



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 16, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028) - Proposed Golden Villas One Family Residential Cluster, South side of Square Lake, West of Dequindre (PIN 88-20-12-200-031 & 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District

The petitioner Golden Homes submitted the above referenced Preliminary Site Plan application for a 12-unit One Family Residential Cluster on a 3-acre parcel. The development proposes to preserve 33% of dedicated open space. The petitioner is proposing homes with a maximum square footage of 1,900 square feet, with first floor master bedroom and laundry.

City Council has the authority to approve these types of developments following a recommendation by the Planning Commission. The Planning Commission held a public hearing on this item on December 14, 2021 and recommended approval of this item by a vote of 6-1, including the following design considerations:

1. Applicant shall provide two (2) additional housing elevation options.
2. Applicant shall provide twenty (20) additional trees along Square Lake Road.
3. Applicant will not use vinyl siding on any part of the exterior of the homes.
4. Applicant shall provide an Open Space Preservation Agreement prior to Final Site Plan approval, which ultimately includes construction of 1,900 square foot homes with master bedroom and bath on the main floor.

The petitioner submitted a Landscape Plan with the additional twenty (20) trees along Square Lake Road. The petitioner is required to provide a minimum of two (2) additional housing elevation options prior to submitting building permits, per Section 4.06.D.4. The petitioner has agreed that the exterior elevations will not include vinyl siding. An Open Space Preservation Agreement will be required to be submitted and approved prior to Final Site Plan Approval.

A City Council public hearing has been scheduled for June 13, 2022.

Attachments:

1. Maps
2. Minutes from May 10, 2022 Planning Commission Regular meeting (excerpt)
3. Agenda item from May 10, 2022 Planning Commission Regular meeting.

PUBLIC HEARING

5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028) – Proposed Golden Villas One Family Residential Cluster, South side of Square Lake, West of Dequindre (PIN 88-20-12-200-031 and 88-20-12-200-035), Section 12, Currently Zoned R-1C (One Family Residential) District**

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Golden Villas cluster development as relates to location, parcel size, adjacent zoning, access and natural features. Mr. Carlisle reported eight (8) units could be constructed as indicated on the parallel plan, and the applicant is seeking four (4) additional units above the parallel plan for a total of twelve (12) by doing a cluster. He said the plan preserves 33% of the total site as open space and 1,900 square foot homes with first floor master bedroom and bath would be constructed. Mr. Carlisle said the 33% of open space is a collar around the property and a T-turnaround would be provided at the end of the road.

Mr. Carlisle reported the application is deficient twenty (20) trees along Square Lake. He noted the applicant has resubmitted a landscape plan to correct the deficiency but at this time the administration has not had the opportunity to review it.

Mr. Carlisle addressed the applicant's request to seek waivers of the rear lot and perimeter setback requirements to construct decks. He addressed elevations and building materials. He said the applicant is required to submit three diverse elevations and has only provided one elevation. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I of the Zoning Ordinance.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved and the provision of smaller homes. He asked the Planning Commission to consider the applicant's request to seek relief for the required setbacks for the construction of decks, and that the applicant provide two additional housing elevations and the required trees along Square Lake.

Discussion among Administration and Board members:

- Housing elevations; 1,900 square foot maximum, diversity, first floor master bedroom.
- Open space; amenities, grading, preservation of trees, buffer, maintenance, as relates to parallel plan.
- Parallel plan vs cluster development option; as relates to open space, setback encroachments for decks, size of homes, lot size, connectivity to residential to the south.
- Potential to require additional trees on site.

Mr. Savidant said the applicant would be required to submit an Open Space Preservation Agreement prior to Final Site Plan approval. He said the applicant is not required to plant additional trees under the Woodland Protection Ordinance and by Resolution only could the Planning Commission request additional trees.

Present were owner/applicant Sam DiMercurio and John Thompson of Professional Engineering Association (PEA).

Mr. Thompson said the open space would not be an active area but a natural buffer collar around the property, enhanced with additional trees and, with time, an improved buffer for properties. He stated the amenities offered are the 33% preservation of open space and the construction of 1,900 square foot homes in response to the City desire for smaller homes. Mr. Thompson said they would engage the project architect to prepare additional elevations for administrative approval.

Mr. DiMercurio estimated the price point for homes on the market in the subdivision located south of the proposed development at \$800,000 to \$900,000. He indicated the price point for homes in the cluster development would be \$500,000 to \$600,000. Mr. DiMercurio addressed building materials as brick, Hardie board and lap siding. It was brought to his attention that vinyl siding is not a preferred material.

PUBLIC HEARING OPENED

- Murthy Kowsika, 5874 Colleen; addressed traffic concerns should the proposed development connect with the subdivision to the south.

PUBLIC HEARING CLOSED

There was discussion on:

- No vehicular connection to subdivision to the south with T-turnaround as proposed.
- Open space preservation; as relates to amenity features.
- Cluster development calculations, as relates to bonus density.
- Administrative approval of submission of additional elevations.
- Confirmation of home size; designation of 1,900 square feet would be inclusive in Open Space Preservation Agreement.
- Price point of homes; market-driven, high construction costs, whether consideration of Planning Commission in review process.

Ms. Perakis voiced concerns with the price point of the homes, that the application does not meet the Open Space requirements of the Zoning Ordinance as relates to recreational facilities and the preservation of common open space or creation of natural features. She said the perimeter buffer along Square Lake and the berm on the west side of the development are natural buffers.

Resolution # PC-2022-05-028

Moved by: Krent

Support by: Tagle

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Golden Villas Site Condominium (One Family Residential Cluster), 12 units/lots, South side of Square Lake, West of Dequindre (Parcels 88-20-12-200-031 and 88-20-12-200-035), Section 12, approximately 3.0 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
2. The cluster development is compatible with adjacent properties.
3. The site can be adequately served with municipal water and sewer.
4. The cluster development preserves 33% open space, to remain open space in perpetuity.
5. The cluster development offers 1,900 square foot units with first floor master bedroom and bath, a housing type desired in Troy.

BE IT FURTHER RESOLVED, The Planning Commission recommends approval of granting relief from the required rear yard setback and required perimeter setback as per Section 10.04.E.5, as outlined in the report.

BE IT FINALLY RESOLVED, The Planning Commission offers the following design considerations:

1. Applicant shall provide two (2) additional housing elevation options.
2. Applicant shall provide twenty (20) additional trees along Square Lake Road.
3. Applicant will not use vinyl siding on any part of the exterior of the homes.
4. Applicant shall provide an Open Space Preservation Agreement prior to Final Site Plan approval, which ultimately includes construction of 1,900 square foot homes with master bedroom and bath on the main floor.

Discussion on the motion on the floor.

Chair Lambert addressed the homes as relates to price point and desired square footage. He stated he's not necessarily enthused by the proposed green space but it's a better option than what green space would be provided with a conventional development plan.

Mr. Buechner noted it appears there is no opposition from neighboring properties of the proposed development.

Vote on the motion on the floor.

Yes:	Buechner, Faison, Krent, Lambert, Rahman, Tagle
No:	Perakis
Absent:	Hutson, Malalahalli

MOTION CARRIED

DATE: May 6, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0028) -
Proposed Golden Villas One Family Residential Cluster, South side of Square
Lake, West of Dequindre (PIN 88-20-12-200-031 & 88-20-12-200-035), Section
12, Currently Zoned R-1C (One Family Residential) District

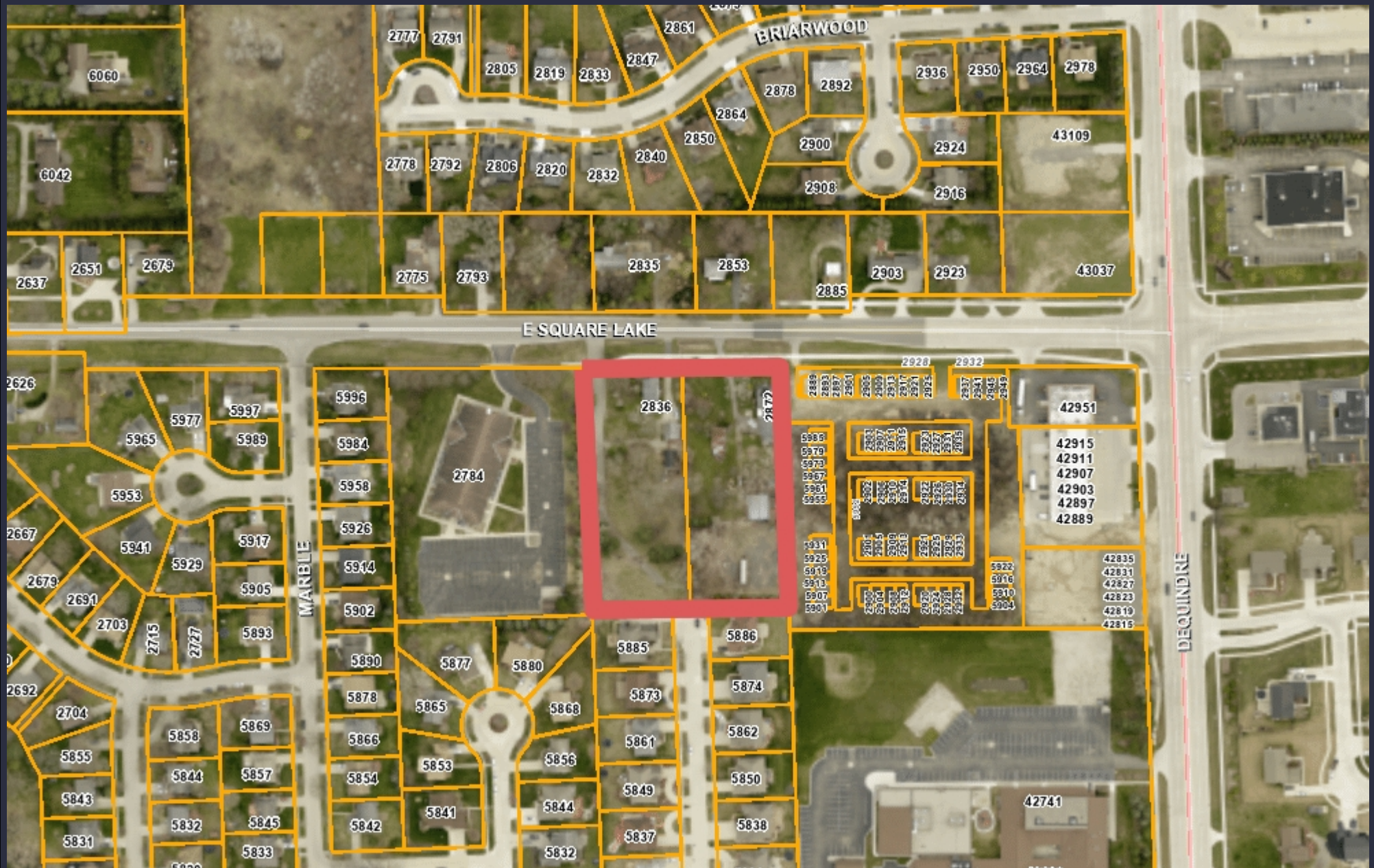
The petitioner Golden Homes submitted the above referenced Preliminary Site Plan application for a 12-unit One Family Residential Cluster. The development proposes to preserve 33% open space on the 3.0-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan Application

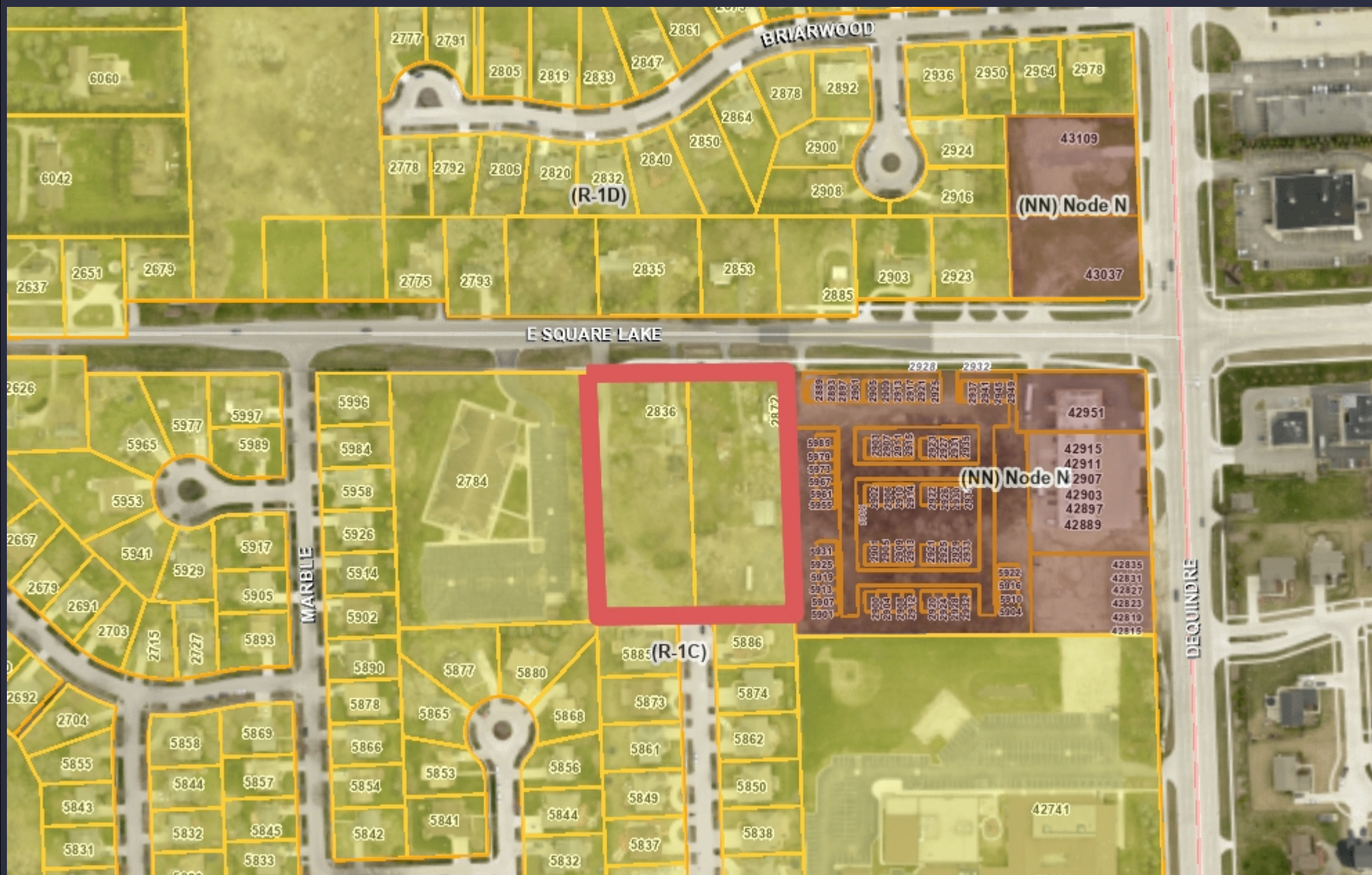
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595 0 297 595Feet



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 26, 2022

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Golden Villas
Plan Date:	February 28, 2022
Location:	South of E. Square Lake, west of Dequindre
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval
Required Information:	Deficiencies noted.

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twelve (12) unit detached single-family condominium cluster development. The twelve (12) new lots will be accessed from a new private road that is located off E. Square Lake Road. The site is two parcels and is a total of 3.0 acres. The site has been improved with two single-family homes and a number of accessory buildings. The applicant has not identified any wetlands on site.

The property is surrounded by R-1C on the north, west, south, and boarded by neighborhood node to the east. The applicant proposes a cluster development. The applicant proposes a T-turnaround with no vehicular connection to Colleen Drive to south. The applicant proposes pedestrian connection to Colleen Drive.

The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is eight (8) units. The applicant is seeking four (4) additional units above the parallel plan density by doing a cluster, providing 33% of the total site as open space and providing 1,900 sq/ft homes with first floor master bedroom and bath.

Figure 1. - Location and Aerial Image of Subject Site



Size of Subject Property:

The parcel is 3.0 acres

Proposed Uses of Subject Parcel:

Twelve (12) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property is currently improved with two (2) single family homes

Current Zoning:

The property is currently zoned R-1C, One-Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1D, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	NN, Neighborhood Node	Townhomes (under development)
West	R-1C, One-family Residential District	Place of Worship

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet P-1. The site is relatively flat.

Wetlands: There are no identified wetlands on site.

Floodplain: The site is not located within a floodplain.

Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of 81 trees on site. Many of the trees are invasive. There is an especially high number of Cottonwoods. The applicant has identified a total of 9 landmark trees and 40 woodland trees, preserving 2 and 14, respectively. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	151 inches	151 inches
Woodland	257 inches	129 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	36 inches	72 inches
Woodland	124 inches	248 inches
Total	0 inches required for replacement. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: None.

SITE ARRANGEMENT

The proposed one-family cluster development consists of twelve (12) units. All twelve (12) new lots will be accessed from a new private road off E. Square Lake Road. The proposed lots range between 5,617 sq. ft. and 6,115 sq. ft.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

Items to be addressed: Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

Table 1. – Bulk Requirements

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	Base Density = 8 units + Cluster bonus (33% bonus) + Housing Diversity = 17 units are allowed The applicant is seeking 12 units.	Complies. 12 units are permitted with City Council approval.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	Decks for Units 1-3 encroach up to 10- into the required perimeter setback	Decks for Units 1-3 encroach up to 10- into the required perimeter setback
Lot Size	10,500 sq. ft.	The proposed lots range between 5,617 sq. ft. and 6,115 sq. ft.	Complies with approval of Cluster by City Council
Front Setback (building)	20 feet	22 feet	Complies
Rear Setback (building)	25-feet setback	25-feet minimum 10-feet with deck	Building envelopes comply. All decks encroach 15-feet into required rear yard. Applicant seeking relief to have minimum rear yard less than 25-feet due to deck.
Side Setback (building)	7.5-feet setback	7.5-feet minimum	Complies
Open Space Requirements: Minimum Percentage	20%	Proposing to preserve 1 acre of the 3 acre parcel, or 33%, for open space.	Complies. Applicant must submit open space preservation covenant.

The applicant is showing decks on the rear of all properties. As set forth in Section 7.08.B:

An open, unenclosed, and uncovered porch, raised deck, or patio structure may project into a required rear yard for a distance not to exceed fifteen (15) feet, subject further to the requirement that the distance remaining between the encroaching facility and the rear lot line shall in no instance be less than twenty-five (25) feet. Porch, deck, patio, or terrace facilities encroaching into required front or rear yards shall not include fixed canopies, gazebos or permanent enclosures, and shall be at a grade no higher than that of the first or main floor of the building to which they are attached.

Lots 1-3 encroach up to 10-feet into the required 40-foot perimeter setback. In addition, all decks extend 15-feet from home and encroach 15-feet into the required 25-foot rear yard. Please note that provision 7.08.B was drafted for a conventional R 1 through R-5 lot that requires a 40-foot setback. Hence for a typical R-lot, the 40-foot rear yard requirement would allow a 15-foot deck and still maintain at least a 25-foot rear yard setback. However, due to the required additional perimeter setback required by the cluster provisions, the decks are further away from the northern property line via cluster than conventional layout.

The City Council, based upon a recommendation from the Planning Commission, may waive the rear lot and perimeter setback provisions provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

Items to be addressed: Consider the deck encroachment into rear setback and perimeter buffer

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

- a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
- b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance

residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or

- c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The site is 3 acres, and the applicant is proposing to reserve 1.0 acres for common open space, or 33% of the total site. Open space is provided within an open space collar around the northern, western, eastern, and southern property line. The open space collar ranges from 13-feet in depth along the northwest portion of the site, 50+ feet along the eastern property line, and 10-feet along the southern property line. As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland, and floodplain) or provide quality open space.

Guarantee of Open Space and Tree Preservation:

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

Items to be addressed: Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees) or provide quality open space.

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from a single location off Square Lake Road. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement. The applicant proposes a T-turn around at the end of the private road. The City Streets Department and Fire Department has reviewed the T-turnaround and finds it complies with city requirements.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private road. The internal sidewalk will connect to existing sidewalk on Square Lake Road. In addition, the applicant proposes a sidewalk connection Colleen Drive to the south.

Items to be Addressed: None

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: None.

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. – Landscaping Requirements

Frontage	Required	Provided	Compliance
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet. $890 / 50 = 18$ trees	18 trees	Complies
E. Square Lake Road 120-foot ROW (section 13.02 F.2.c)	One (1) large evergreen tree per ten (10) lineal feet. $329 \text{ lf} / 10 \text{ lf} = 33$ evergreen trees	13 proposed	Does not Complies

The applicant is deficient of twenty (20) trees along Square Lake.

Items to be Addressed: Provide twenty (20) additional trees along Square Lake Road.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted one housing options with a square footage up to 1,900. The applicant shall supply additional housing elevation options. Materials include brick, stone, and cedar veneer.

Items to be Addressed: Provide additional housing elevation options

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- f. A means for owning common open space and for protecting it from development in perpetuity.
- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
- h. The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.
- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

The applicant is seeking four (4) additional units above the parallel plan density by doing a cluster, providing 33% of the total site as open space and providing 1,900 sq/ft homes with first floor master bedroom and bath.


RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved and the provision of smaller homes.

Items to consider include:

- Applicant is seeking following relief:
 - Decks encroaching 15-foot into the required 25-foot rear yard
 - Lots 1-3 encroach up to 10-feet into the required 40-foot perimeter setback
- Provide additional housing elevation options
- Provide twenty (20) additional trees along Square Lake Road.

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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

PRELIMINARY SITE PLANS

GOLDEN VILLAS

EAST SQUARE LAKE ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

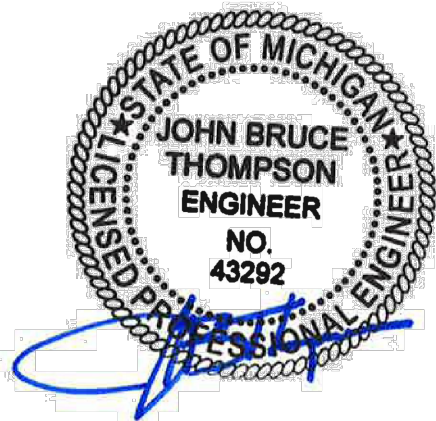
INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1	TOPOGRAPHIC SURVEY
P-2	PRELIMINARY SITE PLAN
P-2.1	PARALLEL SITE PLAN
P-3	PRELIMINARY GRADING PLAN
P-4	PRELIMINARY UTILITY PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
T-1	TREE PRESERVATION PLAN
	1ST FLOOR PLAN
	2ND FLOOR PLAN
	2ND FLOOR PLAN
	FRONT ELEV.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GOLDEN HOMES 48661 HAYES ROAD SHELBY TOWNSHIP, MI 48315 CONTACT: SAM DIMERCURIO PHONE: 586.566.8990 EMAIL: OFFICE@GOLDENHOMESMI.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
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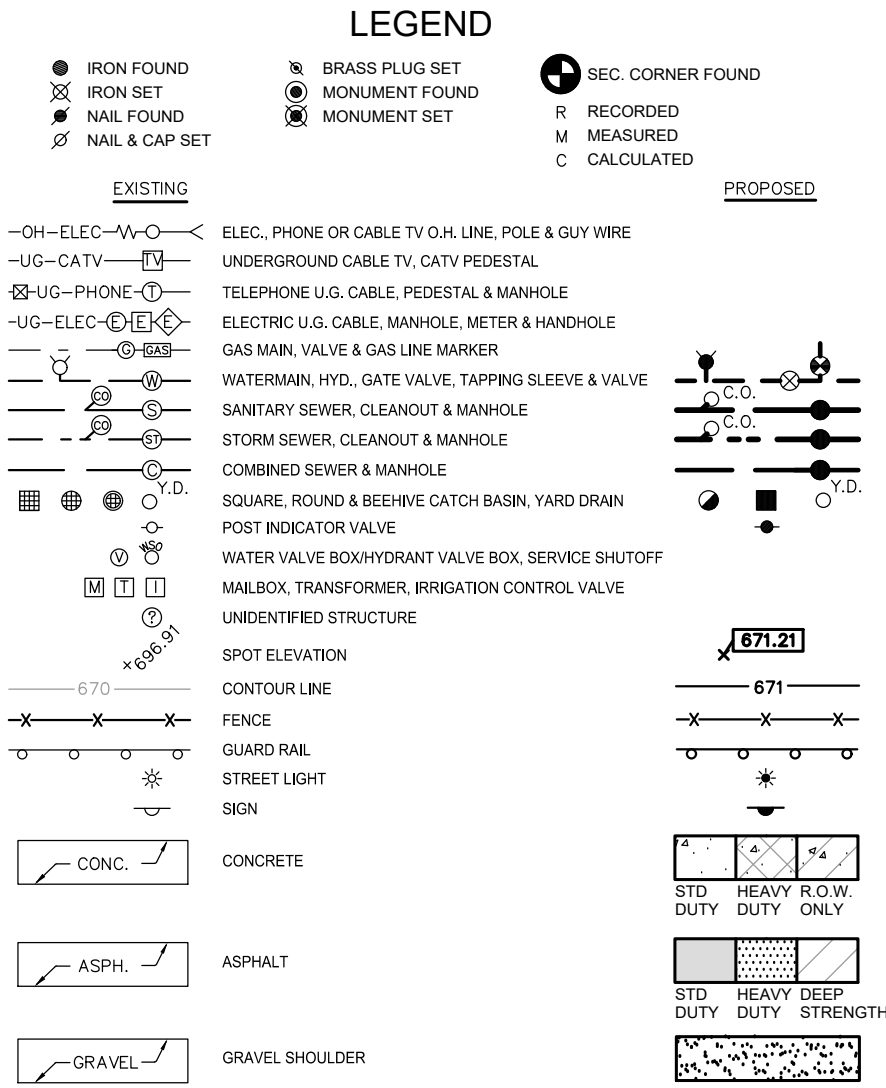
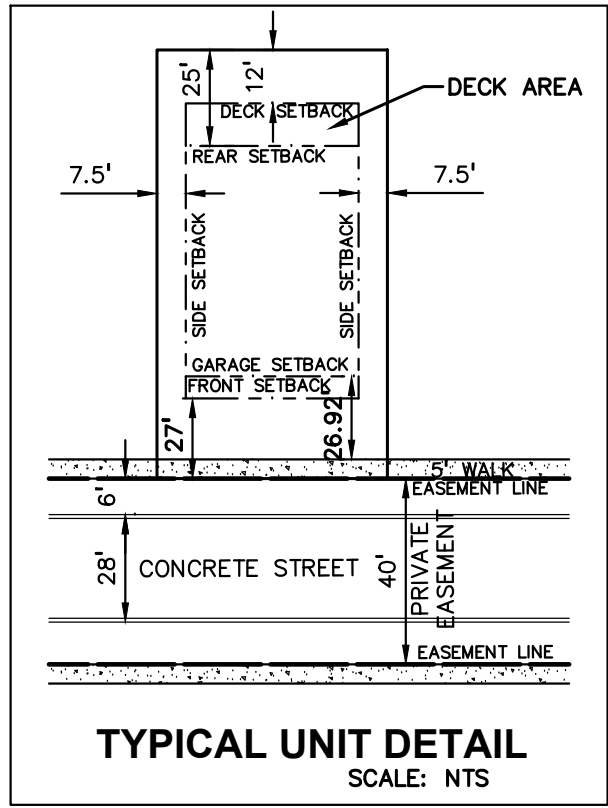
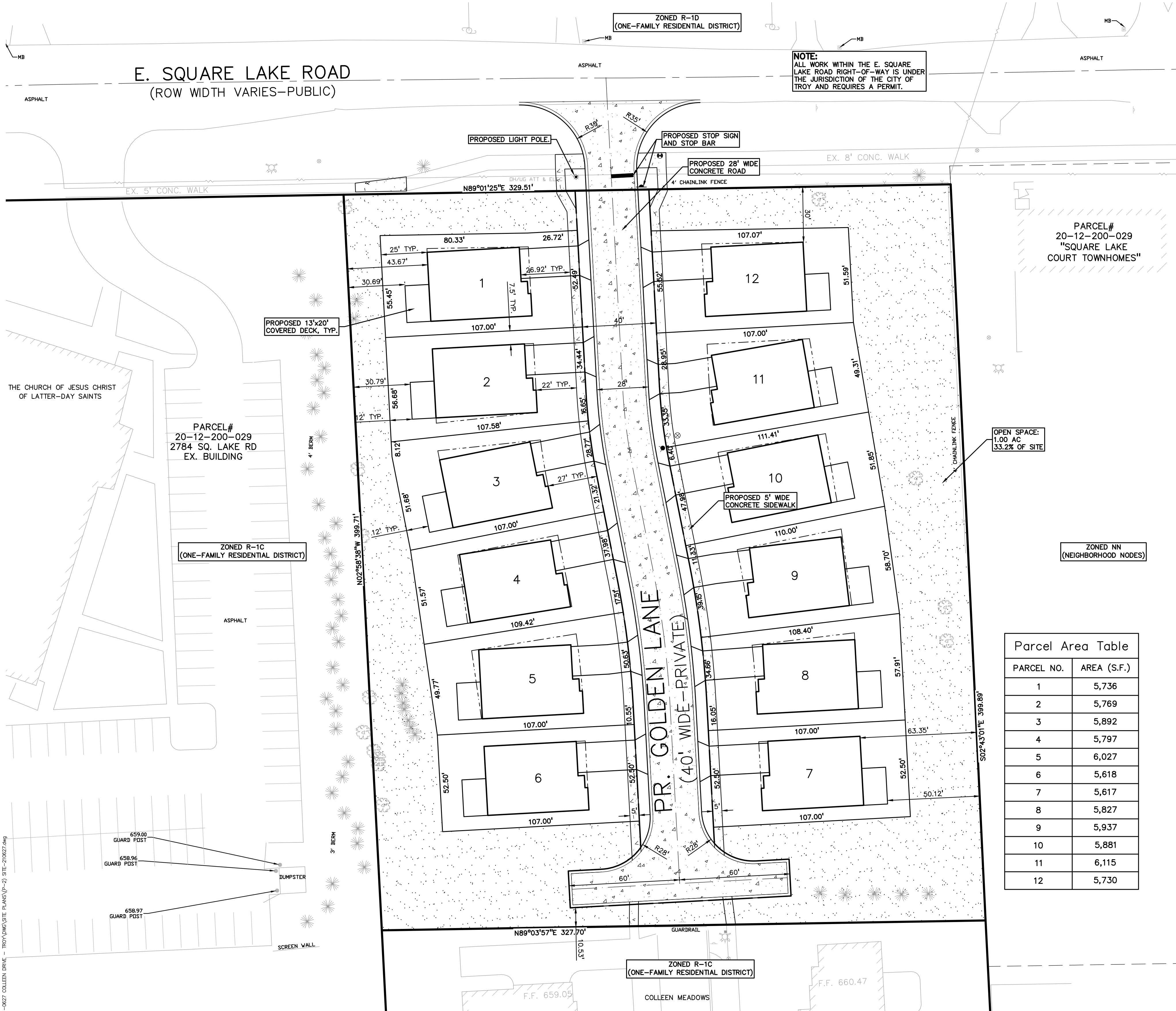


REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/22/2021
ADDED HAMMERHEAD	2/28/2022





S:\PROJECTS\2021\0221-0627 COLLEEN DRIVE - TOWNHOMES SITE PLANS (P=2) BIE-210627.dwg



SITE DATA:

LOCATION OF PROJECT: SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD		
SIZE OF PROPERTY: 3.01 ACRES		
AREA DEVELOPED: 2.01 AC (66.8%) TOTAL UNDEVELOPED AREA: 1.00 AC (33.2%)		
PROPOSED USE OF PROPERTY: TWELVE (12) DETACHED, SINGLE FAMILY HOMES		
CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT		
PROPOSED: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT, CLUSTER OPTION		
CLUSTER OPTION CALCULATION:		
• BASE NUMBER OF UNITS - PARALLEL PLAN = 8 UNITS		
• 20% DENSITY BONUS PER 10.04D = 1 UNITS		
(OPEN SPACE PROVIDED = 1.00 ACRES, 33.2%)		
(OPEN SPACE INCLUDES UTILITY EASEMENTS)		
• HOUSING DIVERSITY = 2 X PARALLEL PLAN = 16		
(MAXIMUM SQUARE FOOTAGE NOT TO EXCEED 1,900		
FIRST FLOOR MASTER BEDROOM AND LAUNDRY)		
• TOTAL UNITS ALLOWED = 17 UNITS		
• TOTAL UNITS PROVIDED = 12 UNITS		
SURROUNDING PROPERTY DETAILS:		
DIRECTION	ZONING	USE
NORTH	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	NN-K, NEIGHBORHOOD NODE	MULTI-FAMILY
WEST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	CHURCH
REQUIRED AND PROVIDED LOT DIMENSIONS:		
FRONT	REQUIRED (CLUSTER): 20 FOOT SETBACK*	PROVIDED: 22 FOOT SETBACK
REAR	25 FOOT SETBACK	25 FOOT SETBACK
SIDES	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)	60 FEET MIN.
OPEN SPACE	20%	33.2%
• 25' (MIN) FOR GARAGE SETBACK (EDGE WALK TO GARAGE DOOR)		

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 12-LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO E SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY PRIVATE RESIDENCES.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 12 LOTS (17 LOTS ALLOWED) WITH MINIMUM LOT SIZE OF 5,617 SQUARE FEET. THE AVERAGE LOT SIZE IS 5,829 SQUARE FEET. ALL UNITS FRONT ON A NEW PRIVATE STREET. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION. A MINIMUM OF 30% OPEN SPACE HAS BEEN PROVIDED.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS MINIMAL TREE COVER.

FLOODPLAIN:
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE NUMBER 26125C0551F AND 26125C0552F BOTH DATED SEPTEMBER 29, 2006.

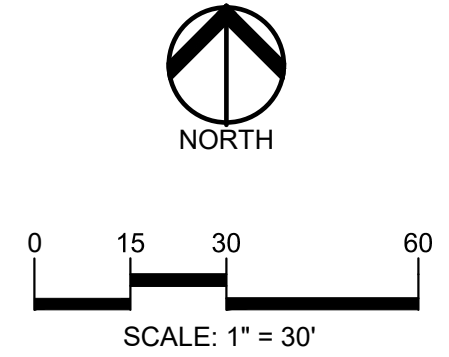
ACCESS AND CIRCULATION:
VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW STREET LOCATED OFF E SQUARE LAKE ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE ROAD EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY.

UTILITIES:
UTILITIES ARE PLACED WITHIN STREET RIGHT-OF-WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

DETENTION WAS PROVIDED FOR THIS DEVELOPMENT IN THE COLLEEN MEADOWS STORM SEWER DETENTION CALCULATIONS.



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

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CLIENT
GOLDEN HOMES
48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS	
ADDED HAMMERHEAD	02-28-22

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

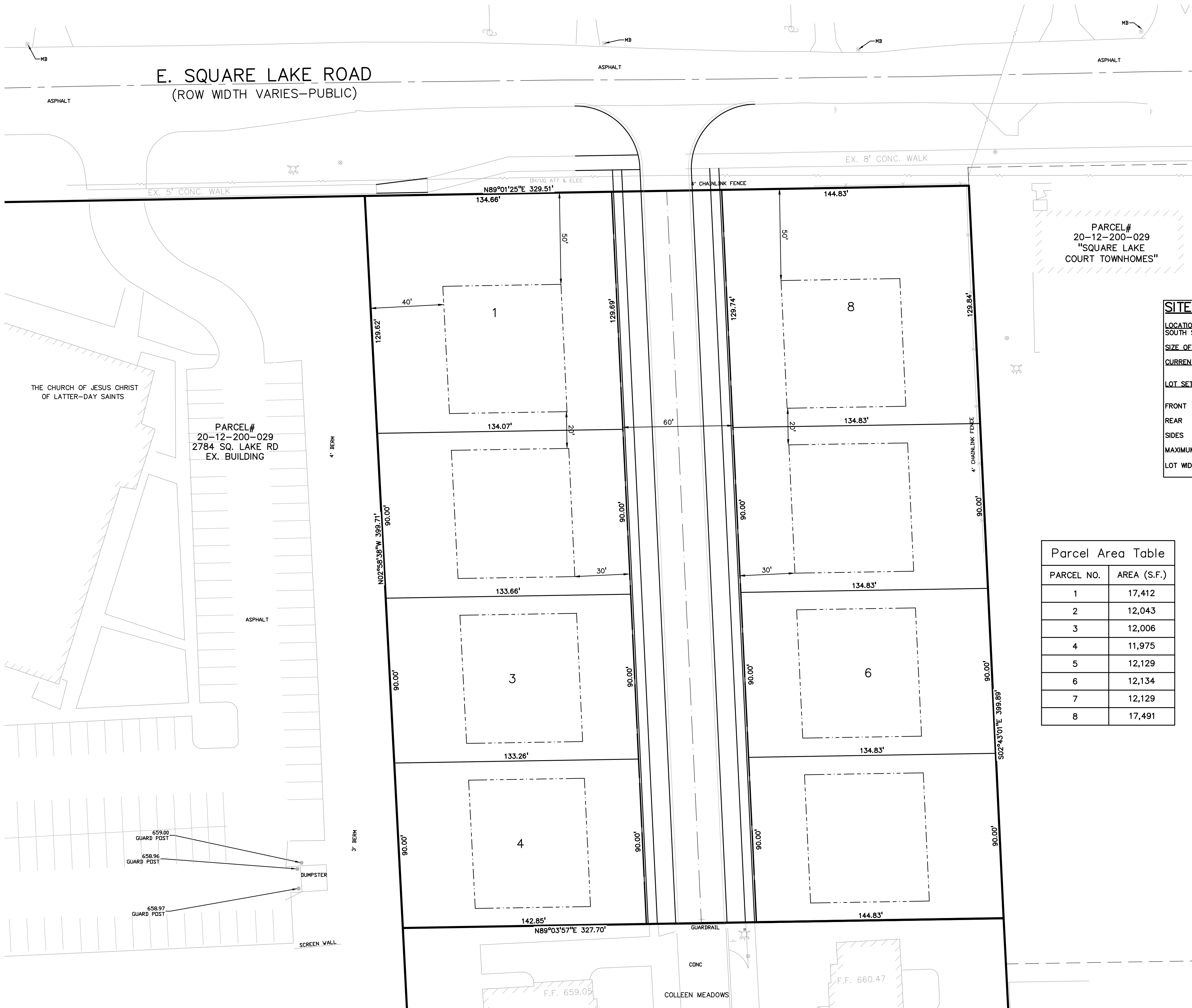
DRAWING TITLE
**PRELIMINARY
SITE PLAN**

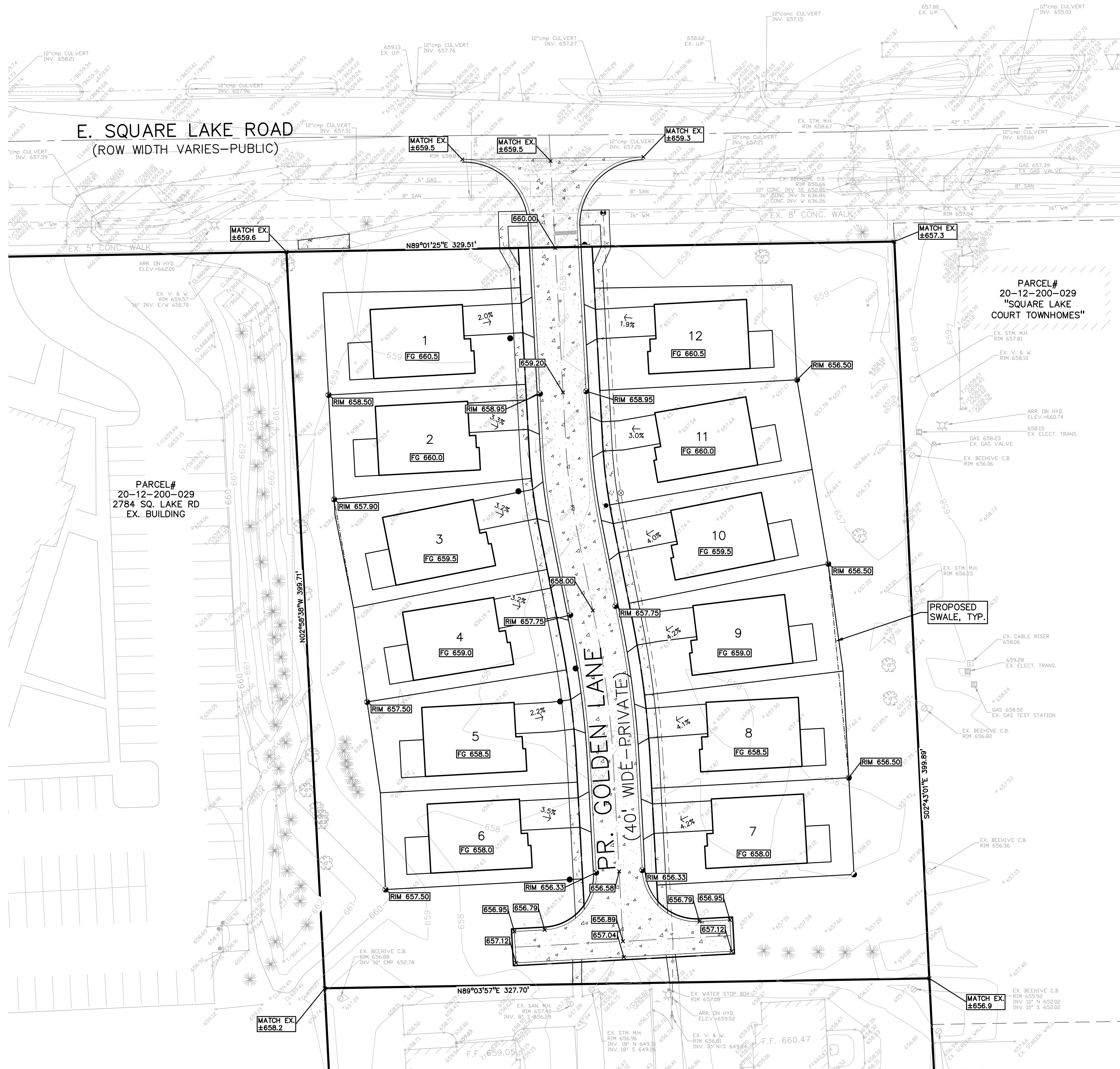
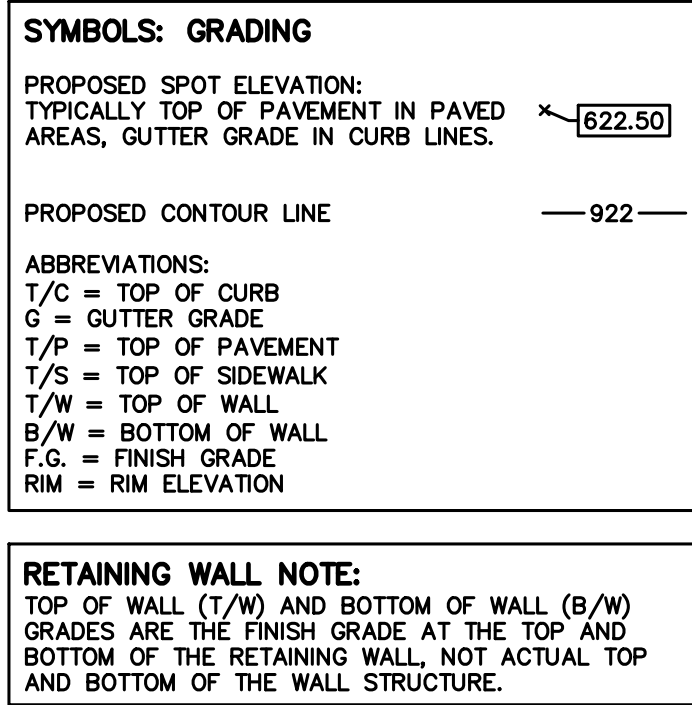
PEA JOB NO.	2021-0627
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

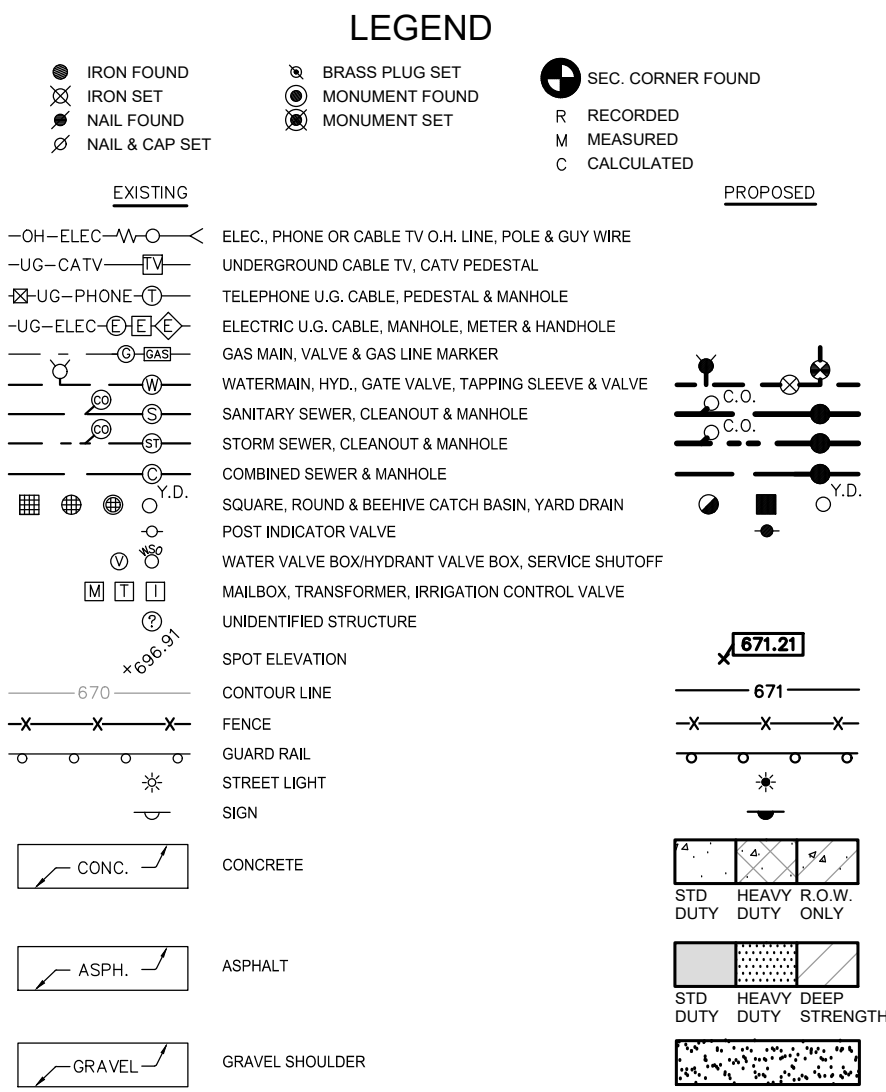
<u>SITE DATA:</u>	
LOCATION OF PROJECT: SOUTH SIDE OF E SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD	
<u>SIZE OF PROPERTY:</u>	3.01 ACRES
<u>CURRENT ZONING:</u>	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT
<u>LOT SETBACK DIMENSIONS:</u>	
FRONT	30 FOOT SETBACK
REAR	40 FOOT SETBACK
SIDES	10 FOOT EACH SIDE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)

PARCEL NO.	AREA (S.F.)
1	17,412
2	12,043
3	12,006
4	11,975
5	12,129
6	12,134
7	12,129
8	17,491

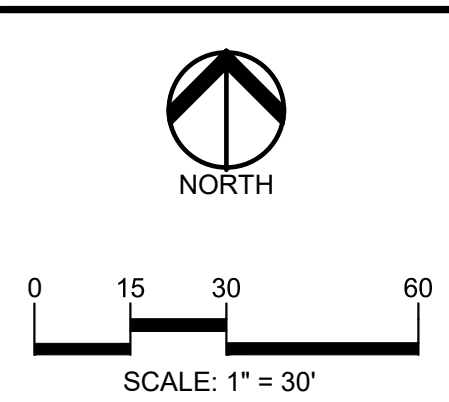




S:\PROJECTS\2021\0221-0627 COLLEEN MEADOWS PLANS\04-4 UTIL-210627.dwg



NOTE:
DETENTION FOR THIS DEVELOPMENT
WAS INCLUDED IN THE DESIGN OF
THE COLLEEN MEADOWS STORM
WATER DETENTION CALCULATIONS.



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Call before you dig.

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CLIENT
GOLDEN HOMES
48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS	
ADDED HAMMERHEAD	02-28-22
ORIGINAL ISSUE DATE: DECEMBER 22, 2021	
DRAWING TITLE PRELIMINARY UTILITY PLAN	

PEA JOB NO.	2021-0627
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; R-1C



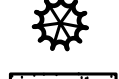
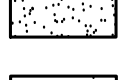
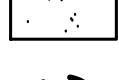

INTERNAL PUBLIC ROADS STREET TREES:
REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.) 445 LF / 50 LF = 9 TREES EACH SIDE.
PROVIDED: 18 TREES TOTAL
NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.

GREENBELT TREES
REQUIRED: 1 LARGE EVG. TREE / 10 LF OF STREET FRONTAGE. 330' OF RIGHT OF WAY/ 30 = 33 LARGE EVG. TREES REQUIRED.
PROVIDED: 31 LARGE EVG TREES PROVIDED, AND 2 EXISTING TREES
NOTE: TREES SHALL BE PLANTED MIN. 5' AWAY FROM UTILITIES.

TREE REPLACEMENT:
REQUIRED: NO TREE REPLACEMENT REQUIRED
SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.

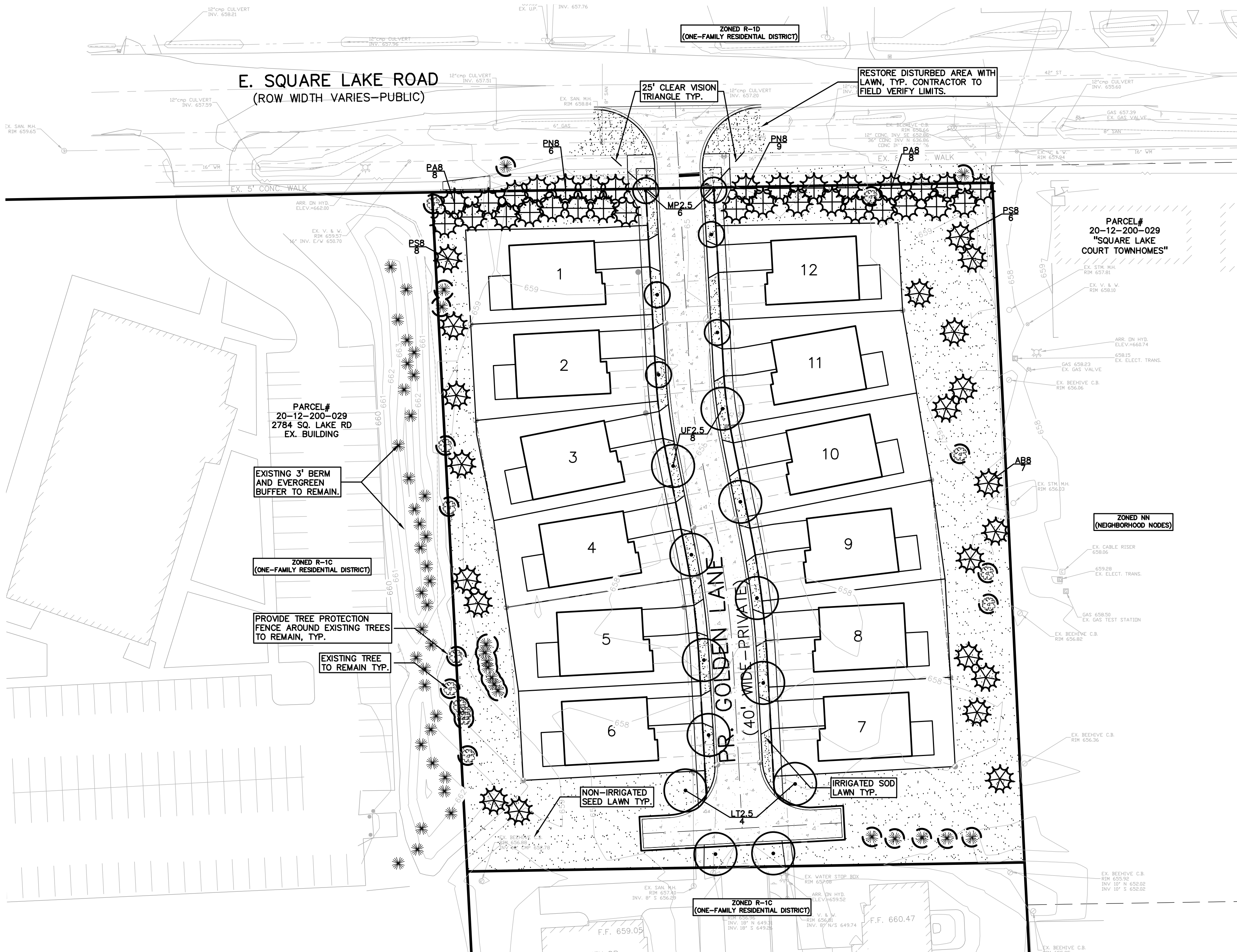
ADDITIONAL PARK SPACE TREES:
NOT REQUIRED, PROVIDING SUBSTANTIAL TREE INFILL TO FURTHER IMPROVE OPEN LANDSCAPE AREA BETWEEN SINGLE FAMILY RESIDENCES AND ADJACENT PROPERTIES.

KEY:

- = INTERNAL DRIVE TREES
- = GREENBELT TREES
- = ADDITIONAL OPEN-SPACE TREES
- = IRRIGATED SOD LAWN
- = NON-IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

GENERAL PLANTING NOTES:

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



0 20 40 80
SCALE: 1" = 40'



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CLIENT

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48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE

GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

REVISIONS

ADDED HAMMERHEAD 02-28-22

ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

DRAWING TITLE

**PRELIMINARY
LANDSCAPE
PLAN**

PEA JOB NO. 2021-0627

P.M. JBT

DN. TMK

DES. TMK

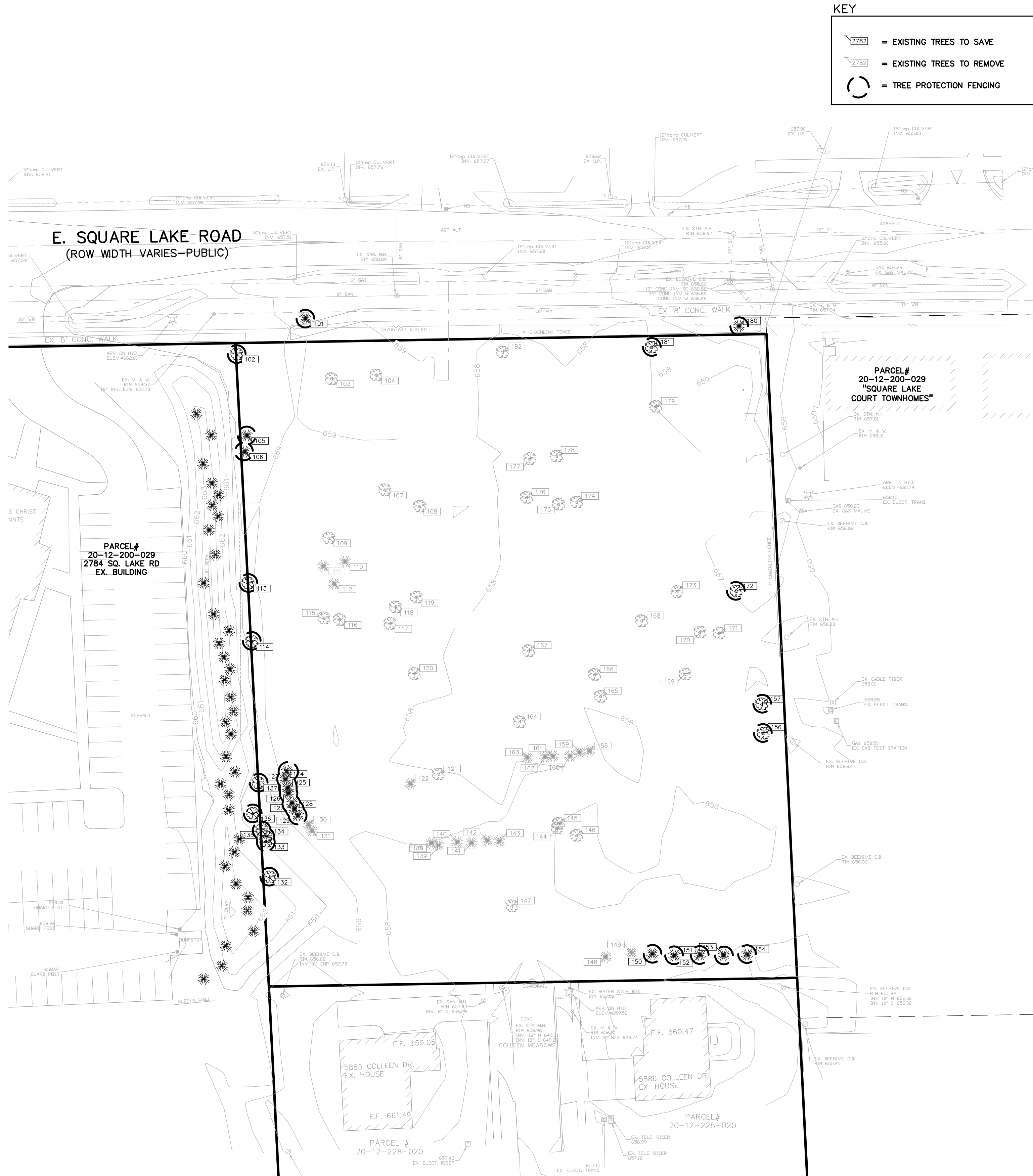
DRAWING NUMBER:

NOT FOR CONSTRUCTION






L-1

TREE INVENTORY/PRESERVATION CALCULATIONS			
WOODLAND TREES			
WOODLAND TREES REMOVED:	26	(REPLACE AT 50% OF REMOVED DBH)	
257" DBH x 0.5 =		129"	REPLACEMENT
WOODLAND TREES SAVED:	14	(CREDIT OF 2X DBH)	
124" DBH x 2 =		248"	CREDIT
128.5	248	=	-119.5
0	" DBH REQUIRED FOR WOODLAND REPLACEMENT		
LANDMARK TREES			
LANDMARK TREES REMOVED:	7	(REPLACE AT 100% OF REMOVED DBH)	
151" DBH x 1 =		151"	REPLACEMENT
LANDMARK TREES SAVED:	2	(CREDIT OF 2X DBH)	
36" DBH x 2 =		72"	CREDIT
151	-	72	= 79
0	" TOTAL DBH REQUIRED FOR REPLACEMENT		
-119.5 (WOODLAND CREDIT) + 79" LANDMARK = 40.5 (CREDIT)			

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE/REMOVE	ON-SITE	REPLACE
101	WP	18	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	S	Y	-
102	CT	27	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
403	B	10	Basewood	Tilia americana	Good	x3	WOODLAND	R	Y	REPLACE
404	MR	10	Red-Mulberry	Morus-rubra	Good		INVASIVE	R	Y	-
105	WP	12	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	S	Y	-
106	WP	15	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	S	Y	-
107	RB	15	River Birch	Betula nigra	Good	x3	LANDMARK	R	Y	REPLACE
108	BL	20	Black Locust	Robinia-pseudoacacia	Good		INVASIVE	R	Y	-
109	RM	24	Red Maple	Malus-sylvestris	Good		LANDMARK	R	Y	REPLACE
110	BS	12	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
111	WP	12	(Eastern) White Pine	Pinus-strobus	Good		WOODLAND	R	Y	REPLACE
112	BS	10	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
113	CT	27	Cottonwood	Acer negundo	Good		INVASIVE	S	Y	-
114	CT	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
115	MR	18	Red-Mulberry	Morus-rubra	Good		INVASIVE	R	Y	-
116	WA	15	White-Ash	Fraxinus-americana	Good		INVASIVE	R	Y	-
117	SM	24	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	Y	-
118	SM	30	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	Y	-
119	BX	32	Box elder	Acer-negundo	Good		INVASIVE	R	Y	-
120	RM	42	Red-Maple	Acer-rubrum	Good		LANDMARK	R	Y	REPLACE
121	AP	10	Domestic Apple	Malus-sylvestris	Good	x3	WOODLAND	R	Y	REPLACE
422	WP	18	(Eastern) White Pine	Pinus-strobus	Good		LANDMARK	R	Y	REPLACE
123	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
124	RP	6	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
125	RP	8	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
126	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
127	RP	6	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
128	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
129	RP	8	Red Pine	Pinus resinosa	Good		WOODLAND	S	Y	-
130	RP	15	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
131	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y	REPLACE
132	CT	26	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
133	CT	18	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
134	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
135	CT	15	Cottonwood	Populus deltoides	Good	x2	INVASIVE	S	Y	-
136	CT	12	Cottonwood	Populus deltoides	Good		INVASIVE	S	N	-
137	CT	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
438	RP	15	Red Pine	Pinus-resinosa	Good		WOODLAND	R	Y	REPLACE
439	RP	10	Red Pine	Pinus-resinosa	Good		WOODLAND	R	Y	REPLACE
440	RP	22	Red Pine	Pinus-resinosa	Good		LANDMARK	R	Y	REPLACE
441	RP	18	Red Pine	Pinus-resinosa	Good		LANDMARK	R	Y	REPLACE
442	RP	8	Red Pine	Pinus-resinosa	Good		WOODLAND	R	Y	REPLACE
443	RP	15	Red Pine	Pinus-resinosa	Good		WOODLAND	R	Y	REPLACE
444	CT	20	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
445	CT	20	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
446	CT	26	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
447	CT	28	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
448	BS	8	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
449	BS	8	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
150	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
151	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
152	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
153	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
154	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
156	BX	13	Box elder	Acer negundo	Good		INVASIVE	S	Y	-
157	BX	2.5	Box elder	Acer negundo	Good	x8	INVASIVE	S	Y	-
458	BS	10	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
459	BS	6	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
460	BS	10	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
461	BS	8	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
462	BS	12	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
463	BS	10	Blue Spruce	Picea-pungens	Good		WOODLAND	R	Y	REPLACE
164	WA	6	White-Ash	Fraxinus-americana	Good		INVASIVE	R	Y	-
165	AP	8	Domestic Apple	Malus-sylvestris	Good		WOODLAND	R	Y	REPLACE
166	AP	12	Domestic Apple	Malus-sylvestris	Good		LANDMARK	R	Y	REPLACE
167	SM	20	Silver Maple	Acer-saccharinum	Good	x2	INVASIVE	R	Y	-
168	AP	6	Domestic Apple	Malus-sylvestris	Good		WOODLAND	R	Y	REPLACE
169	CT	36	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
170	CT	32	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
171	CT	30	Cottonwood	Populus-deltoides	Good		INVASIVE	R	Y	-
172	CT	27	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
473	W	8	Willow	Salix-Spp.	Good		INVASIVE	R	Y	-
174	PR	10	Pear	Pyrus-communis	Good		WOODLAND	R	Y	REPLACE
175	PR	10	Pear	Pyrus-communis	Good		WOODLAND	R	Y	REPLACE
176	PR	8	Pear	Pyrus-communis	Good		WOODLAND	R	Y	REPLACE
177	AP	8	Domestic Apple	Malus-sylvestris	Good	x3	WOODLAND	R	Y	REPLACE
178	PR	8	Pear	Pyrus-communis	Good		WOODLAND	R	Y	REPLACE
179	WA	36	White-Ash	Fraxinus-americana	Good		INVASIVE	R	Y	-
180	WP	18	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	S	Y	-
181	WA	32	White Ash	Fraxinus americana	Good		INVASIVE	S	Y	-
182	WA	15	White Ash	Fraxinus-americana	Good		INVASIVE	R	Y	-



KEY

-   = EXISTING TREES TO SAVE
-   = EXISTING TREES TO REMOVE
-  = TREE PROTECTION FENCING



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CLIENT
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48661 HAYES ROAD
SHELBY TWP, MICHIGAN

PROJECT TITLE
GOLDEN VILLAS
EAST SQUARE LAKE ROAD
CITY OF TROY, MICHIGAN

[illegible]

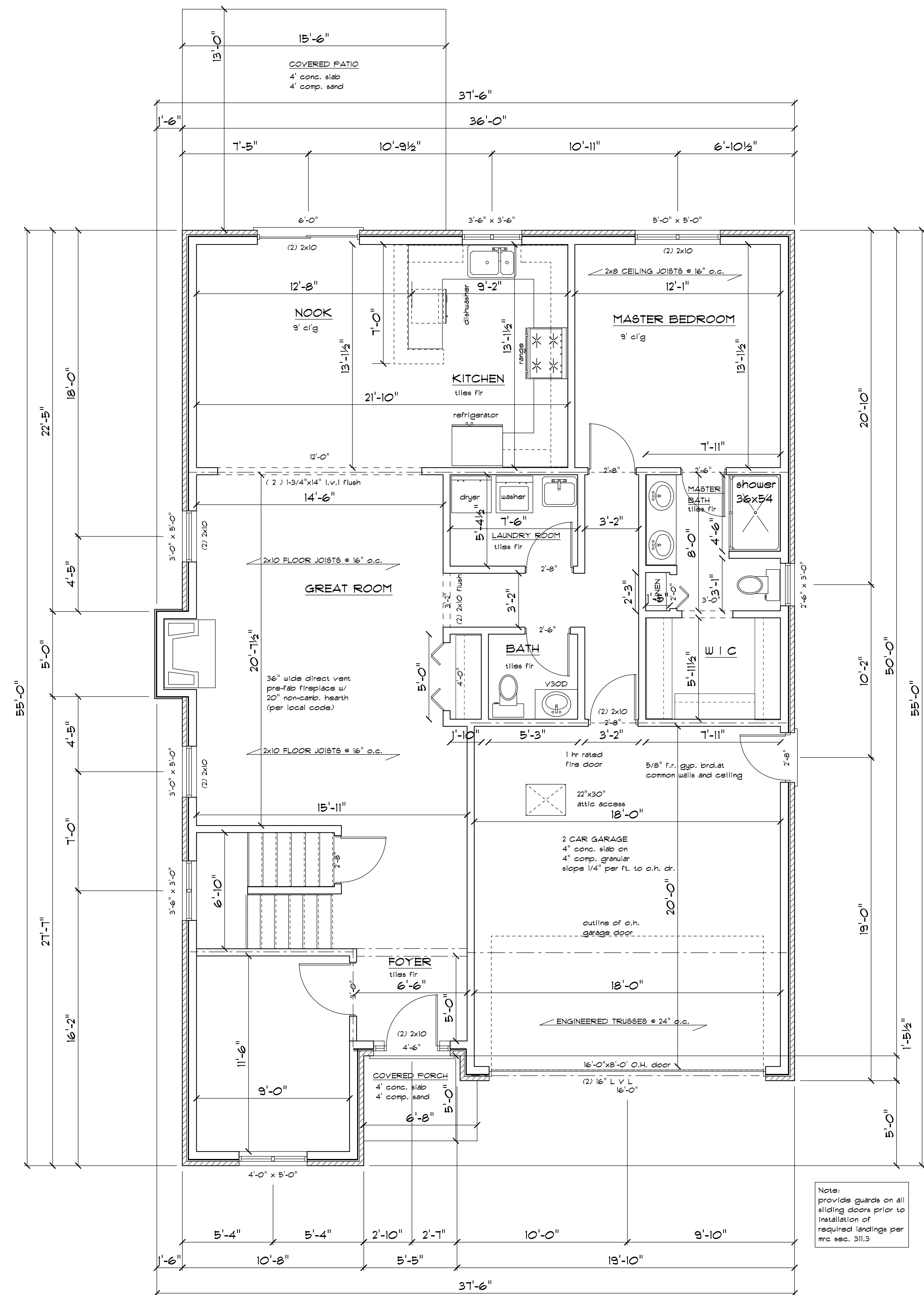
ORIGINAL ISSUE DATE:
DECEMBER 22, 2021

TREE PRESERVATION PLAN

PEA JOB NO.	2021-0627
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

T-1



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1452 sq ft

Revisions
12/2/21
relocate 2nd
floor bedrooms

Date issued:
11/5/21

Project:
1892 sq ft split level

Client:
Golden Homes

Sheet title:
Floor plan

Project Number:
#35 (revised)

Issue:
Preliminary
Construction (x)
Record

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Golden Homes

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permission of Golden Homes,

Sheet no.- 1

roof design loads
snow : 30 p.s.f.
gyp. bd. : 10 p.s.f.
dead load : 7 p.s.f.
total load : 47 p.s.f.

floor design loads
live load : 40 p.s.f.
dead load : 10 p.s.f.
total load : 50 p.s.f.

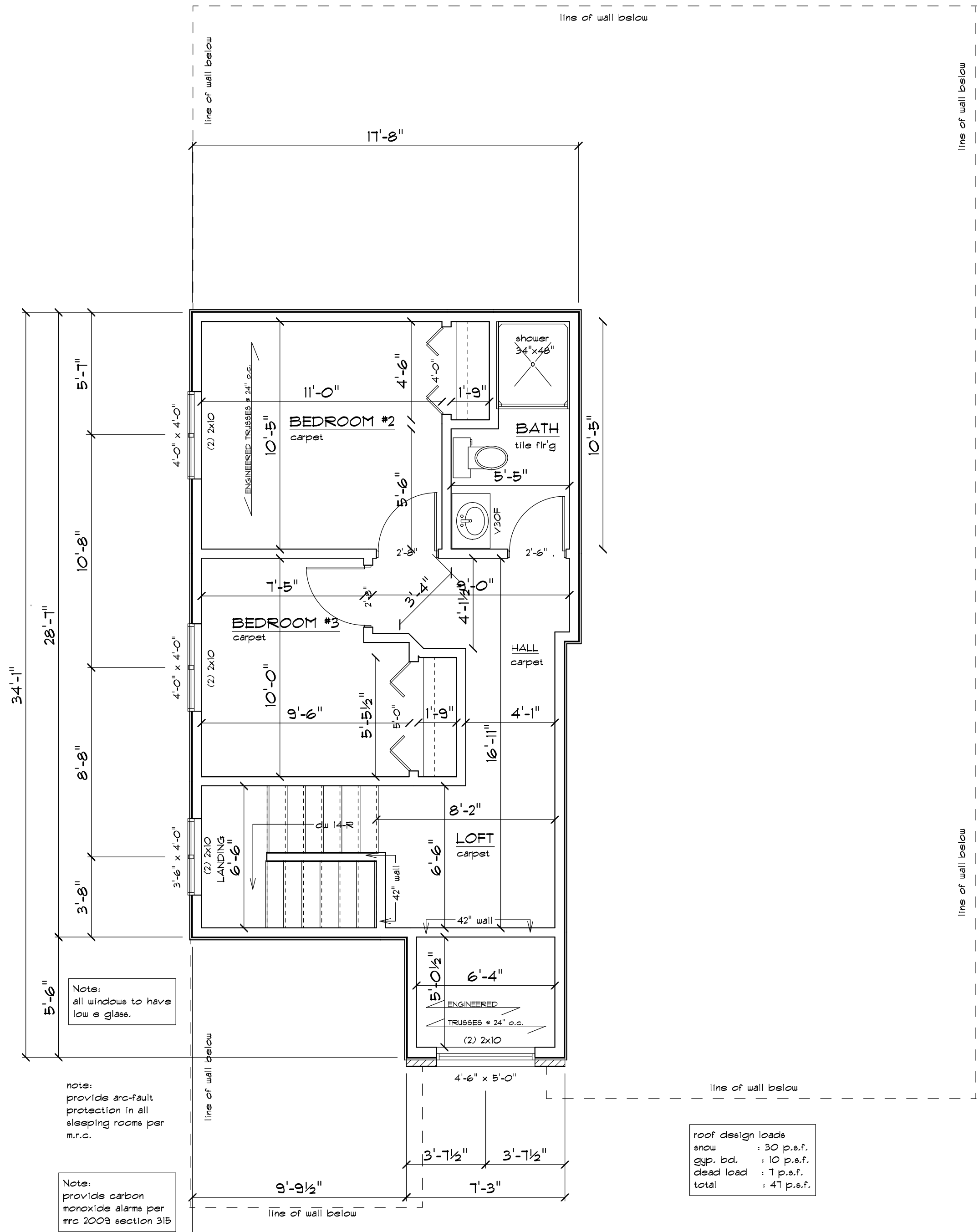
Note:
all windows to have
low e glass.

Note:
provide carbon
monoxide alarms per
mrc 2009 section 315

Note:
air leakage test to be
provided per muec
2009 sec. 402.4.

structural post note
(1) 6x6 solid bearing ext.
unless
noted otherwise (typ.)

Square Footage
first floor: 599 sq. ft.
second floor: 553 sq ft
total: 1152 sq ft



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
440 sq ft

Revisions
12/2/21
relocate bedrooms

Date issued:
11/5/21
Project:
1892 sq ft split level

Client:
Golden Homes

Sheet title:
2nd Floor plan

Project Number:
#35 (revised)

Issue:
Preliminary
Construction (x)
Record

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Sheet nu.- 2

roof design loads
snow : 30 p.s.f.
gyp. bd. : 10 p.s.f.
dead load : 7 p.s.f.
total load : 47 p.s.f.

floor design loads
live load : 40 p.s.f.
dead load : 10 p.s.f.
total load : 50 p.s.f.

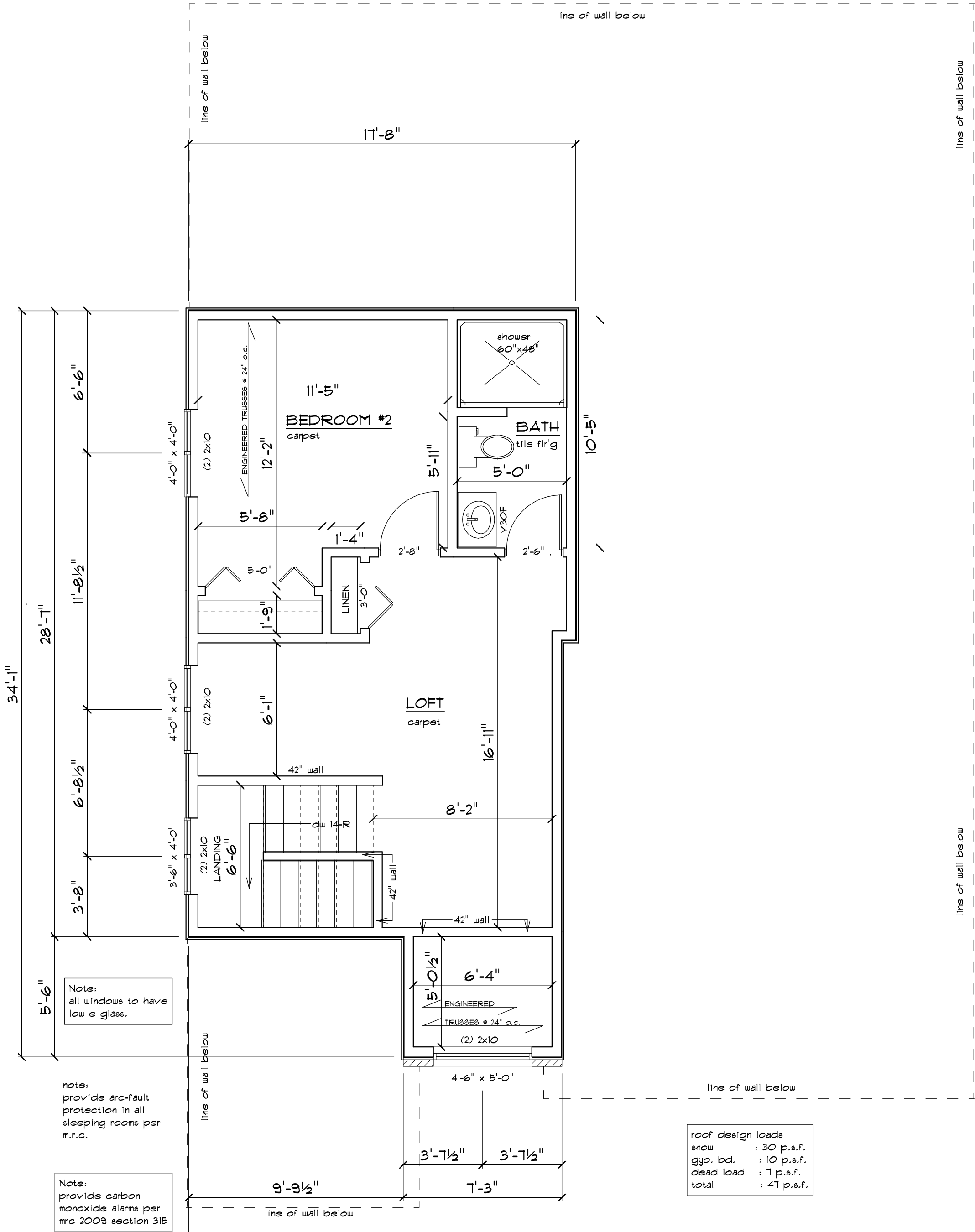
Note:
all windows to have
low e glass.

Note:
provide carbon
monoxide alarms per
mrc 2009 section 315

Note:
air leakage test to be
provided per msc
2009 sec. 402.4.

structural post note
(1) 6x6 solid bearing ext.
unless
noted otherwise (typ.)

Square Footage
first floor: 599 sq. ft.
second floor: 553 sq ft
total: 1152 sq ft



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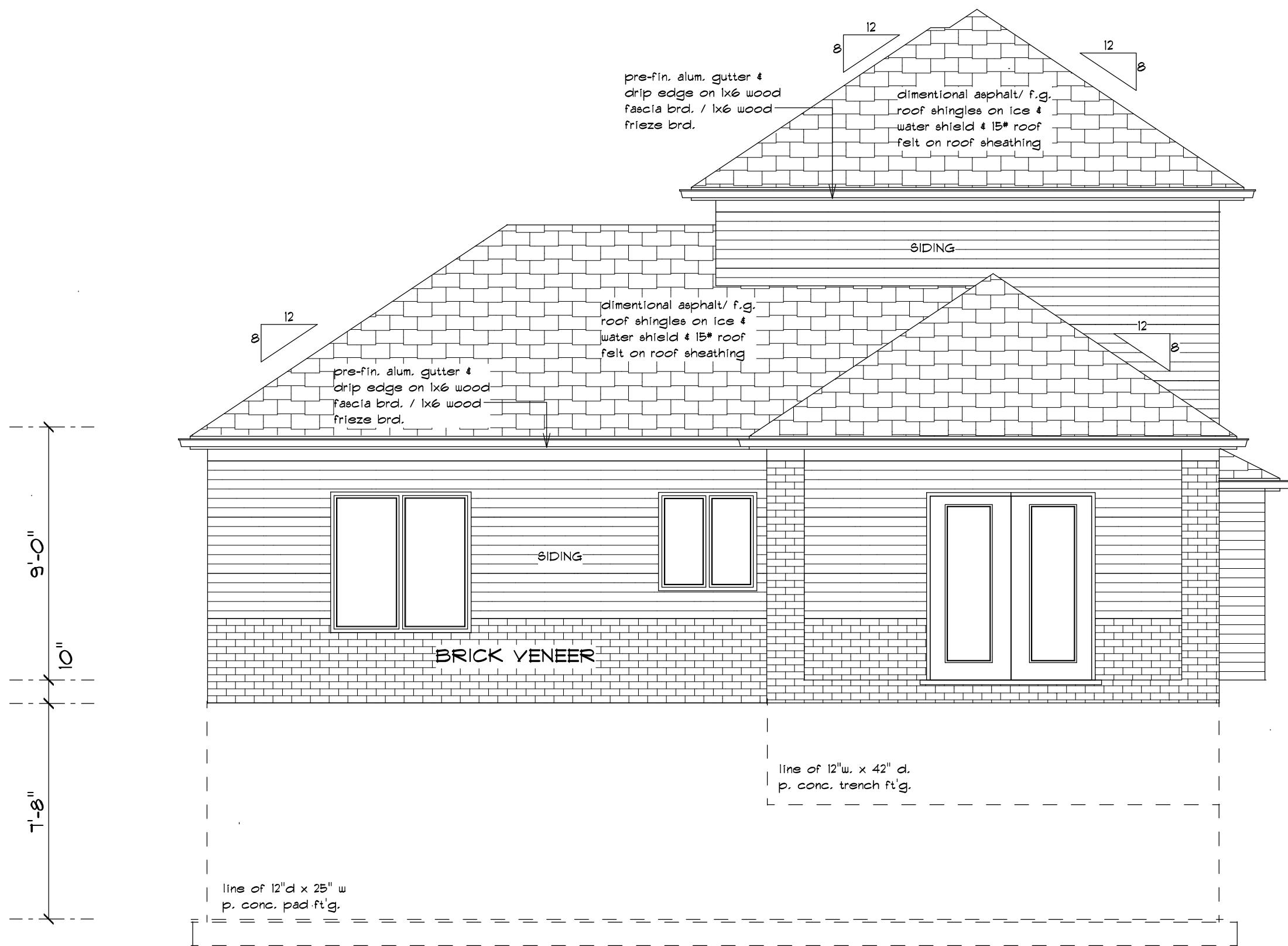
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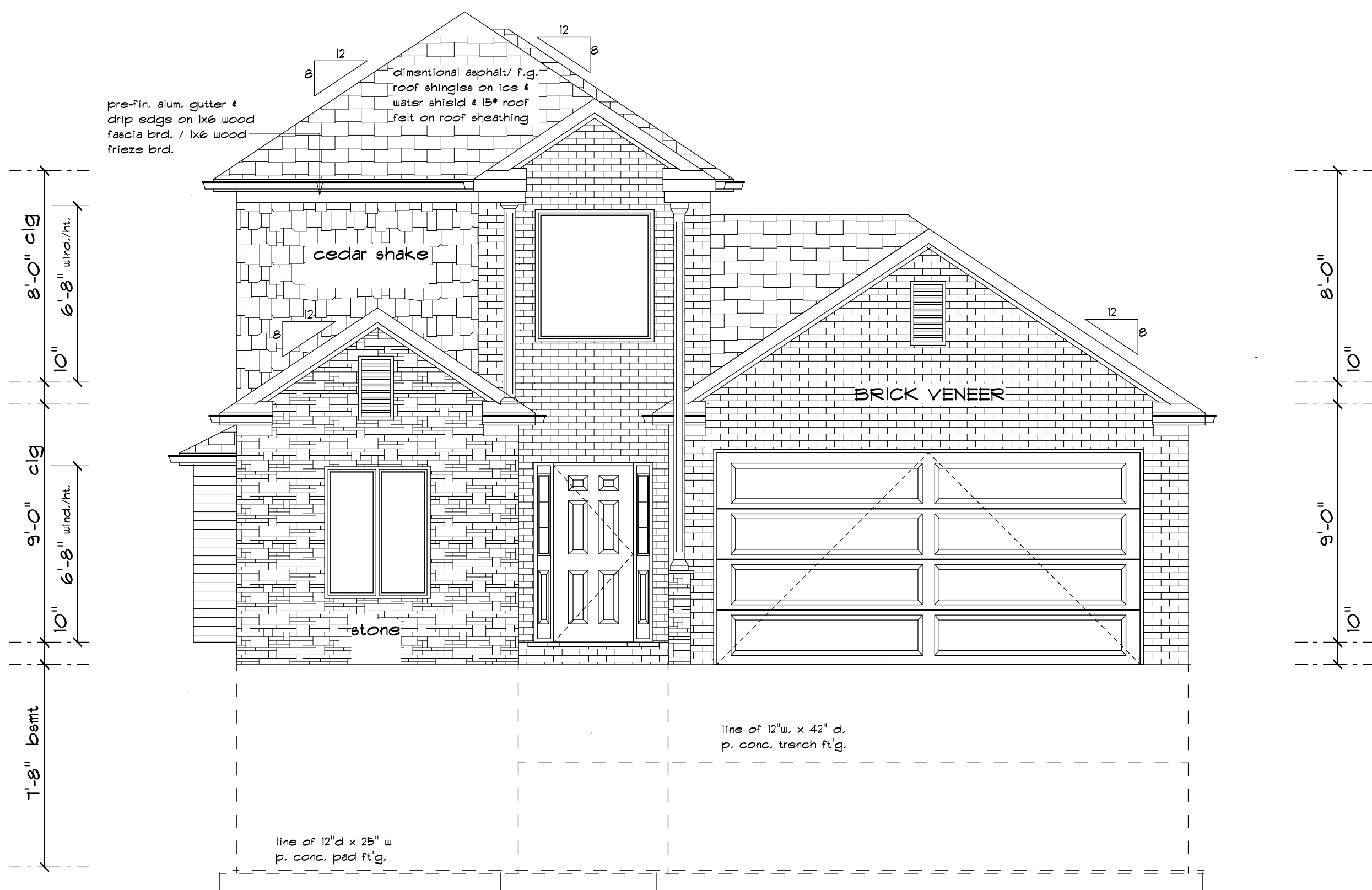
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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Front Elev.

Project Number:

#35

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