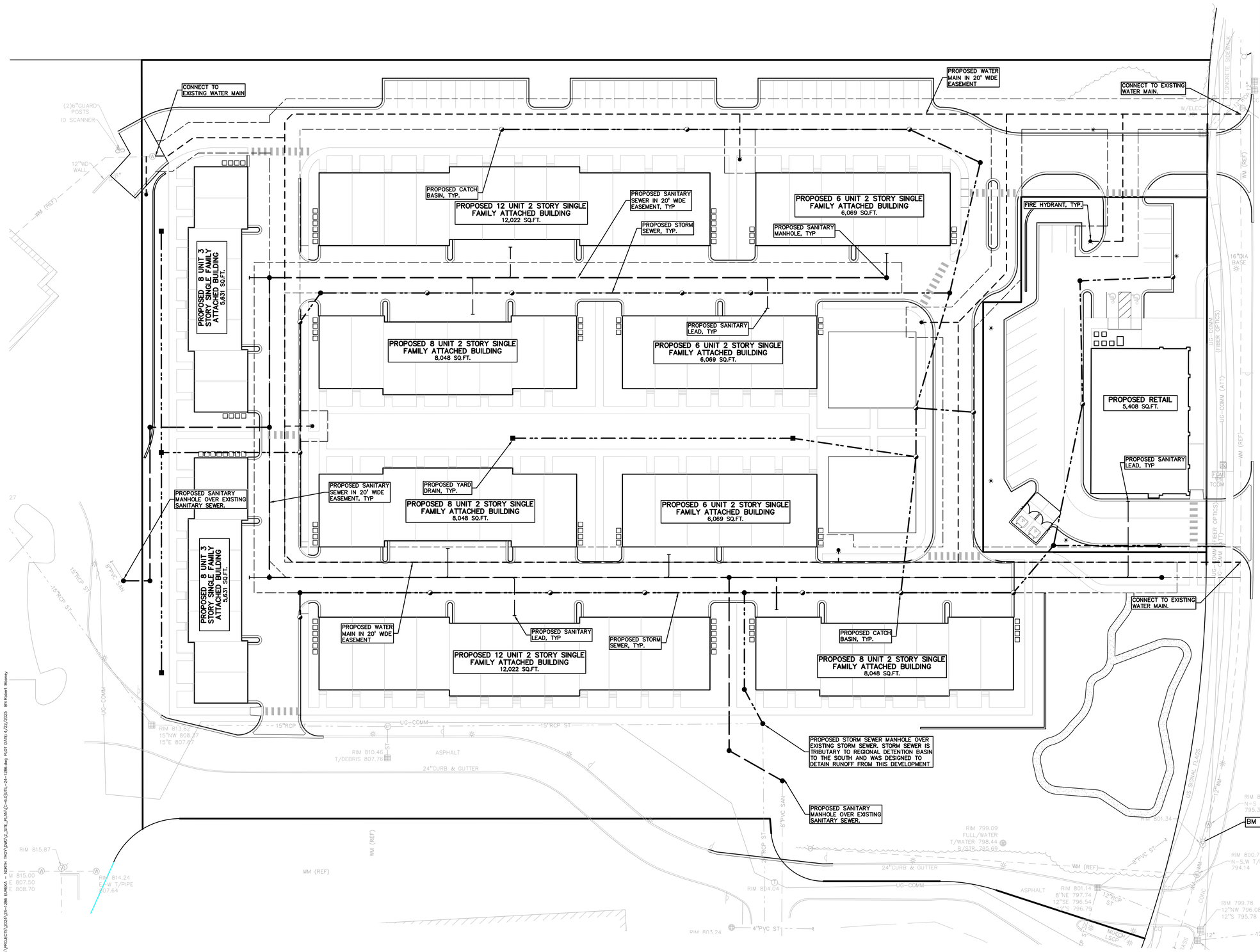
ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN

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

DRAWING NUMBER:
C-4.0

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



UTILITY LEGEND:

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

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

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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5455 CORPORATE DR.
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REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY UTILITY PLAN

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

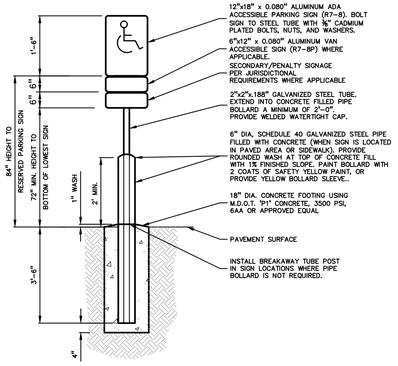
DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

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

ADA ACCESSIBLE SIGN NOTES:

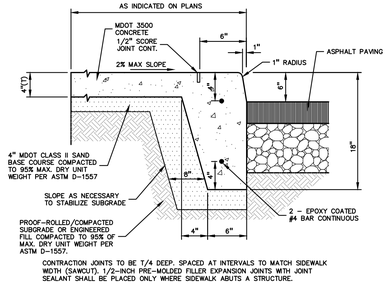
1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED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



ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE

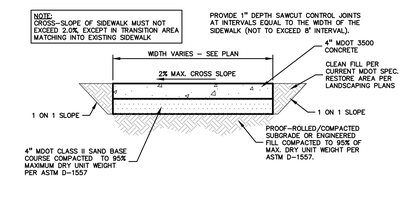
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND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

CITY OF TROY FIRE LANE SIGN DETAIL
NOT TO SCALE

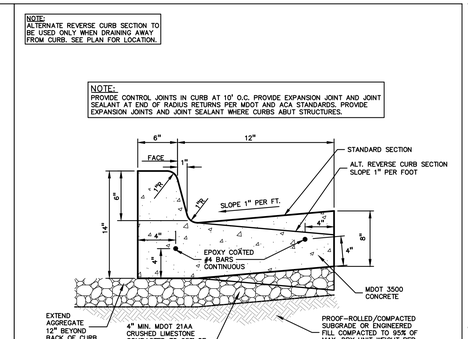


CONTRACTION JOINTS TO BE T/4 DEEP. SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

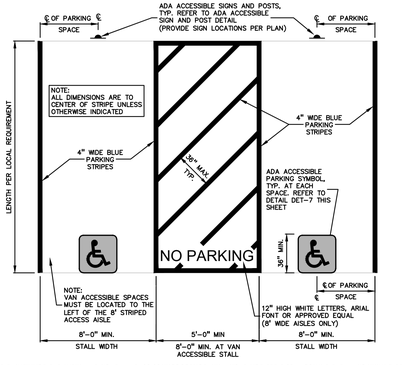
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



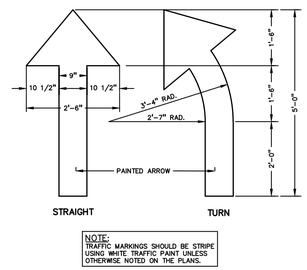
CONCRETE SIDEWALK
NOT TO SCALE



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



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



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

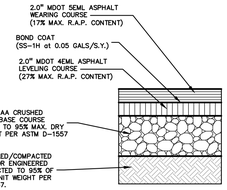
PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

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

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

ASPHALT MIX DESIGN CHART

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



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

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

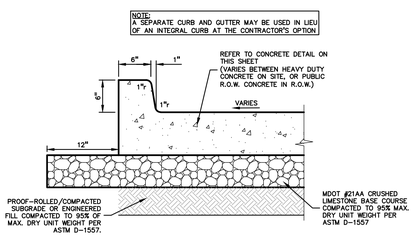
6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

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

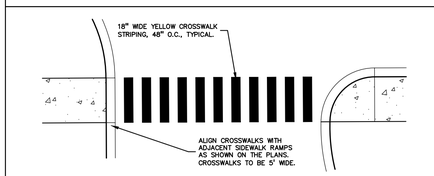
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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

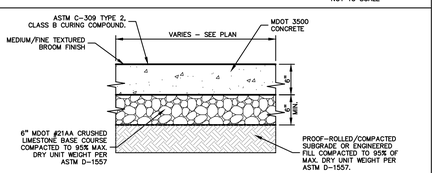
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



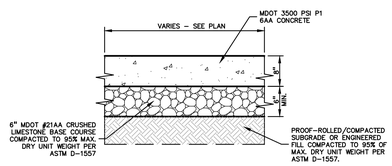
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



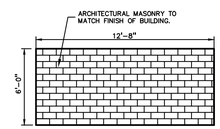
STRIPED CROSSWALK DETAIL
NOT TO SCALE



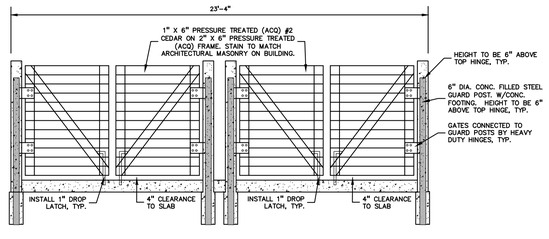
STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAD DETAIL

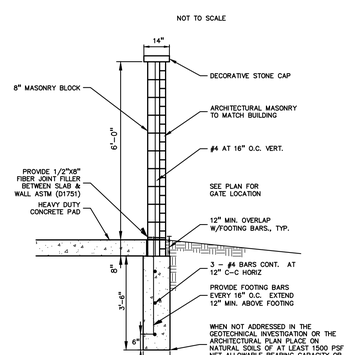


SIDE ELEVATION
NOT TO SCALE

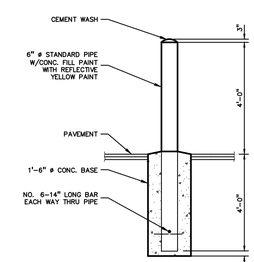


FRONT ELEVATION
NOT TO SCALE

NOT TO SCALE

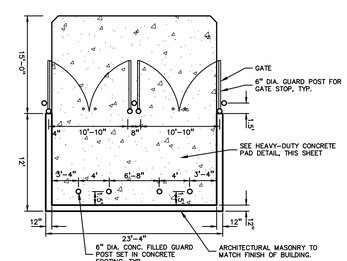


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO GUARANTEE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

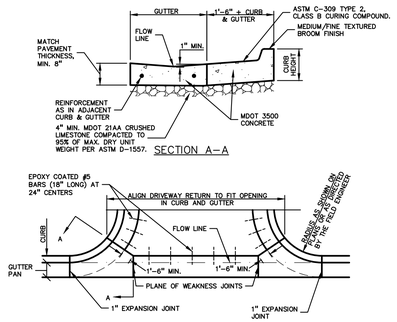
ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
NOTES AND DETAILS

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

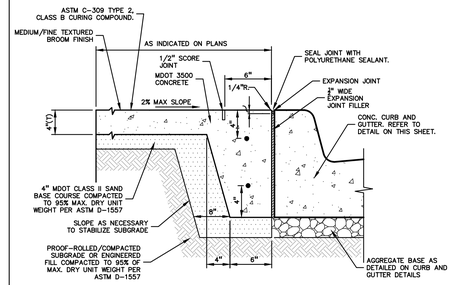
DRAWING NUMBER:
C-9.0

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



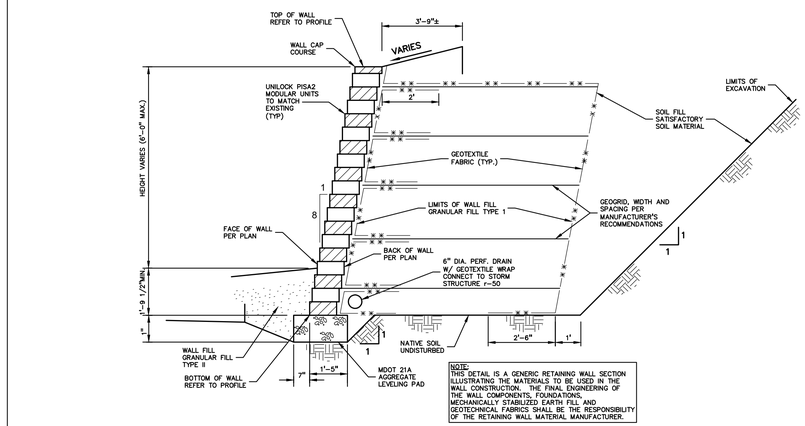
MDOT DRIVEWAY OPENING-DETAIL 'M'

NOT TO SCALE



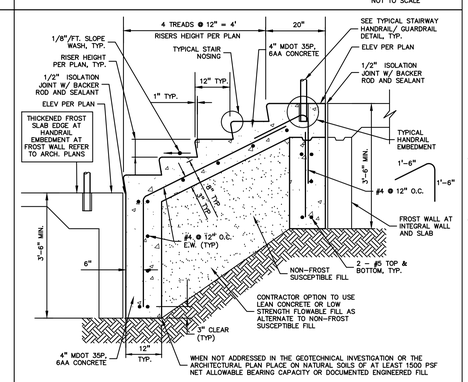
CONCRETE CURB AND GUTTER WITH SIDEWALK

NOT TO SCALE



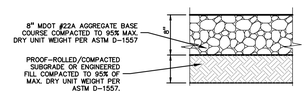
SEGMENTED RETAINING WALL

NOT TO SCALE



TYPICAL STAIRWAY DETAIL

NOT TO SCALE



GRAVEL PATHWAY DETAIL

NOT TO SCALE

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

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PEA JOB NO.	24-1286
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DES.	LGD

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NOT FOR CONSTRUCTION C-9.1

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

PLANT SCHEDULE											
DECIDUOUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
ARB2.5	2	ea	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		2.3%	4.5%
ASL2.5	2	ea	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		2.3%	
BN10	3	ea	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)	3.4%	3.4%
CA2.5	4	ea	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B	PER PLAN	NATIVE		4.5%	4.5%
CO2.5	3	ea	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		3.4%	3.4%
FS2.5	4	ea	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATE EUROPEAN BEECH	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		4.5%	4.5%
GBM2.5	3	ea	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY	3.4%	3.4%
GT2.5	2	ea	GLEDITSIA TRIACANTHOS INERMIS 'SKY COLE'	SKY LINE®-GSA E HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE		2.3%	5.7%
GTS2.5	3	ea	GLEDITSIA TRIACANTHOS INERMIS 'SUNDOLE'	SUNBURST® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	THORNLESS	3.4%	
LSS2.5	3	ea	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		3.4%	3.4%
LT2.5	4	ea	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE		4.5%	4.5%
NS2.5	5	ea	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE		5.7%	5.7%
QA2.5	4	ea	QUERCUS ALBA	WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		4.5%	6.8%
QM2.5	2	ea	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		2.3%	
TA2.5	4	ea	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE		4.5%	4.5%
SUBTOTAL:	48										

EV ERGREEN TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
ABB	3	ea	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE		3.4%	6.8%
ACB	3	ea	ABIES CONCOLOR	WHITE FIR	8' HT.	B&B	PER PLAN	NON-NATIVE		3.4%	
PAB	8	ea	PICEA ABIES	NORWAY SPRUCE	8' HT.	B&B	PER PLAN	NATIVE		9.1%	9.1%
PGS	8	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		9.1%	9.1%
PMB	10	ea	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE		11.4%	11.4%
SUBTOTAL:	32										

ORNAMENTAL TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
PKZ.5	4	ea	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		4.5%	4.5%
SRZ.5	4	ea	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		4.5%	4.5%
SUBTOTAL:	8									ALL TREES: 76.1% NATIVE, 0.0% ADAPTED NATIVE, 23.9% NON-NATIVE	

SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
JH6	30	ea	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	HETZI COLUMN JUNIPER	6' HT.	B&B	30"O.C.	NON-NATIVE		9.2%	
JB4	39	ea	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4' HT.	B&B OR CONT	PER PLAN	NON-NATIVE		12.0%	21.2%
PF24	8	ea	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	B&B OR CONT	30"O.C.	NATIVE		2.5%	2.5%
TH36	249	ea	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	3' HT.	B&B OR CONT	30" O.C.	NON-NATIVE		76.4%	76.4%
SUBTOTAL:	326									ALL SHRUBS: 2.5% NATIVE, 0.0% ADAPTED NATIVE, 97.5% NON-NATIVE	

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

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

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

KEY:

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

ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED
LETTER DESIGNATION FOR LANDSCAPE ORDINANCE MATERIAL
S = SITE AREA TREES
G = GREENBELT TREES
P = PARKING TREES
B = SCREENING TREES
SEE SHEET L-2.0 AND L-2.1 FOR LANDSCAPE DETAILS

LANDSCAPE CALCULATIONS:

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

GENERAL SITE LANDSCAPE = S
20% OF THE TOTAL SITE AREA IS TO BE LANDSCAPED
REQUIRED: 358,387 SF SITE AREA X 20% = 71,678 SF LANDSCAPED AREA
PROVIDED: 101,706 SF LANDSCAPED AREA (28.37%) AND 45 SITE AREA TREES

GREENBELT = G
1 DEC TREE PER 30 LF OF FRONTAGE ABUTTING A PUBLIC ROW (INCLUDES DRIVES)
REQUIRED: CORPORATE DRIVE: 579.92 LF / 30 = 20 TREES
PROVIDED: 9 PROPOSED DEC TREES, 11 EXISTING TREES

PARKING LOT LANDSCAPE = P
1 TREE PER 8 PARKING SPACES, 200 SF MIN. PARKING LOT ISLAND LANDSCAPING TO BE 5' FROM CURB WHERE THERE IS VEHICLE OVERHANG AND 3' WHERE THERE IS NOT.
REQUIRED: 23 RETAIL AND 32 SURFACE MULTIFAMILY SPACES = 55 TOTAL SURFACE SPACES / 8 = 7 DEC TREES
PROVIDED: 10 DEC TREES

REPLACEMENT TREES
TREE CREDIT FOR PRESERVED TREES, NO REPLACEMENT REQUIRED
SEE SHEET T-1.0 – T-1.2 FOR TREE PRESERVATION PLAN & TREE LIST

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

GENERAL PLANTING NOTES:

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3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
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NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1301053915 — REGISTERED — LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

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CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\DWG\L-SITE_PLAN\LL-1.0_LANDSCAPE PLAN 24-1286.dwg PLOT DATE: 4/22/2025 BY: Charlotte L. Esperance

EUREKA NORTH TROY

0 15 30 60
Scale: 1" = 30'

Troy, MI | April, 2025

N

PEA GROUP

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

6 CHALKBOARD WALL
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

3 CONCEPTUAL BIKE RACK OPTION
NOT TO SCALE

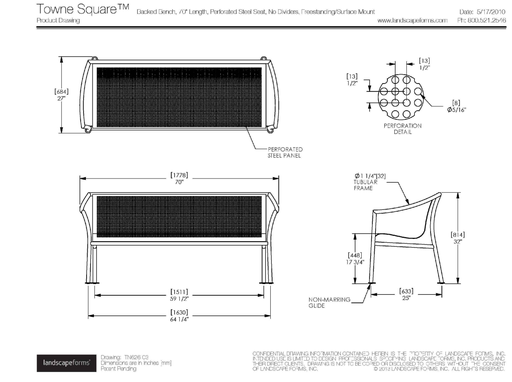
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

8 PET LITTER STATION
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

5 PLAY STRUCTURE
NOT TO SCALE

Towne Square™ Backed Bench, /0' Length, Perforated Steel Seat, No Dividers, Freestanding/Surface Mount
Product Drawing www.landscapeforms.com Date: 5/17/2010 Pt: 1D3LS/1.25/S6



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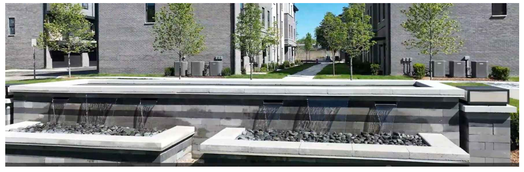
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

2 CONCEPTUAL BENCH IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

7 CLIMBING LADDER IMAGE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

4 WATER FEATURE IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

1 CONCEPTUAL PICNIC TABLE OPTION
NOT TO SCALE

NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
JANET L. EVANS
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ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-2.0

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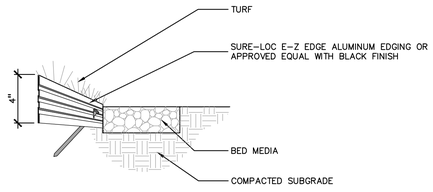
NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

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

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

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



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

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

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

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

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

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

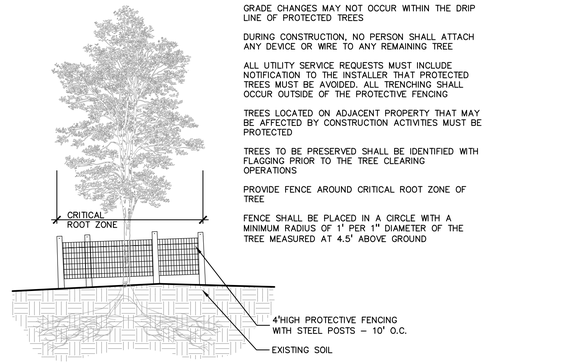
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

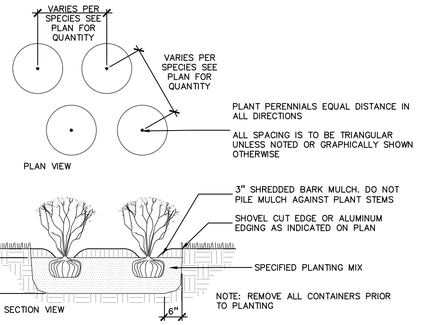
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

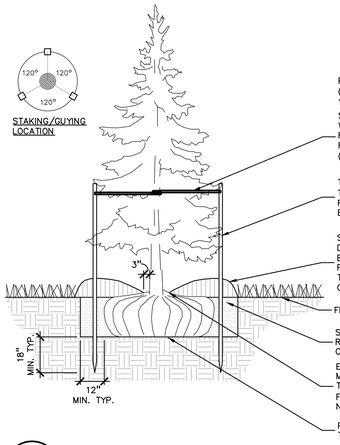
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



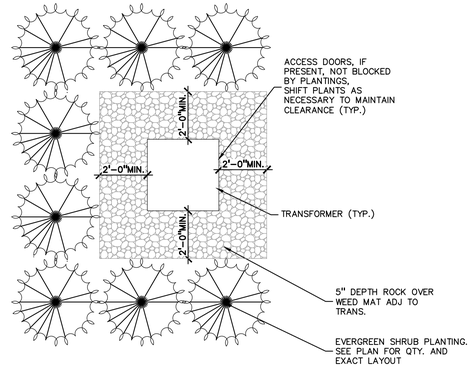
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



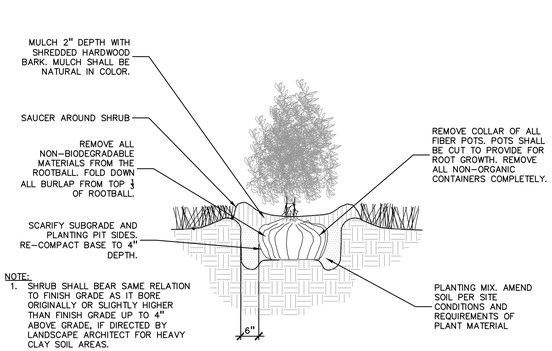
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



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

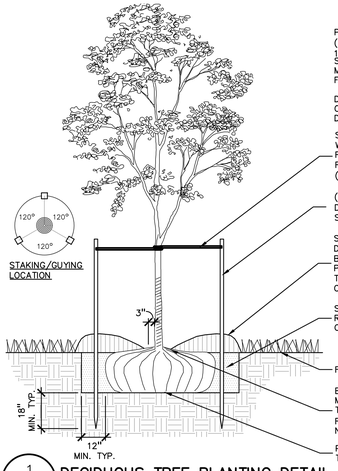


7 TRANSFORMER/ MECH. SCREENING DTL.
SCALE: 1" = 3'-0"



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

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



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

PEA GROUP
t: 844.813.2949
www.peagroup.com
JANET L. EVANS LANDSCAPE ARCHITECT NO. 1302 STATE OF MICHIGAN REGISTERED

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-2.1

NOT FOR CONSTRUCTION

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

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

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

PROPOSED PARKING AND DRIVE

PROPOSED BUILDING, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO REMAIN TYP.

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

KEY:

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

SEE SHEET L-1.0 FOR TREE REPLACEMENT

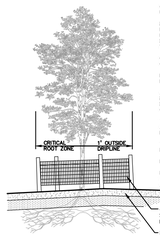
TREE INVENTORY/PRESERVATION CALCULATIONS

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

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

0	TOTAL DBH REQUIRED FOR REPLACEMENT

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



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

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

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

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

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

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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. NO GUARANTEE IS 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
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

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

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

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

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

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

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

EXISTING TREE LIST

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

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
~~862~~	~~15~~	~~Silver Maple~~	~~Acer saccharinum~~	~~Fair~~		~~INVASIVE~~	R	N	-
~~863~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~864~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
865	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
866	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
867	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
868	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
869	8	American Beech	Fagus grandifolia	Good		WOODLAND	S	N	-
870	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
871	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
872	16	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
873	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
874	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
875	10	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
876	9	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
~~877~~	~~10~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
878	11	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
879	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
880	11	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	S	N	-
881	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
882	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
883	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
884	11	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
~~885~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~886~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~887~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~888~~	~~15~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
889	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
890	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
891	6	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
892	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
893	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
~~894~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~895~~	~~10~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~896~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~897~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
898	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
899	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
900	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
901	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
902	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
903	10	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
~~904~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~905~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~906~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~907~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~908~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~909~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
910	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
911	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~912~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~913~~	~~6~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~914~~	~~6~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~915~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
916	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
917	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
918	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
919	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
920	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
921	11	Sugar Maple	Acer saccharum	Very poor		WOODLAND	S	N	-
~~922~~	~~6~~	~~American Elm~~	~~Ulmus americana~~	~~Poor~~		~~INVASIVE~~	R	~~Y~~	-
~~923~~	~~16~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~924~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
925	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
926	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
927	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~928~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~929~~	~~9~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~930~~	~~10~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
931	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
932	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
933	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
934	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~935~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~936~~	~~7~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~937~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~938~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
939	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
940	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
941	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
~~942~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~943~~	~~7~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
944	6	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
945	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
946	8	Basswood	Tilia americana	Good	X1	WOODLAND	S	N	-
~~947~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~948~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~949~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
950	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
~~951~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~952~~	~~13~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
953	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
954	16	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	S	N	-
955	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
~~956~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~957~~	~~7~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~958~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~959~~	~~8~~	~~Red Maple~~	~~Acer rubrum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~960~~	~~6~~	~~Red Maple~~	~~Acer rubrum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~961~~	~~13~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
962	12	Pear	Pyrus communis	Fair		LANDMARK	S	N	-
963	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
964	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
965	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
966	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
967	12	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
~~968~~	~~11~~	~~White Spruce~~	~~Picea glauca~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~969~~	~~14~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~970~~	~~12~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~971~~	~~8~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~972~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~973~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~974~~	~~7~~	~~American Elm~~	~~Ulmus americana~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~975~~	~~9~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~976~~	~~8~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~977~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~978~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
979	10	Basswood	Tilia americana	Good		WOODLAND	S	N	-
980	16	Basswood	Tilia americana	Good		WOODLAND	S	N	-
981	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
982	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
983	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~984~~	~~10~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~985~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~986~~	~~13~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~987~~	~~11~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~988~~	~~16~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~989~~	~~19~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
990	7	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
991	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
992	7	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
993	13	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
994	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
995	8	Thornapple/Haw thorne	Crageagus spp.	Poor	X1	WOODLAND	S	Y	-
996	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
997	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
998	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
999	7	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
1000	14	Black Walnut	Juglans nigra	Good		WOODLAND	S	N	-
~~1001~~	~~18~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
1002	6	Thornapple/Haw thorne	Crageagus spp.	Fair		WOODLAND	S	N	-
1003	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1004	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1005	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1006	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1007	12	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1008	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1009	8	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
1010	9	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
1011	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1012	11	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1013	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1014	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1015	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1016	6	Catalpa	Catalpa speciosa	Fair		WOODLAND	S	N	-
1017	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
1018	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1019	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
1020	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y	-
1021	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1022	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1023	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1024	6	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	S	Y	-
1025	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1026	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1027	6	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1028	16	Bitternut Hickory	Carya cordiformis	Fair		LANDMARK	R	~~Y~~	REPLACE
1029	10	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1030	11	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1031	7	Eastern Redbud	Cercis canadensis	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1032	11	Basswood	Tilia americana	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1033	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1034	9	Domestic Cherry	Prunus avium	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1035	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	-
1036	7	American Elm	Ulmus americana	Fair		INVASIVE	R	~~Y~~	-
1037	7	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1038	9	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1039	8	Basswood	Tilia americana	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1040	15	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1041	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1042	11	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1043	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	~~Y~~	REPLACE
1044	7	Ironwood	Ostrya virginiana	Fair		WOODLAND	R	~~Y~~	REPLACE
1045	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1046	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1047	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	~~Y~~	REPLACE
1048	8	Basswood	Tilia americana	Fair	X2	WOODLAND	R	~~Y~~	-
1049	11	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1050	11	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1051	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1052	6	White Spruce	Picea glauca	Poor		WOODLAND	R	~~Y~~	-
1053	14	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1054	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1055	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1056	7	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1057	11	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1058	6	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1059	7	Eastern Redbud	Cercis canadensis	Fair		WOODLAND	R	~~Y~~	REPLACE
1060	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1061	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1062	6	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1063	10	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1064	16	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1065	18	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1066	20	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1067	14	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1068	20	Black Walnut	Juglans nigra	Fair		LANDMARK	R	~~Y~~	REPLACE
1069	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1070	13	Red Oak	Quercus rubra	Fair		WOODLAND	R	~~Y~~	REPLACE
1071	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1072	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1073	12	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1074	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1075	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1076	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1077	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1078	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1079	8	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1080	13	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1081	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1082	6	American Elm	Ulmus americana	Fair		INVASIVE	R	~~Y~~	-
1083	12	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1084	8	Basswood	Tilia americana	Fair		WOODLAND	R	~~Y~~	REPLACE
1085	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	~~Y~~	REPLACE
1086	13	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1087	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1088	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1089	11	Wild Black Cherry	Prunus serotina	Poor		WOODLAND	R	~~Y~~	-
1090	10	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1091	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	~~Y~~	REPLACE
1092	10	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1093	16	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	R	~~Y~~	REPLACE
1094	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1095	12	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1096	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1097	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1098	16	Basswood	Tilia americana	Fair	X1	WOODLAND	R	~~Y~~	REPLACE
1099	11	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1100	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1101	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1102	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1103	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1104	10	Sycamore	Platanus occidentalis	Good		WOODLAND	R	~~Y~~	REPLACE
1105	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1106	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1107	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1108	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1109	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1110	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1111	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1112	19	Cottonwood	Populus deltoides	Good		INVASIVE	R	~~Y~~	-
1113	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1114	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1115	20	Basswood	Tilia americana	Fair		LANDMARK	R	~~Y~~	REPLACE
1116	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1117	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1118	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1119	10	Sycamore	Platanus occidentalis	Fair		WOODLAND	R	~~Y~~	REPLACE
1120	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1121	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1122	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1123	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1124	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1125	13	Cottonwood	Populus deltoides	Fair		INVASIVE	R	N	-
1126	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	~~Y~~	-
1127	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1128	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	~~Y~~	REPLACE
1129	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1130	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1131	21	Black Walnut	Juglans nigra	Good		LANDMARK	R	~~Y~~	REPLACE
1132	16	Basswood	Tilia americana	Good		WOODLAND	R	~~Y~~	REPLACE
1133	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1134	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1135	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
1136	10	Sycamore	Platanus occidentalis	Good	X1	WOODLAND	R	~~Y~~	REPLACE
1137	10	Black Walnut	Juglans nigra	Fair		WOODLAND	R	~~Y~~	REPLACE
1138	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	~~Y~~	REPLACE
1139	17	Black Walnut	Juglans nigra	Good		WOODLAND	R	~~Y~~	REPLACE
1140

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

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

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

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

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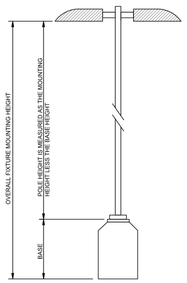


Mounting Height Note

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

Dark Sky Note

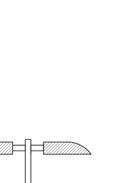
ALL FIXTURES INCLUDED ON THIS DESIGN ARE IN COMPLIANCE WITH INTERNATIONAL DARK SKY ASSOCIATION REGULATIONS FOR DARK SKY FRIENDLY FIXTURE(S).

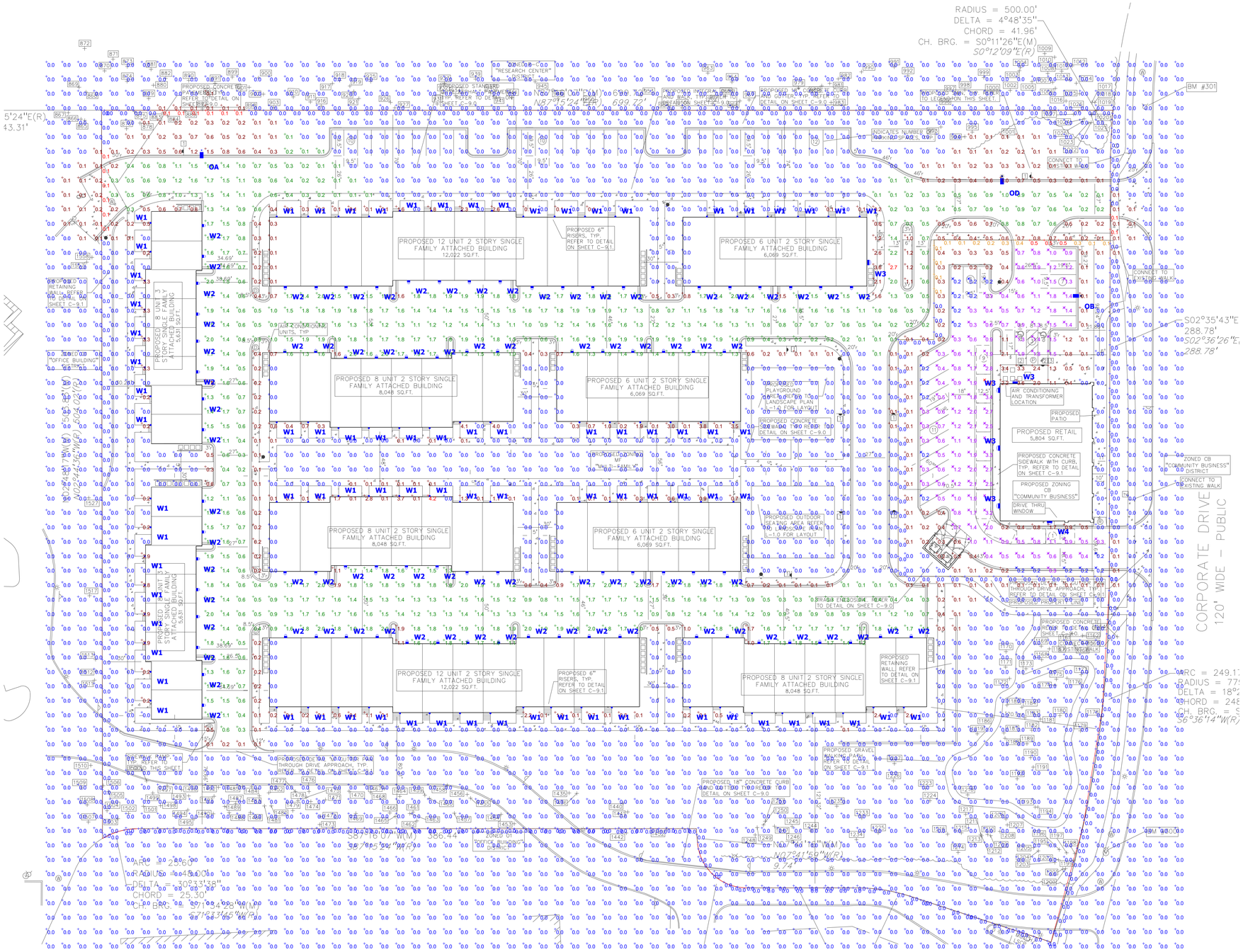
Drawing Note

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

Ordering Note

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




PROPOSED 12 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 12,022 SQ.FT.
PROPOSED 6 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 6,069 SQ.FT.
PROPOSED 8 UNIT 3 STORY SINGLE FAMILY ATTACHED BUILDING 9,431 SQ.FT.
PROPOSED 8 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 8,048 SQ.FT.
PROPOSED RETAIL 5,804 SQ.FT.
PROPOSED PATIO
AIR CONDITIONING AND TRANSFORMER LOCATION
PROPOSED PLAYGROUND AREA REFER TO LANDSCAPE PLAN
PROPOSED OUTDOOR SEATING AREA REFER TO LANDSCAPE PLAN
PROPOSED ZONING MF "MULTI-FAMILY"
PROPOSED ZONING CB "COMMUNITY BUSINESS"
ZONED CB "COMMUNITY BUSINESS" DISTRICT
DRIVE THRU WINDOW
PROPOSED 6" RISERS, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED RETAINING WALL REFER TO DETAIL ON SHEET C-9.1
PROPOSED CONCRETE SIDEWALK WITH CURB, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED GRAVEL WALKWAY REFER TO DETAIL ON SHEET C-9.1
PROPOSED 18" CONCRETE CURB AND GUTTER TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE THROUGH DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE PAVEMENT

D-Series Size 1
LED Wall Luminaire

d*series

Catalog Number
Notes
Type

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

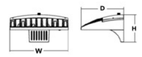
Specifications

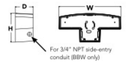
Luminaire

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

Back Box (BBW, E20WC)

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





Introduction

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

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

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

DSXW1 LED

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

Other Options	Shipped separately[12]	Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V)[5,13] DF Double fuse (208, 240 or 480V)[5,6] HS House-side shield[13] SPD Separate surge protection	BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

Accessories
Ordered and shipped separately.

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

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

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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gotham® | E V O®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Wall Mount Cylinder 4"

OVERVIEW

Feature Set

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

Distribution

Superior Perfomance

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

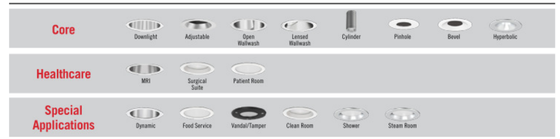
COMPLEMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light

General Illumination Layer I EVO

High Center Beam Layer I Incito

EVO + Incito — Multiple Layers of Light



EVO4WC
page 1 of 9

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

D-Series Size 0
LED Area Luminaire

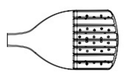
d*series

Catalog Number
Notes
Type

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

Specifications

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



Design Select options indicated by this color background.

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[5,6] 120[4,26] 208[4,26] 240[4,26] 277[4,26] 347[4,26] 480[4,26]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[7] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PIR High/low, motion/ambient sensor, 8-40'mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PER5 Five-pin receptacle only (controls ordered separately)[14,15]	PER7 Seven-pin receptacle only (controls ordered separately)[14,15] FAO Field adjustable output[10,16] BL30 Bi-level switched dimming, 30%[9,16] BL50 Bi-level switched dimming, 50%[9,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	**Shipped installed** HS Houseside shield (black finish standard)[18] L90 Left rotated optics[3] R90 Right rotated optics[3] CCE Coastal Construction[19] HA 50°C ambient operation[20] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

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

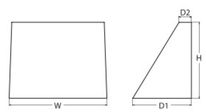
Introduction

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

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

Specifications

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



design select

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

WDGE LED Family Overview

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

Ordering Information

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

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

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

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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Schedule

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

GB

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

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

MIXED USE DEVELOPMENT

NORTHLAND DEVELOPMENT

TROY, MI

RETAIL BUILDING AREA

TOTAL	5,804 SF

2-STORY RESIDENTIAL CONDOS UNIT AREAS

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

3-STORY RESIDENTIAL CONDOS UNIT AREAS

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

INDEX OF DRAWINGS

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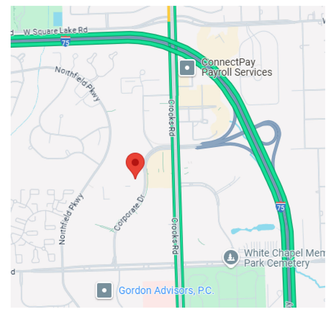
A.1	RETAIL BUILDING PLANS & ELEVATIONS
A.2	6-UNIT CONDOS FOUNDATION PLAN, FLOOR PLANS
A.3	6-UNIT CONDOS EXTERIOR ELEVATIONS
A.4	8-UNIT & 12-UNIT CONDOS FOUNDATION PLANS
A.5	8-UNIT CONDOS FOUNDATION PLANS
A.6	8-UNIT CONDOS EXTERIOR ELEVATIONS
A.7	12-UNIT CONDOS FOUNDATION PLANS
A.8	12-UNIT CONDOS EXTERIOR ELEVATIONS
A.9	8-UNIT - 3 STORY FOUNDATION PLAN, LOWER LEVEL PLAN
A.10	8-UNIT - 3 STORY FIRST FLOOR PLAN, SECOND FLOOR PLAN
A.11	8-UNIT - 3 STORY EXTERIOR ELEVATIONS

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



NORTH

LOCATION KEY
NTS

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
TITLE SHEET

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

ISSUED:
SPA
05-10-24
07-08-25
08-06-25
09-16-25

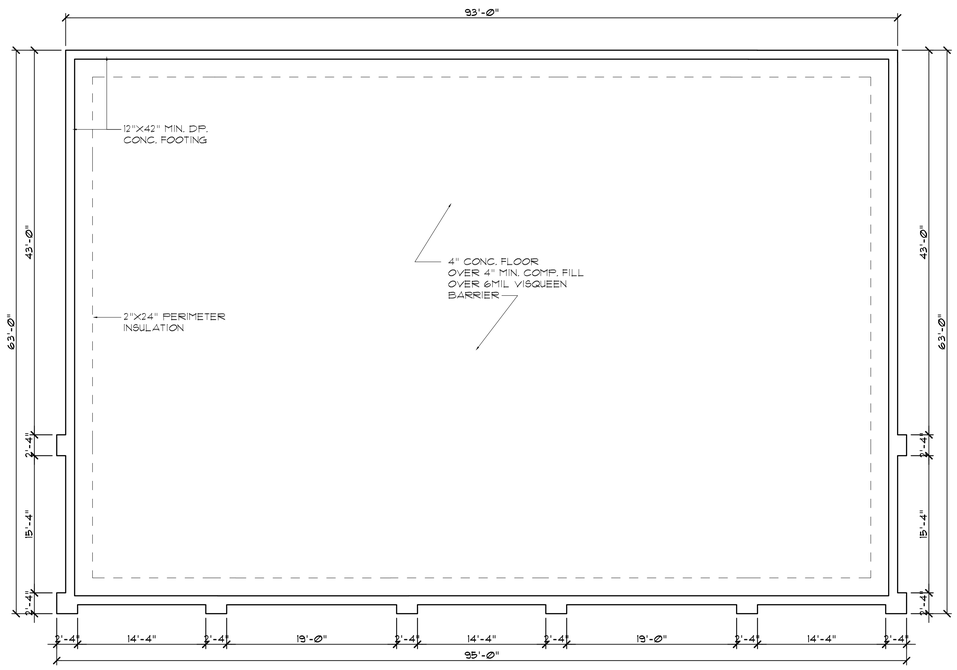
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

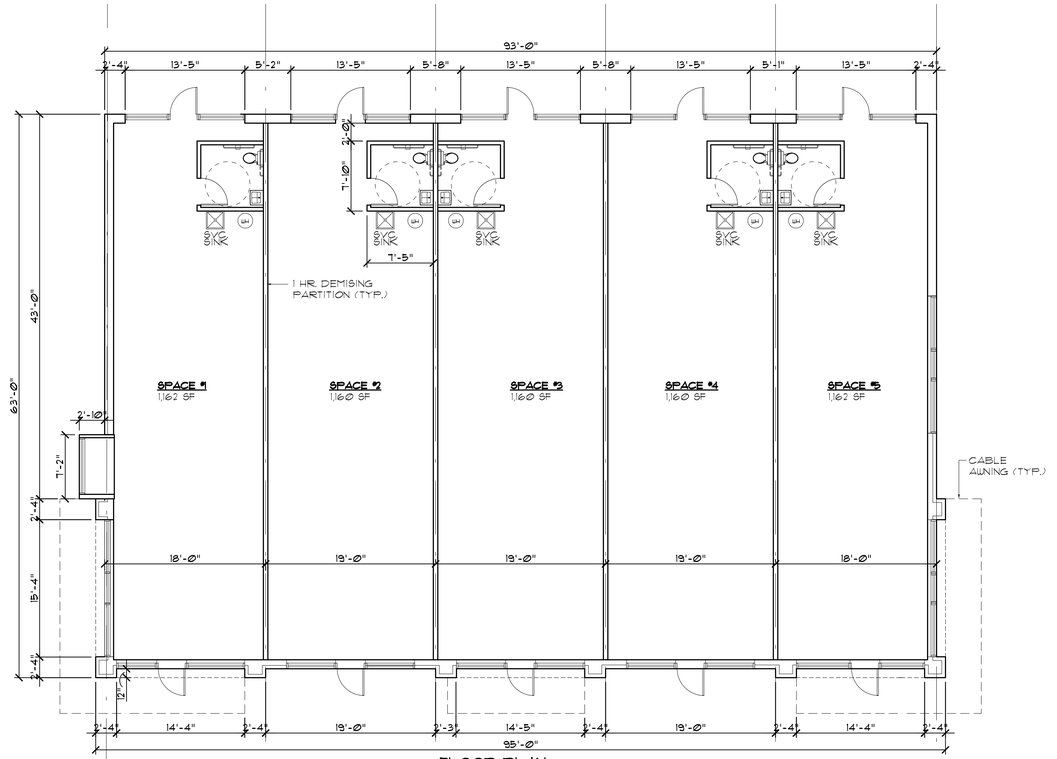
SHEET
T.1

MIXED USE DEVELPMNT.



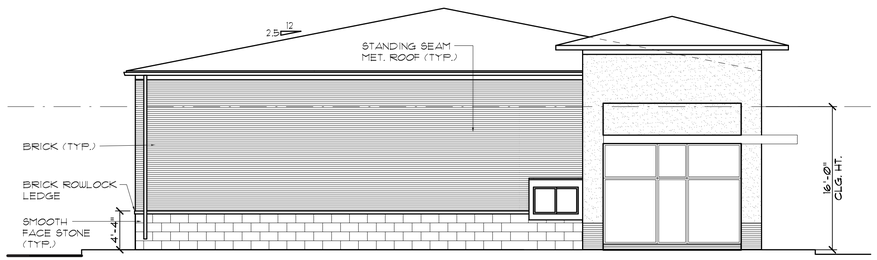
FOUNDATION PLAN

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



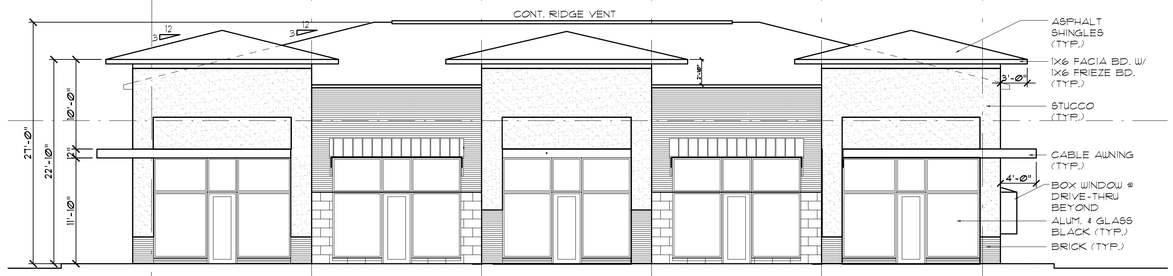
FLOOR PLAN

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



LEFT SIDE ELEVATION

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

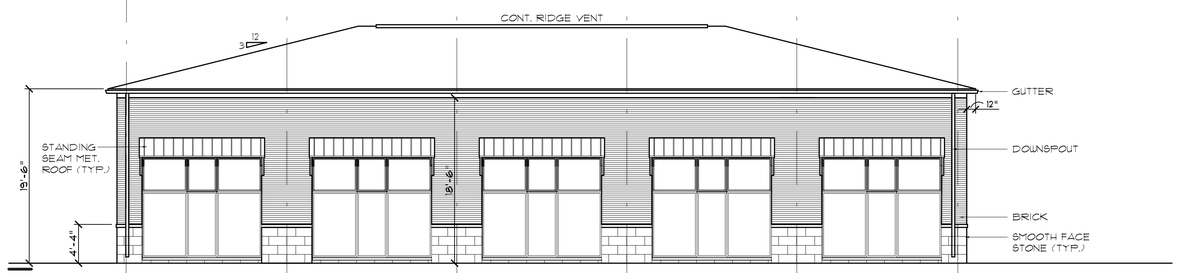


FRONT ELEVATION

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

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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PROJECT

MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT

FOUNDATION PLAN,
FLOOR PLAN,
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
03-10-24
07-09-25
09-09-25
09-19-25
REV. 1
04-11-25
REV. 2
08-19-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.1

MIXED USE DEVELPMNT.

Retail Building

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
FOUNDATION PLAN,
FLOOR PLAN,
EXTERIOR ELEVATIONS

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

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

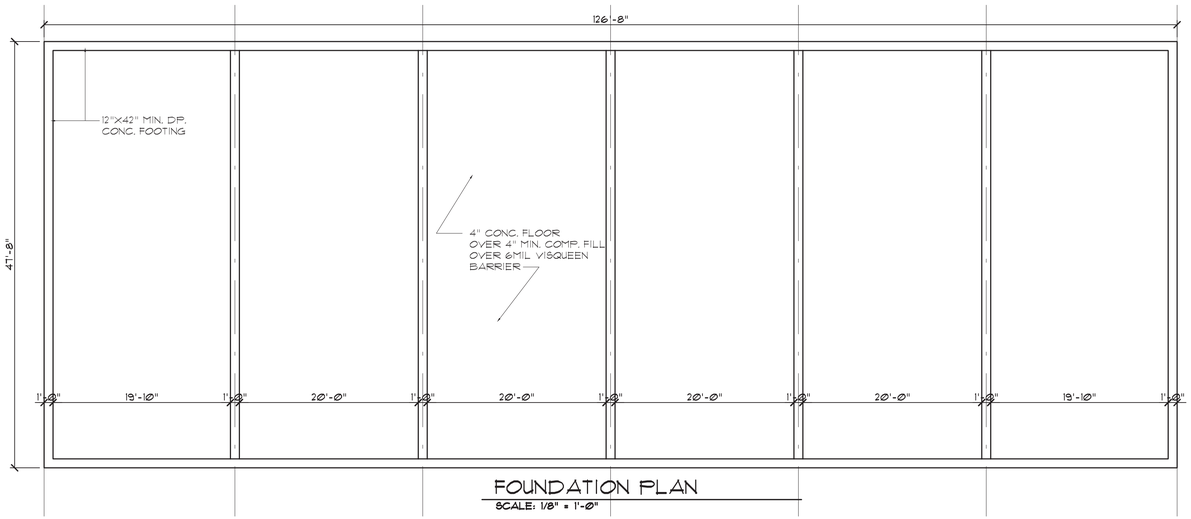
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

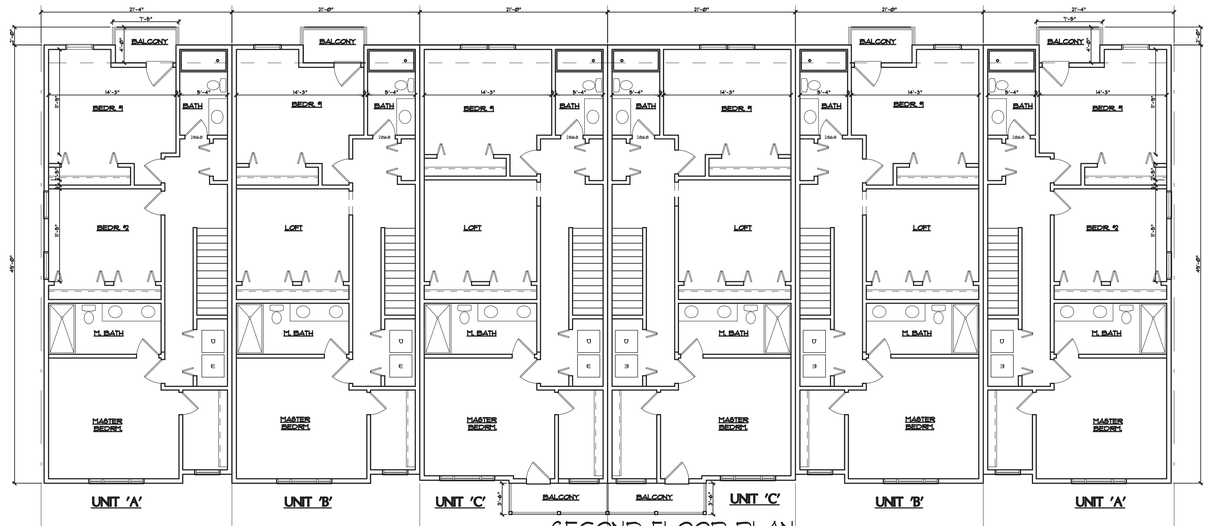
JOB NO.
24-20

SHEET
A.1.1

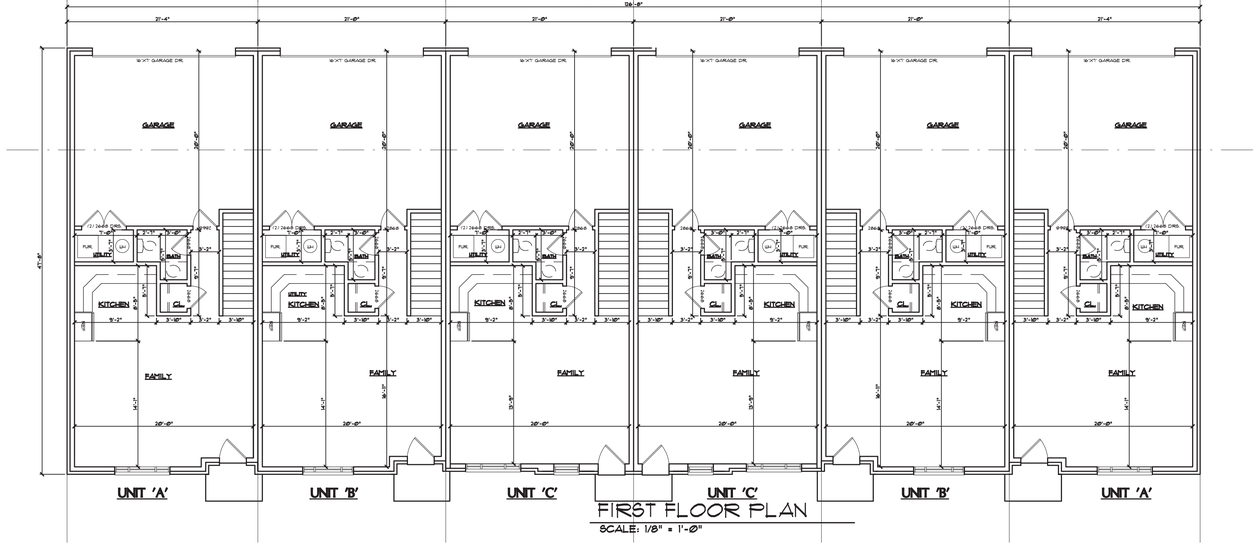
MIXED USE DEVELPMNT.



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



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
RESIDENTIAL CONDOS,
FOUNDATION PLAN,
FLOOR PLAN

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.2

MIXED USE DEVELPMNT.

2 - Story Residential 6 Unit

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

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

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

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
6-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24

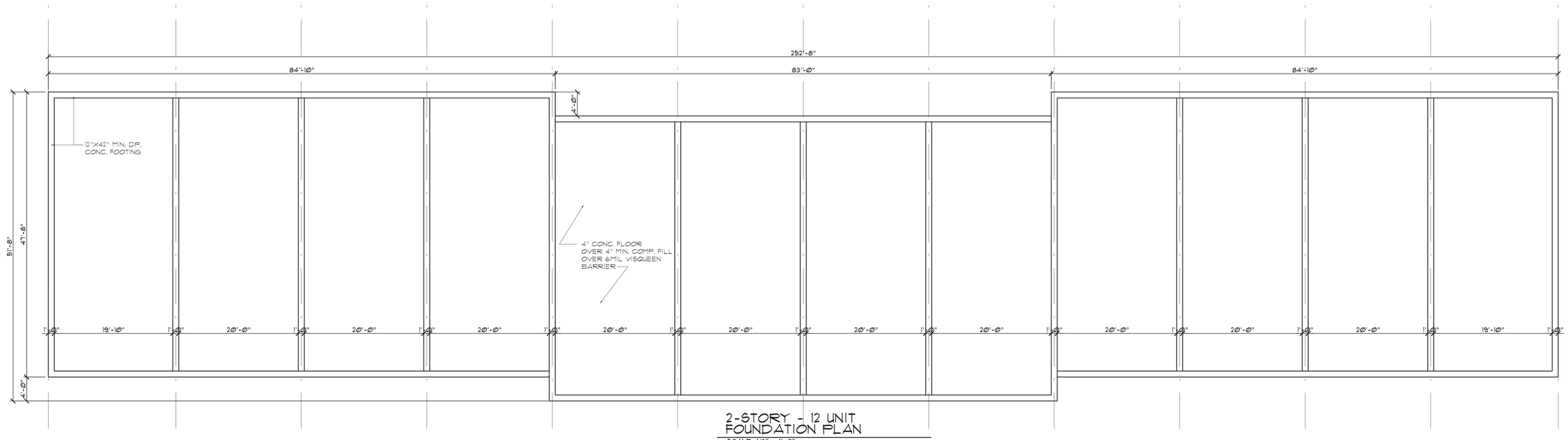
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

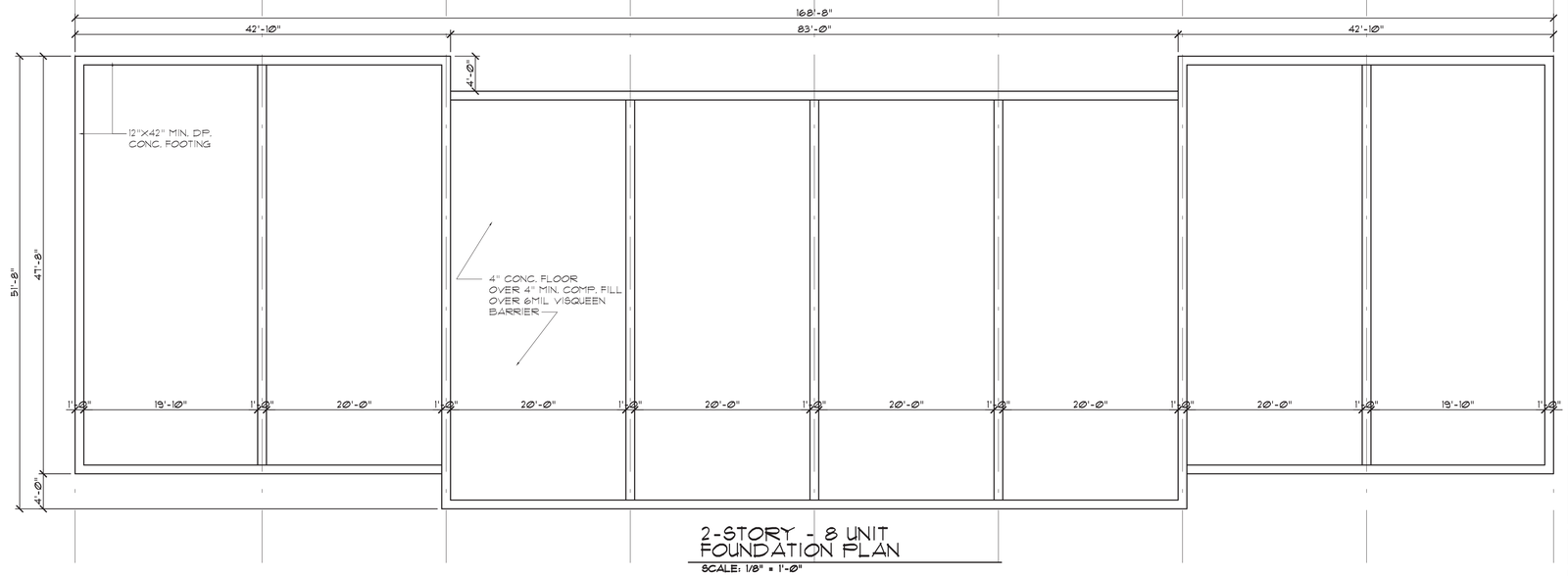
SHEET
A.3

MIXED USE DEVELPMNT.



2-STORY - 12 UNIT
FOUNDATION PLAN

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



2-STORY - 8 UNIT
FOUNDATION PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT & 12 UNIT
RESIDENTIAL CONDOS
FOUNDATION PLANS

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

ISSUED:
SPA
12-10-24

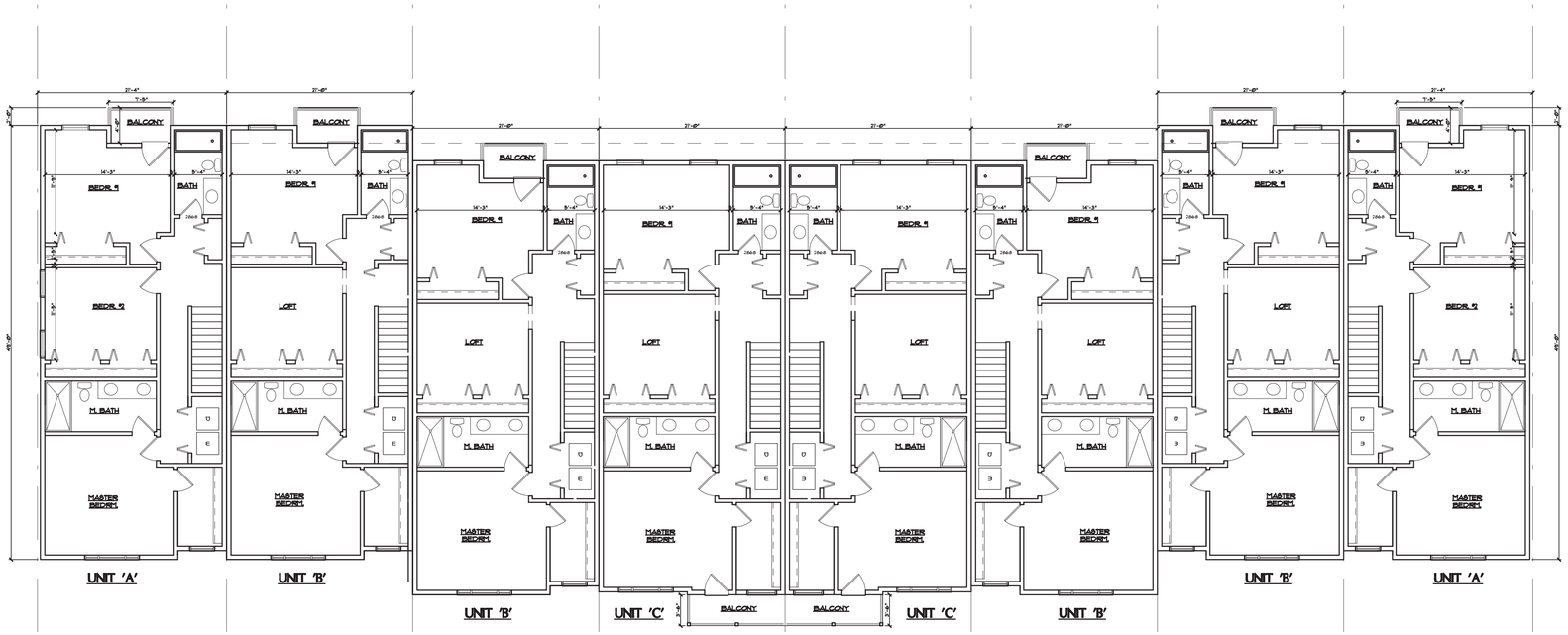
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

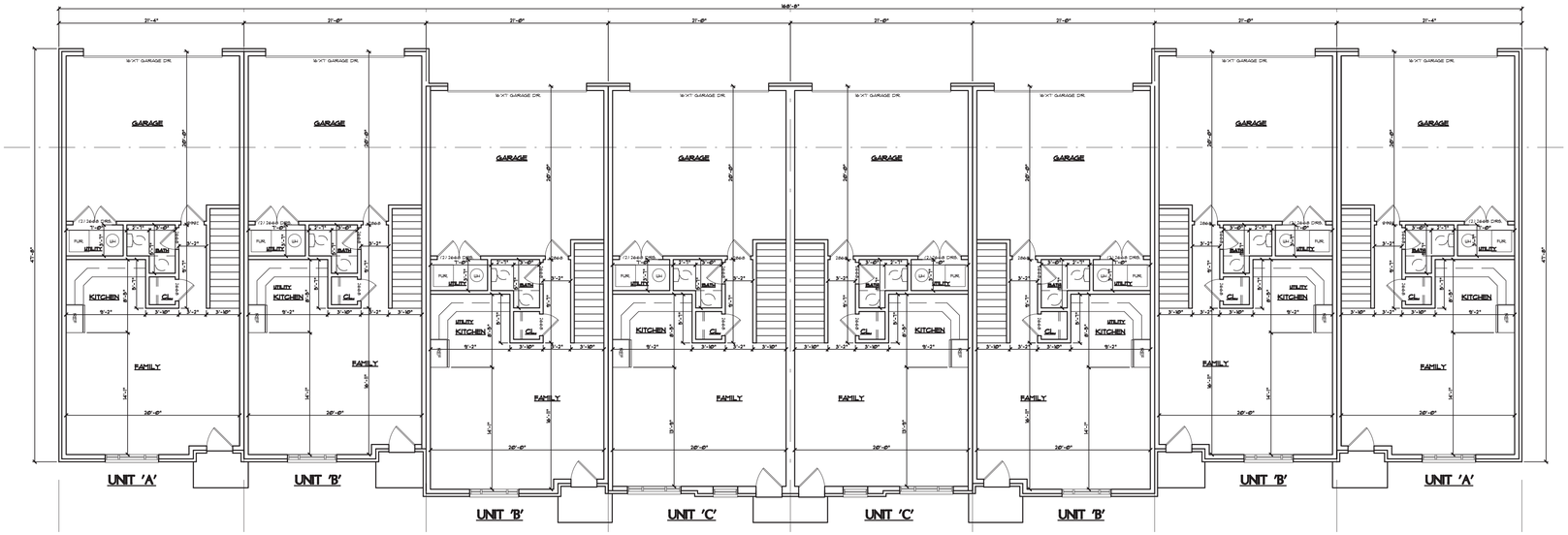
JOB NO.
24-20

SHEET
A.4

MIXED USE DEVELPMNT.



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.5

MIXED USE DEVELPMNT.

2 - Story Residential 8 Unit

ROOF - CAMBRIDGE
IKO -DUAL BLACK SHINGLES

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

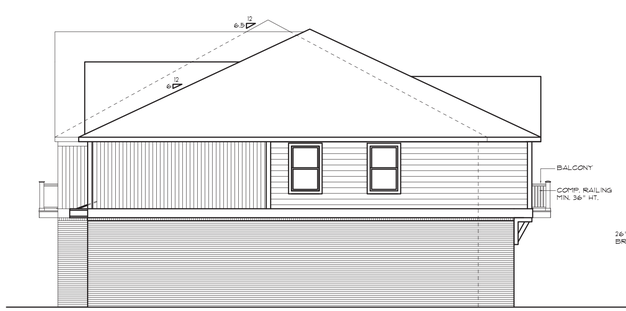
WINDOWS / DOOR FRAME
BLACK

BLACK ALUMINUM AWNING

BRICK: GENERAL SHALE
MIDNIGHT MIST OR SIMILAR

BRICK: GENERAL SHALE
MORNING SNOW OR
SMINILAR

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



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

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-20-24
01-02-25
02-05-25

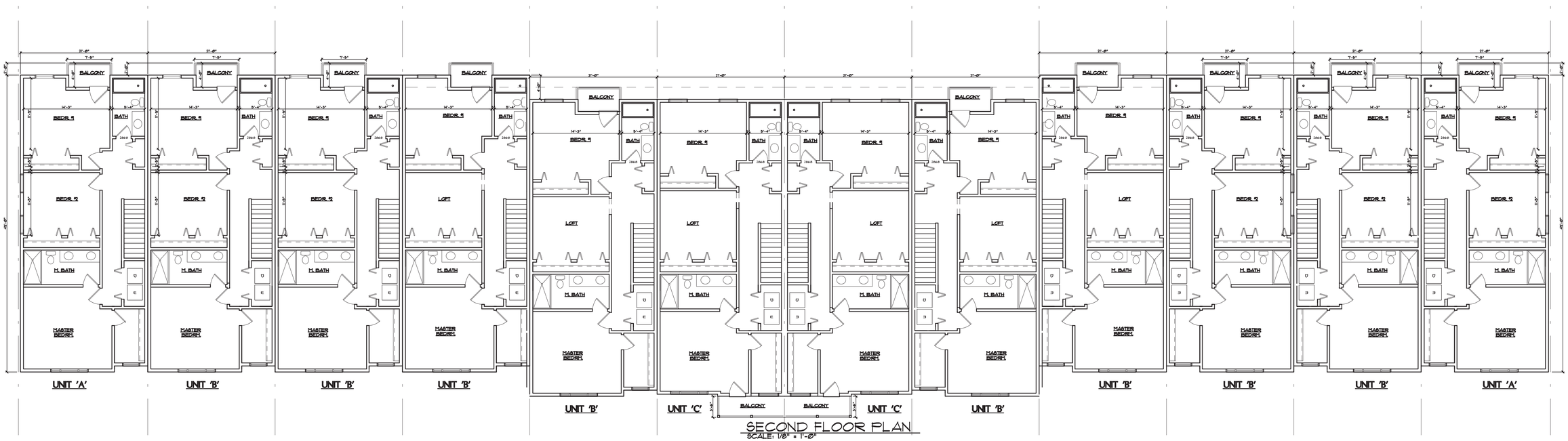
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

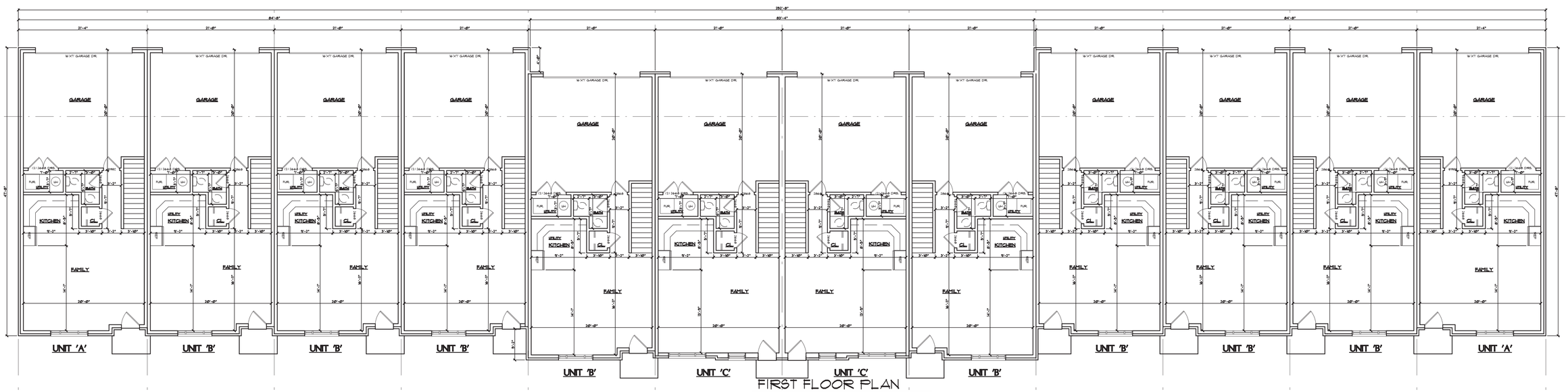
SHEET
A.6

MIXED USE DEVELPMNT.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

ISSUED:
SPA
11-10-24
01-02-25
02-06-25
02-13-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.7

MIXED USE DEVELPMNT.

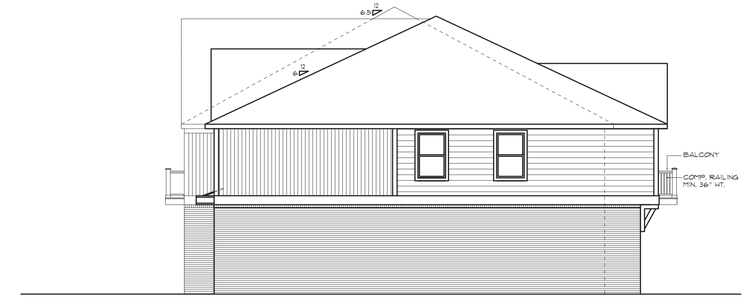
2 - Story Residential 12 Unit

2-STORY - 12UNIT
FRONT ELEVATION

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

2-STORY - 12 UNIT
REAR ELEVATION

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



SIDE ELEVATION

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

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

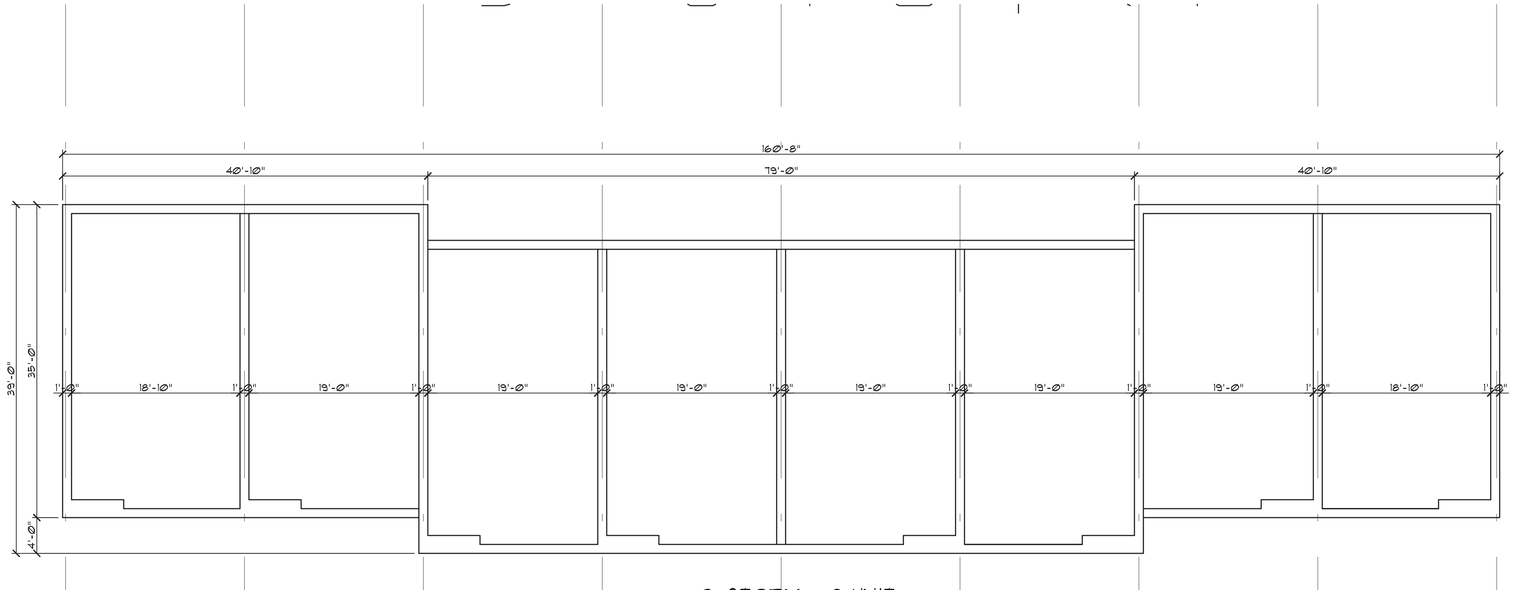
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

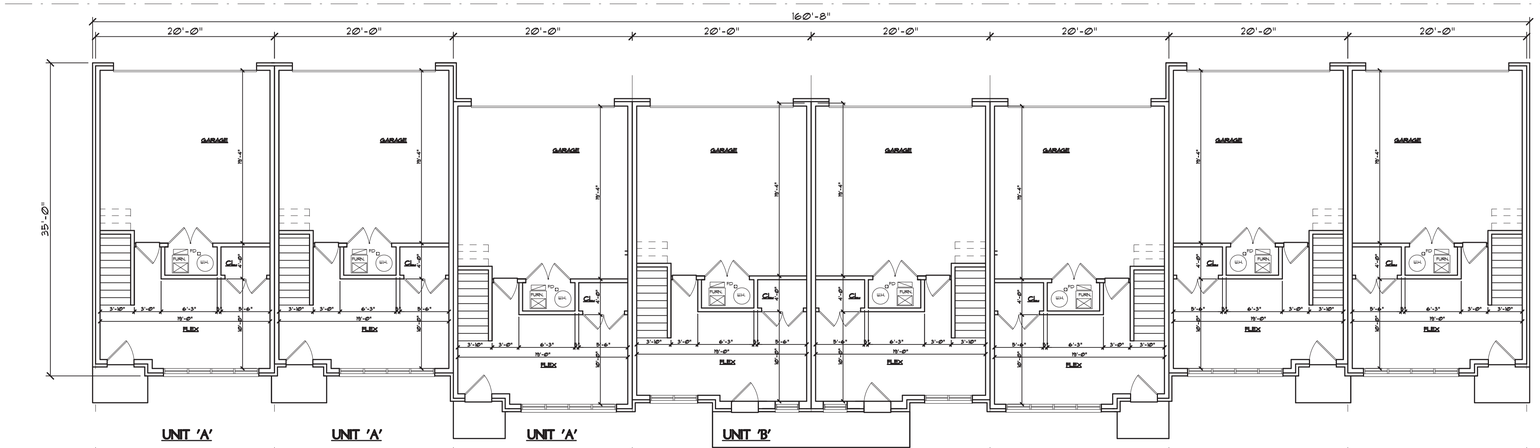
SHEET
A.8

MIXED USE DEVELPMNT.



3-STORY - 8 UNIT
FOUNDATION PLAN

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



3-STORY - 8 UNIT
LOWER LEVEL FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

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

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

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

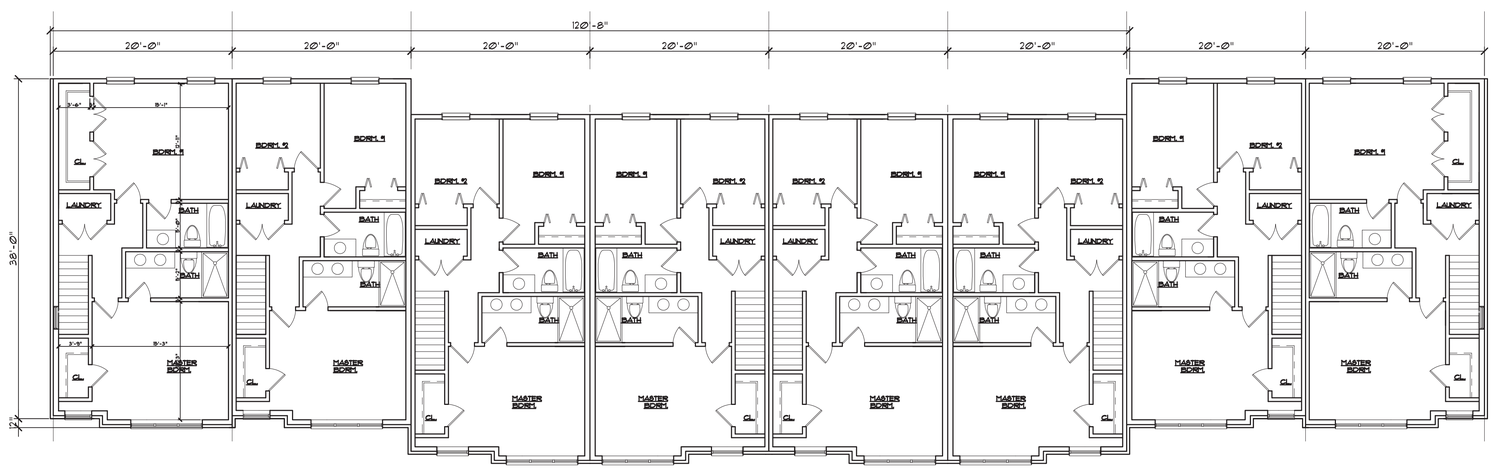
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

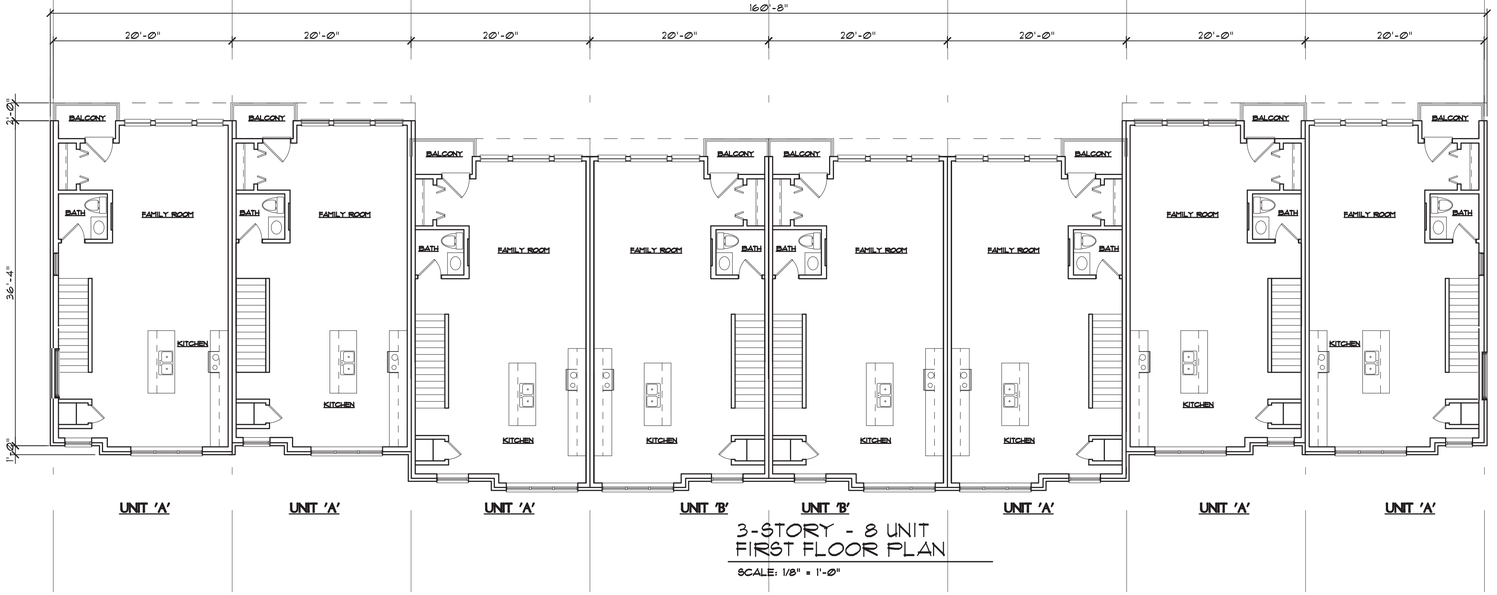
SHEET
A.9

MIXED USE DEVELPMNT.



3-STORY - 8 UNIT SECOND FLOOR PLAN

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



3-STORY - 8 UNIT FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

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

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

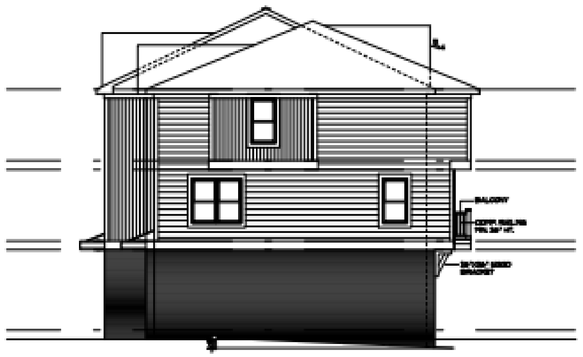
DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.10

MIXED USE DEVELPMNT.

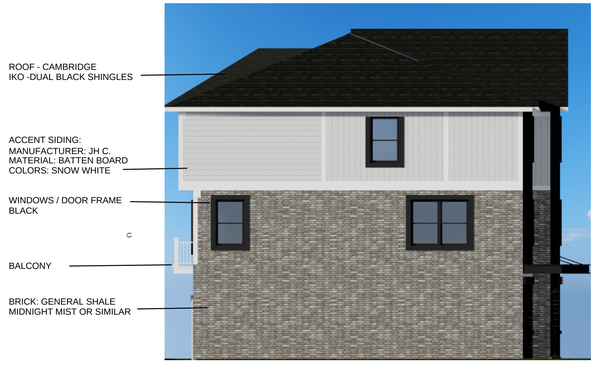
3 - Story Residential 8 Unit



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

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

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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

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

DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

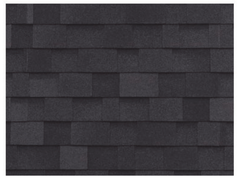
JOB NO.
24-20

SHEET
A.11

MIXED USE DEVELPMNT.

Exterior Building Materials

Roofing



IKO Cambridge Dual Black or equal

Brick

Midnight Mist or similar

Morning Snow or similar

Meadowbrook or similar

Smooth Face Limestone

Exterior Siding Colors

Dark Bronze SW2501

White Snow SW 7007

Pure White SW7005

Exterior Siding

James Hardie Cement vertical batten board

James Hardie vertical board natural veneer

LP SmartSide Horizontal Fiber Cement

James Hardie vertical batten board
Midnight Mist

Liquor
Lamonts
World's Best
COFFEE
FOOD LION

EUREKA INNOVATION DEVELOPMENT
EurekaInnovationDevelopment.com

January 15, 2025
PEA Project No: 24-1286

Mr. Brent Savidant
Community Development Director
City of Troy Planning Department
500 West Big Beaver
Troy, Michigan 48084

RE: Conditional Rezoning Application
Parcel 20-08-451-004
5455 Corporate Drive
City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

Eureka Innovation Development respectfully is petitioning for a change in the zoning for Parcel # 20-08-451-004.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting that the zoning map of the City of Troy be amended to conditionally rezone 5455 Corporate Drive, being parcel number 20-08-451-004, from O-1 to CB and MF in order to construct 10 attached single-family dwelling buildings totaling 82-units and a single-story retail building. The proposed development provides economically attainable housing while offering community amenities, including retail and dinning options.

Location & Existing Conditions:

The subject property is located on the west side of Corporate Drive between Crooks and Long Lake Roads. The parcel is approximately 358,274 square feet or 8.22 acres in size. The parcel is currently developed with a nearly vacant three-story office building, being approximately. The surrounding parcels include office uses to the north, south west and restaurant to the east.

Existing Zoning & Future Land Use:

As stated above the subject parcel is zoned 0-1 Office. The existing office appears to have been constructed in the late-1980's.

The 2040 City of Troy Master Plan indicates that the subject parcel is in the "North Troy Special Planning Area". The priorities denoted in the plan are to provide a compatible and vibrant mix of uses, improve multi-modal circulation and safety, and inspire tactical place making to create a lively place. One strategy noted in the priority is to promote residential infill through property repurposing.

Proposed Use & Site Plan:

Under the proposed rezoning (***see Exhibit B) t***he proposed MF zoning development (***see Exhibit C***), shall be limited to 10-buildings, 82 total residential units, consisting of 66 2-story and 16 3-story attached single-family residential units. Each unit will be approximately 1550 - 1760 sq/ft and include an attached 2-car garage. The buildings will be materials consisting of a mix of brick, asphalt shingles, plank siding, with variety of color palettes and durable low-maintenance or maintenance free materials.
Under the proposed rezoning the proposed CB zoning development (***See Exhibit C***) shall be limited to a single-story retail building, approximately 5800 sq/ft, fronting on Corporate Drive, with a patio along Corporate Drive and parking located to the sides and rear of the building. The building will be materials consisting of a mix of brick, stone, stucco, asphalt shingles, with variety of color palates and durable low-maintenance or maintenance free materials.
The overall site design shall promote resident walk-ability throughout the site while connecting the other office buildings to the new retail area.

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

The following conditions are provided voluntarily as conditions of rezoning approval:

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

9. The retail building materials shall be a mix of brick, stone, stucco, asphalt shingles, with variety of color paletes and durable low-maintenance or maintenance free materials.
10. Provide joint access between MF and CB developments on the north access road.

Reasons of Recommendation:

We request rezoning approval, based upon the following:

A. Per the 2040 Master Plan for the North Troy Study Area, promote residential infill through property repurposing to provide housing that is composed of smaller single-family attached homes that achieves moderate density appealing to both younger and older populations and adding retail services supporting not only residents but also nearby office tenants.
B. Creates a uniform Zoning district that could not be provided prior to the Michigan Zoning Enabling Act.
C. The site's physical and other environmental features are compatible with the proposed number of single-family attached dwelling units.
D. The proposed number of single-family attached dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
E. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of single-family attached dwelling units.
F. The capacity of public utilities and services is sufficient to accommodate the proposed number of single-family attached dwelling units without compromising the city's health, safety and welfare.
G. There is an apparent demand in the City for single-family attached dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
H. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy’s Master Plan and preserve the natural features of the site better than if the site was developed under its current zoning.

Thank you for your consideration,

E. Nikolla

Eureka Innovation Development
5920 Livernois
Troy Mi 48098

500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: August 6, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Jeanette Menig, Human Resources Director
Josh Jones, Police Chief
Emily Frontera, Purchasing Manager

Subject: Bid Waiver – Professional Services – Police Department Testing Services (Introduced by Josh Jones, Police Chief)

History

The Police Department has an open Captain position due to a recent retirement. The Police Department's Sergeant eligible list has been recently certified, but there is not a current list established for the Police Captain and Police Lieutenant positions.

Act 78 Civil Service requires that a competitive examination be given and that an eligible list, based on the cumulative test score, be established. Upon Act 78 certification, these lists would remain valid for two years. Police Captain and Lieutenant candidates participate in an assessment center process to develop an eligibility list.

Purchasing

Since 1990 Empco, Inc. has provided promotional testing services for the Police Department. Empco has provided excellent service and the Department is satisfied with the manner in which they conduct promotional testing. Empco customizes the testing to meet the needs of the organization and comply fully with Act 78 Commission requirements. Empco provides promotional and entry level testing for numerous Police Departments and agencies around the state, and is a local company based here in Troy.

Financial

The total cost for the promotional testing depends upon the number of candidates taking the examinations. The fee structure below is an estimate based on the number of candidates that have applied for the position in the past. See below for Empco, Inc. pricing as detailed in the attached proposal for this testing. If all current officers who meet the minimum requirements apply for these promotions, the costs would increase by approximately $2,525.00. Funds are currently available in the Police Department's contractual services budget for these services for the 2026 Fiscal Year.

Pricing

Assessment Center – Lieutenant (based on 10 candidates)		**Total**
Development Fee	$5,000.00	$5,000.00
Administration Fee (per day, up to 5 candidates per day)	$2,200.00 (x2)	$4,400.00
Per Candidate Fee	$325.00 (x10)	$3,250.00
Limited Executive Assessment – Captain (based on 4 candidates)		
Development Fee and One Day Administration Fee	$5,200.00	$5,200.00
Per Candidate Fee	$275.00 (x4)	$1,100.00
Estimated total		$18,950.00

Mileage and travel expenses will be billed as they occur at the current IRS approved rate.

Recommendation
City Management recommends, in the best interest of the City, waving the bid process and approving the contract with *Empco, Inc of Troy, MI* to provide Police Department Promotional Testing Services for an estimated $18,950.00 as detailed in the attached proposal.

Legal Review
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

AGREEMENT FOR EMPLOYMENT TESTING SERVICES

This Agreement for Employment Testing Services is entered into this _____ day of 2025, between the City of Troy, Michigan, a Michigan municipality having its principal place of business at 500 W. Big Beaver Road, Troy, MI 48084 (hereinafter "City") and Empco, Inc., a Michigan corporation, having its principal office at 1740 W. Big Beaver Road, Troy, MI 48084 (hereinafter "Empco").

WHEREAS, Empco provides employment testing services, including the administration of a written examination (as applicable), as well as an assessment center, to screen potential municipal police department candidates; and

WHEREAS, Empco has submitted proposals to develop and conduct employment testing services for police captain and police lieutenant; and

WHEREAS, the City is desirous of having Empco provide the employment testing services, in connection with the bid proposals submitted by Empco, which are attached and incorporated by reference.

NOW THEREFORE, in consideration of the following, the City and Empco agree to the following:

1. The parties shall comply with all applicable federal, state, and local laws, including non-discrimination laws, and shall comply with all EEOC, Title VII requirements and regulations, and shall not discriminate against any candidate based on race, color, sex, national origin, religion, age, or handicap.

2. Empco shall conduct an assessment center for the position of Troy Police Captain and Police Lieutenant.

3. Immediately after this contract is executed, Empco shall conduct a job analysis, which shall include, but not be limited to, a review the departmental policies, procedure, and organization of the City, conduct interviews with appropriate representatives of the City to better understand the organization, its culture, the objectives of the City and the positions to be filled, and administering surveys.

4. Empco shall determine the specific job elements that are critical to the position of Police Captain and Police Lieutenant and shall prepare a job analysis.

5. Empco shall develop at least four job related exercises to assess each candidate for the lieutenant position. These assessment exercises

shall be consistent with the most recent version of "Guidelines and Ethical Considerations for Assessment Center Operations," or similar guidance as approved by Troy City Administration.

6. Empco shall develop an interview exercise and an oral presentation exercise to assess each candidate for the captain position. These assessment exercises shall be consistent with the most recent version of "Guidelines and Ethical Considerations for Assessment Center Operations," or similar guidance as approved by Troy City Administration.

7. Empco shall work with the designated City representative to schedule the date and the time and the facilities for conducting the assessment centers. The assessment centers shall be administered in an appropriate City facility, and at the City's expense.

8. Empco shall prepare a notice of the date, time, and location of the assessment centers, which shall be forwarded to the City for posting in at least two conspicuous locations at the City. This notice shall be prepared and forwarded to the City at least fourteen days before each scheduled assessment center.

9. The City shall notify Empco of the number of candidates for the position as soon as possible. At the conclusion of the pre-assessment orientation meeting, Empco shall be provided with the final list of all candidates.

10. Empco shall hold a pre-assessment orientation meeting with the candidates for each position approximately one week prior to the scheduled assessment center. This orientation shall provide the candidates with information about the assessment center process. If candidates are unable to make the pre-assessment orientation meeting, then Empco shall immediately provide the information about the assessment center process to the candidates by mailing the information to the candidates or with a phone conversation with the candidates.

11. Empco shall provide a facilitator for the assessment center. In addition, Empco shall provide the assessment team, which shall consist of police executives that possess the necessary experience, background and knowledge to assess the candidates for the position in question. No member of the assessment team shall have any prior prejudicial knowledge or acquaintance with any of the candidates that are being assessed by the assessment team.

12. Each member of the assessment team shall individually observe and rate each candidate for the position.

13. Empco shall train each member of the assessment team as to the Empco assessment process, the exercises that are to be used, and the scoring criteria.

14. Empco shall tally the assessment center score for each candidate for each position, and shall provide a written copy of the final scores to the City within one week of the assessment center.

15. If approved by the City and requested by the candidate within 60 days of the assessment center, Empco will either meet or have a phone conversation with each candidate to discuss the candidate's individual performance at the assessment center. The purpose of this review is to provide the candidate with feedback that can be used in future assessment processes, rather than to impact the final scores of the assessment center.

16. For the assessment center for the position of lieutenant, the City shall pay Empco the sum of $5000 as the base fee for the development of each assessment center, and $2,200 for each required day for administration of assessment center. Additionally, the City shall pay $325 for each candidate evaluated.

17. For the assessment center for the position of captain, the City shall pay Empco the sum of $5200 as the base fee for the development of each assessment center, as well as the one day administration fee for administration of assessment. Additionally, the City shall pay $275 for each candidate evaluated.

18. The City will also reimburse mileage for the Empco facilitator and also the members of the Empco assessment team, at the IRS approved rate.

General Contract Provisions

19. The parties each represent that they have the authority to enter into this contract.

20. Empco shall send all results to: Jeanette Menig, Human Resources Director, as representative of the City.

21. Empco shall invoice the City for services after the final results are provided to the City. The City shall pay those invoices within 30 days of receipt.

22. Empco shall carry general liability insurance, professional liability, automobile insurance, workers compensation and employers' liability insurance for any actions, claims, liability or damages caused to others arising out of the performance of this agreement, in amounts approved by the City of Troy. Empco shall provide the City with a copy of each such insurance policy upon request of the City. The City of Troy shall be named as an additional insured and the City of Troy shall be notified of any cancellation or material change of that insurance within 30 days. Cancellation of the insurance shall be considered a breach of this contract and the contract shall become null and void unless the Contractor immediately provides proof of renewal of continuous coverage to the City of Troy. All insurance carriers shall be licensed and admitted to do business in the State of Michigan. Proof of insurance meeting these requirements shall be provided to City of Troy within 24 hours after execution of this contract.

23. To the fullest extent permitted by law, Empco agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Troy, the Troy Police Department, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Troy or the Troy Police Department, against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Troy, Troy Police Department, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Troy or the Troy Police Department, for any claims arising from preparation of the test, procedures conducted for or during the testing, selection of questions, method of scoring, or any other action relating to the execution of activities by Empco outlined in this Agreement.

24. The City may terminate this Agreement for breach of any of the terms and conditions, including but not limited to, unsatisfactory performance or failure to timely comply with the procedures set out herein. Written notification of termination shall be sent by first class mail to Empco at there last known address. Upon receipt of a notice of termination, Empco shall cease performance of any of the terms and conditions under this Agreement.

25. Empco shall have no authority or power to assign, subcontract, or transfer any rights, privileges, or interest without obtaining prior written permission from the City.

26. This Agreement incorporates by reference the attached Empco Proposals, as though fully set out herein. If there is a conflict between the Proposals and this Agreement, this Agreement shall control. These documents constitute the entire Agreement and any changes thereto shall be in writing signed by both the parties unless otherwise set out in the Agreement.

27. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. The parties agree that venue for any causes of action shall be Oakland County, Michigan.

Signed this _____ day of _____, 2025.

City of Troy	Empco
By: _____	By: _____
Its: _____	Its: _____

Proposal for Troy Police Department

Captain and Lieutenant Promotional Processes

Proposal Submitted by:

EMPCO® INCORPORATED

Submitted:
July 24, 2025

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Thank you for the opportunity to submit a proposal for your upcoming promotional processes for Captain and Lieutenant. Our proposal covers the development and administration of the testing process you describe in your Request for Proposal.

About Empco

Empco was incorporated in 1985 and is located in Troy, MI. Empco, Inc. specializes in employment relationships with an emphasis on testing and evaluations in the public sector. Our focus is on entry level and promotional assessments for public safety and municipal positions.

In 1987, Empco began conducting promotional testing for police departments in Michigan. From our offices in Troy, we have grown into the largest firm in the state providing promotional testing to law enforcement and the fire service. Empco also services municipal agencies and sheriff's offices in states throughout the nation.

Empco, Inc.
1740 W. Big Beaver Rd.
Suite 200
Troy, MI 48084
Phone: 248-528-8060
Fax: 248-526-7274
Web site: www.empco.net
E-mail address: info@empco.net

Experience and Qualifications

Empco conducts assessment centers, oral boards and written examinations for hundreds of agencies across the United States. In this, we test thousands of candidates each year.

Empco's specialization in testing for municipal and county positions give us the expertise to accommodate nuances that come with limited budgets, collective bargaining agreements, and various governing bodies and laws. Our size gives us the ability to provide excellent customer service. We pride ourselves on the relationships we have built. It must be recognized that current clients, who use our examination services annually, could switch to another vendor if our results did not only satisfy the agency's needs, but also the need for fairness among test takers. We keep our clients, and the number continues to grow because of a reputation for integrity and fairness in our examinations. At Empco, we put integrity before profit.

Job Analysis

Empco conducts a job analysis before developing any assessment. The job analysis includes meetings with subject matter experts and those persons in a position to fully understand the requirements of the job. Empco will also administer surveys about the position to these individuals.

Empco will analyze the information collected during these meetings and through the surveys. We will also examine the job description for the position, as well as any job analyses previously conducted.

The information gathered in the job analysis will be used as the basis for any assessment and is included as part of the validation of the exam.

Assessment Centers

Empco's assessment centers are designed to measure the knowledge, skills and abilities (KSA's) critical for successful performance in such jobs. These include up to 15 behavioral attributes such as: oral and written communication, problem solving, decision making, organization, planning, administrative and operational skills, staff development, supervision, analytical thinking and reasoning, etc. The job analysis, as well as information from subject matter experts in the agency, will determine the actual dimensions to be measured by the assessment center for each specific rank.

Empco's assessment centers are developed in accordance with the *Guidelines and Ethical Considerations for Assessment Center Operations (2015),* International Taskforce on Assessment Center Guidelines. These guidelines establish specific requirements and procedures for conducting assessment centers. The following description of Empco's assessment center structure and procedures reflect the requirements of these guidelines. Following these guidelines will ensure that your agency meets any contractual obligations to conduct an assessment center as well as making the test reliable and defensible.

Empco has five exercise types that are typically used in assessment centers. The specific job-related exercises that will be used in a custom assessment center will be developed by Empco after consultation with subject matter experts in the agency and examining the results of the job analysis for each position. Empco uses between three and five exercises for each assessment center. The following are the typical exercise types Empco uses:

Interview Exercise: Candidates are asked to make a brief presentation describing themselves, their accomplishments, goals and other related issues - an outline of suggested topics is provided at the orientation. Each candidate is then asked a series of career and job-related questions and given a scenario(s) to solve. The same questions/scenarios are asked of each candidate. Actual agency issues are incorporated into the exercise.

Oral Presentation Exercise: Candidates are given a particular subject at the orientation and asked to prepare and deliver an oral presentation to a group such as the city council, concerned citizens, etc., (in reality - the assessors). Generally, an actual agency issue is incorporated into the exercise.

In-Basket Exercise: Candidates are given a number of written situations, which might typically be found in the "In-Basket" of the job being filled. Candidates are asked to complete and submit their solutions to these in-basket items within a specific time.

Role-Play Scenario Exercises: Candidates are presented with unannounced situations from the job being sought. They are required to interact with an individual (an Empco associate playing the role of a subordinate, city council person, etc.) while being evaluated by our panel of assessors. The scenarios are job-related.

Tactical Scenario Exercise: Candidates are presented with a tactical scenario involving a police response. Candidates will be presented with basic information and be expected to run the scene and react/adapt when things at the scene change. Candidates will need to orally explain what they will do while being evaluated by our panel of assessors.

Assessors

Empco's standard practice is to provide the assessors for assessment center exercises. All assessors will be those regularly used by Empco and are therefore trained in how Empco evaluates and scores candidates. This panel will evaluate all candidates to ensure reliability of ratings. Assessors are drawn from non-contiguous agencies and have no prejudicial knowledge of the candidates.

If the agency, either by contract or by budget, requires that assessors other than those generally used by Empco need to serve as assessors, this can be accommodated. However, additional time is built into the schedule for assessor training. It is imperative that all assessors understand the importance of, and how to conduct, objective evaluations using our rating forms. Fees for assessment centers utilizing assessors other than those on Empco's roster will be determined based on the specific needs of the client.

Candidate Orientation

Empco will conduct an orientation for all candidates participating in an assessment center. During this orientation, Empco will explain the assessment process -- what candidates should expect and how the candidates will be evaluated. The agency is responsible for providing adequate facilities to accommodate the orientation and will be responsible for notifying all candidates as to the date, time and location of the orientation. When candidates for a position are not local (an agency is seeking outside applicants), the orientation can be conducted over the phone or by video conference.

Candidate Feedback

Empco will provide all candidates that participate in the assessment center the opportunity to receive feedback on their performance in each exercise. Candidate feedback sessions must take place within two months of the completion of the assessment. Candidates are responsible for contacting the Empco office to schedule their own feedback session. Feedback sessions are confidential and are done as an opportunity for candidates to learn how to improve on future assessments and, more importantly, how they can work to improve their management skills on the job.

Scheduling and Billing

Empco requires a minimum one month development period. The specific dates and times of each aspect of the test development and administration will depend on the availability of representatives from the agency, and how quickly surveys are completed. Final candidate counts must be given to Empco two weeks prior to the assessment. The agency will be billed for the number of candidates given at this time. Assessment centers cancelled less than three weeks prior to the assessment center will result in the client be billed the development fee for the assessment center. Reduction in the number of days for the assessment center less than

two weeks prior to the assessment center will result in the client being billed $1000 for the cancelled day(s).

Scoring

Empco will consider reliability and adverse impact in determining the cut off scores for passing the assessment. Final scores will be reported after these analyses have been completed.

Empco will provide agencies with scores on assessment centers within one week of the assessment completion. Scores can be reported in multiple formats, but always as a percentage of 100 percent.

Agency Requirements

Empco requires that the agency provide adequate facilities for all orientations, written exams, oral boards, assessment centers, and review sessions (if applicable). The agency is responsible for making sure these facilities provide adequate space and layouts conducive to the activities that will be held in the space. Empco asks that the agencies provide lunch to Empco assessors and facilitators for all oral boards and assessment centers. The agency is also responsible for notifying all candidates of the dates and times of orientation, feedback sessions (if applicable), and testing dates, as well as providing the candidates with a copy of the bibliography for the written exam. The agency will need to provide Empco with a copy of all job analyses and job descriptions for the position, and make subject matter experts available to Empco if additional job analysis information needs to be conducted. Empco also requires the agency to provide all local content materials for written exams and allow Empco use of a copy machine during the assessment center process.

It is the agency's responsibility to notify candidates that recording devices of any kind, including agency issued body cameras, are strictly prohibited at all orientations, written exams, oral boards, and assessment centers. If a candidate is wearing any of these devices upon arriving at the testing facility, they will be asked to turn the device off and remove it from the testing areas. Use of a recording device during written exams, oral boards, or assessment centers will be considered cheating and will be handled according to the agency's discipline policy.

The agency must notify Empco of any additional requirements when scheduling a testing process. Those additional requirements could be dictated by agency policy or collective bargaining agreement and include, but are not limited to, specific cut scores, candidate reviews and candidate challenge periods. Additional fees may apply.

Project Team

Kendra Royer, President

Dr. Kendra Royer holds a master's degree and a doctoral degree in Industrial/Organizational Psychology. She has worked as a public safety consultant since 2001 and has been with Empco since 2005. Her expertise is in the development and validation of employment testing. As President, Kendra oversees the development of all assessment processes. She ensures that all Empco products are valid and reliable and consistent with industry standards.

Jerrod S. Hart, Director of Assessment Centers and Oral Boards

Jerrod retired from the Novi Police Department (Public Safety Administration) as an Assistant Chief of Police after 26 years of service. He then served as Chief of Police for the City of Saline and Dearborn Heights Police Departments. Jerrod earned his M.S. in Technology/Homeland Security from Eastern Michigan University, B.S. in Criminal Justice from Ferris State University and graduate of the 26th Session of Eastern Michigan University School of Police Staff & Command. As the Director of Assessment Centers and Oral Boards, Jerrod administers and facilitates all aspects of the assessment center and oral board processes.

Jeffrey Smith, Senior Consultant

Jeff serves as our in-house subject matter expert for all promotional processes in law enforcement. He is the retired Director of Public Safety from Southgate, MI and the current Court Administrator for the 28th District Court. Jeff has worked in both the private and public sector of law enforcement/public safety for over 30 years and has been on staff at Empco since 2015. Jeff was a 2016 graduate of the Federal Bureau of Investigation National Academy, Quantico, VA class #263. Jeff holds a bachelor's degree in Science from Ferris State University and an associate degree in Arts from Henry Ford College. Jeff is also a 2012 graduate of the Eastern Michigan University School for Police Staff and Command class #28.

Kim Craig, Director of Testing Services and Human Resources

Kim oversees all of Empco's entry level and promotional written examinations. This includes assisting in the selection of materials for candidates to study, determining the content of the examinations, and overseeing exam scheduling and administration. She is also responsible for client billing. Kim has worked at Empco since 2006, and worked in the field of Human Resources and Employee Relations since 1997. For eight years, she oversaw contract workers in the IT field throughout Michigan, including those contracted to the City of Detroit, Detroit Water and Sewerage Dept. (now GLWA), Ford Motor Company and Ford Credit, and Chrysler (now Stelantis).

In addition to the Empco team members listed above, Empco works regularly with over 50 independent contractors to develop written examinations and act as assessors on oral boards and assessment centers. These contractors are experts in the area of public safety.

References

Empco, Inc. conducts assessment centers, oral boards, and written exams for hundreds of agencies each year. The following are a sample of agencies that we are currently doing work for or that we have recently completed work:

Police

Canton Township, MI Police Department	
Contact:	Rachelle Howell Human Resources Manager Canton Township 734-394-5252 Rachelle.howell@cantonmi.org Dates of Service: 2016 to present

Project:	Empco develops written exams for the rank of Sergeant. Empco also develops and conducts assessment centers for the ranks of Sergeant, Lieutenant and Deputy Chief.

Chesterfield Township, MI Police Department	
Contact:	Brian McNair Police Captain Chesterfield Twp. Police Dept. (586) 949-3878 bmcnair@chesterfieldpolice.org Dates of Service: 2002 to present
Project:	Empco develops written exams for the rank of Detective and Sergeant. Empco also develops and conducts assessment centers for the ranks of Sergeant, Lieutenant and Chief.

Clinton Township, MI Police Department	
Contact:	Dina Caringi Police Chief Clinton Township Police Department (586) 493-7803 coringid@clintontownship-mi.gov Dates of Service: 2002 to Present
Project:	Empco conducts written exams for Detective and Sergeant. Empco also develops and administers assessment centers for Police Lieutenant, Captain and Chief.

Ferndale, MI Police Department	
Contact:	Justin Giorlando Payroll & Retiree Coordinator City of Ferndale Human Resources 248-546-2372 jgiorlando@ferndalemi.gov Dates of Service: 2003 to Present
Project:	Written exams and oral boards for the Police Sergeant and Lieutenant candidates. Empco has also conducted an assessment center for Police Captain.

Lansing, MI Police Department	
Contact:	Matthew Kreft Captain Lansing Police Department (517) 483-4613 Matthew.kreft@lansing.mi.gov Dates of Service: 2002 to present
Project:	Empco develops and conducts assessment centers for the ranks of Police Captain and Lieutenant. Empco also develops and administers oral boards and written examinations for Detective and Sergeant.

	All assessment centers, written exams and oral boards are based on extensive job analyses conducted for each rank.

Livonia, MI Police Department	
Contact:	Jeannine Laible Human Resources Director Civil Service Department (734) 466-2527 jlaible@livonia.gov Dates of Service: 1998 to present
Project:	Empco designs and conducts written examinations for the Livonia Police Department for the ranks of Sergeant and Lieutenant. These examinations contain questions from a bibliography developed with the department and include both national texts and local content.

Madison Heights, MI Police Department	
Contact:	Brent LeMerise Police Chief City of Madison Heights (248)837-2729 BrentLeMerise@Madison-Heights.org Dates of Service: 2002 to present
Project:	Empco develops and conducts assessment centers for the ranks of Police Lieutenant and Sergeant.

Southfield, MI Police Department	
Contact:	James Meadows Human Resources Director City of Southfield (248) 796-4708 jmeadows@cityofsouthfield.com Dates of Service: 1999-present
Project:	Empco has conducted written exams and assessment centers for various ranks in the Police Department. Custom written exams are designed for the Police Department including: Sergeant, Lieutenant, and Police Specialist. Empco has also designed and administered an assessment Center for the Deputy Police Chief and Police Chief.

Southgate, MI Police Department	
Contact:	Joe Marsh Director of Public Safety Southgate Police Department (734) 258-3046 jmarsh@southgatemi.gov Dates of Service: 2002 to present

Project:	Empco designs and conducts assessment centers, oral boards and written exams for the Police Department. Custom written exams and oral boards are regularly conducted for Lieutenant. Assessment Centers are designed and administered for Public Safety Director and Police Chief.

Sterling Heights, MI Police Department	
Contact:	Kate Baldwin Human Resources Director City of Sterling Heights (586) 446-2316 kbaldwin@sterling-heights.net Dates of Service: 1990 to present
Project:	Empco regularly designs and conducts custom written examinations, oral boards and assessment centers for all promotions in the Sterling Heights Police Department from Sergeant to Chief.

University of Michigan Police Department	
Contact:	Stacy Ede Associate Director of Human Resources U of M Human Resources (734) 647-5564 stacyede@umich.edu Dates of Service: 2010 to present
Project:	Empco develops a written custom exam and assessment center for Sergeants in the Public Safety Division. These assessments measure candidate's readiness for the unique campus based position.

Wayne County Airport Authority, MI Police Department	
Contact:	Mike Bangs Director of Human Resources Wayne Co. Airport Authority (734) 247-7078 Mike.bangs@wcaa.us Dates of Service: 2013 to present
Project:	Empco develops written exams and assessment centers for the ranks of Sergeant and Lieutenant in the Wayne County Airport Police Department.

Department of Public Safety

Grosse Pointe City, MI Department of Public Safety	
Contact:	John Alcorn Director of Public Safety Grosse Pointe DPS (313) 886-3200 alcornj@grossepointedps.org

	Dates of Service: 2004 to present
Project:	Empco develops written exams for the ranks of Sergeant and Lieutenant in the Department. Empco also develops and conducts oral boards for these ranks in the Grosse Pointe Public Safety Department.

Kalamazoo, MI Department of Public Safety	
Contact:	Shelli Fox Human Resources Director (269) 903-6685 foxs@kalamazoocity.org Dates of Service: 2018 to present
Project:	Empco develops specialized assessments for Public Safety Detectives, Sergeants and Lieutenants. These assessments combine components evaluated by Empco assessors, with interviews evaluated by department and community members. This makes the promotional process robust and has increased the confidence in the process.

Legal Standards

In developing all exams, Empco, Inc. followed the legal and ethical guidelines put forth in:

- *Americans with Disabilities Act of 1990.*
- *Civil Rights Act of 1991.*
- *Guidelines and Ethical Considerations for Assessment Center Operations (2015),* International Taskforce on Assessment Center Guidelines.
- *Principles for the Validation and Use of Personnel Selection Procedures*, 4th edition (2003), Society of Industrial Organizational Psychology.
- *Standards for Educational and Psychological Testing* (1999), American Psychological Association.
- *Uniform Guidelines on Employment Selection Procedures* (1978), Code of Federal Regulations, Chapter 41, Part 60-3.

Law Enforcement Professional Oversight Standards

Empco, Inc.'s development and administrative testing processes are familiar with and are in compliance with standards and recommendations set for by the following entities:

- Commission on Accreditation for Law Enforcement Agencies (CALEA)
- Michigan Law Enforcement Accreditation Program

Insurance

Empco carries required insurance.

Litigation

Empco has never been involved in any litigation of any kind.

Contact

Empco staff is easily accessible by several methods: office phone: 248-528-8060; fax: 248-526-7274; email: info@empco.net, or view our web site at: www.empco.net. We are located in Troy, Michigan near I-75, approximately 30 minutes north of Detroit.

Authorized Individual

Kendra Royer, Ph.D., President, is the person authorized to sign a contract. She can be reached at 248-528-8060 or at kendra@empco.net

Non-Collusion

Empco has not and will not work with any other vendor on this project.

Pricing

Assessment Center for Lieutenant (Four Exercises)

Development Fee	$5,000.00
Administration Fee (per day, up to 5 candidates per day)	$2,200.00
Per Candidate Fee	$325.00

Limited Executive Assessment for Captain (Interview and Oral Presentation)

Development Fee and One Day Administration Fee	$5,200.00
Per Candidate Fee	$275.00

*Mileage and travel expenses will be billed as they occur.

Prices effective for 60 days after proposal is submitted.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 4, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Brian Goul, Recreation Director
Dennis Trantham, Deputy Public Works Director
Kurt Bovensiep, Public Works Director

Subject: Approval of Oakland County Parks Grant and Budget Amendment for Boulan Park's Inclusive Play Area (Introduced by: Kurt Bovensiep, Public Works Director)

History

City Administration has been actively looking for different funding opportunities after the Troy City Council approved the expenditures through the Community Development Block Grant (CDBG) to begin construction on the inclusive play area at Boulan Park (RESOLUTION #2025-04-056). The proposed improvements were divided into seven (7) phases that included the replacement of the existing play structures, pathways, fencing, landscaping, and a comfort station.

Oakland County residents approved a millage for Oakland County Parks in 2024, which will provide the necessary funding to meet several of its goals. At the center point of its plan is embracing the challenge of serving all of Oakland County and creating spaces welcoming for people of all ages and abilities. Their primary method to achieve this goal is by entering into partnerships with local governments and other agencies. Troy is Oakland County's most populated city and the largest contributor of tax revenues. Turtle Woods is set to be Oakland County's first county park in Troy in the next few years and Oakland County Parks wanted to expand its partnership by financially supporting the next phase of the inclusive play area.

Although Oakland County Parks typically allocates $1 million a year for local capital project support. This year they are dedicating $750,000 to fill gap funding for the major Clinton River Trail washout restoration in Rochester and the remaining $250,000 to the inclusive play area. They have shifted away from a competitive grant submittal process to a more strategic approach of offering larger grants that effectively address their goals.

The $250,000 grant will fund Phase 2 of the inclusive play area, which will include pathways, fencing, and a picnic area within the space. This will prepare us well for Phase 3, which will replace the second play structure at an estimated cost of $500,000.

Financial

The Oakland County Parks Grant is a reimbursement grant. Since this was not anticipated while preparing the current budget, an amendment to the Capital Fund Revenue account 401.000.584.100 and the Capital Fund Expenditure account 401.770.771.974.1000 for $250,000 is necessary. The award for construction for Phase 2 will be presented to City Council for consideration later this fall.

Recommendation

City Management recommends approval of the Oakland County Parks grant agreement for $250,000 toward the inclusive play area at Boulan Park and further recommends a Budget Amendment to the Capital Fund Revenue and Expenditure accounts for $250,000.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

COUNTY OF OAKLAND—PARK DEVELOPMENT AGREEMENT
TROY – INCLUSIVE PLAYGROUND AT BOULAN PARK

This Agreement is between the County of Oakland, by and through, its statutory agent, the Oakland County Parks and Recreation Commission ("OCPRC") and the City of Troy, 4693 Rochester Road, Troy, MI 48085 ("Grantee").

The purpose of this Agreement is to provide funding to Grantee in exchange for the work to be performed by Grantee for the below named project. The Parties agree to the terms and conditions set forth in this Agreement.

Project Title ("Project"): Inclusive Playground at Boulan Park
Project Number: 25-02
Grant Amount ("Grant Amount"): Two Hundred and Fifty Thousand Dollars **($250,000)**
Grantee Match Amount ("Match Amount"): Six Hundred Thirty-Two Thousand Six Hundred and Eight Dollars **($632,608)**
Total Project Amount: Eight Hundred Eighty-Two Thousand Six Hundred and Eight Dollars **($882,608)**
Start Date: Effective Date—the date the last Party to this Agreement signs the Agreement
End Date: Three years after the date the last Party to this Agreement signs the Agreement

By signing this Agreement, the below individuals certify they are authorized to sign this Agreement on behalf of their organizations and the Parties will fulfill the terms of this Agreement, including any attached Exhibits.

Grantee:

_____
Name: Ethan Baker, Mayor Date
City of Troy

_____
Name: Aileen Dickson, Clerk Date
City of Troy

County of Oakland:

_____
Name: David T. Woodward, Chairperson Date
Oakland County Board of Commissioners

Oakland County Parks and Recreation Commission:

_____
Name: Ebony Bagley, Chairperson Date
Oakland County Parks and Recreation Commission

1. **Agreement Execution.** Grantee is required to sign the Agreement and return it to the contact person listed in Section 2 within sixty (60) calendar days of the date the Agreement is issued to Grantee. If not, the OCPRC Chairperson may cancel this Agreement and the monies allocated under this Agreement may be issued to another entity, in the County's sole discretion. This Agreement is not effective until both Parties sign the Agreement. The "Effective Date" shall be the date the last Party signs the Agreement.
2. **Contact Information.** This Agreement shall be administered on behalf of the County by the Planning Unit of the OCPRC. All notices, reports, documents, requests, actions, or other communications required between the OCPRC and Grantee shall be in writing and submitted to the contacts identified below. By written notice, the Parties may designate a different contact with correlating information.

   2.1. Grantee Contact

   2.1.1. Organization: City of Troy
   2.1.2. Name/Title: Kurt Bovensiep
   2.1.3. Address: 4693 Rochester Road, Troy, MI 48085
   2.1.4. Telephone Number: 248-524-3489
   2.1.5. E-Mail Address: k.bovensiep@troymi.gov

   2.2. OCPRC Contact

   2.2.1. Name/Title: Donna Folland, Chief of Planning, Oakland County Parks
   2.2.2. Address: 2800 Watkins Lake Road, Waterford, MI 48328
   2.2.3. Telephone Number: 248-736-9087
   2.2.4. E-Mail Address: follandd@oakgov.com
3. **Project/Project Period.**

   3.1. Grantee shall complete the Project as set forth and described in Exhibit A within the Project Period. Exhibit A is incorporated into this Agreement.
   3.2. As defined in this Agreement, "Project Period" means the period of time beginning on the Effective Date and ending on the End Date listed on page 1 of this Agreement.
   3.3. Grantee shall complete the Project within the Project Period. Requests to extend the Project Period must be made in writing a minimum of thirty (30) calendar days before the Project Period ends. OCPRC may extend the Project Period, in its sole discretion, and the extension must be codified in an amendment to this Agreement.
4. **Grantee Reporting Requirements:**

   4.1. Grantee shall complete and submit bi-annual progress reports, including a narrative report and summary of Project expenditures, in accordance with instructions provided by OCPRC.
   4.2. Within sixty (60) days of Project completion, Grantee shall submit final reporting documentation, including a final reimbursement request and narrative report, and copies of written materials and/or photographs of grant recognition signs in accordance with the instructions provided by OCPRC.
5. **Payments/Advances/Project Closeout.** The OCPRC shall make payments of the Grant Amount to Grantee as follows:

5.1. OCPRC shall pay the Grantee fifty percent (50%) of the Grant Amount listed on page 1 of this Agreement within thirty (30) calendar days of the Effective Date. The remaining fifty percent (50%) of the Grant Amount shall be paid by Oakland County within thirty (30) calendar days of the date the Project is complete in accordance with Section 4. Any cost overruns incurred to complete the Project shall be the sole responsibility of the Grantee. To be eligible for payment, Grantee must submit a complete payment request to OCPRC on form(s) provided by OCPRC and have satisfied all progress reporting requirements due prior to the date of the payment request

5.2. Grantee shall submit documentation of all costs incurred, including the value of match and donations made to the Project.

5.3. OCPRC reserves the right to request additional information necessary to substantiate payments.

5.4. Grantee shall be a registered vendor with the County of Oakland to receive payments. Registration can be accomplished by completing a vendor registration through the Oakland County Vendor Registration link on the County Web site. All grant funds will be paid by ACH or Check.

5.5. OCPRC shall not pay any portion of the Grant Amount to a Grantee contractor or subcontractors. Grant Amounts shall only be paid to Grantee.

5.6. OCPRC shall hold back ten percent (10%) of the Grant Amount until Project Closeout set forth in this Section. Final payment of the remaining ten percent (10%) of the Grant Amount will be released upon OCPRC's approval of Grantee's Final Report and satisfactory Project completion as determined by OCPRC, in its sole discretion.

5.7. A determination of Project completion, which may include a site inspection and an audit, shall be made by OCPRC after Grantee has met any match obligations, satisfactorily completed the activities, and provided products and deliverables described in Exhibit A.

5.8. Grantee shall immediately refund to OCPRC any payments in excess of the costs allowed by this Agreement.

5.9. Upon issuance of final payment from the OCPRC, Grantee releases the County, OCPRC, and its employee and officers of all claims against the County/OCPRC arising under this Agreement. Unless otherwise provided in this Agreement or by State law, final payment under this Agreement shall not constitute a waiver of the County's claims against Grantee.

6. **<u>Grantee Assurances/Responsibilities.</u>**

6.1. Grantee shall comply with all applicable local, State, and federal laws, rules, ordinances, and regulations in the performance of this Agreement.

6.2. Grantee shall obtain all necessary permits and licenses for construction and maintenance of the Project. Grantee shall solely determine what permits or licenses are required for the Project, secure the needed permits or licenses, and remain in compliance with such permits or licenses. Grantee shall retain a copy of all permits or licenses and make them available to the County upon request.

6.3. Grantee shall have control of the Project area through fee simple title, lease, or other recorded interest, or have written permission from the owner of the Project area to complete Project activities.

6.4. Grantee shall abide by all State and federal threatened and endangered species

regulations when completing Project activities.

6.5. Grantee shall not discriminate against an employee or an applicant for employment in hiring, any terms and conditions of employment or matters related to employment regardless of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, age, genetic information, height, weight, disability, veteran status, familial status, marital status or any other reason, that is unrelated to the person's ability to perform the duties of a particular job or position, in accordance with applicable federal and state laws. Grantee further agrees that any subcontract shall contain non-discrimination provisions, which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.

6.6. Grantee shall require that no individual be denied access to the Project or Project activities on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, age, genetic information, height, weight, disability, veteran status, familial status, or marital status.

6.7. Grantee is solely responsible for all activities performed under this Agreement and for the construction and maintenance of the Project. Grantee shall be the sole point of contact regarding contractual matters for the Project, including payment of any and all charges resulting from the Project.

6.8. Grantee shall require all contractors and subcontractors constructing or performing the Project to comply with this Agreement.

6.9. Grantee shall ensure all contractors and subcontractors constructing and performing the Project are qualified to perform such work.

6.10. Grantee shall be solely responsible for the installation, operation, repair, and maintenance of the Project.

6.11. All records related to the Project must be maintained for a minimum of seven (7) years after the final payment has been issued to Grantee by the County.

7. **<u>Liability.</u>**

7.1. The County/OCPRC is not liable or required to install, operate, repair, maintain, or contribute to the installation, operation, repair, or maintenance of the Project and any associated Project activities.

7.2. Grantee shall defend any Claim brought against either Party that involves the Project or associated Project activities or that involves title, ownership, or other specific rights of real property controlled by Grantee and relates to the Project.

7.3. Grantee is responsible for all Claims arising under or in any manner related to the Agreement, the activities authorized by the Agreement, or the use and occupancy of the Project.

7.4. As used in this Agreement, “Claims” mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against a Party, or for which a Party may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged

violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether commenced or threatened.

7.5. Performance of this Agreement is a governmental function. This Agreement does not, and is not intended to, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity.

8. **Insurance.** The Grantee shall acquire and maintain insurance or a program of self-insurance, which Grantee deems necessary, to protect it from liability related to construction and/or operation of the Project. The County/OCPRC shall not obtain any insurance or provide any self-insurance for construction and/or operation of the Project.
9. **Audit and Access to Records.** OCPRC reserves the right to conduct programmatic and financial audits of the Project and may withhold payment until the audit is satisfactorily completed. Grantee shall maintain all pertinent records and evidence pertaining to this Agreement, including grant and any required matching funds, in accordance with generally accepted accounting principles and other procedures specified by OCPRC. OCPRC or any of its duly authorized representatives must have access, upon reasonable notice, to such books, records, documents, and other evidence for the purpose of inspection, audit, and copying. Grantee shall provide proper facilities for such access and inspection. All records must be maintained for a minimum of seven (7) years after the final payment has been issued to Grantee by OCPRC.
10. **Assignability.** Grantee shall not assign or transfer any interest in this Agreement without prior written authorization of OCPRC.
11. **Changes.** Any changes to this Agreement requested by Grantee shall be made in writing and sent to the contact listed in Section 2 of this Agreement. OCPRC may approve or deny such change, in its sole discretion. Any changes related to the grant amount, or any other financial component of this Agreement, will require an amendment to be executed in the same manner as this Agreement. Any changes not related to the grant amount, including modifications to project scope or deadline extensions, can be made by amendment at the discretion of and signed by the OCPRC Chairperson.
12. **Termination.**

12.1. Failure by Grantee to comply with any provision of this Agreement shall be a material breach of this Agreement. Upon breach of the Agreement by Grantee, OCPRC may, in addition to any other remedy provided by law:

12.1.1. Terminate this Agreement;

12.1.2. Withhold and/or cancel future payments to Grantee on any or all current grant projects until the violation is resolved to the satisfaction of OCPRC;

12.1.3. Withhold action on all pending and future grant applications submitted by Grantee; or

12.1.4. Require specific performance of the Agreement.

12.2. Upon the date of termination, all outstanding reports and documents are due to OCPRC and after the termination date OCPRC will no longer be liable to pay or reimburse Grantee any outstanding Grant Amounts.

13. **Governing Laws/Consent to Jurisdiction and Venue.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan, excluding Michigan's conflict of law principles. Except as otherwise required by law or court rule, any action, complaint, lawsuit,

or other legal or equitable proceeding brought to enforce, interpret, or decide any Claim, as defined herein, arising under or related to this Agreement shall be brought in the Sixth Judicial Circuit Court of the State of Michigan, the 50th District of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above. The choice of forum set forth above shall not be deemed to preclude the enforcement of any judgment obtained in such forum or taking action under this Agreement to enforce such judgment in any appropriate jurisdiction.

14. **Entire Contract.** This Agreement represents the entire agreement and understanding between the Parties. This Agreement supersedes all other prior oral or written understandings, communications, agreements, or contracts between the Parties regarding the subject matter of this Agreement. The language of this Contract shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.

Grantee Information

Item	Grantee Information
Project Title:	Inclusive Playground at Boulan Park
Oakland County City, Village or Township Name:	City of Troy
Name of Primary Grant Contact:	Kurt Bovensiep
Address:	4693 Rochester Road
Primary Contact Phone:	248-524-3489
Primary Contact Email Address:	k.bovensiep@troymi.gov
Please list any project partners:	Community Development Block Grant
Proposal submission date:	7/25/2025

Financial Information

Project Funding

Requested Grant Amount: **$250,000**

Match Source	**Type of match (cash, in-kind, etc.)**	**Match Amount**
Community Development Block Grant	Cash	$630,749.40
Funding to be determined	Cash	$1,858.20
	Total Match Amount:	**$632,607.60**

Total Project Funding (Requested grant amount + total match amount): **$882,607.60**

Project Budget

Scope Item	**Total Amount**
Phase 1: 1st play structure and safety surfacing	$630,749.40
Phase 2: Total Walkway and Picnic Areas – GRANT FUNDS WILL BE APPLIED TO PHASE 2	$251,858.20
Total Project Budget:	**$882,607.60**

Project Schedule

Anticipated Start Date: 10/1/2025

Anticipated Completion Date: 5/1/2026

Site Control

Type of Site Control

Select the type of site control the applicant has over the site where the project is to be completed:

☒ Fee Simple
☐ Less than fee simple (explain in comments field below)
☐ Lease
☐ License

☐ Easement
☐ Other (explain in comments field below)

Site Access

Entrance Fees

Indicate whether the park or facility has any required entrance fees.

☒ No fees for park or facility use
☐ Non-resident annual or daily fee
☐ Annual or daily fee for residents and non-residents
☐ Other (explain in comments field below)

Ways to Access

Select the ways in which people can access the site.

☐ Automobile only
☒ Automobile
☒ Bicycle on-street
☐ Dedicated bike lane
☐ Sidewalk
☐ Nearby bus stop (within ¼ mile)

Project Description

Need Statement

What is the reason for doing this project? Answer may incorporate documented community and recreational needs, public engagement, condition of current recreation assets, environmental issues or accessibility and inclusion needs. Is the project in the communities 5-Year Parks and Recreation Master Plan or other planning document?

City of Troy Boulan Park Enhancement Proposal
Location: 3671 Crooks Road, Troy, MI
Size: 63 acres

Boulan Park is a vibrant community space featuring baseball and softball fields, soccer fields, tennis and pickleball courts, a sand volleyball court, a park shelter, restrooms, a walking path, a play structure, and a full-size cricket field currently under construction.

Current Features:

- Play Structure: Installed in the early 2000s, designed for accessibility but requires significant improvements. The mobility ramps do not meet the current ADA standard of 1:12, and there are limited activities for children using mobility devices.
- Restrooms: The existing restroom facilities do not comply with today's ADA standards.

Proposed Enhancements:

1. Inclusive Play Structure:
    a. Reconstruction: Design and build a new play structure that accommodates children of all abilities, ensuring that all kids can participate in active play.
    b. Accessibility Features: Install ramps and equipment that meet current ADA guidelines, promoting engagement for children using wheelchairs or other mobility devices.
2. Restroom Facilities:
    a. Renovation for ADA Compliance: Update current restrooms to eliminate architectural barriers and ensure they are fully compliant with ADA standards.
    b. Universal Restroom Addition: Create an all-inclusive restroom to support individuals with differing abilities where children can be accompanied by an adult for assistance.

Project Scope

What are the actions that will implement the project? Is the project designed to meet or exceed ADA guidelines or to incorporate Universal Design principles?

The grant project focuses on phases 1 and 2 and will implement the site work required for installation of inclusive play structures, including walkways and other hard surfaces, fencing, gates and site restoration. Resulting play features will exceed ADA guidelines and incorporate Universal Design principles.

Project Outcomes

What are the anticipated outcomes and who will benefit from the project? Will the project result in greater access to recreation for all residents and visitors? Are any environmental benefits expected? How will the project make the community more sustainable and resilient?

Create an inclusive play environment.

Maintenance

Describe how the project will be managed and maintained long-term, including any equipment or staffing needs and how they will be addressed.

Project will be managed through the Parks and Grounds Division and maintenance will be consistent with other park amenities and play structures.

Long-Term Vision

Describe how the project fits into a longer-term vision for the community (and beyond if applicable).

The project will meet the goals set forth in the 5 Year Parks and Recreation Plan, which indicates creating recreational opportunities for all abilities.

This grant project is part of a longer multi-year project that is phased to be constructed as funding becomes available. The table below shows the complete project:

Scope Item	**Total Amount**
Grant Project	
Phase 1: 1st play structure and safety surfacing	$630,749.40
Phase 2: Total Walkway and Picnic Areas – GRANT FUNDS WILL BE APPLIED TO PHASE 2	$251,858.20
Future Project Phases	
Phase 3: 2-12 Aged Playscape	$512,975.21

Scope Item	Total Amount
Phase 4: We Go Swing Playscape	$181,137.00
Phase 5: 2-5 Aged Playscapes	$713,427.00
Phase 6: Charging Hub, Accessible Parking	$187,374.00
Phase 7: Comfort Station	$137,500.00
Total Project Budget:	**$2,615,020.81**

Attachments

Required

☒ Project location map
☒ Site plan or project map

Optional

☐ Public engagement reports
☐ Letters of support
☐ Design drawings and specifications
☐ Photographs with captions indicating relevant content
☐ Manufacturer information
☐ Other NA

Acknowledgement

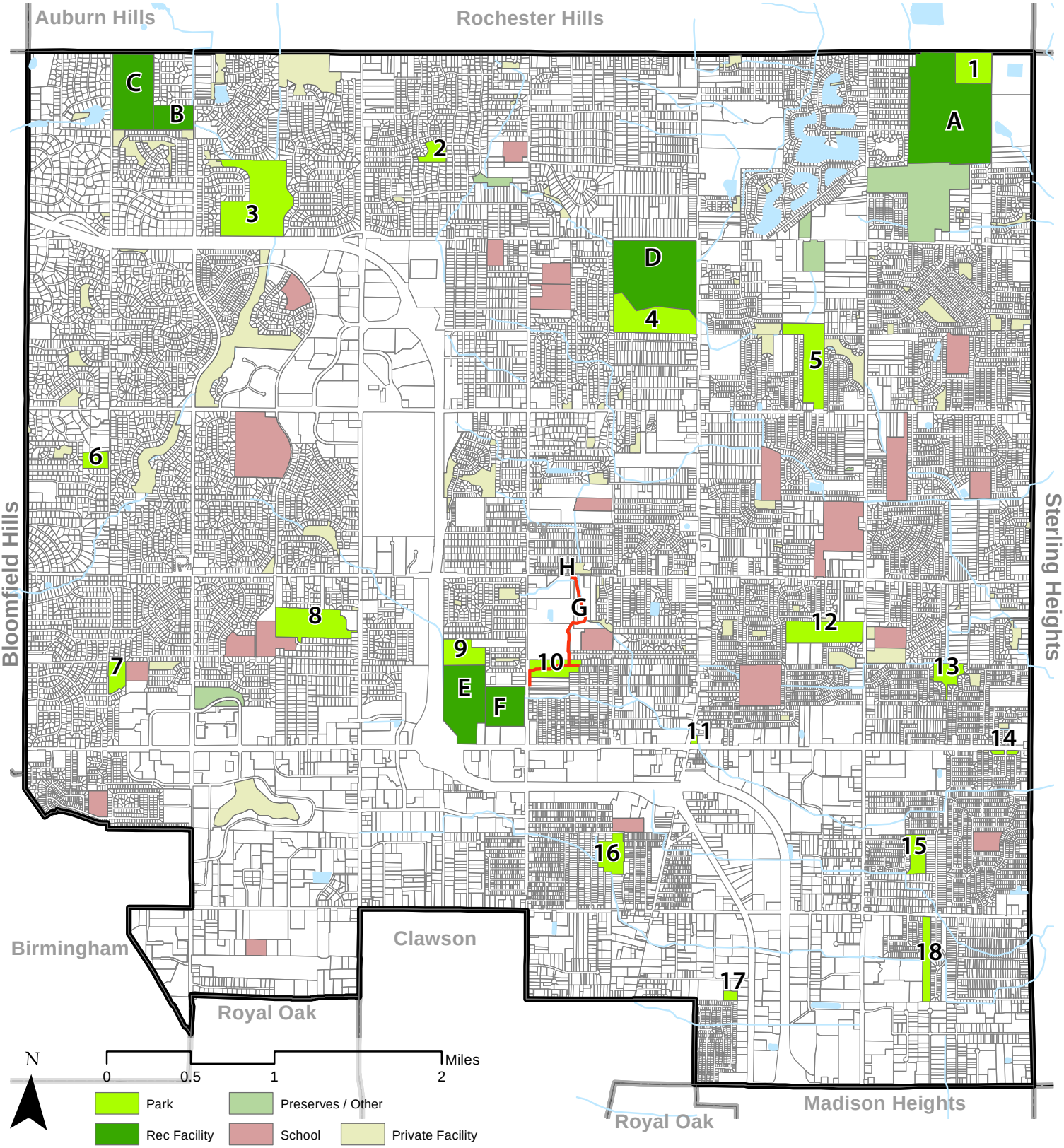
This is a partial reimbursement program. The community will receive fifty percent (50%) of the grant amount when the grant agreement is executed. The community can submit quarterly requests for additional funds throughout the grant period, with Oakland County holding back ten percent (10%) of the grant amount until the project is closed out as defined in the grant agreement. Final payment of the remaining grant funds including the ten percent (10%) held back will be released upon the County's approval of the grantee's final report and satisfactory project completion as defined by the County.

☒ Please check here to acknowledge that this is a reimbursement grant and that a final report will be required to release the final ten percent (10%) of grant funds.

Submission

Send completed forms and attachments to the email below. If your file size is too large to email, reach out for file-sharing options. Please call with any questions.

Contact Information:
Donna Folland
Chief – Planning
(248) 736-9087
follandd@oakgov.com



EXISTING PARKS

1. Donald J. Flynn Park
2. North Glen Park
3. Firefighters Park
4. Sylvan Glen Lake Park
5. Jaycee Park
6. Beach Road Park
7. Schroeder Park
8. Boulan Park
9. Phillip J. Huber Park
10. P. Terry & Barbara Knight Park
11. Gateway Park
12. Raintree Park
13. Beaver Trail Park
14. Big Beaver Road Park
15. Brinston Park
16. Robinwood Park
17. Redwood Park
18. Milverton Park

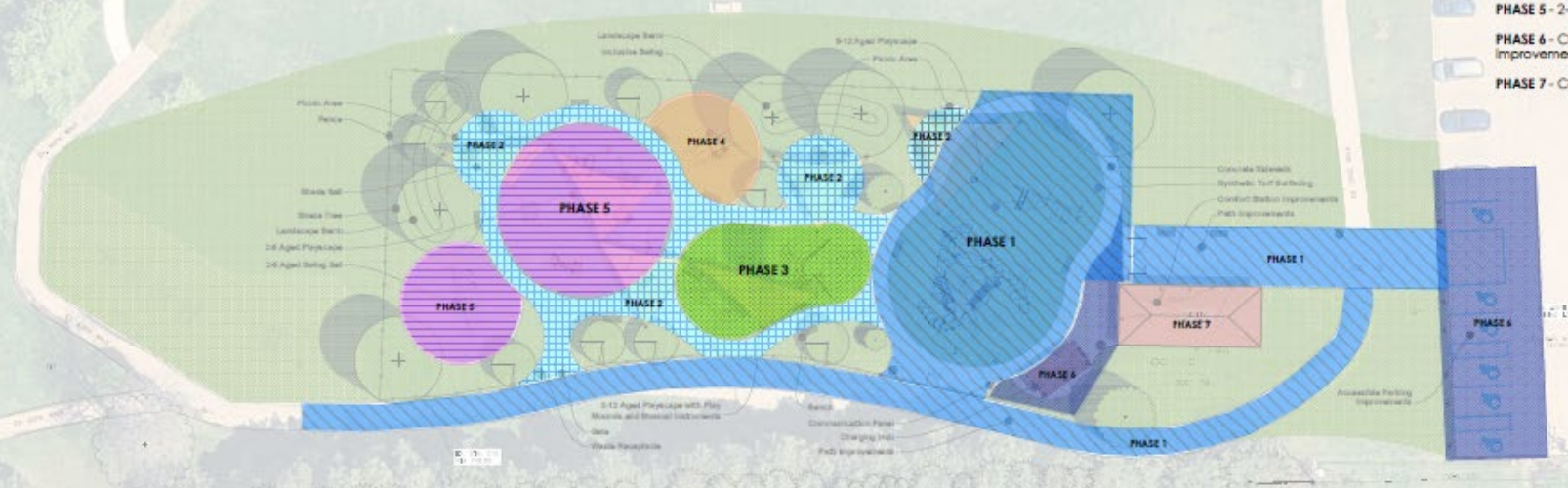
RECREATION FACILITY SITES

A. Sanctuary Lake Golf Course
B. Lloyd A. Stage Nature Center
C. Troy Farm
D. Sylvan Glen Golf Course
E. Troy Family Aquatic Center, Troy Racquet Club
F. Troy Community Center
G. Troy Trail
H. Troy Historic Village & Museum

Recreation Properties

City of Troy
Oakland County, Michigan

Carlisle/Wortman Associates
November 2019
Data Source: Oakland County GIS



PHASE 1 - 5-12 Aged Playscape, Path Improvements, Fence

PHASE 2 - Sidewalks, Picnic Areas, Remaining Fence, Berms, Some Landscaping

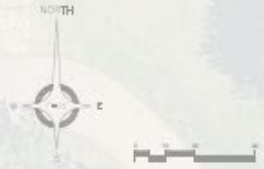
PHASE 3 - 2-12 Aged Blended Playscape & Musical Instruments

PHASE 4 - Accessible Swing

PHASE 5 - 2-5 Aged Playscape

PHASE 6 - Chair Charging Hub & Parking Improvements

PHASE 7 - Comfort Station Renovation



CONCEPTUAL MASTER PLAN FOR

BOULAN PARK INCLUSIVE PLAYGROUND

TROY, MICHIGAN

APRIL 2025
P0220-0044

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS · SURVEYORS · ARCHITECTS

500 West Big Beaver
Troy, MI 48084
troymi.gov

I-06

CITY COUNCIL AGENDA ITEM

Date: August 5, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Jeanette Menig, Human Resources Director
Jennifer Sloan, Deputy Human Resources Director

Subject: Contract Ratification – American Federation of State, County, and Municipal Employees (AFSCME) (Introduced by: Jennifer Sloan, Deputy Human Resources Director)

History

The American Federation of State, County, and Municipal Employees (AFSCME) currently represents 58 hourly employees who work in the Public Works (Fleet Maintenance, Parks, Streets, Water) and Engineering Departments at the City of Troy.

In April of this year, the City and AFSCME started negotiating a successor collective bargaining agreement to replace the contract that expired on June 30, 2025. We held six bargaining sessions and reached a tentative agreement on July 28, 2025.

Financial

As seen in the attached summary, the three-year agreement provides annual wage increases, a signing bonus, a lump sum payment in the last year of the agreement, increase to the uniform allowance, increase to shift differential, and modifications to the certification incentive program. These financial changes represent approximately an 18% increase throughout the three-year agreement. The overtime incentive program, if successful, will also show some modest increased costs.

Recommendation

City management recommends approval of this agreement between the City of Troy and AFSCME for a three-year collective bargaining agreement for the period July 1, 2025 to June 30, 2028.

A summary of contract changes and copies of the tentative agreements are attached. For reference, the current collective bargaining agreement is available on the City website.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

City of Troy and AFSCME

2025-2028 Collective Bargaining Agreement

Tentative Agreement Summary

ISSUE	**CURRENT**		**NEW AGREEMENT**
Certifications	ASE Certifications – Master Auto and Master Medium/Heavy Truck $.75 to $1.50/hour		ASE Certifications – Master Auto and Master Medium/Heavy Truck increased to $1.00 to $4.00/hour
Holidays	Letter of Understanding adding Martin Luther King Jr. Day		Letter of Understanding incorporated into the collective bargaining agreement.
Overtime Incentive	No Overtime Incentive Program		Employees can earn up to 3 additional Personal Business Days if they meet overtime criteria
Sick Leave	Language reflected the law previously in effect: the Paid Medical Leave Act of 2018.		Updated to reflect policies consistent with the new law, the Michigan Earned Sick Time Act.
Training	Maximum tuition reimbursement calculated per fiscal year		Now the annual maximum will be calculated per calendar year
Uniforms	Clothing allowance amount is $350		Clothing allowance increase to $450
Wages	Afternoon shift differential amount is $.50/hour.		Afternoon Shift differential increased to $2.50/hour. Signing bonus $1000/employee upon ratification. July 1, 2027 Lump Sum $1000/employee. Apply increases to all pay grades Upon ratification 5% 07/01/2026 5% 07/01/2027 4%

Additional changes include language clarifications and non-financial/operational changes covering topics of: emergency work hours, selection of promotional candidates, temporary assignments, use of funeral leave, vacation requests, overtime procedures and disability leave.

UNION PROPOSAL COUNTER
AS IS

5/16/25

AFSCME MICHIGAN C925 & LOCAL 574:_____TA

CITY OF TROY._____ TA

The following is a list of Articles that the union and employer consider AS-IS, rolling over from the July 1, 2021 – June 30, 2025, agreements to the new successor agreement.

1. Article 2 - PURPOSE AND INTENT
2. Article 3 – RECOGNITION
3. Article 5 – AID TO OTHER UNIONS
4. Article 6 – UNION SECURITY
5. Article 9 – NO STRIKE
6. Article 11 – SPECIAL CONFERENCE
7. Article 13 – GRIEVANCE: GENERAL CONDITIONS
8. Article 19 – ATTENDANCE
9. Article 33 – JURY LEAVE
10. Article 34 – LEAVE FOR UNION BUSINESS
11. Article 37 – SUSPENSION OF LEAVES
12. Article 50 – BULLETIN BOARDS
13. Article 51 – ADDRESS AND PHONE NUMBER
14. Article 52 – SEPARABILITY AND SAVINGS CLAUSE
15. Article 53 – EMERGENCY MANAGER

The City agrees with the Union's proposed non-changes to the current agreement except to the extent that any other negotiated provision impacts another non-changed provision which the parties agree to reopen if necessary for consistency in the contract language.

The City and the Union agree to engage in negotiations to reach an agreement between the City and the Union regarding any remaining provisions.

Tentative Agreement
City of Troy and AFSCME
May 16, 2025

ARTICLE 4 - Discrimination and Coercion

A) The Employer and the Union agree that the provisions of this Agreement shall be applied equally to all employees without discrimination as to ~~sex, marital status, race, color, creed, national origin, religion, political affiliation, or disability.~~ **race, religion, color, sex, sexual orientation, gender identity or expression, height, weight, marital status, national origin, age, disability, or veteran status or any other basis protected by federal and state law.**

B) The Employer will not interfere with the right of the employees to become members of the Union, and shall not discriminate against any employee because of membership in the Union.

FOR THE UNION:

Date: 5-16-25

FOR THE CITY:

Date: 5/16/25

7-22-25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 7 - Union Dues and Initiation Fees

A) Payment of Check-Off or Direct to Union: Employees may tender the initiation fee and monthly membership dues by signing the Authorization for Check-Off of Dues Form, or may pay the same directly to the Union.

B) Check-Off Forms: During the life of this Agreement in accordance with the terms of the form of Authorization for Check-Off of Dues hereinafter set forth, and to the extent the laws of the State of Michigan permit, the Employer agrees to deduct Union membership dues levied in accordance with the Constitution and By-Laws of the Union from the pay of each employee who executes or has executed the Authorization for Check-Off of Dues Form.

C) Deductions: Deductions shall be made only in accordance with the provisions of this Agreement. The Employer shall have no responsibility for the collection of initiation fees, membership dues, special assessments, or any other deductions not in accordance with this provision.

D) Delivery of Executed Authorization for Check-Off of Dues Form: A properly executed copy of such Authorization for Check-Off of Dues Form for each employee for whom Union membership dues are to be deducted hereunder shall be delivered to the Employer before any payroll deductions are made. Deductions shall be made thereafter only under Authorization for Check-Off of Dues Forms which have been properly executed and are in effect. Any Authorization for Check-Off of Dues Form which is incomplete or in error will be returned to the Local Union Financial Secretary by the Employer.

E) When Deductions Begin: Check-Off deductions under all properly executed Authorization for Check-Off of Dues Forms shall become effective upon date of hire unless said form has not been tendered to the Employer, in which case deductions shall begin upon the Employer's receipt of the form. Deductions shall be made from the appropriate pay of the month and each month thereafter.

F) Delivery of Additional Check-Off Forms: The Union will provide to the Employer any additional Authorization for Check-Off of Dues Forms under which the Union membership dues are to be deducted.

G) Refunds: In cases where a deduction is made that duplicates a payment that an employee has already made to the Union or where a deduction is not in conformity with the provisions of the Union Constitution and By-Laws, refunds to the employee will be made by the Local Union.

H) Remittance of Dues to AFSCME Council 25: Deductions for any calendar month shall be remitted to the designated AFSCME Council 25 by the 25th day of the month in which the deduction is made. The Employer shall furnish AFSCME Council 25 monthly with a list of those for whom the Union has submitted signed Authorization for Check-Off of Dues Forms

I) Disputes Concerning Check-Off: Any dispute between the Union and the Employer which may arise as to whether or not an employee properly executed or properly

revoked an Authorization for Check-Off of Dues Form, shall be reviewed with the employee by a representative of the Local Union and a designated representative of the Employer. Should this review not dispose of the matter, the dispute may be referred to the grievance procedure whose decision shall be final and binding on the employee, the Union, and the Employer. Until this matter is disposed of, no further deduction shall be made.

J) Limit of Employer's Liability: The Employer shall not be liable to the Union by reason of the requirements of this Agreement for the remittance or payment of any sum other than that constituting actual deductions made from wages earned by employees. The Union will protect and save harmless the Employer from any and all claims, demands, suits, and other forms of liability by reason of action taken, for the purpose of complying with paragraph G of this section.

K) In addition to regular dues deductions, employees may authorize a regular payroll deduction to make voluntary contributions to the AFSCME political action fund. The deduction will be identified on a form prepared by the union and approved by the City; the amount must be deducted per pay period and must be for a specific dollar amount (not a percentage of pay); the deduction will begin on the next available pay period following receipt of the signed deduction form by payroll. The City shall direct all such voluntary contributions to AFSCME Council 925, and distribution of the contributions will be made by the union in its sole discretion, and the City shall have no input into how collected funds are distributed. Employees may cease contributions at any time with written notice to payroll, and the deduction will end on the next available pay period.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

Article 8. Management Rights

Status Quo

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 10 - Stewards and Officers

A) Employees in the bargaining unit shall be represented by a Chapter Chairman, Vice-Chairman, Chapter Secretary, Chapter Treasurer, and Stewards who shall be regular employees working in that unit. In the absence of a Steward, an alternate may be appointed by the Chairman or Vice-Chairman.

B) There shall be one (1) Steward per shift for each division shown below:

1) Engineering Division
2) Fleet Maintenance Division
3) Parks Maintenance Division
4) Streets and Storm Drains Division
5) Water and Sanitary Sewer Division

C) At any time the number of employees in a division exceeds fifty (50), **upon request of the Union,** the Human Resources Director will meet with the Chapter Chairman, and an additional Steward may be added.

D) During regular working hours, either a Steward or the Chapter Chairman may investigate and present grievances to the Employer (as provided in Article 12) without loss of time or pay, provided the Steward or Chapter Chairman shall first receive the approval of their supervisor. Failure of Stewards or the Chapter Chairman to abide by this requirement shall be cause for discipline. Abuse of time away from the job shall be cause for a special conference.

E) Union stewards assigned to the afternoon shift may request to use personal time to attend Chapter meetings which are scheduled during their regular shift. Such requests will be reviewed on a case-by-case basis and may be approved up to four (4) times per year at the discretion of the Operations Manager.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 12 - Grievance Procedure

The remaining sections of Article 12 remain unchanged

Step 3: Grievances not settled at Step 2 must be filed to Step 3 with the City Manager within seven (7) calendar days of the Step 2 answer. The City Manager (or their designated representative) shall schedule a meeting within fourteen (14) calendar days of the submittal to Step 3 and discuss the grievance. **Union members in attendance at the Step 3 meeting shall not exceed six (6) and may include:**

1. **The grievant(s)**
2. **The AFSCME Council or International Representative**
3. **Up to two (2) representatives of the affected department**
4. **Up to two (2) additional members of the bargaining unit**

~~with not more than three (3) representatives of the bargaining unit, including the grievant, the AFSCME Council or International Representative, and two (2) representatives of the affected department.~~ The decision of the City Manager on the grievance shall be given to the Chapter Chairman, Vice-Chairman, Secretary, Steward, Grievant, and Council or International Representatives within fourteen (14) calendar days after the date of the meeting.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 14 - Discharge and Suspensions

A) Discharge and suspensions shall be in writing to the employee, and a copy shall be furnished to the Chapter Chairman or their designee and mailed to the AFSCME Council Representative within twenty-four (24) hours except Saturday, Sunday, and holidays. The written notice shall generally state the reason(s) for the discharge or suspension.

B) The discharged or suspended employee will be allowed to discuss their discharge or suspension with their Steward and/or the Chapter Chairman of the unit, and the Employer will make available an area where the employee may do so before the employee is required to leave the property of the Employer. Upon request, the Employer or their designated representative will discuss the discharge or suspension with the employee and the Steward in an attempt to resolve disputes.

C) Appeal of Discharge or Suspension: Should the discharged or suspended employee consider the discharge or suspension to be improper, a grievance shall be presented in writing through the Steward to the Employer within three (3) regularly scheduled working days of the discharge or suspension. The matter shall be referred to the grievance procedure at Step 3.

D) Use of Past Record: In imposing any discipline of a current charge, the Employer will not consider any prior infractions which occurred more than two (2) years previously ~~nor impose discipline on an employee for falsification of their employment application after a period of two (2) years from date of hire, except for information on their medical record~~. This language shall not preclude the Employer from using a past record to support a history of progressive discipline.

Falsification of any employment application ~~dated May 24, 1993 or later~~ may subject an employee to disciplinary action at any time following the date of application.

E) Any employee who is reinstated after discharge or suspension shall be returned to the same classification at the same rate of pay ~~or~~ **unless a different classification and/or rate of pay** ~~as will be~~ **is** agreed to by both ~~the~~ parties.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 15 - Seniority

A) Seniority shall be defined for regular employees as the length of continuous employment with the City beginning with the date of initial hire. NOTE: See Article 31 for service date~~.~~ **and note that Bargaining Unit Seniority shall be length of continuous service within the Bargaining Unit.**

B) Probationary Employees

1) New full-time employees hired shall be considered as probationary employees for the first six (6) months of their employment. The Employer may extend the probationary period in one (1) month segments, up to an additional six (6) months. ~~The six (6) month probationary period shall be accumulated within not more than one (1) year.~~ When an employee completes the probationary period, the employee shall be entitled to full seniority rights and rank for seniority from the six (6) months prior to the day the employee completed the probationary period. There shall be no seniority among probationary employees. ~~Discipline of an employee during probation shall be grievable as in sub-section 15.B.2 below.~~ Discharge or termination of any employee during probation shall not be subject to the grievance procedure.

2) Any disputes regarding probationary employees will be handled as expeditiously as possible through meetings with the probationary employee's supervisor and the Union Steward. ~~If this meeting fails to resolve the problem, the dispute may be processed one more step, and a meeting will be held with the Human Resources Director, the employee, the Union Steward, the Chapter Chairman, and the Division Head.~~

3) Seniority shall be in accordance with Section A above.

C) The City shall keep true **bargaining unit** seniority lists in each division, which will contain each employee's name, seniority date, and classification. Employees hired on the same date shall be placed on the seniority list according to the **eligible list** ~~highest test score~~. The list shall be updated every three (3) months. If there is any objection to any of the items therein, the parties shall promptly meet to dispose of the grievance. Any grievance shall be in writing and filed with the Human Resources Department through the employee's supervisor within five (5) working days after the posting of the seniority list. Seniority lists shall be kept separately for the following divisions:

1) Engineering Division
2) Fleet Maintenance Division
3) Parks Maintenance Division
4) Streets and Storm Drains Division
5) Water and Sanitary Sewer Division

D) When an employee moves from one division to another through the posting procedure, they will be entered on that division seniority list according to their length of continued service **in the bargaining unit** ~~with the Employer~~, once they have completed their probationary trial period.

E) An employee shall lose their seniority and shall no longer be considered an employee for the following reasons:

1) If they quit or retire.

2) They are discharged and the discharge is not reversed through the grievance procedure set forth in this Agreement.

3) They are absent for three (3) consecutive working days without notifying the Employer. In the event the employee is incapable or unable to advise the Employer for reasons or causes beyond the control of the employee, an exception may be made. After such absence, the Employer will send written notification by registered mail to the employee at their last known address that they have lost their seniority, and their employment has been terminated. If the disposition made of any such case is not satisfactory, the matter may be referred to the grievance procedure.

4) If they do not return to work when recalled from layoffs as set forth in the recall procedure. If deemed proper by the City, exceptions shall be made.

5) Return from unpaid leaves of absence will be treated the same as (#3) above.

6) If they are laid off for a period equal to their seniority at the time of their layoff, or for three (3) years, whichever is the lesser. For this paragraph only, all employees (except probationary employees) will be treated as if they have a minimum of one (1) year seniority.

7) Separation upon settlement covering total disability.

8) The employee does not work for a period of **three(3)** ~~two (2)~~ years**, including periods of short and long-term disability (but excluding the 30 day short-term disability qualifying period),** provided the employee is unable to perform the essential duties of the position with reasonable accommodation.

F) An employee who changes to a classification out of the bargaining unit may return within three (3) months without loss of bargaining unit seniority. The employer will not permanently fill the bargaining unit vacancy during this three-month period. If the employee leaves the bargaining unit for more than three (3) months, then wishes to return to the bargaining unit, the employee will be subject to the regular hiring process as if they were an external candidate. If rehired, the employee will forfeit previously accrued bargaining unit seniority. Employees promoted out of the bargaining unit for more than three (3) months shall not accrue seniority while out of the unit.

G) In the event of a layoff of any type, the following employees, notwithstanding their position on the Seniority List, shall continue to be employed as long as there is work available:

a) Chairman, then Vice-Chairman: In a job classification within the bargaining unit whose duties they can perform, then

b) Stewards: In a job classification within their division whose duties they can perform.

Such employees shall be recalled to work for the first vacancy in a job classification within their division whose duties they can perform. The City recognizes these clauses to the extent that these officers and stewards have protected seniority only during their official term of office.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 16 - Layoffs and Recall

The remaining sections of Article 16 remain unchanged

F) When the working force is increased after a layoff, the employees will be recalled according to seniority in reverse order of the Layoff Section, **and per time limits in Article 15 E. (6).** Notice of recall shall be sent to the employee at their last known address by certified mail.

If the employee fails to call or personally appear to the Human Resources Department within ten (10) calendar days of the mailing date of the notice, they shall be considered as having quit. If the employee calls the Human Resources Department within ten (10) calendar days of the notice, they shall report to work as directed, but be allowed up to fourteen (14) calendar days from the date of the phone call or personal appearance to report to work provided reasons satisfactory to the Employer are given for the requested extension of time.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

ARTICLE 17 - Working Hours

A) The City shall establish normal work schedules consistent with this section for each division which shall be in writing and posted in each division. Work schedules shall include the days of the work week and the hours of the day. Of the work schedules established by the City, the employee may select to work the schedule of their choice pursuant to Article 18, Shift/Schedule Change.

When required by operating needs, the City may change work schedules for any employee or group of employees. Such change shall be given to the employee at least fifteen (15) calendar days prior to the beginning of the new schedule. In case of emergency or other unforeseen circumstance, the Department Director, their immediate subordinate, City Manager, or designee may change the working schedule without the fifteen (15) day notice.

In the event of a shift change for snow emergency, employees whose shifts change to the 12-hour schedule will be compensated according to Article 20 (J).

In the event of an emergency when the Emergency Operations Center (EOC) is activated for more than (7) consecutive days and the duration of the change is more than 60 days, there will be an opportunity to re-evaluate the shift schedule assignments and, if necessary, changes may be made effective the first day of the closest pay period following evaluation.

B) The first shift is any shift that regularly starts on or after 4:00 AM but before 11:00 AM. The second shift is any shift that regularly starts on or after 11:00 AM but before 7:00 PM. The third shift is any shift that regularly starts on or after 7:00 PM but before 4:00 AM. A shift shall be considered regular for an employee if the employee is assigned to that shift for at least seven (7) calendar days.

C) The work week shall consist of five (5) consecutive eight (8) hour days, Monday through Friday. The City may establish a five (5) consecutive eight (8) hour day work week other than Monday through Friday.

By mutual agreement of both the City and the Union, a forty (40) hour work week may be established consisting of four consecutive 10 hour days. The establishment of such a work schedule may be done so all year round or for a particular period or season of the year, or during any other appropriate combination or period of time that may be deemed appropriate. In addition, the schedule may be established for any single division, or section of any division, or combination of divisions, as may be deemed appropriate for the work load or assignments of work. The establishment of such a schedule further may provide for 6-day coverage, and the City may schedule a work

group on a four-day basis, Monday through Saturday, as long as work schedules for employees are scheduled in a consecutive four-day period. Seniority by classification shall determine which work group the employee is assigned to. In addition, the following provisions for establishment of the four-day, 10-hour shift shall apply:

1) Overtime - The overtime provisions applying to ten (10) hour days shall be waived in order to provide 10 hours of straight time each regular work day. Any time worked in excess of ten (10) hours shall be paid at the regular overtime rates. Any time worked in excess of their regular forty (40) hour week shall be paid at the regular overtime rate.

2) Vacation and Sick Leave - Vacation and sick leave days shall continue to accumulate at the same rate as spelled out in the contract. If an employee takes a vacation or sick day, the employee will be charged with ten (10) hours of vacation or sick time.

3) Jury leave, funeral leave, and holidays shall be paid at the rate of ten (10) hours if the employee is on the 10-hour shift.

D) Employees who are scheduled to work and report in, but are sent home due to lack of work or inclement weather conditions will be paid a minimum of four (4) hours at straight time or, if scheduled overtime, at the appropriate rate of pay.

E) All employees shall receive two (2) wash-up periods: five (5) minutes to be taken at lunch, and ten (10) minutes to be taken at quitting time. The City will put hand cleaner into vehicles where employees would normally be working under unsanitary conditions or conditions hazardous to the employee's health.

F) All employees will receive a one-half hour lunch break (unpaid) to be taken at the middle of each shift whenever possible.

G) Employees may take a coffee break fifteen (15) minutes in the a.m. and a coffee break of fifteen (15) minutes in the p.m., or fifteen (15) minutes in the first half and the second half of their regular shift, whichever may apply.

H) When the continuation of a regular work shift results in an overtime situation of two (2) hours or more in length, the employee is entitled to a paid 15-minute break prior to working overtime.

I) In an unscheduled overtime situation of two (2) hours or more in length, an employee shall receive a paid fifteen (15) minute break for every two (2) hours worked, or two-tenths of an hour's pay will be added to their time worked.

J) If the employee works more than four (4) hours overtime, the employee shall receive a one-half hour unpaid lunch break, if the employee so desires. All employees in a work group must agree to either take or not take a lunch break.

K) The time off shown for lunch break, coffee breaks, and wash-up periods shall apply to the total time the employee may discontinue performance of assigned work.

L) The City agrees that the Water Department shall not schedule regular afternoon shifts between the start of the pay period immediately following April 1st and the start of the pay period immediately following November 1st except as absolutely necessary because of the work load.

FOR THE UNION:

Date: 6-30-25

FOR THE CITY:

Date: 6/30/25

UNION PROPOSAL
AS-IS
6/2/25

AFSCME MICHIGAN C925 & LOCAL 574. _____ TA

CITY OF TROY. _____ TA

ARTICLE 18 - Shift/Schedule Change

A) Shift/Schedule preference will be granted on the basis of seniority within the same job classification in each division, providing the employee is qualified to perform the work required with no more than 5 days additional training.

B) This section shall become effective at such time there is a vacancy and at the start of the pay period immediately following April 1st and November 1st of each year.

C) The City will post a notice of each pending shift/schedule change date approximately one month in advance. Employees must submit their request for shift/schedule selection to their supervisor no later than ten (10) calendar days prior to the shift/schedule change date. Those employees who do not select a shift/schedule as required will be assigned to the remaining positions by the Employer.

D) Employees must remain on their shift/schedule until there is an appropriate vacancy or until the next regular shift/schedule change date.

E) In the event that a Fleet Maintenance employee is ordered by subpoena at least two weeks in advance to appear in court on behalf of the City of Troy, the employee's shift will be changed for the duration of the subpoena. If there is less than two weeks notice, the employee will be paid overtime for time worked outside of the employee's regular work hours.

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

ARTICLE 20 - Overtime

A) Employees will be paid one and one-half (1½) times their regular hourly rate for time worked in excess of eight (8) hours on the employee's scheduled shift, forty (40) hours in any work week.

An employee who works more than 8 hours in a scheduled work day, or in excess of 40 hours in a week, may request to be granted time off equivalent to the hours worked with ~~the Field~~ Supervisor's approval. Such time off shall be taken during the work week in which the overtime was worked. If the employee does not take the time off during the same work week in which it was worked, the employee shall be paid for the overtime at the appropriate premium rate. For purposes of this subsection, it is understood that the work week begins on Saturday and ends on Friday.

B) The scheduled shift shall commence at the employee's start time and continue twenty-four (24) consecutive hours, except on Sundays and holidays which shall be considered from midnight to midnight. From midnight of a holiday or Sunday to the scheduled starting time, pay shall be at 1½ times the employee's normal hourly rate. This paragraph may be waived with the mutual consent of the City and the Union.

Whenever an afternoon shift goes beyond the midnight hour and into a designated holiday, no overtime rate will apply for those hours past midnight that are part of the normal scheduled shift.

C) When an employee is called into work at other than their scheduled working time, the employee shall be paid a minimum of three (3) hours at the appropriate premium rate unless the hours are contiguous with the employee's regularly scheduled work hours, in which case the employee will be paid one and one-half their regular rate for actual hours worked. Employees called in on Sunday or holidays will be paid a minimum of three (3) hours at double time plus the holiday pay.

When an employee is able to perform the work remotely without entering a City facility or job site the minimum "call in" time will be one (1) hour, paid at the applicable overtime rate as described above.

The three (3) hour minimum will also apply in situations when an employee is called in early for a regularly scheduled shift. If the employee is called in with a new starting time less than three (3) hours earlier than the regular scheduled shift start time, the employee will receive call-in time to make the total 3 hours.

D) Double time shall be paid for hours worked on:

1) Sunday (when not a part of the regular scheduled work week) or the employee's seventh day.

2) Holidays and designated holidays. This is in addition to holiday pay.

E) Time granted for sick leave, funeral leave, holidays, or vacation leave shall be construed as time worked in the computation of overtime.

F) There shall be no duplication of overtime for the same hours worked, and employees shall not be paid twice for the same hours recorded as hours worked.

G) Wherever practical, overtime occurring as a result of the extension of normal working hours shall be performed by the employees regularly assigned to the functions continuing beyond the regular quitting time.

H) Other overtime shall, wherever practical, be distributed equitably among the employees working in the classification in which the overtime occurs and posted within 24 hours of the end of the overtime occurrence. Records of overtime worked shall be maintained by the division for each classification. The records will show overtime **occurrences** worked as well as ~~that~~ **those** charged when employees are not available. Employees will not be charged for overtime while on ~~vacation provided they give~~ **approved leave if they provide** at least three (3) days notice and take a minimum of two (2) days **of leave** ~~vacation~~ time, **or when the employee is absent for three (3) consecutive days due to illness, and using appropriate leave time**.

Such records shall be reviewed periodically with the Steward in order that reasonable distribution of available overtime will be maintained. On May 1st and November 1st of each year, the ~~amount of accumulated hours~~ **occurences** shall be reduced to zero for all employees. Both parties recognize that all employees listed on the overtime list will not have the same amount of overtime **occurences** ~~hours~~. ~~The Employer agrees to maintain as little difference in overtime hours between employees as possible.~~ Overtime in each classification shall be posted every two weeks if overtime is worked during the two-week period prior to posting. If no overtime is worked, no new posting will be required.

Beginning November 1 *(pending ratification prior to October 31, 2025)* **overtime will be recorded for tracking purposes by occurence/event. Crew Leaders scheduled morning prep time will not be considered an occurrence for overtime tracking purposes.**

Employees must work at least 50% of overtime occurrences offered; if an employee falls below 50% on May 1 or November 1 for the previous overtime period, management has the right to issue discipline.

Overtime Incentive Program
Public Works Divisions
Employees who work 75 - 89% of the overtime occurrences offered to them as of May 1 will receive two (2) additional Personal Business days, available to be used June 1 – December 31 of that year. Employees who work 90% (or more) of the overtime occurrences offered to them will receive an additional one (1) Personal Business days for a total of three (3) additional Personal Business days that can be used June 1 – December 31 of that year.

Engineering Division
Employees who work 75 - 89% of the overtime occurrences offered to them as of November 1 will receive two (2) additional Personal Business days, available to be used November 1 – December 31 of that year. Employees who work 90% (or more) of the overtime occurrences offered to them will receive an additional one (1) Personal Business days for a total of three (3) additional

Personal Business days that can be used November 1 – December 31 of that year.

I) Overtime occurring in an emergency situation shall be assigned within the discretion of management, with the employees in the division by classification given initial consideration. Errors in the distribution of overtime in or out of a division by classification will be corrected by subsequent distribution of available overtime.

When flagrant abuse in the distribution of overtime occurs, a settlement of the dispute shall be in payment of lost overtime instead of subsequent distribution of overtime available.

J) Employees who are reassigned to a different shift due to an emergency shall receive time and one-half (1½) for all hours worked ~~in excess of their eight (8) hours within the twenty-four (24) hour work period prior to the shift change.~~ **If the shift is a 12 hour shift, the employee must work the full 12 hours to receive the time and one-half (1½) overtime.**

K) Employees who are required to cover more than twelve (12) hours of work on a regular scheduled shift and do not report for work for the next regular shift shall be paid for the day by deducting the day from the employee's sick bank. Days so deducted shall not be used to document a case of absenteeism for purposes of discipline.

In the event an employee is called into work for an emergency or other situation within an 8-hour window preceding their next regular shift or following a 12 (or more) hour shift and the employee is unfit or unable to work their next regular shift, the employee may choose leave time (including sick time) or unpaid leave. The employee's weekly reported hours must be no less than 40 (unpaid leave will not be counted in the minimum requirement). Overtime will be paid consistent with Article 20 – Overtime (A) and unpaid leave will not count toward hours worked for the purpose of overtime calculation.

Each employee may use no more than ~~32~~ **40** hours of unpaid leave annually **under this provision**.

The department head and/or approving supervisors have the discretion to extend to other related circumstances, when possible.

FOR THE UNION:

Date: _____

FOR THE CITY:

Date: 6/30/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 21 - Classifications

A) Typical work assignments associated with each classification ~~and position~~ are listed in Appendix B. Said Appendix B is not intended to be all-inclusive, but is only submitted as a point of reference.

~~B) The City acknowledges that the position hyphenated within each classification shall be the primary work responsibility of the appropriate employees.~~

~~C)~~**B)** The City shall have the right to assign an employee to another ~~position~~ **assignment** in their classification or any lower classification on a temporary basis.

~~D)~~**C)** When a new classification is established within the bargaining unit, the City shall notify and meet with the Chapter Chairman, the Vice-Chairman, and the Secretary at least 30 days prior to the establishment of a permanent rate structure. In the event the Union does not agree that the rates established are proper, they shall be subject to negotiations. The City may establish a temporary rate for a period not to exceed ninety (90) days for the new classification.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
July 28, 2025

ARTICLE 22 - Posting of Vacancy

A) Postings

1) In the event of a vacancy or newly created position which the Employer elects to fill and for which there is no valid eligible list, the Employer shall post the vacancy or new position at least seven (7) calendar days in all divisions. The posting shall include a description of the qualifications, hours of work, typical duties, division, testing dates (as applicable), and tentative date of appointment. A copy will be given to the Chapter Chairman. The City shall provide the Chapter Chairman with a copy of the test results and notify the successful employee within ten (10) working days after the final testing date.

~~In the event a written test is conducted a pre-qualification list of written test results shall be established which shall remain valid for a period of one (1) year. Six (6) months after the creation of the pre-qualification list, those employees who failed the written test and those employees who were on probation and thus ineligible at the time the last test was administered may request to be tested. Such requests must be submitted in writing not later than two (2) weeks after the six-month date, as stated in the test notification letter. Employees passing this test shall have their names and test scores added to the pre-qualification list; such test scores will expire on the date the pre-qualification list expires.~~

~~When a written test is not administered and a prequalification list is not established, employees who were on approved leave during the entire posting period, and therefore unable to apply, may submit an application within two (2) work days of their return to work and will be considered for the position if interviews have not yet been conducted.~~

Upon the conclusion of the ~~testing procedures~~ **evaluation** for a classification within a division, an eligible list shall be created which will remain valid for the division for six (6) months from the date certified. Subsequent vacancies in that classification for that division shall be filled from the eligible list. ~~In the event of a vacancy in the same classification as that for which the eligible list was created but in another division, those employees on the pre-qualification list (and those employees in the same classification as the vacancy who are interested in transferring from a different division) will be offered the opportunity to interview for the new vacancy. The resultant eligible list shall remain valid for that division for six (6) months from the date certified. Employees who decline to be interviewed for the new vacancy shall remain on the pre-qualification list.~~

~~Section A.1. shall be subject to renegotiation upon expiration of the collective bargaining agreement.~~

In the event only one (1) qualified candidate applies, and when management determines it is in the best interest of the City to do so, the City may choose to forego the remaining evaluation process and advance the employee directly to the eligible list.

2) **Seniority within the bargaining unit will be recognized by giving credit of ¼ point for each 12 full months of continuous employment. The total of points will be added to the final total passing score for all evaluations given.**

3) **The City shall offer the position to one of the two (2) most qualified candidates, based on the evaluation, as represented by rank on the eligible list. However, in the event more than one employee receives the same ranking (tie), the highest seniority employee shall be offered the position, according to the following procedure:** ~~A vacancy in a classification or a newly created position within a classification shall be filled in the following order:~~ (a) by employees in the same division with the same classification who work a different shift, (b) by promotion requests within a division and voluntary demotions from within the division, (c) by transfer requests from outside the division from employees with a classification which is equal to or higher than the classification of the vacancy, (d) by promotion requests from another division. ~~The senior qualified employee shall receive the position according to the above procedure.~~

Paragraphs 2 and 3 above shall be subject to negotiation upon expiration of this agreement.

B) Employees will be placed in their new classification within eight (8) weeks of ~~being offered the position.~~ **formally accepting the position.**

~~C) Employees who request and are awarded their classification change shall not be entitled to request any other change for a period of nine (9) months, in the event:~~

~~1) The request was for a lower rated classification, or~~

~~2) The employee declined during the probationary trial period. In this case, the classification shall promptly be posted.~~

D) Employees awarded a classification change shall have a probationary trial period not to exceed three (3) months to qualify for such classification. The Employer may extend the probationary period in one (1) month segments, not to exceed six (6) months. This shall permit the City to disqualify the employee prior to the completion of such probationary trial period where lack of ability to qualify is obvious. Employees who fail to qualify shall be returned to their former classification and schedule without loss of seniority, and shall be given the reasons for their disqualification in writing. **In the event the City wishes to end an individual promotional probation period prior to three (3) months, the employee will be given the opportunity to accept the shortened period by signing an acknowledgement**

E) Any employee who feels aggrieved upon disqualification may submit the matter to the grievance procedure, and the City must be able to show that the disqualification was justified.

F) This posting procedure shall not prevent the City from hiring from the outside whenever qualified applicants are not available.

FOR THE UNION:

Date: 7-28-25

FOR THE CITY:

Date: 7/28/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 23 - Promotions

A) In the promotion of employees governed by this Agreement to classifications within the bargaining unit, seniority and qualifications will govern.

B) Qualifications shall be determined by the Employer and will be applied in a fair and equitable manner to all applicants.

1) A standard **evaluation** ~~test~~ process may include but not be limited to written, interview, practical, or combination thereof for each classification, and test questions shall pertain only to duties and responsibilities of that classification. Passing grade shall be told to employee prior to the **evaluation** ~~test~~.

C) Upon promotion, the employee will be placed at the lowest pay step in the new classification which represents an increase over their regular pay step.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

UNION PROPOSAL
AS-IS
6/2/25

AFSCME MICHIGAN C925 & LOCAL 574. _____ TA

CITY OF TROY. 6/2/25 _____ TA

ARTICLE 24 - Transfers and Demotions

A) In the event of a vacancy or a newly created position, employees in the same classification as the vacancy shall be given the opportunity to transfer to another division on the basis of seniority according to Article 22, Posting of Vacancy, if the employee requires no more than five (5) days additional training.

B) Employees who request and are awarded a transfer to an equal classification shall be prohibited from being considered for any other transfer to an equal classification for a period of two (2) years from the date of the original transfer. This provision shall not apply to employees who merely change shifts within a division.

C) Upon transfer, employees will remain at their current pay step and continue step progression, if applicable, upon their original dates.

D) Upon demotion, employees will be placed at their current pay step (i.e. Step 3 to Step 3) in the lower classification and continue step progression, if applicable, upon their original dates. In the event an employee returns to a higher position they previously held (and they had attained a higher pay step in the lower classification), they will be placed at the highest pay step they attained in the lower classification, and continue step progression, if applicable, upon their original dates.

Tentative Agreement

City of Troy and AFSCME

June 2, 2025

ARTICLE 25 - Temporary Assignments

A) Temporary assignments calling for the performance of work required by a higher classification for the purpose of filling vacancies of employees who are on vacation, absent because of illness, etc. where such assignments exceed one (1) week per assignment, will be granted to one of the three most senior, interested employees, provided the employee is qualified to perform the work without additional training.

B) Such employees will receive pay at the lowest pay step in the temporary classification which represents an increase over their regular pay step for all hours ~~worked for performing such work~~ assigned to the temporary position once the assigned work exceeds five (5) consecutive working days. ~~in excess of five (5) consecutive days or in excess of thirty (30) working days within any twelve (12) month period.~~

C) Chapter Chairman and the Steward of the affected department will receive notification of all temporary assignments performing bargaining unit work.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 26 - Supervisory Personnel

Status Quo

ARTICLE 55 - Terms

This Agreement shall continue in full force and effect until midnight, June 30, ~~2025~~ **2028**, and shall continue in effect from year to year thereafter, unless either party shall give the other party at least sixty (60) days written notice, by registered mail, before the end of the term of this Agreement or before the end of any annual period thereafter, of its desire to terminate the same or to change or amend any of its provisions.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
May 19, 2025

ARTICLE 27 - Temporary and/or Part-Time Employees

The preceding sections of Article 27 remain unchanged

~~C) Temporary and/or part-time employees, during their employment under such status, are not entitled to compensation or fringe benefits other than their rate of pay.~~

~~D)~~**C)** Temporary and/or part-time employees shall not be worked overtime in place of available full-time employees.

~~E)~~**D)** Employees hired temporarily in the Parks Maintenance Division shall not be subject to this Article from April 1st to October 31st of each year except as provided in Section 27.A.3. However, temporary employees who have completed up to four months in another division may transfer to the Parks Maintenance Division providing 1) they do not work beyond October 31st, 2) that the total number of temporary employees in the Parks Maintenance Division does not exceed the original number of designated temporary positions, and 3) they are performing only Parks Maintenance Division work.

~~F)~~**E)** On July 1 the City will notify the Chapter Chairman of the temporary and part-time employees hired.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

Article 28. Subcontracting

Status Quo

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

ARTICLE 29 - Safety

A) The City agrees to maintain sanitary, safe, and healthful working conditions in accordance with the Michigan Department of Labor.

B) The City will maintain adequate and suitable first aid facilities in accordance with the Michigan Department of Labor.

C) Employees covered hereby, in the performance of their jobs, shall at all times use safety devices and protective equipment which will be furnished to them hereunder and will comply with the safety, sanitary, or fire regulations issued by the City (per Michigan Department of Labor).

D) The Safety Committee shall be composed of at least six (6) members:

- One (1) representative of the Human Resources Department.
- One (1) member to be either the Union Chairperson or Union Vice-Chairperson (unless approved in writing by Human Resources, the Union Chairperson, and the Union Vice-Chairperson to be filled by another Union Member),
- Three (3) or more AFSCME Union employees,
- One (1) or more additional ~~Classified/Exempt~~ employee(s).

~~The Classified/Exempt and Union employees shall serve one (1) year rotating terms.~~

The Safety Committee shall attempt to meet monthly and discuss current safety related issues, recommendations, and other safety related topics. It shall be the Committee's responsibility to make recommendations on safety to both the City and the Union.

FOR THE UNION:

Date: 6-30-25

FOR THE CITY:

Date: 6/30/25

Tentative Agreement
City of Troy and AFSCME
May 16, 2025

ARTICLE 30 - Training

A) In-Service Training
The City may authorize in-service training programs without loss of pay for employees to take schooling in the interest of the City. In such cases, the employee shall be required to return to the City employment for a specified time after completing said schooling, not to exceed one year.

B) Tuition Reimbursement
1) The Tuition Reimbursement program is available to all employees who have successfully completed their initial probationary period.

2) Courses must be:
- Completed from an accredited institution, and
- Courses leading to an Associate Degree, Bachelor Degree, Master Degree or Certification Program that is organizationally-related.

3) Reimbursement will be granted only for pre-approved courses completed with a grade of "C" (2.0) or better.

4) Reimbursement is for the cost of tuition only and does not include other expenses or fees such as registration fees, books, mileage, parking fees, laboratory fees, etc.

5) Maximum reimbursement per employee, per **calendar** ~~fiscal~~ year, is $2,500.

6) Employees who receive any monetary assistance from other sources, such as scholarships, grants-in-aid, G.I. Bill, etc., shall be eligible only for reimbursement of the difference between the outside financial assistance and the actual tuition costs.

7) Prior to receipt of reimbursement, the employee will be required to sign a letter agreeing to repay the reimbursement if the employee terminates employment (including retirement) or is terminated (not including layoff) by the City within (1) year of receiving the reimbursement.

C) Other Training
Mandatory training sessions will, as much as possible, be scheduled during regular working hours. If a mandatory training session cannot be scheduled during regular working hours, the employee's regular working hours will be changed to fit the training session hours. Additional training not mandated by the City but beneficial to the City and the employee shall be accommodated by rescheduling the employee's hours so that the employee will attend said training while on normal working hours provided the employee receives advance approval of the department head.

The Certification Incentive Program in Appendix A details certifications which will be recognized with hourly bonus pay. The City will be responsible for the cost of training, testing, and continued education credits, if available, to interested employees (within a reasonable career progression) to participate in the certifications found in the Certification Incentive Program. The City will offer this

opportunity when the training becomes available while ensuring operations are minimally impacted.

D) Employees who have completed their initial probationary period and are in the ~~MSE-D Service Technician I, MSE-F, Trade Specialist I or MSE-G, Trade Specialist II classifications (new titles as of January 8, 2022:~~ Maintenance Technician, Light Duty Mechanic, **or** Heavy Duty Mechanic~~)~~ **classifications** in the Fleet Maintenance Division will be reimbursed for the cost of renewing their required State of Michigan mechanic certifications upon submission of requested paperwork.

~~Fleet Maintenance ASE Certificates~~
~~Until January 7, 2022, Fleet Maintenance employees in the MSE-D and MSE-F classifications who possess a valid Master Automobile Technician Certificate, and Fleet Maintenance employees in the MSE-G classification who possess a valid Master Truck Technician Certificate issued by the National Institute for Automotive Service Excellence (ASE), shall receive one hundred dollars ($100) per month. It shall be the responsibility of the employee to provide the Fleet Maintenance Operations Manager with the necessary documents verifying the receipt and maintenance of the Master Technician Certificate. The ASE certification bonus transitions to the hourly bonus detailed in Appendix A beginning January 8, 2022.~~

FOR THE UNION:

Date: 5-16-25

FOR THE CITY:

Date: 5/16/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 31 - Leaves of Absence

Leaves of absence may be granted by the City Manager without pay and without loss of seniority, but with an adjustment for service date (service date is defined as ~~seniority date~~ **continuous full-time employment with the City beginning with initial date of full-time employment,** less any unpaid leave and is used for all wage and fringe benefit calculations) for the following reasons and reasonable periods of time:

1) Service in any public elected position, except Troy Municipal, for a period not to exceed two (2) years.

2) Medical Leave and Illness (physical or mental) - Not to exceed ~~eighteen (18)~~ **thirteen (13)** months with medical certification to the City~~, unless retired for permanent disability.~~

3) Personal Leave: Up to thirty (30) days; such leave will not be granted for obtaining other employment. Up to six (6) months for maternity as long as such leave occurs in conjunction with childbirth.

4) Educational Leave: Up to six (6) months - no more than one such leave will be granted every two (2) years.

Employees must exhaust all available leave time before transitioning to unpaid leave. The periods of time indicated above would begin when the employee is absent from work (and using available leave time); after all available leave time is exhausted, the employee would transition to unpaid leave.

Nothing herein shall be interpreted in conflict with the provisions of the Family Medical Leave Act (FMLA). (Reference Administrative Memorandum 1-P-77 Family and Medical Leave Policy.)

FOR THE UNION:

Melvin Bailey
Dispatcher

Date: 7.22.25

FOR THE CITY:

Jeanette Menig

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
May 9, 2025

ARTICLE 32 - Military Leave

A) Any employee who leaves the City's service for compulsory military duty shall be placed on military leave without pay. Such leave to extend through a date of ninety (90) days after their release from the military service. An employee returning from military leave shall be entitled to restoration to their former position, provided they make application within ninety (90) days after their release from duty under conditions other than dishonorable and is physically and mentally capable of performing the duties of the position involved. An employee who leaves on Military Leave shall be paid for any accrued vacation time due to them at the time they leave. An employee returning from Military Leave shall have unused sick leave credits restored to them.

B) The Selective Service Act, as presently existing or as it may be amended from time to time, shall govern the re-employment rights of returning servicemen.

C) Employees who are reinstated in accordance with the Universal Military Training Act, as amended, and other applicable laws and regulations will be granted one unpaid leave of absence for a period not to exceed a period equal to their seniority in order to attend school full-time under applicable Federal Laws in effect on the date of this agreement. Such leave must be applied for within one (1) year of reinstatement.

D) Employees who are in some branch of Armed Forces Reserve or the National Guard will, after completion of their active duty requirement and during their initial enlistment period, be paid the difference between their reserve pay and their regular pay with the City provided proof of service and pay is submitted:

1) When they are on full-time active duty with Reserves or National Guard, not to exceed two weeks in any one year, and

2) When they are activated for a domestic emergency, not to exceed two weeks in any one year.

E) Employees called involuntarily to active duty as a reservist of the Armed Forces shall, in addition to what is required under the Uniformed Services Employment and Reemployment Rights Act of 1994 (USERRA), be provided leave with pay and benefits as described in ~~the Letter of Understanding dated February 21, 2002.~~ **Administrative Memo 1-P-87 Military Leave Policy.**

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
May 16, 2025

ARTICLE 34. Leave for Union Business

Add:

C. Upon request, and as scheduled with relevant supervisors, a designated union official may meet privately with each new employee for up to ½ hour within the first two (2) weeks of the new employee's employment.

FOR THE UNION:

Date: 5-16-25

FOR THE CITY:

Date: 5/16/25

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

ARTICLE 35 - Sick Leave and Personal Business Leave

Sick Leave

A) Seniority employees are allowed one (1) day sick leave credit for each month in service, beginning with the first full calendar month of service. No sick leave will be granted before it has been earned. Unused sick leave credits may accumulate to the total of thirty-six (36) days.

B) On or before the twentieth of December of each year, an employee will be paid a day's pay for each sick leave day accumulated in excess of thirty-six (36) days as of the last pay period in October of that year, and the balance shall be reduced to a maximum of thirty-six (36) days.

C) Upon retirement or upon the death of an employee, unused sick leave credit will be paid to the employee or their beneficiary up to a maximum of thirty-six (36) days. For the purpose of this section, the term "retirement" shall exclude deferred retirement. Employees being laid off will receive full pay for all of their unused sick leave on the books as of the layoff.

D) Employees who, because of illness or injury, are off of work for three (3) consecutive days may be required to submit a physician's certificate indicating that they are capable of returning to work and performing their job prior to being allowed to return to work.

~~E) Employees who, within a twelve (12) month period, use an excess of six (6) sick days may be required to submit a physician's certificate or other applicable documentation in order to receive sick leave pay for any day beyond the six days used. Sick days used for which a physician's certificate or other applicable documentation has been received shall not be counted as part of the first six (6) sick leave days used.~~

~~F~~**E**) The City shall have the right to send an employee to the clinic before permitting their return to work. If the clinic agrees that the employee is able to return to work, the time spent leaving the worksite, going to clinic, and returning to the worksite during the employee's regular work schedule will be considered working time. If the clinic determines that the employee is not able to return to work, such time spent going to the clinic will be on the employee's own time.

~~G~~**H**) Employees may use sick leave consistent with the ~~Paid Medical Leave Act of 2018: for the employee's own health condition (including physical, mental and preventative care); the health condition (including physical, mental and preventative care) of a family member including child, parent, spouse, grandchild, grandparent, or sibling; time off due to domestic violence or sexual assault, including for medical or counseling services, relocation, or~~

~~legal services or proceedings (employee or employee's family member as defined herein); the closure of the employee's workplace due to a public health emergency, or an employee's need to care for a child whose school or place of care has been closed by order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction or by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member has actually contracted the communicable disease.~~ **Michigan Earned Sick Time Act:**

1. **The employee's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's mental or physical illness, injury, or health condition; or preventative medical care for the employee.**

2. **For the employee's family member's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's family member's mental or physical illness, injury, or health condition; or preventative medical care for a family member of the employee.**

3. **If the employee or the employee's family member is a victim of domestic violence or sexual assault, for medical care or psychological or other counseling for physical or psychological injury or disability; to obtain services from a victim services organization; to relocate due to domestic violence or sexual assault; to obtain legal services; or to participate in any civil or criminal proceedings related to or resulting from the domestic violence or sexual assault.**

4. **For meetings at a child's school or place of care related to the child's health or disability, or the effects of domestic violence or sexual assault on the child; or**

5. **For closure of the employee's place of business by order of a public official due to a public health emergency; for an employee's need to care for a child whose school or place of care has been closed by order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction or by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member has actually contracted the communicable disease.**

6. **For the purpose of sick leave use as referenced in this article, "family member" includes all of the following:**

a. **A biological, adopted or foster child, stepchild or legal ward, a child of a domestic partner, or a child to whom the employee stands in loco parentis.**

b. **A biological parent, foster parent, stepparent, or adoptive parent or a legal guardian of an employee or an employee's spouse or domestic partner or a person who stood in loco parentis when the employee was a minor child.**

c. **A person to whom the employee is legally married under the laws of any state or a domestic partner.**

d. **A grandparent.**

e. **A grandchild.**

f. **A biological, foster, or adopted sibling.**

g. **Any other individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship.**

7. **If the need for sick leave is foreseeable, employees must provide seven days' notice of the intention to use sick leave; approval of foreseeable sick leave use without seven days' notice may be at the discretion of the supervisor.**

If the need for sick time is not foreseeable, employees must notify their supervisor as soon as practicable using their department and division's notification procedures.

Unauthorized or improper use of sick leave shall be cause for disciplinary action.

H) Physician shall be defined as a person duly authorized and licensed by the State in which treatment is provided to treat diseases and injuries and to practice medicine.

FOR THE UNION:

Date: 6-30-25

FOR THE CITY:

Date: 6/30/25

Tentative Agreement
City of Troy and AFSCME
June 2, 2025

ARTICLE 36 - ~~Funeral Leave~~ **Bereavement Leave**

Employees shall be allowed up to five (5), eight-hour working days or four (4), ten-hour working days if on a four-day work week, as **bereavement leave** ~~funeral leave days~~ for a death in the immediate family ~~for attending to funeral arrangements and attending the funeral~~. The immediate family will consist of husband, wife, son or daughter, mother or father, brother or sister, grandchild or grandparent, stepchild or stepparent of the employee or spouse **or other individual for whom the employee or spouse is legal guardian.**

If another employee group receives funeral or bereavement time for the following family members during the period of this agreement, AFSCME members will receive the same benefit: aunt, uncle, niece or nephew.

If a death occurs of one of these family members while the employee is on vacation, the employee may submit a written request to the City that their status be changed from vacation to funeral leave.

Bereavement time must be taken within 12 months of the death and must be taken in full-day increments.

FOR THE UNION:

Date: 6-2-25

FOR THE CITY:

Date: 6/2/25

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

ARTICLE 38 - Holidays

A) The paid holidays are as follows:

1) New Year's Day
2) **Martin Luther King, Jr. Day**
~~2~~3) Good Friday
~~3~~4) Memorial Day
4~~5~~) Fourth of July
~~5~~6) Labor Day
~~6~~7) Thanksgiving Day
~~7~~8) Friday after Thanksgiving Day
~~8~~9) Day before Christmas
~~9~~10) Christmas Day
~~10~~11) Day before New Year's
and three (3) floating holidays.

Employees who don't work on a holiday designated above will be paid their current rate based on a regular eight (8) hour day for said holiday.

B) Should a designated holiday fall on Sunday, Monday shall be considered as the designated holiday. Should a designated holiday fall on Saturday, Friday shall be considered the designated holiday.

1) When working a four (4) day, ten (10) hour shift, the following schedule will apply:

Should a designated holiday fall on the employee's 5th day, the employee's 4th day shall be considered as the designated holiday. Should a designated holiday fall on the employee's 7th day, the employee's 1st day shall be considered as the designated holiday. Should the designated holiday fall on the employee's 6th day, the employee may request to opt for the 4th or the 1st day of their shift to be the designated holiday. Such request must be made no later than three (3) days in advance and secure the approval of the Division Head. The Division Head will answer the request within three (3) days.

2) When working a five (5) day, eight (8) hour shift other than Monday through Friday, the following schedule will apply:

Should a designated holiday fall on the employee's 6th day, the employee's 5th day shall be considered as the designated holiday. Should a designated holiday fall on the employee's 7th day, the employee's 1st day shall be considered as the designated holiday.

C) In order to receive pay for the designated holiday and/or holiday, an employee must not have been absent without leave on either the work day before or after the holiday. Holiday credits are not granted employees on unpaid leaves of absence.

D) To use the floating holidays, the employee shall give three (3) days prior notice. No more than one third of any Division shall use the floating holidays on the same days. In case of conflict, seniority shall govern the choice of employees to receive the days off.

E) If an employee assigned to the weekend shift requests to use available leave time to take the day off on Easter Sunday, it will not be denied. Such request must be submitted at least three (3) work days in advance

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 39 - Vacation Leave

A) Employees shall accrue vacation leave in accordance with the following schedule:

~~1) Start through 4th anniversary date:~~
~~5/6 day vacation credit for each month worked (10 days)~~

~~2) 4th through 10th anniversary date:~~
~~11/4 days vacation credit for each month worked (15 days)~~

~~3) 10th through 18th anniversary date:~~
~~1 2/3 days vacation credit for each month worked (20 days)~~

~~4) After 18th anniversary date:~~
~~2 1/12 days vacation credit for each month worked (25 days)~~

~~Beginning January 1, 2022, the accrual shall be:~~

1) For all months worked in the previous calendar year prior to the third service date with the City, an employee shall accumulate vacation leave at the rate of 6 2/3 hours for each month worked. (2 weeks)

2) For all months worked in the previous calendar year beyond the third and prior to the eighth service date with the City, an employee shall accumulate vacation leave at the rate of 10 hours for each month worked. (3 weeks)

3) For all months worked in the previous calendar year beyond the eighth and prior to the thirteenth service date with the City, an employee shall accumulate vacation leave at the rate of 13 1/3 hours for each month worked. (4 weeks)

4) For all months worked in the previous calendar year beyond the thirteenth and prior to the eighteenth service date with the City service date with the City, an employee shall accumulate vacation leave at the rate of 15 hours for each month worked. (4 ½ weeks)

5) For all months worked in the previous calendar year beyond the eighteenth service date with the City, an employee shall accumulate vacation leave at the rate of 16 2/3 hours for each month worked. (5 weeks)

Any fractional part of a day shall be rounded off to the nearest whole day. For the purposes of this section, ~~an employee must have been paid ten (10) days within a month to accrue vacation leave. Effective January 1, 2022, for purposes of this section,~~ "months worked" shall mean any calendar month where an employee is on the payroll for a minimum of twenty (20) days, including time worked and any payable leave time.

New employees who start January 1 – June 30 will receive an advance of 2 weeks (80 hours) of vacation available the first year of employment, employees hired after July 1 will receive 1 week (40 hours) of vacation available the first year of employment. **In the second year of employment, employees will receive 2 weeks (80 hours) of vacation leave.** Accrual in the ~~second~~ **third** year of employment will be according to the regular vacation accrual schedule above.

B) An employee's request for vacation shall be submitted to their Division Head no later than April 1st of each year. In cases where there are conflicts between vacation time and where the number of employees requesting to be off exceeds the number allowable in that department, vacation choice shall be by seniority among the employees involved. Employees with vacation leave credited who do not schedule their vacation prior to April 1st may select available vacation periods without seniority preference. It shall be at the discretion of the Division Head to determine how many employees may be gone at any one time on vacation.

C) Vacation leave will not be charged for a holiday when that holiday falls within an employee's scheduled vacation.

D) Vacation leave may be taken for periods of less than one week with the prior approval of the Division Head. Once floating holidays have been taken, vacation time of less than one week may be approved up to a total of five occurrences. Additional occurrences may be taken upon approval of the Division Head on an individual case basis. Vacation approval of less than one week shall not be unreasonably denied.

E) In January of each year, up to 80 hours of their previous year's unused vacation leave may, at the employee's option, be paid to the employee at their current hourly rate. All other vacation leave must be taken in the calendar year following the year in which it was earned, unless ~~advance~~ **a** written **request is submitted to the employee's department head by November 1** ~~approval for carry-over is obtained from the City Manager Department Head and received~~.

F) Rate during vacation: Employees will be paid their current rate based on their regular scheduled day (eight hours) while on vacation and will receive credit for any benefits provided for in this Agreement.

G) Employees shall be entitled to receive pay for accumulated vacation leave credit, including that accumulated in the current year, upon termination of employment unless one or more of the following applies:

1) An employee fails to give at least ten (10) working days notice in advance of their termination date, except for the death of the employee.

2) A probationary employee leaves the City prior to the completion of probationary period.

H) For vacation request submitted after April 1, the employee shall give three (3) days prior notice. Requests of less than three (3) days notice may be approved at the supervisor's discretion. Notice of approval or denial of requests for vacation leave will be provided within ten (10) working days of the date the request is submitted, or prior to the start of the vacation.

FOR THE UNION:

Melvin Brooks

Date: 7.22.25

FOR THE CITY:

Jeanette Menig

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 40 - ~~Job Incurred Injury~~ **Workers' Compensation**

~~This entire section addresses the City's responsibility to an employee who sustains a disabling injury while performing their regular duties to make payments which are supplemental to Workers' Compensation benefits. The parties to this Agreement understand that Workers' Compensation benefits are paid in accordance with applicable Workers' Compensation laws of the State of Michigan, but that supplemental payments are made subject to the employee: (1) treating with the City designated clinic for the initial treatment and up to the following twenty eight (28) days after the initial treatment, pursuant to the current Michigan Workers' Compensation law (if the Michigan Workers' Compensation law changes, the period will mirror the law), (2) providing periodic updates or reports from the employee's physician if requested by the City, and (3) consent to examination by a third physician when, in the opinion of the City, there is a conflict between the opinion of the City's physician and the employee's physician. The third physician shall be chosen through the mutual agreement of the City's physician and the employee's physician. The opinion of the third physician shall be binding on the City and the employee relative to the supplemental payments under this article.~~

~~A) Any employee who receives a disability in the performance of their work may draw upon any of their leave until Workers' Compensation insurance starts. After Workers' Compensation starts, the City shall supplement the compensation benefits up to the employee's normal salary without loss of any leave. If compensation continues so that the first three (3) days are picked up, the City shall credit the employee with up to five (5) days used. The City's contribution shall continue for a maximum of thirty (30) days, at which time the Short-Term Disability Insurance shall become effective.~~

~~B) The City shall pay 80% of the employee's daily rate (excluding overtime and shift premium) for each day during the first week of job-incurred disability which is not covered by Workers' Compensation benefits. An employee shall be limited to a total of forty (40) hours per calendar year under this section. Any disability claims in excess of the forty (40) hour limit shall be covered by Section A.~~

The City will provide benefits pursuant to the current Michigan Workers' Compensation law for an employee who suffers an accidental injury or a disabling occupational disease arising out of and in the course of employment with the City. If the Michigan Workers' Compensation law changes, the policy will mirror the changes.

A) The parties to this Agreement understand that Workers' Compensation benefits are paid in accordance with applicable Workers' Compensation laws of the State of Michigan, but that supplemental payments are made subject to the employee based upon the following. The employee must:

- **Be full-time in order to receive supplemental benefits;**
- **Immediately, upon reasonable knowledge of the injury, report the injury to their immediate supervisor;**
- **Complete an incident report on the injury and cause of the injury;**

- Obtain treatment with the City-designated clinic for the initial treatment and up to the following twenty-eight (28) days after the initial treatment;
- Provide periodic updates from the employee's physician if requested by the City;
- Perform in a light duty status, consistent with the recommendation of the attending physician, if desired and directed by the City;
- Consent to an independent medical examination as necessitated by the applicable Workers' Compensation laws and insurance carrier.

It is further understood that the denial of supplemental benefits, benefits under another Article, and/or other benefit plans does not affect the receipt of Workers' Compensation benefits.

B) In accordance with Workers' Compensation law, there is a 7-day waiting period for wage loss benefit payments from the Workers' Compensation insurance carrier. If the disability lasts beyond one week (seven (7) consecutive, calendar days), the worker is entitled to benefits as of the eighth (8th) day after the injury. If a disability continues for two weeks (fourteen (14) consecutive, calendar days) or longer, then the worker is entitled to be paid compensation for the first (1st) week of disability from the date of disablement. Paid medical leave may apply during the 7-day waiting period. There is no waiting period for medical benefits; coverage begins at the time of the injury.

If a work-related disability occurs but wage loss is not reached (beyond seven (7) consecutive, calendar days), the employee shall utilize any of their available paid leave time.

If a work-related disability occurs and wage loss is reached but the claim ends before the fourteenth (14th) consecutive, calendar day, an employee shall receive, if otherwise eligible, Workers' Compensation as provided by law and the City shall supplement the compensation benefits up to the employee's regular, base wage without loss of any leave for up to a maximum of five (5) days. An employee shall be limited to a total of five (5) days per calendar year under this language. Outside of this first event, the employee shall utilize any of their available paid leave time for the first seven (7) consecutive, calendar days.

If a work-related disability occurs, wage loss is reached, and the claim continues for fourteen (14) consecutive, calendar days or more, an employee shall receive, if otherwise eligible, Workers' Compensation as provided by law and a benefit equal to the difference between such Workers' Compensation benefit and approximately eighty percent (80%) of the employee's base wage. In order to be eligible for such benefit, an employee must supplement such benefits by using up to a maximum of four (4) hours per pay period of paid leave time.

C) If the employee receives Workers' Compensation benefits attributable back to their first (1st) week of disability, the employee shall pay such amount back

to the City and the City will credit such employee with up to five (5) leave days if paid leave time was utilized.

If the employee is unable to return to work after 52 weeks, the employee, if otherwise eligible, shall receive Workers' Compensation benefits as provided by law, and a benefit equal to the difference between such Workers' Compensation benefit and approximately seventy percent (70%) of the employee's base wage, until the employee either dies, returns to work, and/or is no longer eligible for Workers' Compensation. In order to be eligible for such benefit, an employee must supplement such benefits by using up to a maximum of four (4) hours per pay period of paid leave time.

D) The employee agrees to refund any overpayments to the City.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025 rev.

ARTICLE 41 - Disability Insurance

A) The City will provide short-term disability insurance for all employees. Said insurance will provide approximately sixty (60) percent of an employee's gross salary after a thirty (30) day waiting period for a maximum of fifty-two (52) weeks. If available, a charge of up to eight (8) hours per pay period of the employee's accrued leave time shall supplement the insurance payment. If leave time is used to supplement this insurance, a supplement from the City will provide an approximate additional 10% of the employee's gross salary.

B) Long-term disability insurance will be provided by the City for all employees with three or more years of service at the time of the next opening date of the insurance policy. Eligible employees must also be accepted by the insurance company. Said insurance shall provide approximately fifty (50) percent of gross salary beginning 12 months after an extended absence due to sickness or accident. If available, a charge of up to eight (8) hours per pay period of the employee's accrued leave time shall supplement the insurance payment. If leave time is used to supplement this insurance, a supplement from the City will provide an approximate additional 10% of the employee's gross salary.

Employees who are absent from work for reasons of non-duty disability shall continue to accrue benefits pursuant to rules governing leave accrual during the first full two (2) years of their disability **(one year of short-term disability and one year of long-term disability).** During the second year of the **long-term** non-duty disability, sick leave only shall accrue **(no accrual of vacation, personal business or personal holiday).** ~~Hospitalization insurance shall be continued during the first full two (2) years of their disability **(one year of short-term and one year of long-term disability).** After two years of **long-term** non-duty disability, employees shall not accrue additional leave time.~~

Re-order these sentences: After two years of **long-term** non-duty disability, employees shall not accrue ~~additional~~ **any** leave time. Hospitalization insurance shall be continued during the first full two (2) years of ~~their~~ **long-term** disability**, after two (2) years of long-term disability, hospitalization insurance shall end.**

~~The~~ Disability insurance shall continue until the employee's death, ~~retirement,~~ or return to work. However, in the case of non-duty disability, such coverage shall not exceed a period five (5) years.

C) Coverage shall be adjusted every six (6) months ~~and shall be based on full $500 units of base pay~~.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 42 - Life Insurance

The Life Insurance program shall provide participating employees with $1,000 of life insurance for each $1,000 of salary~~, with a minimum policy of $14,000. This insurance shall be term insurance with the employee contributing ten (10) cents for each $1,000 of insurance per pay period. Each employee shall have a policy issued to them.~~ This policy shall provide double indemnity for accidental death. **A certificate of coverage will be issued for each employee.**

Applicable payroll tax deductions will be made per IRS regulations.

FOR THE UNION:

Date: 7.22.25

FOR THE CITY:

Date: 7/22/25

7-22-25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 43 - Health Insurance

A) The Employer will provide the following hospitalization and medical insurance for those employees (including legal spouse and dependent children) who elect to be covered:

1) Blue Cross Community Blue PPO Plan 1 Modified, including the following:
   a) $10/$40 prescription drug rider with mandatory generic, prior authorization, step therapy, and 2x mail order prescription drugs (MOPD).
   b) $30 office visit co-pay
   c) $50 emergency room co-pay (waived if admitted)
   d) $30 chiropractic office visit co-pay
   e) $250/$500 basic deductible

2) Vision care every 12 months

3) An employee who elects to be covered by medical insurance shall contribute 5.0% of the total premium cost by means of a pretax payroll deduction.

4) The City may purchase equivalent or better medical insurance from another carrier provided prior notice is given the Union in a special conference.

B) The Employer will provide a standard dental program for the employee and family, including:

1) Class I benefits with a 10% employee co-payment of claims and Class II benefits with a 10% employee co-payment of claims.

2) Said coverage for Class I and Class II shall be 10% employee co-payment of claims up to a maximum coverage of $1,000 per year.

3) The City will provide orthodontic coverage with a 50% employee co-payment of claims and a $2,000 maximum lifetime benefit per person to age 19.

4) ~~Effective January 1, 2022 (tentatively) an~~ **An** employee who elects to be covered by dental insurance shall contribute 5.0% of the total premium cost by means of a pretax payroll deduction.

5) The City has the right to provide the above-mentioned coverage through a self-funded program.

C) ~~Effective January 1, 2022 (tentatively), employees will have the opportunity to~~ **An employee may** select an enhanced dental program, and if selected, shall contribute 5.0% of the total premium cost of the enhanced plan by means of pretax payroll deduction.

D) All employees shall receive insurance policies explaining coverages for all insurance coverage they receive.

E) Employees who choose not to subscribe to medical insurance will receive $200 per month. Employees who choose not to subscribe to dental insurance will receive $25 per month.

F) Duplication of City of Troy health insurance benefits is not allowed; if two City of Troy employees are married to each other and both are eligible to enroll in City of Troy health insurance, one of the spouses must opt out of the medical and dental insurance. The spouse who chooses to opt out of employer provided health insurance is not eligible for the cash-in-lieu payment. If an employee and their dependent are both eligible to enroll in City of Troy health insurance, the dependent must enroll in their own plan.

FOR THE UNION:

Melissa Buckley

Date: 7/22-25

FOR THE CITY:

Jeanette Menig

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 44 - Uniforms

A) The City will furnish to each employee five (5) uniform changes per week and protective clothing as necessary. The City will also make available, as necessary, gloves and boots for the benefit of employees. During summer months, the City shall provide short sleeved or "T" shirts. It is understood between the parties to this Agreement that the City's responsibility under this section is to provide the uniforms and equipment as specified in this section, and the employee's responsibility is to wear said uniforms and utilize such equipment as provided. The employee is also responsible to return said uniforms and equipment Failure to do so will subject the employee to having the cost of such equipment and/or uniforms deducted from their payroll check.

B) Each fiscal year each employee who is actively working shall be allotted a clothing allowance of **four hundred fifty dollars ($450)** ~~three hundred fifty dollars ($350).~~ Said allowance shall be spent on the City account at designated vendors. The City shall provide a list of at least four vendors.

Each employee may use money credited to their account as provided above to purchase work-related personal safety items, cold weather gear, clothing, related equipment and/or work boots to be used at work, subject to management approval. Examples of approved items: Outwear, cold weather gear (jackets, coats, vests, bibs, high visibility jackets and hoodies, long johns/thermals, hats (winter, knit, hard, baseball), work boots (hard-toe, slush, 5 buckle and 2 buckle rubber), belts, winter gloves, shirts (must have City of Troy logo), or shorts. Examples of unapproved items: Camouflage items, repairs to boots, shoes or garments, boot repair kits or equipment, sunscreen, tinted or clear safety glasses, jeans or other pants, socks, underwear (except thermal or long johns). An employee may request approval for special items which may seem to be prohibited, or have a unique job-related reason, from the Public Works Director. It is clearly understood that the clothing allowance has a prospective application and is intended to cover purchases for the entire fiscal year.

C) Those employees whom the City determines shall not wear uniforms while performing their regular duties shall be paid a monthly allowance equal to the cost of supplying uniforms.

~~ARTICLE 45 - Longevity~~

~~All covered employees hired prior to July 1, 1993 shall receive longevity payments on or before December 20th of each year based on years of continuous City service as of November 30 of the payment year. Employees with 20 or more years of service receive $2,240.~~ *Renumber remaining Articles*

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

7-22-25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 46 - Retirement

~~The Employee's Retirement System Pension Program shall be continued. The City shall furnish each employee a complete copy of the retirement system pension plan and any changes from time to time to the Union and employees.~~

~~A) Defined Benefit Plan: Employees hired before 7/1/98 may participate in the Defined Benefit (DB) plan as explained in Chapter 10 of the Troy City Code which includes the following elements:~~

~~1) The employee's contribution will be 1.5% of gross pay~~

~~2)~~ Eligibility for normal retirement shall be age 50 with 27 years of service, age 55 with 25 years of service or age 60 with 10 years of service.

~~3) Subject to the employee's meeting the requirements of years of service currently provided in Chapter 10 of the City Code, entitled Employees Retirement System, the pension computation factor for employees retiring after 2/16/1998 shall be 2.5% from ages 50-62, and 2.25% for retirement at age 62 and older. Lump sum payments for unused sick leave, provided under Article 35.D, and for accumulated vacation leave credits, as provided in Article 39.G, shall be excluded from the computation of Final Average Compensation (FAC) for all employees.~~

~~4) Final average compensation shall be based upon the best 3 of the last 10 years of credited service.~~

~~5) Members of this Union shall, upon retirement, be offered the opportunity to select a "pop-up provision" which will allow the employee who selects either Option A or Option B, as provided in Section 6.3 of Chapter 10, to return to the straight life pension amount in the event that the employee's designated beneficiary predeceases the employee. The cost of the pop-up provision will be borne by the employee.~~

~~B~~**A**) Defined Contribution Plan: Employees hired on or after 7/1/98 shall participate in the Defined Contribution (DC) Pension program. ~~The DC plan is elective for employees hired before 7/1/98. (Employees hired between 2/16/98 and 7/1/98 may elect either the DC plan, or Defined Benefit Plan; if they elect the DC plan, contribution rates are the same as for "new employees" as noted below.)~~

1) Contribution rates:

~~For current employee~~ ~~Employee - 4%~~
~~Employer - 12%~~

For employees hired ~~after 7/1/98~~:
before 11/17/03
Employee - 5%
Employer - 11%

For employees hired ~~after 11/17/03~~: **11/17/03 – 6/30/13** Employee - 5%
Employer - 10%

For employees hired after 7/1/13: Employee - 5%
Employer - 8%

2) Vesting Schedule for Employer Contributions: Employees ~~hired after 7/1/98~~ shall be 50% vested in three years, 75% vested at four years and 100% vested at five years. ~~Employees hired before 7/1/98 electing to convert to the DC plan shall be immediately vested.~~

~~3) Conversion: Employees hired before 7/1/98 will be given a window period from the date of ratification of the Agreement by both parties until 6/30/98, during which they may opt out of the DB plan and elect participation in the DC plan. The employer may, at its discretion, choose to open a window period again at a later date. Once an employee elects to participate in the DC plan, the decision is irrevocable; the employee cannot revert back to the DB plan.~~

~~Employees electing to participate in the DC plan shall have the actuarially determined value of their DB plan rolled over into the DC plan, and shall be immediately vested.~~

4) Participants in the defined contribution plan shall also participate in a disability plan equivalent to the defined benefit disability plan as set forth in **Chapter 10 of the Troy City Code** ~~the retirement ordinance~~. The City's liability for the disability benefit shall be offset (1) by an amount which may be payable pursuant to the workers' compensation act, if applicable, and (2) by the lifetime annuity value of the employee's 401(a) defined contribution retirement account, determined as of the effective date of the employee's disability-related separation from service. Defined contributions shall include all contributions and income accumulated in the plan account whether derived by the contributions made by the employee or employer, including any amounts transferred into the plan. While the employee is receiving disability benefits or is receiving worker's compensation the City shall contribute the employer rate as contained in subsection 1 above of the disabled employee's taxable wage for deposit in the defined contribution plan for the employee's benefit.

5) Participants in the defined contribution plan shall also be covered in the event of death including non-duty death with a benefit equivalent to the defined benefit plan as set forth in **Chapter 10 of the Troy City Code** ~~the retirement ordinance~~. The City's liability for a death benefit shall be offset (1) by an amount which may be payable pursuant to the worker's compensation act, if applicable, and (2) by the lifetime annuity value of the employee's 401(a) defined contribution retirement, determined as of the effective date of the employee's death.

~~C)~~ The City and employees of this bargaining unit shall continue to participate in the Social Security Act (FICA). *(RELOCATE this sentence to before A in this section)*

B. Health Care in Retirement:

A~~D) 1)~~ For employees hired prior to July 1, 2006: Upon regular retirement, early retirement, or disability retirement, the City pays 4% of the monthly cost of health care for two-person coverage for retiree and spouse (or dependent child) at the time of retirement for each year of credited retirement service, or $400 per month, whichever is greater.

(Note: Employees who participate in the Defined Contribution pension plan must still meet the age and service requirement specified in the retirement ordinance in order to be eligible for paid retiree health insurance.)

A retiree may pay, at their own option and expense, the difference between a two-person and family rate.

Retirees (and covered spouses) with City of Troy retiree medical insurance shall each enroll in Medicare Part A and B when eligible, at the retiree's expense, and must notify the employer that they enrolled. Upon enrollment in Medicare A and B the employer's insurance shall become supplemental to Medicare.

In the event that dental insurance is provided to future retirees of other non-Act 312-eligible employee groups, it will also be provided to future eligible retirees of this employee group.

B) ~~2.~~ Employees hired on or after July 1, 2006 shall participate in the Retirement Health Savings (RHS) plan to fund for the cost of health care in retirement.

1. ~~a)~~ Contribution rates: Employee - 2%
Employer - 4%

In the event the Employer contribution changes for the Classified and Exempt employee groups, the same change shall be applied at the same point in time for members for this bargaining unit.

2. ~~b)~~ Vesting Schedule for Employer Contributions:
Employees shall be 50% vested in three years, 75% vested at four years and 100% vested at five years.

FOR THE UNION:

Date: 7.22.25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 47 - Shift/Schedule Differential

A) A shift differential of **two dollars and fifty cents (2.50)** ~~fifty (50) cents~~ per hour in addition to the regular rate will be paid for all hours worked to employees who are regularly assigned to the second shift, Monday through Friday.

B) A shift differential of fifty-five (55) cents per hour will be paid in addition to the regular rate for all hours worked to employees who are regularly assigned to the third shift, Monday through Friday.

C) A schedule differential of sixty (60) cents per hour in addition to the regular rate will be paid for all hours worked to employees who are regularly assigned to a work schedule other than Monday through Friday.

D) Such differential shall not be paid to employees working overtime from one shift or schedule into another, e.g. from the first shift into the second.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 48 - Pay Plan

A) The pay plan and rates for bargaining unit classifications are set forth in Appendix A, attached to this Agreement.

B) Advancement to the maximum of a classification is based on service and performance. In the event of dispute that an employee has not been properly considered, the employee may file a grievance stating the reasons why the employee feels aggrieved, which shall be processed through the grievance procedure.

C) Method of Payment - employees will be paid by direct deposit every two (2) weeks (bi-weekly).

~~D)~~ Employees promoted from within the bargaining unit to another classification within the bargaining unit shall start at Step 1 or the step in their new classification where they will receive the next higher rate above their present pay. Employees so placed shall move to the next step within ninety (90) days, providing the employee passes the probationary trial period. *RELOCATE information from this paragraph to Article 23 - Promotions*

~~E) Effective January 8, 2021 with the implementation of the revised classification and pay plan, pay step advancement in initial classification will be based on original hire date (progression to Step 2 occurs one year from hire date, progression to Step 3 occurs two years from hire date, etc.).~~ When an employee promotes to a higher classification pay grade the employee will now progress through the steps based on date of promotion to that classification (progression to the next step will be one year from date of promotion, and continue until the employee reaches Step 4). *RELOCATE information from this paragraph to Article 23 - Promotions*

ARTICLE 23 - Promotions

A) In the promotion of employees governed by this Agreement to classifications within the bargaining unit, seniority and qualifications will govern.

B) Qualifications shall be determined by the Employer and will be applied in a fair and equitable manner to all applicants.

1) A standard test process may include but not be limited to written, interview, practical, or combination thereof for each classification, and test questions shall pertain only to duties and responsibilities of that classification. Passing grade shall be told to employee prior to the test.

C) Upon promotion, the employee will be placed at the lowest pay step in the new classification**'s paygrade** which represents an increase over their regular pay step. **Employees so placed shall move to the next step within ninety (90) days, providing the employee passes the probationary trial period. Thereafter, the employee will progress through the steps based on their date**

of promotion to that classification (progression to the next step will be one year from date of promotion, and continue until the employee reaches Step 4).

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

ARTICLE 49 - Back Pay

A) If the employee fails to receive the correct pay for their specified job classification, and written notice of their claim is filed within fifteen (15) working days of occurrence, or longer if special circumstances are shown to exist, the Employer will reimburse them for the earnings the employee lost through failure to give them the proper pay for their job classification. In such cases, the ~~approximate~~ difference of monies between the amount the employee received and the amount the employee should have received shall be paid to them as soon as possible ~~by separate check if the difference exceeds eight (8) hours of regular pay for time worked. The balance of monies due will be paid on the next regular pay day~~ **on the regular pay schedule**.

B) No claim for back wages shall exceed the amount of wages the employee would otherwise have earned at their regular rate, less any compensation earned during the period in question. Any claim on the part of the employee against the Employer shall be limited to a claim for back wages.

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

Article 54 – Effective Date

Remove this Article – addressed in Article 1

Renumber remaining articles

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
June 30, 2025

Three-year contract

Wages

Upon ratification	5.0%	$1000 signing bonus
7/1/2026	5.0%	
7/1/2027	4.0%	$1000 lump sum

Clothing provision increases to $450/fiscal year; changes upon ratification.

Afternoon shift differential increases to $2.50/hr.

Certification bonuses ASE Master Certifications for Heavy Mechanic increases to $4.00 and Light Duty Mechanic $2.00/hr.

Status quo on Juneteenth and longevity.

FOR THE UNION:

Date: 6-30-25

FOR THE CITY:

Date: 6/30/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

The City and the Union agree that if any non-Act 312/Act 78 bargaining unit negotiates a change to the following provision(s), during the term of the AFSCME 2025-2028 agreement, the AFSCME agreement can be re-opened on that provision:

Holidays

Medical or Dental Insurance (including plan design and employee cost)

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

Tentative Agreement
City of Troy and AFSCME
July 22, 2025

APPENDIX A

~~Effective July 1, 2021 – January 7, 2022~~

					~~3.5%~~
	~~Start~~	~~Probation~~	~~1 Year~~	~~2 Years~~	~~3 Years~~
~~Classification~~	~~Step 1~~	~~Step 2~~	~~Step 3~~	~~Step 4~~	~~Step 5~~
~~MSE-A~~	~~23.04~~	~~26.77~~	~~27.27~~	~~27.42~~	~~27.56~~
~~MSE-B~~	~~23.34~~	~~27.20~~	~~27.42~~	~~27.69~~	~~27.99~~
~~MSE-C~~	~~23.59~~	~~27.21~~	~~27.56~~	~~27.84~~	~~28.09~~
~~MSE-D~~	~~24.02~~	~~27.84~~	~~28.19~~	~~28.35~~	~~28.47~~
~~MSE-E~~	~~24.65~~	~~28.59~~	~~28.93~~	~~29.19~~	~~29.41~~
~~MSE-F~~	~~24.86~~	~~28.79~~	~~29.02~~	~~29.19~~	~~29.41~~
~~MSE-G~~	~~25.67~~	~~29.99~~	~~30.15~~	~~30.25~~	~~30.36~~
~~MSE-H~~	~~25.67~~	~~29.99~~	~~30.15~~	~~30.25~~	~~30.36~~

~~Effective January 8, 2022~~

Pay Grade	Classification
Grade 1	Automotive Apprentice
	Custodian
	Survey Apprentice
Grade 2	Laborer
Grade 3	Instrument & Surveyor Technician
	Maintenance Technician (Fleet Maintenance)
	Maintenance Technician (Golf)
	Maintenance Technician (Parks)
	Utilities Meter Technician
Grade 4	Field Inspector
	Heavy Equipment Operator
	Irrigation & Equipment Technician
	Light Duty Mechanic
	Signs & Markings Technician
	Survey Technician
	Urban Forester
Grade 5	Crew Leader
	Heavy Duty Mechanic
	Surveyor

Certification Incentive Program

Classification	Certification	Hourly Bonus
Grade 1		
Automotive Apprentice	State of Michigan Trainee Permit	$0.25
Grade 2		
Laborer - Parks	Certified Playground Safety Inspector	$0.75
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Laborer - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Laborer - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution S-4	$0.25
Grade 3		
Maintenance Technician - Fleet	ASE Technician Certification - Master Auto Technician	$0.75
Maintenance Technician - Parks	Certified Playground Safety Inspector	$0.75
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Utilities Meter Technician	Limited Water Treatment D-4	$0.25
	Water Distribution S-4	$0.25
Instrument & Surveyor Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	NSPS Certified Survey Technician	$0.75
Grade 4		
Field Inspector	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Soil Erosion	$0.25
Heavy Equipment Operator - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25

-	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Heavy Equipment Operator - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution S-2	$0.50
Irrigation & Equipment Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Light Duty Mechanic	ASE Technician Certification - Master Auto Technician	$0.75
	Law Enforcement Vehicle Technician	$0.25
Signs & Markings Technician	IMSA Signs and Pavement Markings Technician Level II	$0.75
Survey Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Urban Forester	International Society of Arboriculture - Certified Municipal Arborist	$0.75
Grade 5		
Crew Leader - Engineering	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Soil Erosion	$0.25
Crew Leader - Parks	IMSA- Work Zone Temporary Traffic Control Technician Certification	$0.25
Crew Leader - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Crew Leader - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution S-1	$0.75
Heavy Duty Mechanic	ASE Technician Certification - Master Medium/Heavy Truck	$0.75

	~~Master Emergency Vehicle Technician Certification~~	~~$0.75~~
~~Surveyor~~	~~IMSA Work Zone Temporary Traffic Control Technician Certification~~	~~$0.25~~
-	~~NSPS Certified Survey Technician~~	~~$0.75~~
~~No certification bonuses:~~		
~~Custodian~~		
~~Survey Apprentice~~		
~~Maintenance Technician - Golf~~		

Replace with the latest version (May 25, 2024) plus changes as noted in red:

Classification	Certification	Hourly Bonus
Grade 1		
Automotive Apprentice	State of Michigan Trainee Permit	$0.25
Grade 2		
Laborer - Parks	Certified Playground Safety Inspector	$0.75
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Laborer - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Laborer - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution	$0.25 - $0.75
	(S-4 or S-3 = $.25, S-2 = $.50, S-1 = $.75)	
Grade 3		
Maintenance Technician - Fleet	ASE Technician Certification - Master Auto Technician	**$2.00**
Maintenance Technician - Parks	Certified Playground Safety Inspector	$0.75
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Utilities Meter Technician	Limited Water Treatment D-4	$0.25
	Water Distribution	$0.25 - $0.75
	(S-4 or S-3 = $.25, S-2 = $.50, S-1 = $.75)	
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	AWWA Customer Service Certification	**$0.25**

Instrument & Surveyor Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	NSPS Certified Survey Technician	$0.75
Grade 4		
Field Inspector	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Soil Erosion	$0.25
Heavy Equipment Operator - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Heavy Equipment Operator - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution	$0.25 - $0.75
	(S-4 or S-3 = $.25, S-2 = $.50, S-1 = $.75)	
Irrigation & Equipment Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Light Duty Mechanic	ASE Technician Certification - Master Auto Technician	**$2.00**
	ASE Technician Certification - Master Medium/Heavy Truck	**$1.00**
	Law Enforcement Vehicle Technician	$0.25
Signs & Markings Technician	IMSA Signs and Pavement Markings Technician Level II	$0.75
Survey Technician	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	NSPS Certified Survey Technician	**$0.75**
Urban Forester	International Society of Arboriculture - Certified Municipal Arborist	$0.75
Grade 5		
Crew Leader - Engineering	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Soil Erosion	$0.25

Crew Leader - Parks	IMSA- Work Zone Temporary Traffic Control Technician Certification	$0.25
Crew Leader - Streets	Asphalt Certification	$0.25
	Concrete Certification	$0.25
	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
Crew Leader - Water	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	Limited Water Treatment D-4	$0.25
	Water Distribution	$0.25 - $0.75
	(S-4 or S-3 = $.25, S-2 = $.50, S-1 = $.75)	
Heavy Duty Mechanic	**ASE Technician Certification - Master Auto Technician**	**$2.00**
	ASE Technician Certification - Master Medium/Heavy Truck	**$2.00**
	Master Emergency Vehicle Technician Certification	$0.75
Surveyor	IMSA Work Zone Temporary Traffic Control Technician Certification	$0.25
	NSPS Certified Survey Technician	$0.75
No certification bonuses:		
Custodian		
Survey Apprentice		
Maintenance Technician - Golf		

The City may substitute an alternate issuing entity if the designated entity in this certification list is not currently issuing the certification or providing the necessary training.

REPLACE WITH NEW WAGES

~~Effective January 8, 2022 - June 30, 2022~~

~~Pay Grade~~	~~Start Step 1~~	~~1 Year Step 2~~	~~2 Years Step 3~~	~~3 Years Step 4~~
~~Grade 1~~	~~17.08~~	~~17.60~~	~~18.12~~	~~18.67~~
~~Grade 2~~	~~26.48~~	~~27.00~~	~~27.54~~	~~28.09~~
~~Grade 3~~	~~26.83~~	~~27.37~~	~~27.91~~	~~28.47~~
~~Grade 4~~	~~27.71~~	~~28.27~~	~~28.84~~	~~29.41~~
~~Grade 5~~	~~28.61~~	~~29.18~~	~~29.76~~	~~30.36~~

~~Effective July 1, 2022~~ ~~2.50%~~

~~Pay Grade~~	~~Start Step 1~~	~~1 Year Step 2~~	~~2 Years Step 3~~	~~3 Years Step 4~~
~~Grade 1~~	~~17.51~~	~~18.04~~	~~18.57~~	~~19.14~~
~~Grade 2~~	~~27.14~~	~~27.68~~	~~28.23~~	~~28.79~~
~~Grade 3~~	~~27.50~~	~~28.05~~	~~28.61~~	~~29.18~~
~~Grade 4~~	~~28.40~~	~~28.98~~	~~29.56~~	~~30.15~~
~~Grade 5~~	~~29.33~~	~~29.91~~	~~30.50~~	~~31.12~~

~~Effective July 1, 2023~~ ~~2.00%~~

~~Pay Grade~~	~~Start Step 1~~	~~1 Year Step 2~~	~~2 Years Step 3~~	~~3 Years Step 4~~
~~Grade 1~~	~~17.86~~	~~18.40~~	~~18.94~~	~~19.52~~
~~Grade 2~~	~~27.68~~	~~28.23~~	~~28.79~~	~~29.37~~
~~Grade 3~~	~~28.05~~	~~28.61~~	~~29.18~~	~~29.76~~
~~Grade 4~~	~~28.97~~	~~29.56~~	~~30.15~~	~~30.75~~
~~Grade 5~~	~~29.92~~	~~30.51~~	~~31.11~~	~~31.74~~

~~Effective July 1, 2024~~ ~~2.00%~~

~~Pay Grade~~	~~Start Step 1~~	~~1 Year Step 2~~	~~2 Years Step 3~~	~~3 Years Step 4~~
~~Grade 1~~	~~18.22~~	~~18.77~~	~~19.32~~	~~19.91~~
~~Grade 2~~	~~28.23~~	~~28.79~~	~~29.37~~	~~29.96~~
~~Grade 3~~	~~28.61~~	~~29.18~~	~~29.76~~	~~30.36~~
~~Grade 4~~	~~29.55~~	~~30.15~~	~~30.75~~	~~31.37~~
~~Grade 5~~	~~30.52~~	~~31.12~~	~~31.73~~	~~32.37~~

NOTE: Annual increases will occur on the date specified in the agreement (i.e. July 1st). Step increases shall be effective on the pay period beginning date closest or prior to the date specified in this Agreement.

APPENDIX B ~~(titles effective January 8, 2022)~~

TYPICAL WORK ASSIGNMENTS

Listed below are work assignments normally associated with each classification ~~and position~~. The listings are NOT all-encompassing. They are supplied in order to provide a general outline of the type and variety of work an employee could be expected to perform in any particular classification.

Grade 1

Automotive Apprentice

1. Pick-up, delivery, and stocking of parts and supplies.
2. Minor maintenance, and repair work for Fleet Maintenance.
3. Assist with and learn additional maintenance and repair techniques under supervision.
4. Other similar work assignments.

Custodian

1. Minor maintenance, repair, and custodial work at DPW and/or Parks facilities and/or equipment.
2. Other similar work assignments.

Survey Apprentice

1. Participate in all basic activities normally associated with a survey crew, such as construction staking, topographic surveying, etc.
2. Basic CADD drafting.
3. Assist with and learn survey work under supervision.
4. Other similar work assignments.

Grade 2

Laborer

General Duties:

1. Operation and routine maintenance of light power equipment, including but not limited to trucks, tractors, loaders, sewer cleaning equipment, street sweeper, etc.
2. Operation of small hand tools and power equipment, including but not limited to chain saws, boring machines, lawn mowers, jackhammers, etc.
3. General maintenance and labor work.

Typical Streets and Drains Division Duties:

1. Maintenance of all City streets, roadways, and drains.
2. Fabricate and install street signs.
3. Storm and sanitary sewer maintenance and cleanout.
4. Staking underground utilities.
5. Other similar work assignments.

Typical Water and Sewer Division Duties:

1. Sewer and water facilities installation and maintenance.
2. Water service installation and maintenance.
3. Staking underground utilities.
4. Other similar work assignments

Typical Parks and Recreation Department Duties:

1. Preparation and maintenance of all Parks and Recreation facilities, grounds, and equipment.
2. Maintenance of all City lawns and grounds.
3. Opening and closing of graves and maintenance of cemeteries.
4. Fabricate and install park signs.
5. Assist in planting and maintenance of City trees.
6. Other similar work assignments.

Grade 3

Instrument and Survey Technician

1. Participate in all basic activities normally associated with a survey crew, such as construction staking, topographic surveying, etc.
2. Basic CADD drafting.
3. Recording, coordinating, scanning and filing Engineering plans, specifications, and data.
4. Field investigation and inspection of citizen complaints and minor projects.
5. Other similar work assignments.

Maintenance Technician (Fleet Maintenance)

1. Routine automotive and equipment maintenance, service, and minor repair.
2. Procurement and inventory control of parts, equipment, and supplies.
3. General labor work.
4. Other similar work assignments.

Maintenance Technician (Golf Course)

1. Maintenance of Golf Course grounds.
2. Maintain Golf Course equipment.
3. Sharpen power mowers.
4. Repair small engines.
5. Horticultural activities.
6. General labor work.
7. Other similar work assignments.

Maintenance Technician (Parks)

1. Routine equipment maintenance, service, and minor repair.
2. Procurement and inventory control of parts, equipment and supplies.
3. Maintain and repair Parks equipment.
4. Maintenance of parks, municipal grounds.
5. General labor work.
6. Other similar work assignments.

Utilities Meter Technician

1. Read, repair, and install water meters.
2. Procurement and inventory control of parts, equipment, and supplies.
3. General labor work.
4. Other similar work assignments.

Grade 4

Field Inspector

1. Inspection of street and public utility construction projects.
2. Advanced drafting and/or calculations.
3. Other similar work assignments.

Heavy Equipment Operator

1. Operate heavy power equipment, including but not limited to a road grader, ditching machine, etc.
2. General labor work.
3. Other similar work assignments.

Irrigation and Equipment Technician

1. Repair, maintain, and fabricate small engines, equipment, irrigation equipment and systems, electrical, and plumbing equipment, plus other duties as assigned.
2. General labor work.
3. Other similar work assignments.

Light Duty Mechanic

1. Perform automotive and equipment mechanical work at an intermediate level.
2. General labor and service work.
3. Other similar work assignments.

Signs & Marking Technician

1. Design and fabricate road and other signs.
2. General labor and service work.
3. Other similar work assignments.

Survey Technician

1. Serve as an instrument person and surveyor on a survey crew.
2. Advanced CADD drafting and/or calculations.
3. Other similar work assignments.

Urban Forester

1. Function as a tree artisan, including but not limited to tasks such as trim, prune, plant, identify, cut, climb, graft, and coordinate transplanting operations.
2. General labor and service work.
3. Other similar work assignments.

Grade 5

Crew Leader

1. Working leaders.
2. Supervision of small work force.
3. Provide training to other employees.
4. General labor work.
5. Other similar work assignments.

Heavy Duty Mechanic

1. Perform automotive and equipment mechanical work at a high level.
2. Perform welding and fabricating.
3. Provide training and supervision to other employees.
4. General service and labor work.
5. Other similar work assignments.

Surveyor

1. Supervise survey crew.
2. Perform regular work functions of a survey crew as needed.
3. Provide training to other employees.
4. Other similar work assignments.

~~APPENDIX B (classifications effective July 1, 2021 – January 7, 2022)~~

~~TYPICAL WORK ASSIGNMENTS~~

~~Listed below are work assignments normally associated with each classification and position. The listings are NOT all-encompassing. They are supplied in order to provide a general outline of the type and variety of work an employee could be expected to perform in any particular classification.~~

~~**Classification A**~~

~~Municipal Service Employee A - General Service Technician~~

~~1. Pick-up, delivery, and stocking of parts and supplies.~~
~~2. Minor maintenance, repair, and custodial work at DPW and/or Parks facilities and/or equipment.~~
~~3. Tire repair on City-owned equipment.~~
~~4. Other similar work assignments.~~

~~**Classification B**~~

~~Municipal Service Employee B - Engineering Specialist I~~

~~2. Participate in all basic activities normally associated with a survey crew, such as chaining, rodman duties, etc.~~
~~2. Basic drafting.~~
~~3. Recording, coordinating, and filing Engineering plans, specifications, and data.~~
~~4. Field investigation and inspection of citizen complaints and minor projects.~~
~~5. Other similar work assignments.~~

~~**Classification C**~~

~~Municipal Service Employee C - Equipment Operator I~~

General Duties:

1. Operation and routine maintenance of light power equipment, including but not limited to trucks, tractors, loaders, sewer cleaning equipment, street sweeper, etc.
2. Operation of small hand tools and power equipment, including but not limited to chain saws, boring machines, lawn mowers, jackhammers, etc.
3. General maintenance and labor work.

Typical Streets and Drains Division Duties:

1. Maintenance of all City streets, roadways, and drains.
2. Fabricate and install street signs.
3. Storm and sanitary sewer maintenance and cleanout.
4. Staking underground utilities.
5. Other similar work assignments.

Typical Water and Sewer Division Duties:

1. Sewer and water facilities installation and maintenance.
2. Water service installation and maintenance.
3. Staking underground utilities.
4. Other similar work assignments

Typical Parks and Recreation Department Duties:

1. Preparation and maintenance of all Parks and Recreation facilities, grounds, and equipment.
2. Maintenance of all City lawns and grounds.
3. Opening and closing of graves and maintenance of cemeteries.
4. Fabricate and install park signs.
5. Assist in planting and maintenance of City trees.
6. Other similar work assignments.

Classification D

Municipal Service Employee D – Service Technician I (Fleet Maintenance)
Will perform work in 1 or 2 listed below:

1. Routine automotive and equipment maintenance, service, and minor repair.
2. Procurement and inventory control of parts, equipment, and supplies.

And also:

3. General labor work.
4. Other similar work assignments.

Municipal Service Employee D – Service Technician I (Parks)

1. Routine equipment maintenance, service, and minor repair.
2. Procurement and inventory control of parts, equipment and supplies.
3. Maintain and repair Parks equipment.
4. Maintenance of parks, municipal grounds.

And also:

5. General labor work.
6. Other similar work assignments.

Municipal Service Employee D – Service Technician I (Water)
Will perform work in 1 or 2 listed below:

1. Read, repair, and install water meters.
2. Procurement and inventory control of parts, equipment, and supplies.

And also:

3. General labor work.

4. Other similar work assignments.

Municipal Service Employee D - Golf Course Technician
1. Maintenance of Golf Course grounds.
2. Maintain Golf Course equipment.
3. Sharpen power mowers.
4. Repair small engines.
5. Horticultural activities.
6. General labor work.
7. Other similar work assignments.

Classification E

Municipal Service Employee E - Engineering Specialist II
1. Inspection of street and public utility construction projects.
2. Serve as an instrument person and surveyor on a survey crew.
3. Advanced drafting and calculations.
4. Other similar work assignments.

Classification F

Municipal Service Employee F - Service Technician II
1. Maintenance, service, and repair of sewer pumping and lift stations, and water metering and pressure control installations.
2. General labor work.
3. Other similar work assignments.

Municipal Service Employee F - Trade Specialist I
Will perform specialized work in one of the following areas:
1. Perform automotive and equipment mechanical work at an intermediate level.
2. Perform skilled masonry and block work.
3. Pressure test and chlorinate water mains.
4. Function as a tree artisan, including but not limited to tasks such as trim, prune, plant, identify, cut, climb, graft, and coordinate transplanting operations.

And also:
5. General labor and service work.
6. Other similar work assignments.

Municipal Service Employee F - Park Maintenance Trade Specialist I
1. Repair, maintain, and fabricate small engines, equipment, irrigation equipment and systems, electrical, and plumbing equipment, plus other duties as assigned.
2. General labor work.
3. Other similar work assignments.

Municipal Service Employee F - Equipment Operator II
1. Operate heavy power equipment, including but not limited to a road grader, ditching machine, etc.
2. General labor work.
3. Other similar work assignments.

~~**Classification G**~~

~~Municipal Service Employee G - Leader~~
1. ~~Working leaders.~~
2. ~~Supervision of small work force.~~
3. ~~Provide training to other employees.~~
4. ~~General labor work.~~
5. ~~Other similar work assignments.~~

~~Municipal Service Employee G - Trade Specialist II (Fleet Maintenance)~~
1. ~~Perform automotive and equipment mechanical work at a high level.~~
2. ~~Perform welding and fabricating.~~
3. ~~Provide training and supervision to other employees.~~
4. ~~General service and labor work.~~
5. ~~Other similar work assignments.~~

~~**Classification H**~~

~~Municipal Service Employee H - Engineering Specialist III~~
1. ~~Supervise survey crew.~~
2. ~~Perform regular work functions of a survey crew as needed.~~
3. ~~Provide training to other employees.~~
5. ~~Other similar work assignments.~~

FOR THE UNION:

Date: 7-22-25

FOR THE CITY:

Date: 7/22/25

500 West Big Beaver
Troy, MI 48084
troymi.gov

I-07

COUNCIL AGENDA ITEM

Date: August 6, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Dylan Clark, Senior Management Analyst

Subject: 2025 City Council Meeting Schedule
(Presented by: Frank Nastasi – City Manager)

Background

The City Council adopted its calendar year 2025 regular meeting schedule on November 25, 2024. On January 27, 2025 City Council approved the hiring of Jaymes Vettraino for personnel evaluations of the City Manager and City Attorney. At the February 24, 2025 regular meeting, City Council scheduled a closed session for April 2, 2025 in order to hold the first evaluation.

On May 19, 2025 City Council scheduled the remaining 2025 quarterly evaluations for July 14, 2025 and October 6, 2025. Both of these dates were chosen to coincide with regularly scheduled meetings of City Council.

Changes in availability have indicated that the Fall quarterly evaluation would be better suited for Monday, September 29, 2025. This remains consistent with the approved evaluation timeline and also coincides with a regularly scheduled meeting of City Council.

Recommendation

Management recommends that City Council reschedule the October 6, 2025 Special Meeting Closed Session – City Manager and City Attorney Evaluations for the following date:

- Monday, September 29, 2025

This meeting will be held at 6:00 PM in the Council Board Room consistent with the City Council Rules of Procedure.

Associate Pastor Matt Schuler from Faith Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, July 28, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

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

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2025-07-099
Moved by Gunn
Seconded by Hamilton

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

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

Nominations to the Historic District Commission:

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

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

Nominations to the Parks and Recreation Board:

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

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

Nominations to the Zoning Board of Appeals:

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

Term Expires: 4/30/2028 **Aaron Green**

Term currently held by: Aaron Green

Yes: All-7
No: None

MOTION CARRIED

I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – None

a) Mayoral Nominations: None

b) City Council Nominations: None

I-3 No Closed Session Requested

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

Resolution #2025-07-100
Moved by Chamberlain-Creanga
Seconded by Gunn

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

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

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-07-101-J-1a
Moved by Hamilton

Seconded by Chamberlain-Creanga

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2025-07-101-J-2

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

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

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

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

Resolution #2025-07-101-J-4a

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

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

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

Resolution #2025-07-101-J-4b

RESOLVED, That Troy City Council hereby **APPROVES** to expend budgeted capital funds to the Water Resource Commission for Oakland County for the Corrective Action Plan in the

Evergreen/Farmington Drain Drainage District with a City of Troy proportionate share of 3.15% or $449,092.00 for the Evergreen/Farmington Sanitary Drain Drainage District, Corrective Action Plan Walnut Lake No. 1.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

a) August 11, 2025 – Conditional Rezoning (JPCR2025-002) – Proposed Northland Enclave, West Side of Corporate, North of Long Lake (5455 Corporate, PIN #88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multifamily) Zoning Districts

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

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

Abdula Alnasiry	Commented regarding his food truck and requested a variance to the ordinance
Joey Colby	Requested that the City release more information regarding the bond proposal; and inquired about bacteria control at city pools
Alex Karpo	Commented regarding public information about the bond proposal and in opposition to the bond proposal
Dave Kniffen	Questioned the money spent on library remodeling and studies conducted, and in opposition to the bond proposal
Anthony Kapas	Commented on construction noise from a development being built near his house and the need to revise ordinances

There was a consensus of City Council to allow Mrs. Broomfield to speak during Public Comment despite arriving after the signup cutoff time.

Cristina Broomfield	Commented regarding a sidewalk replacement estimate from the City

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

Mayor Baker responded that it has been the policy of the City for decades that homeowners may be responsible for replacing sidewalks. DPW Director Bovensiep commented that there is not a fund at the City of Troy to cover sidewalk replacement, and he explained the nuances of how costs are shared by residents for sidewalk replacement.

Mayor Baker commented that he also discovered a ghost page with bond information on it, and it seems to be a Google cache issue.

City Attorney Bluhm commented that Chapter 49 does not allow for variances, and the purpose of the restriction on food trucks in restaurant parking lots is to prevent competition with brick-and-mortar establishments. There was discussion on the origination and purpose of the Mobile Food Vending Unit ordinance.

Council Member Brooks asked about the water testing at the pools and if it includes cryptosporidium. Council Member Chamberlain-Creanga said the information about testing at the pools was included in a previous City Council questions and responses. City Manager Nastasi said City management will provide a report with an update on the testing procedures at the pools.

Council Member Hodorek commented about the bond proposal website and the dialogue on social media. She urged residents to research the information to make sure it is accurate before putting the information on social media. She also urged residents to attend the informational sessions when they are offered. City Manager Nastasi said that the schedule for the town halls will be coming out soon and will be available on the website and social media. City Manager Nastasi said the events will be on different days at different locations so they can reach as much as the community as possible. Mayor Baker said there is a link to the bond webpage on the City's main homepage at www.troymi.gov. Council Member Hodorek urged residents to take advantage of the expertise of Chief Financial Officer Maleszyk, who has private and public sector experience and is really good an explaining the workings of municipal finance.

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

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

Noted and Filed

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

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

Noted and Filed

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

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

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

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Mayor Pro Tem Gunn thanked City Manager Nastasi and Public Works Director Bovensiep for their quick response to a concern at Sylvan Glen Lake Park.

Mayor Pro Tem Gunn encouraged all to visit the Historic Village to view the underground railroad exhibit.

Mayor Pro Tem commented on the four students who won the Satterfield First Responders Scholarship to study public safety.

Council Member Chanda congratulated the Bhartiya Temple on their 50th Anniversary celebration last weekend.

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

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:40 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

SERVICE COMMENDATION
COMMUNITY AFFAIRS DIRECTOR CYNTHIA "CINDY" STEWART

WHEREAS, In April of 1998, **Cynthia "Cindy" Stewart** joined the City of Troy as its first ever Community Affairs Director. Cindy joined the Troy team with several years of municipal experience, having served the City of Dearborn as the Resources and Information Director from 1995 to 1998 and the City of Novi as the Director of Public Information from 1988 to 1995. Cindy's career was supported by her Bachelor of Arts degree in Journalism/Public Relations from Madonna University, her Masters of Communications degree from Eastern Michigan University, and her commitment to improving the lives of others; and

WHEREAS, **Cindy's** dedication to the Troy community was highlighted through her day-to-day duties and the legacy of the Community Affairs Department. As the first ever Community Affairs Director for the City of Troy, Cindy established events that are now longstanding traditions, such as the Holiday Tree Lighting; coordinated countless States of the City; established the City's Farmers Market and Summer Concert Series; and penned 27 years' worth of City content, which now serves as part of the City's written history. Cindy was also instrumental in coordinating the Government Cable Television Channel, which is another key communications tool for the City. In the 27 years Cindy served the City of Troy, she worked with several City Managers, six Mayors and countless City Council members; and

WHEREAS, **Cindy's** work with the City of Troy expanded beyond her position as Community Affairs Director, she also worked dozens of elections and continues to be a board member on the Police and Fire Benevolent Association. **Cindy** is always willing to lend a helping hand, and this commitment to service truly shined in her time with the City of Troy; and

WHEREAS, Beyond **Cindy's** work for the City of Troy, she is/was also a dedicated volunteer with the Troy Historical Society, Troy People Concerned, Troy Youth Assistance, the Boys & Girls Club of Troy, the Troy Community Coalition, the Charles A. Main, MD Pediatric Cancer Survivor Scholarship Fund Committee, the Troy School District Diversity & Inclusion Council, local Multiple Sclerosis (MS) Walks, the Emerald Lakes Homeowners Association, and 52-4 District Court; and

WHEREAS, It is because of **Cindy's** volunteer work and the community connection she fostered for the City of Troy as the Community Affairs Director that she was honored as the Troy Distinguished Citizen of 2013 and a member of the "Women of Influence" Roundtable in 2023; and

WHEREAS, **Cindy** retired from the City of Troy on August 22, 2025, with her final event being the Thornetta Davis Concert for the Summer Concert Series. In her retirement, Cindy plans to spend time with family, continue to travel the world, enjoy her lake with her paddleboard, and remain an avid yoga practitioner.

NOW, THEREFORE, BE IT KNOWN, That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **Community Affairs Director Cindy Stewart** for her professionalism and her many contributions to the City of Troy for the betterment of the community; and

BE IT FURTHER KNOWN, That the Mayor and City Council of the City of Troy, City Management, and the citizens of the City of Troy, extend wishes of prosperity, good health and happiness to **Cindy** during her well-deserved retirement years.

Presented this 25th day of August 2025

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: August 6, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Troy Downtown Development Authority Banner Installation and Handling

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History

The Troy Downtown Development Authority (TDDA) district spans Big Beaver, from just west of Coolidge Road to just east of Rochester Road, including the Troy Civic Center. Street poles along this corridor are equipped with banner brackets, historically used to promote and beautify the area.

After a several-year hiatus, the TDDA purchased new banners in early 2024 to enhance the corridor in anticipation of increased visitors due to the NFL Draft in Detroit. The Department of Public Works installed the banners. As wear became evident throughout the year, the TDDA explored a seasonal rotation approach to keep the banners relevant and limit exposure to the elements. In October 2024, the TDDA approved Winter banners, followed by Spring and Troy 70th Birthday banners, which will be rotated throughout the season, contributing to the corridor's visual appeal.

To continue the effort, the TDDA is considering the future purchase of Summer and Fall banners, as well as banners commemorating America's 250th anniversary. As the rotation program grows, efficient storage, installation, and maintenance become increasingly important. Recognizing the significant time commitment required for in-house installation by City staff, the City of Troy has pursued contracted services to manage all aspects of banner installation and handling.

A proposal was solicited that includes pricing for seasonal rotation, cleaning, storage, repairs, and an optional line item for additional changeovers tied to special events or activities.

Purchasing

On July 24, 2025 a bid opening was conducted as required by City Charter and Code for two (2) year requirements to provide Street Banner Installation and Maintenance Services for the Troy Downtown Development Authority and Troy Civic Center. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi. Six hundred and eighty (680) vendors were notified via the MITN website. One (1) bid response was received. Below is a detail summary of potential vendors for this bid opportunity:

Companies notified via MITN	680
Troy Companies notified via MITN	13
Troy Companies - Active email Notification	13
Troy Companies - Active Free	0
Companies that viewed the bid	14
Troy Companies that viewed the bid	0

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

Banner Sign Co of Detroit MI is the sole bidder meeting all specifications and is being recommended for award. They are a full-service graphics banner and sign company providing design, fabrication and installation with 100 years of service experience.

Financial

Funds are budgeted and available in the DDA Street Island Maintenance operating budget.

Recommendation

City Management recommends awarding a two (2) year contract with an option to renew for five (5) additional one-year renewals for Street Banner Installation and Maintenance to *Banner Sign Co* of *Detroit, MI* for an estimated annual cost of $46,582.20 in year one and $47,979.68 in year two plus replacement and repair costs as needed at unit prices contained in the bid tabulation opened July 24, 2025; not to exceed budgetary limitations.

CITY OF TROY
BID TABULATION
STREET BANNER INSTALLATION

VENDOR:	Banner Sign Co.
CITY:	Detroit, MI

Proposal: To provide two (2) year requirements for STREET BANNER INSTALLATION AND MAINTENANCE SERVICES FOR THE CITY OF TROY with an option to renew for five (5) annual one (1) year renewals

DDA Street Banners: Provide all labor, materials, tools for the installation, removal, storage and maintenance of banners. Installation shall include approximately 160 rotational banners along the corridor four (4) times per year.. Banners are approximately 72 inches tall by 30 inches wide and installed on standard 30-foot streetlight poles. Cost of installation must include the annual cost of storage and cleaning. Total number of banners will not exceed 800.

Season	Year 1	Year 2
Spring – March 31 (Quantity 160)	$11,645.55	$11,994.92
Summer – July 1 (Quantity 160)	$11,645.55	$11,994.92
Fall – September 20 (Quantity 160)	$11,645.55	$11,994.92
Winter – December 7 (Quantity 160)	$11,645.55	$11,994.92
TOTAL:	$46,582.20*	$47,979.68*
GRAND TOTAL (YEARS 1 & 2)	**$94,561.88**	

* Includes MDOT Stationary Lane Closure (TA-33). ROW Permit by City of Troy

Replacement & Repair: Provide stitching, hem, and grommet repair for all banners as needed. Report any banners deemed beyond repair for potential replacement.

Cost of Seam Repairs:	$25.00 per Pole Pocket
Cost of Grommet Repairs:	$10.00
Markup on all Banner replacements:	N/A
Cost of Banner Replacement:	$95.00 (Art provided by City of Troy)
Cost of Installation for Special Event/Occasion:	$11,645.55 Year 1; $11,884.92 Year 2

Can meet designated repair schedule:	Y or N	Y
Minimum of five (5) years experience:	Y or N	100+ Years Experience
Provided Contact Information:	Y or N	Y
References:	Y or N	Y
Insurance:	Y or N	Y
% prices listed will increase annually:		3%
Payment Terms:		N.30 Days
Warranty:		None
Exceptions:		None
Acknowledgement:	Y or N	Print Signatures
Forms:	Y or N	Non-Collusion & Familial Disclosure Notary Incomplete

ATTEST:
*(*Bid Opening conducted via a Zoom Meeting)*
Joe Lagarde
Andrew Chambliss
Nellie Bert
Dina Gates

Emily Frontera
Purchasing Manager

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM

Date: August 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Partners Cooperative Contract – Toro Workman Utility Vehicles

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History

The Parks Division is responsible for the daily maintenance and seasonal activities in the City of Troy parks. The larger community parks often have staff stationed at the parks during the spring, summer, and fall months. To ensure an efficient operation, utility vehicles are provided to the employees to transport athletic field materials, trash to the dumpster, park monitoring, and other related activities. In addition to these activities, utilities vehicles are also used at special events such as Tory Family Daze and the Frightful 5K.

This purchase will increase the fleet of utility parks utilized by the Grounds Division by one (1) additional cart due to the increased use of Stine Park.

Purchasing

- The OMNIA Partners Contract prequalifies vendors and equipment through a competitive bid process. The Toro Company of Bloomington MN is the awarded contractor for grounds maintenance equipment, part supplies and services.
- Pricing for the Toro Workman Utility Vehicles has been secured from *Spartan Distributors* of *Sparta, MI*, the authorized dealer for the State of Michigan, as detailed in the attached quote as per the OMNIA Partners Cooperative Contract #2023261 for Toro Equipment.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Public Works Capital Fund under project number 2026C0024 for the 2026 fiscal year. Expenditures will be charged to account number 401.464.978.010.

Recommendation

City Management recommends awarding a contract for the purchase of two (2) Toro Workman Utility Vehicles (Model #07409) to *Spartan Distributors* of *Sparta, MI* for an estimated cost of $26,782.94, less the trade-in value for one (1) EZGO Terrain 250, at prices detailed in the attached quote as per the OMNIA Partners Cooperative Contract #2023261; not to exceed budgetary limitations.

Spartan Distributors | A Reinders Company

July 30, 2025

487 W Division Street
PO Box 246
Sparta, MI 49345
616.887.7301
Fax: 616.887.6288

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

City of Troy - Parks
Attn: Dennis Trantham
4693 Rochester Rd
Troy, MI 48085

We are pleased to provide a quote on the following equipment:

(1) TORO Workman GTX EFI (#07409) **$ 13,689.59**

- (1) Bench Seat Kit (#07047)
- (1) Steel Flatbed (#07450)
- (1) 12V Electric Lift Kit (#07144)
- (1) Steel Bed Sides (#07451)
- (1) Storage Box Kit (#07156)

(1) TORO Workman GTX EFI (#07409) **$ 13,093.35**

- (1) Bucket Seat Kit (#07048)
- (1) Plastic Cargo Bed (#07046)
- (1) 12V Electric Lift Kit (#07144)
- (1) Storage Box Kit (#07156)

Less Trade:

- (1) EZGO Terrain 250, 1145 hours -$ 250.00

The above TORO pricing is based on OMNIA Contract #2023261

Pricing is firm for 30 days from date of quotation.

DELIVERY: As Arranged
TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9356.

Sincerely,

Tom Gill

Tom Gill
Commercial Sales

TG/jgm

PURE MICHIGAN®

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: August 5, 2025

To: Frank A. Nastasi, City Manager

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

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract (PRV) Pressure Reducing Valve Vault Lifting Beam Installation.

History

- The City of Troy Water & Sewer Division operates and maintains eleven (11) Pressure Reducing Vaults (PRV) throughout the city.
- The continuous, uninterrupted operation of the eleven (11) Pressure Reducing Vaults are critical to maintaining optimal pressures in the City of Troy.
- Pressure Reducing Vault #9 and #2 currently do not have lift beams for servicing the Pressure Reducing Valves. The Water & Sewer Division has a temporary lifting beam that has to be transported and assembled during maintenance or repairs of the Pressure Reducing Valve reducing efficiency.
- Pressure Reducing Vault #9 and #2 have the required space to install these lifting beams based on inspections completed by Limbach Inc.

Purchasing

- Pricing to provide the labor and materials for the Department of Public Works, Water and Sewer Division for installation of PRV #9 and #2 lifting beams has been secured from *Limbach Inc. of Pontiac, MI,* through the Oakland County Extended Purchasing Contract #009746, as detailed in the attached proposals
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Water Capital Fund under Project Number 2026C0045 for the 2026 fiscal year. Expenditures will be charged to account number 591.537.555.975.

Recommendation

City Management recommends awarding a contract to *Limbach, Inc. of Pontiac, MI,* to provide labor and materials for the installation of Pressure Reducing Vault lifting beams for an estimated cost of $51,900, as detailed in the attached proposal and as per the Oakland County Extended Purchasing Cooperative #009746, not to exceed budgetary limitations

Proposal# CR071125A

City of Troy - DPW
4693 Rochester Road,
Troy, MI 48084

7/16/2025

Project: **Install I-Beams for PRV's**

Limbach Co. is pleased to provide you with a proposal for the following specific scope of work, qualifications, and exclusions:

Scope of Work:
This proposal is based on Limbach to provide all necessary tools, equipment, materials and labor to perform the following:

- Install (4) Beams 6'-0" long W6x16 Trolly Beams w/End Stops

Inclusions

- Weight: Approximately 675 LBS
- Provide fabrication in accordance to A.I.S.C. Code of Standard Practice, 14th Edition
- **Engineering and Sealed Drawings**
- Providing standard cleaning per SSPC-SP2
- Providing Galvanizing per ASTM A123
- (4) Beams 6'-0" long W6x16 Trolly Beams w/End Stops
- Beams Stencel with Load Rating
- Galvanized A325 Bolts, Nuts, and Flat Washers
- SS Anchors Rods w/Hilti HY 200 Epoxy
- Equipment for our work
- Install all misc. steel listed above

Qualifications

1. **Work to be performed by Ideal Contracting**
2. **Our proposal is based on a walk thru and As-Built plans & specifications per HRC documents marked "A, D-1, D-2, C-1,S-1, S-2, S-3, S-4, P-1 & P-2" dated 11/21 (for reference only).**
3. Owner to facilitate adequate access to the building during the installation.
4. All work to be performed using Union personnel.
5. Limbach's proposal is subject to a thorough review of scope, price, and schedule; and to mutually agreeable terms and conditions of the contract.
6. This proposal is valid for (45) days and is subject to the attached Terms & Conditions. If this proposal meets with your approval, please sign and return one (1) copy of this letter.
7. **Removal & relocation of any existing MEP is by others**
8. **Work to be performed M-F First Shift Straight Time Hours**
9. **Free and clear access to work under the Concrete area will be provided by others**
10. **Price is predicated on uninterrupted work for our crew**
11. **Flagman for our deliveries only**

Qualifications Continued

12. Price figured that we can park near our work
13. No confined space training figured for our workers
14. No confined space rescue team figured
15. City of Troy will open both hatch and manhole
16. Pricing per Oakland County Contract 009746.

Exclusions: *(Other than stated in the above scope of work)*

1. Removal or relocation of conflicting services, utilities, lights, or sprinklers.
2. Other repairs needed that are found on the existing system during the installation.
3. Temporary utilities or HVAC.
4. Light gage material
5. Non-Ferrous Metals
6. Grout
7. Demo
8. **Rescue team**
9. **Confined space training**
10. Shoring/Bracing
11. Stainless steel
12. Trolly for beams
13. Chain hoist for Trolly beam
14. OCIP or CCIP
15. Testing or inspection
16. 3rd Party testing
17. Permits
18. Lead or asbestos abatement
19. Liquidated damages
20. Floor protection
21. Wall protection
22. Overtime or premium time
23. Working odd shift
24. Shoring or temp bracing
25. Field finish painting
26. Full time non-working safety person
27. Allowances

Proposal# CR071125A

Total Investment for the above scope of work - $51,900

Respectfully submitted,

Colin Rosni

Special Projects Manager
(586)-770-1124
Colin.Rosni@Limbachinc.com

Approved by:

_____ _____

Signature Date

_____

Print Name

This proposal is valid for 7 days from the date listed above. ALL labor is to be performed during normal business hours of Monday - Friday 7:00 am to 3:30 pm, unless specifically noted in this contract. Upon execution as provided below, this agreement, including the following pages attached hereto (collectively the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

PROJECT AGREEMENT TERMS AND CONDITIONS

The following terms and conditions are incorporated into and made a part of the agreement between Contractor and Customer (the "Agreement"):

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours. Customer will provide to Contractor reasonable means of access to the equipment, including removal, replacement, or refinishing of the building structure required.

2. Contractor shall repair or replace any of the Work performed by Contractor or its subcontractors which is proven to be defective in quality of material or workmanship within one (1) year from the date of beneficial use by the Customer, or from the date of acceptance, whichever is the earlier, provided Contractor has been given prompt, written notice of any such defects. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect. CONTRACTOR MAKES NO OTHER WARRANTIES, EXCEPT AS DESCRIBED HEREIN, AND EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

3. TERMS OF PAYMENT: 1/3 upon approval of the proposal, progress billings, and balance due 30 days from the final invoice. Material and equipment furnished under this proposal shall remain the property of the seller until final payment has been received. In addition, if Contractor does not receive payment of a properly submitted invoice within thirty (30) days, Customer shall pay a late charge on the balance outstanding at the lesser of (a) 1 ½% per month or (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law.

4. If at the time the order is placed, the cost of raw materials should exceed 5% over the original estimate, the additional cost will be added to the total investment price.

5.. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder. The amount of any taxes for which Contractor may become liable for or in connection with its performance under this Agreement shall be in addition to the amount of the Agreement.

6. In the event Customer requests that Contractor perform work beyond the Scope of this Agreement, the cost of materials and labor will become an extra charge (fixed price amount to be negotiated or performed by Contractor on a time-and-material basis at Contractor's rates then in effect.)

7. In the event that Contractor must commence any action against Customer to recover amounts due hereunder, Customer shall reimburse Contractor for its attorney's fees and court costs associated with such action.

8. In the event of a breach by Contractor of the terms of this Agreement, or in the event Customer incurs any liability in connection with the performance of the Work by Contractor, Customer's sole and exclusive remedy against Contractor shall be for Contractor to repair or replace the Work in accordance with the warranty or, if such Work cannot be repaired or replaced, to refund to Customer the amount paid to Contractor under this Agreement, not to exceed Customer's direct damages caused by such breach or liability. Notwithstanding the foregoing, in no event shall the liability of Contractor in connection with the Work, whether by reason of breach of contract, tort (including negligence), statute or otherwise exceed the amount paid by Customer to Contractor for the Work. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY, OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE OR LIABLE FOR DAMAGES ARISING FROM LOSS OF USE, LOSS OF BUSINESS AND/OR PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S CLIENTS OR TENANTS, OR ANY SPECIAL, INDIRECT, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES, ARISING OUT OF ITS PERFORMANCE UNDER THIS AGREEMENT, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Any action against the Contractor relating to this Agreement, or the breach thereof, must be commenced within one (1) year from the date of the work.

9. Contractor shall not be liable for any delay, loss, damage or detention caused by acts or circumstances beyond its control including, without limitation, unavailability of labor, machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, war, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.

10. Contractor shall not be liable for any claim, damage, loss, or expense nor for injuries to persons, or damage to property. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, liabilities, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder or any act or omission arising out of or related to this Agreement, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

11. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.

Contractor's obligation under this proposal and any subsequent contract does not include the disposal of used oil and/or refrigerant (contaminated or otherwise). Customer shall be solely responsible for the proper disposal of all oil and/or refrigerant in accordance with the applicable laws, rules and regulations.

12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted. Customer shall defend, indemnify, and hold harmless Contractor for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify Customer of such substances, wastes and materials.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the Customer's facility, arising out of or in connection with Contractor's work under this Agreement, including without limitation any illness, injury, or damage resulting in any manner form any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

13. In the event that Customer cancels or terminates this Agreement for any reason, other than a material breach by Contractor, Customer shall pay Contractor for all Services performed through the date of termination, plus cancellation charges and reasonable overhead and profit.

14. This Agreement, including the Terms and Conditions, constitutes the entire agreement and understanding among the parties hereto and supersedes any and all prior agreements and understandings, oral or written, relating to the subject matter hereof and can be amended only by an agreement, in writing, signed by all parties hereto. This Agreement shall not be assignable by Customer without the express prior written consent of Contractor. This Agreement shall be governed by and construed in accordance with the laws of the State where the Work is performed, without giving effect to that State's conflicts of laws principles.

- - - END OF TERMS AND CONDITIONS - - -

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM

Date: August 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Brian D Varney, Fleet Division Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchasing Agreement – DPW Replacement Construction Equipment.

History

- The John Deere 624P Wheel Loader with attachments being purchased is a planned replacement budgeted in the 2026 fiscal year.
- This purchase replaces existing construction equipment that has reached its intended life expectancy and will not increase the size of the existing Department of Public Works motor pool fleet.
- The State of Michigan MiDEAL Program awarded a contract agreement to *AIS Construction Equipment Corporation of New Hudson MI* for John Deere construction equipment. (Contract #240000000158).

Purchasing

- *AIS Construction Equipment Corporation of New Hudson, MI* is the awarded bidder in the State of Michigan Cooperative bid, MiDeal Contract #240000000158.
- The contract pricing is valid thru January 16, 2029 on equipment purchased from AIS Construction Equipment Corporation.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5)
- Pricing to purchase a John Deere 624P Wheel Loader with attachments has been secured through AIS Construction as detailed below and as in the attached proposal per the MiDEAL Cooperative Purchasing Contract.

Financial

- Funds are available in the Public Works Fleet Division Capital Fund under project number 2026C0063 for the 2026 Fiscal Year.
- Expenditures of $298,422.41 will be charged to Account Number 661.571.565.981.

Trade-In

AIS Construction Equipment Corporation trade-in allowance of our current 2003 Case 821C Wheel Loader and miscellaneous attachments is $29,000.

Qty.		Unit Cost	Total Cost	Project#	Budget
1	John Deere 624P Wheel Loader with attachments	$327,422.41	$327,422.41	2026C0063	$300,000.00
	Project Total		**$327,422.41**		
1	Trade-in Value		-$29,000.00		
	GRAND TOTAL LESS TRADE-IN VALUE		**$298,422.41**		

Recommendation

City Management requests authorization to purchase a Replacement John Deere 624P Wheel Loader with attachments from *AIS Construction Equipment Corporation of New Hudson, MI,* the authorized Michigan dealer for John Deere construction equipment, as per the State of Michigan MiDEAL Cooperative Purchasing Contract #240000000158 for an estimated total cost of $327,422.41 less the trade-in amount of $29,000 for a total estimated cost of $298,422.41 as detailed in the attached quote; not to exceed budgetary limitations.

GRAND RAPIDS
600 AIS Drive Southwest
Grand Rapids, MI 49548
Telephone: (616) 538-2400

SAGINAW
4600 AIS Drive
Bridgeport, MI 48722
Telephone: (989) 777-0090

TRAVERSE CITY
8300 M-72 East
Williamsburg, MI 49690
Telephone: (231) 267-9513

LANSING
3600 North Grand River Avenue
Lansing, MI 48906
Telephone: (517) 321-8000

RICHMOND
65809 Gratiot Avenue
Lenox, MI 48050
Telephone: (586) 727-7502

WEST DETROIT
56555 Pontiac Trail
New Hudson, MI 48165
Telephone: (248) 437-8121

July 21, 2025

Mr. Brian Varney
Fleet Operations Manager
City of Troy Public Works
4693 Rochester Road
Troy, MI 48085

RE: State of Michigan MiDeal pricing for new Deere 624P wheel loader.
MiDeal contract # 240000000158

Dear Mr. Varney,

AIS Construction Equipment Corp & John Deere are pleased to provide the following pricing for a new Deere model 624P wheel loader.
Pricing is current MiDeal State Contract Pricing and as such will be firm until there is a manufacturer list price increase.

One (1) New John Deere 624P wheel loader as outlined in the attached equipment details pages:

List Price	$	412,312.00
Less State Contract Discount 30.5 %		(125,755.16)
Sub-Total	$	286,556.84
PDI 1%		2,865.57
Gem 3.0 yd. x 96” bucket w/bolt on edge		10,500.00
Lincoln Auto-Lube Installed		12,500.00
48 mos./2,000 hr. powertrain & hydraulic warranty		3,700.00
new AIS Manufactured 14’ snow pusher with rubber edge & steel side wear plates		10,800.00
Delivery to Troy		500.00
TOTAL CASH PRICE DELIVERED	$	327,422.41
Trade Value Case 821C s.n. 155020	(	25,000.00)
Trade Value Misc. Items (ACS buckets/forks, snow pushers/plows)	(	4,000.00)
NET CASH PRICE DELIVERED TO TROY	$	298,422.41

As AIS is authorized vendor for MiDeal contract # 240000000158, if PO is issued please have made out to:

AIS Construction Equipment Corp.
56555 Pontiac Trail
New Hudson, MI 48165

All quotes subject to possible tariff surcharges.

Please contact me any time with questions or if additional info is needed. AIS & my-self look forward to assisting you with any of your construction equipment needs. AIS is Michigan Owned & Operated!

Sincerely,
AIS Construction Equipment Co.

Craig Vick

Craig Vick
Governmental Sales Manager
586-634-2760

ckv

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04e

CITY COUNCIL AGENDA ITEM

Date: August 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Partners Contract– Department of Public Works Access Control Equipment and Installation and Oakland County Extended Purchasing Contract– Department of Public Works Electrical and Cabling Installation

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History

The City of Troy has made significant investments to ensure its employees and public are safe while working and visiting city facilities. These investments include access control through ID badge readers for entry and closed-circuit monitoring cameras.

Physical keys have been recognized as an inefficient means to manage entry into city facilities. It becomes specifically alarming when a city employee departs from his or her position and there is not absolute certainty the physical keys have not been duplicated. Additionally, providing access control through the proposed ID badge readers allows better control of access and provides record of access. Beyond entry doors, access control through badge entry is a better solution for office suites and other regulated rooms when compared to physical keys.

Purchasing

- Pricing to furnish and install access control equipment at the Department of Public Works has been secured from *Wadsworth Solutions* of *Perrysburg, OH* through the Omnia Partners Contract #R220703 as detailed in Proposal JJ25-121 dated July 16, 2025.
- Pricing for the cabling installation has been secured from *Shaw Systems* of *Southfield, MI* as detailed in Proposal SCOT241210001-REV1 dated July 18, 2025, through the Oakland County Purchasing Cooperative Contract #010460
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the DPW Admin Capital Fund under Project# 2026C0022 for the 2026 fiscal year. Expenditures will be charged to account number 401.464.975.900.

Recommendation

City Management recommends awarding a contract to *Wadsworth Solutions*, of *Perrysburg, OH* for the purchase and installation of access control equipment at the Department of Public Works for an estimated cost of $64,851 as detailed in the attached proposal and per the Omnia Partners Contract #R220703; not to exceed budgetary limitations.

City Management recommends awarding a contract to *Shaw Systems* of *Southfield MI* for the cabling installation at the Department of Public Works for an estimated cost of $20,670, as detailed in the attached proposal and per the Oakland County Extended Cooperative Purchasing Contract #010460; not to exceed budgetary limitations.

PROPOSAL
DPW Out Buildings Access Control 12 Doors Updated

Quote: JJ25-121

Date: 7-16-2025

To: City of Troy

Attention: Dennis Trantham

All quotations are for acceptance within 30 days. Contracts are not binding until this company has approved buyer's credit. **Unless shown, prices quoted do not include federal or state sales taxes.**

Scope of Work:

- WS will provide **(12)** Readers, all necessary Power Supplies, and Access Control Panels for the DPW Out Buildings labeled on the map/drawings bringing these doors into the existing Access Control System. This includes all labor, programming, and door modifications. WS will also add **(2)** Enclosure Heaters where space is not heated for Panels. These include a thermostat which will kick on and off to desired temperature.

*Shaw responsible for wiring.

Door #1:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others), power transfer cable, narrow latch protecter, 4070 brush weather strip and a LCN 4040XP closer in painted aluminum finish.

Door #2: (backing plates possibly required)

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and power transfer cable.

Door #3:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others), power transfer cable and a LCN 4040XP closer in painted aluminum finish.

Door #4:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others), power transfer cable and a LCN 4040XP closer in painted aluminum finish.

Door #5:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable.

Door #6: (adjust existing closer as required)

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable.

Door #7:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable.

Door #8:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable

Door #9: (adjust existing closer as required)

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable.

Door #10:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others), power transfer cable and a LCN 4040XP closer in painted aluminum finish.

Door #11:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others) and a power transfer cable.

Door #12:

1- Corbin Russwin ML2000 storeroom function full escutcheon electric latch retraction mortise lock in 26D finish (cylinder and keying by others), power transfer cable, narrow latch protecter and 3070 brush weather strip.

Total Amount for equipment and services…….. $64,851.00

Submitted By,

Jake Jacubec
ACCOUNT MANAGER
Cell: (123) 456-7890
Email: jjacubec@wadsworthlsc.com

WADSWORTH SOLUTIONS

Providing Solutions for Secure, Energy Efficient Environments

Wadsworth
A Lion's Share Company

CUSTOMER	**WADSWORTH SOLUTIONS**
Accepted By: _____	Approved By: _____
Date: _____	Date: _____
Name: _____	Name:_____
Title: _____	Title: _____

Notable Exclusions with Terms and Conditions:

- Unless annotated in this document, prices **do not** include local, state, or federal taxes.
- All work to be performed during regular business hours (7:30 a.m. to 4:30 p.m.) Monday through Friday. Shift work, holidays, and weekend work all at different rates.
- All proposals and quotations are for acceptance within 30 days of the date on this document. Pricing is subject to change subsequent of the 30-day time period.
- Any services or equipment not listed in this document are not included.
- Manufacturer's warranty is applicable to equipment sold by Wadsworth Solutions.
- Warranty Labor is 30 days after completion of installation.
- That all equipment and components are in operable and maintainable order upon conception of this agreement. Any repairs required to put the system(s) back into reasonable operating condition will be the responsibility of the customer.
- Progress Billing: Wadsworth Solutions reserves the right to partial invoice clients as accumulated costs are accrued for projects.
- Payment Terms: Net 30-day payment on all invoices. After 60 days, interest shall be applied to outstanding invoices.
- Force Majeure: Wadsworth Solutions shall not be liable for any losses or damage due to acts of government, labor unrest, war conditions, terrorism, vandalism, floods, fire, storms, acts of God, strike lockout, dispute with workmen, commercial delays, spoilage, or any other cause beyond reasonable control. It is expressly agreed that Wadsworth Solutions assumes no liability for negligence, misuse or failure whatsoever other than performance of the services herein set forth.
- Lead Times: Currently, the Global Supply Chain is experiencing significant and unprecedented delays due to raw material shortages such as micro processing chips, precious metals, and steel. As a result, estimated product lead times and shipping dates can change without notice by associated manufacturers or brands. Our goal is to ensure delivery as promised and monitor all orders, making sure our customers' expectations are met.

Proposal & Scope of Work

Date: 7/18/2025 | **Proposal ID: SCOT241210001-REV1**

TO: DENNIS TRANTHAM
City of Troy
4695 Rochester Road
Troy, MI 48085

FROM: Eric J Peterson
PROJECT: DPW ACX CONTROL (OUT BUILDINGS)

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 | (248)534-7602 | epeterson@shawsi.com
Dispatch	Direct (248) 228-2080 | service@shawsi.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shawsi.com

Included	*Excluded*		*Included*	*Excluded*	
☒	☐	*Sales & Use Tax*	☐	☒	*Payment & Performance Bonds*
☐	☒	*Electrical Permit Costs & Fees*	☐	☒	*Overtime Costs*
☐	☒	*Fire Division Inspection Fees*	☐	☒	*Temperature Controls*
☐	☒	*Building Permit Fees*	☐	☒	*Patching &/or repair of holes in walls or floors*

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

Furnish and install j-hooks, beam-clamps and other raceway as needed for AcX Cable Support within interior project areas
Furnish and install AcX Cabling to (12) doors as shown on attached print
Shaw will coil cabling near door locations and at respective cabinet locations
Furnish and install electrical conduit, wire, breakers necessary to provide (1) 20a circuit to each new cabinet location; (3) Total
SHAW assumes that new cabinet location is within 40' of existing electrical panels
SHAW will trench between bldg. 4703 and bldg. to the west to install new underground raceway for AcX cabling
Furnish and install PVC Conduit, cores and other materials necessary to establish underground raceway for cabling
All Door Hardware, terminations, AcX Cabinets, boards, cabinet heaters and other hardware by other
No Electrical to door locations is assumed or provided in our quote

MATERIAL: $6,163.00
EQUIPMENT: $2,137.00
LABOR: $12,370.00
TOTAL OFFERING PRICE: $20,670.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.
Offered NTE at Oakland County Contract Rates
Changes to scope, locations or quantities will result in a change order

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.

22100 Telegraph
Southfield, MI 48033
Phone: (248) 228-2000
Fax: (248) 228-2080

CITY OF TROY BULLETIN BREAKDOWN THROUGH JUNE 30TH, 2026

PROJECT:	CITY OF TROY	**SHAW PROJECT #:**	SCOT241210001
QUOTE FOR:	DENNIS TRANTHAM	**SHAW MMS RFC #:**	
DATED:	7/18/2025	**SHAW REVISION #:**	0
		SHAW QUOTE DATE:	7/18/2025
DESCRIPTION:	AXC CABLING INSTALL TO OUTBUILDINGS AS OUTLINED ON ATTACHED PRINTS PROVIDED BY CITY AND WADSWORTH. INCLUDES 20A CIRCUITS TO NEW PANEL LOCATIONS AS DESCRIBED IN PROPOSAL. INCLUDES TRENCHING AND UNDERGROUND PATHWAY INSTALL TO FIREHYDRANT REPAIR BUILDING (CURRENT PATHWAY IS OVERHEAD, WHICH IS UNSUITABLE FOR ACX CABLING IN NORMAL CONDITIONS) --- SHAW WILL PULL ACX CABLE TO LOCATIONS, AND COIL ABOVE DOORS AND AT PANELS FOR OTHER VENDOR TERMINATIONS		
PLANS ISSUED:	n/a		
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		

MATERIAL	**ACX CABLING**				$2,200	
	JHOOKS, CONDUIT, BEAM CLAMPS, ETC (ESTIMATED)			0	$862	
	MISC ELECTRICAL MATERIALS			0	$250	
	CONDUIT, WIRE, BREAKERS, UNDERGROUND RACEWAY				$1,650	
	MARKUP(INCLUDING USE TAX)	15%			$61	
	ESCALATION(CONTINGENCY)	8%			$402	
	MATERIAL TOTAL					$5,425
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS						
0	**HOURS @ Straight**				$0	
64	**HOURS @ "**	$ 88.00	**SERVICE TECHNICIAN**		$5,632	
52	**HOURS @ "**	$ 122.00	**SERVICE ELECTRICIAN**		$6,344	
0	**HOURS @ Time & 1/2**				$0	
0	**HOURS @ "**	$ 112.00	**SERVICE TECHNICIAN**		$0	
0	**HOURS @ "**	$ 153.00	**SERVICE ELECTRICIAN**		$0	
0	**HOURS @ Double**				$0	
0	**HOURS @ "**	$ 145.00	**SERVICE TECHNICIAN**		$0	
0	**HOURS @ "**	$ 189.00	**SERVICE ELECTRICIAN**		$0	
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR						
9.3	**HOURS @ Straight**	$ 122.00			$1,132	
0	**HOURS @ "**				$0	
0	**HOURS @ Time & 1/2**				$0	
0	**HOURS @ "**				$0	
0	**HOURS @ Double**				$0	
0	**HOURS @ "**				$0	
		0%	**INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES**		$0	
	LABOR TOTAL					$13,108
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING						
	EXCAVATOR/TRENCHING EQUIPMENT				$650	
	RIGGING / HOISTING / LULL / FORKLIFT				$0	
	MAN LIFT				$550	
	CIRCUIT TRACER				$0	
	CORING				$225	
	POWER LOGGER				$0	
	PERMIT				$0	
					$0	
ENGINEERING / DOCUMENT MAINTENANCE						
4	**HOURS**	$ 96.00	**SERVICE ENGINEER/FIELD DETAIL/SURVEY**		$384	
0	**HOURS**	$ 80.00	**BIM COORDINATOR/PLOTS/DWGS**		$0	
0	**HOURS**	$ 65.00	**ADMINISTRATIVE ASSISTANT**		$0	
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID						
	AS PERCENT @	2.5%	**OF LABOR ABOVE TOTAL**		$328	
	or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)				$0	
	DIRECT JOB EXPENSES TOTAL					$2,137
						$20,670
		0%				$0
SUBCONTRACTORS						
					$0	
	X				$0	
	x				$0	
	x				$0	
	SUBCONTRACTOR TOTAL					$0
	FEE ON SUBS @	5%				$0
PLM BOND / INSURANCE COSTS						$0
TOTAL PRICE FOR THIS QUOTATION						**$20,670**

GIS Online

Legend:

Notes:

Map Scale: 1=126

Created: June 25, 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.

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04f

CITY COUNCIL AGENDA ITEM

Date: August 1, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager
Alex Bellak, Information Technology Director

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract and Sourcewell Cooperative Purchasing Contract – IT Generator Replacement

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History

Backup generators are vital for maintaining the continuity of operations for IT infrastructure. Power outages can have significant consequences, leading to financial losses, data corruption, and damage to equipment. A sudden power loss can interrupt City processes, leading to incomplete transactions, corrupted files, and potentially the loss of valuable information. Backup generators maintain a stable power supply, allowing servers to continue functioning and ensuring data integrity.

The current IT backup generator was purchased in 2006 and is coming to the end of its recommended maintenance life.

Purchasing

- Pricing for removing the existing IT generator and installing the new IT generator has been secured from *Shaw Systems* of *Southfield, MI,* through the Oakland County Extended Purchasing Contract #010460, as detailed in the attached proposal.
- Pricing for the new IT generator has been secured from *Wolverine Power Systems* of *Wixom, MI,* through the Sourcewell Contract Number 092222-GNR and per the details in the attached proposal 25-0657 ICCDb dated August 4, 2025.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Information Technology Capital Fund under Project Number 2026C0033 for the 2026 fiscal year with a total budget of $28,000.00. The estimated total cost for this project will be $30,893.60, which includes a 15% contingency. Additional funds are available in the Information Technology Fund to cover the shortfall of $2,893.60 from the unused portion of Project Number 2026C0032. Expenditures will be charged to account number 636.228.980.020.

Recommendation

City Management recommends awarding a contract for the removal and installation of the IT Generator to *Shaw Systems* of *Southfield, MI* for an estimated cost of $10,639, as per the Oakland County Extended Purchasing Contract #010460, and to *Wolverine Power Systems of Wixom, MI* for the purchase of a new replacement generator for an estimated cost of $16,225.

City Management further recommends including a 15% contingency of $4,029.60 for an estimated not to exceed project total cost of $30,893.60.

QUOTE #: 25-0657 ICCDb 8/4/2025

PROJECT NAME: COT City Hall

Wolverine Power Systems, LLC is pleased to submit the following proposal for your consideration and approval.

BILL OF MATERIALS:

Quantity 1 - Generac Commercial Gas RG Series generator set

- 25kW engine-driven standby generator:
- UL2200 listed
- digital control system including isochronous governor system and V/F voltage regulation
- selectable low-speed weekly exercise function
- 1.5 liter liquid-cooled naturally aspirated engine with an operating speed of 3600 RPM
- alternator configured for 120/240 vac single phase 3-wire 60 Hz output
- natural gas fuel system with customer connection fitting external to the genset base frame
- sound attenuating corrosion resistant aluminum enclosure with electrostatically-applied and baked powder coat finish
- factory installed critical-grade exhaust system
- Quantity 1 of G0099230: Cold weather kit including 1500W, 120V block heater
- Quantity 1 of 061119S group 31 battery

Quantity 1 - Automatic Transfer Switch

- RXS Series automatic transfer switch designed to operate with Generac stationary air-cooled generators and the Generac Nexus controller used on Liquid-cooled QT series generators up to 150kW; UL Listed and suitable for use in optional standby systems (NEC 702)
- Heavy duty contactor is an open transition switch that is electrically actuated and mechanically held
- transfer switch contactor rated 200 amps
- 2-pole, voltage configured for 120/240 3-wire single phase
- housed in a NEMA 3R enclosure with electrostatically applied and baked powder paint finish

"**Sourcewell Contract Number 092222-GNR**"

SCOPE OF WORK:

- Freight charges to the installation site are included. Offloading is not included.
- Start-up / testing of equipment and training by a Factory Trained & Certified Technician during normal business hours.
- Startup includes one trip to site. Return trips may require a change order.

QUOTE IS BASED ON LIMITED INFORMATION PROVIDED BY THE CUSTOMER. WOLVERINE POWER SYSTEMS IS NOT RESPONSIBLE FOR ANY ITEMS NOT INCLUDED IN THE BILL OF MATERIALS THAT MAY BE REQUIRED BY THE ENGINEER OR ANY COSTS THAT MAY BE ASSOCIATED WITH CHANGING ANY ITEMS LISTED ON THIS QUOTE.

This quotation and supporting materials contain confidential and proprietary business information of Wolverine Power Systems and Generac Power Systems. These materials may be printed or photocopied for use in evaluating the proposed project but are not to be shared with other parties outside of your organization.

QUOTE #: 25-0657 ICCDb 8/4/2025

NOTES:

- Sizing specified by others.
- Contact Wolverine Power Systems for current estimated lead times. Due to current world events, lead times are subject to change at any time, with or without notice, and cannot be guaranteed. As such, Wolverine Power Systems is not responsible for any costs that may be incurred due to a delivery delay (i.e., temporary mobile generator, cables, installation labor, etc.).
- Start-up paperwork will be supplied when units are delivered and must be completed and submitted when start-up is requested. We make every effort to accommodate requested start-up dates but please allow to 2-3 weeks when scheduling start-up service.
- Start-up and training by a Factory Trained & Certified Technician during normal business hours (M-F, 8:00AM – 4:30PM). After hours start-ups are available, but an additional charge may apply.
- Training session will be provided on day of start-up by a Wolverine Power Systems Technician. If training cannot be completed on the day of start-up, an additional charge may apply.
- A portable generator is not included if required for start-up. However, if one is needed, one can be provided for an additional charge.
- If end user/customer requires generator to connect to a BAS/BMS network, end user/customer to provide an IT representative at time of startup.
- NETA or other special testing (if required) is not included in this quote unless stated above.

VALIDITY:

- This quote is valid for twenty five (25) days from date of this quotation. Please consult us beyond this date.
- The purchase price of the Products is based on the tariffs and duties on components and materials currently in effect and known at the time of Seller's offer to Buyer. Except where inconsistent with applicable law or regulation, Seller shall have the right to adjust pricing for any affected components or materials in the event of changes to such tariffs, duties, or other similar government-imposed charges, including changes impacting booked or acknowledged purchase orders. Seller will notify Buyer of any proposed price adjustments arising from tariff or duty changes. Seller shall make commercially reasonable efforts to mitigate such impacts where feasible, but any increased costs resulting from these changes shall be borne by Buyer.

NET PRICE FOB JOBSITE (TAXES ARE NOT INCLUDED)

Base Bid ..... $ 16,225.00

ACCEPTANCE:

Authorized Buyers Signature / Printed Name	Date of Signature	*Requested* Delivery Date

By signing, you agree to compliance with all aforementioned terms and conditions and that this document serves as your purchase order.

We hope that you find our offer acceptable, and we look forward to serving you.

Sincerely,

Ivan Custodio

Ivan Custodio | Industrial Sales
(616) 403-9457

Chad DeWeerd
Industrial Sales Support

Wolverine Power Systems
46968 Liberty Drive
Wixom, Michigan 48393

Wolverine Power Systems is an industrial power equipment distributor serving the entire state of Michigan and would therefore meet any sustainability requirements regarding local procurement of goods for this project.

This quotation and supporting materials contain confidential and proprietary business information of Wolverine Power Systems and Generac Power Systems. These materials may be printed or photocopied for use in evaluating the proposed project but are not to be shared with other parties outside of your organization.

QUOTE #: 25-0657 ICCDb 8/4/2025

CONDITIONS OF SALE AND LIMITATIONS OF LIABILITY

1. **TERMS:** Payment terms are subject to credit approval and may be changed at the discretion of the credit department.
2. **PAYMENT**: **With approved credit**, Net 30 days from date of invoice. Payment structure shall be as follows, unless otherwise approved by Wolverine Power Systems: Invoicing will occur at the time of equipment release from the factory for 100% of the quote. For diesel generators with fuel tanks, lead times may be extended but the generator will be invoiced at time of release from factory. 100% of the quote must be received by Wolverine Power Systems prior to start up and commissioning. Should a retainer be required per the project specifications, progressive billing will occur with the predetermined retainer being withheld until after startup and commissioning. Any amount other than the retainer of the quote must be received by Wolverine Power Systems prior to startup and commissioning. Retainer payment terms are Net 30 days from date of significant startup and commissioning completion. **Without approved credit**, Payment structure shall be as follows, unless otherwise approved by Wolverine Power Systems: 100% at time of order. Buyer shall make payments as specified herein and Wolverine Power Systems may suspend orders, shipment or delivery until such payments are made. Wolverine Power Systems may charge a service charge of 1.5% per month, but not in excess of any lawful rate, if Buyer is delinquent in payment of invoices. Wolverine Power Systems may at any time decline to make any shipment or delivery or perform any work except upon Buyer's payment of past invoices and/or prepayment of this order or upon such other terms and conditions as are acceptable to Wolverine Power System's credit department. If Wolverine Power Systems deems it necessary to cancel any outstanding order due to Buyer's financial condition, Buyer agrees to reimburse Wolverine Power Systems for reasonable cancelation charges. Wolverine Power Systems may apply any payments received to Buyer's oldest outstanding invoices regardless of any instructions to the contrary from the Buyer. Payment for shipments delayed at Buyer's request shall become due on the date that Wolverine Power Systems is prepared to make shipment thereof, and Wolverine Power Systems may impose reasonable storage and handling charges for such delayed shipments.
   "Pay When Paid" contract clauses will not be considered by Wolverine Power Systems. Acceptable methods of payment are wire transfer, certified check, company check and cash. No other forms of payment will be accepted unless approved by Wolverine Power Systems.
3. **TAXES:** Buyer shall pay all federal, state, and local sales, use or other excise taxes, charges and duties arising by reason of this order and all other taxes, charges and duties of whatever nature assessed upon the goods described in the quote.
4. **COST OF COLLECTION:** Buyer shall pay all costs and expenses (including legal fees) incurred by Wolverine Power Systems to collect any past due amount for goods/services sold, whether or not litigation is commenced.
5. **SECURITY INTEREST**: Buyer hereby grants Wolverine Power Systems a security interest in all goods sold until the full amount of the purchase price has been paid by Buyer.
6. **APPLICABLE LAW**: This sale, and all claims arising therefrom, shall be governed by the laws of the State of Michigan.
7. **CANCELLATION**: Buyer may terminate this order only upon payment of all of Wolverine Power Systems costs incurred for the work performed before termination. All applicable cancellation fees shall apply.
8. **RETURN OF PRODUCTS**: No products may be returned to Wolverine Power Systems without Wolverine Power Systems written consent.
9. **LIMITED WARRANTY**: Wolverine Power Systems' warranty for the goods shall be as provided in the Manufacturer's current warranty policy and procedure statement which applies to the goods, which is hereby incorporated by into these terms by reference.
10. **FORCE MAJEURE**: Any delay or failure of either party to perform its obligations under this purchase order (other than failure to pay any amounts due) will be excused to the extent that the delay or failure was caused by or results from an event beyond such party's reasonable control including, without limitation, the following events: acts of God, hurricane, flood, fire, earthquake, explosion, war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, other civil unrest, requirements of applicable laws, regulations, or ordinances, embargoes, blockades, action by any governmental authority, national or regional emergency, strikes, labor stoppages or slowdowns, other industrial disturbances, shortage of adequate power or transportation facilities, outbreaks of disease, epidemics, or pandemics.
11. **LIMITATION OF LIABILITY**: The liability of Wolverine Power Systems and Buyer for any losses or claims shall be limited to the purchase price for the goods and/or services plus any additional amounts due under this purchase order. Notwithstanding any other provision in these terms and conditions, in no event shall either Wolverine Power Systems or Buyer be liable to the other for any consequential, special, punitive or indirect damages, including, without limitation, damages or losses in the nature of business or service interruption, loss of use, diminution in value, loss of reputation, or loss of anticipated profits or revenue, arising out of or relating to any performance under or breach of this purchase order.

This quotation and supporting materials contain confidential and proprietary business information of Wolverine Power Systems and Generac Power Systems. These materials may be printed or photocopied for use in evaluating the proposed project but are not to be shared with other parties outside of your organization.

Proposal & Scope of Work

Date: 7/2/2025 | **Proposal ID: SCOT241209001-Rev2**

TO: DENNIS TRANTHAM
City of Troy
4695 Rochester Road
Troy, MI 48085

FROM: Eric J Peterson
PROJECT: CITY HALL GENERATOR REPLACEMENT

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 | (248)534-7602 | epeterson@shawsi.com
Dispatch	Direct (248) 228-2080 | service@shawsi.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shawsi.com

Included	*Excluded*		*Included*	*Excluded*	
☒	☐	*Sales & Use Tax*	☐	☒	*Payment & Performance Bonds*
☐	☒	*Electrical Permit Costs & Fees*	☐	☒	*Overtime Costs*
☐	☒	*Fire Division Inspection Fees*	☐	☒	*Temperature Controls*
☐	☒	*Building Permit Fees*	☐	☒	*Patching &/or repair of holes in walls or floors*

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

SCOPE OF WORK:

Disconnect and Demo existing generator and transfer switch at City Hall nearby garage entry doors
Install (1) new Owner Provided Natural Gas Generator
Install (1) new Owner Provided Automatic Transfer Switch
Furnish, build and install new stainless Unistrut base for Generator
Rework and connect existing gas line and electrical feeds
Provide Startup Assistance and Monitor through run-cycle
(owner provided generator to include manufacturer commissioning and startup)

TOTAL OFFERING PRICE: $10,639.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.
COT to demo / upsize ~15ft of 1" gas line to 1 1/4"
COT to provide direction on disposal of existing, to be demoed generator
- Proposal does not include transportation of demoed unit or disposal fees covered by SHAW

Proposal assumes existing electrical feeds are sized appropriately and of good condition
Repair of existing wiring if needed is not explicitly included in this proposal

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.

22100 Telegraph
Southfield, MI 48033
Phone: (248) 228-2000
Fax: (248) 228-2080

CITY OF TROY BULLETIN BREAKDOWN THROUGH JUNE 30TH, 2026

PROJECT:	CITY OF TROY	**SHAW PROJECT #:**	SCOT241209001-R2
QUOTE FOR:	Dennis Trantham	**SHAW MMS RFC #:**	
DATED:	6/25/2025	**SHAW REVISION #:**	0
		SHAW QUOTE DATE:	12/9/2024
DESCRIPTION:	PER PROVIDED SCOPE- NEW XFER SWITCH- INSTALL NEW GENERATOR AND TRANSFER SWITCH (OWNER PROVIDED) FOR CITY HALL TO REPLACE EXISTING AGING UNIT. SHAW will construct new strut base for generator on-site - PRICING UPDATE 6/26/2025		
PLANS ISSUED:	n/a		
SPECS. ISSUED:	"		
SKETCHES ISSUED:	"		
QTY ELEC/TECH DWGS ISSUED:	0		

MATERIAL	**STRUT, PIPE, MISC WIRE AND CONNECTIONS**				$1,150	
	GENERATOR AND ATS (PROVIDED BY OWNER)			0	$0	
				0	$0	
					$0	
	MARKUP(INCLUDING USE TAX)	15%			$173	
	ESCALATION(CONTINGENCY)	8%			$106	
	MATERIAL TOTAL					$1,428
DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS						
0	**HOURS @ Straight**				$0	
0	**HOURS @ "**	$ 99.00	**ELECTRICIAN**		$0	
60	**HOURS @ "**	$ 122.00	**SERVICE ELECTRICIAN**		$7,320	
0	**HOURS @ Time & 1/2**				$0	
0	**HOURS @ "**	$ 129.00	**ELECTRICIAN**		$0	
0	**HOURS @ "**	$ 153.00	**SERVICE ELECTRICIAN**		$0	
0	**HOURS @ Double**				$0	
0	**HOURS @ "**	$ 162.00	**ELECTRICIAN**		$0	
0	**HOURS @ "**	$ 189.00	**SERVICE ELECTRICIAN**		$0	
SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR						
4.8	**HOURS @ Straight**	$ 122.00			$586	
0	**HOURS @ "**				$0	
0	**HOURS @ Time & 1/2**				$0	
0	**HOURS @ "**				$0	
0	**HOURS @ Double**				$0	
0	**HOURS @ "**				$0	
		0%	**INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES**		$0	
	LABOR TOTAL					$7,906
DJE EQUIPMENT - LARGE OR SPECIAL TOOLING						
	EXCAVATOR/TRENCHING EQUIPMENT				$0	
	RIGGING / HOISTING / LULL / FORKLIFT				$900	
	FLUKE CABLE TESTER				$0	
	CIRCUIT TRACER/ROTATION METER/MEGGER				$55	
	CORING				$0	
	POWER LOGGER				$0	
	PERMIT				$0	
					$0	
ENGINEERING / DOCUMENT MAINTENANCE						
2	**HOURS**	$ 96.00	**SERVICE ENGINEER/FIELD DETAIL/SURVEY**		$192	
0	**HOURS**	$ 80.00	**BIM COORDINATOR/PLOTS/DWGS**		$0	
0	**HOURS**	$ 65.00	**ADMINISTRATIVE ASSISTANT**		$0	
DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID						
	AS PERCENT @	2.0%	**OF LABOR ABOVE TOTAL**		$158	
	or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)				$0	
	DIRECT JOB EXPENSES TOTAL					$1,305
						$10,639
		0%				$0
SUBCONTRACTORS						
					$0	
	WOLVERINE POWER- STARTUP INCLUDED IN COST OF GENERATOR				$0	
	x				$0	
	x				$0	
	SUBCONTRACTOR TOTAL					$0
	FEE ON SUBS @	5%				$0
PLM BOND / INSURANCE COSTS						$0
TOTAL PRICE FOR THIS QUOTATION						**$10,639**

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05

CITY COUNCIL AGENDA ITEM

Date: July 29, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
M. Aileen Dickson, City Clerk

Subject: Request for Recognition as a Nonprofit Organization from Elli's House

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History

Attached is a request from Elli's House seeking recognition as a nonprofit organization for the purpose of obtaining a charitable gaming license for fundraising purposes.

Financial

There are no financial considerations associated with this item.

Recommendation

It has been City Management's practice to support the approval of such requests.

05/16/25

City of Troy
City Clerk
500 West Big Beaver
Troy, MI 48084

2025 JUL 25 P 1:12

RE: Elli's House

Dear Mayor and City Council,

As the Treasurer of Elli's House, I am requesting that you recognize our Non-Profit is recognized in the community.

Elli's House is a 501(C)3 nonprofit serving homeless and runaway women involved in human trafficking in the city of Detroit. Our mission is to abolish sex trafficking in the City of Detroit through building relationships, offering safe shelter, and providing education. We currently have a two-year residential shelter program in our two homes, and we provide food, hygiene, and clothing to survivors weekly through street outreach.

The State of Michigan has granted our organization a one-time license for our latest event. But will not reissue a new license until we get recognized as a non-profit organization by our home City. The organization uses my business office address for ease of correspondence and donations. The bulk of our meetings take place at Faith Lutheran Church in Troy, of which Elli's House has recently become a member of the Chamber of Commerce.

Please accept the attached data to be able to put the agenda to vote to recognize Elli's House as a local entity.

Thank you for taking this request and thank you in advance for your consideration. If you have any questions, please feel free to contact me at #248.840.8055 or Debbie Ellinger at #586.242.9280.

Thankfully

Robert C. Weide, CPA
Treasurer of Elli's House

Debra Ellinger
Executive Director of Elli's House

CITY OF TROY

SOLICITATION – FUND RAISING

Date Received: _____

File the following information with the City Clerk's Office at least 21 days prior to the time when the permit is desired. TIME SPAN FOR PERMIT IS NOT TO EXCEED NINETY (90) DAYS.

Name of Organization: Elli's House

Phone: 586.242-9280

Local Address: 6960 Orchard Lk Rd #120 W. Blfd MI 48322

City/Zip:

Home Address (if different):

City/Zip:

Name of Parent Organization:

Address:

Local Representative/Officers:

Name	Title	Phone
Debbie Ellinger	Exec. Dir.	586-242-9280
Kyle Seidel	President	
Joseph Casiglia	Director	

Person in Charge of Solicitations: Debbie Ellinger

How are funds solicited: Mail / Phone / Internet

Locations/Dates/Times:

Locations	Dates	Times

To what purpose will you put these funds: _____

What is the requested amount for contribution: _____

CITY OF TROY

SOLICITOR'S APPLICATION

Date filed: _____

Please complete all information and return with all required solicitation documents to the City Clerk, 500 West Big Beaver, Troy, Michigan 48084

NAME	LOCAL ADDRESS	HOME ADDRESS

Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL — TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____,
NAME OF ORGANIZATION — CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____.
APPROVAL/DISAPPROVAL

APPROVAL		DISAPPROVAL	
Yeas:	_____	Yeas:	_____
Nays:	_____	Nays:	_____
Absent:	_____	Absent:	_____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD — REGULAR OR SPECIAL

meeting held on _____.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

_____
PRINTED NAME AND TITLE

_____
ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAR 28 2017

ELLIS HOUSE
2237 ORPINGTON
TROY, MI 48083

Employer Identification Number:
81-4363261
DLN:
17053023355027
Contact Person:
CARLY D YOUNG ID# 31494
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 28, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

ARTICLES OF INCOPORATION

OF

ELLI'S HOUSE

Attachment

ARTICLE II: PURPOSES

Elli's House is a religious organization affiliated with the Michigan District—Lutheran Church Missouri Synod. Our mission is to provide temporary shelter for runaway, homeless, or young girls involved in sex trafficking, in the city of Detroit, with family reunification as our primary goal. Currently, Elli's House has not begun to implement any of its proposed programs, as it is waiting to acquire more funding.

Elli's House initial program of interest is short term shelter, in order to provide safety, food, and clothing, in attempt to keep young girls, ages 11-17, from being homeless or involved in sex trafficking. We would come in contact with these girls from Detroit Police Department, local hospitals, foster care workers, and Wayne County Social Service organization. We would also make contact with runaway, homeless and sex trafficked girls using our street outreach ministry. Our street outreach involves teams, comprised of 3 or 4 people, to provide toiletries and food to homeless girls on the east side area of Detroit. Our outreach teams will be responsible for visiting the same location, once a week for one year.

Elli's House will provide a safe place, for girls to receive medical services, mental health services, educational assistance, and social service programs in order to rebuild a quality life, with a safe living environment. Elli's House will provide 6 beds, and provide shelter for 21 days. All residents will be required to attend school, receive medical treatment, when necessary, and participate in group therapy and/or individual therapy. Elli's House will provide transportation to all appointments.

Upon exiting the program, each girl will be assigned a case worker, who will follow up with the family or foster care family. The case worker will be responsible for developing an individual program to assist the family with conflict management, short term and long term goals, and any other assistance that is needed. The case worker is responsible for following up with the client, once a week, and eventually once a month, as decided by the case worker.

Article VI

The Corporation shall be operated exclusively for charitable and educational purposes within the meaning of Section 501©(3) of the Internal Revenue Code. No director or officer of the Corporation shall possess any right or title or interest in the corporate property or earnings of the Corporation in his or her individual or private capacity, and no part of the net earnings of the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth above.

Article VII

The Corporation shall not carry on propaganda or otherwise to influence legislation to such extent as would result in the loss of exemption under Section 501(c)(3) of the Internal Revenue Code, nor shall the Corporation participate in or intervene in any political campaign on behalf of any candidate for public office. Nothwithstanding any other provision of these Articles, the Corporation shall not carry on any activities not permitted to be carried on by: (a) a corporation exempt from tax under 501(c)(3) or the Internal Revenue Code; or (b) by a corporation, contributions, which are deductible under Section 170(c)(3) of the Internal Revenue Code.

Article VIII

A volunteer director of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for a breach of the director's fiduciary duty, except for liability.

a) For a breach of the director's duty of loyalty to the Corporation or to its members;
b) For acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law;
c) For a violation of Section 551(1) of the Michigan Nonprofit Corporation Act;
d) For a transaction from which the director derived an improper personal benefit; or
e) For an act or mission that is grossly negligent.

If, after approval by the member of this provision, the Michigan Nonprofit Corporation Act is amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of the Corporation shall be eliminated or limited to the fullest extent permitted by the Michigan Nonprofit Corporation Act, as so amended.

Any repeal or modifications of the foregoing provisions of this Article by the member of the Corporation shall not adversely affect any right or protection of a director or Board of Directors at the time of such repeal or modification.

Article IX

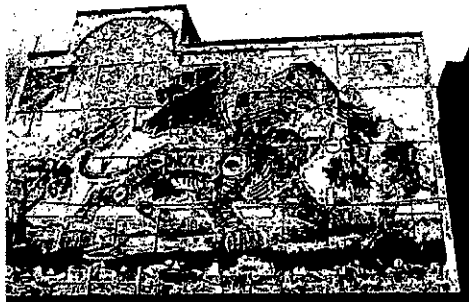
The corporation assumes all liability to any person other than the Corporation or its members for all acts or omissions of any volunteer director incurred in the good faith performance of the volunteer director's duties.

Article X

Upon dissolution of the Corporation, any property remaining after providing the debts and obligations of the Corporation shall be distributed at the direction of the Board of Directors of the Corporation for one or more exempt purposes within the meaning of Section 501©(3) of the Internal Revenue Code, or to the federal, state or local government, for a public purpose.

Article XI

Any reference in these Articles of Incorporation to a section of the Internal Revenue Code shall be interpreted to include reference to corresponding provisions of any applicable future Internal Revenue Law.



OUR MISSION

Our mission is to provide temporary shelter for runaway girls and/or young women caught in human trafficking in the city of Detroit; with family reunification as our primary goal, when possible.

OUR OUTREACH

Our street outreach team is committed to building consistent relationships. The teams are intentionally kept small and we require a 6 month or 1 year commitment so that our girls see the same team members working, and as a result develop deep friendships. Teams will reach out to young women who work on the streets and at times visit drug houses, to initiate conversation and build trusting friendships.

CONTACT

Tel 586-242-9280

ellishouse313@yahoo.com

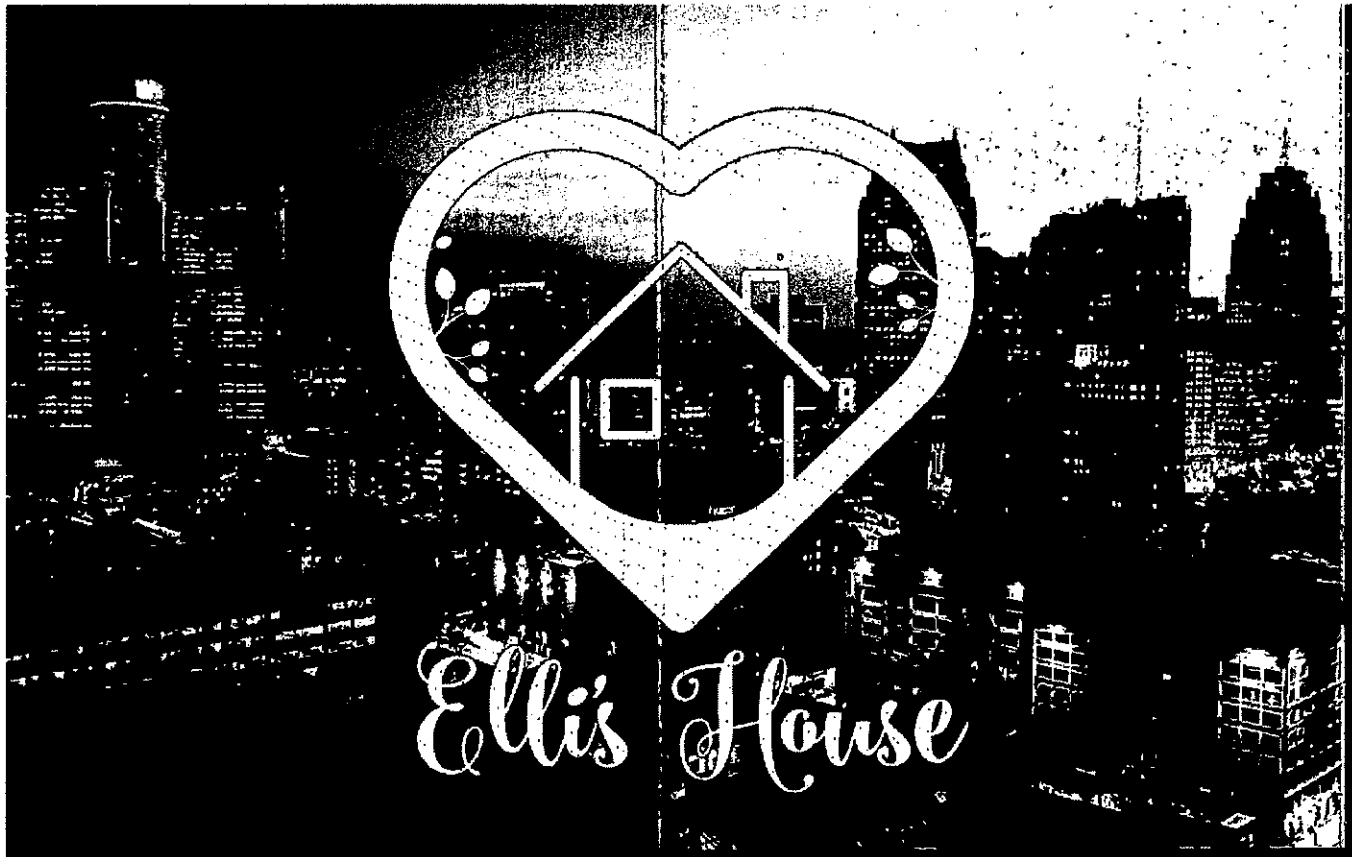
www.ellishouse313.com

PROVERBS 31:9

"SPEAK UP AND JUDGE FAIRLY; DEFEND THE RIGHTS OF THE POOR AND NEEDY"

ELLI'S HOUSE DETROIT

A SAFE HAVEN FOR THE YOUNG WOMEN OF DETROIT AFFECTED BY SEX TRAFFICKING



Elli's House

A BRIEF INTRO TO ELLI'S HOUSE

Elli's House is a Christian organization that is seeking donations to implement and support our mission. Our initial program of interest is short term shelter, in order to provide safety, food and clothing, in attempt to keep young girls, ages 11-17, from being homeless or involved in sex trafficking.

Elli's House will provide a safe place for girls to receive medical services, mental health services, educational assistance and social service programs in order to rebuild a quality life with a safe living environment. Elli's House will provide 6 beds and provide shelter for 21 days. All residents will be required to attend school, receive medical treatment, when necessary, and participate in group therapy and/or individual therapy. Elli's House will provide transportation to all appointments.

GET INVOLVED!

MORE INFORMATION:

To learn more about how you can get involved with Elli's House, or would like to learn more about our work, join our monthly meetings! Every 3rd Tuesday of the month, we hold an open-house meeting to those interested at Faith Lutheran Church beginning at 7 pm.

DONATE:

We are still accepting donations for our hygiene kits and snack bags for our Street Outreach program! If you are interested in donating, please contact Deb or Monica (monica.ellishouse@gmail.com) for a suggested list of items needed. If you are interested in making a donation, please make checks out to Elli's House and send to the address on the brochure. When we receive our determination letter, a tax receipt will be sent for your 2017 taxes.

MINUTES OF THE INITIAL AND ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF ELLI'S HOUSE, INC.

November 28, 2016

The first and organizational meeting of the Board of Directors of Elli's House, Inc., a Michigan nonprofit corporation (the "Corporation"), was held at Faith Lutheran Church in Troy, MI on the 28th day of November, 2016, a central location of the Board members.

Dated this 28th day of November 2016

BOARD OF DIRECTORS

_____

_____

_____

_____

BY-LAWS OF ELLI'S HOUSE, A NOT-FOR-PROFIT CORPORATION

ARTICLE 1: ORGANIZATION

Name: The name of the organization shall be Elli's House ("Corporation). The organization, by a vote from the Board of Directors, may change the name of the organization.

ARTICLE II: PURPOSES

Corporation is organized and shall be operated exclusively for religious, charitable, and educational purposes with the meaning of Section 501©(3) of the Internal Revenue code of 1986 or the corresponding provision or provisions of any subsequent United States revenue law (the "Code").

Elli's House is a religious organization affiliated with the Michigan District—Lutheran Church Missouri Synod. Our mission is to provide temporary shelter for runaway, homeless, or young girls involved in sex trafficking, in the city of Detroit, with family reunification as our primary goal. Currently, Elli's House has not begun to implement any of its proposed programs, as it is waiting to acquire more funding.

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other assistance that is needed. The case worker is responsible for following up with the client, once a week, and eventually once a month, as decided by the case worker.

Article III: GENERAL MEEETING

Section 1. Meetings

The Board intentionally establishes a basic structure for its Board meetings; the structure's purpose is to assist the Board and Executive Director in processing information in a way that allows them to maintain a policy-based orientation. Additional items can be added as needed, but the basic elements need to be maintained. The Board agenda structure shall work in tandem with the policy review and monitoring calendar.

The Board agenda structure shall consist of these basic elements:

- Board Education and Spiritual Growth. This will include time for devotion and prayer.
- Shorter-Term Activities. This will include informational updates on the financial situation of the organization, a review of key organizational actions taken since the last board meeting, and other reports and updates needed to keep the Board informed. It will also include time for shorter-term matters requiring Board decision or action.
- Longer-Term Activities. This will include reviews as needed of longer-term strategic plan elements, funding strategies and budget reviews. Items from the "Board Review Calendar," including policy-based governance matters, will also be included here. Time will be allocated for longer-term matters requiring Board decision or action.
- Other Items. Included here will be any other announcement and confirmation of the next Board meeting.

Section 2. Special Meeting

Special meetings of the Board of Directors may be called by or at the request of any board member. The person or persons authorized to call special meetings of the Board of Directors may fix any location, as the place for holding any special meeting of the Board called by them.

Section 3. Notice

Notice of any special meeting of the Board of Directors shall be given at least two (2) days in advance of the meeting by telephone, facsimile or electronic methods or by written notice. Any Director may waive notice of any meeting.

Section 4. Vacancies

Whenever any vacancy occurs in the Board of Directors it shall be filled without undue delay by a majority vote of the remaining members of the Board of Directors at a regular meeting. Vacancies may be created and filled according to specific methods approved by the Board of Directors.

Section 5. Powers of the Board of Directors

The Board of Directors shall have charge, control and management of the business, property, personnel, affairs and funds of the corporation and shall have the power and authority to do and perform all acts and functions permitted for an organization described in section 541©(3) of the Code not insistent with these bylaws, the Articles of Incorporation, or the laws of the State of Michigan.

ARTICLE IV: SALARIES

The Executive Director shall hire and fix the compensation of any and all employees which he/she in their discretion may determine to be necessary for the conduct of the business of the organization.

ARTICLE V: REGISTRED OFFICE AND AGENT

The address of its initial registered office is 2237 Orpington, Troy, MI 48083, and the name of its initial registered agent at such address is Debra Ellinger.

ARTICLE V: BOARD OF DIRECTORS

Section1. Board of Directors

The business and affairs of the corporation shall be managed by a Board of Directors, which is the governing body of the corporation. The corporation is organized on a non-stock basis.

Section2. Numbers

The Board of Directors of this corporation shall not be less than three (3) and no more than eight (8) and the number of directors constituting the initial Board of Directors is four (4).

Section 3. Election of Directors

The directors to be chosen shall be elected by the currently serving Board of Directors of this organization and they shall serve for a term of 2 years after which they may be re-elected for another 2 year term.

Section 4. Removal

Any director may be removed from office with or without cause at any annual or special meeting of the Board of Directors by the affirmative vote of two-thirds of the directors in office.

Section 5. Powers and Tasks

The Board of Directors shall have the control of the affairs and business of this organization. Such Board of Directors shall only act in the name of the organization when it shall be regularly convened by its chairman after due notice to all the directors of such meeting. The Board of Directors sole official connection to the operational organization, its achievements and conduct will be through the Executive Director.

The Board will govern lawfully, observing the principles of the Policy Governance model, with an emphasis on (a) an outward vision rather than an internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of Board and Executive Director roles, (e) collective rather than individual decisions, (f) future rather than past or present and (g) pro-activity rather than reactivity.

The initial officers of the organization shall be as follows:

- Chair: Jake Ellinger
- Vice Chair: Monica Mokrzan-Destefanis
- Committee Chair: Teresa Austreng
- Secretary: Tom Destefanis

The Chair shall preside at meetings, and shall:

- Develop meeting agenda and ensure all content discussed is according to Board policy and procedure.
- Ensures all members have an opportunity to openly share their views and opinions, if so desired.
- Assure deliberation will be fair, open, and thorough, but also timely, orderly and kept to the point.
- Arrange for an annual performance appraisal of the Executive Director
- Discuss and review any corrective action with Executive Director
- Act in all areas of Board management left unstated within these policies as long as this action is not in conflict with other Board policies.

The Vice-Chair shall in the event of the absence or inability of the President to exercise his office become acting president of the organization with all the rights, privileges, and powers as if he/she had been the duly elected president, shall:

- Preside at meetings of the Board of Directors of Elli's House in the absence of the Chair.
- Discuss and review any corrective actions with the Chair and Executive Director.
- Assume responsibilities delegated by the Chair.

The Committee Chair, in the absence or inability of the President or Vice-Chair to exercise his officer becoming acting president of the organization with all the rights, privileges, and powers as if he/she had been the duly elected president, shall:

- Keep Committee Heads informed of all policies, rules and guidelines established by the Board f Directors.
- Communicate meeting agenda and minutes to all Committee Heads.
- Liaison between the Board of Directors and Committee Heads.
- Reports any corrective action as it relates to the Committee Heads.

The Secretary shall keep the records of the organization in appropriate books, and shall:

- Record the official minutes of the Board's meetings and direct their distribution to the members of the Board, the Executive Director, and any others that ask.
- Preserve approved minutes.
- Preserve regular and special reports made to the Board and, at its direction, make summaries or copies of them available.

Officers shall by virtue of their office be members of the Board of Directors.

No officer shall for reason of his office be entitled to receive any salary or compensation, byt nothing herein shall be construed to prevent an officer or director for receiving any compensation from the organization for duties other than as a director or officer.

ARTICLE VI: COMMITTEES

All committee of this organization shall;

- Observe that its responsibilities flow from the Board's description of its job, which shall be set forth in a formal written charge with an appropriate period for existence, and shall not impinge upon responsibilities delegated to the Executive Director.
- Have no decision making authority.
- Not make recommendations. Rather, it is to gather facts for Board decisions.
- Not manage any part of Elli's House.

ARTICLE VII: AMENDMENTS

These By-Laws may be altered, amended, repealed or added to by an affirmative vote of not less than a majority of the members.

Adopted by the Directors of Elli's House January 12, 2017

CSCL/CO-502 (Rev 8/15)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

Date Received

DEC 0 9 2016

ADJUSTED PURSUANT TO TELEPHONE AUTHORIZATION BY DE Art KI

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document

TranInfo: 21743290-1 12/07/16
Chk#: 2417 Amt: $20.00
ID: DEBRA ELLINGER

FILED
DEC 28 2016
ADMINISTRATOR
CORPORATIONS DIVISION

EFFECTIVE DATE:

Name
Debra Ellinger

Address
2237 Orpington

City | State | ZIP Code
Troy | MI | 48083

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

71974D

ARTICLES OF INCORPORATION
For use by Domestic Nonprofit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Elli's House

ARTICLE II

The purpose or purposes for which the corporation is formed are:

See attachment

ARTICLE III

1. The corporation is formed upon a Nonstock basis.
(Stock or Nonstock)

2. If formed on a stock basis, the total number of shares the corporation has authority to issue is _____. If the shares are or are to be divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class to the extent that the designations, numbers, relative rights, preferences, and limitations have been determined are as follows:

CD

ARTICLE III (cont.)

3. a. If formed on a nonstock basis, the description and value of its real property assets are: (If none, insert "none")

none

b. The description and value of its personal property assets are: (If none, insert "none")

none

c. The corporation is to be financed under the following general plan:

none

d. The corporation is formed on a Membership (Membership or Directorship) basis

ARTICLE IV

1. The name of the resident agent at the registered office is:

Debra Ellinger

2. The address of its registered office in Michigan is:

2237 Orpington (Street Address), Troy (City), Michigan 48083 (ZIP Code)

3. The mailing address of the registered office in Michigan if different than above:

(Street Address or PO Box), (City), Michigan (ZIP Code)

ARTICLE V

The name(s) and address(es) of the incorporator(s) is (are) as follows.

Name	Residence or Business Address
Debra Ellinger	2237 Orpington Troy, MI 48083
Jason Ellinger	2237 Orpington Troy, MI 48083
Monica Mokrzan-Destefanis	2879 Fox Hill Drive Sterling Heights, MI 48310
Tom Destefanis	2879 Fox Hill Drive Sterling Heights, MI 48310

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

See attachment

I, (We), the incorporator(s) sign my (our) name(s) this 1st day of December, 2017

Debra Ellinger

J-06

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 11th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Lange View Townhouses - Project No. 23.903.3

History

4080 Troy, LLC proposes to develop the Lange View Townhouses located at the southeast corner of Livernois and Leetonia.

Troy Planning Commission granted preliminary site plan approval on March 1st, 2023.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by 4080 Troy, LLC on behalf of the City of Troy including: Water Service, Sanitary Service, Storm Sewer, Underground Detention Basin, Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Check, that will assure completion of the municipal improvements, have been provided by 4080 Troy, LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

Project No.: **23.903.3**	Project Location: **SW 1/4 Section 15**
Resolution No:	Date of Council Approval:

This Contract, made and entered into this 24th day of July, 2025 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **4080 Troy LLC** whose address is **4066 Livernois, Troy, MI 48084** and whose telephone number is **(248) 312-7200** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Service, Sanitary Service, Storm Sewer, Underground Detention Basin, Concrete Pavement & Sidewalk** in accordance with plans prepared by **Redridge Engineering, LLC** whose address is **7480 E River Road, Mt Pleasant, MI 48858** and whose telephone number is **(989) 513-4058** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of $ **139,100.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	☒		
Certificate of Deposit & 10% Cash	☐	}	10% Cash _____
Irrevocable Bank Letter of Credit & 10% Cash	☐		
Performance Bond & 10% Cash	☐		

Refundable cash deposit in the amount of $ **45,130.00**. This amount will be deposited with the City in the form of (check one):

Cash ☐ Check ☒

Non-refundable cash fees in the amount of $**0**. This amount will be paid to the City in the form of (check one):

Cash ☐ Check ☐

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 24th day of July, 2025.

OWNERS

By:

* 7/24/25

Its: Manager.

Please Print or Type

*

Its:

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 24 day of July, A.D.2025, before me personally appeared Vincent Pangle known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

MARTINIQUE GATES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires October 03, 2029
Acting in the County of Oakland

NOTARY PUBLIC, Oakland, Michigan

My commission expires: 10/2029
Acting in Oakland County, Michigan

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

_____ _____

Ethan Baker, Mayor M. Aileen Dickson, City Clerk

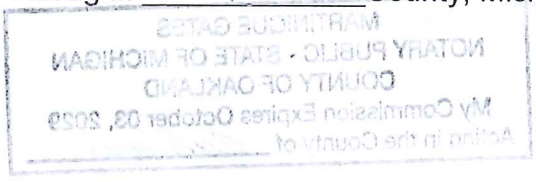
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally appeared _____ known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

_____

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____County, Michigan



Project Construction

Permit No: PPC23.903.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

Location

4072 LIVERNOIS
88-20-15-353-052 Lot:
Subdivision:
Project No:

Permittee/Owner

4080 TROY LLC
4066 LIVERNOIS
TROY MI 48098

Issued: Expires:

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

Applicant

4066 LIVERNOIS
TROY MI 48098

Work Description: New Residential Townhomes

Stipulations: On-Site Underground Detention System

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	14,590.00
Escrow Deposits	Water Mains	2,800.00
Escrow Deposits	Storm Sewers	25,000.00
Escrow Deposits	Pavement	16,230.00
Escrow Deposits	Grading	10,000.00
Escrow Deposits	Detention Basin	70,480.00
Cash Deposits (Refundable)	Construction Engineering (CE)	1.00
Cash Deposits (Refundable)	Sidewalks	1,475.00
Cash Deposits (Refundable)	ROW Restoration	740.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	147,950.00

Amount Due: **0.00**
PAID IN FULL

Project Construction

1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.

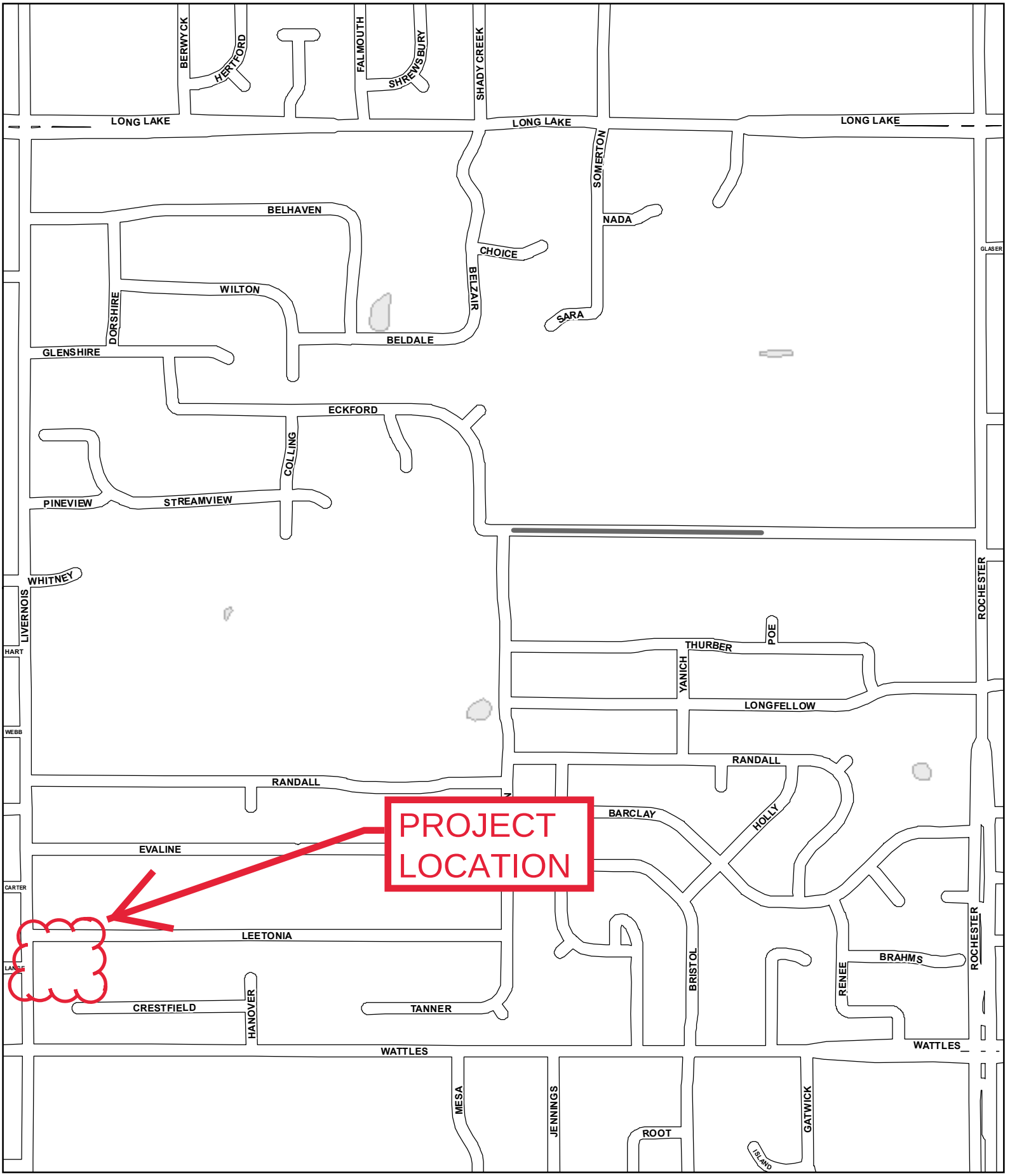
SUPPLEMENTAL SPECIFICATIONS:

1) INTENT: Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
2) EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL: The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
3) BACKFILLING AND COMPACTING BACKFILL: All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved and or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.
4) CROSSING ROADBED BY TUNNELING: When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
5) CROSSING BY CUTTING GRAVEL ROAD: All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
6) CROSSING BY CUTTING PAVEMENT AND TRENCHING: When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
7) DEPTH OF COVER MATERIAL: Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
8) TREE TRIMMING OR REMOVAL: A special permit will be required for any proposed tree trimming or removal.
9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



City of Troy

Section 15

Date: 7/13/2022

J-07

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 11th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
The Rookery of Troy - Project No. 24.919.3

History

Tableau Mondrian proposes to develop The Rookery of Troy located off of Dequindre Road just south of E Long Lake Road.

Troy Planning Commission granted preliminary site plan approval on August 13th, 2024.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Tableau Mondrian on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Underground Detention Basin, Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by Tableau Mondrian (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

Project No.: **24.919.3**	Project Location: **NE 1/4 Section 13**
Resolution No:	Date of Council Approval:

This Contract, made and entered into this **11th** day of **August**, 2025 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Tableau Mondrian** whose address is **50215 Schoenherr, Shelby Township, MI 48315** and whose telephone number is **(586) 726-7250** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Underground Detention Basin, Concrete Pavement & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **(844) 813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of $ **1,431,993.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	☐		
Certificate of Deposit & 10% Cash	☐		
Irrevocable Bank Letter of Credit & 10% Cash	☐	10% Cash	$143,199.30
Performance Bond & 10% Cash	☒		

Refundable cash deposit in the amount of $ **248,784.00**. This amount will be deposited with the City in the form of (check one):

Cash ☐ Check ☒

Non-refundable cash fees in the amount of $**2,124.96**. This amount will be paid to the City in the form of (check one):

Cash ☐ Check ☒

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 4th day of August, 20 25.

OWNERS

By:

*
Its: Manager
Please Print or Type

*
Its:
Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 4th day of August, A.D.20 25, before me personally appeared Joseph Maniaci known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

NOTARY PUBLIC, Macomb, Michigan

My commission expires: Jan 11, 2031
Acting in Oakland County, Michigan

ALEXIS SPARKS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 11, 2031
Acting in the County of Oakland

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

_____ _____

Ethan Baker, Mayor M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally appeared _____ known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

_____

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____County, Michigan

Project Construction

Permit No: PPC24.919.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

Location

88-20-13-228-022 Lot:
Subdivision:
Project No:

Permittee/Owner

MONDRIAN PROPERTIES SURR
50215 SCHOENHERR
SHELBY TOWNSHIP MI 48315

Issued: Expires:

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

Applicant

50215 SCHOENHERR ROAD
Shelby Township MI 48315
(586) 726 7340

Work Description: The Rookery of Troy
Residential & Commercial

Stipulations: private on-site detention
(detention basin and underground storage)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	154,048.00
Escrow Deposits	Water Mains	335,553.00
Escrow Deposits	Storm Sewers	333,840.00
Escrow Deposits	Pavement	479,636.00
Escrow Deposits	Grading	10,000.00
Escrow Deposits	Detention Basin	100,686.00
Escrow Deposits	Temporary Access Road	3,230.00
Escrow Deposits	Street Lights	15,000.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	1,597.00
Cash Fees (Non-Refundable)	arkers - Full Range	28.00
Cash Deposits (Refundable)	Construction Engineering (CE)	1,431,993.00
Cash Deposits (Refundable)	Sidewalks	1,325.00
Cash Deposits (Refundable)	ROW Restoration	740.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	5,000.00
Cash Deposits (Refundable)	Punchlist & Restoration	1,431,993.00
Cash Deposits (Refundable)	Monuments	8.00

Amount Due: **0.00**
PAID IN FULL

Project Construction

1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.

SUPPLEMENTAL SPECIFICATIONS:

1) INTENT: Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
2) EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL: The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
3) BACKFILLING AND COMPACTING BACKFILL: All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved and or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.
4) CROSSING ROADBED BY TUNNELING: When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
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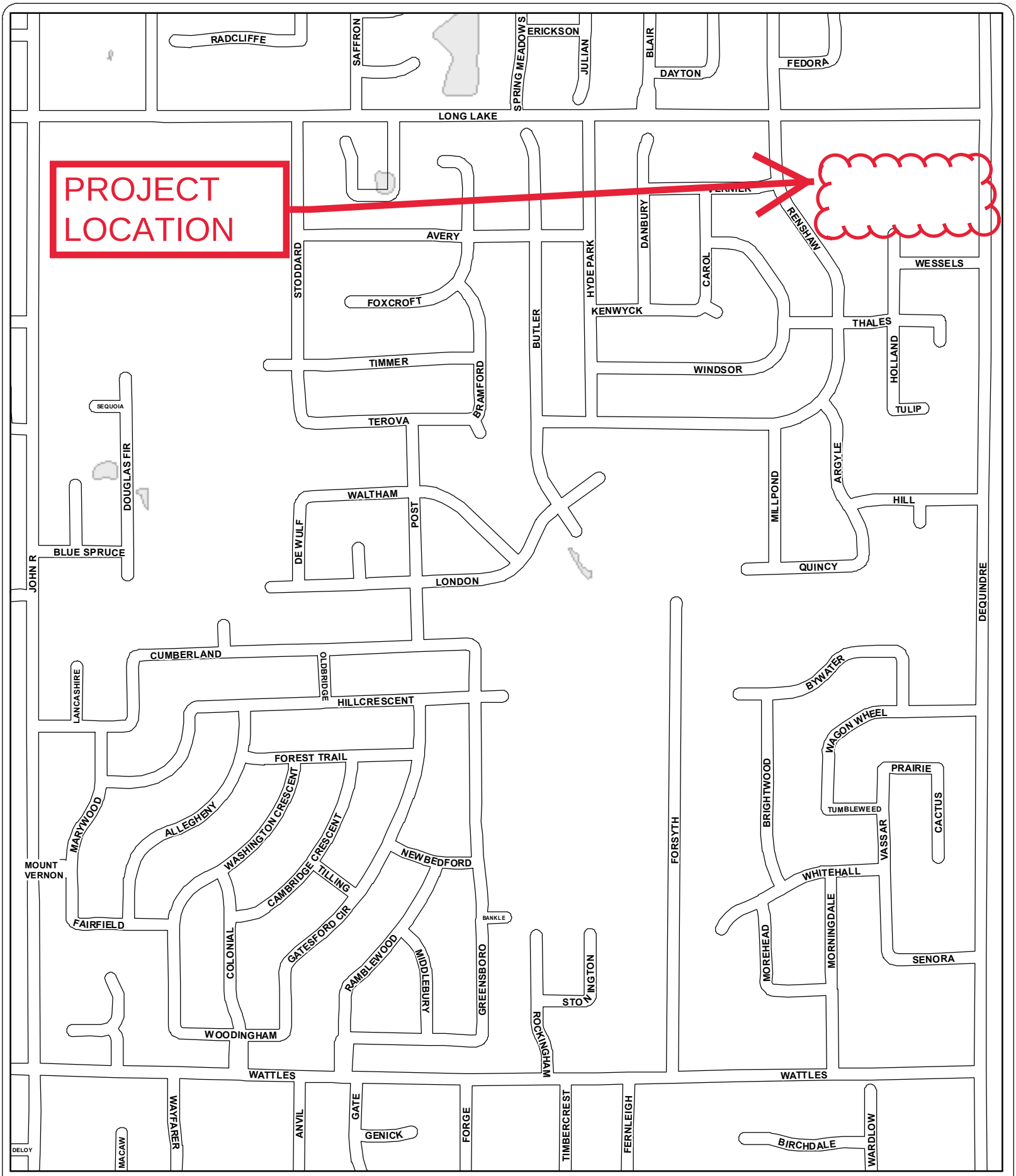
6) CROSSING BY CUTTING PAVEMENT AND TRENCHING: When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
7) DEPTH OF COVER MATERIAL: Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
8) TREE TRIMMING OR REMOVAL: A special permit will be required for any proposed tree trimming or removal.
9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



City of Troy

Section 13

Date: 7/13/2022

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-08

CITY COUNCIL AGENDA ITEM

Date: July 30, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay City Engineer/Traffic Engineer

Subject: Traffic Committee Recommendations – July 16, 2025

---

4. Request for Traffic Control – Williams Drive at Castleton Drive

a. RESOLVED, that the Williams Drive Approach at Castleton Drive be modified from UNCONTROLLED to STOP CONTROLLED.

5. Request for Traffic Control – Wendover Road at Oakhill Drive

a. RESOLVED, that the Wendover Approach at Oakhill Drive be modified from YIELD CONTROLLED to STOP CONTROLLED.

The minutes of the meeting are attached.

gsf/G:\Traffic\aaa Traffic Committee\2025\07_July 16\City Council\Traffic Committee Recommendations.docx

A regular meeting of the Troy Traffic Committee was held Wednesday, July 17, 2025 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Timothy Battle
Dale Christiansen
Shama Kenkre
Al Petrulis
Justin Rose
Abi Swaminathan
Pete Ziegenfelder

Absent: Swathi Jeeda, Student Representative
Deputy Fire Chief, Michael Koehler

Also present: G. Scott Finlay, City Engineer
Sgt. Brian Warzecha, Police Department
Merissa Clark, Administrative Assistant

2. Minutes – March 19, 2025 Traffic Committee

Resolution # 2025-07-10
Moved by Rose
Seconded by Petrulis

To approve the March 19, 2025 minutes as printed.

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

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Traffic Control – Williams Drive at Castleton Drive

Jeffrey Novak of 2721 Williams Drive requests that the intersection of Williams Drive and Castleton Drive be reviewed for traffic control purposes at the intersection. He states, I currently live on the Corner of Williams Drive and Castleton. I am reaching out to request that a 3-way Stop sign be placed at this intersection. The traffic flies through here on both streets

with no one stopping or slowing down. Several times, cars and school buses have had to slam on their brakes to avoid collisions. No one slows down when on Williams Dr (School buses driving from Landford to Castleton take the corner without slowing down, pretty much on two wheels), approaching the race track of Castleton. There is no slowdown on Castleton for almost a ½ mile until you reach Susick Elementary School. The parents racing their kids to school in the morning is ridiculous. A 3-way stop at the intersection of Williams Dr and Castleton would slow traffic and avoid all types of problems. I don't want to see anyone getting injured or worse at this intersection since it is a busy street for parents taking their children to school.

Jeffrey Novak of 2721 Williams
"Good Evening,
My Name is Jeffrey Novak and I reside at 2721 Williams Dr
I come before you the traffic committee to discuss the traffic flow on Castleton between Maple and Adonis where Susick Elementary school is located.
I have submitted a request with the city engineer for a 3 way stop sign to slow the traffic down and eliminate the several near misses when cars approaching the intersection of Castleton Drive and Williams Drive.
The distance from Maple to Susick Elementary is 2,295 feet which works out to just under a half of a mile. There are 55 homes on Castleton in this stretch which contains curves and hidden spots along the way.
According to the survey that was completed May 8th to May 15th that Castleton the main road throughway from Maple to Big Beaver with Susick Elementary School does not meet the 300 vehicles per hour for a minimum of 8 hoursor . That seems like an unreasonable amount of vehicles that would require stop signs to be placed to slow the flow of traffic down with speeds read at above 45 mph.
This is a residential street where children play; parents walk their children to and from school and have to cross over Castleton. Families walk with their children and pets, and Bicycles are ridden.
Jeff read vehicle counts & speeds from the traffic report, the total number of vehicles that traveled that week was 7,150 of that 2,192 were over speed limit AGAIN HITTING SPEEDS ABOVE 45 MPH.
Personally that sounds like quite a bit of vehicles traveling over the speed limit that us residents believe think that 3 way stop signs at Williams and Castleton, would or should drop that number down before someone gets hurt or even worse loses a family member or pet.
The recommendation before you is installing a Yield sign on Williams at Castleton, that's not going to work at all, as you all are aware most people ignore yield signs. I have witnessed Troy police vehicles and Warren Consolidated buses that approach Castleton from Williams without slowing down or yielding the right away.
Castleton continues past Susick School to Saratoga. And then to Sparta which leads you to Big Beaver where there are 3 intersection with full 4 way stop signs that have previous been Yield signs in the past. Sparta & Saratoga, Sparta & Rhodes, and Sparta & Athena, of which I find it hard to believe they meet the 300 vehicles per hour for a minimum of 8 hours.
This now brings up another concern is why do we have 3 way stop in front of school at Castleton and Adonis. They would have the same numbers of vehicles headed in this direction as we do but according to the report, they would not meet the same criteria of the 300 cars per hour for 8 minimum of 8 hours.
If stop signs are not an option then maybe we should consider installing 2 or 3 soft speed

bumps down Castleton, like the City of Sterling heights has done to reduce the speeds on their roads that have the same problem. One example is Fox Hill between Dequindre and Ryan.
Thank you for taking the time to listening to my concerns."

Bonnie Miller of 2702 Williams has lived in her home for 30 years, and pointed out that 4 out of the 5 homeowners on Williams drive are present at this meeting. She does not believe a yield sign will work because Williams drive is constantly used as a cut through. The sidewalk is unsafe for people to use because cars are whipping around the corners, flying on 2 wheels when they take these turns.

Glen Miller of 2702 Williams, stated his biggest concern in 30 years, the number of near misses and crazy driving I've seen up and down this road. As everybody has said, the way people come through here nobody blinks, they do not even pause. My biggest concern is the people coming off of Maple, they run into a chicane here, but there are all these cars parked along here. You cannot see a thing when you are coming through this intersection, they just hope that nobody else is coming. Turning either direction off of these streets, they cut the corners, and do not even slow down. If they would just slow down at least that would be great, but a yield sign will not make people slow down. I work out in Macomb County and on Metro Parkway they have all the yield signs in all the roundabouts, but you get into Oakland County and we have stop signs and people will at least pause instead of just barreling people through it. It's horrible when I see people out riding their bikes, walking their dogs, children walking, Halloween whatever time it is… sooner or later someone is going to get killed at this intersection. A 3-way stop sign would solve all of that. I really would hope that you re-consider and go with the 3-way stop sign proposal, it would be safest for everybody and it wouldn't give these cars a chance to get up to 45MPH heading towards Susick school. Thank you very much.

Paul Ford of 2726 Williams, More to Glen's point on those hidden corners. There is one on Chesterfield for South bound drivers and another one at Hempstead just past our street. Again, with the parking on the west side of Castleton that just heightens the visibility issue, esp. with the landscaping companies with bigger vehicles being out during the day, makes it harder to see around those corners. More than one occasion I have seen cars pass each other on Castleton, so before we ask for a no passing zone, we would like to get a 3-way stop added at this corner. Again, thank you for listening please consider the 3-way stop.

Linda Ford of 2726 Williams, we are newbies to the street in the sense that we've only been here 12 years, but in those 12 years we have seen everything that they have pointed out. Today, my husband and I were sitting out on the porch we are the corner house at Williams Dr. and Castleton, there was a car that came from Langford which is the west street off of Williams, it was a white grand Cherokee, flew down the street and went flying around the corner without looking in either direction, that is just an example of something today, but that happens every day, especially when people are getting off of work, or parents taking children to school, nobody understands the 25mph speed limit in residential areas. A 3-way stop sign would be wonderful, or as Mr. Novak said, speedbumps, because if someone hit one of those going 45mph they are going to go flying. Thank you very much, please consider the 3-way stop.

Sgt. Warzecha added that he's spoken about too many stop signs and what that does with upsetting people. The more they have to stop the more upset they get, and that doesn't always work out, we end up getting calls for people not stopping at stop signs instead of speeders. He added that he does not have an opinion either way, but said that the people coming Southbound to Westbound not stopping, they are not required too because there is no cross traffic. Eastbound to southbound obviously they would have to yield to the traffic on Castleton, but I do understand. We get these complaints all the times, but the problem is when these incidents are happening is our busiest time. We do try to get over there when we can, but sometimes having us out there enforcing it causes a bigger issue when we have people pulled over and traffic levels are high. We have 6 traffic patrol officers; we try to get out there and we are aware of the issues here. Again, no issues with the stop signs but I do believe it will become an issue now with people not stopping at said stop signs, unsure what the best option would be.

Resident asked if too many stop signs upset people, why do we have so many in a row on Donaldson, we have 3 right in a row.

Sgt. Warzecha stated that Donaldson is a very long street, with a bunch of cross streets. So, over the years people have called, saying well they have a stop sign we want one, and so on. So now when you go down Donaldson you are stopping at almost every block, and sometimes, again not an excuse, but it makes people mad and they lay on the gas to get through the intersection.

Justin Rose explained from a Traffic Engineering point of a view, that one of the reasons they do not like putting Stop Signs when they are not warranted is because they give a false sense of security. For example, people on Williams will make the assumption that because there is a stop sign on Castleton, that those people will stop. We already see people breaking the rules in the area with speeding, and now we have that false sense of security that we've created in the area when making that turn. The warrants are set up by the Manual of Uniform Traffic Control Devices, which is updated by the federal highway administration using data every 5-7 years.

Al Petrulis added that is a false sense of security for everyone, not just drivers. Children, walkers, etc.

Dale Christiansen asked Scott what the City's viewpoint was on speedbumps.

Scott Finlay explained that the city follows the road commissions guidelines for speed bumps, and it's something the residents pay for and it's not something just 1 speed hump would fix, you would need multiples. Then also comes deciding whose house it will go in front of because they do make noise when a car bottoms out. The volume of traffic and the speeds do not meet the county requirements for speed humps.

A resident asked what the cost would be.

Scott Finlay explained that nobody in the city has installed one because they haven't met the requirements. You don't penalize the 90% who are trying to do the right thing, for the 10% not falling the law. Enforcement is your best option.

Jeff Novak asked why it's a punishment to the 90% to have to stop?

Scott Finlay stated because they have to stop. According to statistic's unwarranted stop causes for speeding and rolling stop signs, because they think they stopped unnecessarily. It's usually residents that live in the area, and do not agree with the stop sign being installed, and doesn't believe it should be there… so, they ignore it. Which in turn, also creates the false sense of security.

Dale Christensen asked if there were crosswalks at the intersection.

The residents answered that there are not crosswalks there, and the school crossings are further down the street.

A resident added that his biggest issue is the way the road is bent, and with all the cars parked along the west side of the road makes it hard to see. He would rather a stop sign be installed, and they get a ticket for not stopping then having people getting hit at this intersection. Believes the Stop sign having them just yield would be a victory.

Scott Finlay explained that curved roads and parking on the street, are natural traffic calming measures. Make the road narrower, and less comfortable to drive down. Scott explained that he has his kids park the cars in the street and it helps slow down traffic on his busy street/in front of his house.

Glen Miller added that they hear horns and near misses almost every day.

Scott explained that the purpose of stop and yield signs is to assign right of way at an intersection. They do not control speeds. So, if you try to use them for something they are not intended for they don't necessarily work.

Glen Miller asked what other options they have? Speed humps and stop signs aren't going to work, and they need people to slow down. It's been like this for 30 years and no one has died; we hear screeching tires and horns every day almost hitting each other head on, along with near misses. Sooner or later, someone is going to get blasted there. He understands there may be ramifications, but he doesn't think we should be looking at it that way. It needs to be looked at to see what is going to be the safest…

Tim asked about the statistics Jeff provided, and asked when the study was done.

Scott Finlay explained that he was given the reports. The study was done during the school season in May, to make sure that it was an accurate/realistic study.

Pete Ziegenfelder explained that he is always in favor of Stop Signs.

Justin Rose made a motion to have Williams drive intersection changed from Uncontrolled to Stop Controlled at that one bound.

Discussion was brought back to the table -

Dale Christiansen added that he does believe they have a solid argument to have 3 stop signs installed, going to vote No on the current motion. The homeowners live there and have a pretty good idea of what is going on there.

Tim Battle asked if we do add a 3-way stop, if it will just push the traffic to Chesterfield, Northampton, and the other side streets and cause issues for the other intersections in the sub.

Dale Christiansen doesn't believe it would cause any other issues since that street is a straight shot to the school, and that the stop sign would keep them from picking up speed before the school.

Al Petrulis thinks that the motion on the table makes a lot of sense, because we are at least introducing the control on the axis to the main "artery" if that's what we want to call it. He does believe a stop sign will definitely be an improvement, and maybe if no changes happen, we can re-visit installing the other two stop signs.

Justin Rose added that from an engineering standpoint he is always against using traffic control devices or stop control devices, as speed control. They are really two separate issues that were trying to pigeon hole one solution into.

Resolution # 2025-07-11
Moved by Rose
Seconded by Petrulis

> BE IT RESOLVED, that the Williams Drive Approach at Castleton Drive be modified from UNCONTROLLED to STOP CONTROLLED.

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

MOTION CARRIED

5. Request for Traffic Control – Wendover Road at Oakhill Drive

Eric Calvird of 3235 Myddleton requested that several intersections be reviewed to update the traffic control at the intersections. Eric provided the following comments: The first location is on the southwest corner of Myddleton and Wendover. This yield sign receives a significant amount of traffic from people traveling 16 mile and entering the sub from either Oakhill or Henhawk. There are currently no stop or yield signs on Oakhill and Wendover, so cars are typically traveling at higher speeds since they do not have to come to a stop when entering Wendover heading towards Myddleton. This intersection comes to a dead end, and drivers are forced to either turn right or left onto Myddleton. Almost every car does not come to a stop when making this turn, which is another reason why I feel a stop sign is required. Some cars will make a sharp right-hand turn at the Northeast corner of Myddleton and Wendover to head further east

into the suburb. The subdivision lacks sidewalks, forcing pedestrians to travel in the street. The Second location is on the northeast corner of Myddleton & Wendover. I feel a stop sign is required for the same reasons above.

Nathan Wiegand of 3111 Myddleton Dr., pointed out that Eric was unable to make this meeting, but he did send us 3 neighbors in to help support this. Nathan explained that the intent was to add a stop sign to Wendover and Myddleton. They were hoping to have the stop sign added to give a pause to the cars cutting through using Wendover to get to Myddleton, but was unsure why that's not included with the meeting today and it states a stop sign being added to Wendover and Oak Hill.

Scott Finlay explained that the only change recommended was to Wendover and Oakhill, Wendover and Myddleton did not meet the warrants to have that intersection changed.

Matthew Grabowski lives at 3090 Myddleton; explained his concerns with the blind corner off of Oakhill and the speeding onto Wendover, he pointed out that a lot of people will make a soft turn and speed down this street. He explained that this is a very congested intersection, and that people will not be looking for other cars and make a turn to come head on with another car causing a bottle neck situation. He stated they have 14 kids under 7, and that this is the main area that the kids congregate and hang out at.

TJ Jackson lives at 3045 Myddleton, stated he lives on the other side of the neighborhood but frequently walks his dog in this area, and has gotten close with these families. He pointed out that this subdivision does not have sidewalks, and that is a major concern with all the kids and distracted drivers we have now a days.

Al Petrulis lives in the area and explained that Myddleton is a dead end and doesn't believe there is a lot of traffic in that area. He explained that he doesn't believe it is a speeding issue, but does believe this area does need improvement. Resident explained that it is more a situational awareness.

Dale Christiansen asked where the school is in relation to this intersection.

Nathan Wiegand showed the school location, as well as the daycare/church they walk to.

Dale Christiansen explained that he doesn't think a second stop sign would make sense.

Pete Zigenfelder added that he is in favor of stop signs always.

Dale Christiansen asked for clarification on which yield sign is going to be changed. Westbound traffic is the intersection that will have the sign changed. He asked what the downside would be to adding it to the Eastbound intersection as well.

Scott Finlay explained that the downside is the same as adding it to any intersection that doesn't warrant it, it would give a false sense of security.

Dale Christiansen asked what the upside would be to adding a stop sign?

Justin Rose explained that the street is a dead end further down Myddleton, for the yield sign I see what they are trying to do along Wendover, so Wendover E/B and W/B at Myddleton on either side almost acts as a continuation of that street. From a warrant standpoint I see why a yield sign was recommended.

Dale Christiansen points out that the intersection can be blocked with bushes, and agrees with what the study concluded only needing the one sign changed.

Pete Zigenfelder added that even though it's not recommended by the traffic study, we can still recommend 2 stops signs in this area.

Resolution # 2025-07-12
Moved by Christiansen
Seconded by Rose

RESOLVED, that the Wendover Approach at Oakhill Drive be modified from YIELD CONTROLLED to STOP CONTROLLED.

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

MOTION CARRIED

6. Public Comment

Two residents expressed their concerns/displeasure with how the decisions were being made on Stop Signs being added, and how drivers are not trained the same as they use to be.

7. Other Business

None.

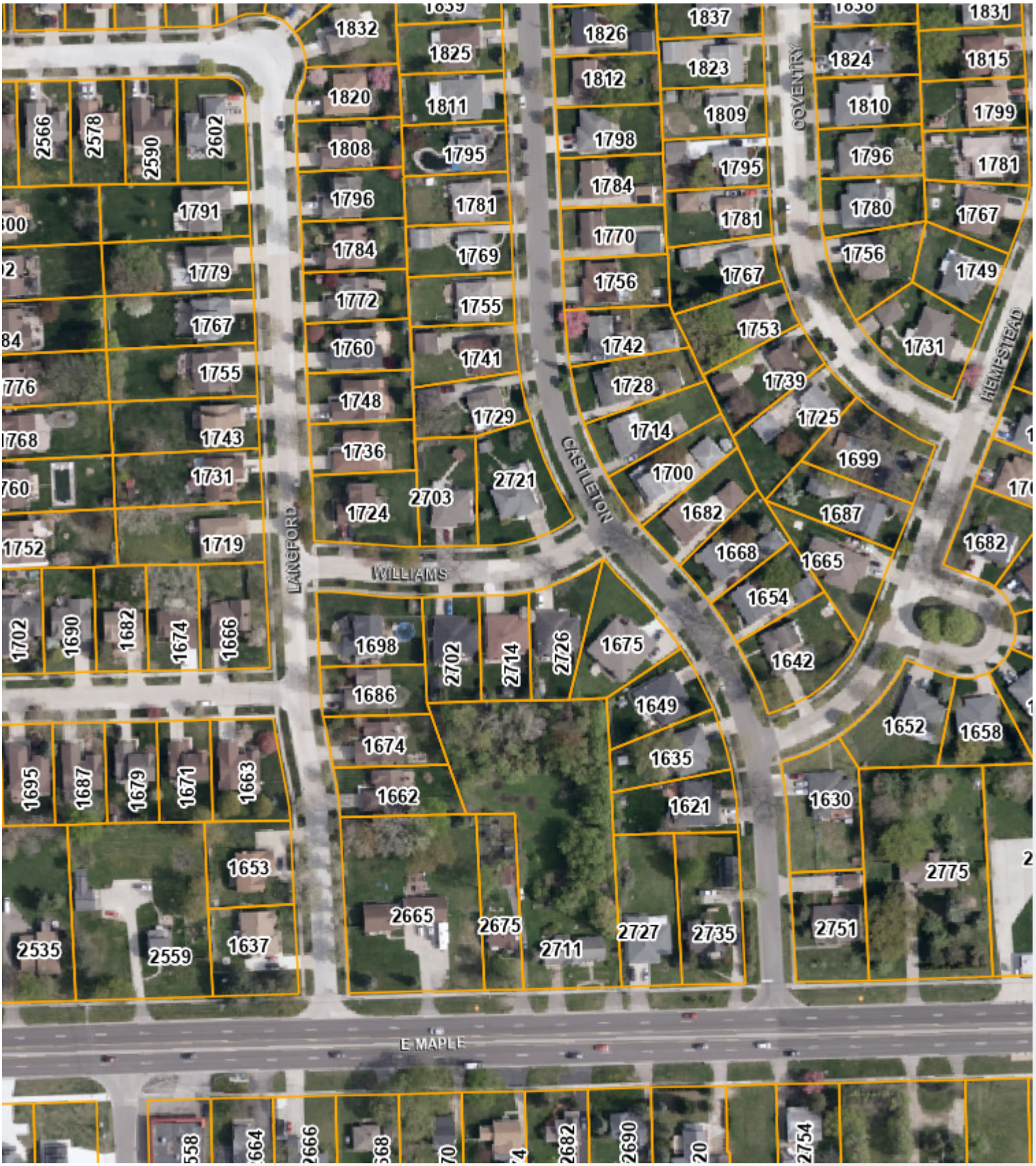
8. Adjourn

The meeting adjourned at 8:25 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer

GIS Online



0 100 200 ft

Print Date: 5/1/2025

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.

Myddleton Drive at
Wendover Road
(North Intersection)
Oakhill Drive at
Wendover Road
Myddleton Drive at
Wendover Road
(South Intersection)
Oakhill Dr
Wendover Rd
Myddleton Dr
Oakhill Dr
Wendover Rd

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-09

CITY COUNCIL AGENDA ITEM

Date: July 31, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiep, Public Works Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Stormwater Management Operations and Maintenance Agreement, Kemp Brothers Investments, LLC, Sidwell #88-20-34-227-025

History

Kemp Brothers Investments, LLC is adding an addition to their existing building footprint located at 1170 Souter, northwest ¼ of Section 34.

The property owners are modifying an existing storm water system and underground detention facility. Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a *Stormwater Management Operations and Maintenance Agreement* with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater system and underground detention facility on the property.

Financial

There is no financial consideration on the agreement.

Recommendation

City Management recommends that City Council approve to the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

GIS Online

Legend

Tax Parcels

Tax Parcel

0 200 400 ft

Print Date: 7/31/2025

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.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on July 8, 2025, by and between Kemp Brothers Investments, LLC, whose address is 275 W Girard Ave. Madison Heights, MI 48071, (hereinafter "Owner") and the **CITY OF TROY**, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

Article I. <u>The Subject Property</u>.

1.1 Owner owns the property located at and commonly known as 1170 Souter Drive, Troy, MI 48083 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in ***Exhibit A***.

Article II. <u>The Stormwater System</u>.

2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in ***Exhibit B***.

2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.

2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. <u>The Stormwater O&M Plan</u>.

3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth in ***Exhibit C*** to this Agreement.

3.2 The Stormwater O&M plan is subject to approval by the City of Troy.

3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.

3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.

3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.

3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.

3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.

4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.

4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.

4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.

4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.

4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property.
The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.

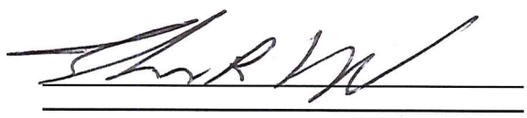
5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority.

6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.



By: Thomas R. Kemp
*
Its: President

STATE OF MICHIGAN)
)ss.
Oakland COUNTY)

The foregoing instrument was acknowledged before me on this 8th day of July, 2025, by Thomas R. Kemp, President of Kemp Brothers Investments, on behalf of the company.

LORI SMITH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 21, 2028
Acting in the County of Oakland

Lori Smith
* Lori Smith
Notary Public, Oakland County, Michigan
My Commission Expires 12-21-2028
Acting in Oakland County, Michigan

[SIGNATURES AND ACKNOWLDEGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, _____, by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

_____
*_____
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by:
Kemp Brothers Investments
275 W Girard Ave
Madison Heights, MI 48071

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Exhibit C

STORM WATER MANAGEMENT SYSTEM
LONG-TERM MAINTENANCE PLAN

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE						
	SYSTEM COMPONENTS					
MAINTENANCE ACTIVITIES	Storm Collection System (Sewers, Swales, Catch Basins, Manholes)	Mechanical Treatment Structure	Underground Detention Basin	Outlet Pipe	Pavement Areas	FREQUENCY
Monitoring/Inspection						
Inspect for Sediment Accumulation/Clogging	X	X	X	X	X	Annually
Inspect For Floatables & Debris	X	X	X	X	X	Annually & After Major Events
Inspect For Erosion And Integrity of System	X	X	X	X	X	Annually & After Major Events
Inspect All Components During Wet weather & Compare to As-Built Plans	X	X	X	X	X	Annually
Ensure Maintenance Access Remain Open/Clear	X	X	X	X	X	Always
Preventative Maintenance						
Remove Accumulated sediments	X	X	X	X	X	As Needed
Remove Floatables & Debris	X	X	X	X	X	As Needed
Sweeping of Paved Surfaces					X	As Needed
Remedial Actions						
Repair/Stabilize Areas of Erosion	X	X	X	X	X	As Needed
Structural Repairs	X	X	X	X	X	As Needed
Make Adjustments/Repairs to Ensure Proper Functioning	X	X	X	X	X	As Needed

NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	06-25-2025	JEL	M605-01	1 of 1

Exhibit A
PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF TROY, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
A PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 34, SAID POINT BEING SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST, 1600.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 34; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST, 154.00 FEET ALONG SAID EAST LINE; THENCE DUE WEST, 600.00 FEET TO THE EAST LINE OF SOUTER BLVD.; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST, 154.00 FEET ALONG SAID EAST LINE OF SOUTER BLVD.; THENCE DUE EAST; 600.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, BEGINNING AT A POINT DISTANT SOUTH 01 DEGREES 24 MINUTES 11 SECONDS WEST, 1600.60 FEET FROM THE NORTHEAST SECTION CORNER, THENCE SOUTH 01 DEGREES 24 MINUTES 11 SECONDS WEST, 251.63 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 00 SECONDS WEST, 600 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 11 SECONDS EAST, 254.92 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 09 SECONDS EAST, 600.00 FEET TO THE BEGINNING, EXCEPT THE NORTHERLY 154 THEREOF.

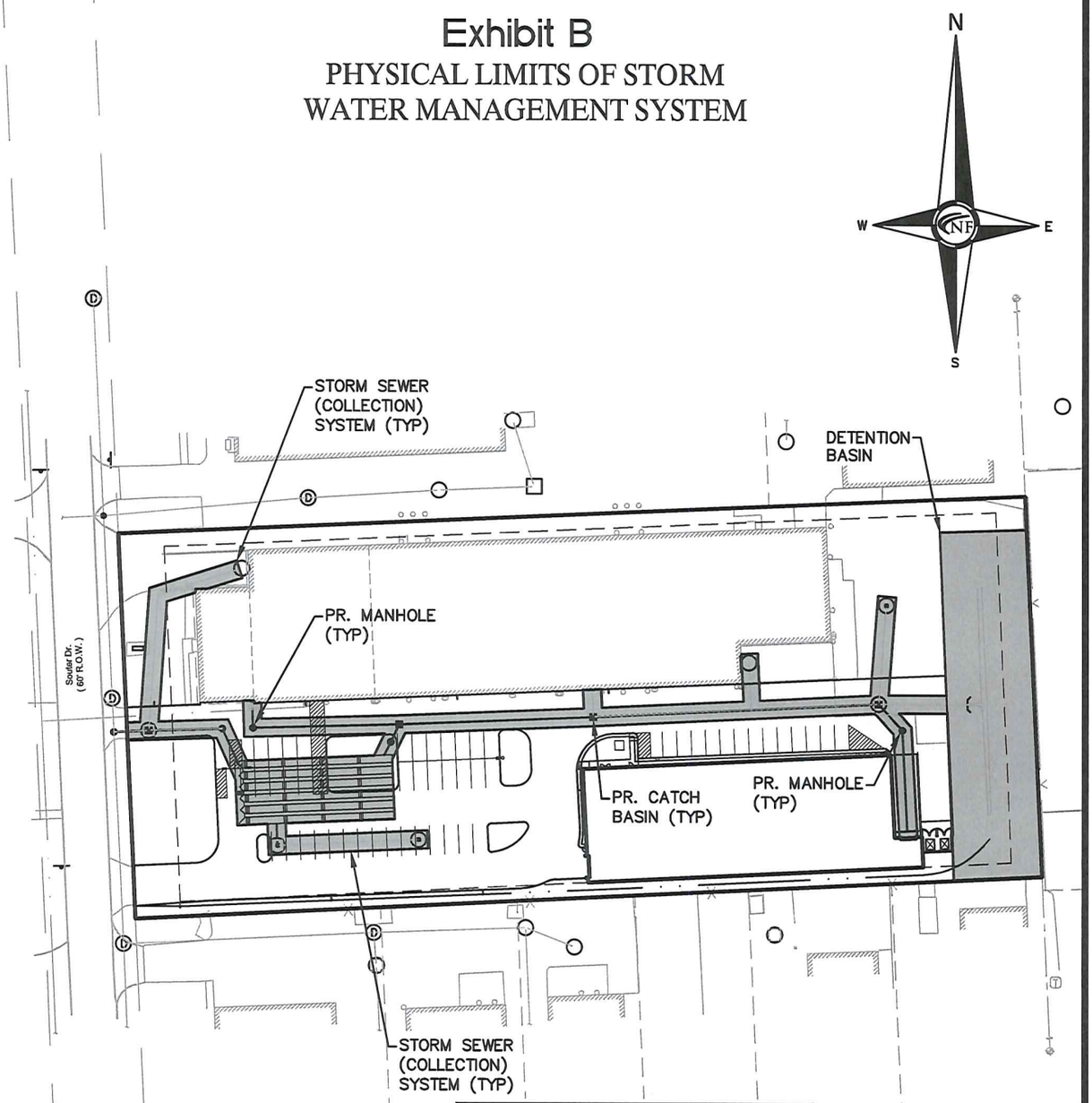
1170 SOUTER DRIVE
TAX ID: 20-34-227-025

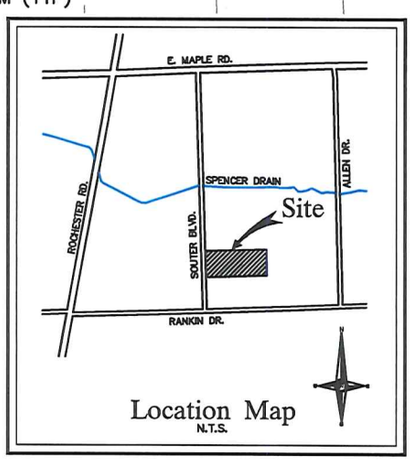
NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	06-25-2025	JEL	M605-01	1 of 1

Exhibit B

PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM





LEGEND

LIMITS OF STORM WATER MANAGEMENT SYSTEM

NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	06-25-2025	JEL	M605-01	1 of 1

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-10

CITY COUNCIL AGENDA ITEM

Date: July 30, 2025

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement, Sidwell #88-20-11-226-041

History

As part of the development of a vacant residential site, the City of Troy received a permanent easement for storm sewers and surface drainage from the Surilkumar Pravinchandra Patel, Dipti Patel, Pravinchandra Pragjibhai Patel and Usha Pravinchandra Patel, owners of the property having Sidwell #88-20-11-226-041.

The property is located in the northeast ¼ of Section 11, west of John R Road, north of Oak Forest. The property is zoned R-1C, One Family Residential.

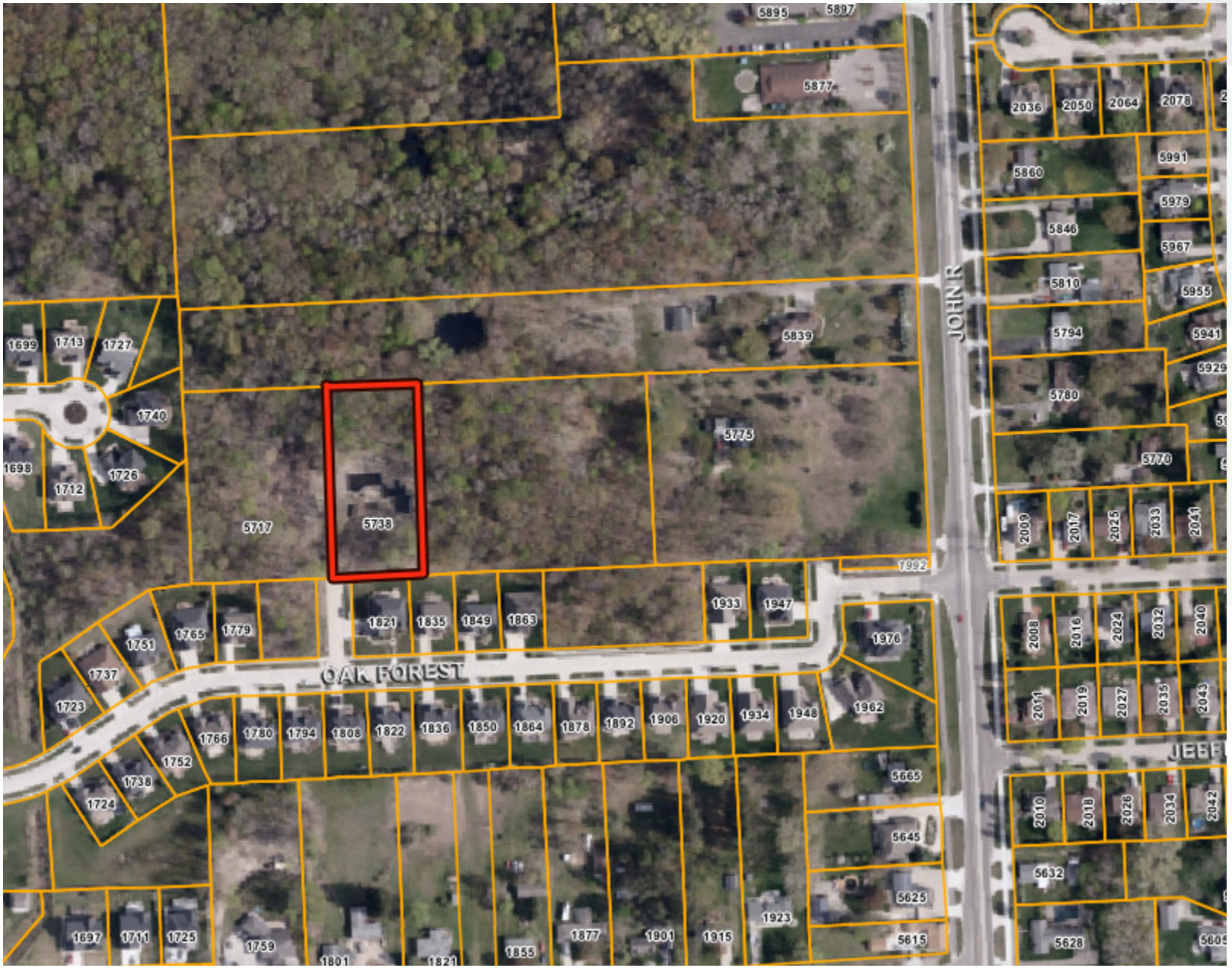
Financial

The consideration amount on the document is $1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for improvement and development purposes.

GIS Online



Legend

Tax Parcels

Tax Parcel

0 350 700 ft

Print Date: 7/30/2025

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.

PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE

Sidwell #88-20-11-226-041 (pt)

Surilkumar Pravinchandra Patel and Dipti Patel, husband and wife, and **Pravinchandra Pragjibhai Patel and Usha Pravinchandra Patel,** husband and wife, Grantors, whose address is 4742 Norway Drive, Sterling Heights, MI 48314, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

> The South 12.00 feet except the West 30.00 feet and the North 130.00 feet of the South 160.00 feet of the West 20.00 feet of the following described property:
>
> T2N, R11E, SEC 11 PART OF NE 1/4 BEG AT PT DIST S 1159.16 FT & N 89-41-38 W 924.79 FT FROM NE SEC COR, TH S 00-18-22 W 328.24 FT, TH N 89-41-38 W 157.32 FT, TH N 00-18-22 E 328.24 FT, TH S 89-41-38 E 157.32 FT TO BEG

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 4 signature(s)
this 23rd day of July A.D. 2025.

J J PATEL NOTARY PUBLIC MACOMB COUNTY, MI

J.J. PATEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION
EXPIRES NOV 22,2029
ACTING IN COUNTY OF MACOMB

By _____(L.S.)
Surilkumar Pravinchandra Patel

By _____(L.S.)
Dipti Patel

By _____(L.S.)
Pravinchandra Pragjibhai Patel

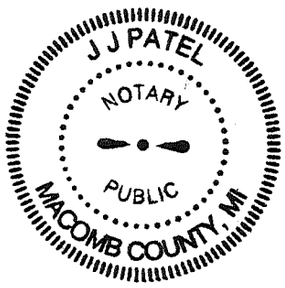
By _____(L.S.)
Usha Pravinchandra Patel

[Acknowledgment on Following page]

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by Surilkumar Pravinchandra Patel and Dipti Patel, husband and wife, and Pravinchandra Pragjibhai Patel and Usha Pravinchandra Patel, husband and wife.

J.J. PATEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION
EXPIRES NOV 22 2029
ACTING IN COUNTY OF MACOMB



*

Notary Public, Macomb County, Michigan
My Commission Expires 11-22-2029
Acting in Macomb County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-11

CITY COUNCIL AGENDA ITEM

Date: July 30, 2025

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manger
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Four Permanent Easements, MNK Troy 1, LLC, Sidwell #88-20-14-152-001 & #88-20-14-401-031

History

MNK Troy 1, LLC has proposed the Wesley Park residential development located on the east side of Rochester Road, north of Wattles. The development proposes 39 one-family attached residential units limited to nine buildings.

As part of the project the City of Troy received four permanent easements for public and franchise utilities, sanitary sewers, water mains and emergency ingress and egress for emergency services from MNK Troy1, LLC, owner of the properties having Sidwell #88-20-14-152-001 and #88-20-14-401-031.

The two parcels total 3.77 acres and are zoned (RT) One Family Attached Residential District.

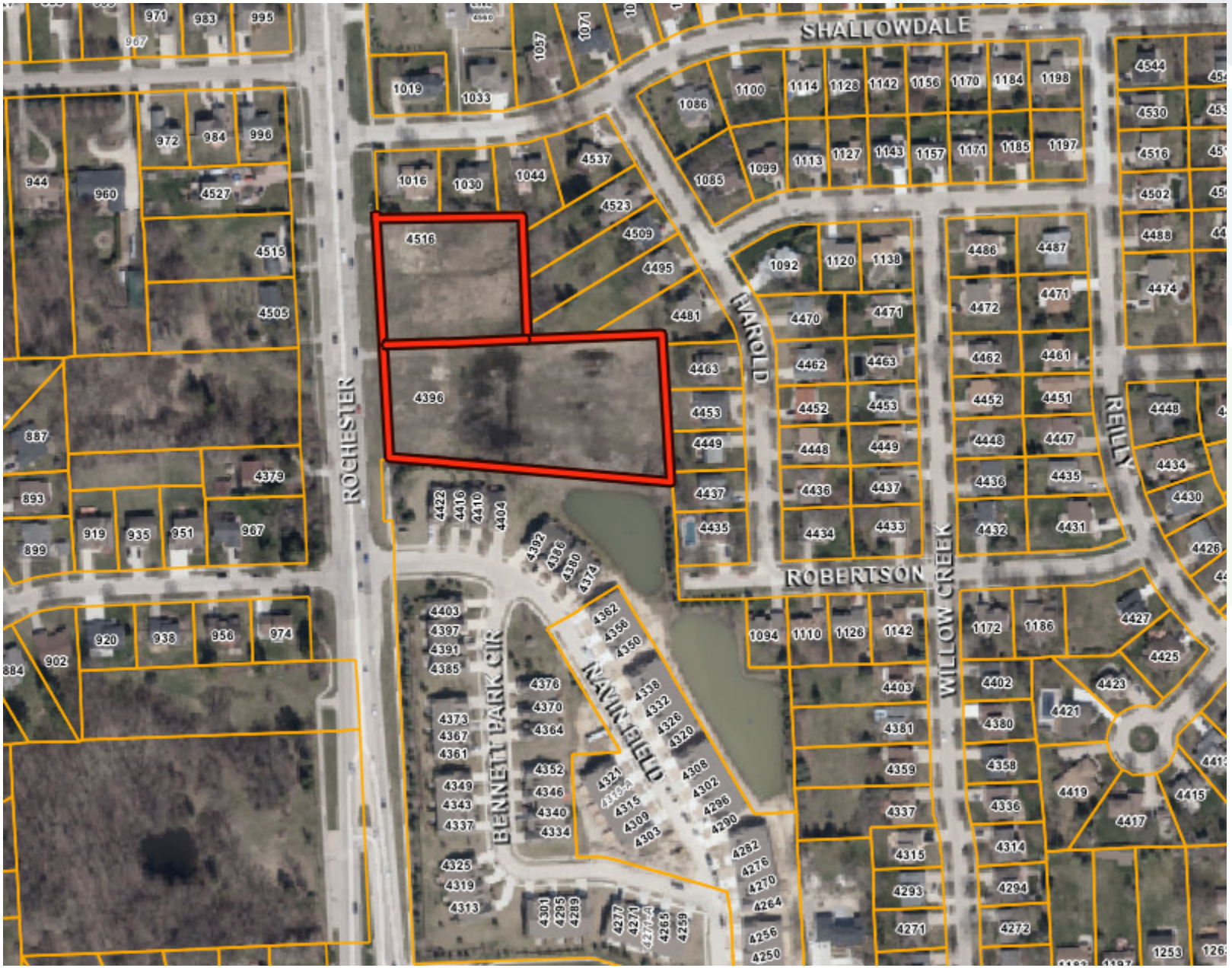
Financial

The consideration amount on each document is $1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easements consistent with our policy of accepting easements for development and improvement purposes.

GIS Online



Legend

Tax Parcels

Tax Parcel

0 350 700 ft

Print Date: 7/30/2025

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.

PERMANENT EASEMENT
FOR PUBLIC AND FRANCHISE UTILITIES

Sidwell #88-20-14-152-001 (pt of)
Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace **public and franchise utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 14th day of MARCH A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By _____(L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesh Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland

*
Notary Public,_____County, Michigan
My Commission Expires_____
Acting in_____County, Michigan

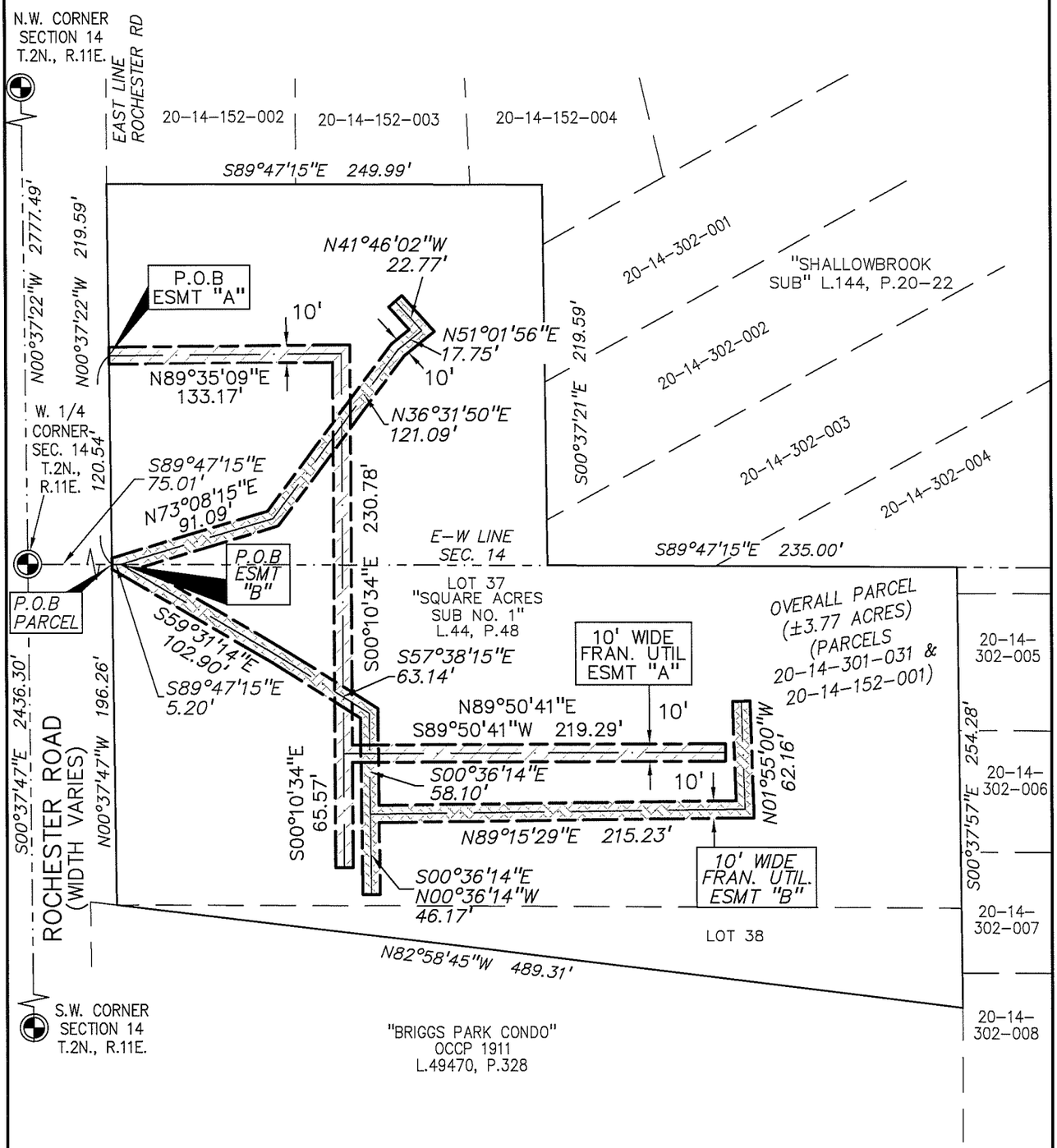
Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "A"

SKETCH OF EASEMENTS
10' WIDE FRANCHISE UTILITY



N

0 40 80

SCALE: 1" = 80'

PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

SHEET 1 OF 2
MARCH 13, 2025
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-300 4516 ROCHESTER ROAD - TROY-jbt\SURVEY-DEPT\18300ESMT\DWG\18300-ESMT FRAN UTIL.dwg: EH

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 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 S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:
A parcel of land in the West 1/2 of Section 14, T2N, R11E, 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 S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°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 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°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 N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT "A"
A 10 foot wide franchise utility easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, N00°37'22"W, 120.54 feet to the POINT OF BEGINNING;
thence N89°35'09"E, 133.17 feet;
thence S00°10'34"E, 230.78 feet;
thence N89°50'41"E, 219.29 feet;
thence S89°50'41"W, 219.29 feet;
thence S00°10'34"E, 65.57 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT "B"
A 10 foot wide franchise utility easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence continuing S89°47'15"E, 5.20 feet to the POINT OF BEGINNING;
thence N73°08'15"E, 91.09 feet;
thence N36°31'50"E, 121.09 feet;
thence N51°01'56"E, 17.75 feet;
thence N41°46'02"W, 22.77 feet to a Point of Ending.
Thence continuing from the said Point of Beginning, S59°31'14"E, 102.90 feet;
thence S57°38'15"E, 63.14 feet;
thence S00°36'14"E, 58.10 feet;
thence S00°36'14"E, 46.17 feet;
thence N00°36'14"W, 46.17 feet;
thence N89°15'29"E, 215.23 feet;
thence N01°55'00"W, 62.16 feet to the POINT OF ENDING.

PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

0 40 80
SCALE: 1" = 80'

SHEET 2 OF 2
MARCH 13, 2025
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-300 4516 ROCHESTER ROAD - TROY -jb\SURVEY-DEPT\18300ESMT\DWG\18300-ESMT FRAN UTIL.dwg; EH

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 14th day of MARCH A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By _____ (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesg Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland

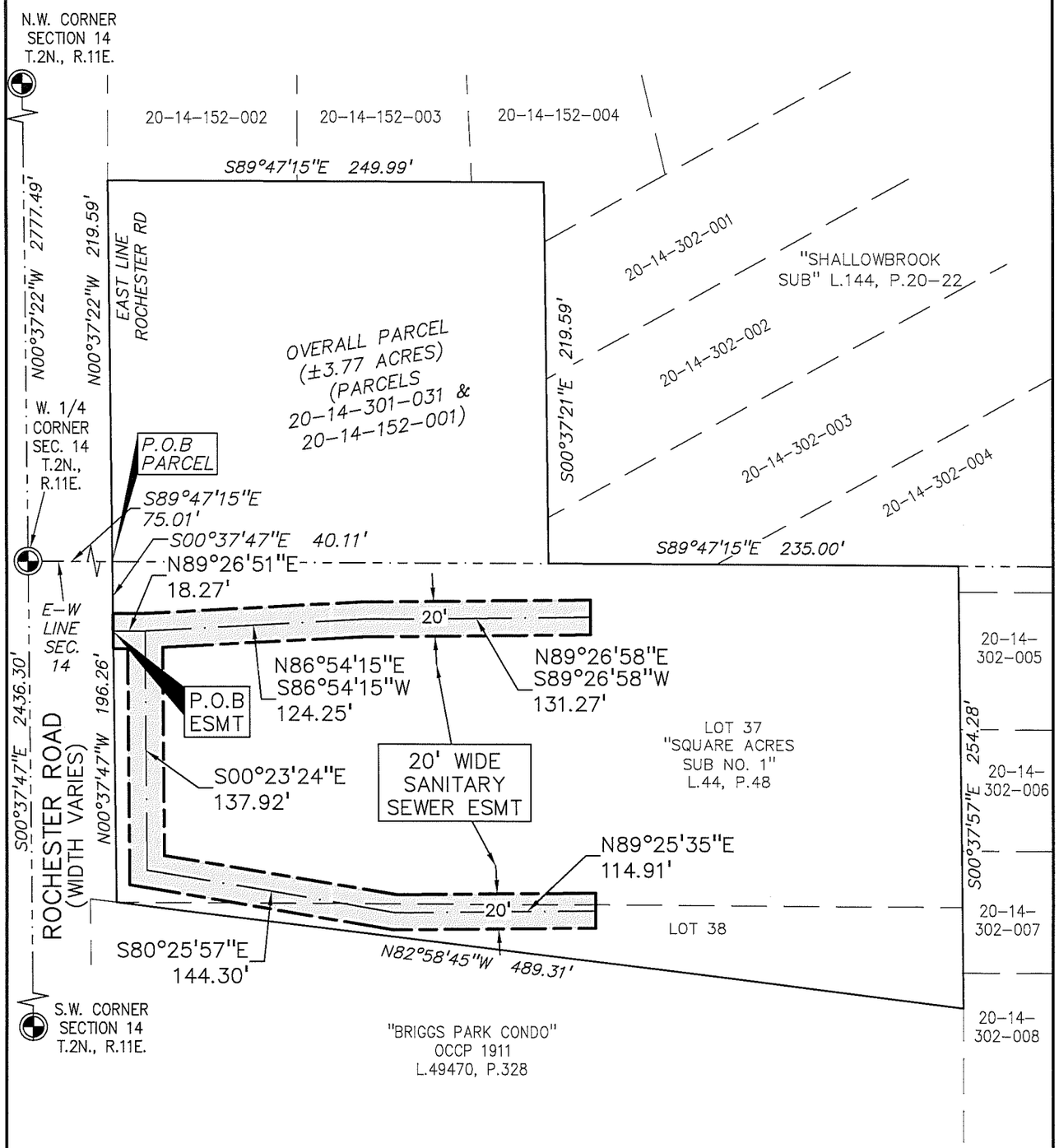
_____
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

SKETCH OF EASEMENT
20' WIDE SANITARY SEWER
EXHIBIT "A"



PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-300 4516 ROCHESTER ROAD - TROY -jb\SURVEY-DEPT\18300ESMT\DWG\18300-ESMT SAN.dwg: EH

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 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 S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:
A parcel of land in the West 1/2 of Section 14, T2N, R11E, 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 S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°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 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°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 N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

20' WIDE SANITARY EASEMENT
A 20 foot wide sanitary sewer easement over part of Lot 37 & 38 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records, being part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, S00°37'47"E, 40.11 feet to the POINT OF BEGINNING;
thence N89°26'51"E, 18.27 feet;
thence N86°54'15"E, 124.25 feet;
thence N89°26'58"E, 131.27 feet;
thence S89°26'58"W, 131.27 feet;
thence S86°54'15"W, 124.25 feet;
thence S00°23'24"E, 137.92 feet;
thence S80°25'57"E, 144.30 feet;
thence N89°25'35"E, 114.91 feet to the POINT OF ENDING.

PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

0 40 80
SCALE: 1" = 80'

PEA GROUP
t: 844.813.2949
www.peagroup.com

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PERMANENT EASEMENT
FOR WATER MAINS

Sidwell #88-20-14-152-001 (pt of)
Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 14th day of MARCH A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By _____ (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesh Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland

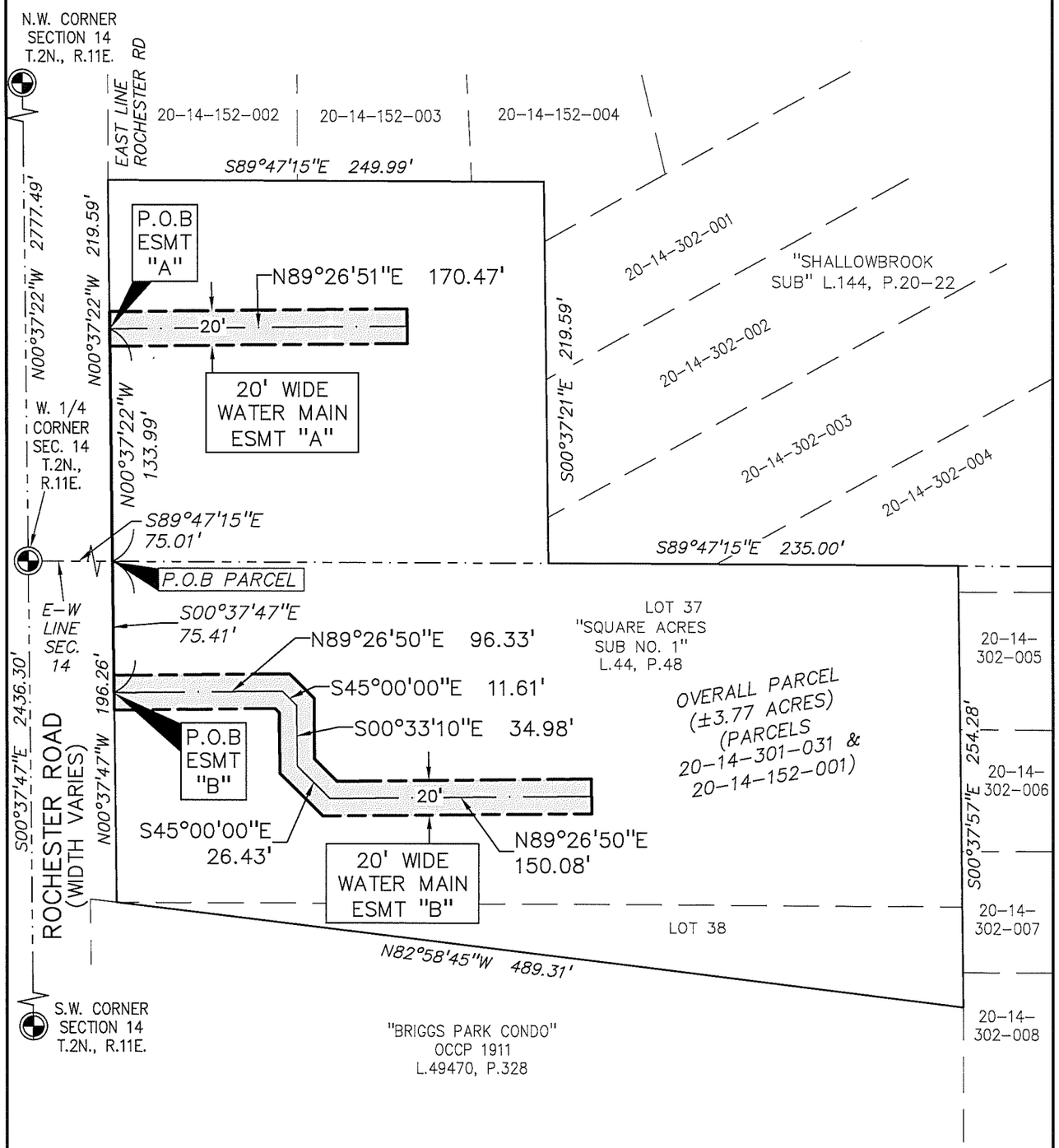
_____
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

SKETCH OF EASEMENTS
20' WIDE WATER MAIN
EXHIBT "A"



N

0 40 80

SCALE: 1" = 80'

PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-300 4516 ROCHESTER ROAD - TROY -jb\SURVEY-DEPT\18300ESMT\DWG\18300-ESMT WM.dwg; EH

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 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 S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:
A parcel of land in the West 1/2 of Section 14, T2N, R11E, 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 S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°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 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°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 N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

20' WIDE WATER MAIN EASEMENT "A"
A 20 foot wide water main easement over part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, N00°37'22"W, 133.99 feet to the POINT OF BEGINNING;
thence N89°26'51"E, 170.47 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA Group)

20' WIDE WATER MAIN EASEMENT "B"
A 20 foot wide water main easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records, being part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, S00°37'47"E, 75.41 feet to the POINT OF BEGINNING;
thence N89°26'50"E, 96.33 feet;
thence S45°00'00"E, 11.61 feet;
thence S00°33'10"E, 34.98 feet;
thence S45°00'00"E, 26.43 feet;
thence N89°26'50"E, 150.08 feet to the POINT OF ENDING.

PERMANENT EASEMENT
FOR EMERGENCY INGRESS & EGRESS

Sidwell #88-20-14-301-031 (pt of)
Sidwell #88-20-14-152-001 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address 1052 Oaktree Lane, Bloomfield Hills, MI 48304, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grants to the Grantee, **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 14th day of March A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By _____(L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

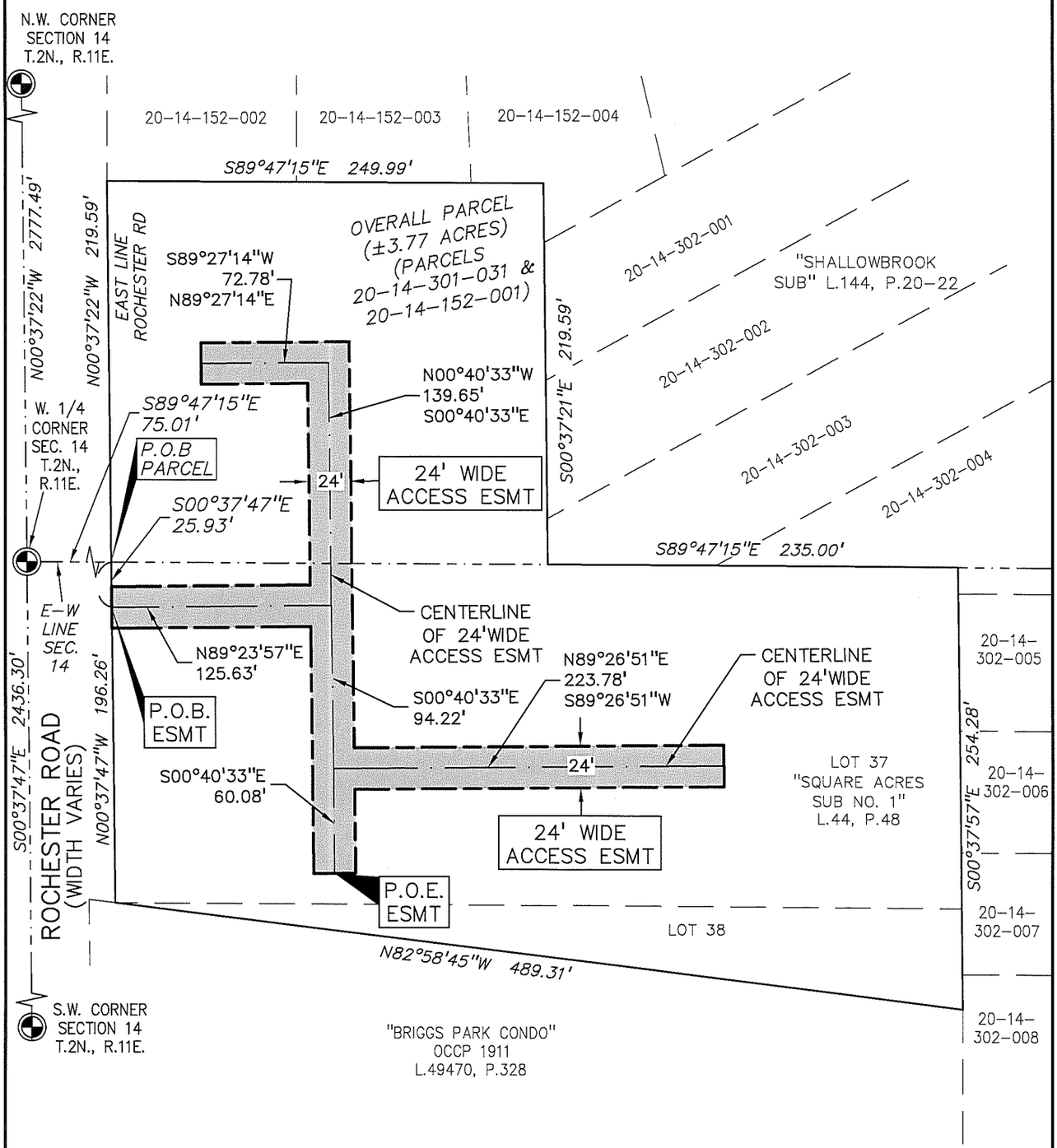
The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesh Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland

_____
*
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

SKETCH OF EASEMENT
24' WIDE ROAD ACCESS
EXHIBIT "A"



0 40 80

SCALE: 1" = 80'

PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-300 4516 ROCHESTER ROAD - TROY -jb\SURVEY-DEPT\18300ESMTDWG\18300-ESMT ACCESS.dwg; EH

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 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 S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:
A parcel of land in the West 1/2 of Section 14, T2N, R11E, 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 S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°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 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°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 N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

24' WIDE ROAD ACCESS EASEMENT
A 24 foot wide road access easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, S00°37'47"E, 25.93 feet to the POINT OF BEGINNING;
thence N89°23'57"E, 125.63 feet;
thence N00°40'33"W, 139.65 feet;
thence S89°27'14"W, 72.78 feet;
thence N89°27'14"E, 72.78 feet;
thence S00°40'33"E, 139.65 feet;
thence continuing S00°40'33"E, 94.22 feet;
thence N89°26'51"E, 223.78 feet;
thence S89°26'51"W, 223.78 feet;
thence S00°40'33"E, 60.08 feet to the POINT OF ENDING.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 6, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Courtney Flynn, Communications Director

Subject: 2025 Bond Proposal Communications Plan Updates

Background

The Troy City Council approved ballot language at its July 14 meeting that allows residents to shape the City's future. The ballot proposal for the November 4, 2025, election asks if the City of Troy shall borrow up to $137 million, to be paid back over 20 years, to build a new library, improve local roads, invest in parks and recreation amenities, and support public safety.

The City Council's decision to place this question on the November ballot came after more than a year of research and public meetings regarding the City's infrastructure needs. Supporting information that identified the City's needs to provide additional investment into its infrastructure includes the Troy Public Library's Strategic Plan, the decline of the City's capital property tax revenue, the overall age of City infrastructure, and evaluations of City roads, facilities, and parks.

To best inform and engage the public on why the bond proposal was placed on the ballot and what it would mean for the community if it is approved or denied by voters, a detailed Communications Plan has been put into motion. The purpose of this memo is to provide regular updates on the Communications Plan by describing what actions have been taken every week to disseminate bond proposal information.

Week of July 14:

The Bond Proposal webpage went live. This page has all updated project information, FAQs, and access to all City Council meetings where the proposed bond was discussed.

Two social media posts were published.

Announcement of Bond Proposal:

- Views: 17,190
- Comments: 14

Announcement of Bond Webpage going live:

- Views: 3,142
- Comments: 3

Week of July 21:

C&G Newspaper publishes article:
https://www.candgnews.com/news/council-approves-137-million-bond-proposal-for-november-ballot-8799

One social media post
Bond Proposal $137 Million breakdown of the $137 million
- Views: 17,190
- Comments: 152

Week of July 28:

Bond trifolds made available to the public in City facilities and on the 2025 Bond webpage.

Troy Talk, previously held on July 30, will be rebranded as “Bond Talk” moving forward, until the election.

An email for general bond questions was created and made public on the website (2025bond@troymi.gov).

Business cards with QR codes to the website have been ordered for distribution at events and in City buildings.

Two social media posts
Bond Proposal Breakdown: Yes v No Vote
- Views: 11,094
- Comments: 70

How to calculate how the bond would impact you
- Views: 10,260
- Comments: 42

Oakland Press publishes article:
https://www.theoaklandpress.com/2025/07/31/troy-voters-to-decide-bond-initiative-that-includes-new-library/

Two Troy Today informational ads have been finalized and sent to the printer.

The website host was contacted to improve the appearance and usability of the Bond webpage.

Week of Aug. 4:

Six social media posts

Project Breakdown Library
- Views: 18,323
- Comments: 85

Project Breakdown Roads
- Views: 9,373
- Comments: 64

Announcement of Town Hall at TPL on Aug. 14
- Views: 2,427
- Comments: 0

Project Breakdown Parks and Rec
- Views: 11,094
- Comments: 70

Project Breakdown Public Safety (Unknown at time of memo submission)

Check out the Bond website for FAQs and more (Unknown at time of memo submission)

The library e-newsletter was sent to subscribers with information regarding the library portion of the proposed bond.

Citizen Engagement Schedule finalized and published on troymi.gov/2025. Flyers are being created.

Community Engagement Opportunity: Aug. 7 @ Summer Concert Series Staff are available to answer questions, and trifolds and FAQs are available.

Week of Aug. 10:

First 2025 Bond Town Hall at the Troy Public Library
Thursday, Aug. 14 at 6 pm

At least two social media posts to be scheduled

Staff continues to work on information materials for the bond proposal, such as new social media posts, large posters for City facilities, yard signs with QR codes to the website, and informational postcards to be mailed to Troy voters. The FAQ on the website is updated weekly, with the newest version being posted every Friday. Library tours continue to be advertised and provided to interested parties.

O-03a

From: Candice
Sent: Friday, August 1, 2025 11:31 AM
To: David A Raymer
Subject: Re: Matty

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dave,

Thank you so much for the update! You and your office were the only jurisdiction throughout this entire process that made me feel seen and heard. At a time when I felt completely dismissed and disregarded by other jurisdictions—especially when I wasn't even informed about plea deals or given the courtesy of answers to my questions—you guys made the effort to keep me in the loop and treat me with basic dignity and respect. That meant more to me than you know.

It was a pleasure working with you as well, and I appreciate your encouragement. And I will be sure to pass on this kindness to other victims when I start being a prosecutor,

Thank you again for everything.