

TROY CITY COUNCIL

Regular Meeting Agenda

March 2, 2026

Convening at 7:30 PM

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 A. Nastasi
City Manager

Chapter 14A- Elected and Appointed Persons' Ethics Ordinance
Section 14.3 Annual Training and Acknowledgment

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 17th day of November, 2025.



Mayor Ethan Baker



Council Member Annalisa Bluhm



Council Member Theresa Brooks



Council Member Rebecca Chamberlain



Mayor Pro Tem Hirak Chanda



Council Member Mark Gunn



Council Member David Hamilton

CITY COUNCIL AGENDA

March 2, 2026 - 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: Senior Pastor David Huffstutler from First Baptist Church of Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

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 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project (Introduced by: Kurt Bovensiep, DPW Director and Courtney Flynn, Communications Director)

E.2. Public Hearing – Conditional Rezoning – Proposed Troy Trail North, East Side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District (Introduced by: Brent Savidant, Community Development Director)

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 - Global Troy Advisory Committee; b) City Council Appointments - Liquor Advisory Committee

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Election Commission, Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Historic District Commission, Liquor Advisory Committee

I.3. Request for Closed Session

I.4. Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – Upgraded SpeedAlert Radar Message Sign with Trailer - Troy Police Department and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

I.5. Bid Waiver for Digital Accessibility (WCAG 2.1, Level AA Compliance) Services (Introduced by: Courtney Flynn, Communications Director)

I.6. Standard Purchasing Resolution 2: Low Bidder Meeting Specifications- Boulan Park Improvements Phase 1 and 2 and Budget Amendment (Introduced by: Kurt Bovensiep, DPW Director)

I.7. 2026 City Council Meeting Schedule (Presented by: Frank Nastasi – City Manager)

J. CONSENT AGENDA:

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

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

J.2. Approval of City Council Minutes

J.2.a. City Council Minutes-Draft - February 23, 2026

J.3. **Proposed City of Troy Proclamations: None Submitted**

J.4. **Standard Purchasing Resolutions:**

J.4.a. **Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Concrete Floor Refinishing Services**

J.4.b. **Standard Purchasing Resolution 8: Best Value Award – DDA and Civic Center Upgraded Landscape Maintenance**

J.5. **Traffic Signal Agreements – Rochester Road, Barclay to Trinway - Project No. 02.206.5**

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. **Announcement of Public Hearings:**

K.1.a. **Announcement of Public Hearing (March 23, 2026) – Conditional Rezoning – (JPCR2025-010) – Proposed Z Square Medical Office Building, North Side of Big Beaver, East Side of Frankton (PIN 88-20-22-358-028 & -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District**

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:

N.1. **No Council Referrals Submitted**

O. REPORTS:

O.1. **Minutes – Boards and Committees: None Submitted**

O.2. Department Reports: None Submitted

O.3. Letters of Appreciation: None Submitted

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. Closed Session

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting

October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting

CITY COUNCIL AGENDA

March 2, 2026 - 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: Senior Pastor David Huffstutler from First Baptist Church of Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

Excuse Absent Council Members:

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of March 2, 2026, due to _____.

Yes:
No:

MOTION CARRIED / FAILED

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 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project (Introduced by: Kurt Bovensiep, DPW Director and Courtney Flynn, Communications Director)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

WHEREAS, The City Council of the City of Troy, after conclusion of a Public Hearing on this date, March 2, 2026, has determined that we direct Oakland County to transfer Program Year (PY) 2024 unexpended funds of $67,949.00 to support the completion of the ongoing Boulan Park Inclusive Play Structure Project.

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to direct Oakland County to transfer funds from Program Year 2024 totaling $67,949.00 to the ongoing Boulan Park Inclusive Play Structure Project.

Yes:
No:

MOTION CARRIED / FAILED

E.2. Public Hearing – Conditional Rezoning – Proposed Troy Trail North, East Side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

WHEREAS, The City is in receipt of a proposed rezoning request from R-1C (One-Family Residential) District to RT (One-Family Residential) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the east side of Livernois, north of Big Beaver, PIN 88-20-22-101-034, being approximately 33.9 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04.A.1 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on November 11, 2025; and,

WHEREAS, The Planning Commission, by a vote of 8-1, 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 R-1C District to be conditionally rezoned to RT District.

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

BE IT FURTHER RESOLVED, That Troy City Council **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:

MOTION CARRIED / FAILED

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 - Global Troy Advisory Committee; b) City Council Appointments - Liquor Advisory Committee

a) Mayoral Appointments

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

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

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2028	**Lisa Neal**
	Term currently held by: Vacancy - MiVida Burrus resigned

Yes:
No:

MOTION CARRIED / FAILED

b) City Council Appointments

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

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

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	**Kelly Jones**
	Term currently held by: Kelly Jones

Yes:
No:

MOTION CARRIED / FAILED

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Election Commission, Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Historic District Commission, Liquor Advisory Committee

a) Mayoral Nominations:

Suggested Resolution
Resolution #2026-03-
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:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	
Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah		7/31/2026	Troy High School Student Rep.	
Ljuljdjuraj, Lula		7/31/2026	International Academy Student Rep	
Marshall, Everett		7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	9/28/2023	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa (Nomination)		*10/30/2026*		
Sekhri, Suneel	11/5/2023	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	BRA exp 4/30/2026
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025	
Zhou, Yudong	12/7/2024	10/30/2028		

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	12/22/2026	Liquor Adv. Comm. exp 1/31/2027
Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	
Gill, Jasper	1/13/2028	
Neal, Lisa	2/24/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:
No:

MOTION CARRIED / FAILED

b) City Council Nominations:

Suggested Resolution
Resolution #2026-03-
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:

Election Commission
Appointed by Council
2 Regular Members and 1 Charter Member
1 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Dickson, M. Aileen		City Charter	City Clerk		
Sadlier, Stephen	1/22/2026	1/31/2026	Democratic Party Recommendation		Requests Reappointment
Watts, Ray	1/6/2027	1/31/2026	Republican Party Recommendation		Requests Reappointment

Nominations to the Election Commission:

Term Expires: 1/31/2027		**Democratic Party Recommendation**
	Term currently held by: Stephen Sadlier	
Term Expires: 1/31/2027		**Republican Party Recommendation**
	Term currently held by: Ray Watts	

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Abdullah, Neharunnessa	9/17/2026	Affidavit on File	
Sackrison, Anne	12/22/2026	Affidavit on File	

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council
7 Regular Members and 2 Ordinance Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Bovensiep, Kurt		12/31/2027		
Brooks, Theresa		11/8/2027	City Council Appointee	
Foster, John		12/31/2027		
Maleszyk, Robert		Chapter 10		
Mork, James		12/31/2028	Elected	
Nastasi, Frank		Chapter 10		
Owczarzak, Mark	12/15/2024	12/31/2025	City of Troy Retiree	

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2028		**City of Troy Retiree**
	Term currently held by: Mark Owczarzak	

Interested Applicants:

Name	Application Expiration	Notes 1
Batool, Syeda	3/5/2026	
Faiz, Iqbal	10/15/2026	
Mudaliar, Vinodoh Kumar	7/29/2027	P&R Bd exp 9/30/2028
Von Oeyen, Schuyler	3/12/2027	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Adams, John Howard	3/5/2026	5/15/2027	Bd of Review exp 1/31/2029	
Chambers, Barbara	1/18/2025	3/1/2026	ZBA exp 1/31/2027	
Emerson, Rosalyn	12/12/2027	3/1/2026		Requests Reappointment
Frisen, Sande	1/2/2027	3/1/2028	BCBA exp 1/1/2030	
Murrish, Dale	2/6/2027	5/15/2027		
Rahman, Sadek	10/15/2022	3/1/2026		
Swaminathan, Abi	9/2/2025	5/15/2027	Traffic Comm exp 1/31/2027	

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	
	Term currently held by: Barbara Chambers
Term Expires: 3/1/2029	
	Term currently held by: Rosalyn Emerson
Term expires: 3/1/2029	
	Term currently held by: Sadek Rahman

Interested Applicants:

Name	Application Expiration	Notes 1
Gill, Jasper	1/13/2028	

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 3
Amato, Karen	11/19/2027	1/31/2027	
Comiskey, Ann	1/20/2026	1/31/2027	
Giorgi, Lynn		Chapter 101	
Gorcyca, David	12/4/2021	1/31/2026	No Reappointment
Haight, David	4/11/2024	1/31/2028	
Jones, Kelly (nominated)	*12/20/2024*	*1/31/2026*	
Kaltsounis, Andrew	6/30/2027	1/31/2027	
Martin, Matthew	5/11/2024	1/31/2028	

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	
	Term currently held by: David Gorcyca

Interested Applicants:

Name	Application Expiration	Notes 1
Sabbagh, Allen	9/17/2026	
Wodzinski, Todd	12/9/2026	LDFA exp 6/30/2027

Yes:
No:

MOTION CARRIED / FAILED

I.3. Request for Closed Session

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v 5024 Rochester LLC*, Oakland County Circuit Court case number 2025-213609-CC.

Yes:
No:

MOTION CARRIED / FAILED

I.4. Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – Upgraded SpeedAlert Radar Message Sign with Trailer - Troy Police Department and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of the SpeedAlert 24 Radar Message Sign with trailer and traffic data gathering equipment to *All Traffic Solutions Inc. of Chantilly, VA* per Sourcewell Cooperative Purchasing Contract #090122-ATS for an estimated cost of $18,584.17 as detailed in the attached Quote #Q-104673; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment amount of $19,000.00 to the Police Department Capital Fund account number 401.301.12.315.978.010.

Yes:
No:

MOTION CARRIED / FAILED

I.5. Bid Waiver for Digital Accessibility (WCAG 2.1, Level AA Compliance) Services (Introduced by: Courtney Flynn, Communications Director)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Common Threads Consultancy LLC of Berkley, MI* for Digital Accessibility Services and training for an estimated cost of $24,000, and **AUTHORIZES** the Troy Communications Director to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

MOTION CARRIED / FAILED

I.6. Standard Purchasing Resolution 2: Low Bidder Meeting Specifications- Boulan Park Improvements Phase 1 and 2 and Budget Amendment (Introduced by: Kurt Bovensiep, DPW Director)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Boulan Park Improvements Phase 1 and 2 to *Best Asphalt of Romulus, MI* for an estimated total cost of $318,488.33, which includes the alternate bid to include the addition of stormwater drainage plus a 15% contingency for a total of $366,262, at prices contained in the bid tabulation dated February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the expenditure of budgeted capital funds to *Anderson, Eckstein & Westrick, Inc. of Shelby Township, MI* for the Contract Administration Services for the Boulan Park Improvements Phase 1 and 2 in the amount of $77,300.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment of $205,126.30 to the Capital Fund- Park Development- Land Improvements- Inclusive Park account 401.770.771.974.1000, as well as a budget amendment to the CDBG Fund Account 280.741.995.401 - Operating Transfers Out To Capital in the amount of $75,126.30.

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

Yes:
No:

MOTION CARRIED / FAILED

I.7. 2026 City Council Meeting Schedule (Presented by: Frank Nastasi – City Manager)

Suggested Resolution
Resolution #2026-03-
Moved by
Seconded by

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, July 27, 2026 Emergency Medical Services (EMS) Performance Evaluation

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:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2026-03-
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:

MOTION CARRIED / FAILED

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

J.2. Approval of City Council Minutes

Suggested Resolution
Resolution #2026-03-

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

J.2.a. City Council Minutes-Draft - February 23, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Concrete Floor Refinishing Services

Suggested Resolution
Resolution #2026-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide as-needed Concrete Floor Refinishing Services for two (2) years with three (3) one-year renewal options to the sole bidder meeting specifications, *Great Lakes Concrete Restoration LLC of Troy, MI,* at unit prices contained in the bid tabulation opened February 19, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2031.

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

J.4.b. Standard Purchasing Resolution 8: Best Value Award – DDA and Civic Center Upgraded Landscape Maintenance

Suggested Resolution
Resolution #2026-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide DDA Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape, Inc. of Rochester Hills, MI* for an estimated annual cost of $188,475 for Proposal A and $24,990 for Proposal B at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Civic Center Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape Inc. of Rochester Hills, MI* for an annual estimated cost of $135,650 at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

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

J.5. Traffic Signal Agreements – Rochester Road, Barclay to Trinway - Project No. 02.206.5

Suggested Resolution
Resolution #2026-03-

RESOLVED, That Troy City Council hereby **APPROVES** the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Rochester Road, Barclay to Trinway project at the following locations: Rochester Road (NB) at Shallowdale, Signal No. 640, and Rochester Road (SB) at Eckford, Signal No. 1641; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreements, 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:**

K.1.a. **Announcement of Public Hearing (March 23, 2026) – Conditional Rezoning – (JPCR2025-010) – Proposed Z Square Medical Office Building, North Side of Big Beaver, East Side of Frankton (PIN 88-20-22-358-028 & -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District**

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:

N.1. **No Council Referrals Submitted**

O. REPORTS:

O.1. **Minutes – Boards and Committees: None Submitted**

O.2. **Department Reports: None Submitted**

O.3. **Letters of Appreciation: None Submitted**

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. Closed Session

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting

August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

E.1.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Courtney Flynn, Communications Director

Subject: Public Hearing to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project (Introduced by: Kurt Bovensiep, DPW Director and Countney Flynn, Communications Director)

Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the Reprogramming of CDBG funds. For Program Year 2024 the City of Troy has estimated unexpended funds of $67,949, which must be expended or relinquished.

The City of Troy seeks to utilize Community Development Block Grant Funds to undertake the following improvements at Boulan Park, 3671 Crooks Road:

1. **Inclusive Play Structure:**
    - Reconstruction: Design and build a new play structure that accommodates children of all abilities, ensuring that all kids can participate in active play.
    - Accessibility Features: Install ramps and equipment that meet current ADA guidelines, promoting engagement for children using wheelchairs or other mobility devices.

The construction of the inclusive play area is a multi-phase project as funds become available. The reprogrammed funds will allow the continued expansion of the area to meet the most current inclusive play standards.

Recommendation

It is recommended that City Council approve the reprogramming of Program Year 2024 unexpended funds of $67,949 help fund the ongoing Boulan Park Inclusive Play Structure Project.

Suggested Resolution:
WHEREAS, The City Council of the City of Troy, after conclusion of a Public Hearing on this date, March 2, 2026, has determined that we direct Oakland County to transfer Program Year (PY) 2024 unexpended funds of $67,949.00 to support the completion of the ongoing Boulan Park Inclusive Play Structure Project.

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to direct Oakland County to transfer funds from Program Year 2024 totaling $67,949.00 to the ongoing Boulan Park Inclusive Play Structure Project.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

E.2.

Date: February 26, 2026

To: Frank Nastasi, City Manager

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

Subject: PUBLIC HEARING – CONDITIONAL REZONING – (JPCR2025-009) – Proposed Troy Trail North, East Side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District

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The applicant Tableau by Mondrian seeks conditional rezoning of a 33.9-acre former church site. The applicant intends to construct 156 residential units comprised of three different housing types: 63 single family homes, 37 townhomes and 56 stacked flats (8-plex).

The attached report prepared for the November 11, 2025 Planning Commission Regular meeting summarizes the application.

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

1. The Preliminary Site Plan is approved as presented.
2. The Preliminary Landscape Plan is approved as presented.
3. The total number of units within the property proposed to be rezoned shall not exceed 156.
4. The maximum height of all units shall not exceed 2.5 stories and/or 30 feet.
5. Maximum % of Lot Area Covered by Buildings will be 30%.
6. Building Materials shall be a mix of brick, asphalt shingles, metal accents and plank siding with a variety of color palates and durable low-maintenance materials.
7. All units shall have a garage.
8. The proposed development will include 24% of the site area as open space.
9. A 5.3 acre community park will be conveyed to the City of Troy. The park will include a playground and trail installed by the developer, a donation valued between land and equipment at approximately $2,000,000. The City of Troy to maintain the park in perpetuity after initial installation.

Section 5.4 of the Conditional Rezoning Agreement contains the following provision: "If the market for the 8-plex buildings is not viable Tableau shall have the right (without having to amend this Agreement) to construct 2-story townhomes in place of the 8-plex buildings (as depicted on the Site Plan attached hereto as Exhibit B) thereby reducing the overall number units in the development (23 townhome units shall replace 40 units within (5) 8-plex building).

Tableau will include a minimum of (2) 8-plex buildings in the development". If Mondrian were to construct only two 8-plex buildings (totalling 16 units), the mix of housing types would be: 63 single family homes, 60 townhomes and 16 stacked flats, for a total of 139 units. This provision was not presented to the Planning Commission.

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 November 11, 2025 and recommended approval of the request by a vote of 8-1.

A public hearing is scheduled for this item on March 2, 2026.

-

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman for November 11, 2025 Planning Commission meeting
3. Minutes from November 11, 2025 Planning Commission Regular meeting (excerpt)
4. Preliminary Site Plan
5. Conditional Rezoning Agreement (draft)

Suggested Resolution:
WHEREAS, The City is in receipt of a proposed rezoning request from R-1C (One-Family Residential) District to RT (One-Family Residential) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the east side of Livernois, north of Big Beaver, PIN 88-20-22-101-034, being approximately 33.9 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04.A.1 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on November 11, 2025; and,

WHEREAS, The Planning Commission, by a vote of 8-1, 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;

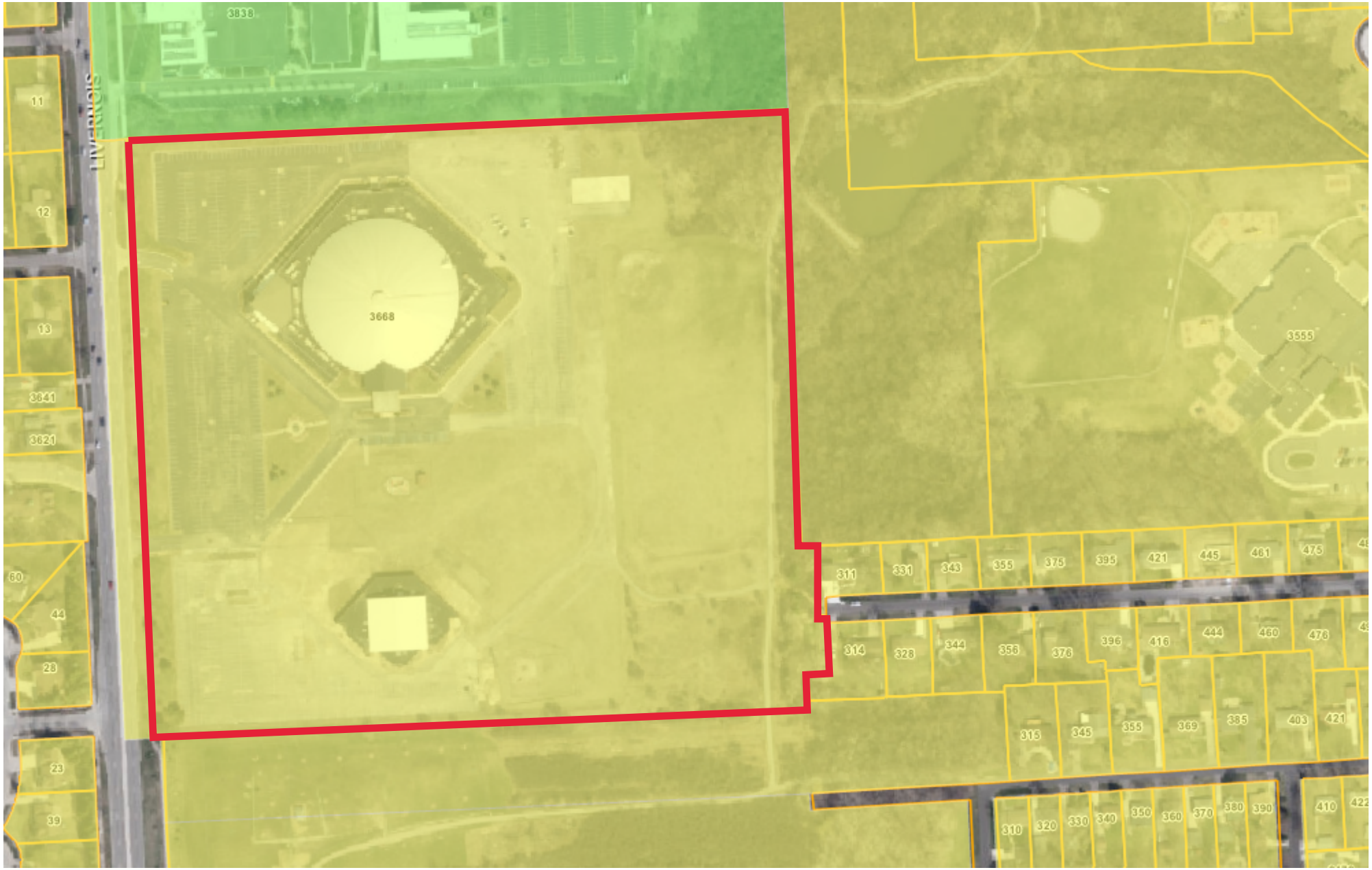
THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1C District to be conditionally rezoned to RT District.

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

BE IT FURTHER RESOLVED, That Troy City Council **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**.

GIS Online



0 400 800 ft

Print Date: 11/3/2025

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



0 400 800 ft

Print Date: 11/3/2025

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: August 5, 2025
September 9, 2025
October 14, 2025

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

Applicant: Joe Maniaci, Tableau by Mondrian

Project Name: Troy Trails North

Plan Date: October 2, 2024

Location: 3668 Livernois (east side of Livernois, north of Big Beaver, south of Wattles)

Zoning: R1-C, One Family Residential

Proposed Zoning: RT, One Family Attached

Action Requested: Conditional Rezoning and Preliminary Site Plan Recommendation

PROJECT SUMMARY

A Conditional Rezoning and Preliminary Site Plan application was submitted to construct a 156-unit residential project. The project includes three different housing products:

- Sixty-three (63) single family residential lots
- Thirty-seven (37) townhomes
- Fifty-six (56) stacked flats

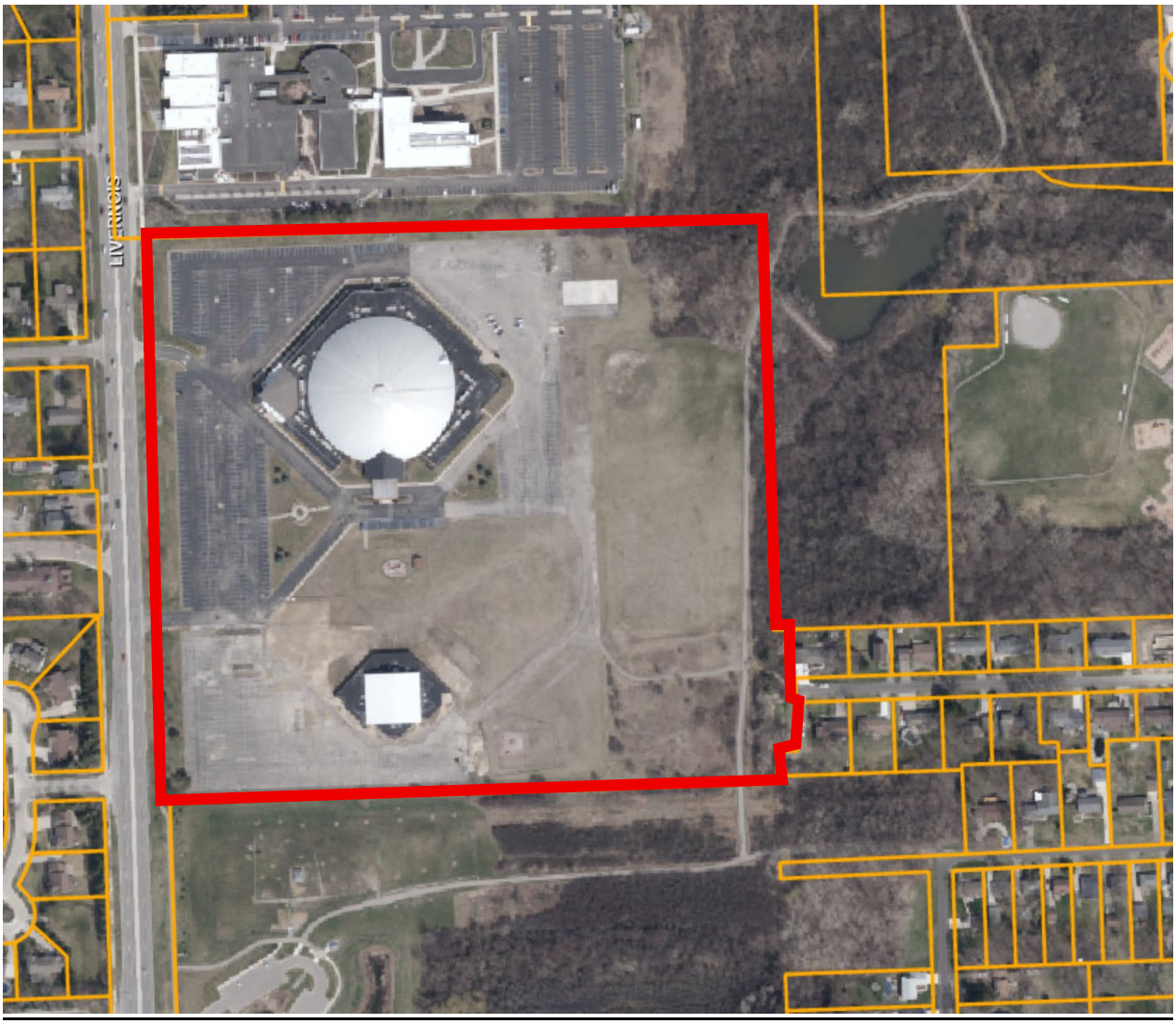
The 33.9-acre site is the current site of the Motor City church. The applicant proposes to demolish the two (2) buildings on site and redevelop the site. The eastern portion of the site is

located in the floodplain. The applicant proposes to cut and fill in the floodplain, and improve with a community park and trail access.

The proposed project requires a conditional rezoning and preliminary site plan review. The subject site is currently zoned R-1C, One Family residential. The applicant proposes to rezone entire site to RT, One Family Attached to build single-family homes, townhomes, and and apartments. All forms of housing are permitted uses in the RT, One Family Attached zoning district.

Site amenities include improving access to the trail and a community park along the trial.

Location of Subject Site:



Current Zoning
R-1E, One Family Residential

Proposed Zoning:
RT, One-family Attached

Current Use of Subject Property:
Place of Worship and Private School

Proposed Uses of Subject Property:
Residential

Surrounding Property Details:

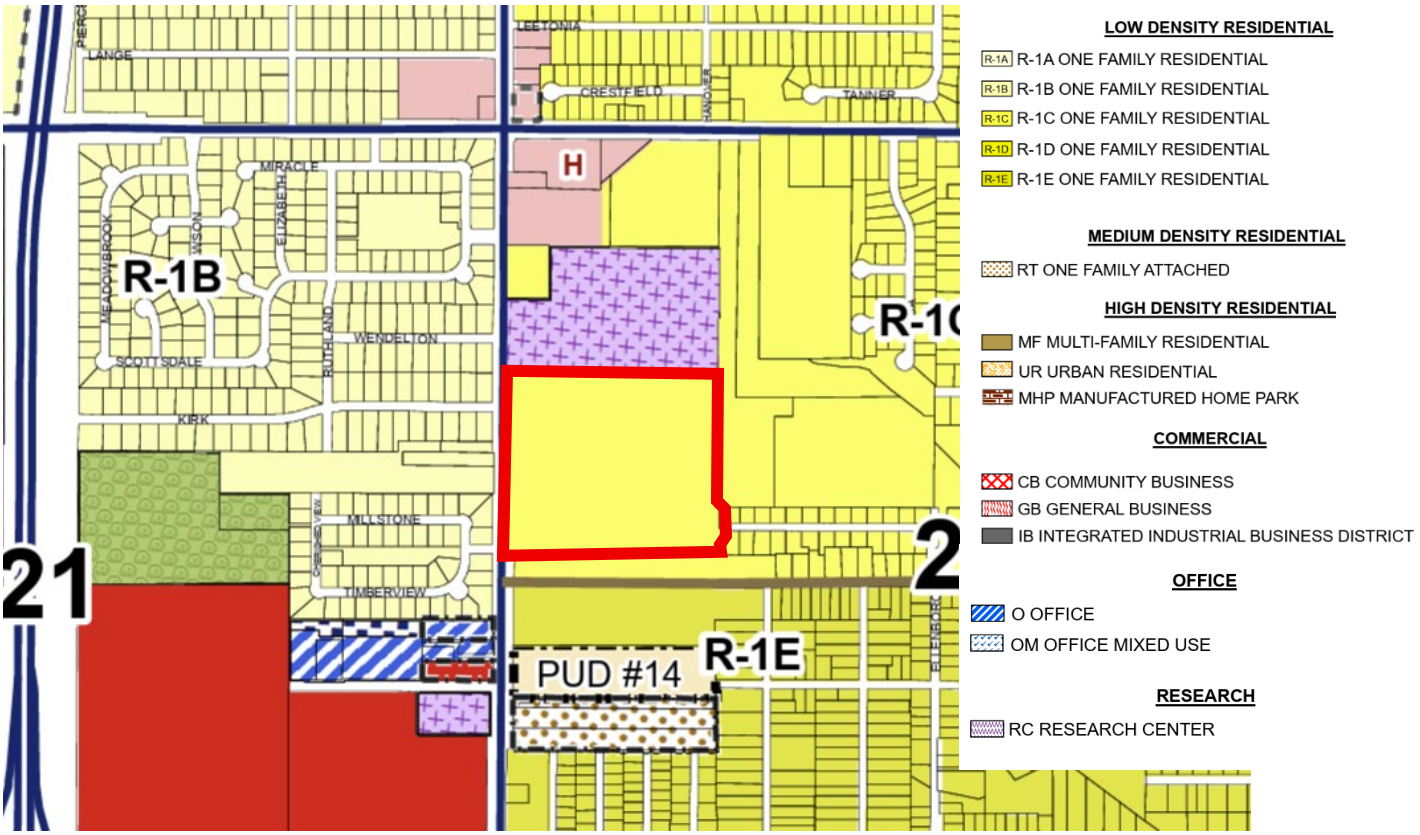
Direction	Zoning	Use
North	CF, Community Facility	Walsh College
South	R-1E, One Family Residential	City Dog Park
East	R1-C, One Family Residential	Vacant and One Family Residential
West	R1-B, One Family Residential	Place of Worship and One Family Residential

CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

1. *The Preliminary Site Plan is approved as presented.*
2. *The Preliminary Landscape Plan is approved as presented.*
3. *The total number of units within the property proposed to be rezoned shall not exceed 156.*
4. *The maximum height of all units shall not exceed 2.5 stories and/or 30 feet.*
5. *Maximum % of Lot Area Covered by Buildings will be 30%.*
6. *Building Materials shall be a mix of brick, asphalt shingles, metal accents, and plank siding with a variety of color palettes and durable low-maintenance materials.*
7. *All units shall have a garage.*
8. *The proposed development will include 24% of the site area as open space.*
9. *A 5.3-acre community park will be conveyed to the City of Troy. The park will include a playground and trail installed by the developer, a donation valued between land and equipment at approximately $2,000,000. The City of Troy to maintain park in perpetuity after initial installation.*

ZONING



The subject site is zoned R-1C, One Family-Residential. There are a variety of zoning districts around the subject site and in the general proximity including R-1C One-Family Residential, R-1B One-Family Residential, CF Community Facility, PUD, Neighborhood Node, and O Office. There is RT One-family Residential zoning four (4) parcels to the south.

Uses in the immediate area are a mix including single-family residential, community facility (Walsh College), public park, office, and commercial.

MASTER PLAN

The future land use map identifies the site as Single-Family Residential:



The predominant land use in the City of Troy is single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas. The single family areas of the City are arranged around Social Neighborhoods. Social Neighborhoods are unique, self-contained areas bounded by Troy's main thoroughfares. They are mostly single-family areas centered on community elements like schools or parks. -Page 88

Approximately 75% of the development's land area is dedicated to single-family residential use, which clearly aligns with the Master Plan. The remaining 25% is planned for a mix of multiple-family and attached single-family housing. The inclusion of a range of housing types is consistent with the Master Plan's single-family designation, provided such housing is contextually appropriate, thoughtfully integrated with the single-family areas, and functions effectively as a transitional buffer to more intensive land uses. Additionally, Chapter 8 of the Master Plan identifies a community need for greater housing diversity, further supporting this approach:

A diverse mix of housing types is essential to meeting the needs of current residents, while attracting new households to the community. The City of Troy is a leader in the Knowledge Economy and should continue to meet the needs of this young, ambitious workforce by providing desirable entry level housing options. The City is also a leader in public education, recreation amenities, and community services; such quality of life factors make Troy an attractive community for families and empty nesters. Housing diversity provides a mixture of housing options that allows people with different housing needs to be able to live in Troy and remain when their needs change. This requires a diversity of housing types at a range of price points, available to rent or own. -Page 75

Overall, we find that the applicant has successfully integrated a mix of housing types that not only enhances housing diversity but also serves as a transitional buffer between the proposed single-family residential area and Walsh College to the north. The development includes three distinct housing types, offering a variety of options that can appeal to a broad spectrum of existing and future Troy residents.

NATURAL FEATURES

Topography: A topographic survey has been provided on Sheet P-1.0. The site is generally flat towards Livernois, however the rear of the site slopes towards the wetland and floodplain.

Wetlands: The applicant has submitted a wetland delineation, which indicates that two wetlands are likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). We note that wetland delineation is from 2021 and should be updated as wetlands may have expanded or contracted in that time.

Floodplain: The site is located within a flood zone. Impacts to be reviewed by City Engineer.

Woodlands: A tree survey and plan was provided on sheets LS-9 and 10.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	0 inches	0 inches
Woodland	85 inches	42.5 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Total	**42.5 inches required for replacement.**	

Items to be Addressed: *Provide updated wetland delineation*

SITE ARRANGEMENT

The applicant proposes a 156-unit residential project. The project includes three different housing products:

- Sixty-three (63) single family residential lots
- Thirty-seven (37) townhomes
- Fifty-six (56) stacked flats

The 33.9-acre site is the current site of the Motor City church. The applicant proposes to demolish the two (2) buildings on site and redevelop the site. The eastern portion of the site is located in the floodplain. The applicant proposes to cut and fill in the floodplain, and improve trail access.

Approximately 75% of the site, 40% of the total units, is devoted to single family residential. The

remaining 25% of the site is devoted to attached single family residential (townhomes) and multiple family stacked flats. Both the single-family and multiple-family portions of the development have access points from Livernois, and are also connected internally through a shared roadway, promoting circulation and connectivity within the site.

The development includes internal sidewalk connections, connections to the existing sidewalk on Livernois, and access to the Troy Trail. Approximately 5.3 acres of the site is being dedicated as a community park. The park is being dedicated to the City to maintain.

Site Layout Concerns

- Townhome Cluster (Units 28–37): We have concerns regarding the placement of townhomes 28–37 as an "island" surrounded by stacked flats. We recommend rearranging the layout so that either these townhomes are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats. This adjustment would create a more cohesive neighborhood pattern and improve compatibility of housing types.

- Livernois Frontage (Units 1–8 and 41–48): Units 1–8 and 41–48 of the stacked flats currently present their side elevations—with garage door–dominated façades—toward Livernois. We strongly encourage site modifications to orient the front façades of these buildings to Livernois, rather than the garage-dominated sides. This adjustment would enhance the project's street presence and align with the City's goals for an active, pedestrian-friendly corridor.

Items to be Addressed: *1). Reorient Building 1-8 and 41-48 of the Stacked Flats so that they fronts on Livernois rather than portrays a garage door dominated façade; and 2). Rearrange the layout so that either townhomes 28-37 are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats.*

AREA, WIDTH, HEIGHT, SETBACKS

Dimensional standards of RT, One Family Attached are set forth in Section 4.07:

	Required	Provided	Compliance
RT, Residential Attached			
Front Setback	25 feet	25 feet	Complies
Front Setback adjacent to Major Arterial (Livernois)	50 feet	50 feet	Complies

Side Setbacks	5 single / 15 total feet	5 single / 15 total feet	Complies
Rear Setback	35 feet	35 feet	Complies
Maximum Building Lot Coverage	30%	20.5%	Complies
Maximum Building Height	2.5 stories/ 30 feet	2 stories, 28 feet	Complies
Maximum Density	5,000 sq/ft per unit	9,475 sq/ft per unit	Complies

We note that while the RT District requires a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet, the applicant is proposing single-family lots with a minimum width of 60 feet and a minimum lot area of 6,600 square feet. This exceeds the district's minimum standards and would result in larger single-family lots than required.

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	8 units per building = 16 spaces per building	12 garage spaces + 4 striped spaces in driveways	Complies
Townhomes			

2 spaces per each dwelling unit	2 spaces per unit	2 spaces per unit	Complies
Single Family			
2 spaces per each dwelling unit	2 spaces per unit	2 spaces per unit	Complies

The applicant notes that on-street parking is provided around the site.

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION

Vehicular Access:

Both the single-family and multiple-family portions of the development have access points from Livernois, and are also connected internally through a shared roadway, promoting circulation and connectivity within the site.

Pedestrian Circulation:

The development includes internal sidewalk connections, connects to the existing sidewalk on Livernois, and access to the Troy Trail.

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			
Livernois: 1 deciduous tree per 30 lineal feet of street frontage	1,057/30 = 35	53 trees (45 new; 8 existing)	Complies
Interior Landscaping			

1 deciduous tree per 50 lineal feet of street frontage	9,023/50 = 181 trees	187 trees	Complies
Screening Between Uses (Interior – Single Family and Stacked Flats)			
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	Interior Screening: 560 lineal feet = 56 trees	36 trees	Does not comply
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	Interior Screening: 370 lineal feet = 37 trees	27 trees	Does not comply
Overall Site Landscaping			
A minimum of 20% of the site area shall be comprised of landscape material	20%	20.0%	Complies

Screening

As set forth in Table 13.02-B, Landscape Screening Schedule, landscape screening is required between single-family detached uses and two-family or multi-family residential uses. The table does not waive this requirement when mixed housing types are located within the same development. Therefore, the applicant is required to provide landscape screening between the single-family portion and the multi-family portion of the site. While the applicant has included some screening, the plan does not meet the full amount required by the ordinance.

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.

***Items to be Addressed**: Provide required screening between onsite single-family and stacked flats.*

PHOTOMETRICS

The applicant has provided a photometric plan. The applicant proposes five (5) bollard/pole light and the remainder are building lights. All lighting requirements have been met.

***Items to be Addressed:** none*

FLOOR PLAN AND ELEVATIONS

Materials:

Townhomes & Single-Family Homes – Exterior Materials

1. Siding
   - Fiber cement lap siding: Used extensively as the primary wall finish.
   - Vertical fiber cement board and batten: Used in accent areas to provide material variation and visual interest.
2. Masonry
   - Brick or stone veneer wainscoting: Applied at the base of buildings for enhanced durability and design variety.
3. Trim and Accents
   - Trim boards and fascia: Painted to contrast or complement siding, emphasizing roof lines and building articulation.
   - Shutters and window trim: In some elevations to enhance façade depth and break up wall massing.
4. Roofs
   - Asphalt shingles: Composition shingles in neutral tones, likely dimensional shingles for aesthetic quality.
   - Gabled roof forms: Dominant form with varying pitches, overhangs, and returns.
5. Windows and Doors
   - Vinyl windows with divided light patterns (especially on front façades).
   - Front doors: Often feature sidelights or transom windows; some units include porch or stoop canopies.
6. Garage Doors
   - Paneled and architecturally coordinated with overall façade design.

Stacked Flats – Exterior Materials & Design Features

1. Siding
    - Horizontal lap siding (likely fiber cement) is the dominant wall finish.
    - Vertical board and batten siding is used at key accent areas to visually break up the massing.
    - Shingle-style siding panels appear in gable ends and select vertical bays for texture contrast.
2. Masonry
    - Stone veneer or brick wainscoting is applied at the ground level, typically around building bases and stair enclosures for both aesthetic strength and durability.
3. Trim and Architectural Detailing
    - Painted trim boards are used to outline windows, doors, and cornices.
    - Balconies feature metal railings (dark-colored), adding contrast and functional outdoor space.
    - Decorative brackets and horizontal banding help define floor levels and reduce perceived building height.
4. Roof Forms
    - Varied rooflines including front-facing gables, dormer-style elements, and overhanging eaves.
    - Architectural asphalt shingles in dark tones are the primary roofing material.
5. Entrances & Windows
    - Main entrances are covered by shed-style or gabled awnings supported by columns or brackets.
    - Double-hung and picture windows with grilles are arranged symmetrically to maintain rhythm and scale.
    - Recessed balconies or projecting decks are integrated into upper stories to provide private outdoor areas and façade articulation.

Architecture Program:

1. Single-Family Detached Homes
    - Traditional neighborhood-style homes
    - Variety of elevations and rooflines to create visual diversity
    - Typically front-loaded with attached garages
2. Townhomes
    - Attached two- and three-story homes
    - Varied facades within each building group to avoid monotony
    - Each unit has an individual entry and garage
3. Stacked Flats
    - Multi-unit residential buildings with vertically stacked flat-style units
    - Includes individual balconies, stairwells, and articulated façades

Color

Renderings indicate a neutral earth-tone palette (beiges, taupes, greys, and off-whites) with darker roofing materials and occasional bolder trim or accent color (e.g., black or deep brown).

Items to be Addressed: *1). Provide color rendering of side and rear (garage) elevations; and 2). Provide 3-D modeling of the site in context.*

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

We recommend that the Planning Commission hold a public hearing, consider public comments, and discuss the following items with the applicant:

1. *Compliance with Section 16.04.C.3 Conditional Rezoning Standards*
2. *Compliance with Section 18.06 Site Plan Standards*
3. *Layout and orientation:*
    a) *Provide color rendering of side and rear (garage) elevations.*
    b) *Provide 3-D modeling of the site in context.*
    c) *Reorient Building 1-8 and 41-48 of the Stacked Flats so that they fronts on Livernois rather than portrays a garage door dominated façade.*
    d) *Rearrange the layout so that either townhomes 28-37 are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats.*

If the Planning Commission recommends approval the following design considerations should be conditions of approval:

1. *Provide required screening between onsite single-family and stacked flats.*
2. *Provide wetland delineation.*

Sincerely,

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

CONDITIONAL REZONING APPROVAL

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (JPCR2025-009) – Proposed Troy Trail North, East of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District

An introductory video of the proposed Troy Trail North application prepared by the applicant was presented.

Mr. Carlisle reviewed the proposed Conditional Rezoning application. He noted the Planning Commission is a recommending body to the City Council who has final approval of a Conditional Rezoning application. Mr. Carlisle addressed the variety of proposed housing types, surrounding zoning, site layout, how the application relates to the Master Plan and improvements to the community trail and park. He identified the nine conditions offered by the applicant.

Mr. Carlisle asked the applicant to address 1) the placement of townhomes surrounded by the stacked flats; 2) the garage-dominated side elevation of the stacked flats along Livernois; and 3) landscape screening between the mixed housing types as required by the Zoning Ordinance.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberations compliance with Section 16.04.C.3 Conditional Rezoning Standards, compliance with Section 8.06 Site Plan Review Design Standards, and the layout and orientation of the site. He said any approval of the application should be subject to providing the required screening between onsite single-family and the stacked flats and providing an updated wetland delineation.

Present were Joseph Mondrian of Tableau by Mondrian, Project Architect Alexander Bogaerts and Project Engineer John Thompson of PEA Group.

Mr. Bogaerts addressed the integration and blend of the multiple family units with the single family homes, the steep grade change on Livernois and vegetation along Livernois that will obscure the garage-door dominance of the stacked flats, and the location of the City park near the trail entrance and parking.

Some comments during discussion related to the following:

- Consideration to add architectural details to the side elevation of townhomes.
- Location of City park to the south to accommodate user access and parking.
- Elimination of required landscape screening between housing variety offers openness and social opportunity among neighbors.
- Traffic study findings; comments, recommendations by Traffic Engineer and City Traffic Consultant (OHM). Livernois under jurisdiction of the Road Commission for Oakland County (RCOC).
- Price point of homes; market rate determinant.
- All homes would be under one Homeowners Association (HOA).
- Dedication of City park and playground as relates to maintenance and liability.

PUBLIC HEARING OPENED

- David Savage, 790 Harris; addressed density of the proposed application, would prefer single family zoning for consistency with neighboring subdivisions, expressed concern with impact to infrastructure and schools.
- Ray Richard, 344 Colebrook; addressed existing flooding issues in the location of the park to be dedicated to the City.

PUBLIC HEARING CLOSED

Mr. Thompson addressed stormwater management, existing floodplain and historically known flooding issues. He addressed ongoing mitigation of the flooding concerns and said the application under consideration this evening would not have an increased impact on the floodplain.

Resolution # PC-2025-11-xxx
Moved by: Fox
Seconded by: Buechner

RESOLVED**,** That the Planning Commission has considered an application to conditionally rezone certain property approximately 33.9 acres in size, located within Section 22 of the City of Troy, east of Livernois Road, north of Big Beaver Road, with property identification number (PIN) 88-20-22-101-034. Planning Commission hereby **RECOMMENDS APPROVAL** of the application to conditionally rezone the subject property from R-1C to RT zoning, as permitted pursuant to Section 16.04 of the City of Troy Zoning Ordinance. The recommendation is based on the following findings made pursuant to the standards outlined in Troy's Zoning Ordinance:

1. The request does comply with the Master Plan, specifically with reference to the variety of housing types.
2. The rezoning would permit greater flexibility in use and development of the property, offering a variety of housing types.
3. The conditions offered by the applicant reasonably protect the adjacent properties, providing appropriate screening, setbacks and transition.

4. The rezoning is 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 consideration:

1. Provide an updated wetland delineation.

Discussion on the motion on the floor.

Ms. Dufrane addressed the conditions offered by the applicant that are tied to any approval of the Site Plan. She noted the updated wetland delineation is a Site Plan requirement to an approval of the application and does not need to be in the Resolution as a design consideration.

The Tableau by Mondrian team was commended on the application.

Board members asked the City Council in its deliberations to consider the following:
- Maintenance, liability, and parking arrangement of the proposed City park.
- Site layout as proposed that integrates multiple family units with single family homes.
- Mitigation of potential traffic concerns.

Mr. Savidant stated he would revise the Planning Department portal website to update the conditions offered by the applicant.

Written communication from Mary Ellen Barden, 2105 Babcock, who addressed concerns with the density of the proposed application, was acknowledged as received.

Mr. Lambert stated he would not vote in favor of the application. He said the proposed stacked flats are not a good fit or compatible with the single family homes located on the west side of Livernois.

Mr. Fox acknowledged the design consideration included in the previously stated Resolution is not necessary and asked that it be omitted. Mr. Buechner agreed to its omission.

Resolution # PC-2025-11-065
Moved by: Fox
Seconded by: Buechner

RESOLVED**,** That the Planning Commission has considered an application to conditionally rezone certain property approximately 33.9 acres in size, located within Section 22 of the City of Troy, east of Livernois Road, north of Big Beaver Road, with property identification number (PIN) 88-20-22-101-034. Planning Commission hereby **RECOMMENDS APPROVAL** of the application to conditionally rezone the subject property from R-1C to RT zoning, as permitted pursuant to Section 16.04 of the City of Troy Zoning Ordinance.

The recommendation is based on the following findings made pursuant to the standards outlined in Troy's Zoning Ordinance:

1. The request does comply with the Master Plan, specifically with reference to the variety of housing types.
2. The rezoning would permit greater flexibility in use and development of the property, offering a variety of housing types.
3. The conditions offered by the applicant reasonably protect the adjacent properties, providing appropriate screening, setbacks and transition.
4. The rezoning is compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

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

MOTION CARRIED

PRELIMINARY SITE PLANS

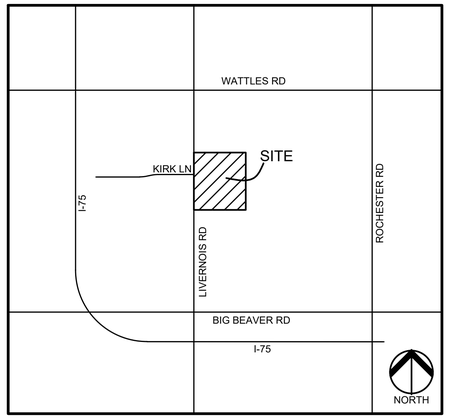
TROY TRAIL NORTH

3668 LIVERNOIS ROAD

TROY, OAKLAND COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	OVERALL TOPOGRAPHIC SURVEY
P-1.1	TOPOGRAPHIC SURVEY - NORTH
P-1.2	TOPOGRAPHIC SURVEY - SOUTH
P-2.0	PRELIMINARY SITE PLAN - OVERALL
P-2.1	PRELIMINARY SITE PLAN - NORTH
P-2.2	PRELIMINARY SITE PLAN - SOUTH
P-3.1	PRELIMINARY GRADING PLAN - NORTH
P-3.2	PRELIMINARY GRADING PLAN - SOUTH
P-4.1	PRELIMINARY UTILITY PLAN- NORTH
P-4.2	PRELIMINARY UTILITY PLAN - SOUTH

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

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CIVIL ENGINEER

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ARCHITECT

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PHONE: 248.334.5000
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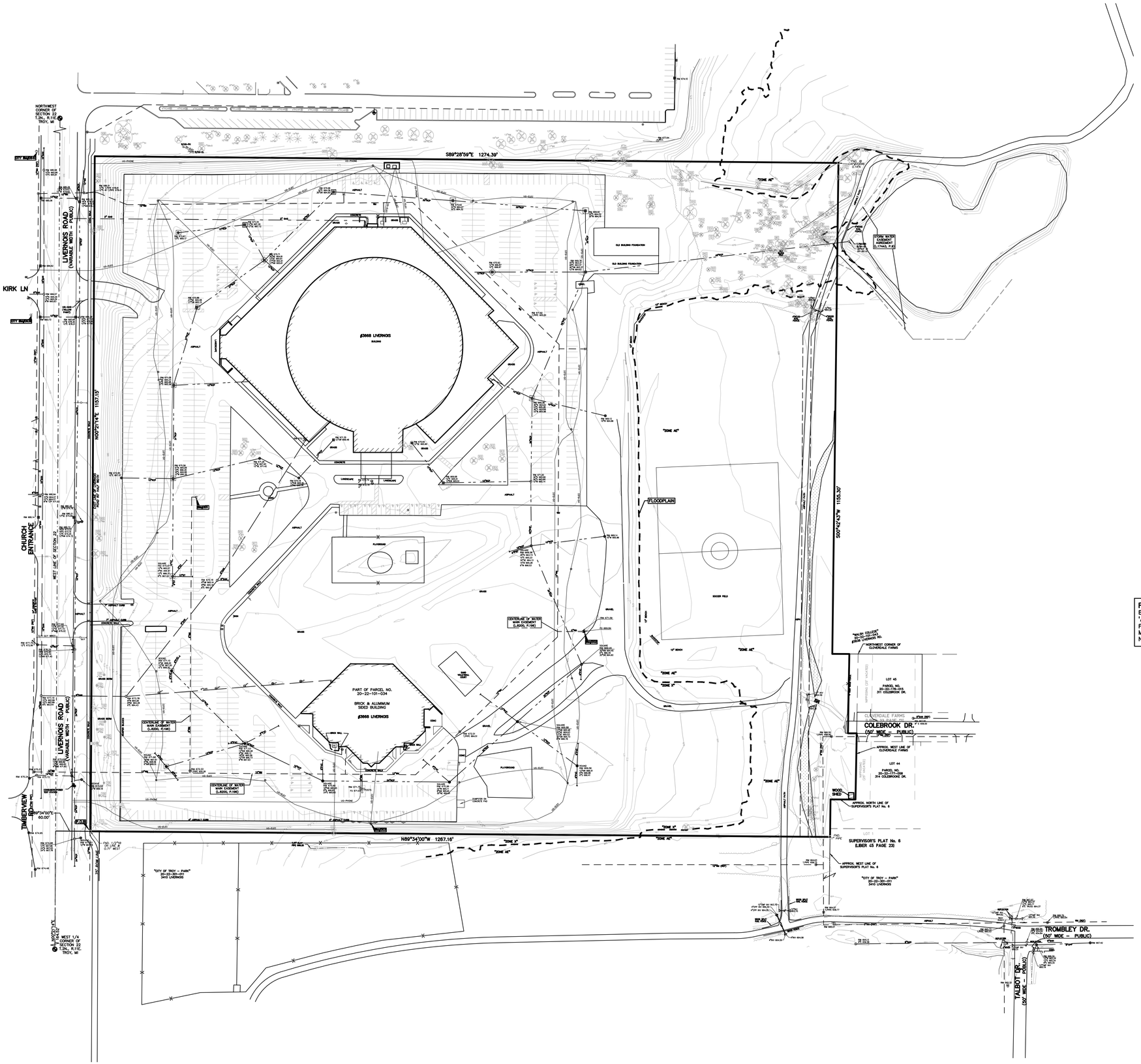
LANDSCAPE ARCHITECT

FELINO A. PASCUAL AND ASSOCIATES
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FARMINGTON HILLS, MICHIGAN 48336
CONTACT: FELINO A. PASCUAL (JOEL), RLA, CLARB
PHONE: 248.557.5588
EMAIL: FELINO@FPA.LA

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/7/2025
REVISED PER CITY OF TROY REVIEW DATED 8/5/2025	8/21/2025

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
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- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
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- EX. CONTOUR
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- IRON FOUND / SET
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- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:

WATER MAIN	CITY OF TROY UTILITY GIS
SANITARY SEWER	TROMBLEY AVE SANITARY SEWER CD'S
SANITARY SEWER	COLEBROOK AVE SANITARY SEWER CD'S

BENCHMARKS
(CITY OF TROY DATUM)

BM#301
PUNCH MARK ON HYDRANT, IN CENTER OF WESTERLY PARKING LOT BETWEEN NORTH AND SOUTH ENTRANCES OFF LIVERNOIS.
ELEV. – 674.19

BM#302
PUNCH HOLE IN HYDRANT ARROW, LOCATED ±195' NORTHEAST OF THE SOUTHWEST CORNER OF THE SAND VOLLEYBALL COURT.
ELEV. – 673.82

BM#303
SCRIBED '+' ON NORTH FACE OF CONCRETE LIGHT POLE BASE, ALONG SOUTH PROPERTY LINE ±130' WEST OF THE SOUTHEAST ASPHALT PARKING LOT CORNER.
ELEV. – 673.87

CITY OF TROY BM0638
ARROW T/HYD#21–70 AT SW COR KIRK LAND AND LIVERNOIS
ELEV. – 687.359

CITY OF TROY BM0640
ELEW. N–RIM BELL MH W–SIDE LIVERNOIS +/–150' S OF WENDELTON
ELEV. – 686.015

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, A PORTION OF THE SITE IS WITHIN ZONE 'AE', AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN (100–YEAR FLOOD) PER FLOOD INSURANCE RATE MAP, OAKLAND COUNTY MICHIGAN, PANEL 534 OF 704, MAP NUMBER 26125C0534F, EFFECTIVE DATE SEPT. 29, 2006.

LEGAL DESCRIPTION
(As surveyed by PEA Group)

OVERALL PARCEL – PARCEL NO. 20–22–101–034
The Southwest 1/4 of Northwest 1/4, except the South 5.00 acres, of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, also except the West 60 feet thereof taken for Livernois Road, being more particularly described as:

Commencing at the West 1/4 corner of said Section 22, thence N00°21'14"E, 164.52 feet along the west line of Section 22; thence S89°34'00"E, 60.00 feet to the east line of Livernois Road (60' wide – Public) and the POINT OF BEGINNING;

thence N00°21'14"E, 1157.15 feet along said east line;
thence S89°28'59"E, 1274.39 feet;
thence S00°42'43"W, 1155.30 feet;
thence N89°34'00"W, 1267.16 feet to the POINT OF BEGINNING;
Containing ±33.73 acres, more or less.

PEA GROUP
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www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND 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
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
OVERALL TOPOGRAPHIC SURVEY

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH – TROY\ENG\SITE_PLAN\P-1.0\TOPO-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

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CITY OF TROY BM0640
ELEV. N-RIM BELL MH W-SIDE LIVERNOIS +/-150' S OF WENDELTON
ELEV. – 686.015

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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

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3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

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TOPOGRAPHIC SURVEY- NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.1

NOT FOR CONSTRUCTION

SEE SHEET P-1.2

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH – TROY\DWG\SITE_PLAN\(P-1.0)TOPO-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, A PORTION OF THE SITE IS WITHIN ZONE 'AE', AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOOD) PER FLOOD INSURANCE RATE MAP, OAKLAND COUNTY MICHIGAN, PANEL 534 OF 704, MAP NUMBER 26125C0534F, EFFECTIVE DATE SEPT. 29, 2006.

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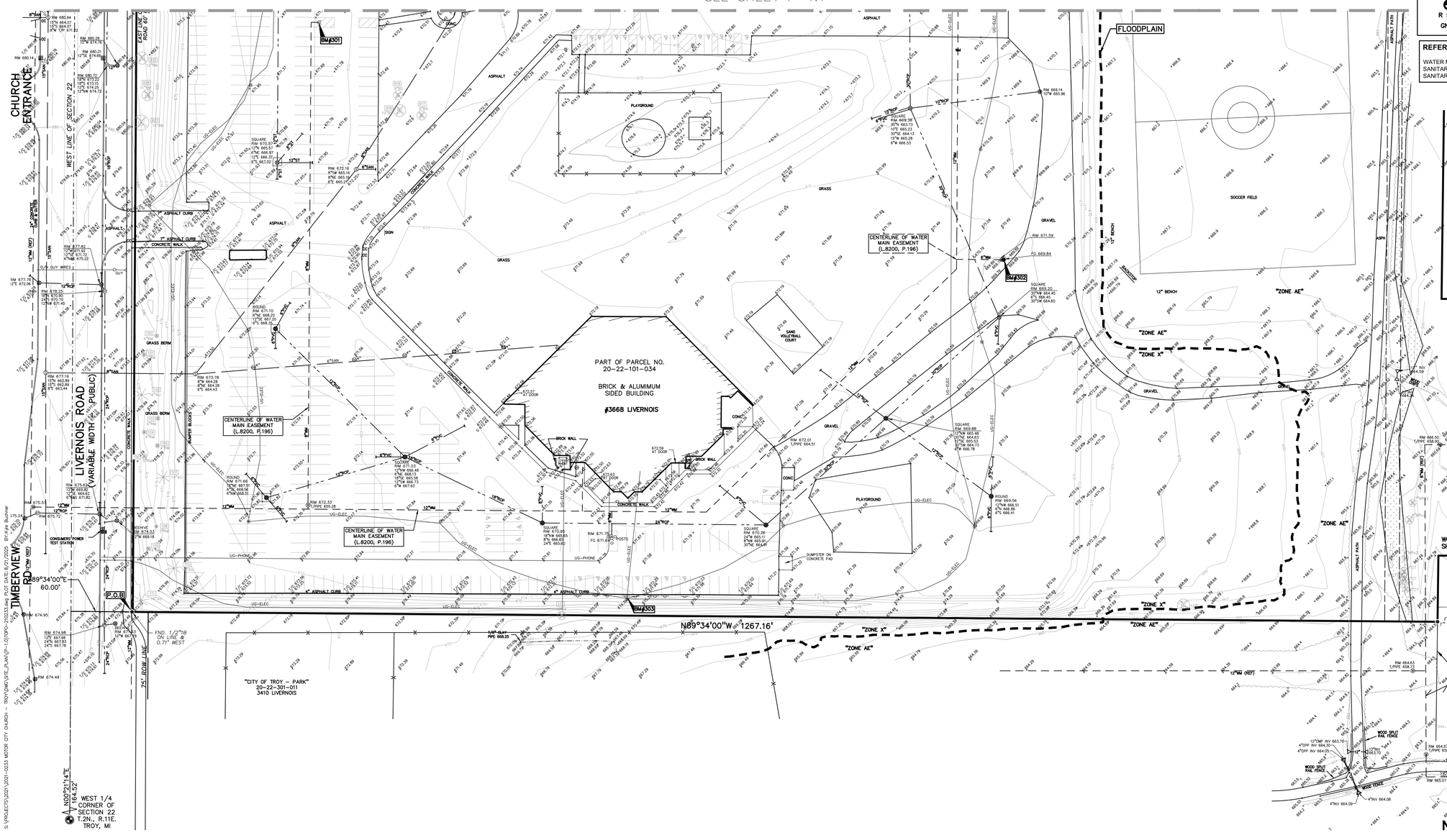
LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
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SEE SHEET P-1.1



S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\[P-1.0 TOPO-21023.dwg] P-SV BY: Bryan Bodmer DATE: 8/21/2025

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS

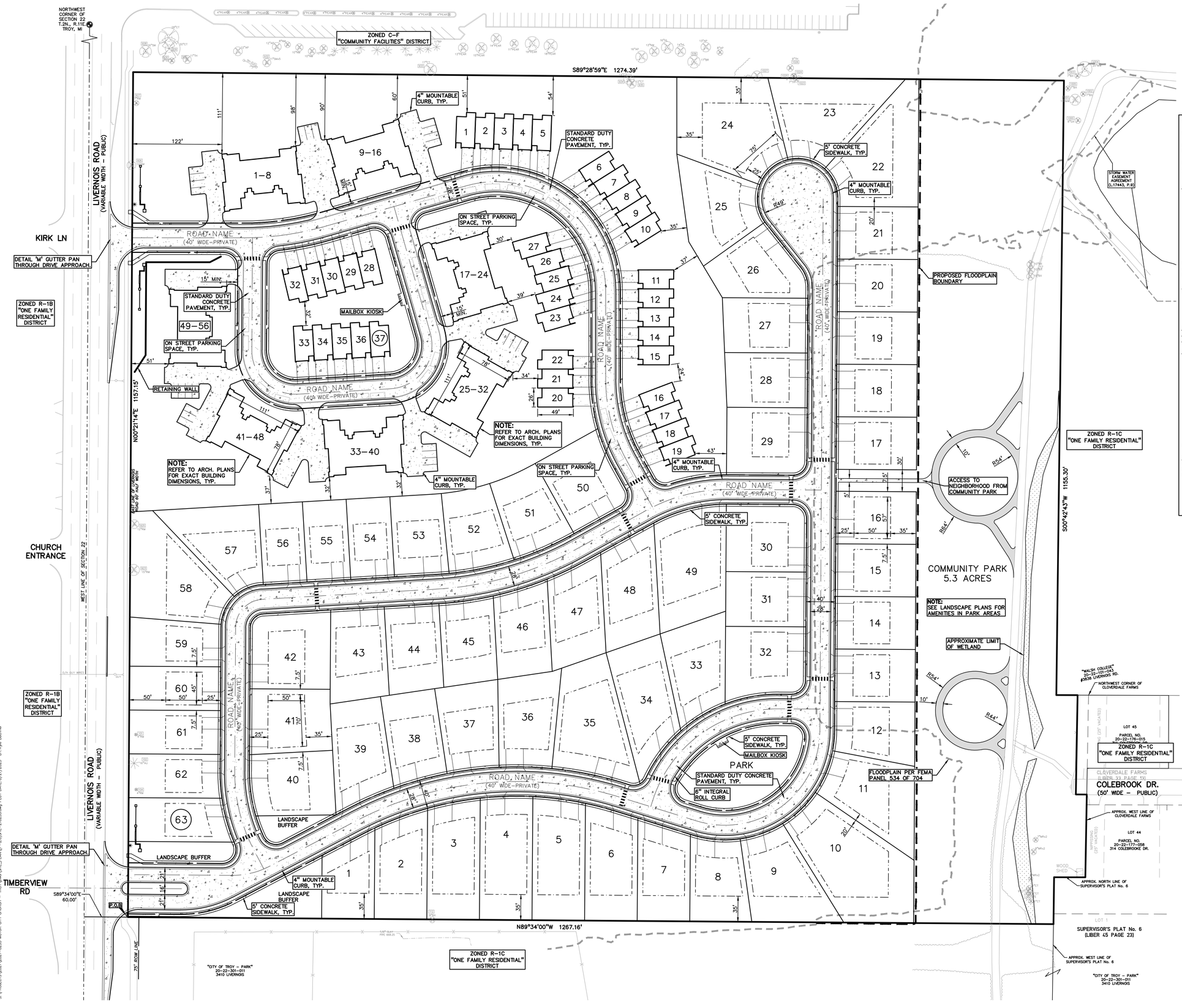
REV PER CITY DATED 8/5/25	8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY- SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.2



LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- WETLAND
- CONCRETE CURB AND GUTTER
- SETBACK LINE

SITE DATA TABLE:

SITE AREA: 33.9 ACRES (1,478,101 SF.) NET AND GROSS

CURRENT ZONING: R-1C ONE FAMILY RESIDENTIAL
PROPOSED CONDITIONAL RE-ZONE: RT- ONE FAMILY ATTACHED

PROPOSED USE: 63 SINGLE FAMILY LOTS, 37 2-STORY TOWNHOUSES AND 7 8-PLEXES TOTALING 56 UNITS,
TOTAL UNITS = 156

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT
  RT: 30' (2.5 STORIES)
- PROPOSED BUILDING HEIGHT = 2 STORY (30 FEET)
- BUILDING FOOTPRINT AREA
  RT = 743 S.F. (TOWNHOUSE) & 6,150 S.F. (8-PLEX)
- MAXIMUM % OF LOT AREA COVERED BY BUILDINGS
  RT = 30%
- BUILDING LOT COVERAGE = 21%

DWELLING UNIT DENSITY
ALLOWED = 8 UNITS/ACRE
PROVIDED = 156 UNITS / 33.9 ACRES = 4.6 UNITS/ACRE

SETBACK REQUIREMENTS:	REQUIRED:	PR.(MF):	PR. (SF):
RT			
• FRONT	25'	15'	25'
• SIDE (LEAST ONE)	5'	30'	7.5'
• SIDE (LEAST TWO)	15'	30'	15'
• REAR	35'	30'	35

PARKING CALCULATIONS:
RT
REQUIRED
- 2 SPACES PER DWELLING UNIT x 156 DWELLING UNITS = 312 SPACES

PROPOSED
- **LOTS**
  2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER DWELLIING
  63 LOTS X 3 = 189 SPACES
- **TOWNHOUSE**
  2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER TOWNHOUSE
  37 TOWNHOUSES x 3 = 111 SPACES
  ON STREET PARKING SPACES = 12
- **8-PLEX**
  12 GARAGE SPACES = 12 SPACES PER 8-PLEX
  7 8-PLEXES x 12 = 84 SPACES
  GUEST SPACES = 26 SPACES
  ON STREET PARKING SPACES = 14
- **TOTAL**
  436 SPACES

PROVIDED OPEN SPACE = 24%

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

LENAWEE SILTY CLAY LOAM
METEA LOAMY SAND
SPRINKS LOAMY SAND
SHEBEON-URBAN LAND COMPLEX
OSHTEMO-BOYER LOAMY SANDS

SITE PLAN NOTES:

1. THE MULTIFAMILY BUILDINGS (SINGLE FAMILY 8 PLEX BUILDINGS AND TOWNHOMES) MAY BE INTERCHANGED WITHIN THE SITE PLAN.
2. THE CITY OF TROY WAIVES THE BUILDING PERMIT STREET TREE FEES AS A CONDITION OF THE REZONING.

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NORTH

0 30 60 120
SCALE: 1" = 60'

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN - OVERALL

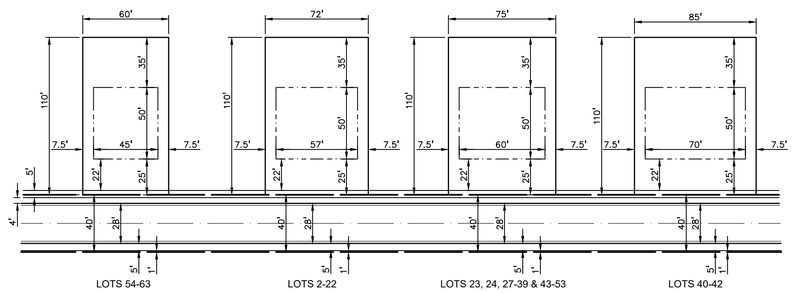
PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.0\SITE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	7,632	14	7,920	27	8,658	40	9,859	53	8,008
2	10,058	15	7,920	28	8,386	41	9,690	54	6,600
3	11,554	16	7,920	29	10,098	42	11,498	55	6,600
4	12,170	17	7,920	30	10,098	43	9,677	56	6,600
5	11,955	18	7,920	31	8,250	44	8,865	57	11,121
6	10,907	19	7,920	32	10,436	45	8,479	58	14,538
7	9,371	20	7,920	33	10,096	46	8,959	59	7,847
8	8,722	21	7,920	34	11,845	47	9,831	60	7,500
9	11,848	22	14,945	35	14,439	48	10,899	61	7,500
10	19,026	23	14,074	36	10,089	49	14,656	62	7,535
11	12,060	24	17,522	37	9,367	50	10,114	63	8,094
12	8,601	25	11,028	38	9,100	51	8,697		
13	7,920	26	9,554	39	10,487	52	8,728		



TYPICAL LOT DIMENSIONS

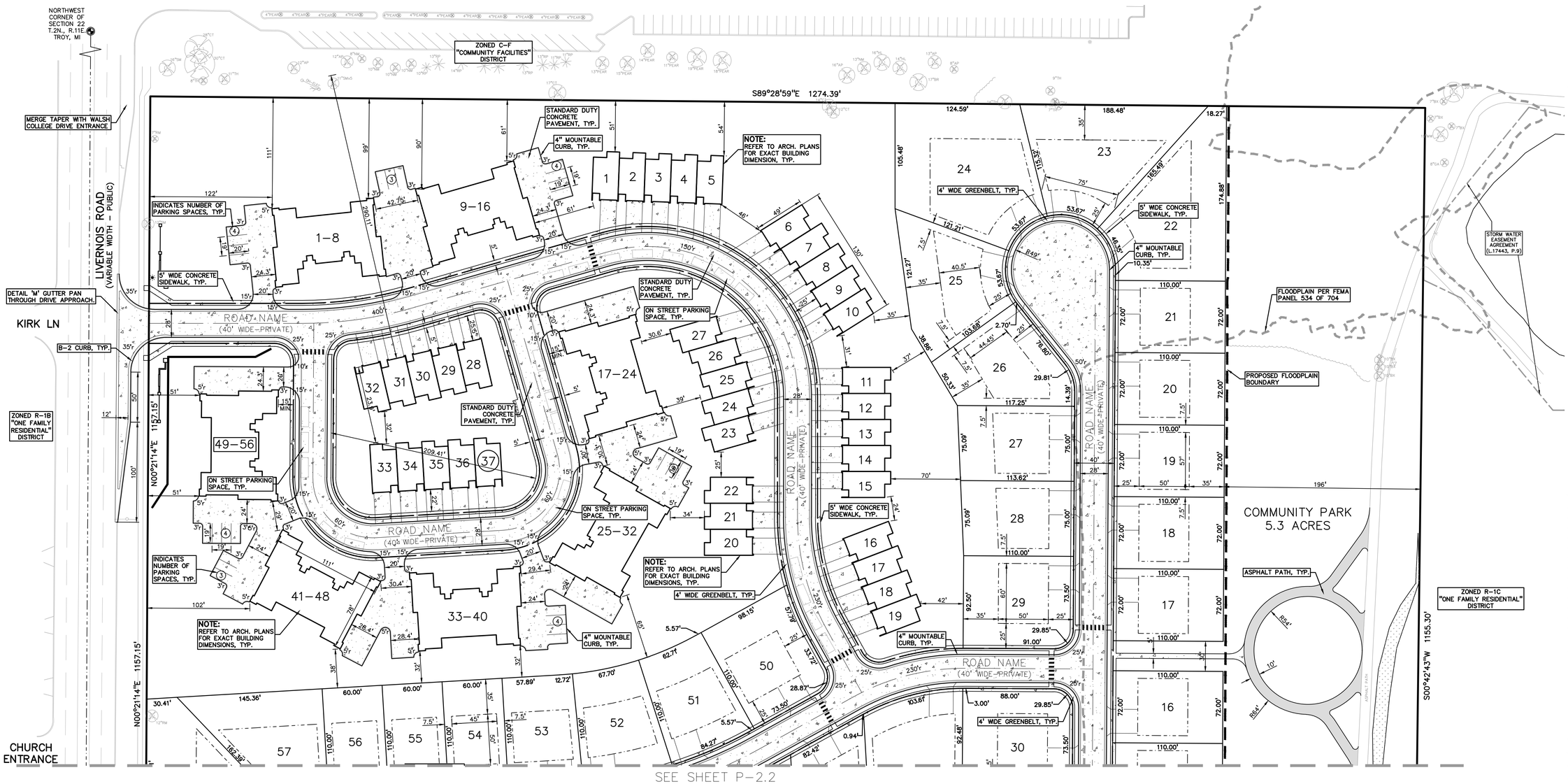
N.T.S.

NOTE:
LOTS 1, 25, & 26 ARE DETAILED ON THE SITE PLAN

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

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NORTH

0 25 50 100

SCALE: 1" = 50'

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN - NORTH

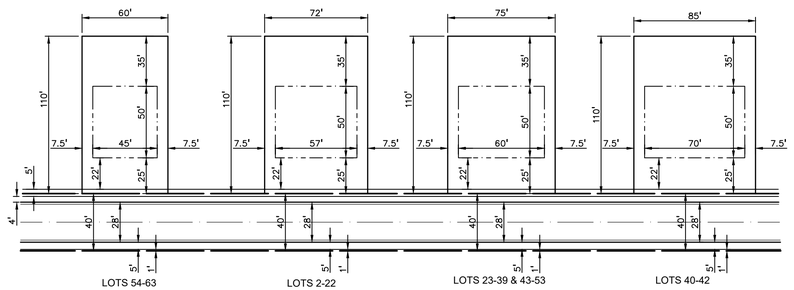
PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.1SITE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Bushner

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
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5	11,955	18	7,920	31	8,250	44	8,865	57	11,121
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13	7,920	26	9,554	39	10,487	52	8,728		



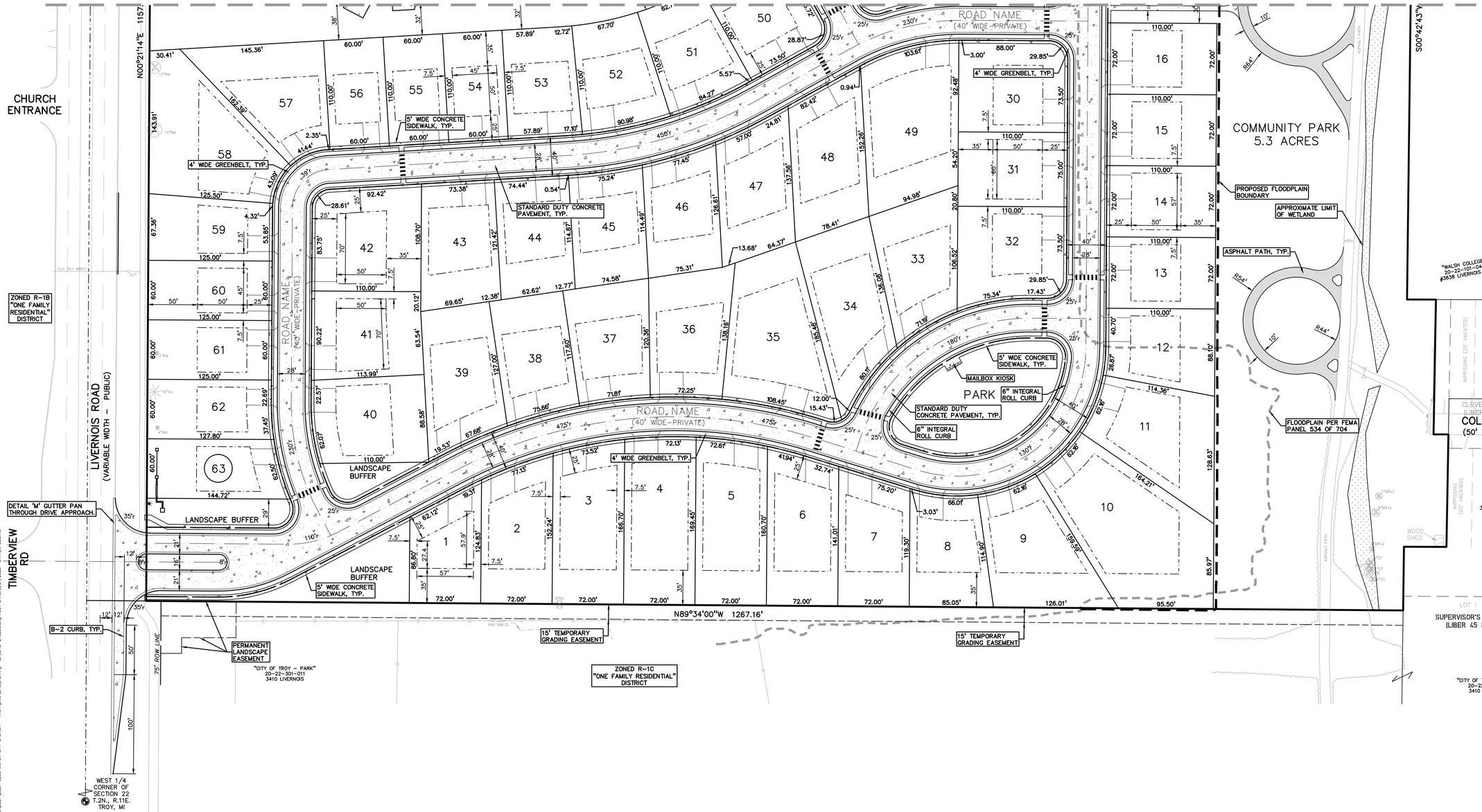
TYPICAL LOT DIMENSIONS
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- FENCE
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SEE SHEET P-2.1



NORTH

0 25 50 100
SCALE: 1" = 50'

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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS	
REV PER CITY DATED 8/5/25	8/21/2025

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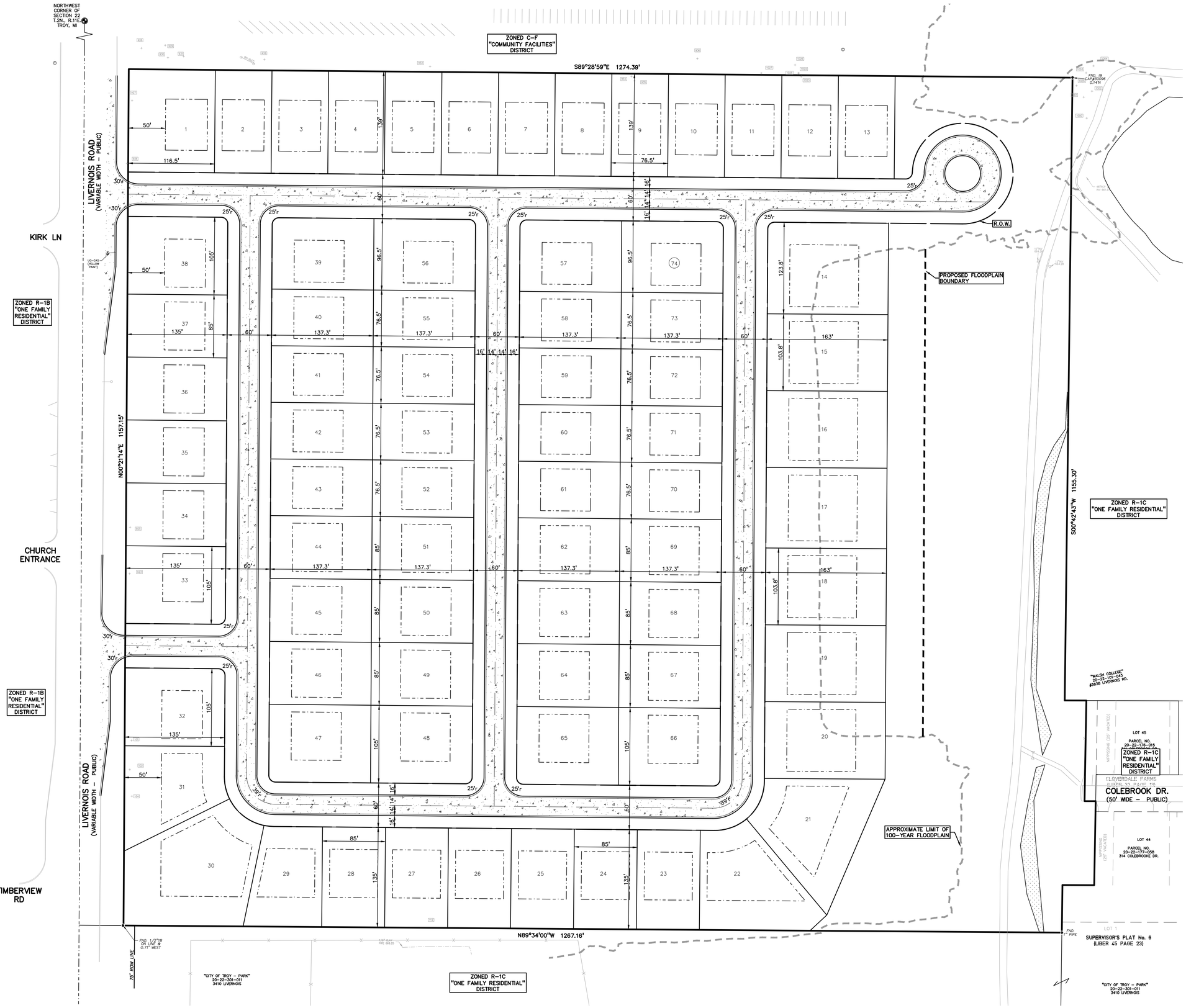
DRAWING TITLE
PRELIMINARY SITE PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH - TROY\CIVIL\SITE_PLAN\P-2.1(SITE-210233).dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner



LOT AVERAGE TABLE			
LOT#	WIDTH	DEPTH	AREA
1	116.5	139	16,156
2	76.5	139	10,609
3	76.5	139	10,609
4	76.5	139	10,609
5	76.5	139	10,609
6	76.5	139	10,609
7	76.5	139	10,609
8	76.5	139	10,609
9	76.5	139	10,609
10	76.5	139	10,609
11	76.5	139	10,609
12	76.5	139	10,609
13	76.5	139	10,609
14	123.8	163	20,136
15	103.8	163	16,883
16	103.8	163	16,883
17	103.8	163	16,883
18	103.8	163	16,883
19	103.8	163	16,883
20	103.8	163	16,883
21	-	-	19,249
22	-	-	17,768
23	85	135	11,433
24	85	135	11,475
25	85	135	11,475
26	85	135	11,475
27	85	135	11,475
28	85	135	11,475
29	85	135	11,475
30	-	-	24,452
31	-	-	14,722
32	105	135	14,175
33	105	135	14,175
34	85	135	11,441
35	85	135	11,441
36	85	135	11,441
37	85	135	11,441
38	105	135	14,133
39	96.5	135	12,989
40	76.5	137	10,503
41	76.5	137	10,503
42	76.5	137	10,503
43	76.5	137	10,503
44	85	137	11,671
45	85	137	11,671
46	85	137	11,671
47	105	137	14,417
48	105	137	14,417
49	85	137	11,671
50	85	137	11,671
51	85	137	11,671
52	76.5	137	10,503
53	76.5	137	10,503
54	76.5	137	10,503
55	76.5	137	10,503
56	96.5	137	13,249
57	96.5	137	13,249
58	76.5	137	10,503
59	76.5	137	10,503
60	76.5	137	10,503
61	76.5	137	10,503
62	85	137	11,671
63	85	137	11,671
64	85	137	11,671
65	105	137	14,417
66	105	137	14,417
67	85	137	11,671
68	85	137	11,671
69	85	137	11,671
70	76.5	137	10,503
71	76.5	137	10,503
72	76.5	137	10,503
73	76.5	137	10,503
74	96.5	137	13,249
AVG.	86.9	139.6	12,542
REQ.	85	-	10,500

THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.01
MIN. UNIT AREA REQUIRED = 9,450 SQ. FT.
MIN UNIT WIDTH AT BLDG. SETBACK REQUIRED = 76.50 FT

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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PARALLEL PLAN

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.3\PARALLEL-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

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.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS
(CITY OF TROY DATUM)

BM#301
PUNCH MARK ON HYDRANT, IN CENTER OF WESTERLY PARKING LOT BETWEEN NORTH AND SOUTH ENTRANCES OFF LIVERNOIS.
ELEV. – 674.19

BM#302
PUNCH HOLE IN HYDRANT ARROW, LOCATED ±195' NORTHEAST OF THE SOUTHWEST CORNER OF THE SAND VOLLEYBALL COURT.
ELEV. – 673.82

BM#303
SCRIBED '+' ON NORTH FACE OF CONCRETE LIGHT POLE BASE, ALONG SOUTH PROPERTY LINE ±130' WEST OF THE SOUTHEAST ASPHALT PARKING LOT CORNER.
ELEV. – 673.87

CITY OF TROY BM0638
ARROW T/HYD#21–70 AT SW COR KIRK LAND AND LIVERNOIS
ELEV. – 687.359

CITY OF TROY BM0640
ELEV. N–RIM BELL MH W–SIDE LIVERNOIS +/–150' S OF WENDELTON
ELEV. – 686.015

GRADING LEGEND:

- +698.91 / 622.50 — EXISTING SPOT ELEVATION / 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

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NORTHWEST CORNER OF SECTION 22 T.2N., R.11E. TROY, MI

LIVERNOIS ROAD (VARIABLE WIDTH – PUBLIC)

S89°28'59"E 1274.39'

S00°42'43"W 1155.30'

N00°21'14"E 1157.14'

KIRK LN

CHURCH ENTRANCE

ROAD NAME (40' WIDE–PRIVATE)

COMMUNITY PARK 5.3 ACRES

STORM WATER EASEMENT AGREEMENT (L.17443, P.9)

1–8 FG 678.50 | 9–16 FG 678.00 | 17–24 FG 676.00 | 25–32 FG 676.25 | 33–40 FG 676.50 | 41–48 FG 676.75 | 49–56 FG 677.00

SEE SHEET P–3.2

NORTH

0 25 50 100

SCALE: 1" = 50'

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SHELBY TWP., MICHIGAN

PROJECT TITLE
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3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\ENGR\SITE_PLAN\P-3.1\GRADE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

BENCHMARKS
(CITY OF TROY DATUM)

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ELEV. – 687.359

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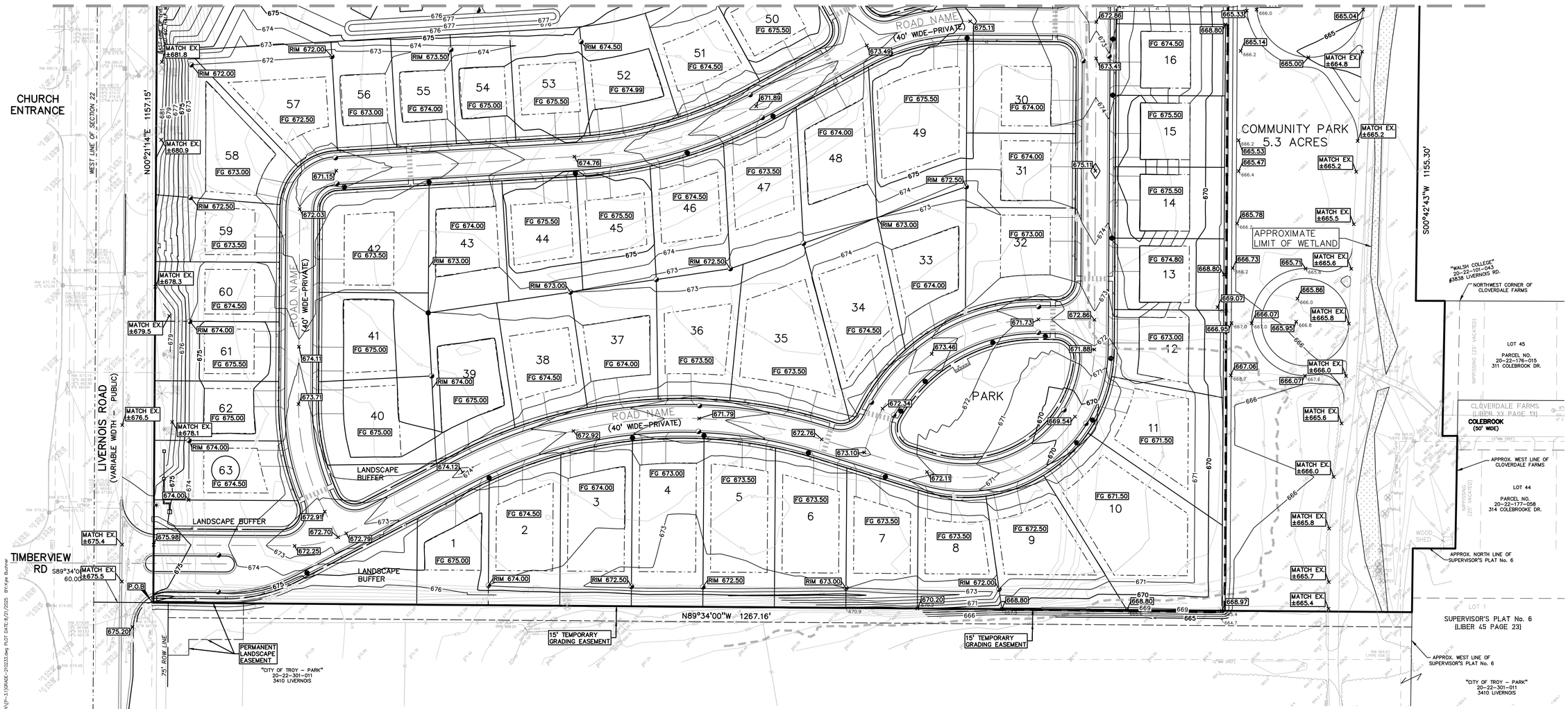
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SEE SHEET P–3.1



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SCALE: 1" = 50'

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS

REV PER CITY DATED 8/5/25	8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.2

NOT FOR CONSTRUCTION

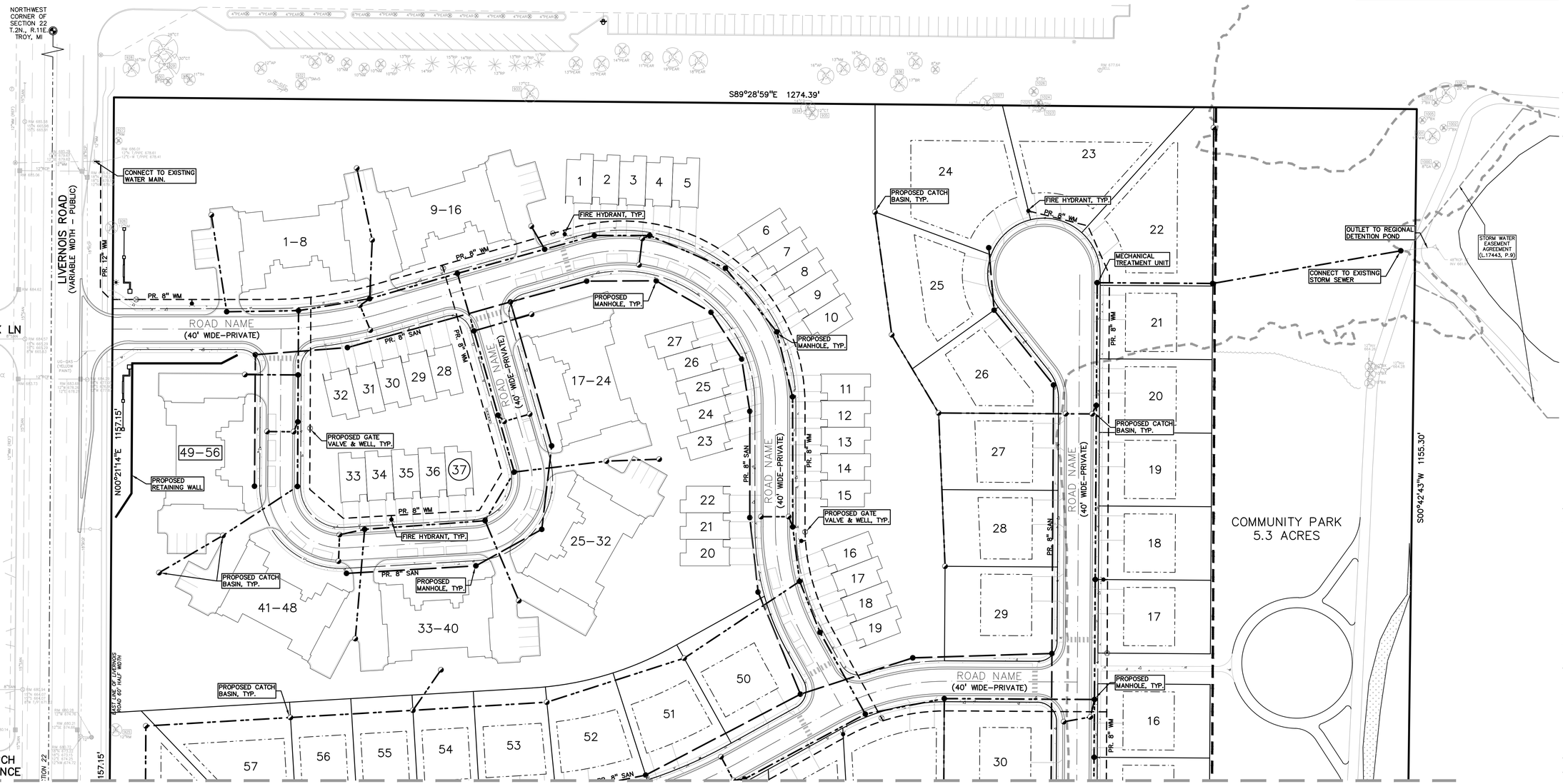
S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH – TROY\CIVIL\SITE_PLAN\P-3.1\GRADE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

SANITARY SEWER BASIS OF DESIGN:	
MULTI-FAMILY:	
Number of Residences	91
REU (0.6 Per Residence)	54.6
People / REU	3.5
Population (P)	191 People
SINGLE FAMILY:	
Number of Lots	63
REU (1.0 Per Dwelling)	63
People / REU	3.5
Population (P)	221 People
TOTAL	
REU	117.6
	412 People
Average Flow (100 GPCPD)	41200 G.P.D.
	0.064 C.F.S.
P (1000s)	0.412
Peaking Factor (PF)	4.02
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	165460 G.P.D.
Peak Flow (C.F.S.)	0.256 C.F.S.
8" Pipe Capacity Provided	0.857 C.F.S.

WATER MAIN BASIS OF DESIGN:	
(Unit Factors Based on Oakland County Unit Assignment Factors)	
MULTI-FAMILY:	
Number of Residences	91
REU (0.6 Per Residence)	54.6
People / REU	3.5
Population (P)	191 People
SINGLE-FAMILY:	
Number of Lots	63
REU (1.0 Per Dwelling)	63
People / REU	3.5
	221 People
TOTAL	
REU	118
	412 People
Average Flow (150 GPCPD)	61800 G.P.D.
	0.096 C.F.S.
	0.062 M.G.D.
Design Max. Flow = (2*avg)	123600 G.P.D.
	0.191 C.F.S.
	0.124 M.G.D.

UTILITY LEGEND:

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



PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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SHELBY TWP., MICHIGAN

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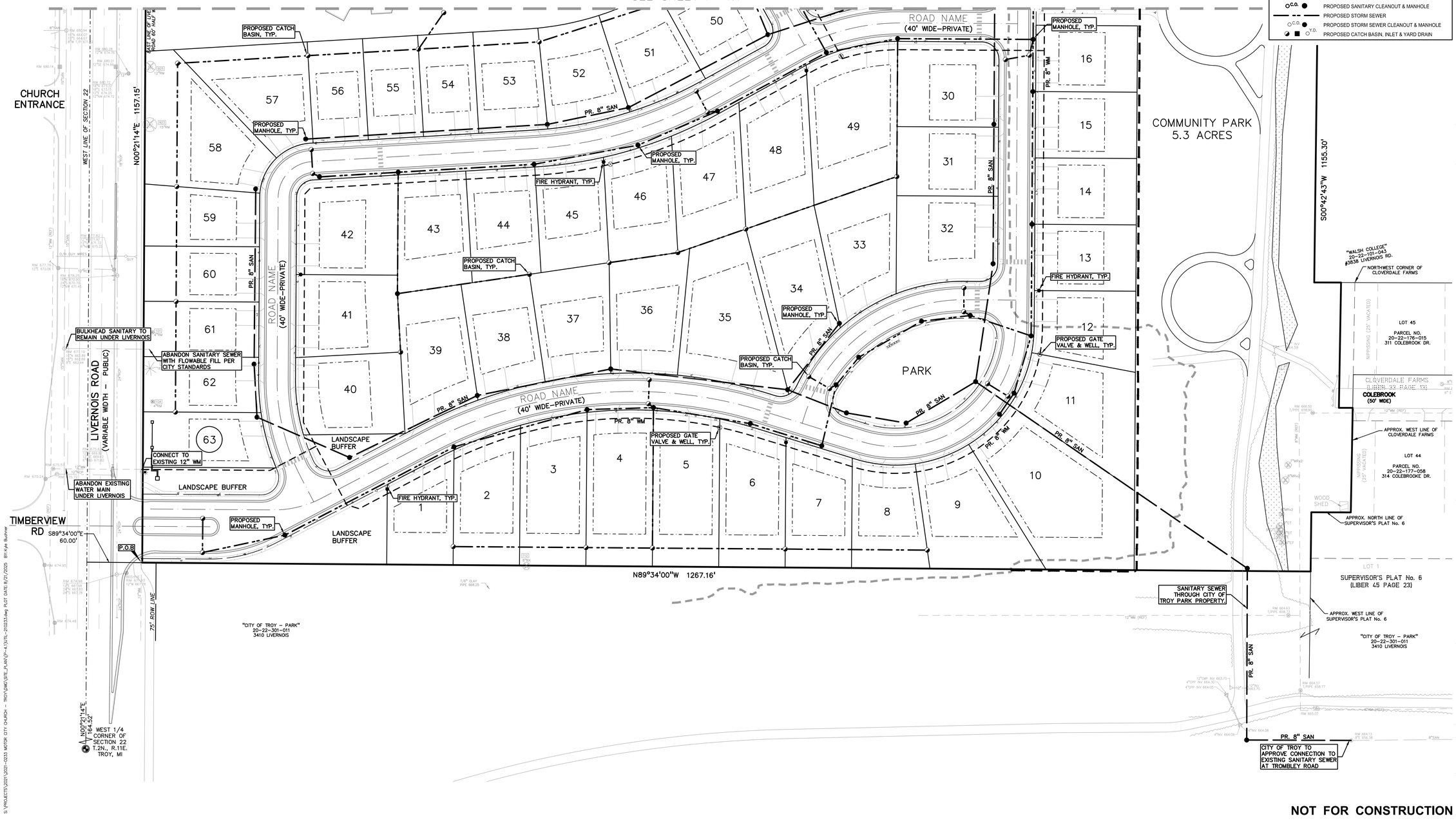
DRAWING TITLE
PRELIMINARY UTILITY PLAN - NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH - TROY\CMD\SITE_PLAN\[P-4.1)TTL-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner



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ORIGINAL ISSUE DATE:
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PRELIMINARY UTILITY PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\[P-4.1UTIL-210233.dwg PLOT DATE:8/21/2025 BY:Kyle Buchner

Troy Trail North

A Planned Mixed Use Residential Community

City of Troy, Michigan

sheet index

LS-1	OVERALL PLAN VIEW
LS-2	LANDSCAPE PLANTING DETAIL (Multi - Family)
LS-3	LANDSCAPE PLANTING DETAIL (Single Family)
LS-4	LANDSCAPE PLANTING DETAIL (Single Family & Community Park)
LS-5	ENTRANCE DETAILS & LANDSCAPE NOTES
LS-6	SOD SEEDING PLAN
LS-7	SITE AMENITY PLAN
LS-8	ENTRANCE MONUMENT -SIGN
LS-9	TREE REMOVAL PLAN
LS-10	TREE SURVEY LIST

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINNG OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF TROY AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 2" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK , 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.) SHADE TREES _____ 5 FT.
   b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
   c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

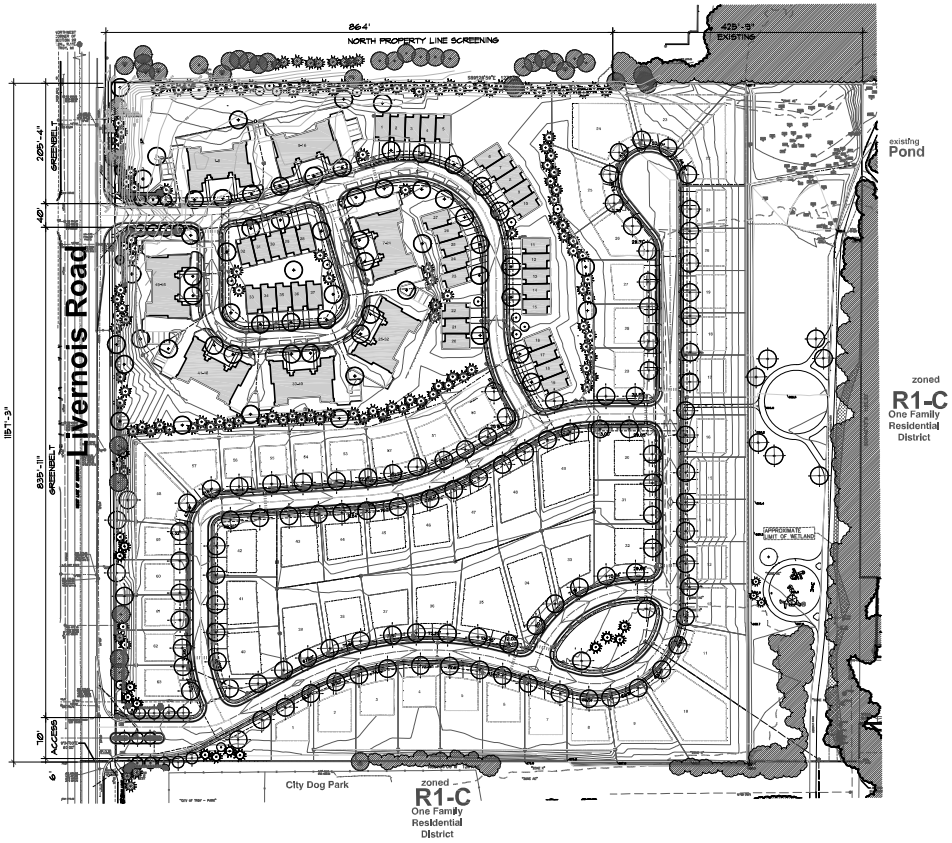
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 16" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLITION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



north

scale: 0' 50' 100' 200' 300'

1" = 100'-0"

landscape requirements:

greenbelt (Livernois Ave.)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF STREET FRONTAGE (1,157 LN.FT. - 1,256 110' ACCESS = 1,047')	1,057'±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (1,047' / 30' PER TREE = 34.9 TREES')	35	8-EXISITNG & 45-PROPOSED (53 TOTAL)
GRASSES AND SHRUBS	0	284

screening- multi-family (North property line)

	REQUIRED	PROVIDED
TOTAL LIN.FT. OF NORTH PARKING PROPERTY LINE	864'	
ONE (1) LARGE EVERGREEN TREE PER 10 LIN.FT. (864' / 10 FT. PER TREE =86.4 TREES)	86	2- EXISITNG & 45 PROPOSED (47 TREES)
NO. OF EXISITNG TREES ON ADJACENT PROPERTY		41 (88 TOTAL)

screening (Interior between multi & single family- north/south)

REQUIRED	PROVIDED
0	27

screening (Interior between multi & single family- east/west)

REQUIRED	PROVIDED
0	34

parking (multi-family)

	REQUIRED	PROVIDED
TOTAL NO. OF PARKING SPACES PROVIDED	25	
ONE (1) 2 1/2" DECIDUOUS TREES PER 8-SPACES (25 SPACES / 8 TREES = 3.125 TREES)	4	4

street trees (single family)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR ROAD FRONTAGE	5,742±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (5,742' LN.FT. / 50 LN.FT. = 115.8 TREES)	116	122

street trees (multi-family)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR STREET FRONTAGE	3,251'±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (3,251' LN.FT. / 50 LN.FT. = 64.8 TREES)	65	65

supplement trees

NO. OF SUPPLEMENT TREES PROVIDED IN COMMUNITY PARK, STREET ISLAND AND GENERAL OPEN SPACE AREAS: 27

landscape totals

	REQUIRED	PROVIDED
TOTAL NO. OF LANDSCAPE TREES	308	372

site landscaping

	REQUIRED	PROVIDED
TOTAL AREA OF THE SITE	33.97 ACRE±	
20% OF SITE SHALL BE LANDSCAPE MATERIAL (33.97 ACRE x 0.20 = 6.79 ACRE)	6.79	7.0+

tree replacement summary

TOTAL NO. OF EXISTING TREES SURVEY	130
NO. OF EXISTING TREES OFF SITE	9
NO. OF EXISTING TREES ON-SITE	121
NO. OF EXISTING CODE COMPLIANCE TREES ON-SITE	28
NO. OF EXISTING EXEMPT TREES ON-SITE (DEAD, POOR, PROHIBITED TREES)	82
NO. OF EXISTING REGULATED TREES ON-SITE	11
TOTAL NO. OF EXISTING TREES SAVED ON SITE	21
TOTAL NO. OF EXISTING TREES REMOVED ON SITE	100
NO. OF EXISTING CODE COMPLIANCE TREES REMOVED	22
NO. OF EXISTING EXEMPT TREES REMOVED (DEAD, POOR, PROHIBITED TREES)	68
NO. OF EXISTING REGULATED TREES REMOVED	10 (85")
TOTAL NO. OF TREE REPLACEMENT REQUIRED (85" X 50 (50%) = 4.25" / 2 1/2" PER TREE =17 TREES)	17
TOTAL NO. OF TREE REPLACEMENT PROVIDED	17

SEE LS-R&D FOR TREE REMOVAL PLAN AND TREE SURVEY

FPA
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Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd. Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
OVERALL LANDSCAPE PLANTING VIEW

job no. / issue / revision date:
LS24.061.03 Review 5-17-2023
LS24.061.03 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-13-2025
LS25.042.03 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

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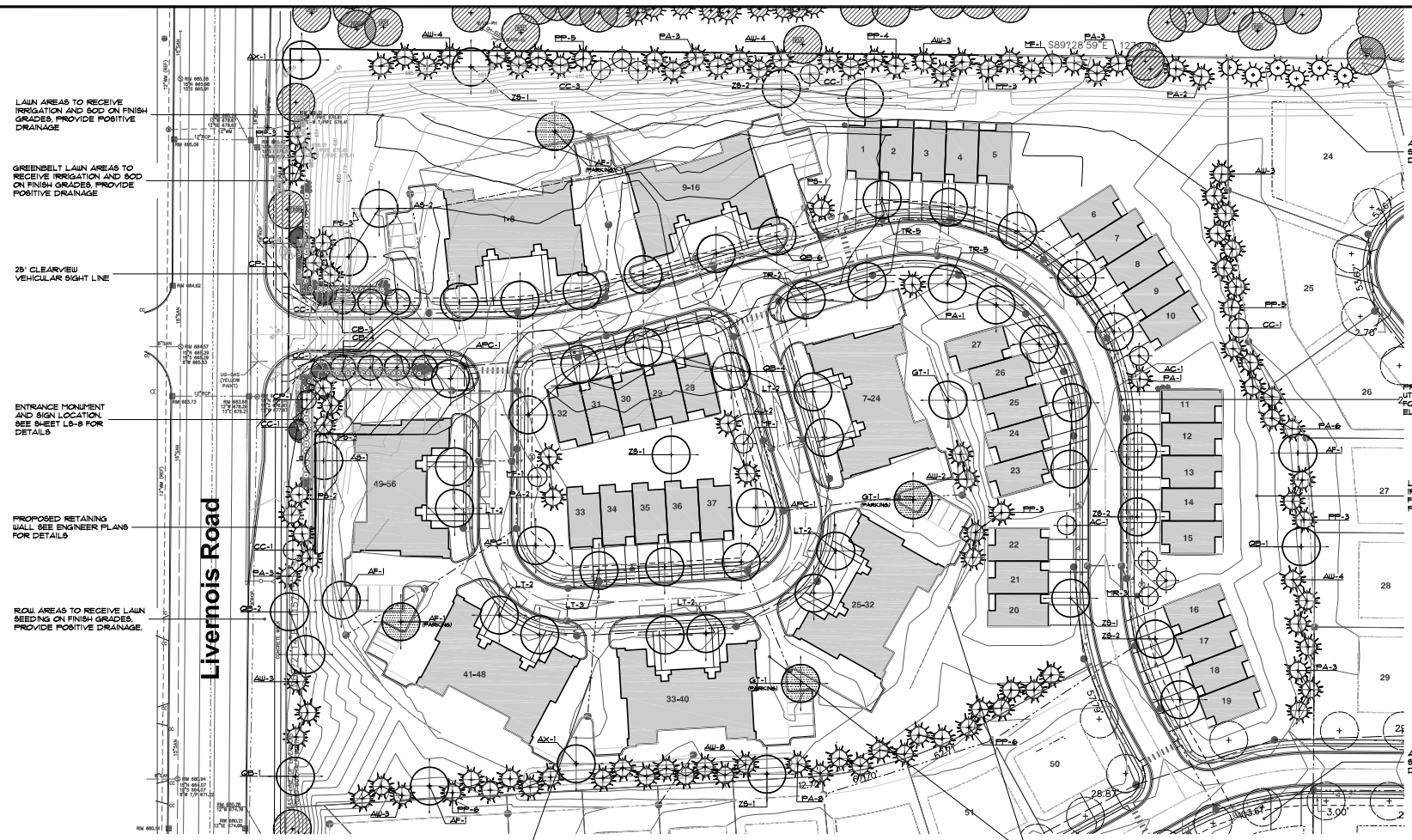
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

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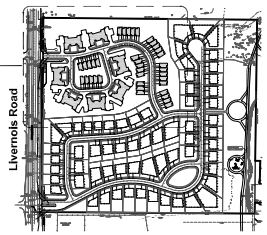
project no:
LS25.042.06

sheet no:
LS-1 of 10



2A multi- family planting detail
SCALE: 1" = 40'-0"

2A enlarge area



key reference location map
NO SCALE

plant material list

key	quant. LS#3	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
APC	3	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" B&B	
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" B&B	
GT	3	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" B&B	
AF	5	ACER X. FREEMANII'	AUTUMN BLAZE RED MAPLE	2 1/2" B&B	
TR	12	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" B&B	
AS	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" B&B	
LT	13	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" B&B	
QB	14	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" B&B	
CB	7	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" B&B	
AX	2	AESCULUS X CARNEA 'FORT MCNAIR'	RED HORSECHESTNUT	2 1/2" B&B	

plant material list

key	quant. LS#3	botanical name	common name	size	comments
		ORNAMENTAL TREES			
MR	3	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" B&B	
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	8' B&B	MULTI-STEM
MF	3	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" B&B	
AC	2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' B&B	MULTI-STEM
CP	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8' B&B	MULTI-STEM
		EVERGREEN TREES			
PA	32	PICEA ABIES	NORWAY SPRUCE	6' B&B	
PP	38	PICEA PUNGENS	COLORADO SPRUCE	6' B&B	
PS	9	PINUS STROBUS	EASTERN WHITE PINE	6' B&B	
AW	36	ABIES CONCOLOR	CONCOLOR FIR	6' B&B	

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LANDSCAPE PLANTING DETAIL - MULTI FAMILY

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LS25.042.06

sheet no:
LS-2 of 10

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		LARGE AND SMALL DECIDUOUS TREES			
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ARA	9	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" BB	
CB	3	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" BB	
		ORNAMENTAL TREES			
MR	1	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" BB	
CC	1	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	8' BB	
MF	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
		EVERGREEN TREES			
PA	6	PICEA ABIES	NORWAY SPRUCE	6' BB	
PP	3	PICEA PUNGENS	COLORADO SPRUCE	6' BB	
PS	2	PINUS STROBUS	EASTERN WHITE PINE	6' BB	
AW	7	ABIES CONCOLOR	CONCOLOR FIR	6' BB	

3A enlarge area

Livernois Road

key reference location map
NO SCALE

ADJACENT PLANTINGS SEE SHEET LS-2 FOR DETAILS

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS

PROPOSED STREET TREES TO BE LOCATION BETWEEN SIDE WALK AND BUILDING ENVELOPE. NO TREES TO BE INSTALLED ON PROPOSED AND EXISTING UNDERGROUND UTILITIES. SEE ENGINEERING PLAN FOR FINAL LOCATION

GREENBELT LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

ROW AREAS TO RECEIVE LAWN SEEDING ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

ENTRANCE MONUMENT AND SIGN LOCATION. SEE SHEET LS-9 FOR DETAILS

CROWN 18LAND 12" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

CROWN 18LAND 24" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

3A single family planting detail
SCALE: 1" = 40'-0"

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client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - SINGLE FAMILY

job no. / issue / revision date:

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LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

notice:

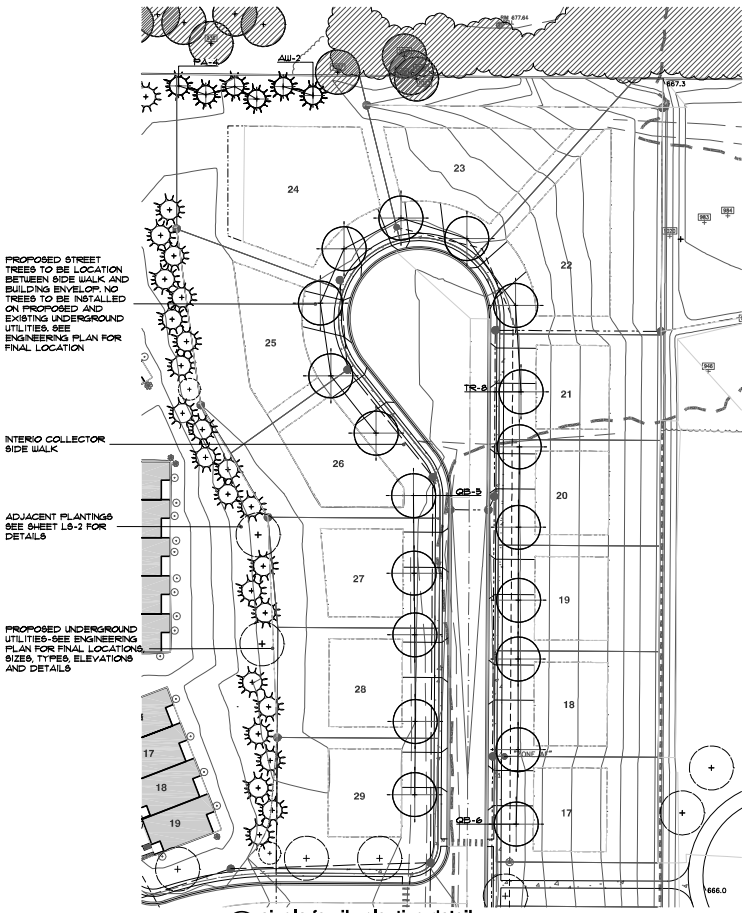
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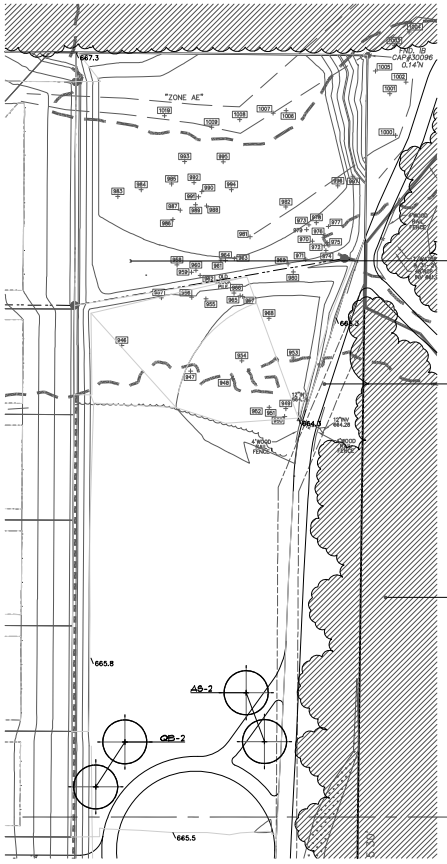
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project no:
LS25.042.06

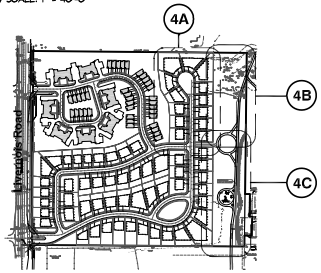
sheet no:
LS-3 of 10



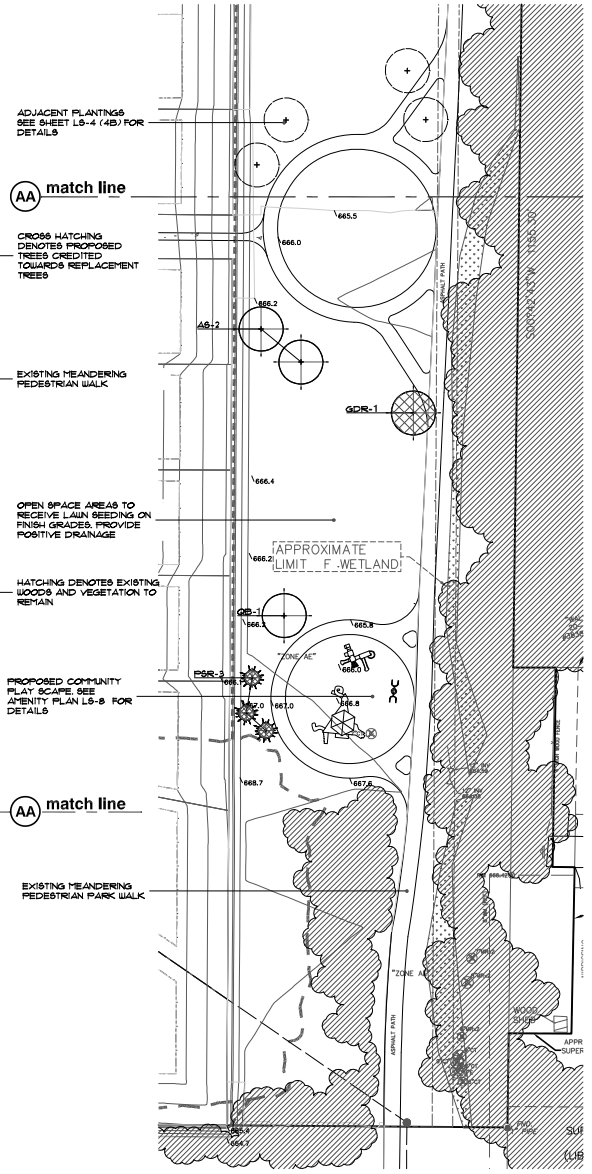
4A single family planting detail
SCALE: 1" = 40'-0"



4B community park planting detail
SCALE: 1" = 40'-0"



key reference location map
NO SCALE



4C community park planting detail
SCALE: 1" = 40'-0"

plant material list

key	quant. 4A	quant. 4B	quant. 4C	botanical name	common name	size	comments
				LARGE AND SMALL DECIDUOUS TREES			
TR	8	-	-	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
AS	-	2	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" BB	
QB	11	2	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" BB	
				EVERGREEN TREES			
PA	4	-	-	PICEA ABIES	NORWAY SPRUCE	6' BB	
AW	2	-	-	ABIES CONCOLOR	CONCOLOR FIR	6' BB	
				REPLACEMENT TREES			
GDR	-	-	1	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	REPLACEMENT
PSR	-	-	3	PINUS STROBUS	EASTERN WHITE PINE	6' BB	REPLACEMENT

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client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - SINGLE FAMILY& PARK

job no. / issue / revision date:
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drawn by: JK
checked by: FP
date: 3-6-2025

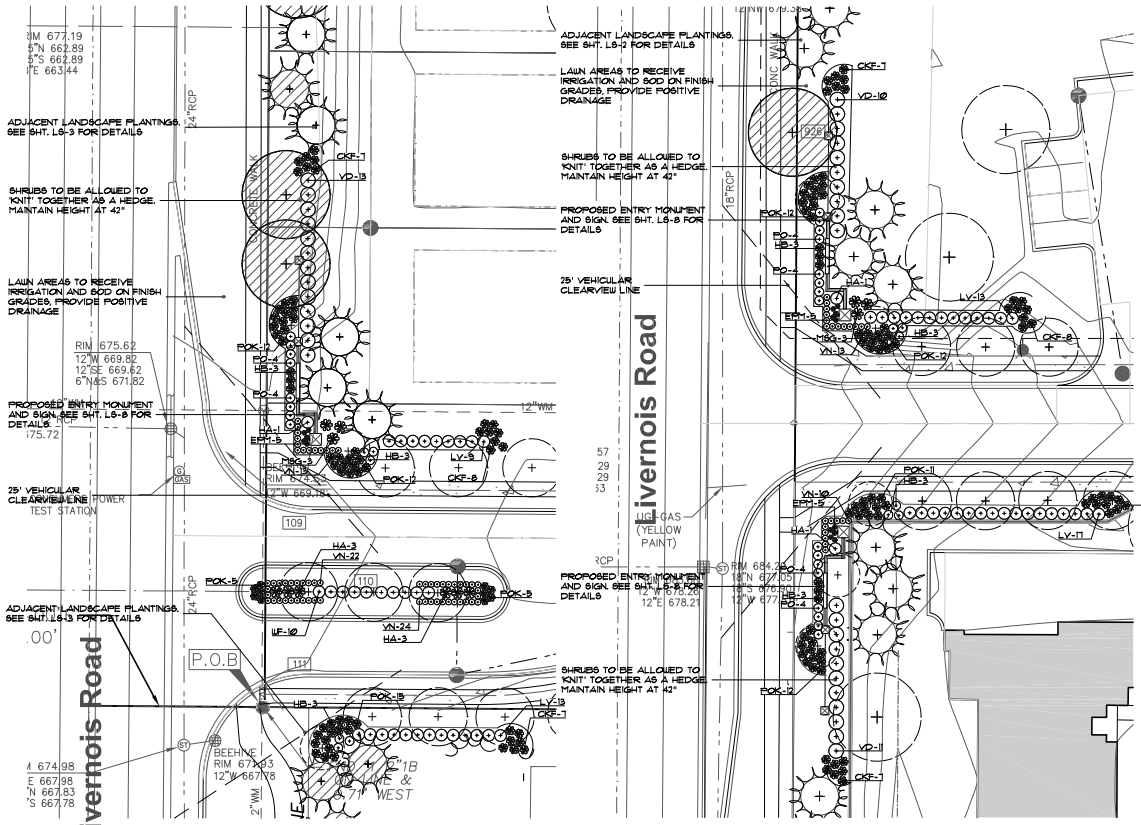
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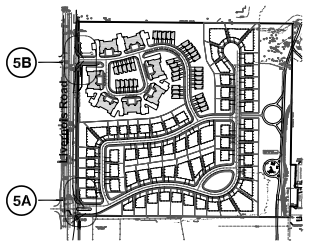
project no:
LS25.042.06

sheet no:
LS-4 of 10



5A **entrance planting detail**
SCALE: 1" = 20'-0"

5B **entrance planting detail**
SCALE: 1" = 20'-0"



key reference location map
NO SCALE

landscape maintenance notes:

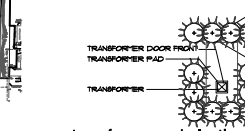
LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES. ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.



transformer pad planting detail
SCALE 1"=20'-0"

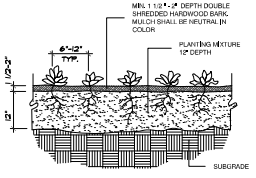
A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROUN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD. 8" MAINTAINED BELOW 4" FULL GROUTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROUTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-98)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.

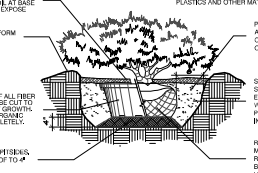
SEE ENGINEERING PLANS PREPARED BY ATWELL, LLC PROPOSED FINAL FOR TREE PROTECTION FENCE LOCATIONS

plant material list (entrance monument)

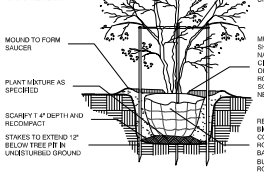
key	quant. 5A	quant. 5B	botanical name	common name	size	comments
			SHRUBS			
LV	22	36	LIGUSTRUM X. 'VICARYII'	GOLDEN VICARY PRIVET	36" CONT	48" O.C. SPACING
HB	9	12	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	36" CONT	36" O.C. SPACING
HA	7	2	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	36" CONT	36" O.C. SPACING
VD	15	21	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	36" CONT	48" O.C. SPACING
VN	58	23	VIBURNUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH	15" CONT	24" O.C. SPACING
PO	8	16	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	36" CONT	48" O.C. SPACING
WF	10	-	WEIGELA FLORIDA 'ALEXANDRA'	WINE ROSE WEIGELA	36" CONT	48" O.C. SPACING
			GRASSES AND PERENNIALS			
MSG	3	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	42" O.C. SPACING
PCK	49	47	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT	36" O.C. SPACING
CKF	22	32	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	42" O.C. SPACING
EPM	5	10	NEPETA X.F. 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C. SPACING



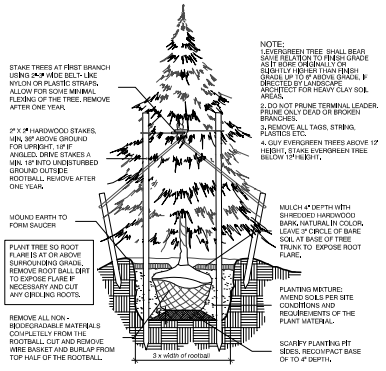
perennial planting detail
no scale



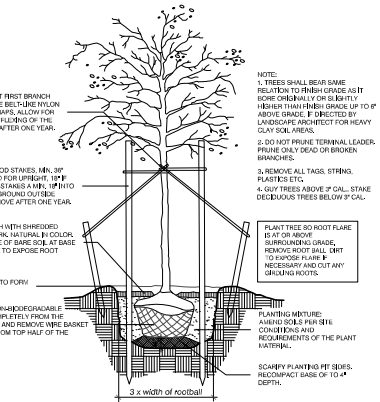
shrub planting detail
no scale



multi-stem tree planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

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Troy Trail North

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Livernois Road

sheet title:
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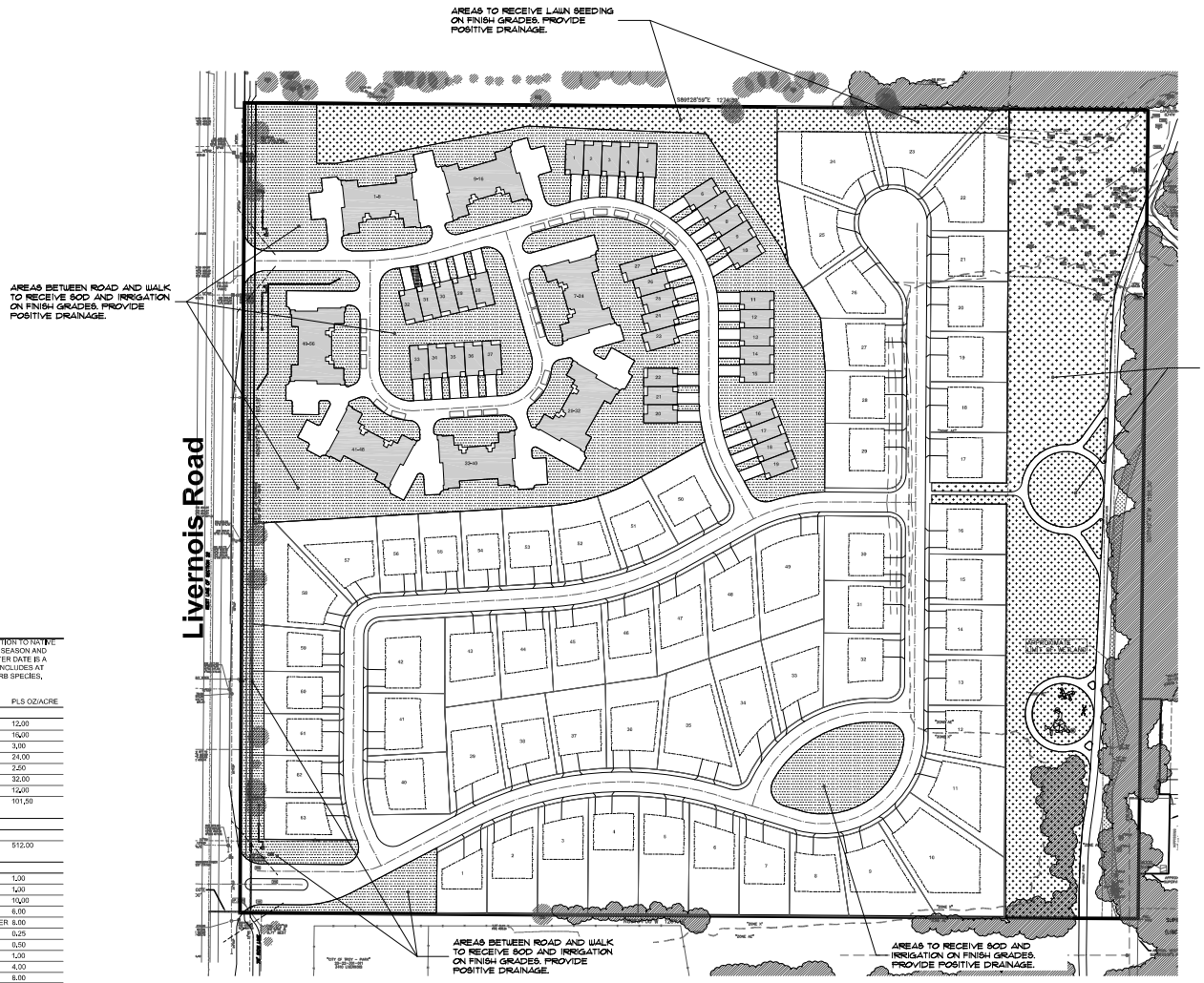
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

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project no: LS25.042.06

sheet no: LS-5 of 10



lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEWING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

economy prairie seed mix

THE PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES, FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 10 OF 13 NATIVE FORB SPECIES, APPLY AT 40.95 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	12,00
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	16,00
CAREX SPP.	PRAIRIE SEDGE SPECIES	3,00
ELYMUS CANADENSIS	CANADA WILD RYE	24,00
PANICUM VIRGATUM	SWITCH GRASS	2,50
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32,00
SORGHASTRUM NUTANS	INDIAN GRASS	12,00
	TOTAL	101,50
TEMPORARY COVER		
AVENA SATIVA	COMMON OAT 512,00	
	TOTAL	512,00
FORBS		
ASCLEPIAS SYRIACA	COMMON MILKWEED	1,00
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1,00
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	10,00
COREOPSIS LANCEOLATA	SAND COREOPSIS	8,00
ECHINACEA PURPUREA	BROAD-LEAVED PURPLE CONEFLOWER	8,00
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0,25
MONARDA FISTULOSA	WILD BERGAMOT	0,50
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE	1,00
RATIBIDA PINNATA	YELLOW CONEFLOWER	4,00
RUDBECKIA HIRTA	BLACK-EYED SUSAN	8,00
SOLIDAGO SPECIOSA	SHOWY GOLDENROD	0,50
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	1,00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0,50
	TOTAL	41,75

6A **sod seeding and irrigation reference plan**
NO SCALE.

hatch pattern legend

- AREAS TO RECEIVE IRRIGATION AND SOD, MAINTAINED AND MOWED WEEKLY
- AREAS TO RECEIVE LAWN SEEDING
- AREAS TO RECEIVE DETENTION POND SEED MIX

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checked by: FP
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LS-6 of 10



A trash receptacle



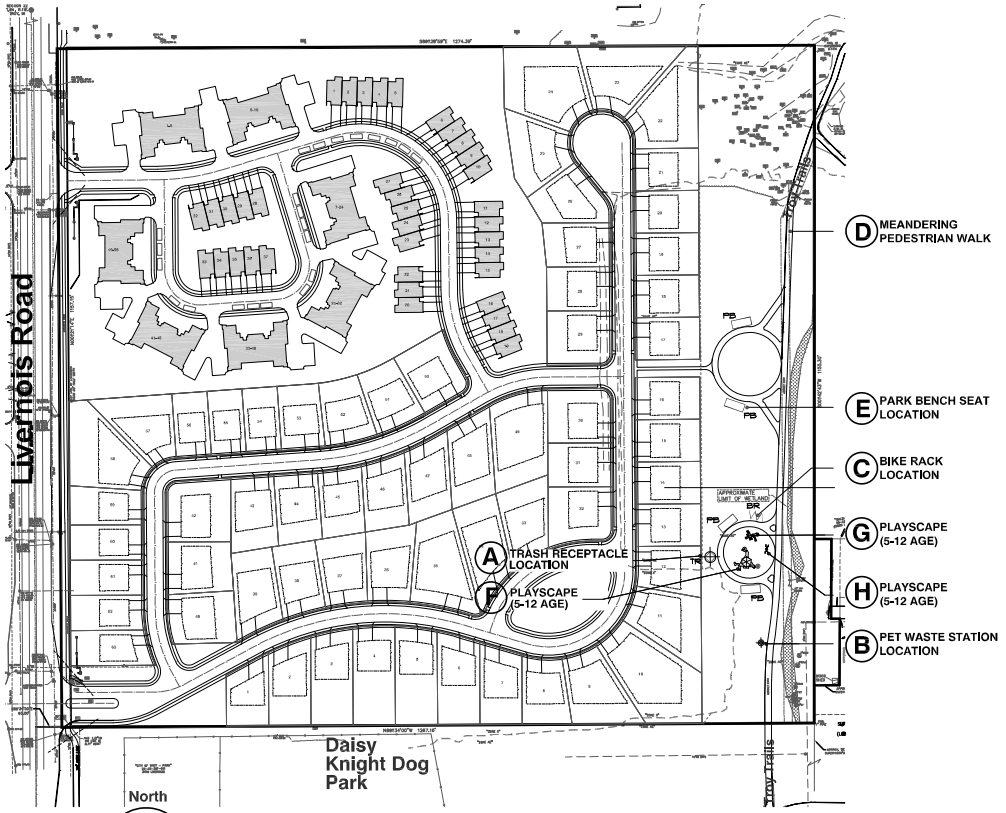
B pet waste station



C bicycle rack



D meandering pedestrian walk



site amenity reference location map

SCALE: 1"=100'-0"

site amenity key

- BR BIKE RACK
- PB PARK BENCH SEAT
- PS PET WASTE STATION
- TR TRASH RECEPTACLE



H hoopla unity swing



G playscape (2-5 age)



F playscape (5-12 age)



E park bench seating

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SITE AMENITY REFERENCE PLAN

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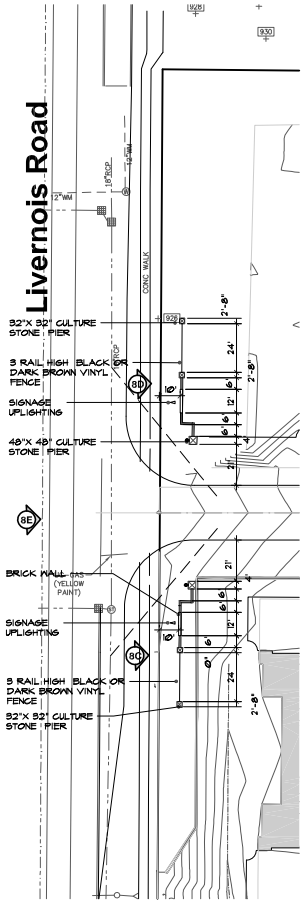
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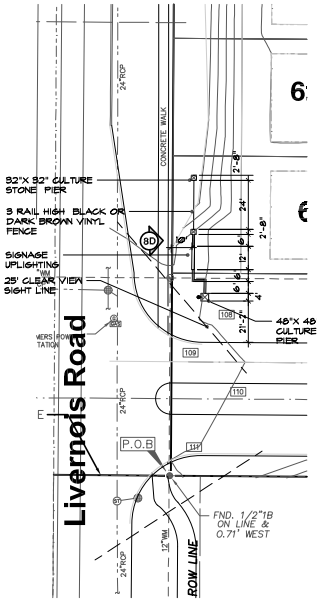
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sheet no:
LS-7 of 10



8A **entry sign monument site plan**
SCALE: 1" = 30' - 0"



8B **entry sign monument site plan**
SCALE: 1" = 30' - 0"



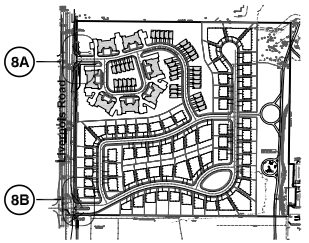
MANUFACTURER:
COPPER LIGHTING SOLUTION

MODEL: NFFLD-S
NIGHT FALCON SMALL
FINISH : BRONZE

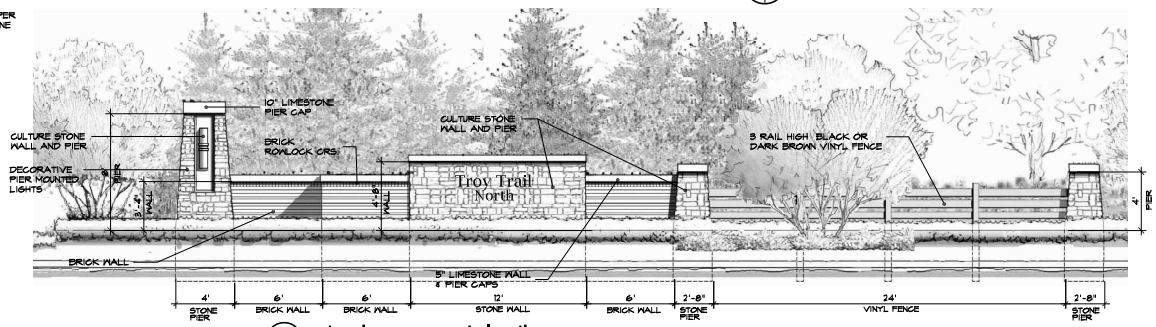
sign panel uplighting
(3-CONDITIONS)

entry wall monument / pier/ signage / notes:

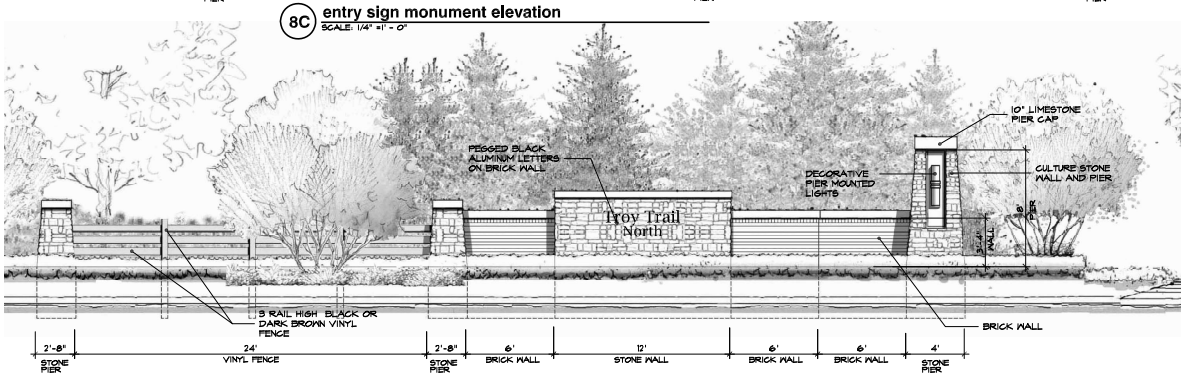
1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH LANDSCAPE ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A 'PHOTO-EYE' SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROWS AND ADJACENT PROPERTIES.
3. SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENT ON SHT. LS-9
4. VERIFY SOIL BEARING CAPACITY PRIOR TO TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
5. SIGNAGE TEXT AND LOGO TO BE METAL PRISMATIC DIMENSIONAL LETTERS. PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER CITY OF TROY REQUIREMENTS AND APPROVALS.
6. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
7. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2000# P.S.I. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
8. MINIMUM CONCRETE STRENGTH TO BE 3000# P.S.I. @ 28 DAYS. U.O.N.: SLABS SHALL BE 3500 P.S.I. MIN. U.O.N.: EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6% ± 1% ENTRAINED AIR U.O.N.
9. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.
10. PROVIDE DOWELS INTO FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT AT ALL WALLS, UNLESS OTHERWISE NOTED.
11. PROVIDE MINIMUM 3" CONCRETE COVER FOR REINFORCEMENT BARS BELOW GRADE AND MINIMUM 2" CONCRETE COVER FOR REINFORCEMENT BARS ABOVE GRADE.



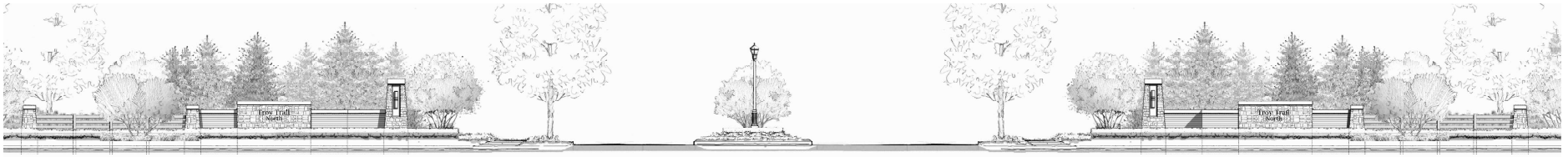
key reference location map
NO SCALE



8C **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"



8D **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"



9E **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"

FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd. Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
SITE AMENITY REFERENCE PLAN

job no. / issue / revision date:

LS24.061.03 Review 5-17-2023
LS24.061.03 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by:
JK
checked by:
FP
date:
3-6-2025

notice:
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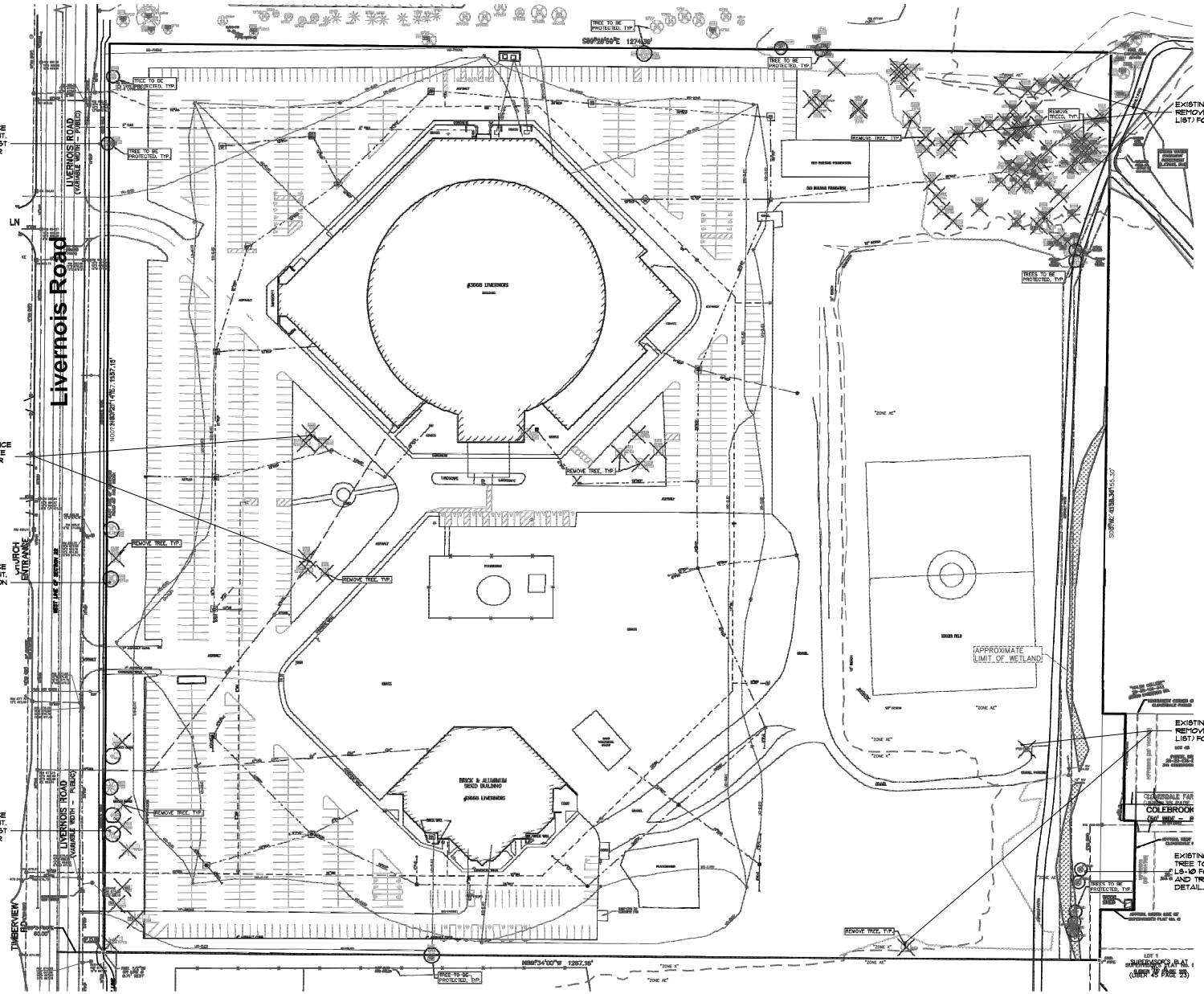
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS25.042.06

sheet no:
LS-8 of 10



9A tree removal plan
SCALE: 1" = 60'-0"

FPA
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seal:
FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 4133

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
TREE REMOVAL PLAN

job no. / issue / revision date:
LS24.061.03 Review 5-17-2023
LS24.061.03 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-13-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS25.042.06

sheet no: LS-9 of 10

tree removal legend

tag no.	dbh common name	botanical name	conditions	foot note	saved / removed	
100	4 Red Maple	Acer rubrum	Fair	CC	removed	X
101	4 Red Maple	Acer rubrum	Fair	CC	removed	X
102	16 Austrian Pine	Pinus nigra	Good	CC	saved	
103	4 Red Maple	Acer rubrum	Fair	CC	removed	X
104	4 Red Maple	Acer rubrum	Fair	CC	saved	
105	4 Red Maple	Acer rubrum	Fair	CC	removed	X
106	5 Red Maple	Acer rubrum	Fair	CC	saved	
107	14 Austrian Pine	Pinus nigra	Fair	CC	removed	X
108	3 Red Maple	Acer rubrum	Fair	CC	removed	X
109	4 Red Maple	Acer rubrum	Fair	CC	removed	X
110	16 Austrian Pine	Pinus nigra	Good	CC	removed	X
111	16 Austrian Pine	Pinus nigra	Good	CC	removed	X
112	8 Box elder	Acer negundo	Fair	EXE	removed	
912	11 Blue Spruce	Picea pungens	Good	CC	removed	X
913	12 Blue Spruce	Picea pungens	Good	CC	removed	X
914	12 Blue Spruce	Picea pungens	Good	CC	removed	X
915	12 Blue Spruce	Picea pungens	Fair	CC	removed	X
916	6 Bradford Pear	Pyrus calleryanna	Fair	CC	removed	X
917	9 Blue Spruce	Picea pungens	Fair	CC	removed	X
918	12 Blue Spruce	Picea pungens	Good	CC	removed	X
919	9 Blue Spruce	Picea pungens	Good	CC	removed	X
920	10 Blue Spruce	Picea pungens	Fair	CC	removed	X
921	10 Bur oak	Quercus macrocarpa	Fair	CC	removed	X
922	11 Blue Spruce	Picea pungens	Fair	CC	removed	X
923	15 Red Maple	Acer rubrum	Fair	CC	saved	
924	11 Red Maple	Acer rubrum	Good	CC	removed	X
925	12 Red Maple	Acer rubrum	Good	CC	saved	
926	12 Silver Maple	Acer saccharinum	Good	EXE	saved	
927	7 Red Maple	Acer rubrum	Good	CC	saved	
928	13 Silver Maple	Acer saccharinum	Fair	EXE	saved	
929	30 Cottonwood	Populus deltoides	Good	EXE	saved	
930	8 Thornapple/Hawthorne	Crataegus spp.	Good	OS	saved	
931	13 Thornapple/Hawthorne	Crataegus spp.	Good	OS	saved	
932	12 Silver Maple	Acer saccharinum	Good	EXE	saved	
933	16 Cottonwood	Populus deltoides	Fair	EXE	saved	
934	12 Cottonwood	Populus deltoides	Good	EXE	saved	
935	12 Cottonwood	Populus deltoides	Good	EXE	saved	
936	17 Bur oak	Quercus macrocarpa	Good	OS	saved	
937	9 Cottonwood	Populus deltoides	Good	EXE	removed	X
938	8 Cottonwood	Populus deltoides	Fair	EXE	removed	X
939	10 Cottonwood	Populus deltoides	Fair	EXE	removed	X
940	15 Cottonwood	Populus deltoides	Dead	EXE	removed	X
941	12 Cottonwood	Populus deltoides	Dead	EXE	removed	X
942	6 Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
943	7 Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
944	10 Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
945	6 Siberian Elm	Ulmus pumila	Good	EXE	removed	X
946	8 Crab Apple	Malus caronaria	Poor	EXE	removed	X
947	11 Box elder	Acer negundo	Fair	EXE	removed	X
948	21 Cottonwood	Populus deltoides	Fair	EXE	removed	X
949	16 Cottonwood	Populus deltoides	Fair	EXE	removed	X

tag no.	dbh common name	botanical name	conditions	foot note	saved / removed	
950	9 Cottonwood	Populus deltoides	Fair	EXE	removed	X
951	14 Cottonwood	Populus deltoides	Fair	EXE	removed	X
952	11 Cottonwood	Populus deltoides	Fair	EXE	removed	X
953	10 Box elder	Acer negundo	Fair	EXE	removed	X
954	15 Box elder	Acer negundo	Fair	EXE	removed	X
955	10 Box elder	Acer negundo	Fair	EXE	removed	X
956	14 Box elder	Acer negundo	Fair	EXE	removed	X
957	10 Box elder	Acer negundo	Fair	EXE	removed	X
958	6 Siberian Elm	Ulmus pumila	Good	EXE	removed	X
959	10 Cottonwood	Populus deltoides	Fair	EXE	removed	X
960	15 Cottonwood	Populus deltoides	Good	EXE	removed	X
961	17 Cottonwood	Populus deltoides	Fair	EXE	removed	X
962	8 Cottonwood	Populus deltoides	Good	EXE	removed	X
963	13 Cottonwood	Populus deltoides	Fair	EXE	removed	X
964	12 Box elder	Acer negundo	Fair	EXE	removed	X
965	15 Box elder	Acer negundo	Good	EXE	removed	X
966	8 Box elder	Acer negundo	Fair	EXE	removed	X
967	6 White Mulberry	Morus alba	Fair	REG	removed	X
968	6 Box elder	Acer negundo	Fair	EXE	removed	X
969	8 Crab Apple	Malus caronaria	Fair	REG	removed	X
970	10 White Mulberry	Morus alba	Good	REG	removed	X
971	12 Cottonwood	Populus deltoides	Fair	EXE	removed	X
972	15 Cottonwood	Populus deltoides	Good	EXE	removed	X
973	16 Cottonwood	Populus deltoides	Good	EXE	removed	X
974	12 Cottonwood	Populus deltoides	Fair	EXE	removed	X
975	8 Cottonwood	Populus deltoides	Fair	EXE	removed	X
976	15 Cottonwood	Populus deltoides	Good	EXE	removed	X
977	7 Cottonwood	Populus deltoides	Fair	EXE	removed	X
978	9 Box elder	Acer negundo	Fair	EXE	removed	X
979	10 White Mulberry	Morus alba	Fair	REG	removed	X
980	10 White Mulberry	Morus alba	Fair	REG	removed	X
981	8 American Elm	Ulmus americana	Poor	EXE	removed	X
982	14 White Mulberry	Morus alba	Fair	REG	removed	X
983	13 Box elder	Acer negundo	Good	EXE	removed	X
984	8 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
985	8 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
986	6 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
987	7 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
988	7 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
989	7 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
990	6 Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
991	6 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
992	7 Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
993	10 Box elder	Acer negundo	Good	EXE	removed	X
994	7 Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
995	6 Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
996	10 Box elder	Acer negundo	Fair	EXE	removed	X
997	15 Box elder	Acer negundo	Fair	EXE	removed	X
998	7 Box elder	Acer negundo	Fair	EXE	saved	
999	9 American Elm	Ulmus americana	Poor	EXE	saved	
1000	8 Green Ash	Fraxinus pennsylvanica	Poor	EXE	saved	
1001	15 White Mulberry	Morus alba	Fair	OS	saved	

tag no.	dbh common name	botanical name	conditions	foot note	saved / removed	
1002	7 Box elder	Acer negundo	Fair	EXE	saved	
1003	7 Box elder	Acer negundo	Fair	EXE	saved	
1004	20 White Mulberry	Morus alba	Good	OS	saved	
1005	7 Box elder	Acer negundo	Fair	EXE	saved	
1006	7 Box elder	Acer negundo	Good	EXE	removed	X
1007	7 White Mulberry	Morus alba	Good	REG	removed	X
1008	9 Box elder	Acer negundo	Fair	EXE	removed	X
1009	10 Box elder	Acer negundo	Fair	EXE	removed	X
1010	23 Cottonwood	Populus deltoides	Good	EXE	removed	X
1011	11 Cottonwood	Populus deltoides	Good	EXE	removed	X
1012	9 Cottonwood	Populus deltoides	Good	EXE	removed	X
1013	7 Siberian Elm	Ulmus pumila	Good	EXE	removed	X
1014	7 Siberian Elm	Ulmus pumila	Dead	EXE	removed	X
1015	6 Box elder	Acer negundo	Good	EXE	removed	X
1016	11 Box elder	Acer negundo	Fair	EXE	removed	X
1017	6 Ginkgo	Ginkgo biloba	Fair	REG	removed	X
1018	6 Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
1019	7 White Mulberry	Morus alba	Fair	REG	removed	X
1020	7 Bradford Pear	Pyrus calleryanna	Good	REG	removed	X
1021	7 Siberian Elm	Ulmus pumila	Good	EXE	removed	X
1022	6 Bradford Pear	Pyrus calleryanna	Good	CC	removed	X
1023	7 Thornapple/Hawthorne	Crataegus spp.	Poor	EXE	saved	
1024	6 Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1025	8 Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1026	9 Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1027	14 Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1028	9 Blue Spruce	Picea pungens	Fair	REG	saved	

tree replacement summary:

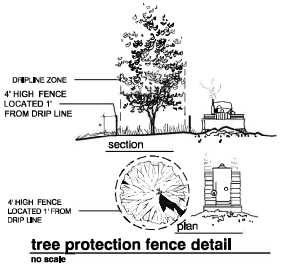
TOTAL NO. OF EXISTING TREES SURVEY 130
NO. OF EXISTING TREES OFF SITE 9
NO. OF EXISTING TREES ON-SITE 121
NO. OF EXISTING CODE COMPLIANCE TREES ON-SITE 28
NO. OF EXISTING EXEMPT TREES ON-SITE 82
(DEAD, POOR, PROHIBITED TREES)
NO. OF EXISTING REGULATED TREES ON-SITE 11

TOTAL NO. OF EXISTING TREES SAVED ON SITE 21
TOTAL NO. OF EXISTING TREES REMOVED ON SITE 100
NO. OF EXISTING CODE COMPLIANCE TREES REMOVED 22
NO. OF EXISTING EXEMPT TREES REMOVED 68
(DEAD, POOR, PROHIBITED TREES)
NO. OF EXISTING REGULATED TREES REMOVED ..... 10 (85")

TOTAL NO. OF TREE REPLACEMENT REQUIRED 17
(85" X 50 (50%) = 42.5" / 2 1/2" PER TREE = 17 TREES)
TOTAL NO. OF TREE REPLACEMENT PROVIDED 17

tree protection notes:

1) EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2) STAKES SHALL BE METAL 'T' POLES SPACED NO FURTHER THAN 5' ON CENTER.
3) FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
4) FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
5) UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
6) NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN, THIS SHALL INCLUDE, BUT NOT LIMITED TO:
   a. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
   b. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
   c. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
   d. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
   e. ANY REQUIRED SWALE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THRU A PROTECTED AREA, THE SWALES NEED TO BE HAND DUG. MACHINERY OF ANY KIND IS PROHIBITED.



tree protection fence detail
no scale

foot note:

REG	REGULATED TREE
LM	LANDMARK TREE
CC	CODE COMPLIANT TREE (existing trees installed per code requirements)
OS	OFF SITE TREE
EXE	EXEMPT / NON REGULATED TREE (poor, dead , and invasive trees)

FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
REMOVAL PLAN

job no. / issue / revision date:
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drawn by: JK
checked by: FP
date: 3-6-2025

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3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For free location of public utility lines

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project no: LS25.042.06

sheet no: LS-9 of 10



TROY TRAIL NORTH

Tableau
by MONDRIAN

TROY TRAIL NORTH

MIXED RESIDENTIAL DEVELOPMENT

TROY, MI

Tableau
by MONDRIAN



LOCATION MAP

NOT TO SCALE

NORTH

OWNERS:

TABLEAU BY MONDRIAN
50215 SCHOENHERR RD.
SHELBY TOWNSHIP, MI 48315
586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P)

SHEET INDEX

	TOWNHOMES "TYPE 1"
T-1	TITLE SHEET
1	3D RENDERINGS
2	BUILDING PLANS
3	UNIT PLANS
4	ELEVATIONS
5	MATERIAL BOARD
	TOWNHOMES "TYPE 2"
6	3D RENDERINGS
7	BUILDING FIRST FLOOR PLAN
8	BUILDING SECOND FLOOR PLAN
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	SINGLE LEVEL LIVING 8-PLEX
11	3D RENDERINGS
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32	FLOOR PLAN
33	ELEVATIONS-MODERN FARMHOUSE
34	ELEVATIONS-MODERN PRAIRIE
35	ELEVATIONS-TRANSITIONAL
36	SINGLE FAMILY MATERIAL BOARD

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: TITLE SHEET

TOWNHOMES "TYPE 1"

CLIENT/PROJECT: TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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ALEXANDER V. BOGAERTS + ASSOC.

- PRELIMINARY SPA 06-06-2025
- BIDS
- PERMITS SPA 03-26-2025
- CONSTRUCTION 00-00-00

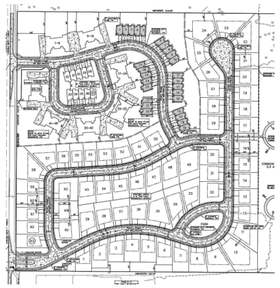
REVISIONS

DRAWN BY: MM/ES
CAD FILENAME: 01 R FRONT.dwg
CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: T-1









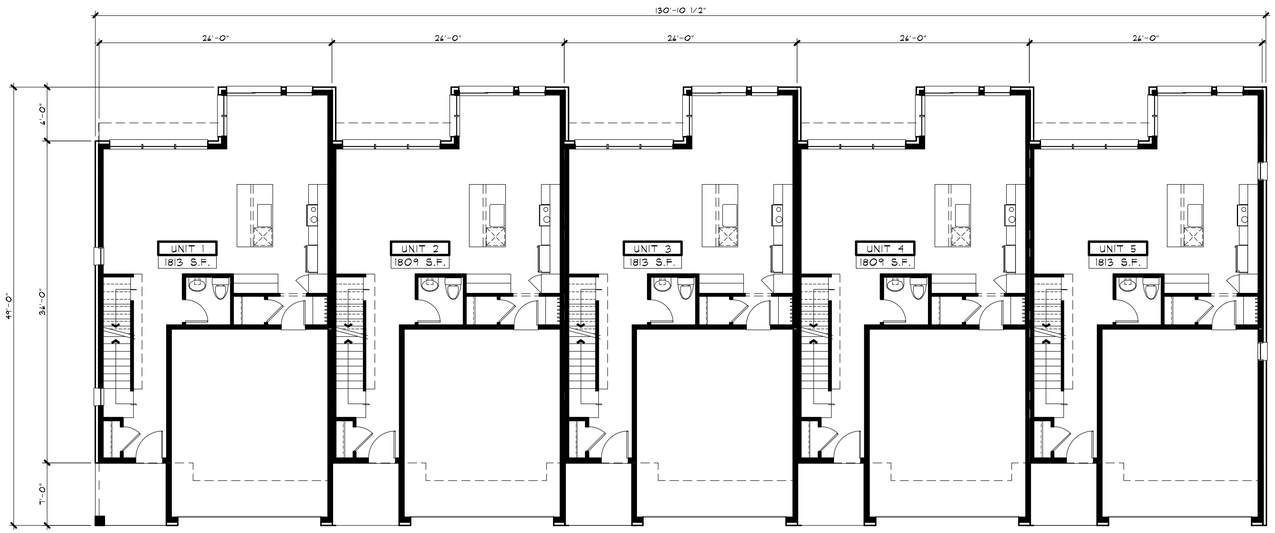
3/2 **SITE**

REFERENCE NO SCALE



2/2 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)

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



1/2 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)

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

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

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SHEET TITLE: BUILDING PLANS

TOWNHOMES "TYPE I"

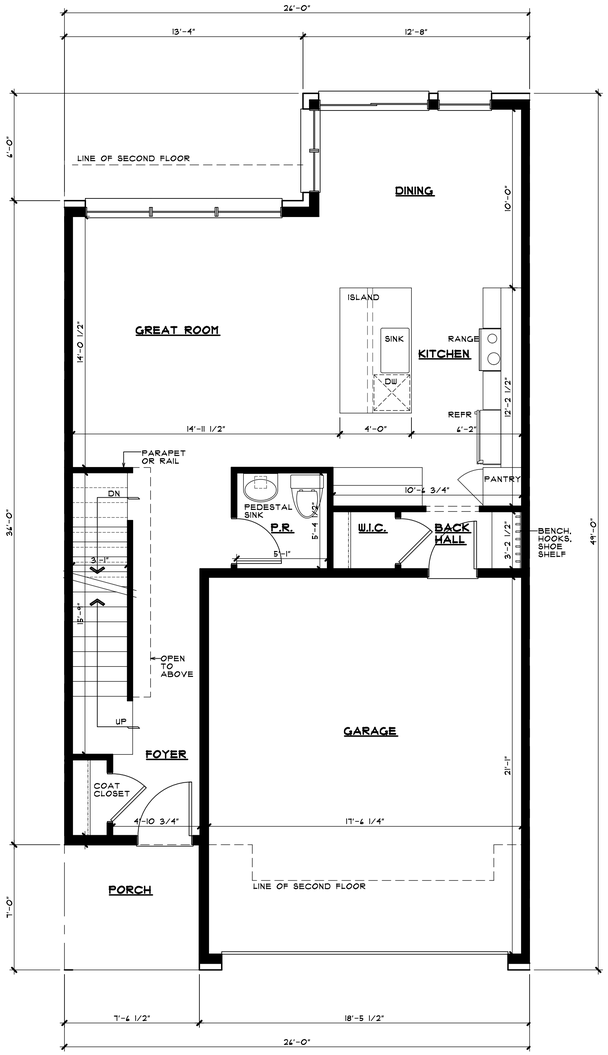
CLIENT/PROJECT: TABLEAU BY MONDRIAN
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TROY, MICHIGAN

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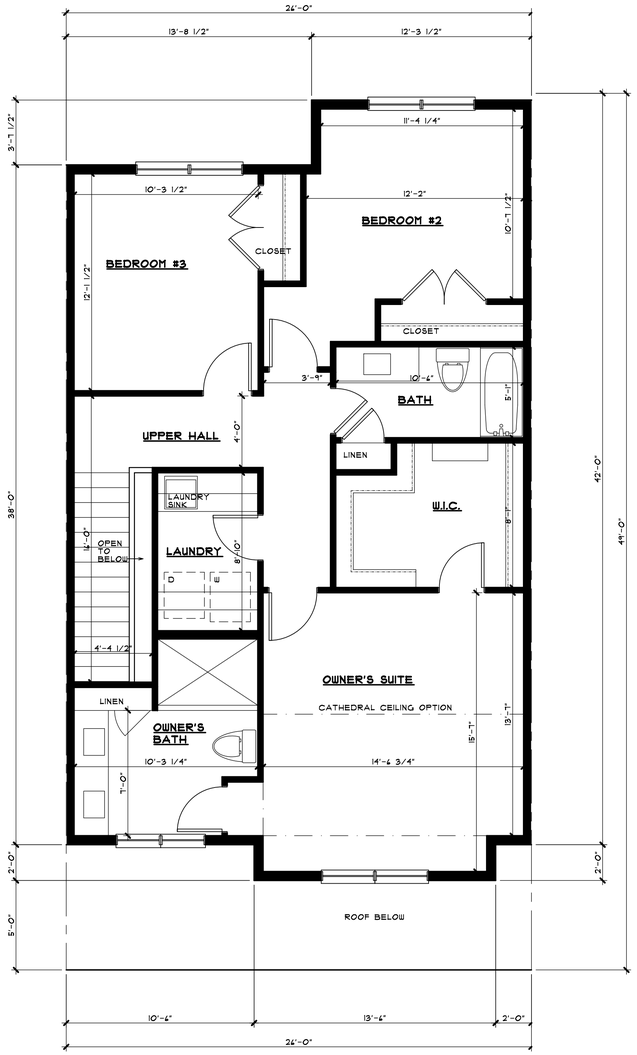
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CAD FILENAME:
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JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 2



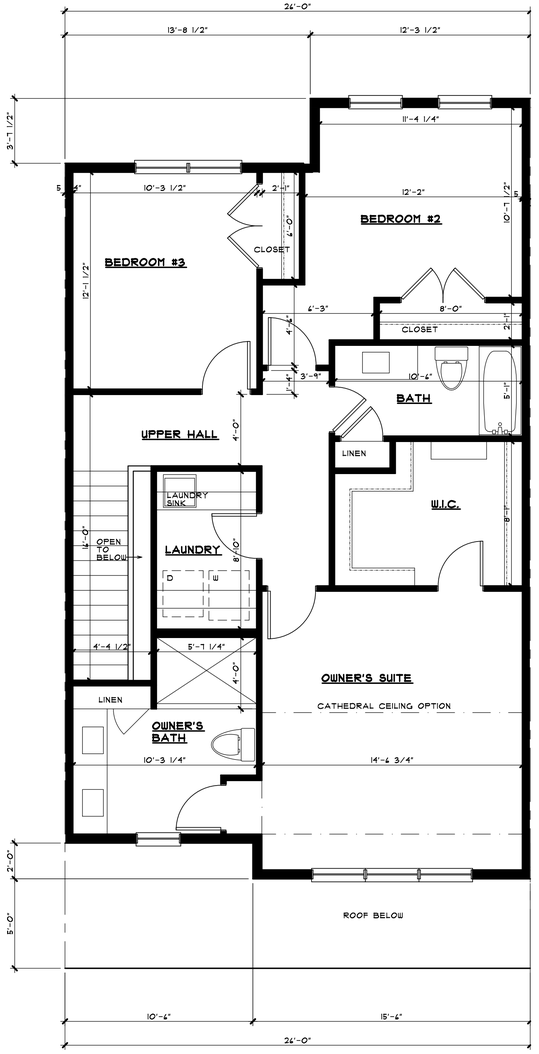
FIRST FLOOR PLAN — 743 SQ FT

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



SECOND FLOOR PLAN — 1066 SQ FT
ALTERNATIVE 'A'

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



SECOND FLOOR PLAN — 1070 SQ FT
ALTERNATIVE 'B'

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

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1066 SQ FT
TOTAL	1809 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1070 SQ FT
TOTAL	1813 SQ FT

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SHEET TITLE: UNIT PLANS

TOWNHOMES "TYPE I"

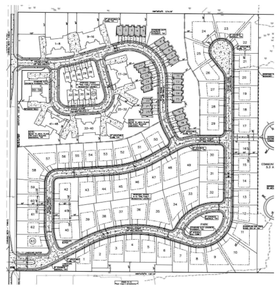
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CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 3



5/4 **SITE**
REFERENCE NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Horizontal Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Roof Trim "A" (Fascia & Frieze Board)
7	Engineered PVC Siding
8	Roof Trim "B"(Fascia & Frieze Board)
9	Roof Shingles
10	Metal Roof & Brackets
11	Roof Drip Edge
12	Box Columns
13	Unit Entry Doors
14A	Garage Doors
14B	Garage Doors
15	Gutters and Downspouts
16	Windows (All)
17	E.I.F.S.



1/4 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/4 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



3/4 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



4/4 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

NOTE TO BUILDING OFFICIAL:
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SHEET TITLE: BUILDING ELEVATIONS
TOWNHOMES "TYPE I"

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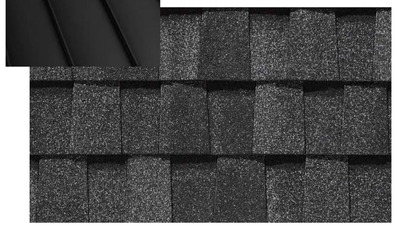
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JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 4

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 1



Metal Roof:
Black



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof &



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0



Hardie Siding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick:
Michigan Brick "Tawas" with Natural Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Tawas with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Horizontal Siding	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof & Brackets		Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Black	Refer to elevations for locations
14A	Garage Doors	CHI Door	White	Refer to elevations for locations
14B	Garage Doors	CHI Door	Black	
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

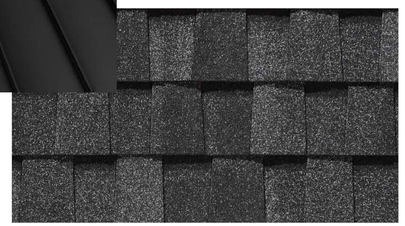
NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 2



Metal Roof:
Black



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at



Hardie Trim in Artic White. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns to Match at Cobblestone Siding Areas.



Hardie Siding in Cobblestone. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick: Michigan Brick: Bloomfield with White Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER		NOTES
1	Brick	Michigan Brick	Bloomfield	Mortar Color
2	Board & Batten Siding	JamesHardie	Cobblestone	
3	Horizontal Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def	
10	Metal Roof & Brackets	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Tricorn Black SW 6258	
14A	Garage Doors	CHI Door	Black	Refer to elevations for locations
14B	Garage Doors	CHI Door	White	Refer to elevations for locations
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE
MATERIAL BOARD
TOWNHOMES "TYPE I"

CLIENT/PROJECT
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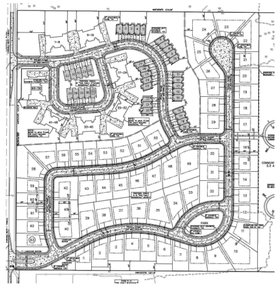
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DATE
06-06-2025
SHEET NUMBER
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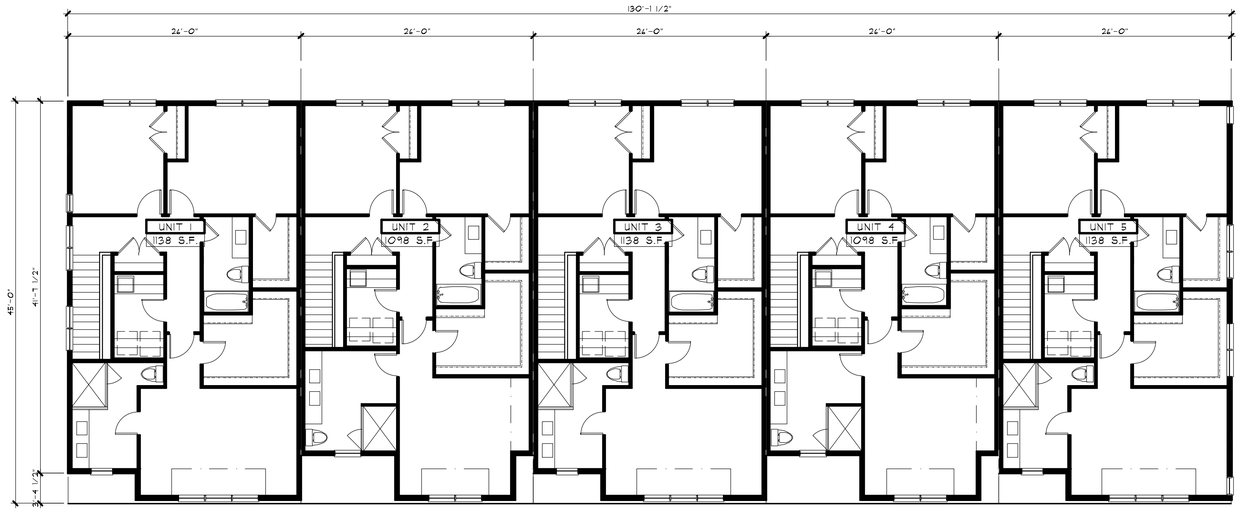




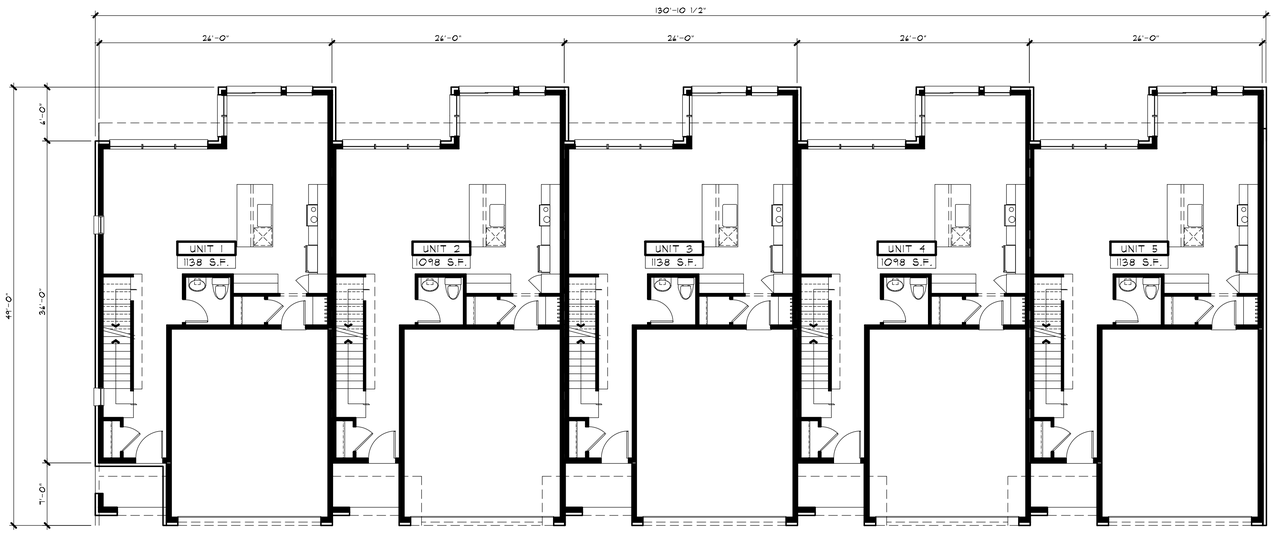




3/7 **SITE**
REFERENCE NO SCALE



1/7 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/7 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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SHEET TITLE: BUILDING PLANS
TOWNHOMES "TYPE 2"

CLIENT/PROJECT:
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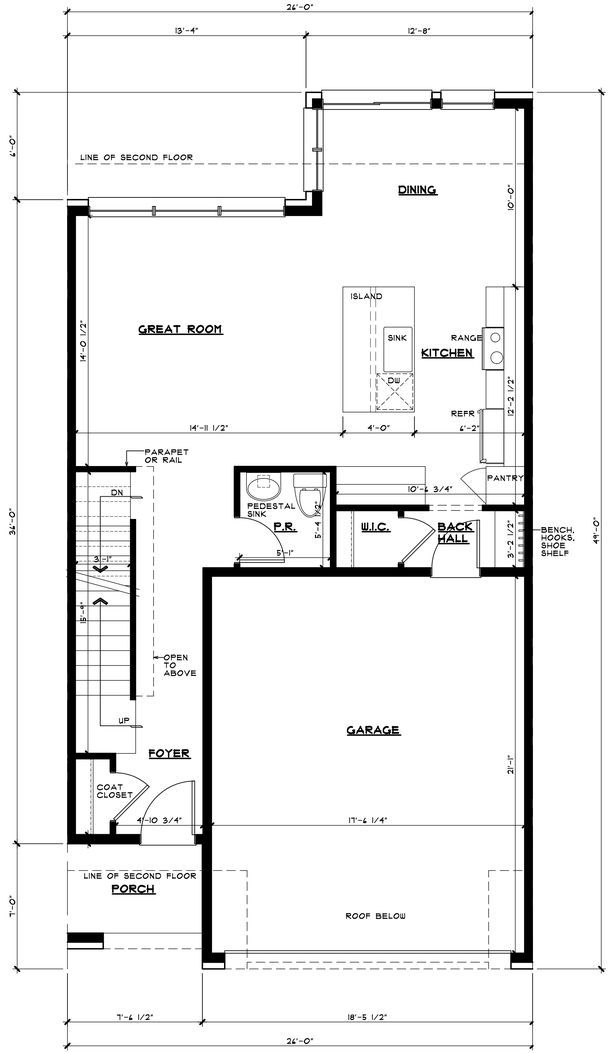
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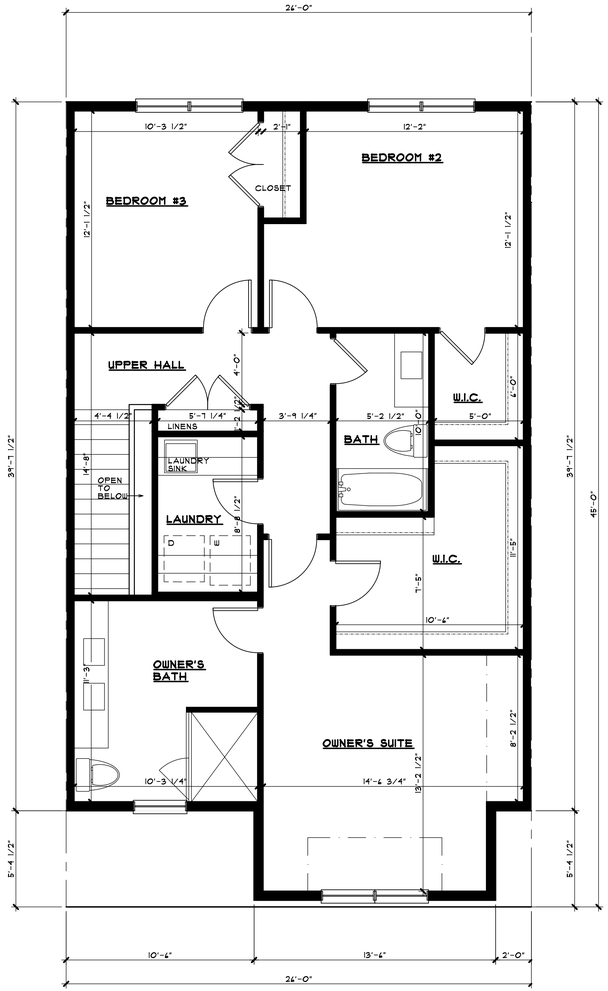
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JOB NUMBER: 2892
DATE: 06-06-2025
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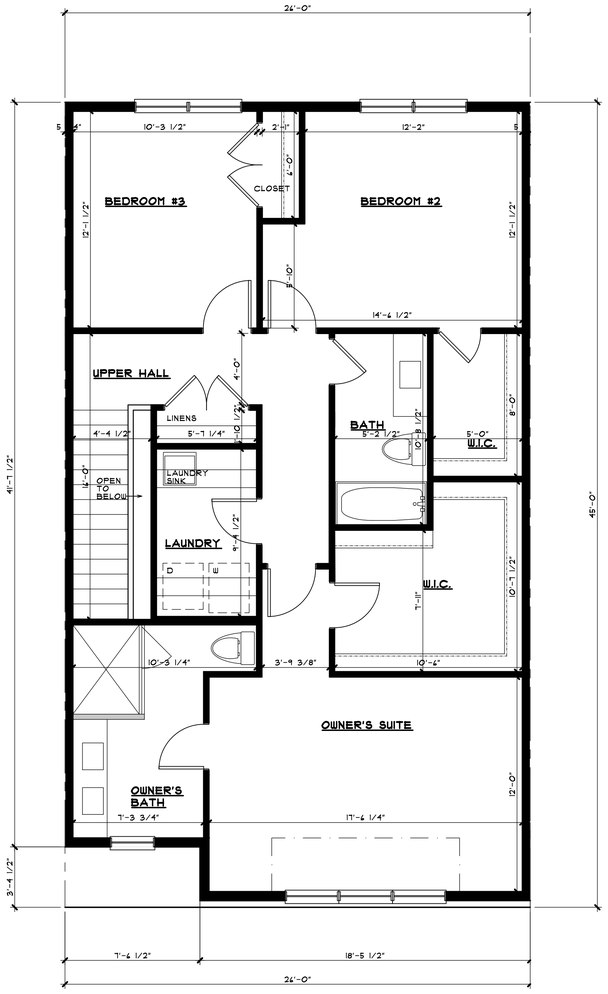
FIRST FLOOR PLAN — 743 SQ FT

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



SECOND FLOOR PLAN — 1098 SQ FT
ALTERNATIVE 'A'

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



SECOND FLOOR PLAN — 1138 SQ FT
ALTERNATIVE 'B'

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

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1098 SQ FT
TOTAL	1841 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1138 SQ FT
TOTAL	1881 SQ FT

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SHEET TITLE: UNIT PLANS

TOWNHOMES "TYPE 2"

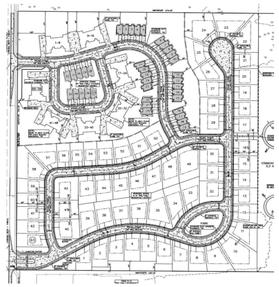
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JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 8



5/9 **SITE**
REFERENCE NO SCALE

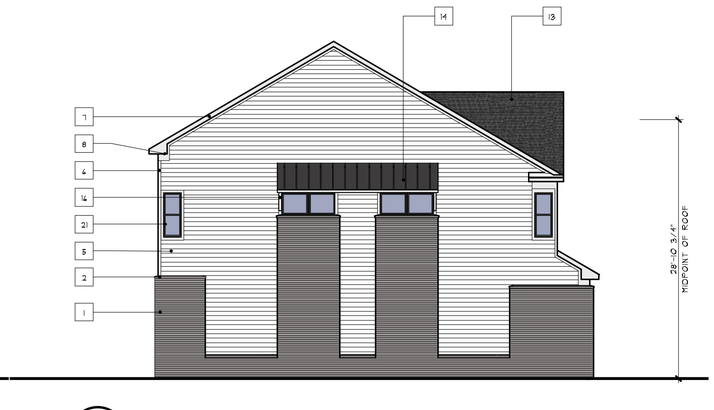
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & Batten Siding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Engineered PVC Siding
10	Roof Trim "B"(Fascia & Frieze Board)
11	E.I.F.S.
12	E.I.F.S.
13	Roof Shingles
14	Metal Roof
15	Roof Drip Edge
16	Brackets @ Metal Roof
17	Unit Entry Door
18	Garage Doors
19	Garage Doors
20	Gutters and Downspouts
21	Windows (All)
22	Flashing



4/9 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



2/9 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



3/9 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



1/9 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"

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SHEET TITLE
BUILDING ELEVATIONS
TOWNHOMES "TYPE 2"

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JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 9

NOTE TO BUILDING OFFICIAL:
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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Alt. Townhouse Building



Metal Roof: Black



E.I.F.S.: STO Corp. #37100
StoSignature Texture 1.0



E.I.F.S.: STO Corp. #16282
StoSignature Texture 1.0



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Garage Doors and Unit Entrance Doors, Gutters & Downspouts:

Garage Doors





Windows: Black



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at Chamclad Areas.



Hardie Slding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Brick:
Bricktech "Grayling" Brick with XXX mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ALT TOWNHOUSE COLOR SCHEME		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
10	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
11	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #37100 Black	
12	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #16282 Gray	
13	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
14	Metal Roof	Atas	Black	
15	Roof Drip Edge	Quallity Aluminum Products	Black #200	
16	Brackets @ Metal Roof	Sherwin Williams	Match Artic White	
17	Unit Entry Door		Black	
18	Garage Doors	CHI Door	Black	
19	Garage Doors	CHI Door	White	
20	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
21	Windows (All)		Black	
22	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE
MATERIAL BOARD
TOWNHOMES "TYPE 2"

CLIENT/PROJECT
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DATE: 06-06-2025
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SHEET TITLE: 3D RENDERING

SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT:
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TROY TRAIL NORTH
TROY, MICHIGAN

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JOB NUMBER
2573

DATE
06-06-2025

SHEET NUMBER
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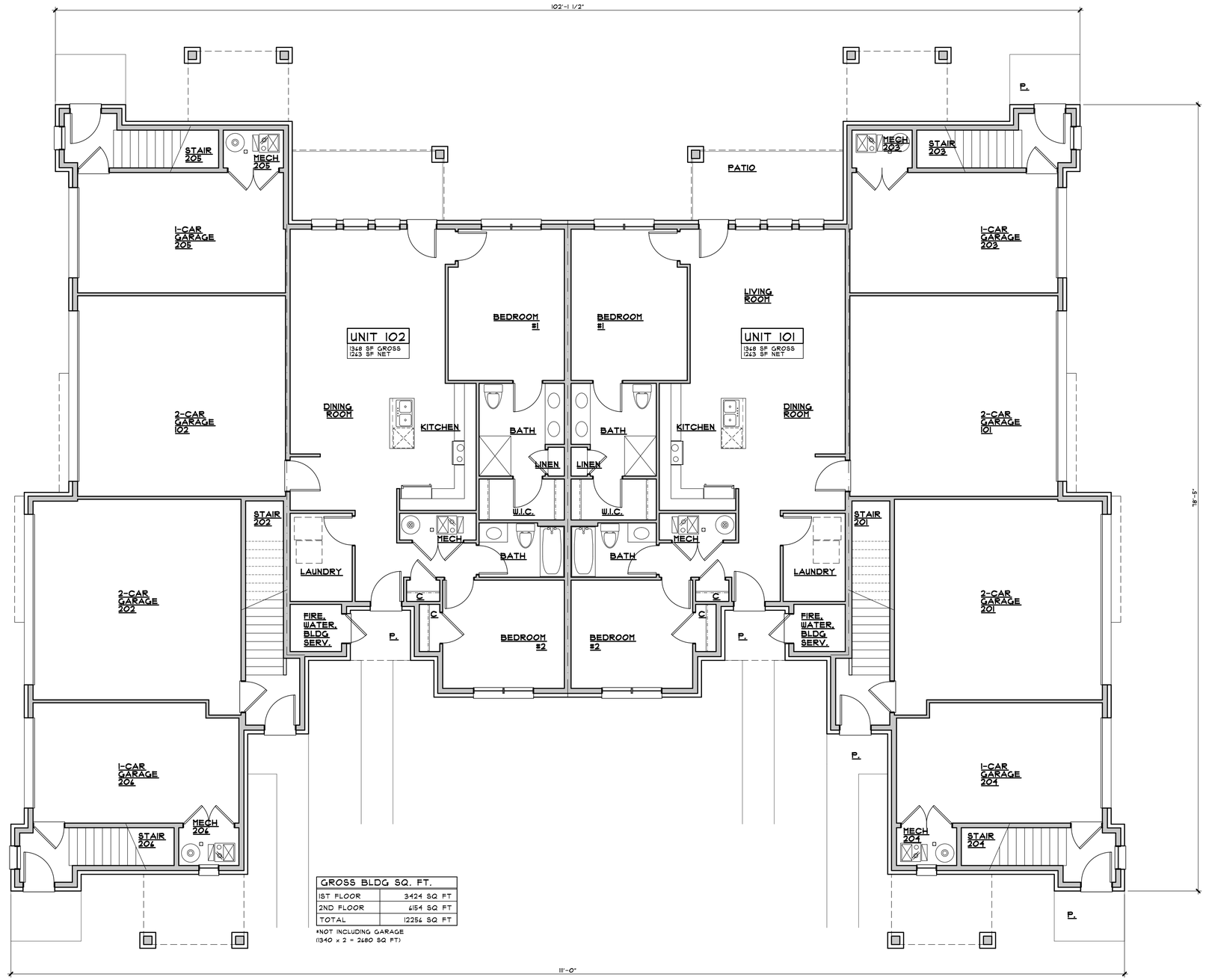








1
12
SITE
REFERENCE
NO SCALE



UNIT MATRIX		
UNIT NUMBER	GROSS S.F.	NET S.F.
UNIT 101	1348 SF	1243 SF
UNIT 102	1348 SF	1243 SF
UNIT 201	1348 SF	1243 SF
UNIT 202	1348 SF	1243 SF
UNIT 203	854 SF	774 SF
UNIT 204	854 SF	774 SF
UNIT 205	854 SF	774 SF
UNIT 206	854 SF	774 SF

GROSS BLDG SQ. FT.	
1ST FLOOR	3424 SQ FT
2ND FLOOR	6154 SQ FT
TOTAL	12254 SQ FT

*NOT INCLUDING GARAGE
(1340 x 2 = 2680 SQ FT)

FIRST FLOOR PLAN

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

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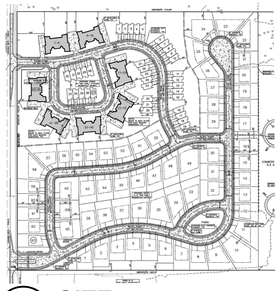
SHEET TITLE: FIRST FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT
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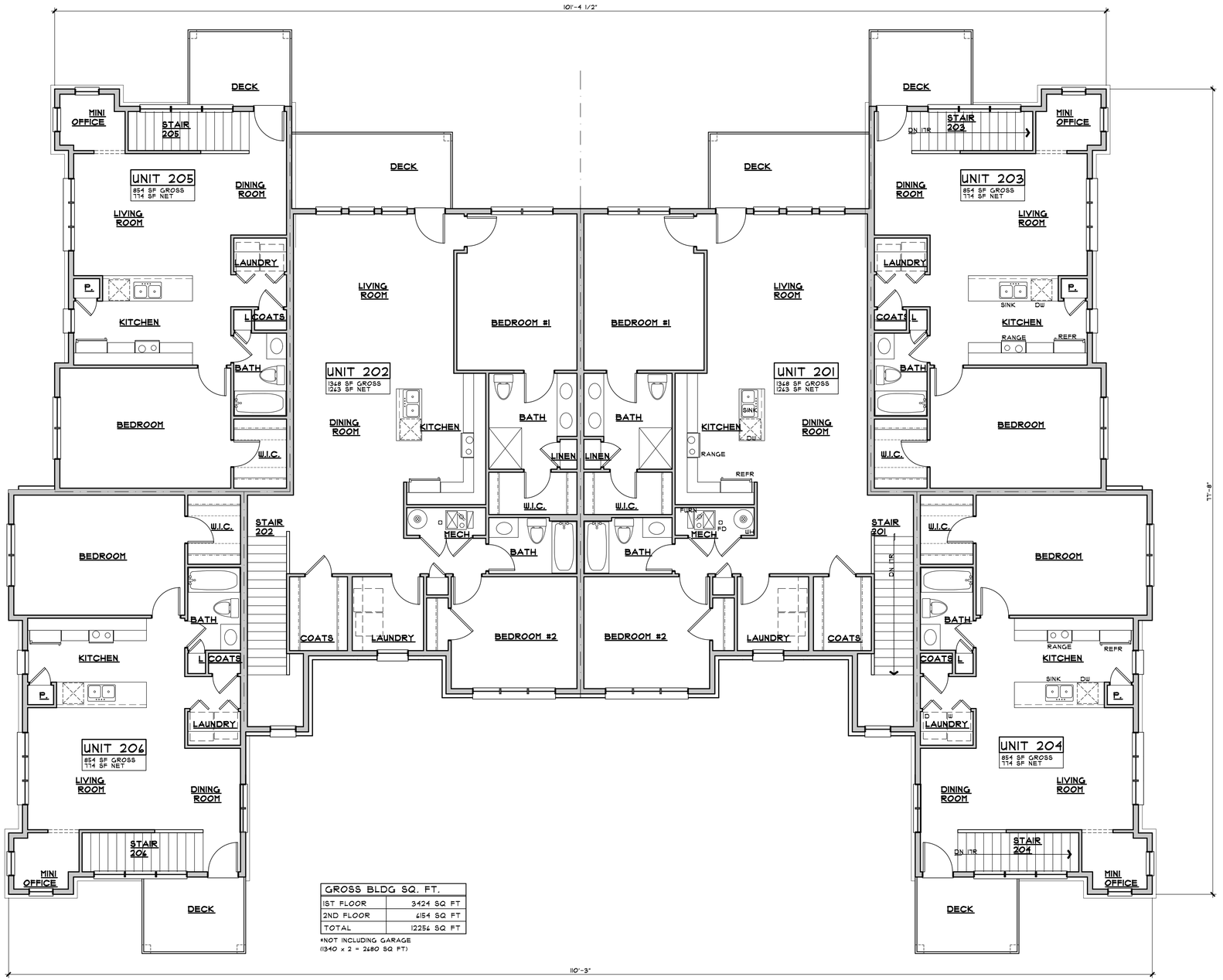
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1/13 **SITE**
REFERENCE NO SCALE



GROSS BLDG SQ. FT.	
1ST FLOOR	3424 SQ FT
2ND FLOOR	6154 SQ FT
TOTAL	12256 SQ FT

*NOT INCLUDING GARAGE
(1340 x 2 = 2680 SQ FT)

SECOND FLOOR PLAN

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

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SHEET TITLE: SECOND FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

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4
14
SITE
REFERENCE NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & Batten Siding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Roof Shingles
10	Metal Roof
11	Roof Drip Edge
12	Brackets @ Metal Roof
13	Deck Posts, Fascia. Trim
14	Unit Entry Door
15	Garage Doors
16	Gutters and Downspouts
17	Windows (All)
18	Metal Railings
19	Flashing



3
14
REAR ELEVATION
SCALE: 3/16"=1'-0"



2
14
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION OPPOSITE SIMILAR
SCALE: 3/16"=1'-0"



1
14
FRONT ELEVATION
SCALE: 3/16"=1'-0"

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SHEET TITLE:
ELEVATION

SINGLE LEVEL LIVING 8 PLEX

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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8-Plex Stacked Flats Building: Color Scheme 1



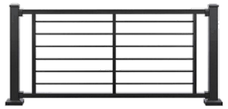
Metal Roof: Black



Windows: Black



Garage and Unit Entrance Doors, Gutters & Downspouts:

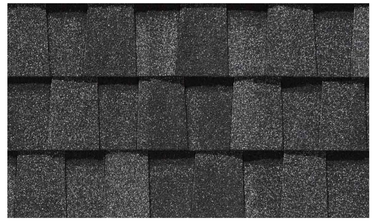


Horizontal Balcony Railings in Black Metal





Hardie SIding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Brick:
Bricktech "Grayling" Brick with XXX mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Artic White	
13	Deck Posts, Fascia. Trim	JamesHardie	Black	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8 Plex Stacked Flats Building: Color Scheme 2
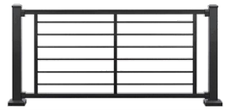


Metal Roof: Black



Windows: Black



Garage and Unit Entrance Doors, Gutters & Downspouts: Black



Horizontal Balcony Railings in Black Metal





Hardie Siding in Aged Pewter. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Brick: Bricktech "Cloudscape" with Natural Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Cloudscape with Natural Mortar	
2	Brick Sill	Glen Gery	Cloudscape with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Cloudscape with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Aged Pewter	
5	Horizontal Siding	JamesHardie	Aged Pewter	
6	Trim (Corner & Window Trim)	JamesHardie	Aged Pewter	
7	Trim (Rake)	JamesHardie	Aged Pewter	
8	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Aged Pewter	
13	Deck Posts, Fascia. Trim	JamesHardie	Aged Pewter	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material Color	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE: MATERIAL BOARD

SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT:
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TROY, MICHIGAN

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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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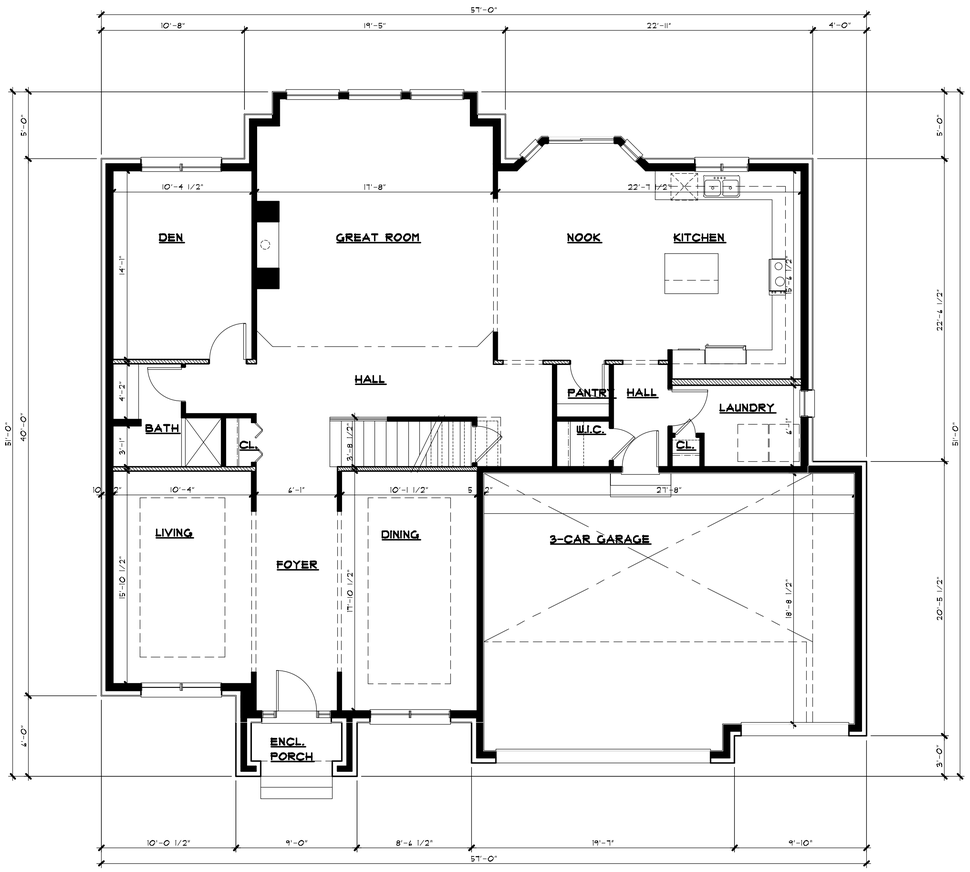
SHEET TITLE
3D RENDERINGS
MANHATTAN
SINGLE FAMILY

CLIENT/PROJECT
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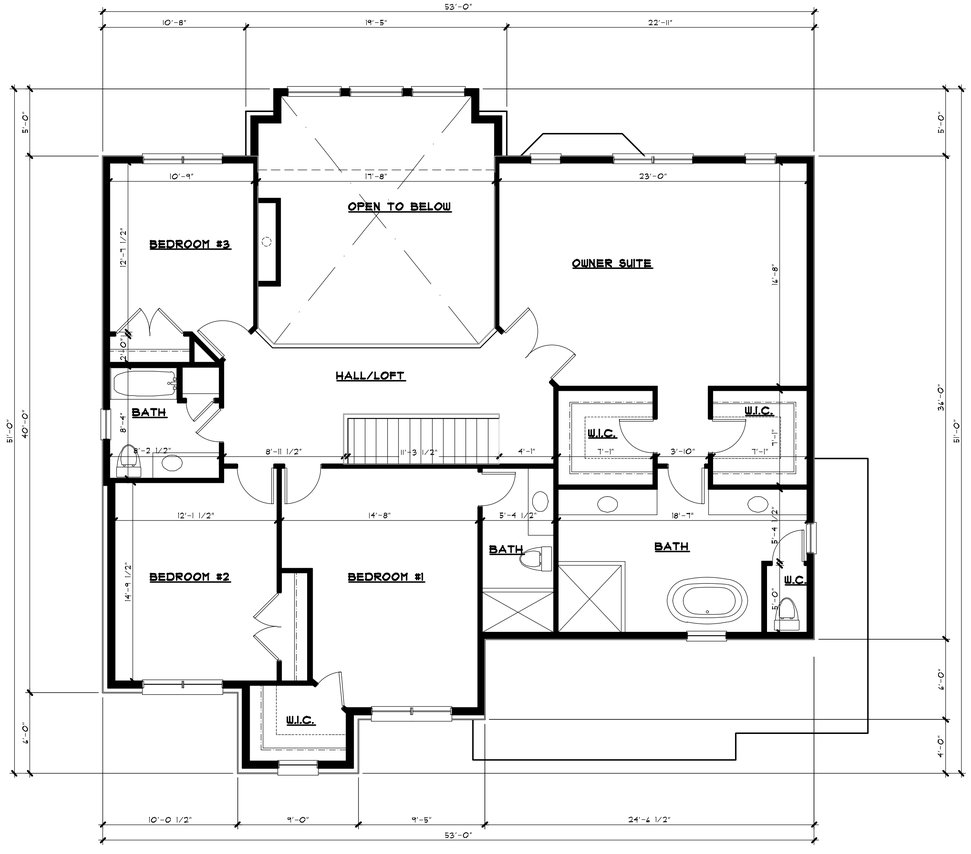
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FIRST FLOOR PLAN

1852 SQ FT

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



SECOND FLOOR PLAN

1805 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1852 SQ FT
2ND FLOOR	1805 SQ FT
TOTAL	3700 SQ FT

*NOT INCLUDING GARAGE (553 SQ FT)

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SHEET TITLE: FLOOR PLANS
MANHATTAN
SINGLE FAMILY

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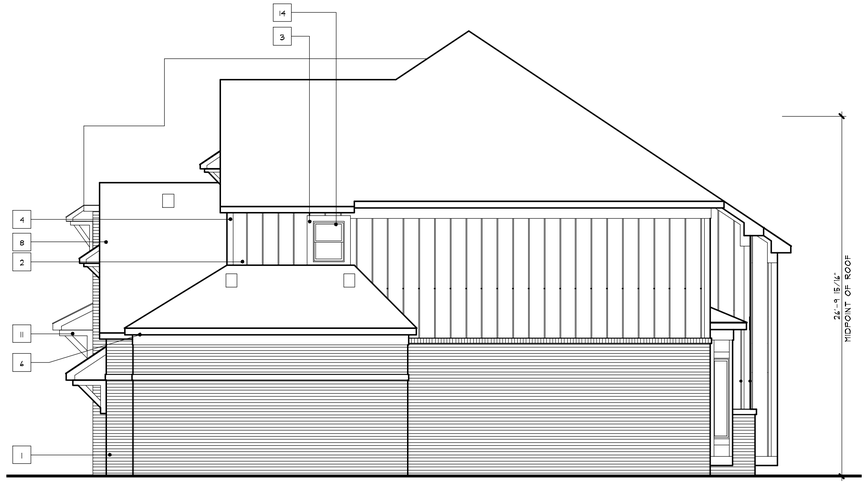
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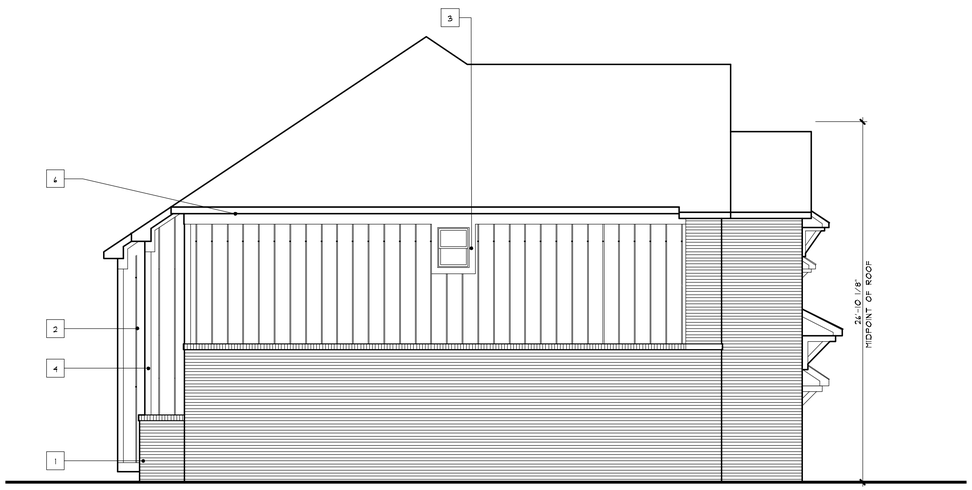
3 REAR ELEVATION
3 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE
ELEVATIONS-FARMHOUSE
MANHATTAN
SINGLE FAMILY

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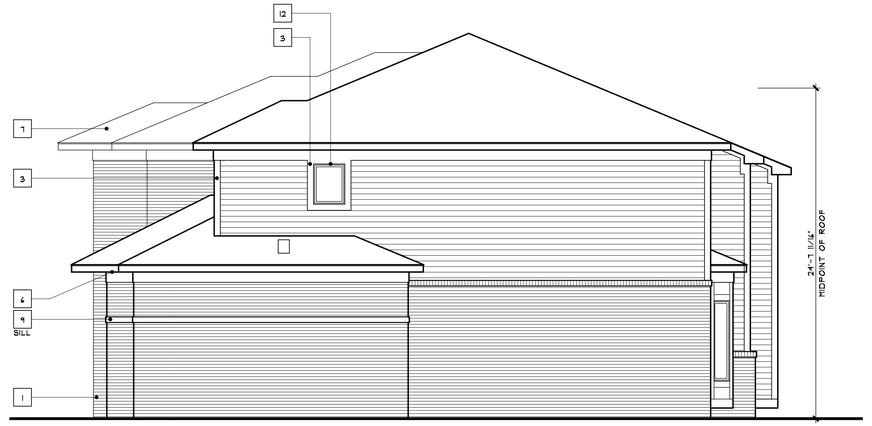
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3 REAR ELEVATION
3/19 MODERN PRAIRIE

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

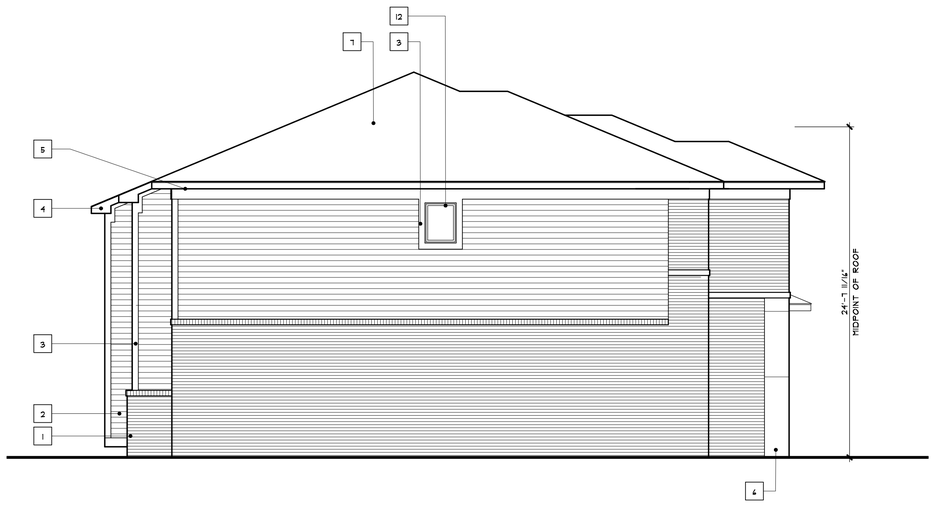


4 RIGHT SIDE ELEVATION
4/19 MODERN PRAIRIE

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

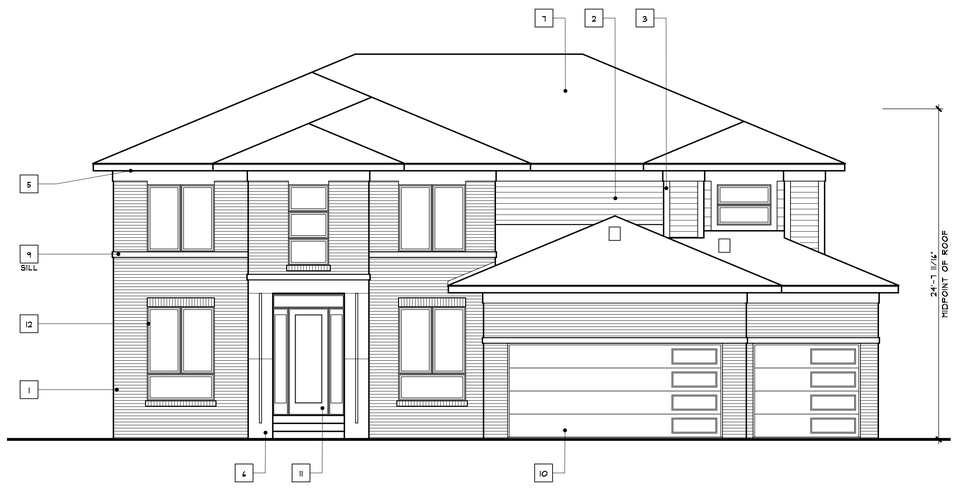
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2/19 MODERN PRAIRIE

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



1 FRONT ELEVATION
1/19 MODERN PRAIRIE

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

MODERN PRAIRIE

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SHEET TITLE: ELEVATIONS-PRAIRIE
MANHATTAN
SINGLE FAMILY

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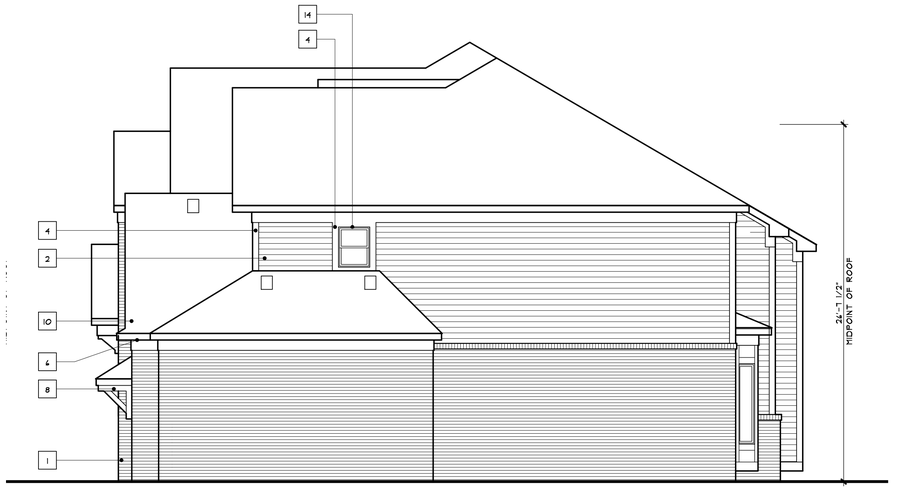
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3/20 REAR ELEVATION

TRANSITIONAL

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



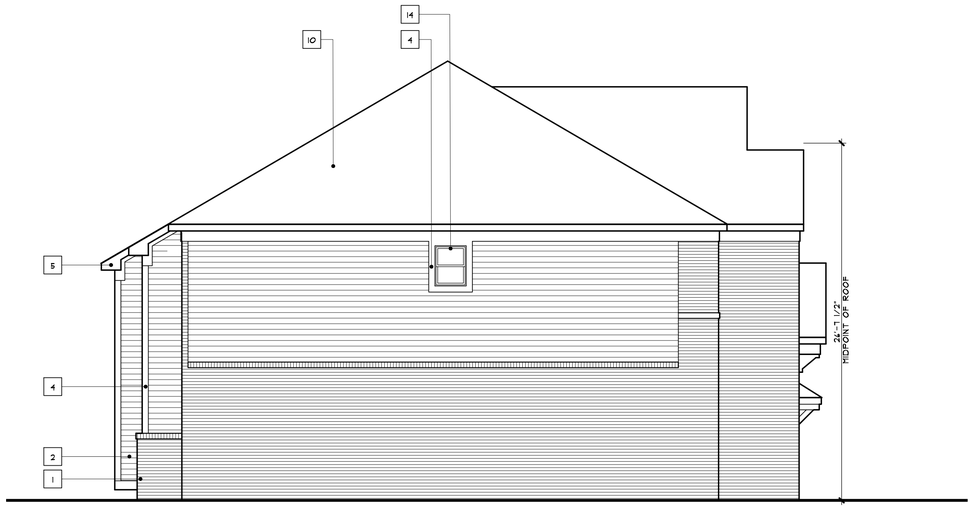
4/20 RIGHT SIDE ELEVATION

TRANSITIONAL

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2/20 LEFT SIDE ELEVATION

TRANSITIONAL

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



1/20 FRONT ELEVATION

TRANSITIONAL

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

TRANSITIONAL

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SHEET TITLE:
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MANHATTAN
SINGLE FAMILY

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DATE: 06-06-2025
SHEET NUMBER: 20



MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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SHEET TITLE: 3D RENDERINGS
THE SELECT SINGLE FAMILY

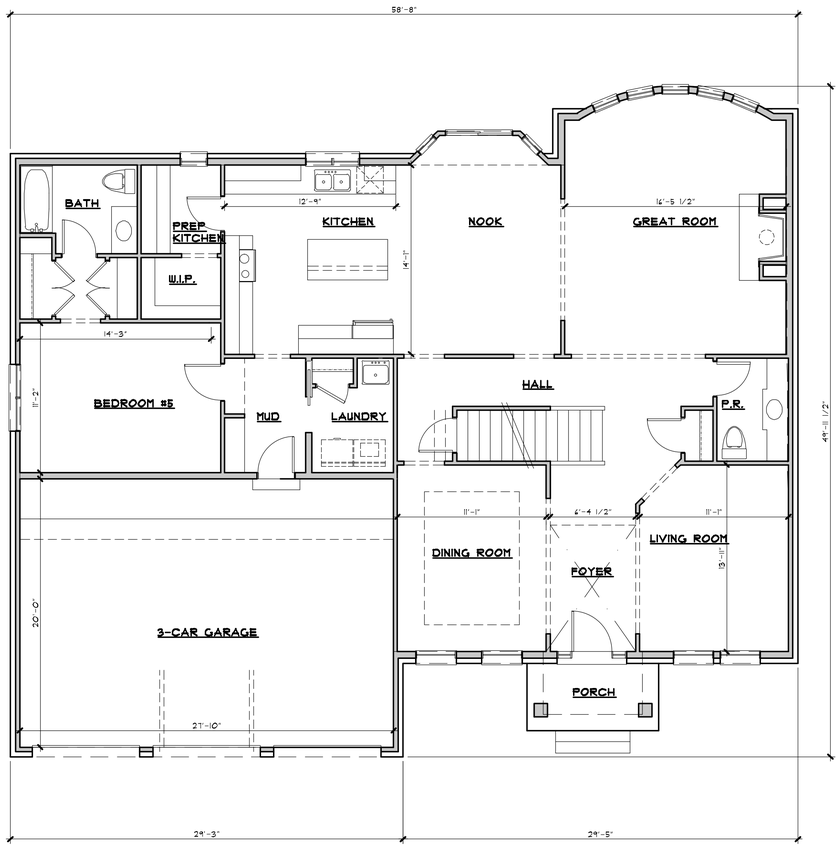
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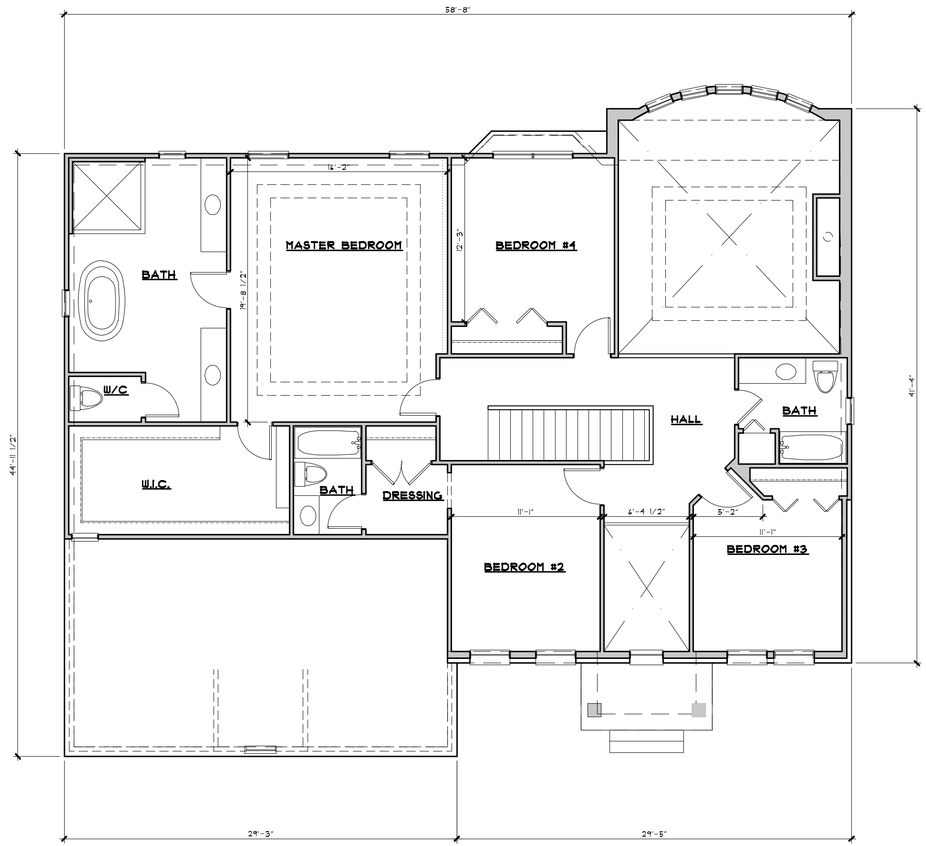
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FIRST FLOOR PLAN

1925 SQ FT

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



SECOND FLOOR PLAN

2041 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1925 SQ FT
2ND FLOOR	2041 SQ FT
TOTAL	3966 SQ FT

*NOT INCLUDING GARAGE (556 SQ FT)

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SHEET TITLE: FLOOR PLANS
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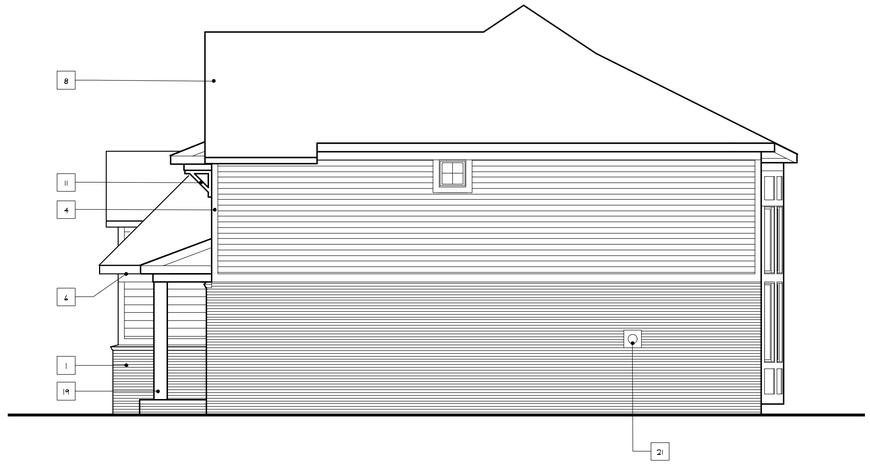
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3 REAR ELEVATION
23 MODERN FARMHOUSE

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

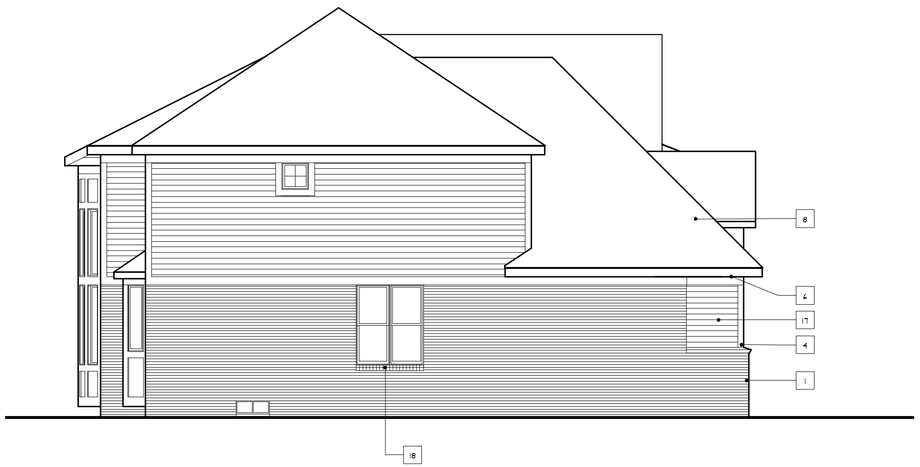


4 RIGHT SIDE ELEVATION
23 MODERN FARMHOUSE

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding
18	Brick Sill
19	Column
20	Flashing
21	Prefabricated Fireplace Vent

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
23 MODERN FARMHOUSE

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



1 FRONT ELEVATION
23 MODERN FARMHOUSE

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

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
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3 REAR ELEVATION

MODERN PRAIRIE

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



4 RIGHT SIDE ELEVATION

MODERN PRAIRIE

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

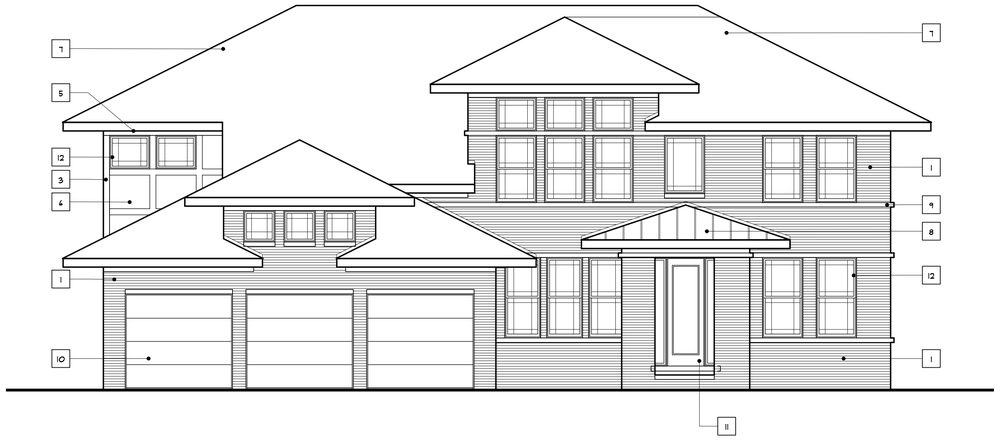
SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION

MODERN PRAIRIE

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



1 FRONT ELEVATION

MODERN PRAIRIE

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

MODERN PRAIRIE

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SHEET TITLE:
ELEVATIONS-PRAIRIE
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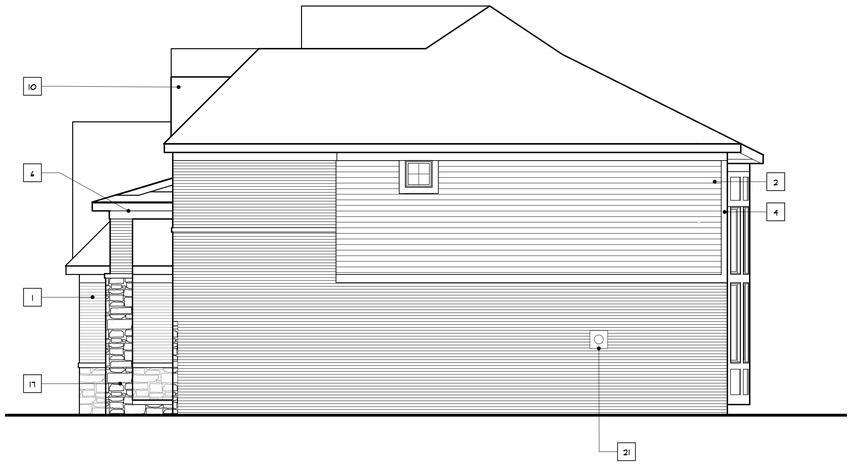
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3 REAR ELEVATION
3/24 TRANSITIONAL

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



4 RIGHT SIDE ELEVATION
4/24 TRANSITIONAL

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone
18	Stone Band/ sill
19	Brick Sill
20	Flashing
21	Pre Fabricated Fireplace vent

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2/24 TRANSITIONAL

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



1 FRONT ELEVATION
1/24 TRANSITIONAL

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

TRANSITIONAL

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SHEET TITLE:
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THE SELECT
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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL STYLE

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SHEET TITLE
3D RENDERINGS
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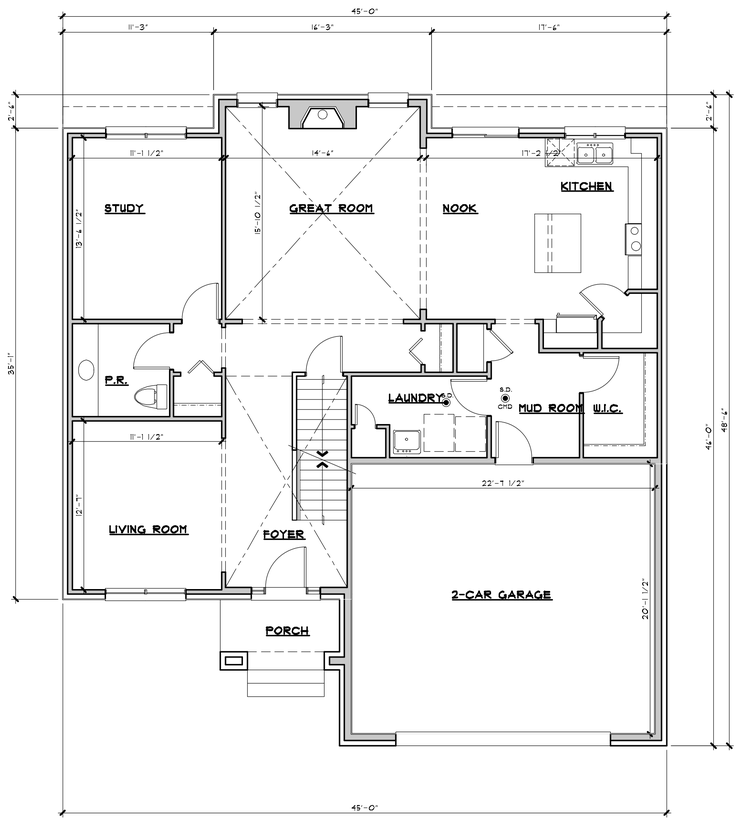
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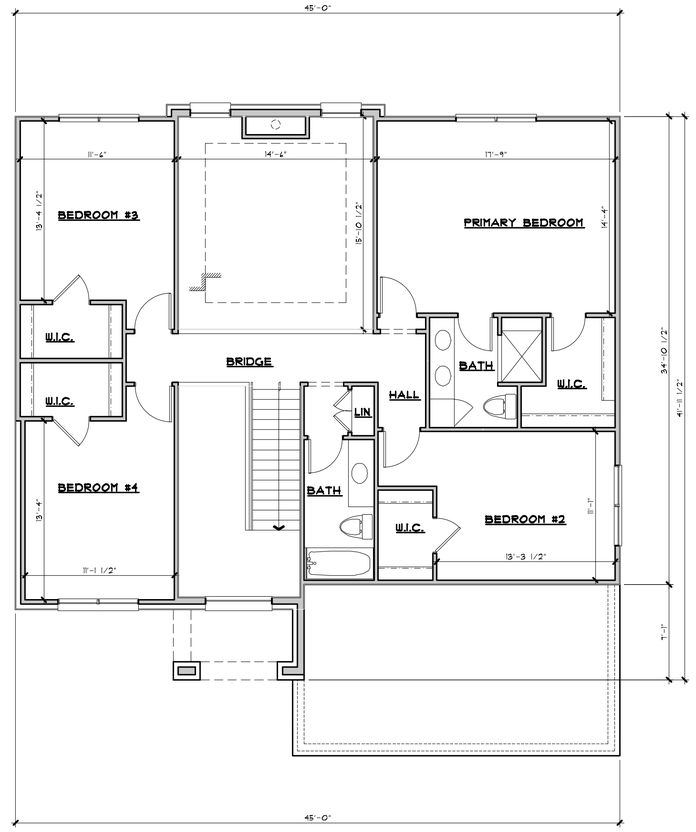
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FIRST FLOOR PLAN

1382 SQ FT

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



SECOND FLOOR PLAN

1250 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1382 SQ FT
2ND FLOOR	1250 SQ FT
TOTAL	2632 SQ FT

*NOT INCLUDING GARAGE (455 SQ FT)

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SHEET TITLE
FLOOR PLANS
TUDORGATE
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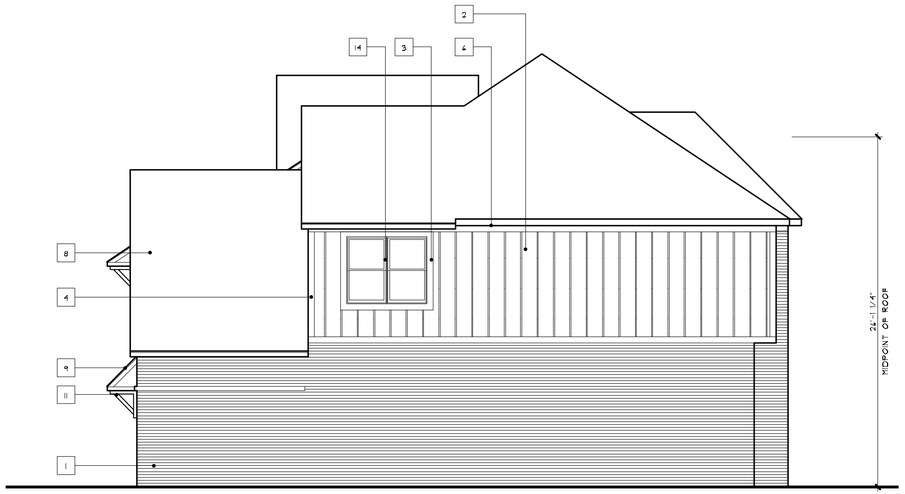
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3 REAR ELEVATION

28 MODERN FARMHOUSE

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



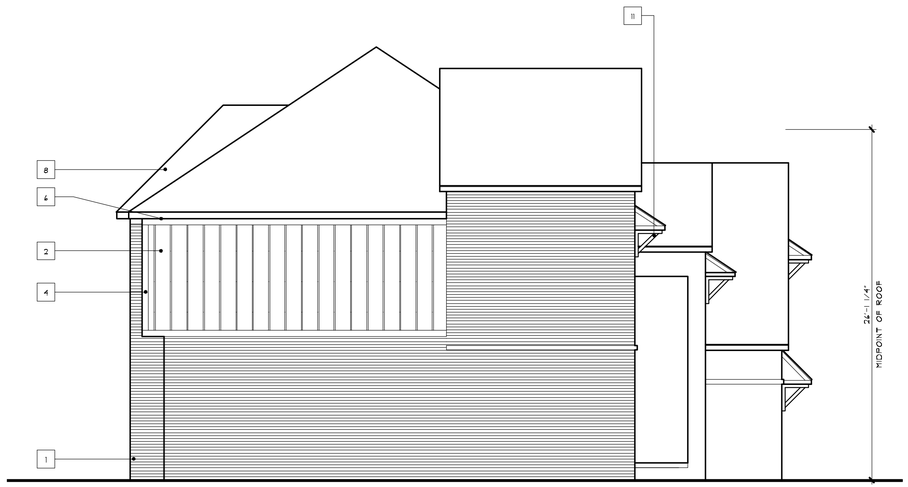
4 RIGHT SIDE ELEVATION

28 MODERN FARMHOUSE

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION

28 MODERN FARMHOUSE

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



1 FRONT ELEVATION

28 MODERN FARMHOUSE

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

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
TUDORGATE SINGLE FAMILY

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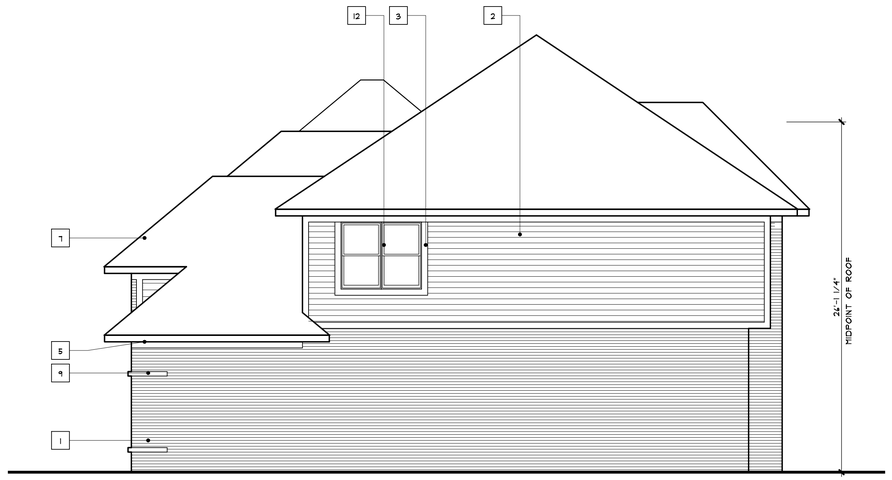
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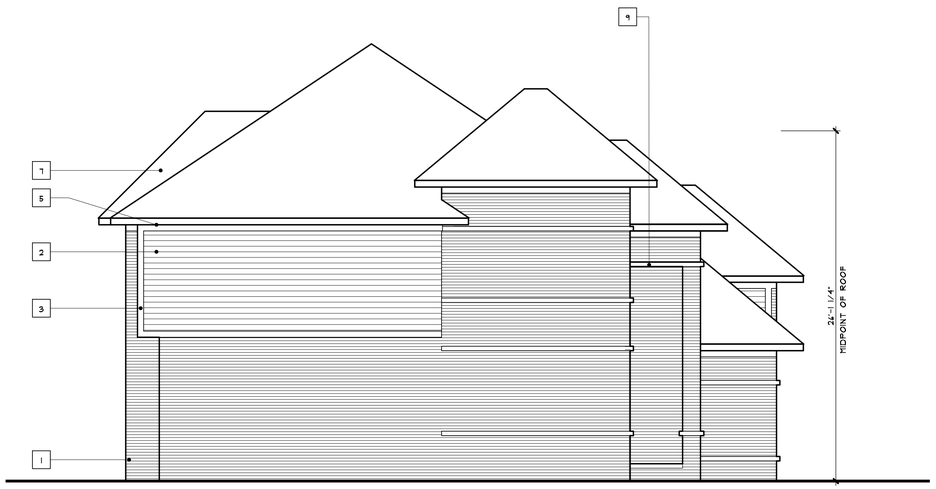
3 REAR ELEVATION
3 / 29
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4 / 29
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2 / 29
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1 / 29
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE
ELEVATIONS-PRAIRIE
TUDORGATE
SINGLE FAMILY

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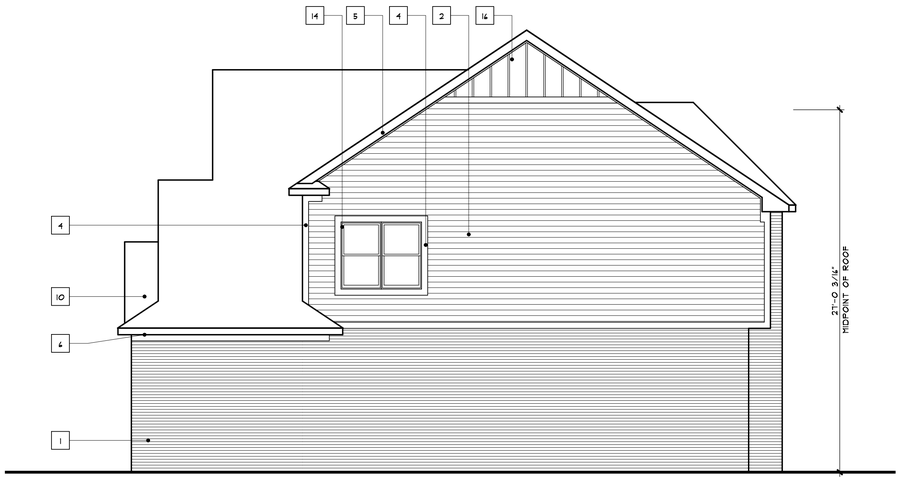
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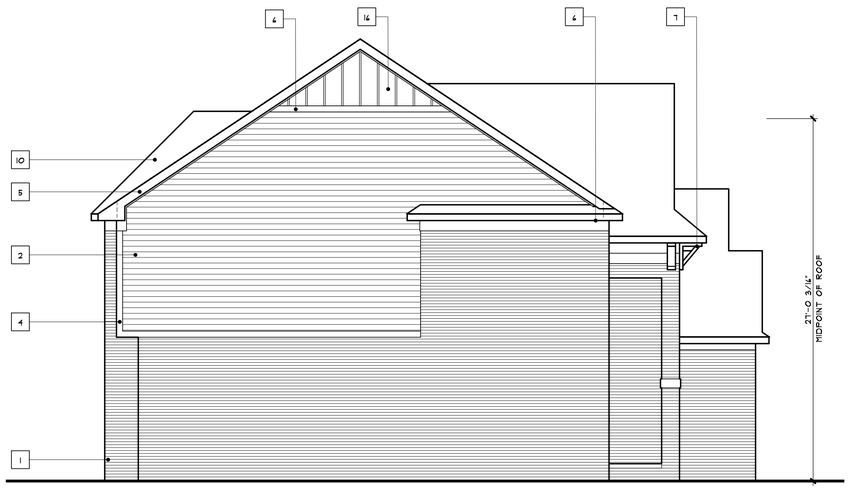
3 REAR ELEVATION
30
TRANSITIONAL
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
30
TRANSITIONAL
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
30
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
30
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE:
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TUDORGATE
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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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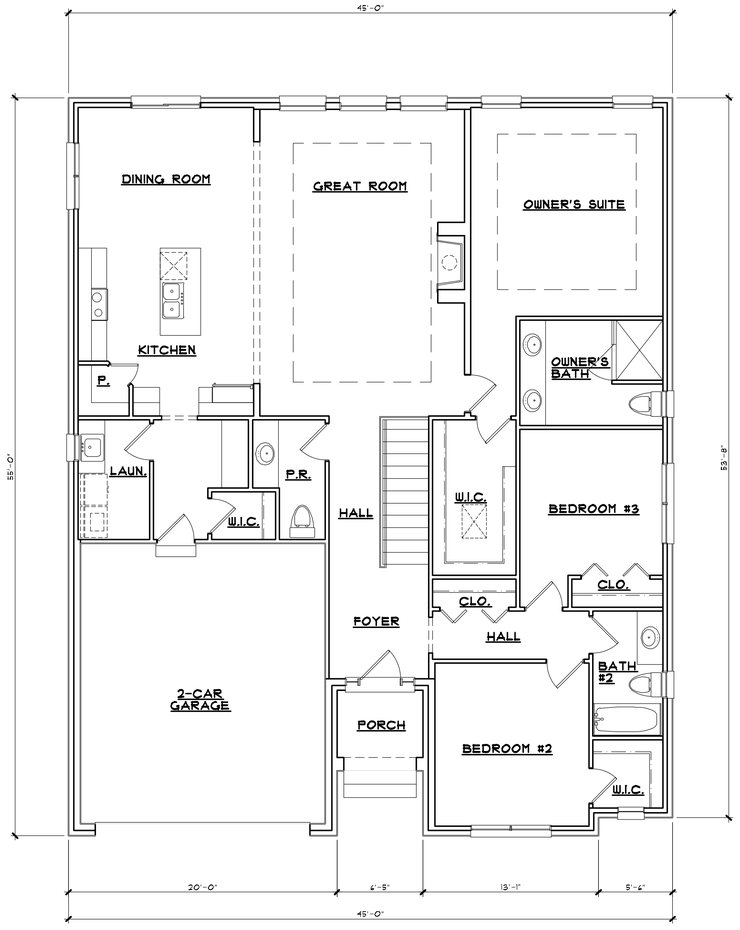
SHEET TITLE
3D RENDERINGS
HOMEWOOD
SINGLE FAMILY

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FIRST FLOOR PLAN

2154 SQ FT

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

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SHEET TITLE
FLOOR PLAN
HOMEWOOD
SINGLE FAMILY

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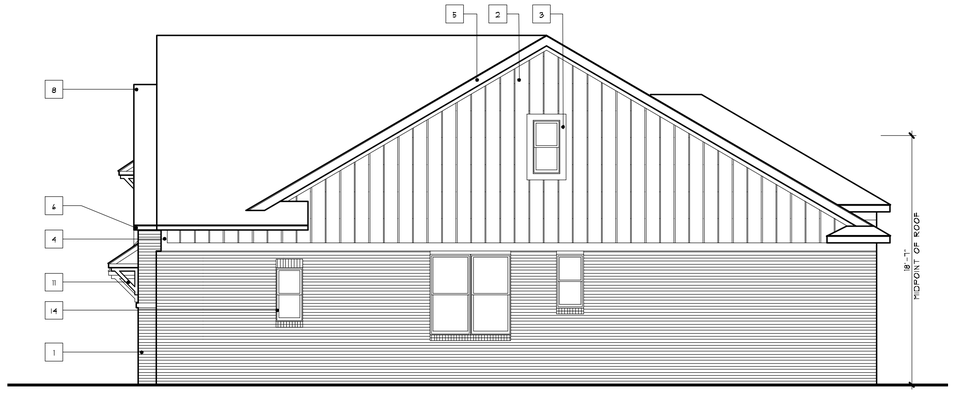
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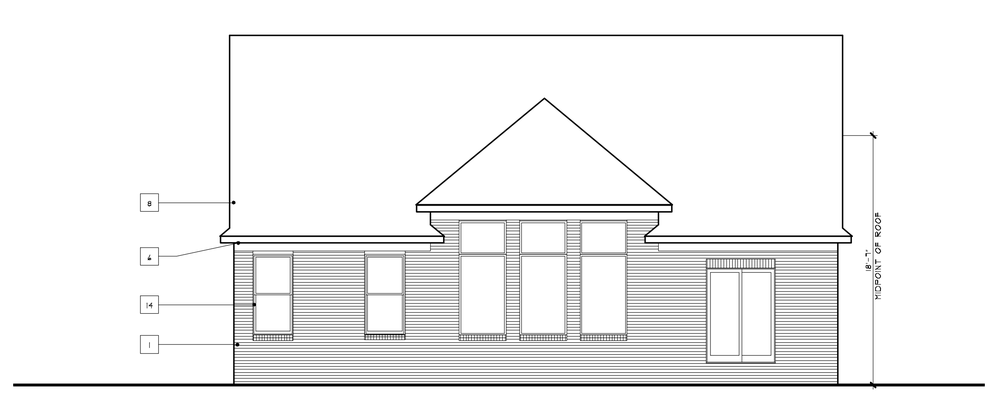
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DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

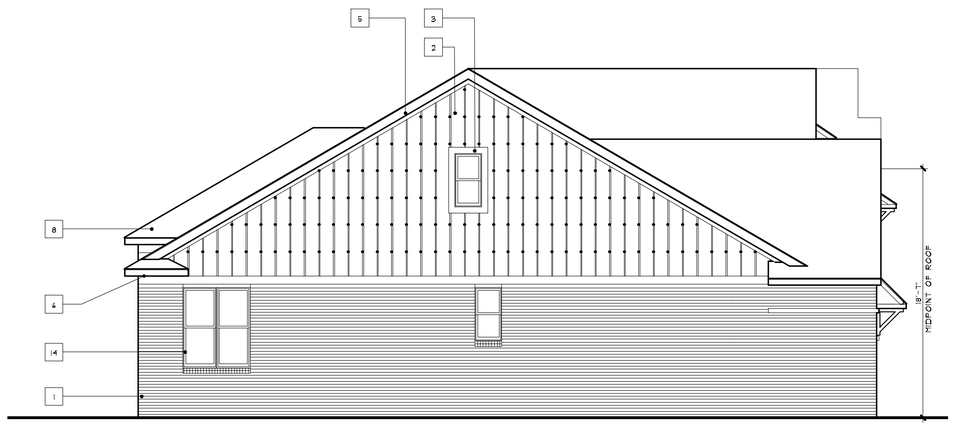
SEE SHEET 31 FOR MATERIAL BOARD



3 REAR ELEVATION
3/33 MODERN FARMHOUSE SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4/33 MODERN FARMHOUSE SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
2/33 MODERN FARMHOUSE SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1/33 MODERN FARMHOUSE SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

NOTE TO BUILDING OFFICIAL: THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

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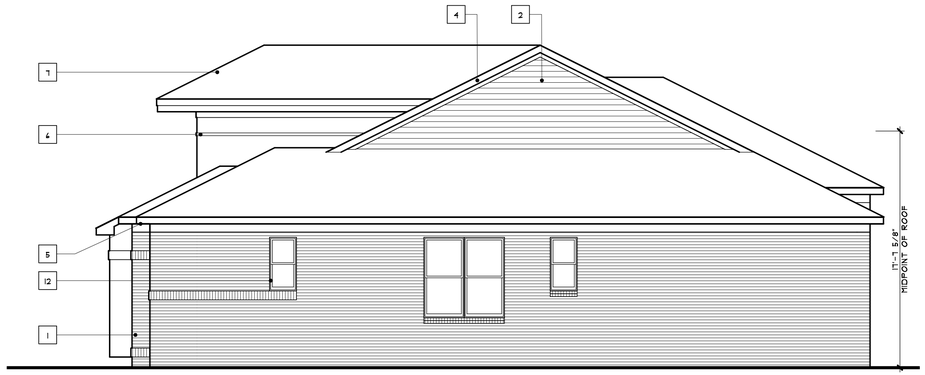
SHEET TITLE: ELEVATIONS-FARMHOUSE
HOMEWOOD
SINGLE FAMILY

CLIENT/PROJECT: TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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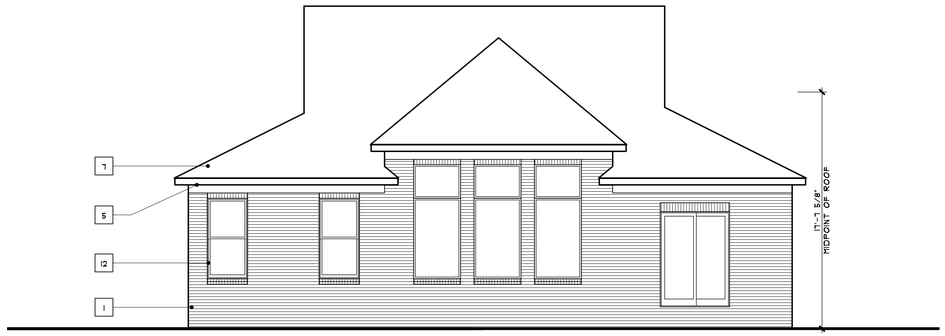
■ PRELIMINARY 06-06-2025
□ OWNER REVIEW
□ PERMITS
□ CONSTRUCTION
REVISIONS

DRAWN BY: ES/AM
CAD FILENAME:
CHECKED BY: MM/XB/MA
JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 33



3 REAR ELEVATION
34 MODERN PRAIRIE

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

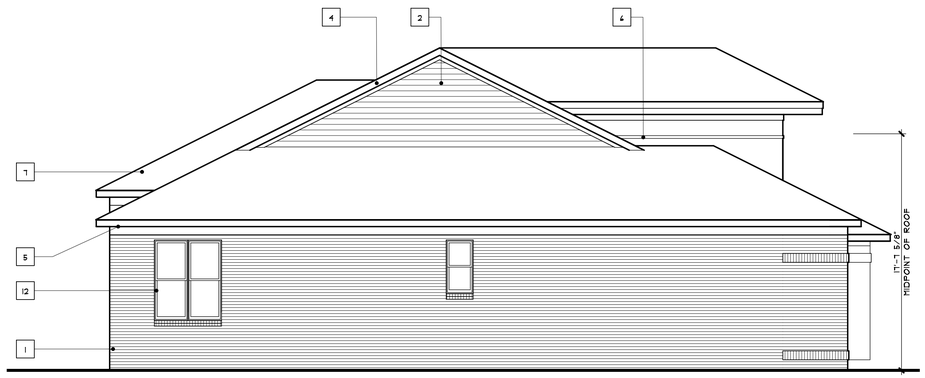


4 RIGHT SIDE ELEVATION
34 MODERN PRAIRIE

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

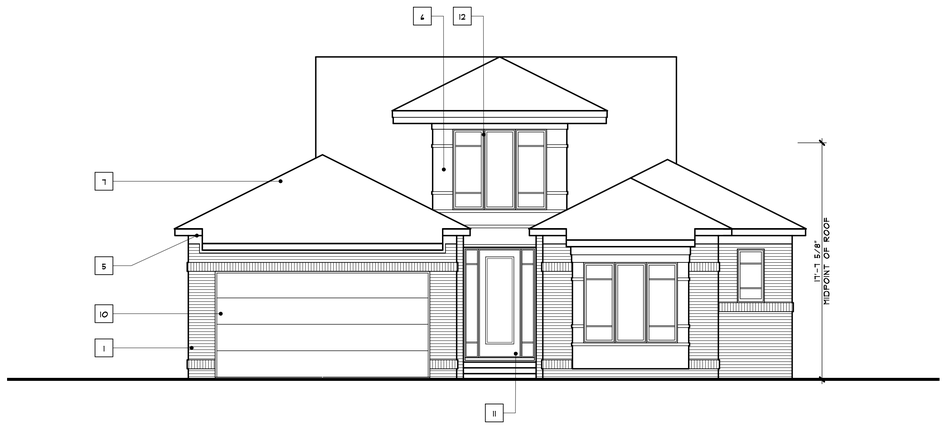
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
34 MODERN PRAIRIE

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



1 FRONT ELEVATION
34 MODERN PRAIRIE

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

MODERN PRAIRIE

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2445 Franklin Road
Bloomfield Hills, MI 48302
248▪334▪5000

SHEET TITLE:
ELEVATIONS-PRAIRIE
HOMEWOOD
SINGLE FAMILY

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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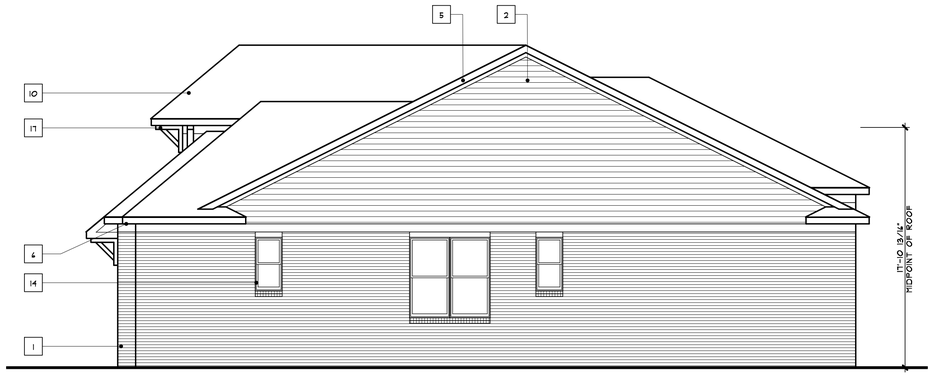
■ PRELIMINARY 06-06-2025
❒ OWNER REVIEW
❒ PERMITS
❒ CONSTRUCTION

REVISIONS

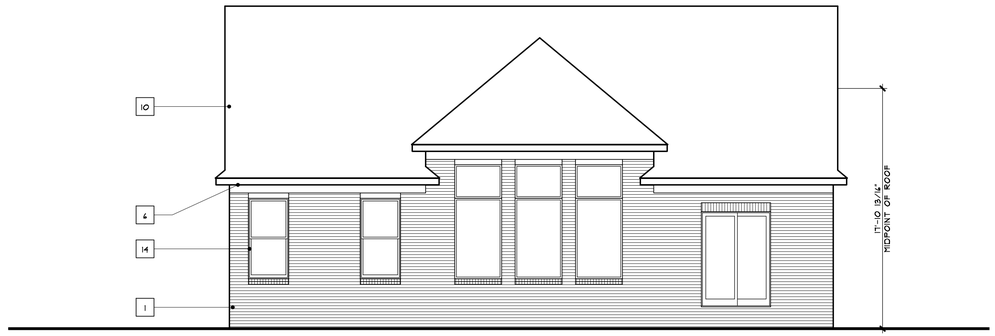
DRAWN BY: ES/AM
CAD FILENAME:
CHECKED BY: MM/XB/MA
JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 34

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

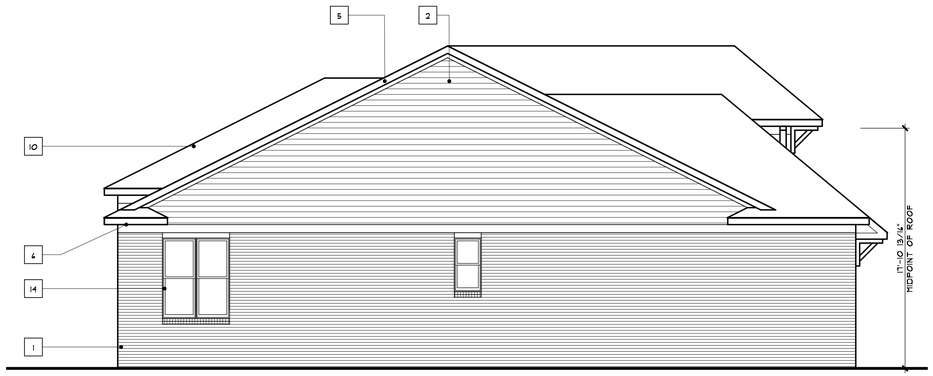
SEE SHEET 31 FOR MATERIAL BOARD



3 REAR ELEVATION
35
TRANSITIONAL
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
35
TRANSITIONAL
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
35
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
35
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

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Bloomfield Hills, MI 48302
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SHEET TITLE:
ELEVATIONS-TRANSITIONAL
HOMEWOOD
SINGLE FAMILY

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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☐ PERMITS
☐ CONSTRUCTION
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JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 35

Modern Farmhouse Style: Color Scheme 1



Windows & Entry Door: Black. Refer to Elevations for Style



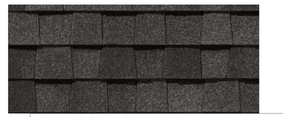
Garage Door, Gutters and Downspouts: Black



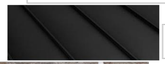
Board & Batten Hardie Siding and Trim: JamesHardie in Aged Pewter



Horizontal Hardie Siding and Trim: James Hardie



Roof Shingles: Landmark Pro Max Def in Pewter



Metal Roofs: Standing Seam Metal in Black. Framework and Brackets to Match Trim Color.



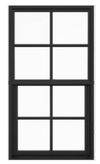
Brick: Glen Gery Anchor Bay with White Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE: COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Brick Tech	Anchor Bay with White Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Window Trim	JamesHardie	Aged Pewter	
4	Trim (Corner & Window trim)	JamesHardie	Aged Pewter	Option: Artic White
5	Trim (Rake)	JamesHardie	Aged Pewter	Option: Artic White
6	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	Option: Artic White
7	Fiber Cement Panels & Trim	JamesHardie	Aged Pewter	Option: Artic White
8	Roof Shingles	Certainteed	Landmark Pro Max Def in Pewter	
9	Metal Roof	Atas	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black #200	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Paint to Match Hardie Aged Pewter	Option: Artic White
12	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
13	Garage Doors	CHI Door	White	
14	Windows, Doorwalls		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black #200	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Farmhouse Style: Color Scheme 2



Windows & Entry Door: Black. Refer to Elevations for Style



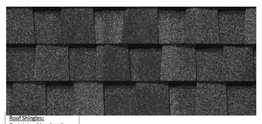
Garage Door, Gutters & Downspouts: Black. Refer to



Board & Batten Siding and Trim JohnHardie Artic White. Roof Rakes and Overhangs to match Artic White.



Horizontal Siding and Trim: JohnHardie Siding in Artic White. Roof Rakes, Trim Boards and Overhangs to match.



Roof Shingles: Certainteed Landmark Max Def In Moire Black, Black Metal Drip Edge



Metal Roofs: Standing Seam Metal on White Framework and Brackets



Brick Craft Coral Blend Brick, Modular Size with Natural

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER		NOTES
1	Brick	Brick Tech	Coral Blend with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Window Trim	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	Sherwin Williams	Artic White	
6	Trim (Fascia and Frieze Board)	Sherwin Williams	Artic White	
7	Fiber Cement Panels & Trim	JamesHardie	Artic White	
8	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
9	Metal Roof	Atas	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Extra White SW7006	
12	Front Entry Door	Black	Black	
13	Garage Doors	CHI Door	Black	
14	Windows, Doorwalls		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

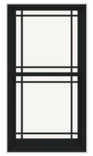
MODERN FARMHOUSE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Prairie Style: Color Scheme 1



John Hardie Horizontal Siding in Iron Gray. Overhangs, Soffits and Trim To Match



Windows and Doors: Black



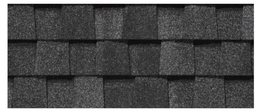
Garage Door: Black. Refer to elevations for style



Accent Stone: Custom Cast Stone in Pewter



Brick: Glen Gery Anchor Bay with Natural Gray Mortar



Roof Shingles: Corainteed Landmark Pro Max Def in Moire Black



Standing Seam Metal Roof: Black



Gutters and Downspouts: Black

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Anchor Bay with Natural Gray Mortar	
2	Horizontal Siding	JamesHardie	Iron Gray	
3	Trim (Corner & Window trim)	JamesHardie	Iron Gray	
4	Trim (Rake)	JamesHardie	Iron Gray	
5	Trim (Fascia and Frieze Board)	JamesHardie	Iron Gray	
6	Fiber Cement Panels, 1x Trim	JamesHardie	Iron Gray	
7	Roof Shingles	Certainteed	Landmark Max Def Moire Black	
8	Metal Roof	Atas	Black	
9	Stone	Custom Cast Stone	Pewter	
10	Garage Doors	CHI Door	Black	
11	Front Entry Door		Black	
12	Windows, Doorwalls		Black	
13	Gutters and Downspouts	Quality Aluminum Products	Black #200	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

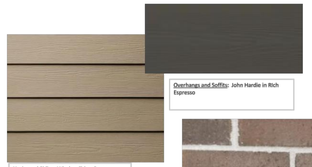
Modern Prarie Style: Color Scheme 2



Prarie Style Windows In Dark Bronze



Garage Door Color: Brown. Refer to



Overhangs and Soffits: John Hardie in Rich Espresso

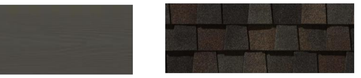


Horizontal Siding, Window Trim, Corner Boards: John Hardie Siding in Khaki Brown



Accent Stone: Custom Cast Stone in Sandstone

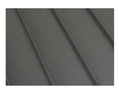
Front Entry Door Color: Sherwin Williams Sealskin SW 7675



Roof Shingles: Certainteed Landmark Pro Max Def in Shennandoah



Brick: Glen Gery Attica with Natural Mortar



Standing Seam Metal Roof: Atas Char Brown



Gutters & Downspouts: Bronze #818

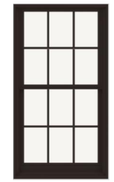
REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Attica with Natural Mortar	
2	Horizontal Siding	JamesHardie	Khaki Brown	
3	Trim (Corner & Window trim)	JamesHardie	Khaki Brown	
4	Trim (Rake)	JamesHardie	Rich Espresso	
5	Trim (Fascia and Frieze Board)	JamesHardie	Rich Espresso	
6	Fiber Cement Panels, 1x trim	James Hardie	Khaki Brown	
7	Roof Shingles	CertainTeed	Landmark Max Def Shennandoah	
8	Metal Roof	Atas	Char Brown #29	
9	Stone	Arriscraft	Dover	
10	Garage Doors	CHI Door	Brown	
11	Front Entry Door	Sherwin Williams	Seaskin SW7675	
12	Window, Doorwalls		Bronze	
13	Gutters and Downspouts	Quality Aluminum Products	Bronze #818	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

MODERN PRAIRIE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 1



Black Windows



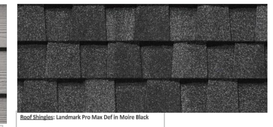
Front Entry Door & Garage Door Color: Black. Refer to elevations for style



John Hardie Horizontal Siding: Pearl Gray and Trim To Match



Brick: Michigan Brick: Port Huron with Natural Mortar



Roof Shingles: Landmark Pro Max Def In Moire Black



Gable Bracket: Cabots Solid Color Stain in Slate Gray #0545

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Port Huron with Natural Mortar	
2	Horizontal Siding	James Hardie	Pearl Gray	
3	Shake Siding	JamesHardie	Pearl Gray	
4	Trim (Corner & Window trim)	JamesHardie	Pearl Gray	
5	Trim (Rake)	JamesHardie	Pearl Gray	
6	Trim (Fascia and Frieze Board)	JamesHardie	Pearl Gray	
7	Gable Bracket	Cabots	Solid Color Stain Slate Gray 0545	
8	Corbels @ Gable Brackets, Columns	Sherwin Williams	Paint to match Hardie Pearl Gray	
9	Composite Panel Siding and Trim	JamesHardie	Pearl Gray	
10	Roof Shingles	Certainteed	Landmark Max Def Moire Black	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 818	
12	Garage Doors	CHI Door	Black	
13	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
14	Windows, Doorwalls		Black	
15	Gutters & Downspouts	Quality Aluminum Products	Black #200	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 2



Black Windows and Doors: THE SELECT AND TUDORGATE STYLE ONLY



Bronze Windows and Doors



Horizontal Siding, Board & Batten Siding, Shake Siding and Trim: John Hardie Cobblestone.
Roof Fascia, Rakes and Overhangs painted to match. Brackets and Box Columns painted to match.



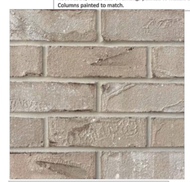
Roof Shingles: Certainteed Landmark Pro Max Def Shingles in Driftwood



Front Entry Door & Garage Door Color:



Front Entry Door & Garage Door Color: Black. THE SELECT AND TUDORGATE STYLE ONLY Refer to elevations for door style



Brick: Glen Gery /Sioux City Brick Williamsburg Stone City with Natural Mortar



Stone: Earthworks Gaboun Tumbled Dimensional Stone with Natural Mortar



Gable Truss: Cabots Solid Color Stain in Bark #0538

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery/Sioux City Brick	Williamsburg Stone City with Natural Mortar	
2	Horizontal Siding	James Hardie	Cobblestone	
3	Shake Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Cobblestone	
5	Trim (Rake)	JamesHardie	Cobblestone	
6	Trim (Fascia and Frieze Board)	JamesHardie	Cobblestone	
7	Gable Truss	Cabots	Solid Color Stain Bark 0538	
8	Brackets @ Gable Trusses & Roofs Box Columns	Sherwin Williams	Paint to match Hardie Cobblestone	
9	Composite Panel Siding and Trim	JamesHardie	Cobblestone	
10	Roof Shingles	Certainteed	Landmark Espresso	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 818	
12	Garage Doors	CHI Door	Brown	Black at The Select and Tudorgate Style
13	Front Entry Door	Sherwin Williams	Seaskin SW7675	Black at The Select and Tudorgate Style; Sherwin Williams Caviar SW 6990
14	Windows, Doorwalls		Bronze	Black at The Select and Tudorgate Style
15	Gutters & Downspouts	Quality Aluminum Products	Bronze 818	Black at The Select and Tudorgate Style
16	Board & Batten Siding	JamesHardie	Cobblestone	
17	Stone	Earthworks	Gaboun Tumbled Dimensional Stone w/ Natural Mortar	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

TRANSITIONAL

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

Alexander V. Boggaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

SHEET TITLE
MATERIAL BOARD
THE SELECT
SINGLE FAMILY

CLIENT/PROJECT
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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ALEXANDER V. BOGAERTS + ASSOC.

■ PRELIMINARY
SPA 06-06-2025
☐ OWNER REVIEW
■ PERMITS
06-23-2025
☐ CONSTRUCTION
REVISIONS

DRAWN BY
AM/MS/CC/ES
CAD FILENAME
CHECKED BY
MM/XB/MA
JOB NUMBER
2888
DATE
06-23-2025
SHEET NUMBER
36








Troy Trail
North



Plan View
Scale - 1" = 80ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall Site	+	0.1 fc	12.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	S2	3	Cyclone Lighting	CBM1105C-CAC-T3-P20-4K	CBM1105C, Pole Mounted Area Light	1376	0.9	32	12'0"
	S1	2	Cyclone Lighting	CC11T4x-GCAP-T5-P40-40K	Elencia Bollard	4746	0.9	58.38	3'8"
	A	156	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight Round Downlight Baffle 1000 Lumen 3000K 90CRI White, White Trim Ring	1027	0.9	13.7	9'0" & 12'0"
	B	56	Kuzco Lighting	ER3003-BK	Wall Mounted Step Light	26	0.9	3.4	6'0" & 13'0"
	C	28	VISUAL COMFORT	700WSBOW6W	LED Outdoor Wall Sconce (8 Plex)	1152	0.9	47.9	6'0"
	D	80	VISUAL COMFORT	700OWASP	Aspen 26 Outdoor Wall Sconce LED (Townhome Type 2)	1034	0.9	37.8	6'6"
	E	68	VISUAL COMFORT	TFO1001TXB	Dresden Medium Wall Lantern (Townhome Type 1)	879	0.9	9.5	6'6"
	F	67	VISUAL COMFORT	GLO1351ANBZ	Extra Large Lantern (Modern Prarie)	879	0.9	9.5	6'6"
	G	62	VISUAL COMFORT	OL12802TXB-L1	Large LED Lantern (Modern Farmhouse)	879	0.9	9.5	6'6"
	H	60	VISUAL COMFORT	CO1291TXB	Large Wall Lantern (Transitional)	879	0.9	9.5	6'6"

General Note

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

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

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

Drawing Note

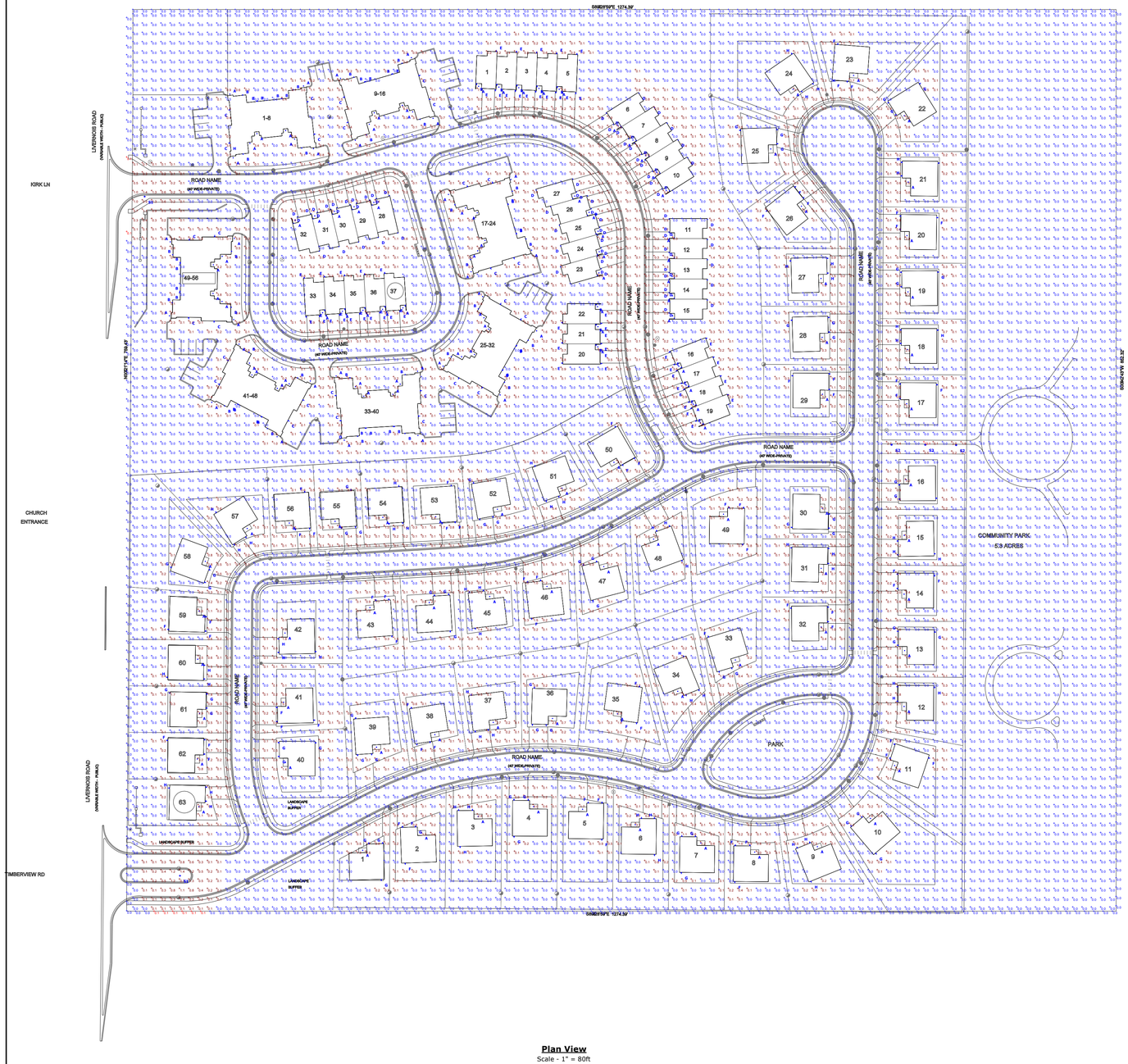
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

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TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1



Plan View
Scale - 1" = 80ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
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General Note
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TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

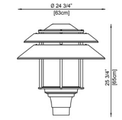
Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1

TYPE S1

Elencia CC11T4C
Approval – Specification

cyclone

Project: **Order:**
Qty: **Luminaire:** **Type:**



EPA: 1.10 ft² **Weight:** 32.9 lbs / 14.9 kg

Head module: Round shape, made of cast aluminum parts and equipped with a waterproof compression system. An aluminum housing covers a UV resistant (GCAP) pond acrylic globe, complete with four (4) 6063-T6 aluminum rods 5/8" (15.9mm) Ø and 2 decorative spun aluminum skirts. The globe is assembled using a cast aluminum collar, on the opening system. Self-locking rotary mechanism allowing the luminaire to be opened with a simple quarter turn. The mechanism allows tool-free access to the interior of the luminaire, where the light engine and driver module can be accessed.

Base module: Round shape, cast in A356 aluminum alloy. Slip fits on a tenon of 4" (150m) outside diameter x 3" (7cm) long and secured with two (2) 3/8-16 UNC set screws. The pole-top fitter is self-leveling and retained using set screws.

Optical module: The molded A360.0-F aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency KEPLER LED optical engine is mechanically assembled on the heat sink and produces between 2,200 and 5,600 delivered lumens. The lifetime of the LEDs is 100,000 hours (excluding P60; 75,000 hours lifespan). It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The lenses are assembled mechanically for easy replacement. The available light distribution types are T1A, T1AHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5.

Driver module: Class 2 (P10 to P60). Primary tension is of 120 to 277VAC or 347-480VAC Volts, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature is - 40°F (-40°C) to 130°F (55°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding from luminaire. All electrical connections between modules are made with quick-disconnect connectors for easy maintenance. All exposed hardware is stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
https://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name:	Page 1 of 2
Name: Date:	Date:	

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com
Phone: 1-866-436-5500 - info@cyclonelighting.com

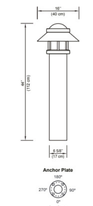
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Rev. 2024/11

TYPE S2

CBM1105C-BB1 Bollard
Approval – Specification

cyclone

Project: **Order:**
Qty: **Luminaire:** **Type:**



Head: A cage consisting of four 5/8" (1.6cm) machined rods is assembled on a cast A356 aluminum collar, topped with a welded cast A356 aluminum skirt to minimize uplight. The head module is closed by a mechanically secured cast A356 round aluminum roof that provides access to the lens module.

Base: Round shape 6 5/8" (17cm) Ø tube, made of 6061-T6 aluminum alloy, welded to the opening system plate. Mechanically secured to the anchor plate with four 4 anti-vandal type Allen screws.

Bolt circle: Recommended installation at 5" (13cm) Ø. Available from 4 3/4" to 5 1/4" (12cm to 13cm) Ø.

Anchor bolts: Supplied by Cyclone: 3/8" (1cm) Ø x 12" (30.5cm) (9+3), 4 galvanized anchor bolts, 8 nuts and 8 washers for leveling.

Optical module: The molded A356 aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency COPERNIC LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical lenses are cured directly on the LED board. Tempered Frosted glass lenses (FGP) flat, Cylindrical Acrylic Clear Globe (CAC) or a Cylindrical Acrylic Satin Globe (CAP) are available and attached to a cast aluminum frame. The light distribution types available are T3 and T5.

Driver module: Class 2 (P10 to P40). Primary tension is of 120 to 480VAC Volts, 50/60Hz. THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 113°F (45°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20 kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends a textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
http://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name:	Page 1 of 2
Name: Date:	Date:	

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com
Phone: 1-866-436-5500 - info@cyclonelighting.com

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Rev. 2024/01

TYPE A

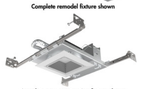
JUNO

Podz™ LED Downlight Series
4" Canless Round and Square LED Downlight
New Construction or Remodel

JPDZ4 Series



Complete remodel fixture shown



Complete new construction fixture shown

Project:
Fixture Type:
Location:
Contact/Phone:

Product Features

Comes low profile 4" LED recessed downlight with deeply regressed LED light engine. Available in 2000K-3000K, 2700K-4000K and 2700K-5000K and installation solutions for both new construction and remodel applications.
Patented color temperature and intensity configurable lighting fixture (US Patent 11,333,377 B2)

- Integrated light engine offers switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve of all LED color temperatures while maintaining a high fidelity
- Delivers a high efficacy performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K

Installation flexibility and ease

- Low profile integrated LED downlight less than 3" in height fits virtually anywhere
- Installs directly into the aperture - eliminates need for typical recessed housing
- Suitable for new construction or remodel applications
- Square Podz can be a **round** ceiling opening round hole is new construction from above to make installation simple using common hole saws and guaranteed alignment of square fixtures in a space.

Applications

- Ideal for a breadth of residential and commercial applications
- Suitable for new installations
- IC rated - for direct contact with insulation
- Wet location listed - for use in shower and outdoor covered ceiling applications

Performance

Switchable Delivered Lumens	700L, 1000L, 1200L
Switchable LED Color Temperature	27K, 30K, 35K, 40K, 50K
WarmDim Included as standard	2850K - 1900K over dimming range
CRI	90+
Voltage	Dedicated 120V or MVOLT (120-277V)
Dimming	Forward/Reverse Phase or 0-10V Dimming range from 100% to 5%

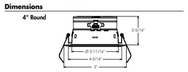
Specifications (place reference page # for future bm on/dimensions)

	Round	Square
Aperture:	3.737" [9.33]	3.56" [9.04]
Ceiling Opening*:	4.5" [11.43]	4.75" [12.07]
Overlap Trim:	5.05" [12.82]	5.3" [13.97]
Height:	2.33" [5.89]	2.44" [6.2]

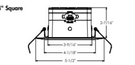
All dimensions are in inches [centimeters unless otherwise indicated]
*Both round and square cutouts are round holes and use round opening new construction frames.

Dimensions

4" Round



4" Square



Application Flexibility - Remodel

Slope + Mounting Style + Complete Fixture



Application Flexibility - New Construction

Slope + Mounting Style + Complete Fixture



AcuityBrands. — One Lithonia Way • Conyers, GA 30012 • Phone 1 800.705.SERV (7378) • TechSupportLighting@AcuityBrands.com • Visit us at www.acuitybrands.com
Printed in U.S.A. © 2021-2023 Acuity Brands Lighting, Inc. Rev. 02/3/25
Light Commercial & Residential

TYPE B

SONIC
ER3003
STEP LIGHTS

PROJECT

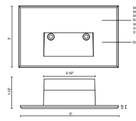


ER3003-BZ Bronze · ER3003-BN Brushed Nickel · ER3003-BK Black · ER3003-GY Gray · ER3003-ST Stainless Steel

ER3003-WH White

DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, bronze or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Only fits into a single gang box.



SPECIFICATION DETAILS

Fixture Dimensions	W3" x H3" x E1-1/2"
Light Source	AC LED Module
Wattage	4W
Total Lumens	250lm
Delivered Lumens	BK: 251lm, BN: 244lm, ST: 535lm, WH: 768lm,
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02, BN02, BZ02, GY01, WH02,

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3555 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
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COMMENT

Intertek

TYPE C

BOWMAN 6 OUTDOOR WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Mid-century modern design inspiration.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L: 3.09" | W: 1.15" | H: .99")

LAMPING



Silver



Black · Bronze · Charcoal · Silver

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700WSBOW	LENGTH (in)	FINISH	LAMP	VOLTAGE
6.9"	B BLACK Z BRONZE H CHARCOAL S SILVER W WHITE	LED827 LED 80 CRI 2700K 120V LED827 277 LED 80 CRI 2700K 277V LED830 LED 80 CRI 3000K 120V LED830 277 LED 80 CRI 3000K 277V	120 277

700WSBOW: _____ _____ _____ _____
JOB NAME
NOTES

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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

TYPE D

VISUAL COMFORT & CO.

ASPEN 26 OUTDOOR WALL

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5kV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- This item is made of natural brass. It is a living finish that will patina and warm with age which adds richness. If it gets unseen patina or spots, a brass cleaner can restore the finish.

LAMPING

Wall Sconce needs to be mounted with a full size junction Box. Not compatible for pancake box installation.



Brass (AX Lit)



Charcoal · Bronze · Brass (AX Lit) · Brass (AX Unlit)

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700OWASP	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	9 90 CRI	30 3000K	26.25"	D DIFFUSED	B BLACK H CHARCOAL NB NATURAL BRASS Z OUTDOOR BRONZE	UNV QD 277V UNIVERSAL	NONE LF IN-LINE FUSE LFSP IN-LINE FUSE, SURGE PROTECTION SP SURGE PROTECTION

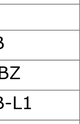
700OWASP: _____ _____ _____ _____ _____ _____ _____
JOB NAME
NOTES

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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

TYPE E

VISUAL COMFORT & CO.

TFO1001TXB: Medium Lantern



Collection: Dresden

UPC # 014817629835

Finish: Textured Black (TXB)

Dimensions:
Width: 5.38"
Height: 15.12"
Weight: 5.72 lbs.

Extends: 6.75'
Wire: 8' (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:
1 - Candelabra Torpedo 60.0w Max. 120v Not included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black
1 Candle Cover - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (DRESDEN_MD_OD_WALL)
Trilingual (English, Spanish, and French) (8/1001)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	3			3.25	11.88					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	9.88	4.62	0.75		9.25	

Shipping Information:

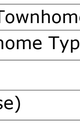
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	TFO1001TXB	1	014817629835	18.0	11.0	19.0	1.15	6.8	0	Yes
Master Pack	TFO1001TXB	0	10014817629832							No

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TYPE F

VISUAL COMFORT & CO.

GLO1351ANBZ: Extra Large Lantern



Collection: Fayewood

UPC # 785652147135

Finish: Antique Bronze (ANBZ)

Dimensions:
Width: 10.0"
Height: 26.0"

Extends: 4.75'
Wire: 8' (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box
Bulb Type: Array
Bulb Type: Integrated
Volts: 120
Watts: 12
Watts Consumed: 12
Watts Rated: 12
Hours Rated: 50000
Lumens: 1000
Bulb Temp: 3000 °K
CRI: 90

Bulbs:
1 - LEDIntegrated Array 12.0w Max. 120v included

Features:
- This product is dimmable.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Antique Bronze

Safety Listing:
Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear Seeded	1			6.75	24.12					
Panel	Glass	Clear Seeded	2			2.5	24.12					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	24.25	9.38	0.75		13.0	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	GLO1351ANBZ	1	785652147135	12.4	7.28	28.94	1.51	12.6	0	Yes
Master Pack	GLO1351ANBZ	0	10785652147132							No

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TYPE G

VISUAL COMFORT & CO.

OL12802TXB-L1: Large LED Lantern

Collection: McHenry

Featured in the decorative McHenry collection

1 Modules Integrated 14 watt light bulb

Fixture is supplied with 1 light bulb

clear seeded glass panels

Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty

UPC # 014817582291

Finish: Textured Black (TXB)

Dimensions:
Width: 8.25"
Height: 17.75"
Weight: 7.8 lbs.

Extends: 6.9'
Wire: 8' (color:Black/White)
Mounting Proc.: Universal Mounting Plate
Connection: Mounted To Box
Bulb Type: Modules
Bulb Type: Integrated
Volts: 120
Watts: 14
Watts Consumed: 14
Watts Rated: 14
Hours Rated: 50000
Lumens: 1000
Bulb Temp: 2700 °K
CRI: 90

Bulbs:
1 - LEDIntegrated Modules 14.0w Max. 120v included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (OL12802_OL12801_OL12802-LED)
Trilingual (English, Spanish, and French) (sl12800 sl12801 sl12802-l1)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched White	1		3.5	4.75	14.25					
Panel	Glass	Clear Seeded	1			5.62	15.5					
Panel	Glass	Etched White	2			4.9	15.5					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14.25	7.62	0.88		9.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL12802TXB-L1	1	014817582291	23.25	12.0	12.0	1.94	11.8	0	Yes
Master Pack	OL12802TXB-L1	0	10014817582298							No
NJ Pallet		36		48.0	40.0	72.0	80.0	424.8		No
NV Pallet		36		48.0	40.0	72.0	80.0	424.8		No

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TYPE H

VISUAL COMFORT & CO.

CO1291TXB: Large Wall Lantern

Collection: Eastham

Frame of stainless steel with glass rectangular shade

1 T10 Medium 60 watt light bulb (not included)

Available in Heritage Copper finish

Assortment includes: small, medium, large and extra-large wall lanterns; one-light pocket lantern; small, medium and large pendant; four-light linear; medium and large flush mounts; and medium and large outdoor post

Wet Rated

UPC # 014817615234

Finish: Textured Black (TXB)

Dimensions:
Width: 7.0"
Height: 24.0"
Weight: 8.3 lbs.

Extends: 10.125'
Wire: 8' (color:Black/White)
Mounting Proc.: Set Screw(s)
Connection: Mounted To Box

Bulbs:
1 - Medium T10 60.0w Max. 120v Not included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (EASTHAM-WALL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				17.0	6.25				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	16.0	6.0	0.88		11.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	CO1281TXB	1	014817615234	27.0	22.25	10.2	3.55	11.6	0	Yes
Master Pack	CO1281TXB	0	10014817615231							No
NJ Pallet		30		48.0	40.0	77.0	85.96	348.0		No
NV Pallet		20		48.0	40.0	78.0	89.67	232.0		No

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	S2	3	Cyclone Lighting	CBM1105C-CAC-T3-P20-4K	CBM1105C, Pole Mounted Area Light	1376	0.9	32	12'0"
	S1	2	Cyclone Lighting	CC11T4x-GCAP-T5-P40-40K	Elencia Bollard	4746	0.9	58.38	3'8"
	A	156	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight Round Downlight Baffle 1000 Lumen 3000K 90CRI White, White Trim Ring	1027	0.9	13.7	9'0" & 12'0"
	B	56	Kuzco Lighting	ER3003-BK	Wall Mounted Step Light	26	0.9	3.4	6'0" & 13'0"
	C	28	VISUAL COMFORT	700WSBOW6W	LED Outdoor Wall Sconce (8 Plex)	1152	0.9	47.9	6'0"
	D	80	VISUAL COMFORT	700OWASP	Aspen 26 Outdoor Wall Sconce LED (Townhome Type 2)	1034	0.9	37.8	6'6"
	E	68	VISUAL COMFORT	TFO1001TXB	Dresden Medium Wall Lantern (Townhome Type 1)	879	0.9	9.5	6'6"
	F	67	VISUAL COMFORT	GLO1351ANBZ	Extra Large Lantern (Modern Prarie)	879	0.9	9.5	6'6"
	G	62	VISUAL COMFORT	OL12802TXB-L1	Large LED Lantern (Modern Farmhouse)	879	0.9	9.5	6'6"
	H	60	VISUAL COMFORT	CO1291TXB	Large Wall Lantern (Transitional)	879	0.9	9.5	6'6"

TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1



Decks
Green

Metals
Sand
Forest Freen
Dark Brown

Rockite
Forest Green
Lime
Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Troy Trail North Park
Troy, MI
R0061_45736691814

webuildfun, inc. Miracle of Michigan



Decks — Green

Metals — Sand, Forest Freen, Dark Brown

Rockite — Forest Green, Lime, Grey

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R0061_45736691814

webuildfun, inc. Miracle of Michigan

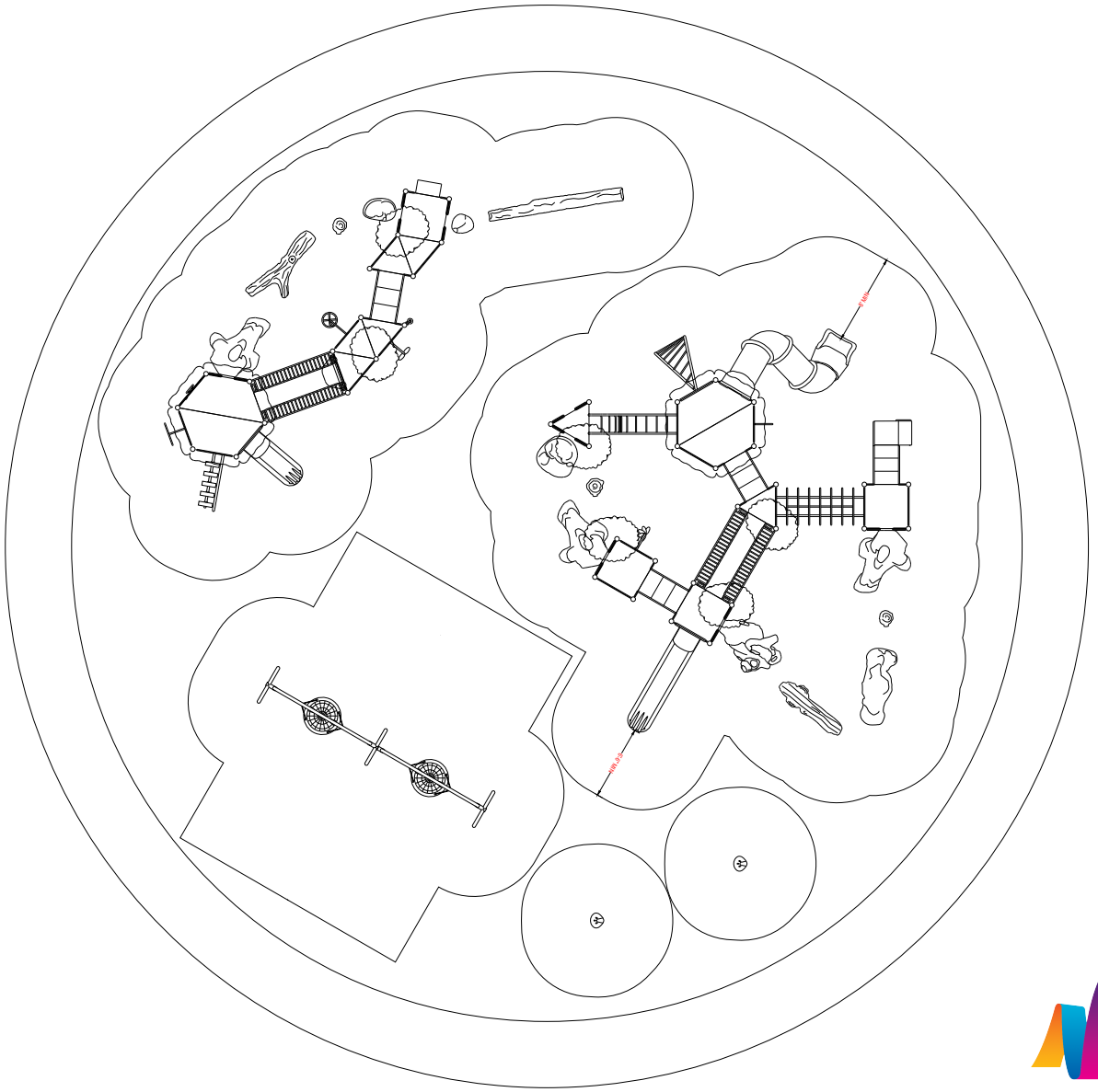
Troy Trail North Park
Troy , MI

FOR KIDS AGES **2-5** YEARS

AGE GROUP:	2-5			
ELEVATED PLAY ACTIVITIES - TOTAL:	9			
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5	
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0	
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3	
GROUND LEVEL QUANTITY:	7	REQ'D	3	

AGE GROUP:	5-12			
ELEVATED PLAY ACTIVITIES - TOTAL:	10			
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5	
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0	
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3	
GROUND LEVEL QUANTITY:	5	REQ'D	3	

FOR KIDS AGES **5-12** YEARS



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

DRAWN BY: Chris Yanko | DATE: 3/21/2025

R0061_45736691814

- ✔ COMPLIES TO ASTM/CPSC
- ✔ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

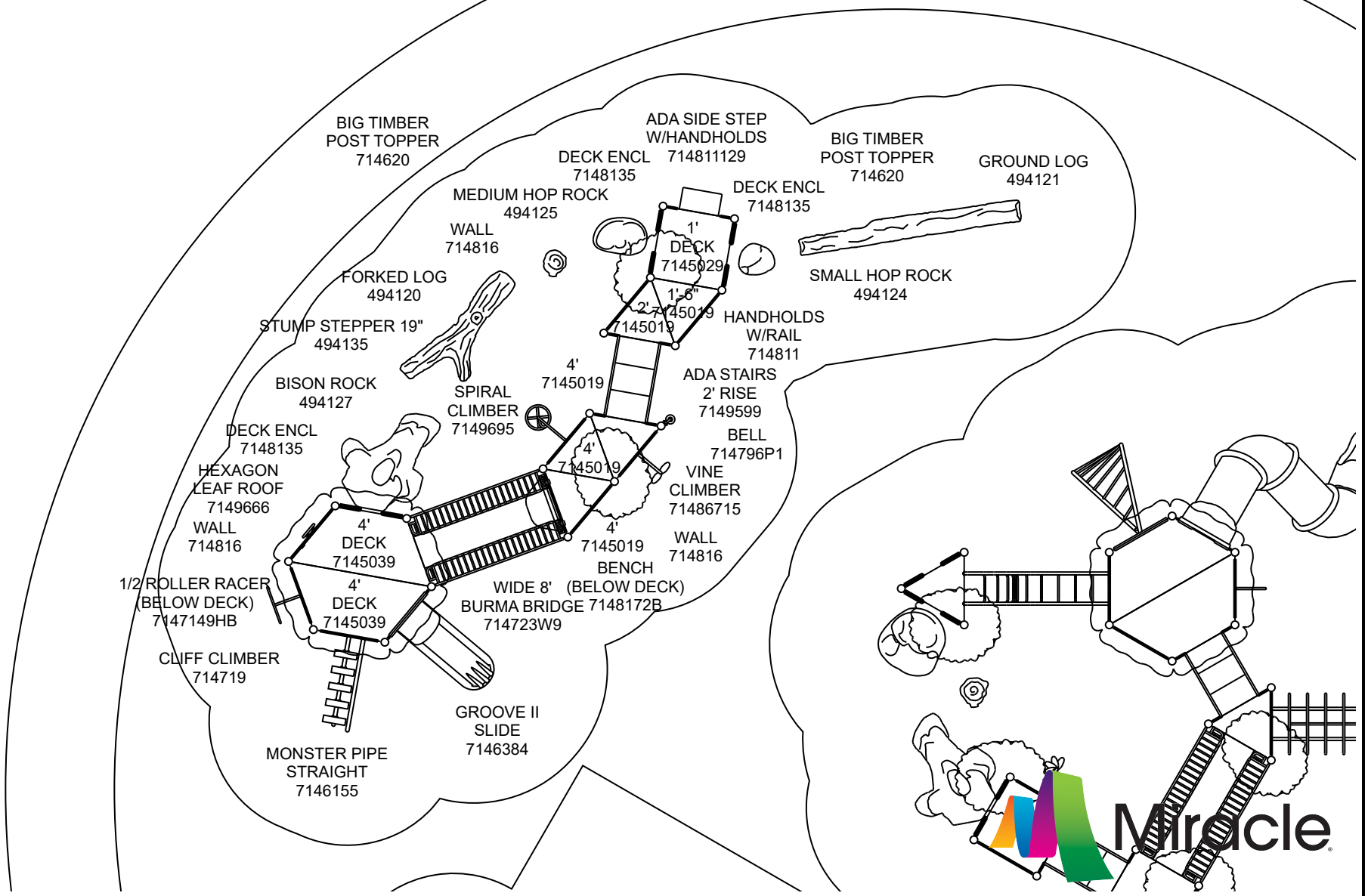
Troy Trail North Park
Troy , MI

FOR KIDS AGES 2-5 YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
GROUND LEVEL QUANTITY:	7	REQ'D	3

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3

FOR KIDS AGES 5-12 YEARS



IPEMA CERTIFIED TO ASTM F1487
To verify product certification, visit www.ipema.org

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"
PROTECTIVE AREA: 80'-0" x 80'-6"
DRAWN BY: Chris Yanko
DATE: 3/25/2025

R0061_45736691814

- ✔ COMPLIES TO ASTM/CPSC
- ✔ COMPLIES TO ADA

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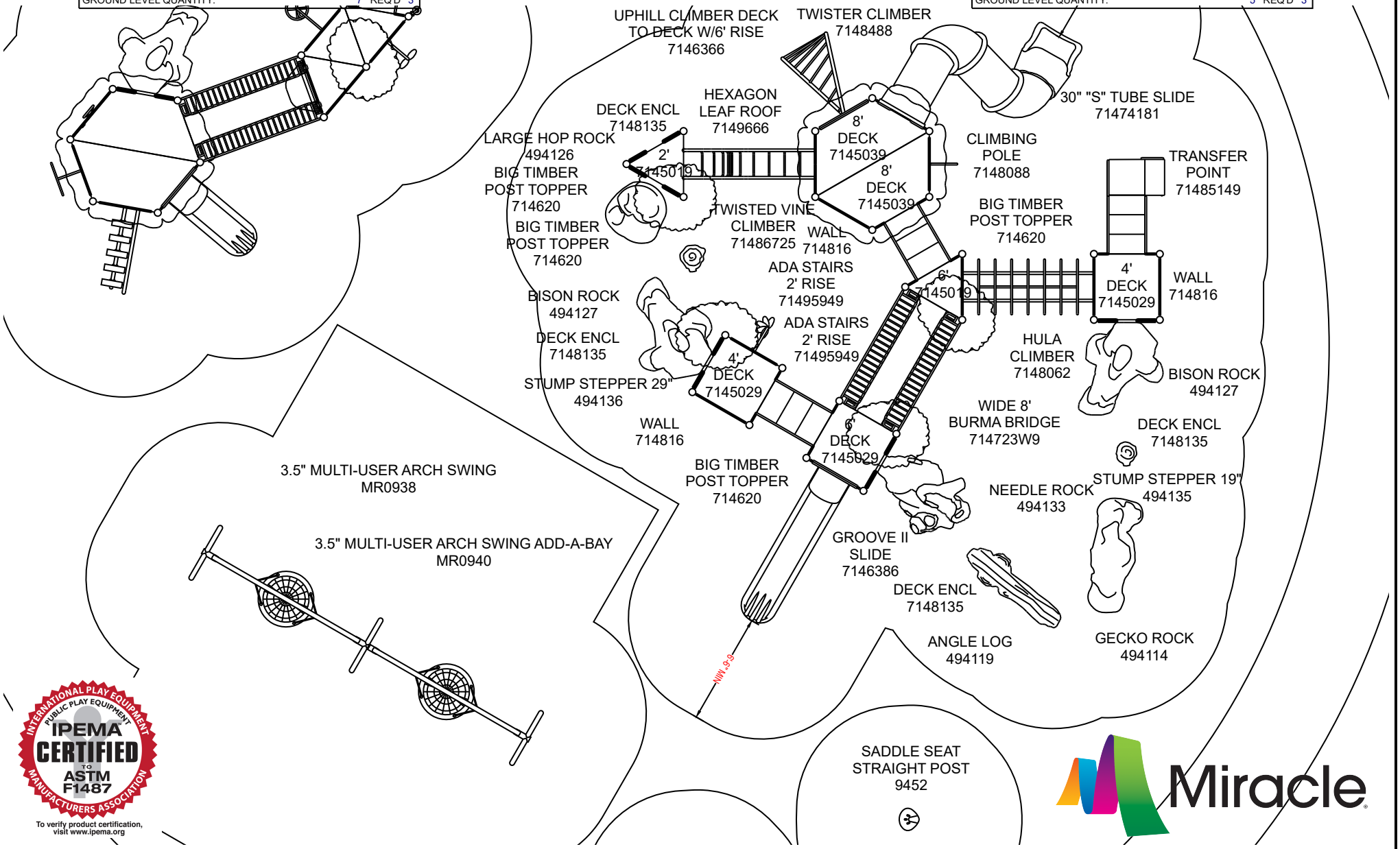
Troy Trail North Park
Troy , MI

FOR KIDS AGES 2-5 YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
GROUND LEVEL QUANTITY:	7	REQ'D	3

FOR KIDS AGES 5-12 YEARS

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

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Miracle

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103 W. McDermott, #300
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PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

DRAWN BY: Chris Yanko | DATE: 3/25/2025

R0061_45736691814

- ✓ COMPLIES TO ASTM/CPSC
- ✓ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

January 6, 2026

Joe Maniaci
Mondrian Properties
50215 Schoenherr Road
Shelby Township, MI 48315

Re: Wetland Delineation Report – Motor City Church, Troy, Oakland County

Dear Mr. Maniaci:

Pursuant to your request, Barr Engineering Michigan LLC. (Barr) conducted a wetland delineation at 3668 Livernois Road, Troy, Oakland County on November 19, 2025. Two wetlands (Wetlands A and B) likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) were identified. This report summarizes the wetland delineation results and rationale for the regulatory determination completed by Barr.

1 Area of Investigation Description

The Area of Investigation (AOI) includes parcel number 20-22-101-034 located at the above-referenced location and as shown on Figure 1. Approximate Area of Investigation. Surrounding land uses include residential and commercial developments, forested areas, and wetlands. Within the AOI, there is a building and associated parking lot, open grassy areas, wetlands, and forested areas.

2 Desktop Review

Barr conducted a desktop review of the site to evaluate aerial imagery, topography, soil types, and mapped wetlands within the site prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as aerial photography (Figure 1), the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) Soil Units (Figure 2. Soil Units), and the EGLE Wetland Map Viewer (Figure 3. EGLE Wetlands Map Viewer).

There are many soil units present on site, with dominant units including Oshtemo-Boyer loamy sands, 0 to 6 percent slopes (13B, well drained), Spinks loamy sand, 0 to 6 percent slopes (15B, well drained), Houghton and Adrian mucks (27, very poorly drained), Metea loamy sand, 0 to 6 percent slopes (31B, well drained), Lenawee silty clay loam, 0 to 1 percent slopes (33, poorly drained), and Shebeon-Urban land complex, 0 to 4 percent slopes (ShbuaB, somewhat poorly drained) as shown on Figure 2. The soil units Houghton and Adrian mucks and Lenawee silty clay loam are considered hydric by the WSS.

The EGLE Wetlands Map Viewer identified both wetlands and areas of wetland soils, as identified by the National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) within the AOI.

3 Methodology

Barr investigated the AOI for the presence of any lakes, ponds, wetlands, and watercourses based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection).* The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0,* USACE 2012*).* Wetland delineation procedures

outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. Site observations are described in the sections below. The wetland boundaries were flagged in the field with alphanumerically labeled pink pin flags and/or pink flagging tape. Flagging was located using a GPS unit capable of sub-meter accuracy.

4 Results

The AOI includes emergent wetland habitats (Wetlands A and B). Figure 4. Wetland Delineation depicts the GPS-surveyed locations of wetlands within the AOI. Attachment A – USACE Wetland Determination Data Forms provide additional details for identified wetlands.

4.1 Wetlands A and B

Wetlands A and B are emergent wetlands located on the eastern edge of the AOI. Wetland A is bound by flags A1-A14 and is approximately 0.12 acres in size. Wetland B is bound by flags B1-B18 and is approximately 0.12 acres in size. Vegetation encountered in these wetlands includes green ash (*Fraxinus pennsylvanica*), narrow leaf cattail (*Typha angustifolia*), Dudley's rush (*Juncus dudleyi*), reed canary grass (*Phalaris arundinacea*), panicled aster (*Symphyotrichum lanceolatum*), grass-leaved goldenrod (*Euthamia graminifolia*), glossy buckthorn (*Frangula alnus*), and Torrey's rush (*Juncus torreyi*). In addition to wetland vegetation, the wetland soil indicators depleted below dark surface, depleted matrix, and redox dark surface were met. Wetland hydrology included water-stained leaves, geomorphic position, and passing the FAC-neutral test.

4.2 Adjacent Uplands

In contrast, the upland areas contained plants such as box elder (*Acer negundo*), Eastern cottonwood (*Populus deltoides*), American elm (*Ulmus americana*), European buckthorn (*Rhamnus cathartica*), broad-leaved enchanter's-nightshade (*Circaea canadensis*), Kentucky blue grass (*Poa pratensis*), red fescue (*Festuca rubra*), English plantain (*Plantago lanceolata*), wild carrot (*Daucus carota*), crownvetch (*securigera varia*), alsike clover (*Trifolium hybridum*), ox-eye daisy (*Leucanthemum vulgare*), and annual fleabane (*Erigeron annus*). Occasional evidence of wetland soils were encountered in upland areas, although no evidence of wetland hydrology were encountered.

5 Conclusions

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is present within the AOI. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or

5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

In addition to those resources regulated by EGLE, some communities have wetland ordinances and/or natural feature setback requirements. This is not the case for the City of Troy.

It is Barr's opinion that the AOI includes two wetlands likely regulated by EGLE under Part 303. Wetland B is likely regulated because it is contiguous to a retention basin located off site to the northeast that meets the definition of a pond under Part 303. A pond is defined as an area of permanent open water between 1 and 5 acres in size. Contiguous is defined by EGLE as being within 500 feet of an inland lake, stream, or pond or having a direct surface or groundwater connection. Wetland A is likely regulated because it is connected to a larger wetland complex that continues offsite and appears to be over 5 acres in size based on aerial photograph review. Permits from EGLE would be required to place fill or structures, excavate soil, drain surface water, or make use of Wetlands A and B.

6 Limitations

Please be advised that EGLE and in some cases, USACE, have regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands in the State of Michigan.

Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations in the state of Michigan. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the AOI observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. In addition, wetland delineations performed outside the growing season, typically from late-October until late-April, may differ from those performed at the same site during the growing season.

We recommend that our wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any earthmoving, site clearing, or hydrology altering activities on the site.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at your convenience at 734.474.0190 or dknox@barr.com.

Sincerely,

BARR ENGINEERING MICHIGAN LLC



Alison McClear
Environmental Scientist



Dana R. Knox, SPWS
Senior Environmental Consultant
Certification No. 213

Attachments

Figure 1 – Approximate Area of Investigation
Figure 2 – Soil Units
Figure 3 – EGLE Wetland Map Viewer
Figure 4 – Wetland Delineation

Attachment A - USACE Wetland Determination Data Forms





Approx. Parcel Boundary

Area of Investigation (AOI)

0 150 300

Feet

Imagery: Nearmap (4/20/2025)

Area of Investigation
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 1

BARR

Barr Footer: ArcGISPro 3.5.3, 2025-11-21 14:50 File: I:\Projects\22\63\1363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx Layout: Fig01 Area of Investigation User: ERM3





Approx. Parcel Boundary

Area of Investigation (AOI)

Soil Unit

Soil Units within the Area of		
Map Unit Symbol	Map Unit Name	Drainage Class
13B	Oshtemo-Boyer loamy sands, 0 to 6 percent slopes	Well drained
15B	Spinks loamy sand, 0 to 6 percent slopes	Well drained
27	Houghton and Adrian mucks	Very poorly drained
31B	Metea loamy sand, 0 to 6 percent slopes	Well drained
33	Lenawee silty clay loam, 0 to 1 percent slopes	Poorly drained
ShbuaB	Shebeon-Urban land complex, 0 to 4 percent slopes	Somewhat poorly drained

N

0 150 300

Feet

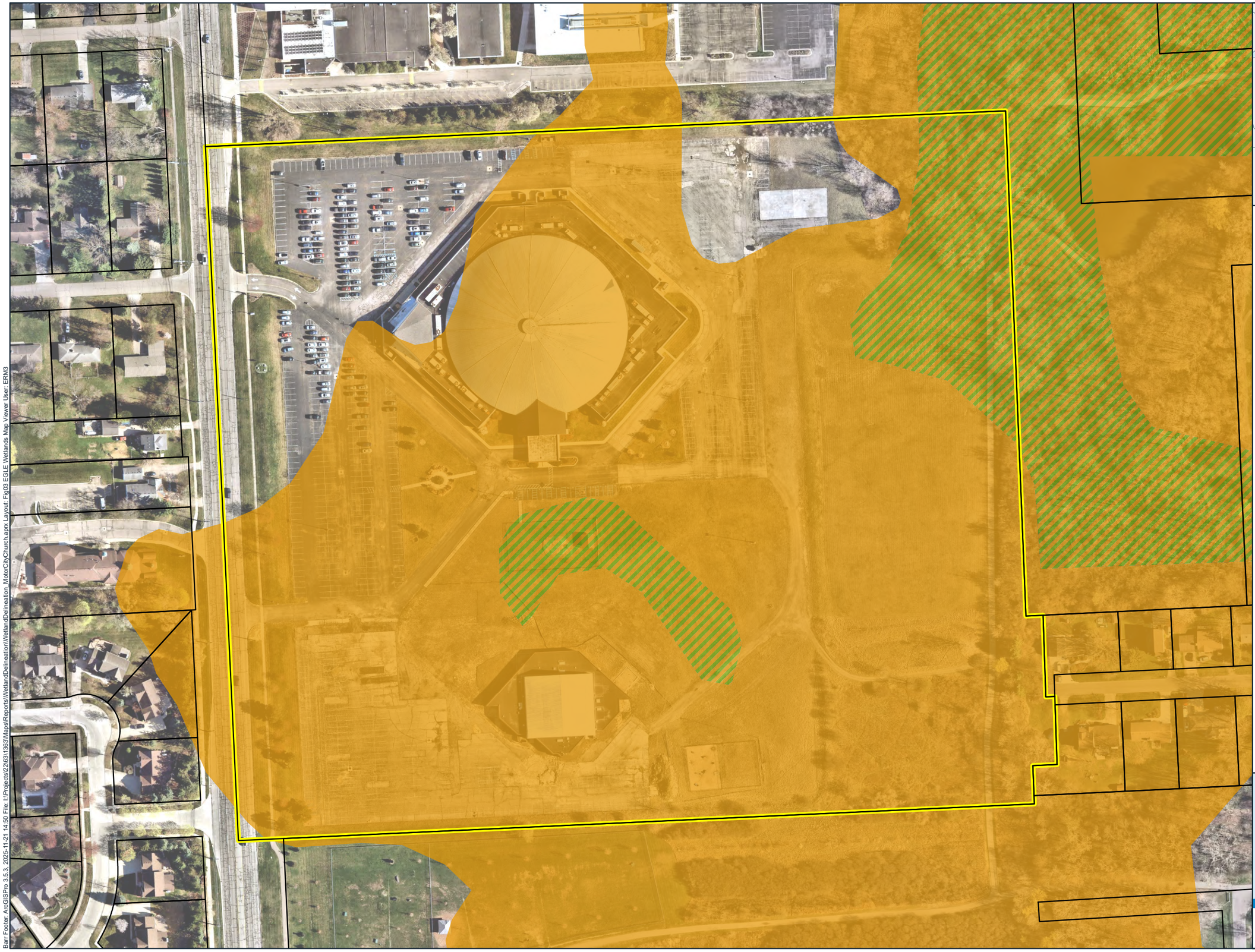
Imagery: Nearmap (4/20/2025)

Soil Units
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 2

BARR

Barr Footer: ArcGISPro 3.6, 2026-01-05 08:56 File: I:\Projects\22\6311363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx Layout: Fig02 Soil Units User: ERM3



Approx. Parcel Boundary

Area of Investigation (AOI)

Part 303 State Wetland Inventory (EGLE)

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

0 150 300

Feet

Imagery: Nearmap (4/20/2025)

EGLE Wetlands Map Viewer
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 3

BARR

Barr Footer: ArcGISPro 3.5.3, 2025-11-21 14:50, File: I:\Projects\22\63\1363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx, Layout: Fig03 EGLE Wetlands Map Viewer, User: ERM3



Notes:
The wetland delineation with GPS survey was completed on: November 19, 2025.
It is Barr's opinion that the following wetlands are regulated by EGLE in the AOI: Wetland A and B.

Wetland Delineation
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 4

BARR

Barr Footer: ArcGISPro 3.6, 2026-01-06 08:41 File: I:\Projects\22\6311\363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx Layout: Fig04 Wetland Delineation User: ERM3

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP1-W

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave Slope %: 1-2

Subregion (LRR or MLRA): LRR L Lat: 42.570651 Long: -83.143301 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP1-W

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	15	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Typha angustifolia*	50	Yes	OBL
2. *Juncus dudleyi*	20	Yes	FACW
3. *Phalaris arundinacea*	10	No	FACW
4. *Symphyotrichum lanceolatum*	5	No	FACW
5. *Euthamia graminifolia*	5	No	FAC
6. *Frangula alnus*	5	No	FAC
7. *Juncus torreyi*	5	No	FACW
8.			
9.			
10.			
11.			
12.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	50	x 1 =	50
FACW species	55	x 2 =	110
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		190 (B)
Prevalence Index = B/A =			1.65

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP1-W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	95	7.5YR 5/6	5	C	PL	Loamy/Clayey	Prominent redox concentrations
5-12	10YR 4/1	70	10YR 2/1	20			Loamy/Clayey	
			10YR 6/8	10	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP1-U

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Shoulder Local relief (concave, convex, none): Convex Slope %: 0

Subregion (LRR or MLRA): LRR L Lat: 42.570654 Long: -83.143341 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP1-U

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	10	Yes	FAC
2. *Ulmus americana*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Poa pratensis*	30	Yes	FACU
2. *Festuca rubra*	20	Yes	FACU
3. *Plantago lanceolata*	5	No	FACU
4. *Daucus carota*	5	No	UPL
5. *Securigera varia*	5	No	UPL
6. *Trifolium hybridum*	5	No	FACU
7. *Leucanthemum vulgare*	5	No	UPL
8. *Erigeron annuus*	5	No	FACU
9.			
10.			
11.			
12.			
	80	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	10	x 3 =	30
FACU species	65	x 4 =	260
UPL species	15	x 5 =	75
Column Totals:	100 (A)		385 (B)
Prevalence Index = B/A =			3.85

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP1-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	95	7.5YR 5/6	5	C	PL	Loamy/Clayey	Prominent redox concentrations
5-12	10YR 4/1	70	10YR 2/1	20			Loamy/Clayey	
			10YR 6/8	10	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP2-U

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Shoulder Local relief (concave, convex, none): Convex Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.572780 Long: -83.143600 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP2-U

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	20	Yes	FAC
2. *Circaea canadensis*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	150	x 3 =	450
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	160 (A)		490 (B)

Prevalence Index = B/A = 3.06

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP2-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: gravel/rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Restrictive layer present

(Above space for recording purposes.)

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT ("Agreement") is hereby entered into by and between Tableau by Mondrian LLC, a Michigan limited liability company, whose address is 50215 Schoenherr, Shelby Township, Michigan 48315 ("Tableau"), and the CITY OF TROY, MICHIGAN, a Michigan municipal corporation, whose address is 500 W. Big Beaver Road, Troy, Michigan 48084 ("City") on _____, 2026.

R E C I T A L S

A. Tableau is currently the fee owner of certain vacant real property which is located at 3668 Livernois Road (parcel number 20-22-101-034), City of Troy, Oakland County, Michigan, more particularly described on Exhibit A, attached hereto ("Property").

B. Tableau intends to improve and develop the Property as one or more residential condominium developments.

C. The Property is presently zoned R-1C (One Family Residential). In order to facilitate the development, Tableau desires to have the Property rezoned from R-1C (One Family Residential) to RT (One Family Attached Residential District) under the Troy Zoning Code.

D. As part of approval of this Agreement, which will result in the Property to be zoned RT (One Family Attached Residential District), Tableau offers and agrees to make the improvements, proceed with the project and comply with document submission dates and/or project completion dates, as described in this Agreement and any incorporated documents. Any conditions, representations or promises included in the Agreement have been voluntarily offered by Tableau to induce the City to rezone the land to the proposed classification. Tableau 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 of the City of Troy Zoning Ordinance. The burden of the conditions on Tableau 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.

F. 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 Agreement. The rezoning of the Property to RT (One Family Attached Residential District) shall become effective as set out in Section 4.1 of this Agreement. Once this Agreement is approved by the Troy City Council, it shall be binding upon the City, Tableau, and their agents, successors and assigns. The City's Zoning District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by Tableau and entered into voluntarily by Tableau and the City.

G. Tableau has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the 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).

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

I. The City's Planning Commission, at its _____, 2026, meeting, adopted a resolution recommending to the City Council that Tableau's RT rezoning request, which incorporates Site Plan approval, be granted.

J. The City, by action of its City Council at itsmeeting of_____, 2026, adopted a resolution and has accepted the offer of Tableau to enter into this Conditional Rezoning Agreement, which incorporates Site Plan approval.

NOW, THEREFORE, Tableau 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 "Conditional Rezoning Agreement Documents" shall mean Chapter 39, Section 16.04 of the City's Zoning Ordinance, as amended, this Agreement and the Site Plan (see Section 2.4).

1.2 "Improvements" means (a) acquisition of building permits; (b) submission of required site bonds to City; and (c) on-site improvements on the exterior Property such as landscaping.

1.3 "Troy Zoning Code" 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. Under the proposed conditional rezoning, there are 156 units. The units are broken down into 63 single family lots, 37 2-story townhouses, and 7 single level 8-plex buildings which total 56 units. The single family lots, which account for 18.3 acres of the overall 33.9 acre site, all have minimum 35' rear yards, minimum 7.5' side yards, and 25' front yards as required in the RT Zoning. The single family lots proposed all exceed the 5,000 square foot minimum as outlined in the Zoning Ordinance. The lots that are along Livernois Road have a 50' rear yard as required for a major road setback. The townhouses and single level 8-plex buildings provide minimum 50' setbacks to Walsh College to the north, at least 30' rear setbacks within the development, and a 15' front setback with a side entry garage. In addition to garage and driveway parking, there is guest parking on-street (one side of the road) and 26 guest spaces throughout the single-level 8-plex buildings. The required parking for RT zoning is 2 spaces per unit/house. The proposed 436 parking spaces, exceeds the parking required in the City of Troy Ordinance by 124 spaces.

As part of the development, 8 acres (24% of the site) have been provided as open space for the residents. Included in the 24% of open space, the westerly 5.3 acres, will be conveyed to the City of Troy as a community park. Along with the conveyance of land, landscaping and playground equipment will be added to the existing path to create more of a public benefit than the existing asphalt path. After initial construction, the City of Troy will have ownership and maintain the park.

2.2 Development Parcel. The Property is described on Exhibit A, attached hereto and also constitutes the property to be rezoned.

2.3 Current Ownership of Property. The Property is currently owned by Tableau.

2.4 Site Plan and Landscape Plan. The drawings and submittals for the Property which constitute the Site Plan attached hereto as Exhibit B ("Site Plan") and Landscape Plan attached hereto as Exhibit C ("Landscape Plan").

2.5 Development Documents. The Property shall be developed and improved only in accordance with the Conditional Rezoning Agreement Documents.

ARTICLE 3
CONDITIONS FOR REZONING

3.1 Rezoning. In consideration for the City's rezoning of the Property from their current classification of R-1C (One Family Residential) to RT (One Family Attached Residential District), Tableau voluntarily offers and agrees to be bound by the conditions which have been incorporated into the Site Plan.

3.2 Representation. Tableau represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.

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

3.4 Conditions Offered by Tableau:

The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Preliminary Site Plan is approved as presented.
2. The Preliminary Landscape Plan is approved as presented.
3. The total number of units within the property proposed to be rezoned shall not exceed 156.
4. The maximum height of all units shall not exceed 2.5 stories and/or 30 feet.
5. Maximum % of Lot Area Covered by Buildings will be 30%.
6. Building Materials shall be a mix of brick, asphalt shingles, metal accents and plank siding with a variety of color palates and durable low-maintenance materials. (*See* Exhibit D).
7. All units shall have a garage.
8. The proposed development will include 24% of the site area as open space.
9. A 5.3 acre community park will be conveyed to the City of Troy. The park will include a playground and trail installed by the developer, a donation valued between land and equipment at approximately $2,000,000. The City of Troy will maintain the park in perpetuity after initial installation. (*See* Exhibit E).

ARTICLE 4
REZONING

4.1 Resolution and Zoning Map Amendment. Directly after City Council's approval of this Conditional Rezoning Agreement, City Council shall pass a Resolution rezoning the Property to RT (One Family Attached Residential District) under the Troy Zoning Code. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

ARTICLE 5
DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 Right to Develop. Tableau shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents. The Site Plan included in the Conditional Rezoning Agreement Documents is deemed approved and in compliance with the conditions as stated in Section 3.1. If development and/or actions are undertaken on or with respect to the Property in violation of the Conditional Rezoning Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases, the City may issue a stop work order relative to the Property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Conditional Rezoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.

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

5.4 Amendment to Plans. In the event that during the course of final site plan review, building permits review or construction and development of the Property, the City's Planning Department or Building Department determine that the engineering or building plans, as submitted by Tableau, shall need to vary from the approved Site Plan,

then the Building Department and/or Planning Department shall be empowered to administratively approve such change or variance, consistent with City Ordinances, without amending this Agreement, provided that such changes or variances are consistent with the Conditional Rezoning Agreement Documents and are determined to be minor in nature by the Planning Director. Notwithstanding the foregoing, any change that affects Section 3.4, 1 through 11, of this Agreement shall require an amendment of the Agreement. If the market for the 8-plex buildings is not viable Tableau shall have the right (without having to amend this Agreement) to construct 2-story townhomes in place of the 8-plex buildings (as depicted on the Site Plan attached hereto as Exhibit B) thereby reducing the overall number units in the development (23 townhome units shall replace 40 units within (5) 8-plex building). Tableau will include a minimum of (2) 8-plex buildings in the development.

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 of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by Tableau. 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, Tableau shall pay all court costs and attorney fees incurred by the City in connection with such suit.

6.4 Non-Compliance. If Tableau is developing the Property in non-compliance with the 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 Documents 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 Tableau as follows:

a. Authority. The City 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.

b. Transfer of Ownership. The transfer of title of the Property from Tableau to an entity in which the principals of Tableau do not have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

c. Compliance. The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Code.

d. Sole Authority. The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with Tableau.

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

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

g. Validity of Use. In the event that the Troy Zoning Code is amended such that the use provided for in this Conditional Rezoning Agreement for the Property is no longer a permitted use of right in the RT (One Family Attached Residential District) District, the use provided for in this Conditional Rezoning Agreement and continuation of that use shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots uses and structures currently set forth in Article 14 of the Zoning Ordinances.

h. Restraints. Neither the execution nor delivery of this 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.

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

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

a. Organization. Tableau has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

b. Authorization. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by Tableau.

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, Tableau's organizational documents, or any agreement to which the Tableau is a party or by which it is bound.

d. Disclosure. No representation or warranty by Tableau, 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. Tableau has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Tableau or its principals from carrying out the covenants and promises made herein.

f. Financial. Tableau is financially able to develop the Property.

g. Compliance with Laws. Tableau shall comply with all Laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

7.3 Effective Date. The effective date of this Conditional Rezoning Agreement is the date the Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk in accordance, with the Zoning Ordinance, whichever date is later.

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 and signed by an authorized representative of the City or Tableau. Notices permitted or required shall be deemed sufficient if (a) mailed by certified or registered mail, return receipt requested, (b) personally delivered, (c) sent by overnight courier, or (c) sent by e-mail to a party as follows:

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

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 Tableau: Joseph Maniaci
Tableau by Mondrian LLC
50215 Schoenherr
Shelby Township, Michigan 48315
Tel: (248) 726-7340
Email: jmaniaci@mondrianproperties.com

With a copy to: Mark J. Abdo
Attorney at Law
12900 Hall Road, Suite 403
Sterling Heights, Michigan 48313
Tel: (586) 412-1900

Email: markabdolaw@gmail.com

All such notices, certificates or other communications shall be deemed duly given (a) when delivered in person, (b) upon confirmation of receipt when transmitted by electronic mail but only if followed by transmittal by overnight courier or hand delivery on the next Business Day, (c) upon receipt after dispatch by registered or certified mail, postage prepaid or (d) on the next Business Day if transmitted by overnight courier. 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 Tableau 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, 3.4, 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 shall be recorded with the Oakland County Register of Deeds at the expense of Tableau within a reasonable time not to exceed thirty days after the Public Hearing where Troy City Council members vote to approve the Agreement. The original Site Plan documents, drawings and submittals referenced in Section 2.4 are not required to be recorded except those copies which are referenced in and attached as Exhibit B if this Agreement and the City shall maintain such documents in its books and records. Within fourteen days after recording, Tableau 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 with respect to the subject of this Conditional Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for matters pursuant to Section 5.4 above.

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

9.6 Default Remedies of Tableau. The City shall not be in default in any term or condition of this Agreement unless and until Tableau has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the 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, Tableau' sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Conditional Rezoning Agreement.

9.7 Default Remedies of City. Tableau shall not be in default in any term or condition of this Agreement unless and until the City has provided Tableau with written notice that Tableau has failed to comply with an obligation under this Agreement, and Tableau 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 Tableau 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 Tableau 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. Tableau 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. Tableau 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 who have jurisdiction in Oakland County, Michigan.

9.12 Reasonableness. After consulting with their respective attorneys, Tableau 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. Tableau 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.

TABLEAU BY MONDRIAN LLC,
a Michigan limited liability company

_____
Witness

By:_____
Joseph Maniaci
Its: Manager

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this
_____ day of_ _____, 2026, by Joseph Maniaci, as Manager of Tableau of Mondrian LLC.

_____
_____, Notary Public
_____ County,
Michigan Acting in Oakland County

My Commission Expires: _____

CITY OF TROY, MICHIGAN,
a Michigan municipality

_____
Witness

By:_____
Ethan Baker
Its: Mayor

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this _____ day of_____2026, by Ethan Baker on behalf of the City of Troy, a Michigan municipality.

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

_____
Witness

By: _____
Aileen Dickson
Its: City Clerk

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this _____day of_____, 2026, 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:

Mark J. Abdo
Attorney at Law
12900 Hall Road, Suite 403
Sterling Heights, Michigan 48313

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

T2N, R11E, SEC 22 SW 1/4 OF NW 1/4 EXC S 5 ACRES, ALSO EXC THAT PART PLATTED INTO 'SUPERVISOR'S PLAT NO 6',
ALSO EXC W 60 FT THEREOF TAKEN FOR LIVERNOIS RD,
ALSO EXC BEG AT NW COR OF 'CLOVERDALE FARMS', TH S 89–44–00 W 15 FT, TH S 00–33–00 W 136 FT, TH N 89–44–00 E 15 FT, TH N 00–33–00 W 136 FT TO BEG 33.38 A 4–15–98 FR 031

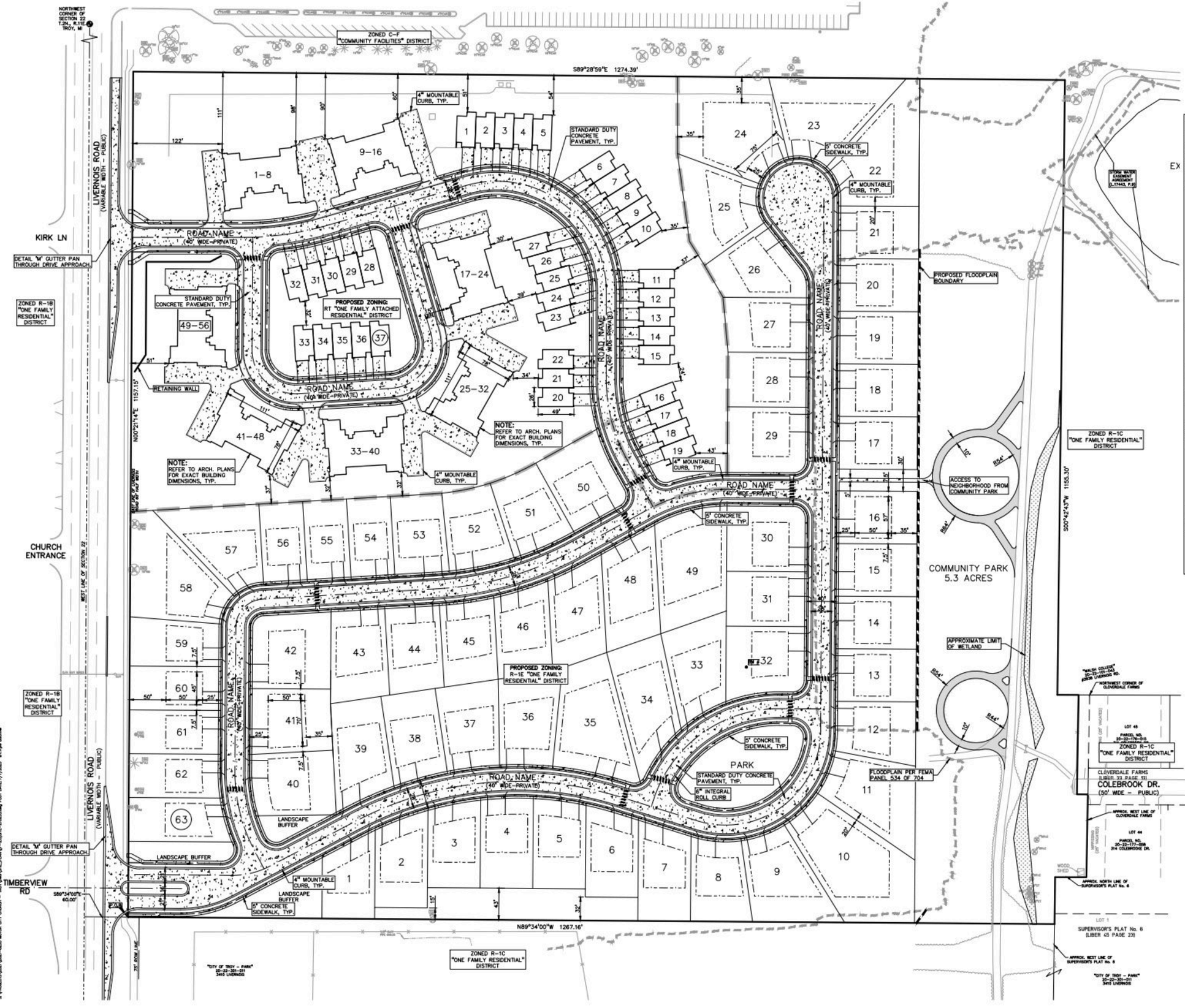
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

DECEMBER 12, 2025
21-0233

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN_WORKSHEETS\CDZ IMAGE.dwg PLOT DATE:12/12/2025 BY:Kyle Buchner

Exhibit B
Preliminary Site Plan



LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- WETLAND
- CONCRETE CURB AND GUTTER
- SETBACK LINE

SITE DATA TABLE:

SITE AREA: 33.9 ACRES (1,478,101 SF.) NET AND GROSS

CURRENT ZONING: R-1C ONE FAMILY RESIDENTIAL
PROPOSED CONDITIONAL RE-ZONE: R-1C SINGLE FAMILY & RT- ONE FAMILY ATTACHED

PROPOSED USE: 63 SINGLE FAMILY LOTS, 37 2-STORY TOWNHOUSES AND 7 8-PLEXES TOTALING 56 UNITS, TOTALING 156 UNITS

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT
  - R-1C: 35' (2.5 STORIES)
  - RT: 35' (2.5 STORIES)
- PROPOSED BUILDING HEIGHT = 2 STORY
- BUILDING FOOTPRINT AREA
  - R1-C = 2,250 – 3,500 S.F.
  - RT = 743 S.F. (TOWNHOUSE) & 6,150 S.F. (8-PLEX)
- MAXIMUM % OF LOT AREA COVERED BY BUILDINGS
  - RT = 30%
  - R-1C = 30%
- BUILDING LOT COVERAGE = 20.52%

DWELLING UNIT DENSITY = 156 UNITS / 33.9 ACRES = 4.6 UNITS/ACRE

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
R-1C:		
• FRONT	30'	25'
• SIDE (LEAST ONE)	10'	7.5'
• SIDE (LEAST TWO)	20'	7.5'
• REAR	40'	35'
RT:		
• FRONT	25'	15'
• SIDE (LEAST ONE)	5'	30'
• SIDE (LEAST TWO)	15'	30'
• REAR	35'	30'

PARKING CALCULATIONS:

R-1C
REQUIRED
- 2 SPACES PER DWELLING UNIT x 63 DWELLING UNITS = 126 SPACES

PROPOSED
- 2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER DWELLING UNIT
- 63 DWELLING UNITS
- 63 DWELLING UNITS x 3 = 189 SPACES

RT
REQUIRED
- 2 SPACES PER DWELLING UNIT x 91 DWELLING UNITS = 182 SPACES

PROPOSED
- **TOWNHOUSE**
- 2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER TOWNHOUSE
- 37 TOWNHOUSES x 3 = 111 SPACES
- **8-PLEX**
- 12 GARAGE SPACES + 8 DRIVEWAY SPACES = 20 SPACES PER 8-PLEX
- 7 8-PLEXES x 20 = 140 SPACES
- **TOTAL**
- 251 SPACES

PROVIDED OPEN SPACE = 24%

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

LENAWEE SILTY CLAY LOAM
METEA LOAMY SAND
SPRINKS LOAMY SAND
SHEBEON-URBAN LAND COMPLEX
OSHTEMO-BOYER LOAMY SANDS

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 30 60 120
SCALE: 1" = 60'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE 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
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
-

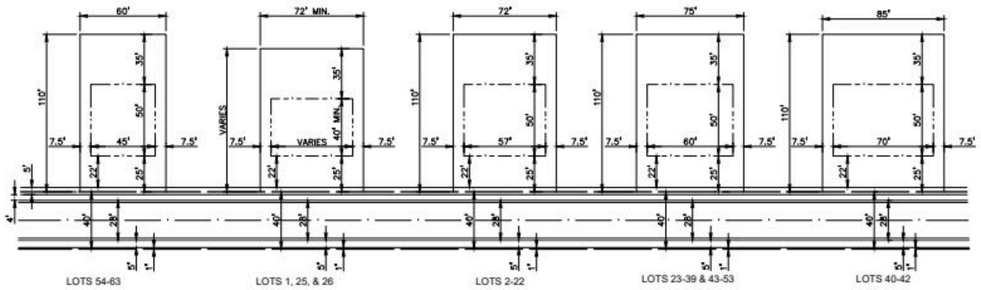
ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN - OVERALL

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION



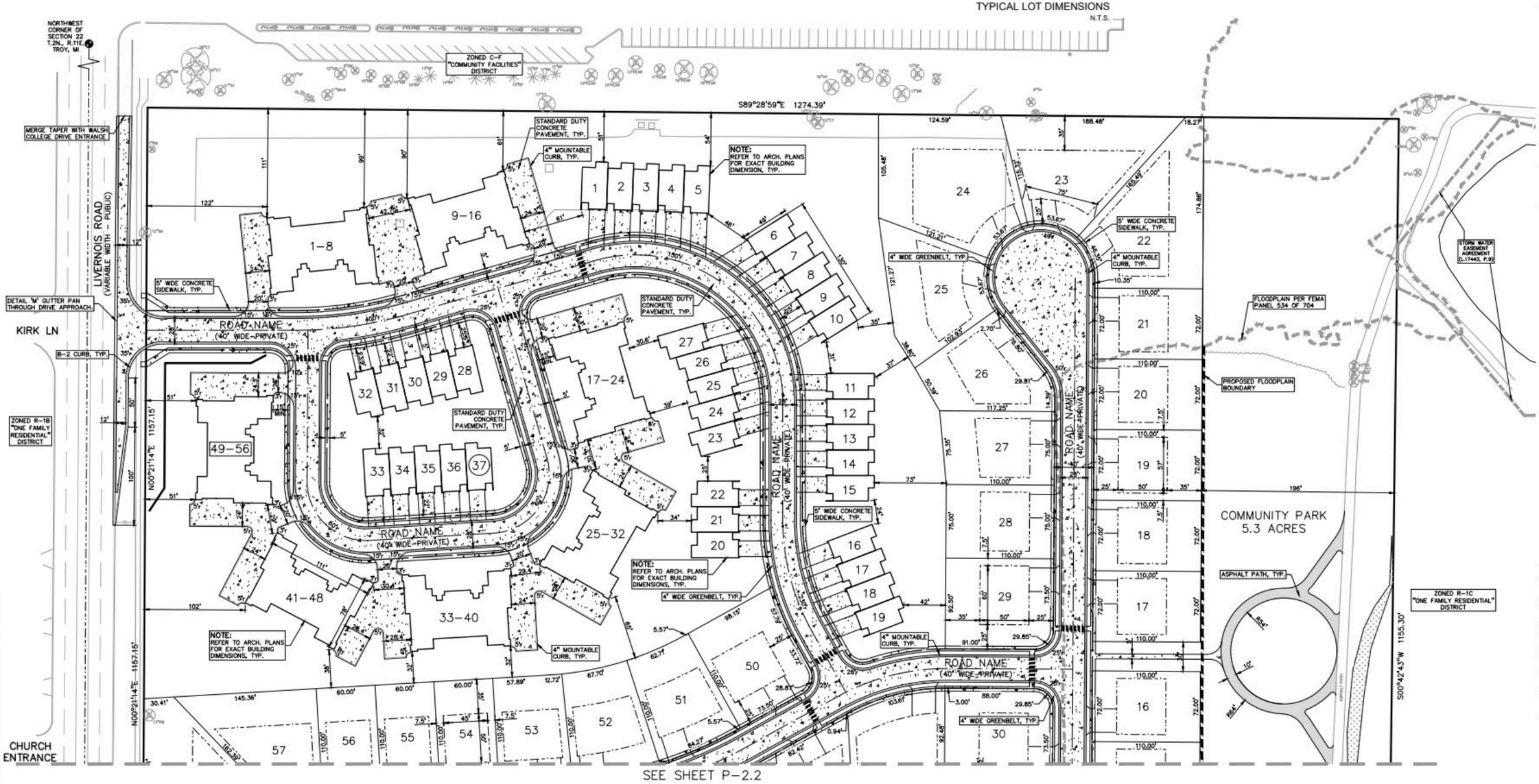
TYPICAL LOT DIMENSIONS

N.T.S.

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

PEA GROUP
t: 844.813.2949
www.peagroup.com



NORTH

0 25 50 100

SCALE: 1" = 50'

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

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CLIENT

TABLEAU BY MONDRIAN

50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE

TROY TRAIL NORTH

3668 LIVERNOIS RD.
TROY, MI

REVISIONS

-

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE

PRELIMINARY SITE PLAN - NORTH

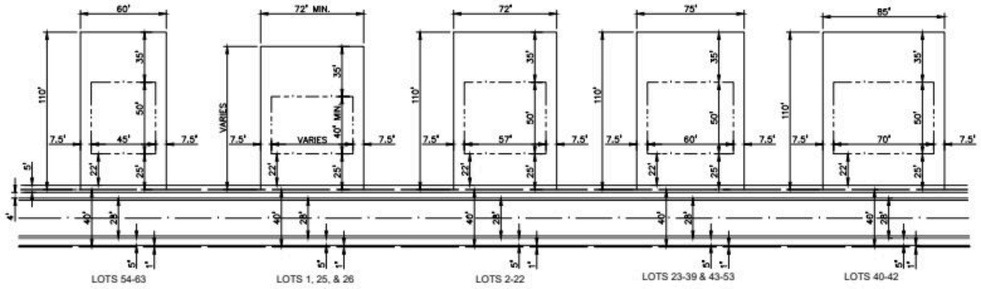
PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:

P-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0233 - MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.1(SITE-20233).dwg PLOT DATE: 7/7/2025 BY: Kyle Bohner

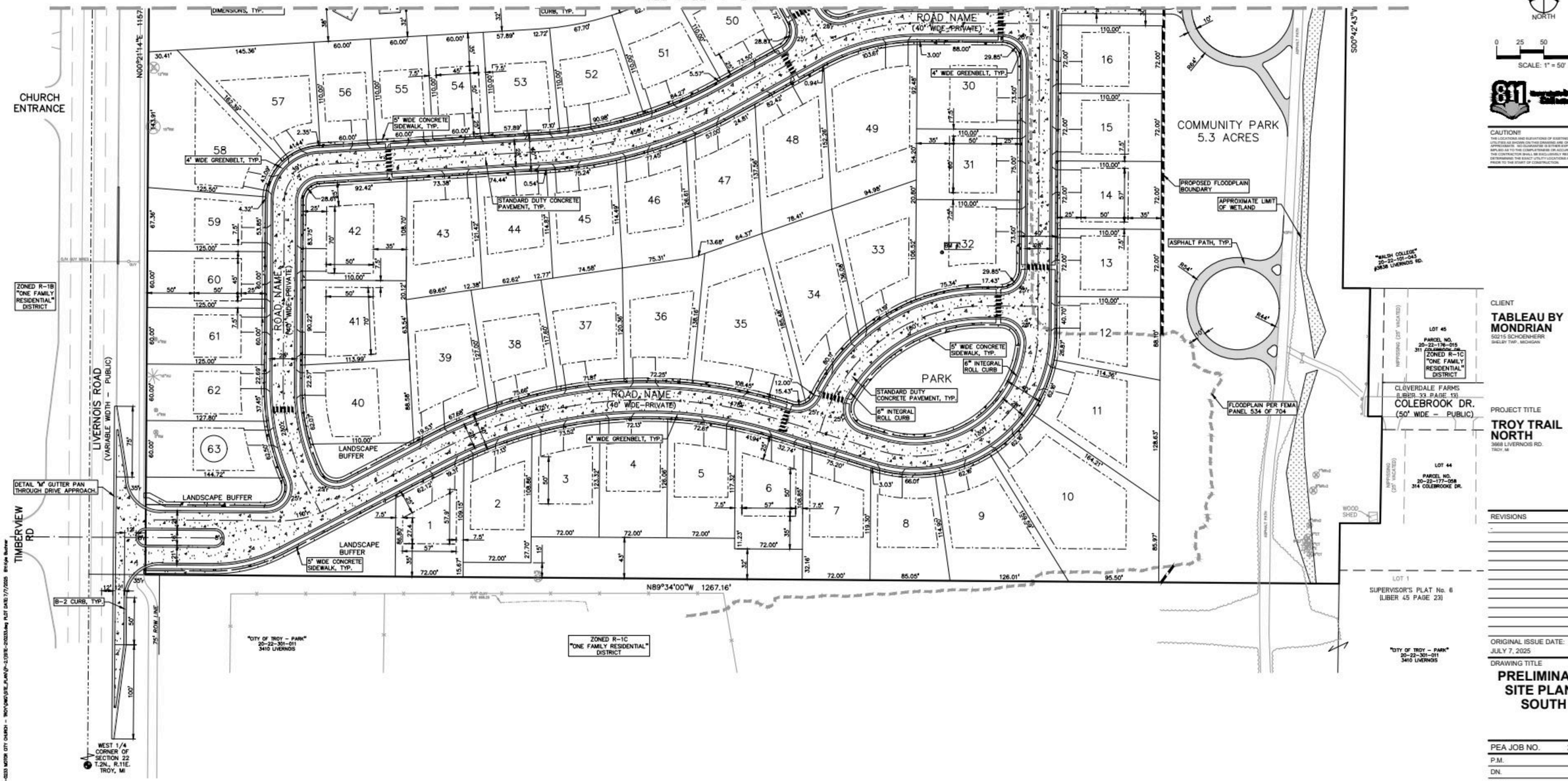


TYPICAL LOT DIMENSIONS
N.T.S.

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

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SEE SHEET P-2.1



NORTH
0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE 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
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3868 LIVERNOIS RD.
TROY, MI

REVISIONS
- -
- -

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.2

NOT FOR CONSTRUCTION

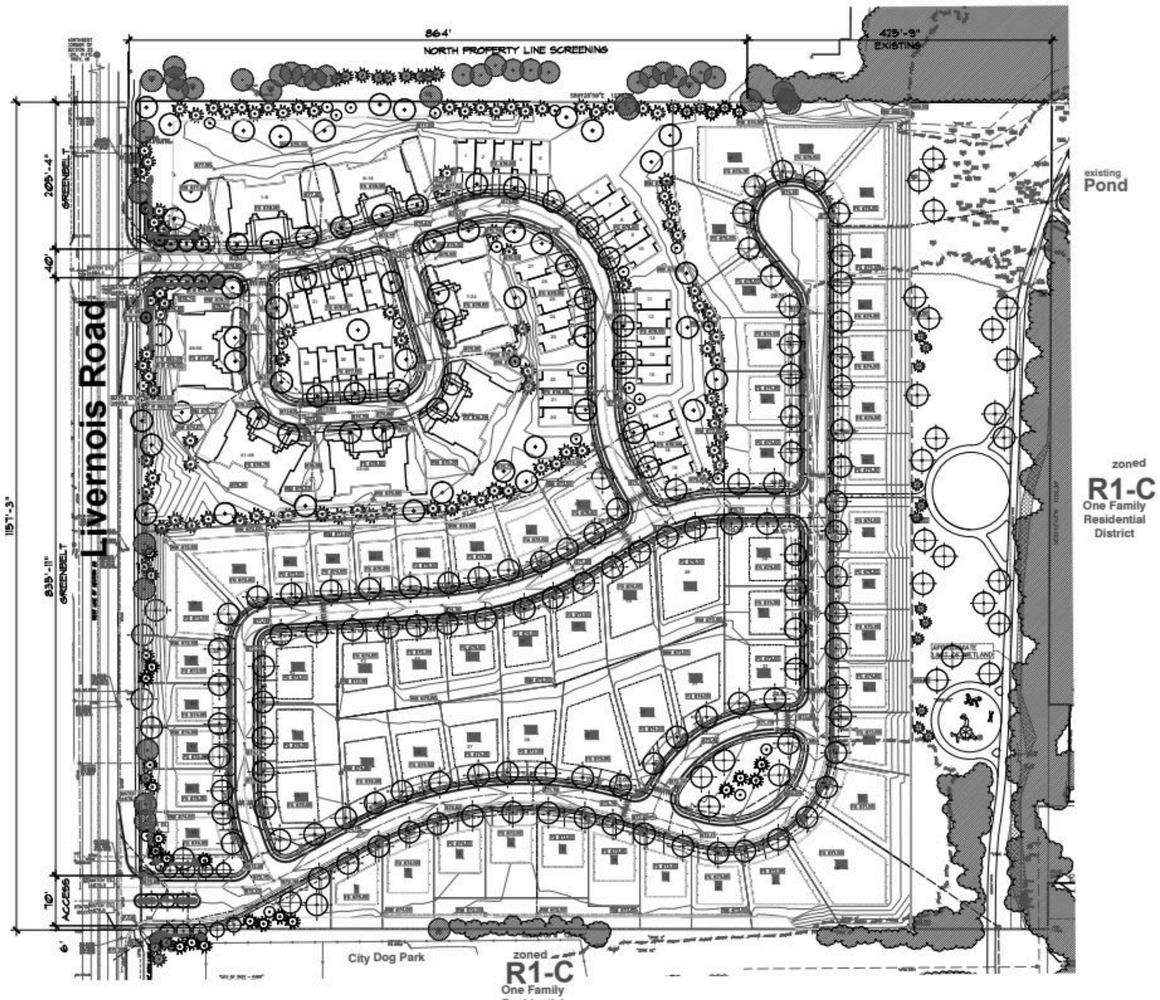
Exhibit C
Preliminary Landscape Plan

Troy Trail North

A Planned Mixed Use Residential Community

City of Troy, Michigan

zoned
C-F
Community
Facilities District
Walsh College



north

scale: 0' 50' 100' 200' 300'

1" = 100'-0"

sheet index

LS-1	OVERALL PLAN VIEW
LS-2	LANDSCAPE PLANTING DETAIL (Multi - Family)
LS-3	LANDSCAPE PLANTING DETAIL (Single Family)
LS-4	LANDSCAPE PLANTING DETAIL (Single Family & Community Park)
LS-5	ENTRANCE DETAILS & LANDSCAPE NOTES
LS-6	SOD SEEDING PLAN
LS-7	SITE AMENITY PLAN
LS-8	ENTRANCE MONUMENT -SIGN

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171, ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF TROY AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 2" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK , 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.) SHADE TREES _____ 5 FT.
   b.) ORNAMENTAL AND EVERGREEN TREES (CRABS, PINE, SPRUCE, ETC.) _____ 10 FT.
   c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS, IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape requirements:

greenbelt	REQUIRED	PROVIDED
TOTAL LN. FT. OF STREET FRONTAGE (1,157 LN.FT. - LESS 110' ACCESS = 1,047')	1,057±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (1,047' / 30' PER TREE = 34.9 TREES')	35	8-EXISITNG & 45-PROPOSED (58 TOTAL)
GRASSES AND SHRUBS	PER CITY REVIEW	284

screening- multi-family	REQUIRED	PROVIDED
TOTAL LIN.FT. OF NORTH PARKING PROPERTY LINE	864'	
ONE (1) LARGE EVERGREEN TREE PER 10 LIN.FT. (864' / 10 FT. PER TREE =86.4 TREES)	86	2- EXISTING & 43 PROPOSED (45 TREES)
NO. OF EXISTING TREES ON ADJACENT PROPERTY		41

screening	REQUIRED	PROVIDED
TOTAL LIN.FT. OF INTERIOR FRONTAGE (NORTH/SOUTH)	544'	
ONE (1) LARGE EVERGREEN TREE PER 10 LIN.FT. (544 / 10 FT. PER TREE =54.4 TREES)	54	27

screening	REQUIRED	PROVIDED
TOTAL LIN.FT. OF INTERIOR FRONTAGE (EAST/WEST)	660'	
ONE (1) LARGE EVERGREEN TREE PER 10 LIN.FT. (660' / 10 FT. PER TREE =66 TREES)	66	81

street trees	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR ROAD FRONTAGE	5,742±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (5,742' LN.FT. / 50 LN.FT. = 115.8 TREES)	116	122

street trees	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR STREET FRONTAGE	3,231'±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (3,231' LN.FT. / 50 LN.FT. = 64.6 TREES)	65	65

supplement trees	
NO. OF SUPPLEMENT TREES PROVIDED IN COMMUNITY PARK, STREET ISLAND AND GENERAL OPEN SPACE AREAS	54

landscape totals	REQUIRED	PROVIDED
TOTAL NO. OF LANDSCAPE TREES	422	597

site landscaping	REQUIRED	PROVIDED
TOTAL AREA OF THE SITE	38.97 ACRE±	
20% OF SITE SHALL BE LANDSCAPE MATERIAL (38.97 ACRE x 0.20 = 8.79 ACRE)	8.79	7.0+

replacement tree summary	
TOTAL NO. OF EXISTING TREES SURVEY	130
NO. OF EXISTING TREES OFF SITE	18
NO. OF EXISTING TREES ON-SITE	112
NO. OF EXISTING CODE COMPLIANCE TREES ON-SITE	27
NO. OF EXISTING EXEMPT TREES ON-SITE (DEAD, POOR, PROHIBITED TREES)	74
NO. OF EXISTING REGULATED TREES ON-SITE	11
TOTAL NO. OF EXISTING TREES SAVED ON SITE	13
TOTAL NO. OF EXISTING TREES REMOVED ON SITE	99
NO. OF EXISTING CODE COMPLIANCE TREES REMOVED	27
NO. OF EXISTING EXEMPT TREES REMOVED (DEAD, POOR, PROHIBITED TREES)	62
NO. OF EXISTING REGULATED TREES REMOVED	10 (88")
TOTAL NO. OF TREE REPLACEMENT REQUIRED (88" X 30 (50%) = 42.3" / 2 1/2" PER TREE =17 TREES)	17
TOTAL NO. OF TREE REPLACEMENT PROVIDED	17

SEE TREE SURVEY- REMOVAL PREPARED BY PEA FOR DETAILS

FP A
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
OVERALL LANDSCAPE PLANTING VIEW

job no. / issue / revision date:

LS24.061.05 Review 5-17-2023
LS24.061.09 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 City 7-7-2025

drawn by: JK
checked by: FP
date: 3-6-2025

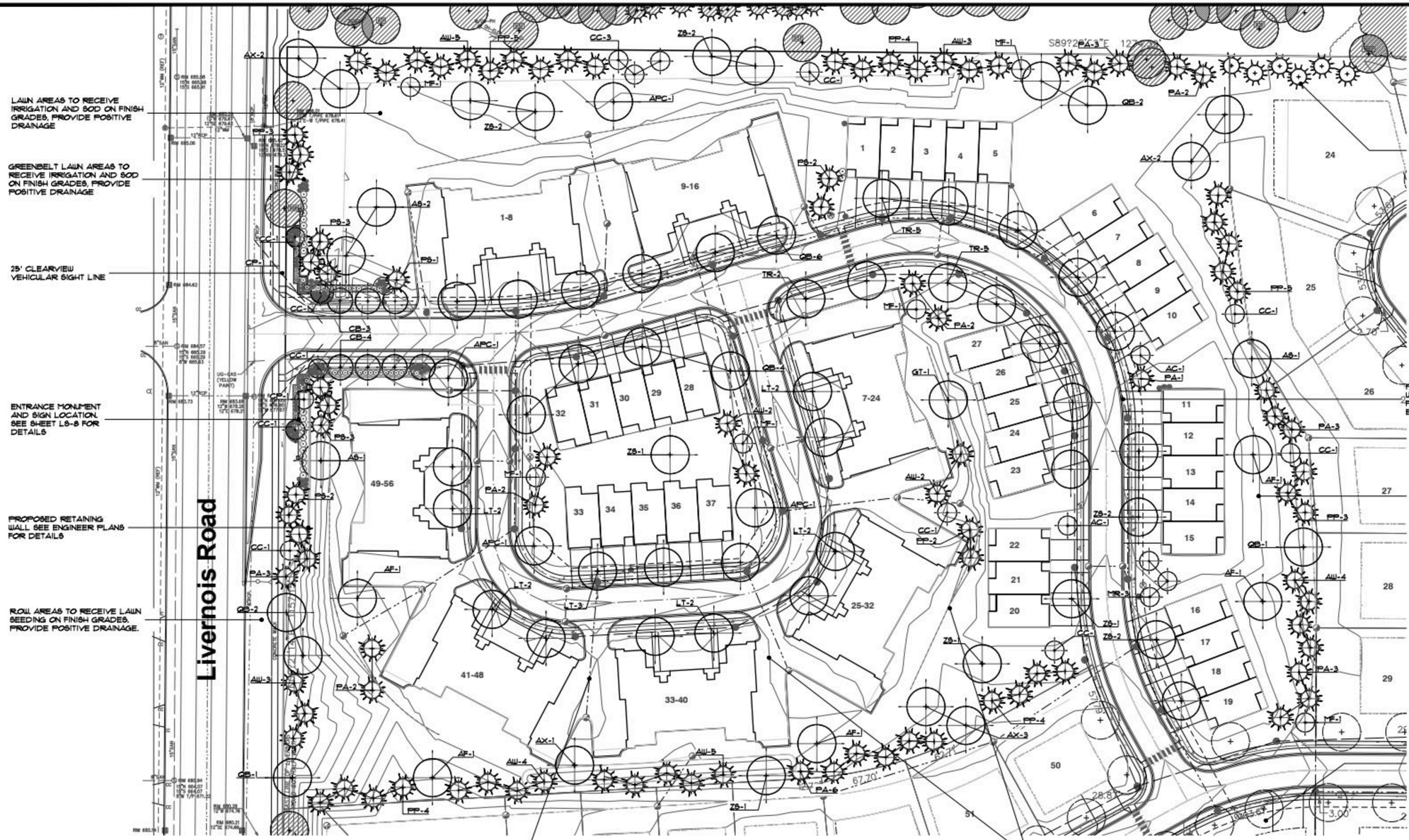
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

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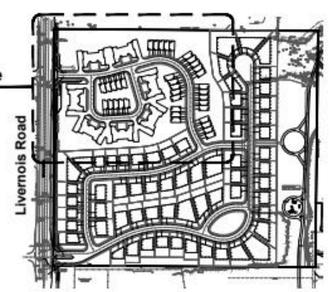
project no: LS25.042.06

sheet no: **LS-1**



2A multi- family planting detail
SCALE: 1" = 40'-0"

2A enlarge area



key reference location map
NO SCALE

plant material list

key	quant. LS-3	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
APC	4	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" BB	
ZS	12	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" BB	
GT	1	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	
AF	5	ACER X. 'FREEMANII'	AUTUMN BLAZE RED MAPLE	2 1/2" BB	
TR	12	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
AS	4	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" BB	
LT	13	LIRIODENDRON TULIPFERA	TULIPTREE	2 1/2" BB	
QB	16	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB	
CB	7	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" BB	
AX	7	AESCULUS X CARNEA 'FORT MCNAIR'	RED HORSECHESTNUT	2 1/2" BB	

plant material list

key	quant. LS-3	botanical name	common name	size	comments
		ORNAMENTAL TREES			
MR	3	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" BB	
CC	9	CERCIS CANADENSIS	EASTERN REDBUD	8' BB	MULTI-STEM
MF	6	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
AC	2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' BB	MULTI-STEM
CP	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8' BB	MULTI-STEM
		EVERGREEN TREES			
PA	27	PICEA ABIES	NORWAY SPRUCE	6' BB	
PP	30	PICEA PUNGENS	COLORADO SPRUCE	6' BB	
PS	11	PINUS STROBUS	EASTERN WHITE PINE	6' BB	
AW	29	ABIES CONCOLOR	CONCOLOR FIR	6' BB	

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24333 Orchard Lake Rd, Suite G
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seal:
FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - MULTI FAMILY

job no. / issue / revision date:
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LS24.061.09 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 City 7-7-2025

drawn by: JK
checked by: FP
date: 3-6-2025

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project no: LS25.042.06

sheet no: LS-2

plant material list

key	quant. LS-3	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
APC	3	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" BB	
ZS	18	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" BB	
GT	11	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	
AF	22	ACER X. 'FREEMANI'	AUTUMN BLAZE RED MAPLE	2 1/2" BB	
TR	15	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
AS	2	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" BB	
LT	12	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB	
QB	18	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB	
ARA	9	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" BB	
CB	3	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" BB	
		ORNAMENTAL TREES			
MR	1	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" BB	
CC	3	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	8' BB	
MF	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
		EVERGREEN TREES			
PA	9	PICEA ABIES	NORWAY SPRUCE	6' BB	
PP	3	PICEA PUNGENS	COLORADO SPRUCE	6' BB	
PS	3	PINUS STROBUS	EASTERN WHITE PINE	6' BB	
AW	7	ABIES CONCOLOR	CONCOLOR FIR	6' BB	

3A enlarge area

key reference location map
NO SCALE

ADJACENT PLANTINGS SEE SHEET LS-2 FOR DETAILS

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS

PROPOSED STREET TREES TO BE LOCATION BETWEEN SIDE WALK AND BUILDING ENVELOP. NO TREES TO BE INSTALLED ON PROPOSED AND EXISTING UNDERGROUND UTILITIES. SEE ENGINEERING PLAN FOR FINAL LOCATION

ADJACENT PLANTINGS SEE SHEET LS-2 FOR DETAILS

GREENBELT LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

Livernois Road

ROW AREAS TO RECEIVE LAWN SEEDING ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

GREENBELT LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

ENTRANCE MONUMENT AND SIGN LOCATION. SEE SHEET LS-9 FOR DETAILS

CROWN ISLAND 12" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

ADJACENT PLANTINGS SEE SHEET LS-4 FOR DETAILS

CROWN ISLAND 24" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

PROPOSED UNDERGROUND UTILITIES -SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS

3A **single family planting detail**
SCALE: 1" = 40'-0"

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seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - SINGLE FAMILY

job no. / issue / revision date:
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LS25.042.06 Review 6-26-2025
LS25.042.06 City 7-7-2025

drawn by: **JK**
checked by: **FP**
date: **3-6-2025**

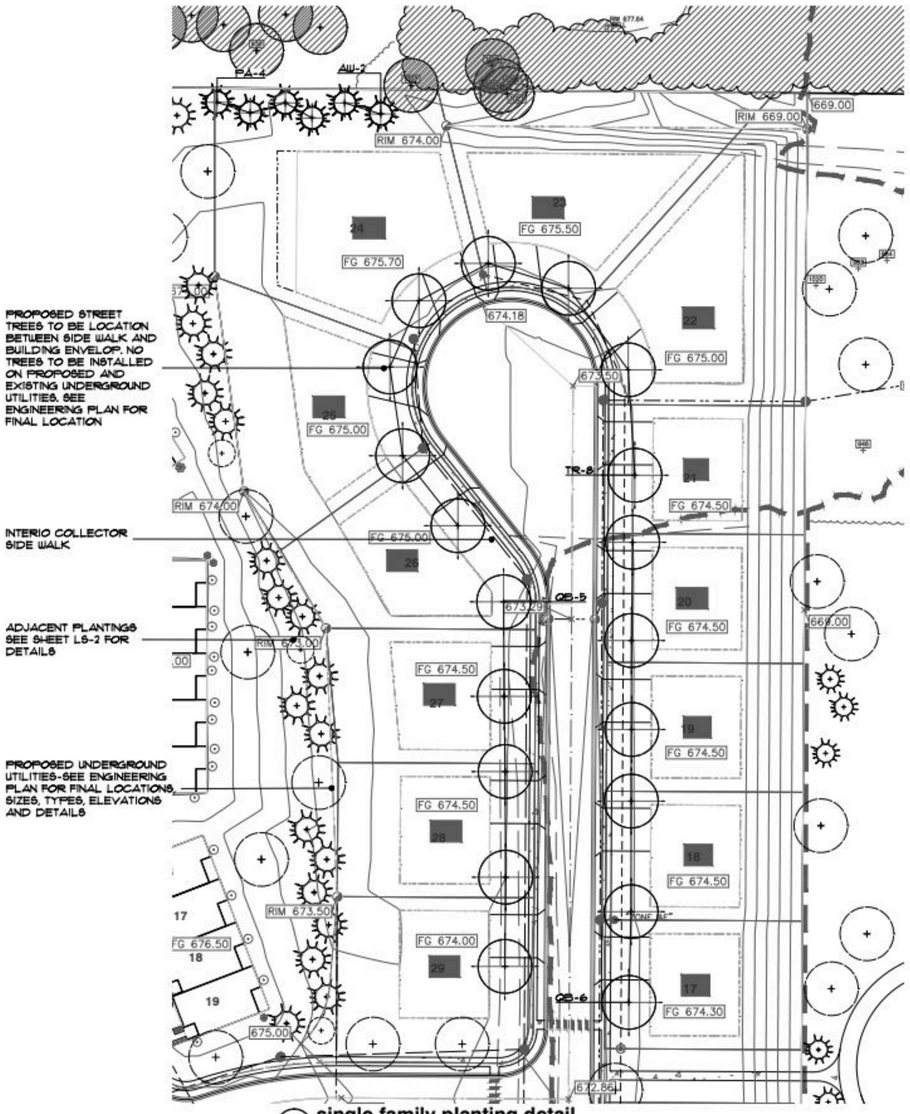
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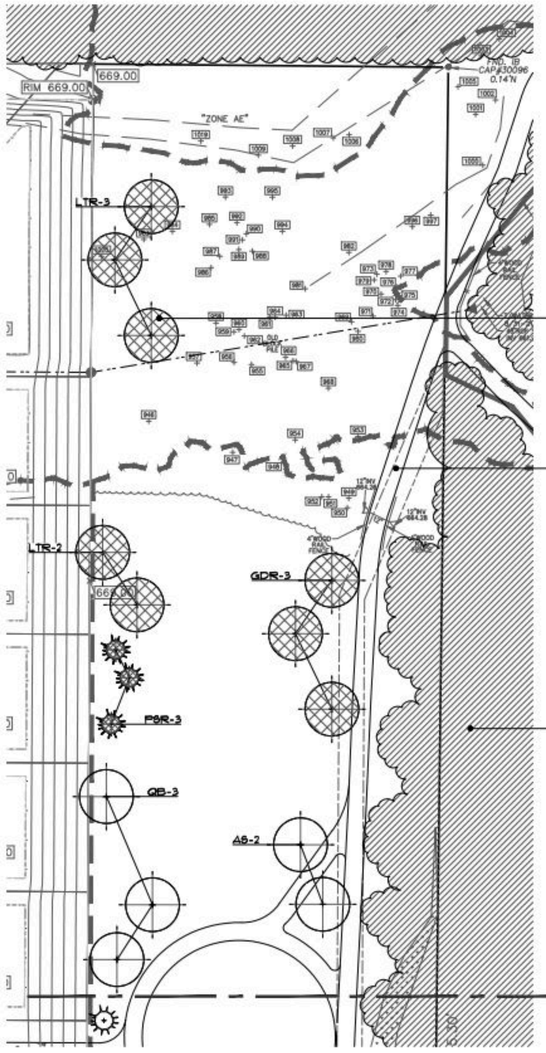
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project no: **LS25.042.06**

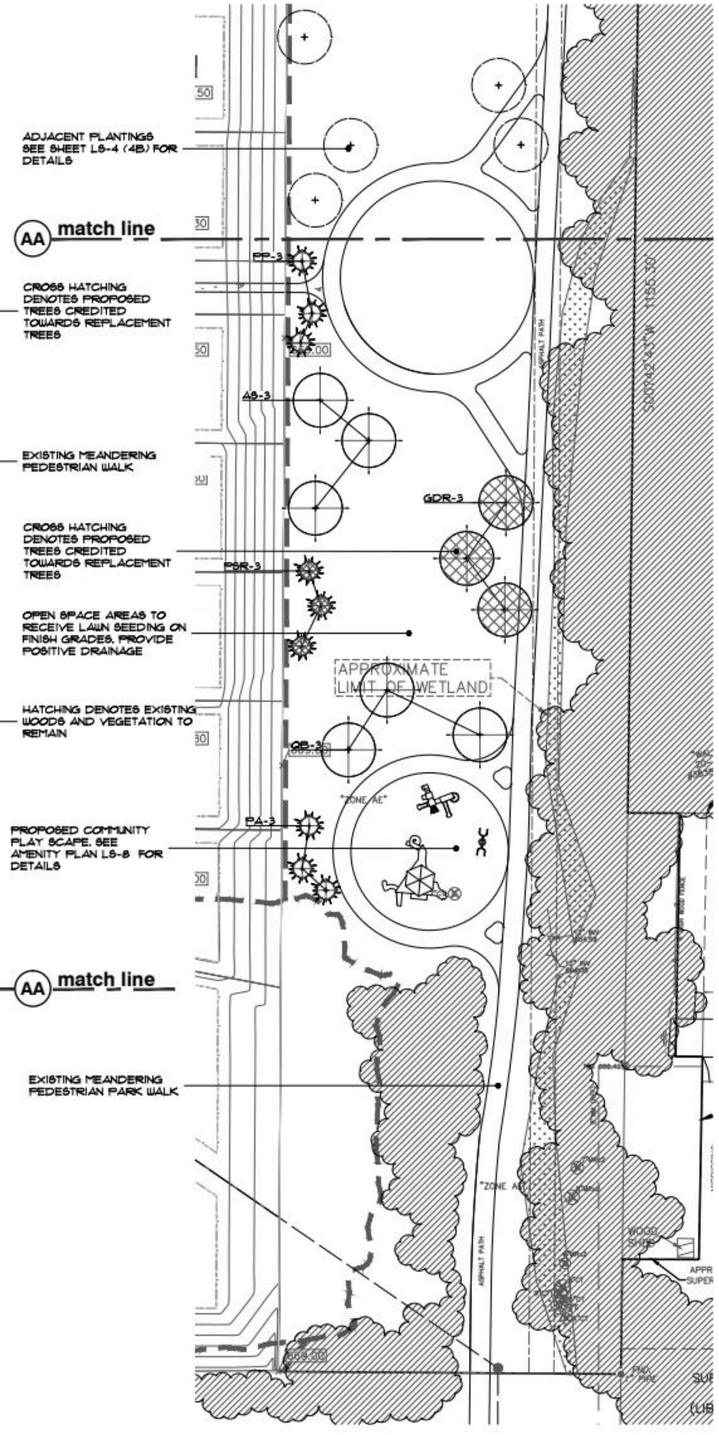
sheet no: **LS-3**



4A single family planting detail
SCALE: 1" = 40'-0"



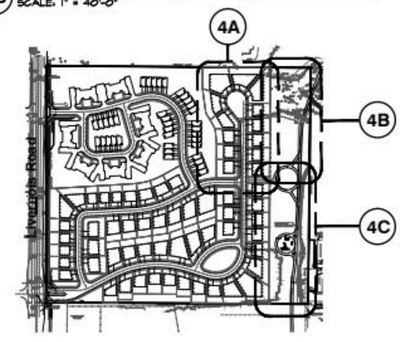
4B community park planting detail
SCALE: 1" = 40'-0"



4C community park planting detail
SCALE: 1" = 40'-0"

plant material list

key	quant. 4A	quant. 4B	quant. 4C	botanical name	common name	size	comments
				LARGE AND SMALL DECIDUOUS TREES			
TR	8	-		TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
AS	-	2	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" BB	
QB	11	3	3	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" BB	
				EVERGREEN TREES			
PA	4	-	3	PICEA ABIES	NORWAY SPRUCE	6' BB	
PP	-	-	3	PICEA PUNGENS	COLORADO SPRUCE	6' BB	
AW	2	-	-	ABIES CONCOLOR	CONCOLOR FIR	6' BB	
				REPLACEMENT TREES			
LTR	-	2	3	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB	REPLACEMENT
GDR	-	3	3	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	REPLACEMENT
PMR	-	3	3	PINUS STROBUS	EASTERN WHITE PINE	6' BB	REPLACEMENT



key reference location map
NO SCALE

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phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - SINGLE FAMILY& PARK

job no. / issue / revision date:
LS24.061.05 Review 5-17-2023
LS24.061.09 Review 9-10-2023
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drawn by: JK
checked by: FP
date: 3-6-2025

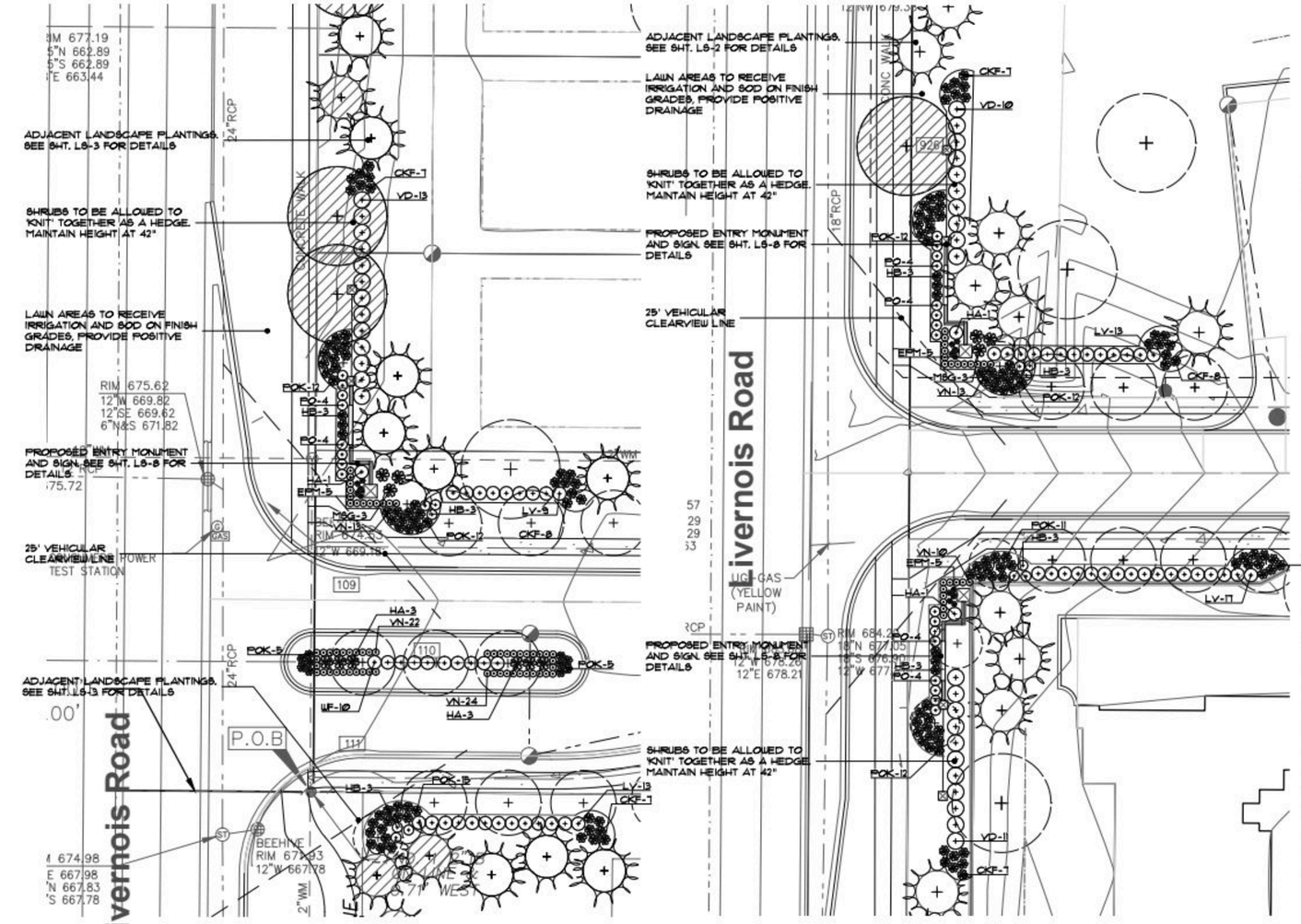
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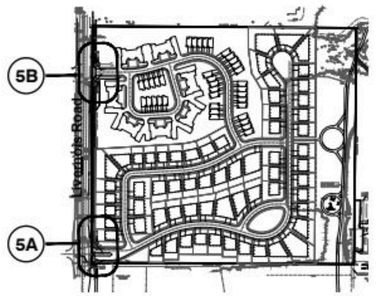
project no: LS25.042.06

sheet no: LS-4



5A entrance planting detail
SCALE: 1" = 20'-0"

5B entrance planting detail
SCALE: 1" = 20'-0"



key reference location map
NO SCALE

landscape maintenance notes:

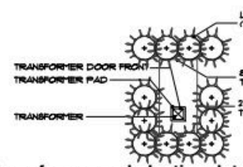
LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.



transformer pad planting detail

SCALE 1"=20'-0"

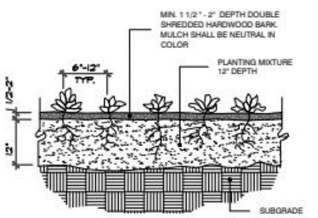
A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-18)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS. TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.

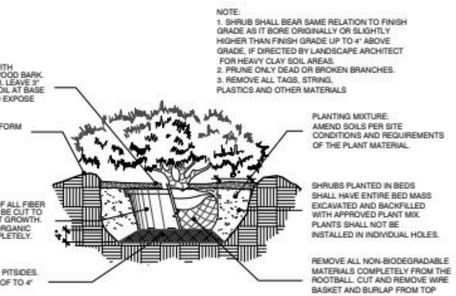
SEE ENGINEERING PLANS PREPARED BY ATWELL, LLC PROPOSED FINAL FOR TREE PROTECTION FENCE LOCATIONS

plant material list (entrance monument)

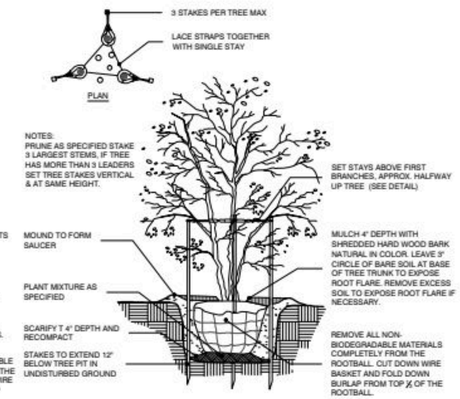
key	quant. 5A	quant. 5B	botanical name	common name	size	comments
			SHRUBS			
LV	22	30	LIGUSTRUM X. 'VICARYII'	GOLDEN VICARY PRIVET	36" CONT	48" O.C. SPACING
HB	9	12	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	36" CONT	36" O.C. SPACING
HA	7	2	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	36" CONT	36" O.C. SPACING
VD	13	21	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	36" CONT	48" O.C. SPACING
VN	58	23	VIBURNUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH	15" CONT	24" O.C. SPACING
PO	8	16	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	36" CONT	48" O.C. SPACING
WF	10	-	WEIGELA FLORIDA 'ALEXANDRA'	WINE ROSE WEIGELA	36" CONT	48" O.C. SPACING
			GRASSES AND PERENNIALS			
MSG	3	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	42" O.C. SPACING
POK	49	47	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT	36" O.C. SPACING
CKF	22	32	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERTSER FEATHER REED GRASS	#3 CONT.	42" O.C. SPACING
EPM	5	10	NEPETA X.F. 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C. SPACING



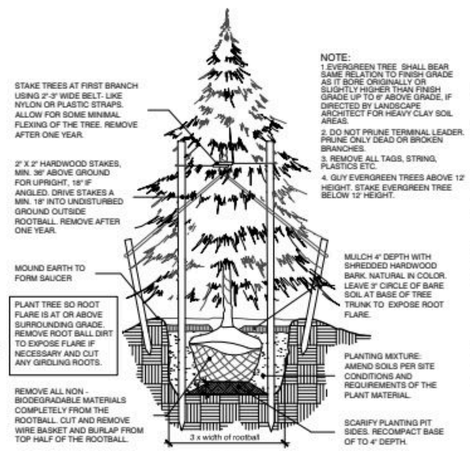
perennial planting detail
no scale



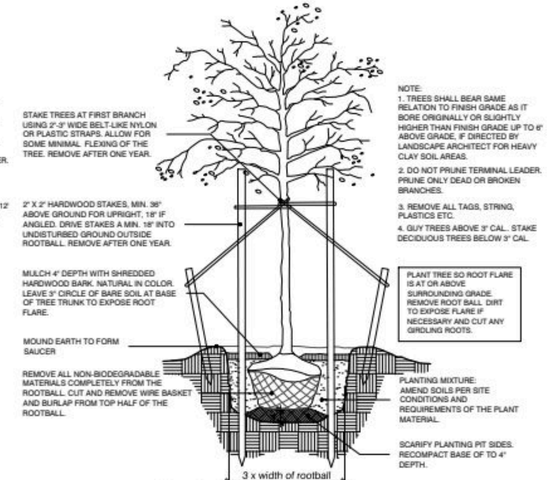
shrub planting detail
no scale



multi-stem tree planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

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Entrance Landscape Detail

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project no: LS25.042.06

sheet no: LS-5

lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

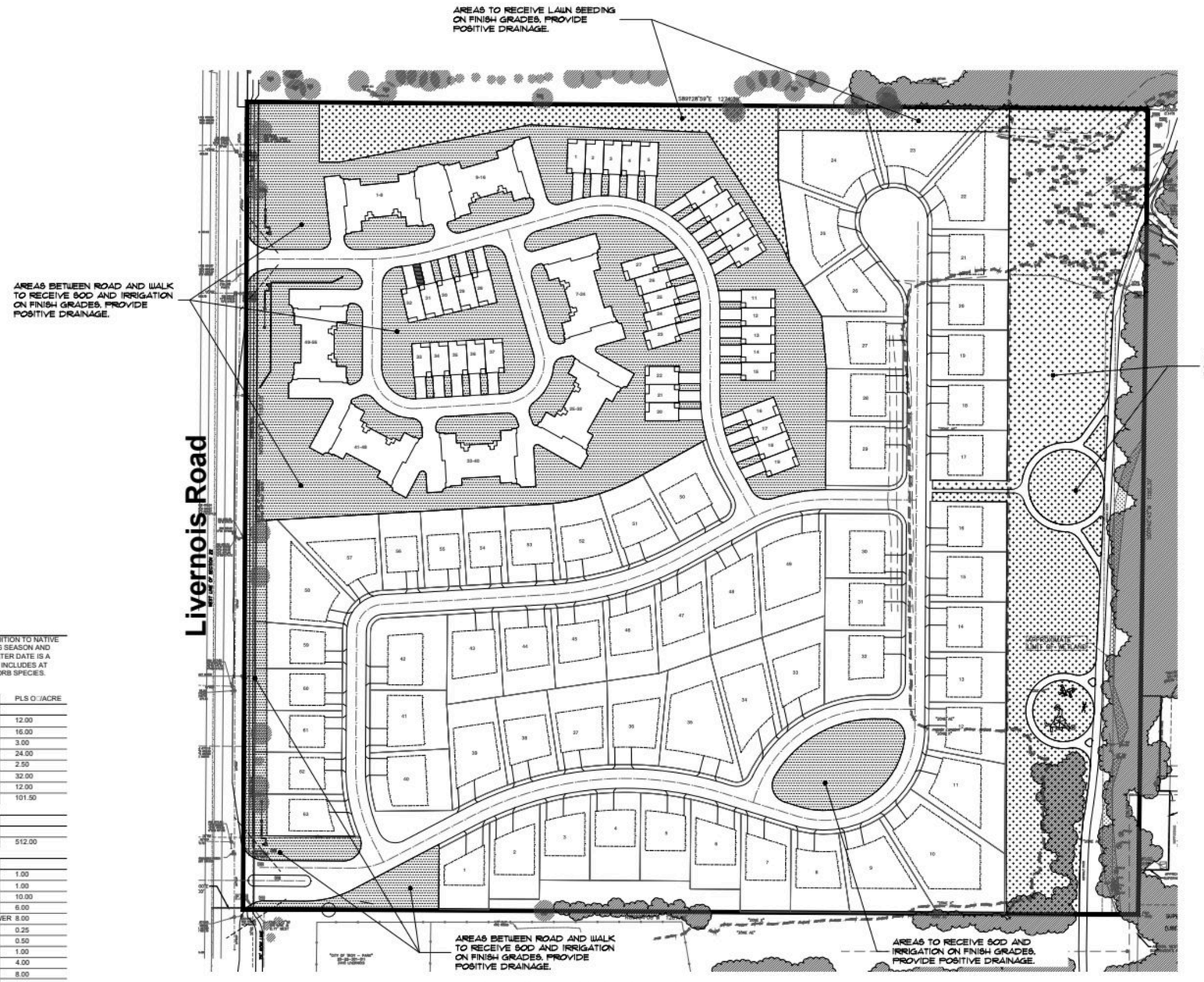
5% PERENNIAL RYE GRASS
10% RED FESCUE
25% CHEWING FESCUE
60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

economy prairie seed mix

THIS PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES::FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 10 OF 13 NATIVE FORB SPECIES. APPLY AT 40.95 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS O::/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	12.00
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	16.00
CAREX SPP.	PRAIRIE SEDGE SPECIES	3.00
ELYMUS CANADENSIS	CANADA WILD RYE	24.00
PANICUM VIRGATUM	SWITCH GRASS	2.50
SCHI::ACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32.00
SORGHASTRUM NUTANS	INDIAN GRASS	12.00
	TOTAL	101.50
TEMPORARY COVER		
AVENA SATIVA	COMMON OAT 512.00	
	TOTAL	512.00
FORBS		
ASCLEPIAS SYRIACA	COMMON MIL::WEED	1.00
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1.00
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	10.00
COREOPSIS LANCEOLATA	SAND COREOPSIS	6.00
ECHINACEA PURPUREA	BROAD-LEAVED PURPLE CONEFLOWER	8.00
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0.25
MONARDA FISTULOSA	WILD BERGAMOT	0.50
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE	1.00
RATIBIDA PINNATA	YELLOW CONEFLOWER	4.00
RUDBEC::IA HIRTA	BLAC::-EYED SUSAN	8.00
SOLIDAGO SPECIOSA	SHOWY GOLDENROD	0.50
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	1.00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
	TOTAL	41.75



6A sod seeding and irrigation reference plan
NO SCALE.

hatch pattern legend

- AREAS TO RECEIVE IRRIGATION AND SOD, MAINTAINED AND MOWED WEEKLY
- AREAS TO RECEIVE LAWN SEEDING
- AREAS TO RECEIVE DETENTION POND SEED MIX

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
SOD, SEEDING, & IRRIGATION REFERENCE PLAN

job no. / issue / revision date:
LS24.061.05 Review 5-17-2023
LS24.061.09 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 City 7-7-2025

drawn by: JK
checked by: FP
date: 3-6-2025

notice:

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The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS25.042.06

sheet no: LS-6



A trash receptacle



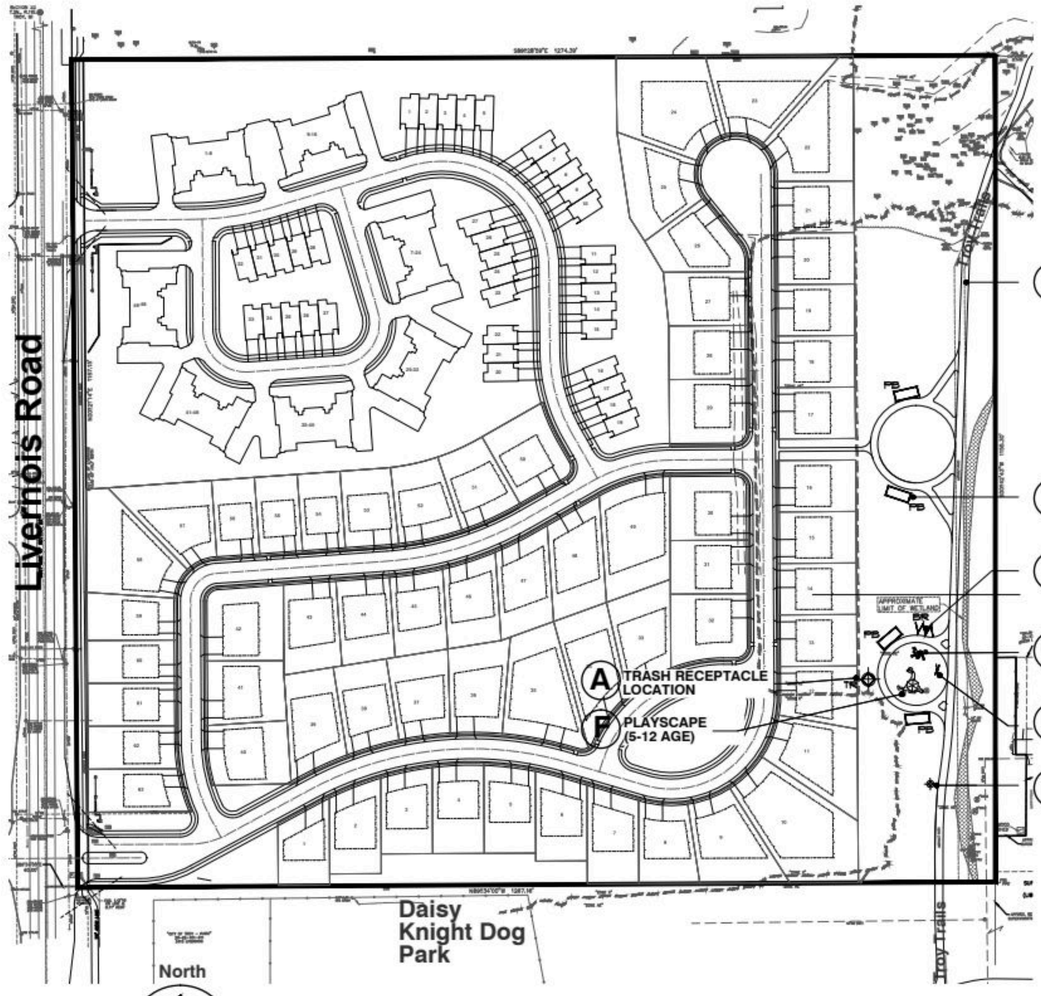
B pet waste station



C bicycle rack



D meandering pedestrian walk



site amenity reference location map

SCALE: 1"=100'-0"

site amenity key

- BR BIKE RACK
- PB PARK BENCH SEAT
- PS PET WASTE STATION
- TR TRASH RECEPTACLE



H hoopla unity swing



G playscape (2-5 age)



F playscape (5-12 age)



E park bench seating

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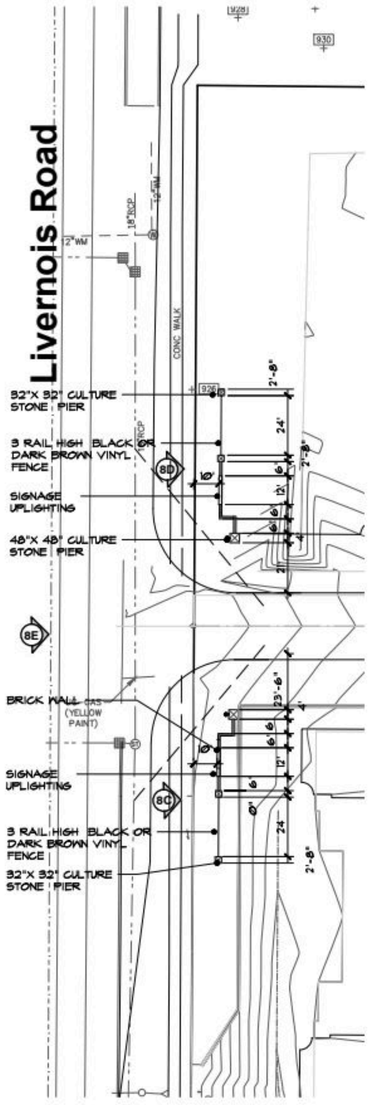
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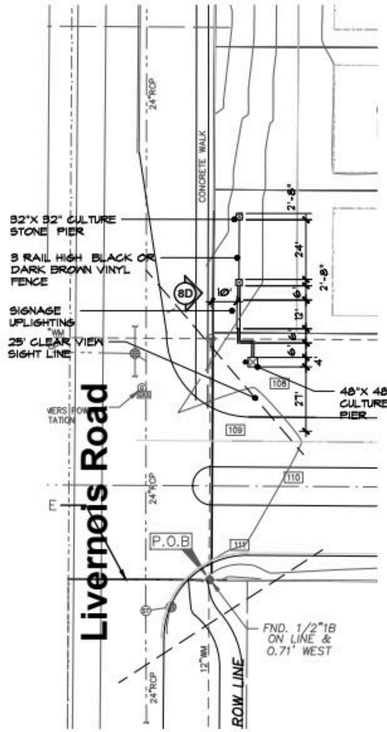
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project no: LS25.042.06

sheet no: LS-7



8A **entry sign monument site plan**
SCALE: 1" = 50' - 0"



8B **entry sign monument site plan**
SCALE: 1" = 50' - 0"

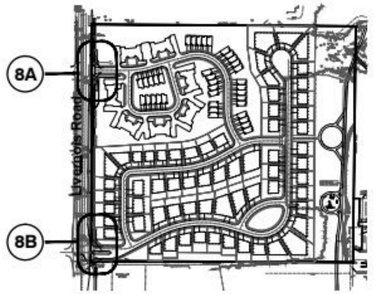


MANUFACTURER:
ACUITY BRANDS LIGHTING®
ONE LITHONIA WAY
CONYERS, GA 30012
PEACHTREE, GA 30269
PH. 770-922-9000
BRAND: HYDREL
MODEL: 4"150SF or EQUAL (LED 4000K)
FINISH : BRONZE

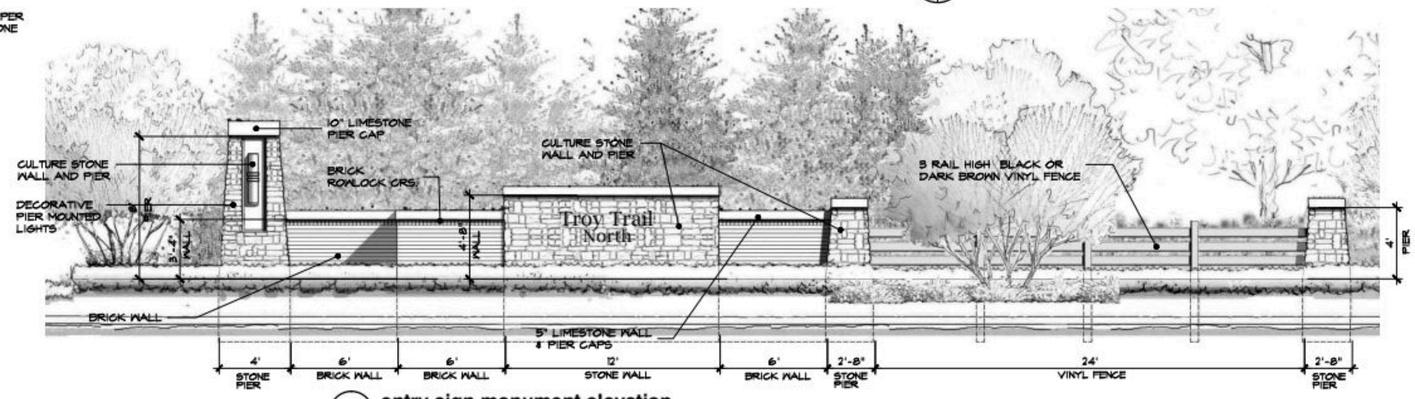
sign panel uplighting
(3-CONDITIONS)

entry wall monument / pier/ signage / notes:

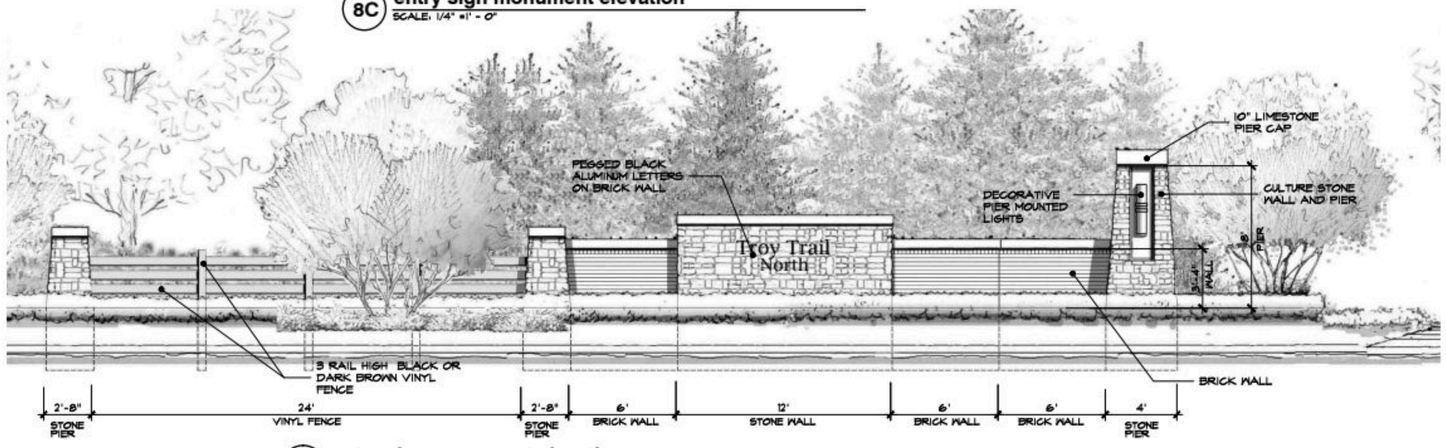
1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH LANDSCAPE ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A 'PHOTO-EYE' SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROW'S AND ADJACENT PROPERTIES.
3. SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENT ON SHT. LS-5
4. VERIFY SOIL BEARING CAPACITY PRIOR TO TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
5. SIGNAGE TEXT AND LOGO TO BE METAL PRISMATIC DIMENSIONAL LETTERS. PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER CITY OF TROY REQUIREMENTS AND APPROVALS.
6. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
7. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2000 P.S.F. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
8. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS, U.O.N.: SLABS SHALL BE 3500 P.S.I. MIN. U.O.N.: EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6% ± 1% ENTRAINED AIR U.O.N.
9. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.
10. PROVIDE DOWELS INTO FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT AT ALL WALLS, UNLESS OTHERWISE NOTED.
11. PROVIDE MINIMUM 3" CONCRETE COVER FOR REINFORCEMENT BARS BELOW GRADE AND MINIMUM 2" CONCRETE COVER FOR REINFORCEMENT BARS ABOVE GRADE.



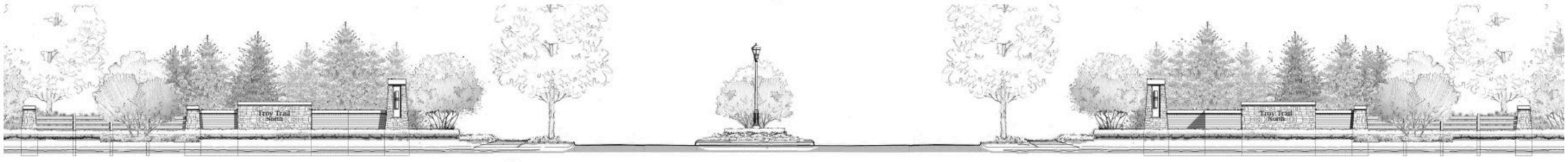
key reference location map
NO SCALE



8C **entry sign monument elevation**
SCALE: 1/4" =1' - 0"



8D **entry sign monument elevation**
SCALE: 1/4" =1' - 0"



9E **entry sign monument elevation**
SCALE: 1/4" =1' - 0"

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project no: LS25.042.06

sheet no: LS-8

EXHIBIT D

BUILDING MATERIALS AND ELEVATIONS

TROY TRAIL NORTH

MIXED RESIDENTIAL DEVELOPMENT

TROY, MI

Tableau
by MONDRIAN



LOCATION MAP

NOT TO SCALE

NORTH

OWNERS:

TABLEAU BY MONDRIAN
50215 SCHOENHERR RD.
SHELBY TOWNSHIP, MI 48315
586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P)

SHEET INDEX

	TOWNHOMES "TYPE 1"
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2	BUILDING PLANS
3	UNIT PLANS
4	ELEVATIONS
5	MATERIAL BOARD
	TOWNHOMES "TYPE 2"
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7	BUILDING FIRST FLOOR PLAN
8	BUILDING SECOND FLOOR PLAN
9	ELEVATIONS
10	MATERIAL BOARD
	SINGLE LEVEL LIVING 8-PLEX
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35	ELEVATIONS-TRANSITIONAL
36	SINGLE FAMILY MATERIAL BOARD

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Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: TITLE SHEET

TOWNHOMES "TYPE 1"

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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- PRELIMINARY SPA 06-06-2025
- BIDS
- PERMITS SPA 03-26-2025
- CONSTRUCTION 00-00-00

REVISIONS

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DATE: 06-06-2025
SHEET NUMBER: T-1

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SHEET TITLE: 3D RENDERING

TOWNHOMES "TYPE I"

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TROY, MICHIGAN

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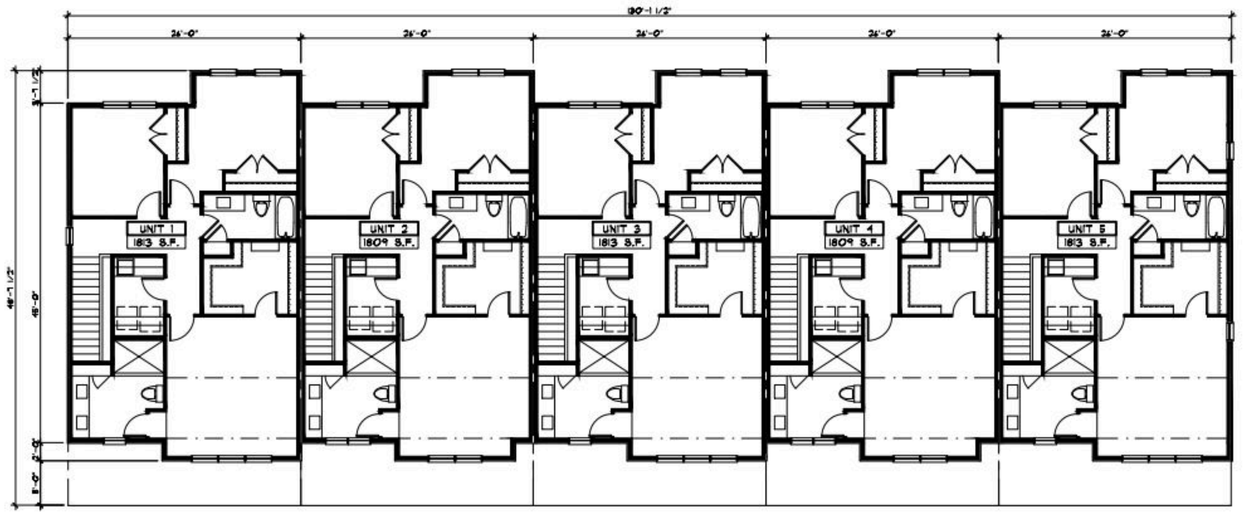
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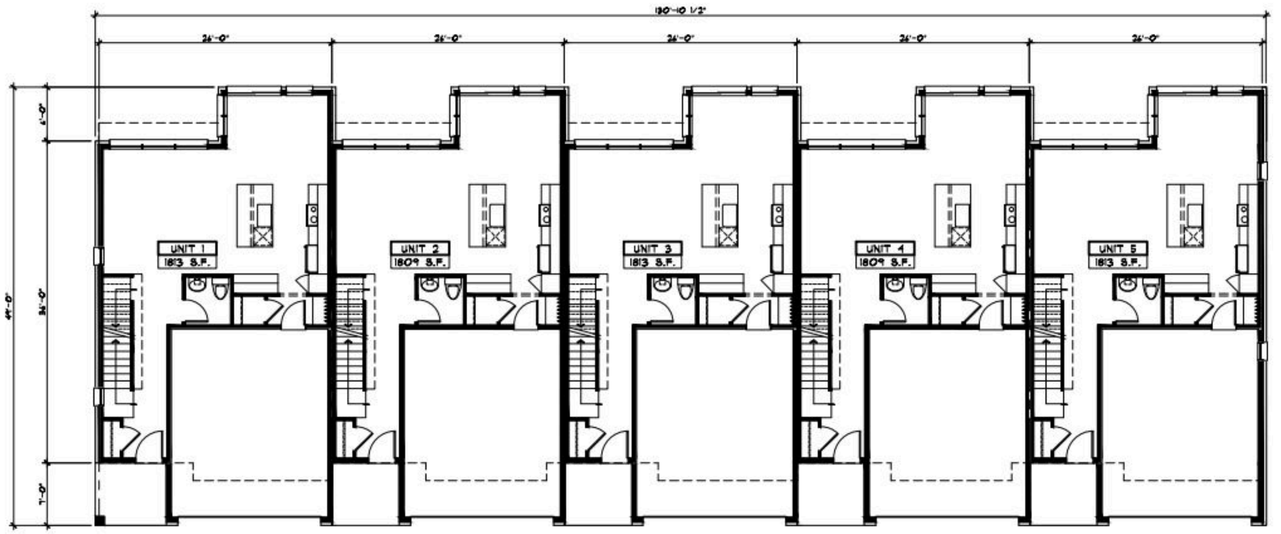
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DATE: 06-06-2025
SHEET NUMBER: 1



3/2 **SITE**
REFERENCE NO SCALE



2/2 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



1/2 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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SHEET TITLE: BUILDING PLANS
TOWNHOMES "TYPE I"

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TROY TRAIL NORTH
TROY, MICHIGAN

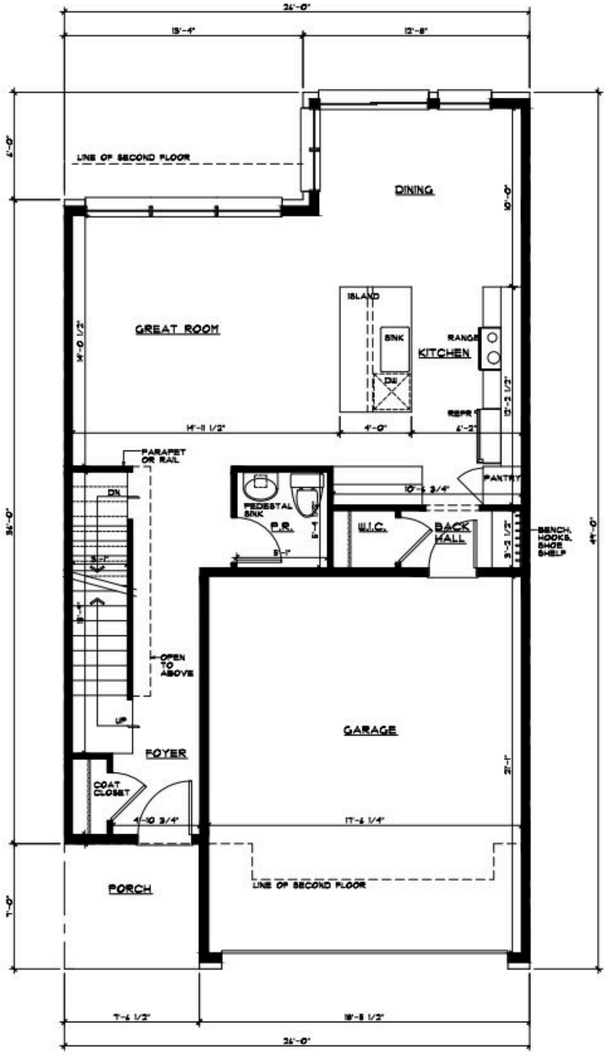
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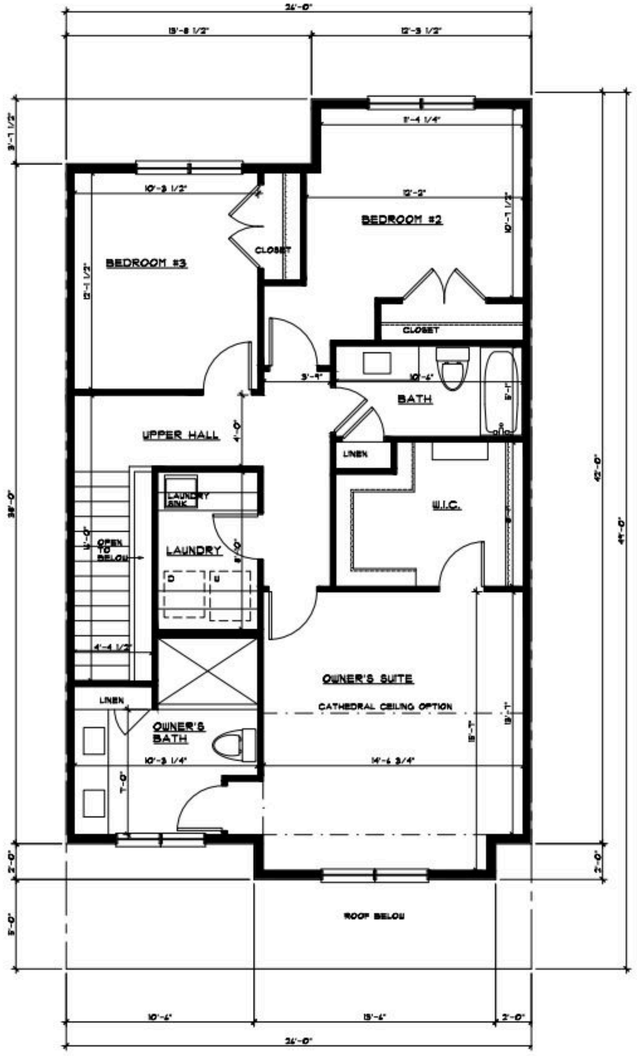
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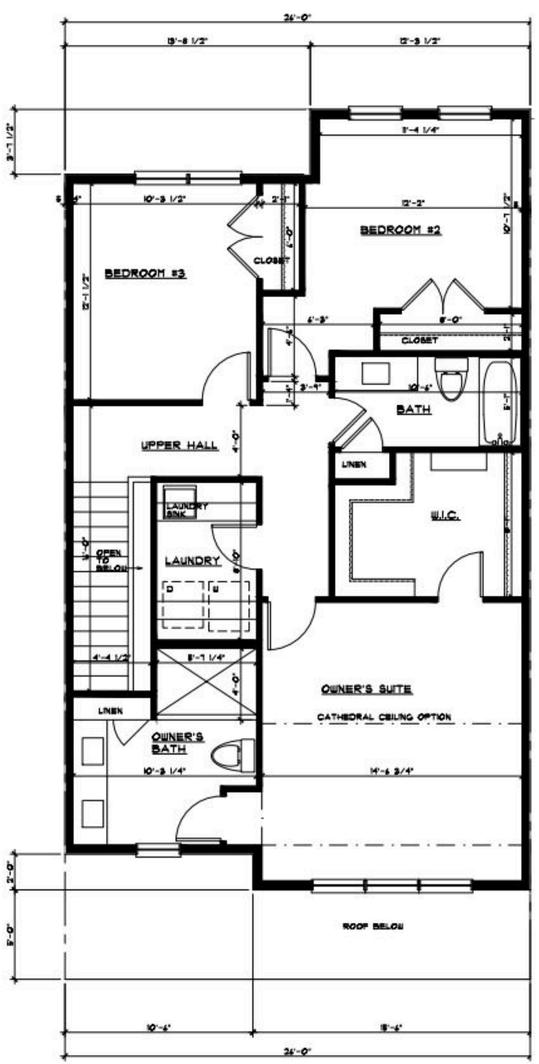
FIRST FLOOR PLAN **743 SQ FT**

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



SECOND FLOOR PLAN **1066 SQ FT**
ALTERNATIVE 'A'

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



SECOND FLOOR PLAN **1070 SQ FT**
ALTERNATIVE 'B'

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

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1066 SQ FT
TOTAL	1809 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1070 SQ FT
TOTAL	1813 SQ FT

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Bloomfield Hills, MI 48302
248•334•5000

CLIENT/PROJECT
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TROY TRAIL NORTH
TROY, MICHIGAN

SHEET TITLE
UNIT PLANS
TOWNHOMES "TYPE I"

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SHEET NUMBER: 3

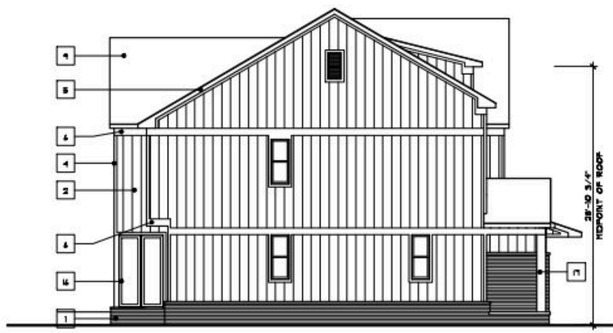


5/4 **SITE**
REFERENCE NO SCALE

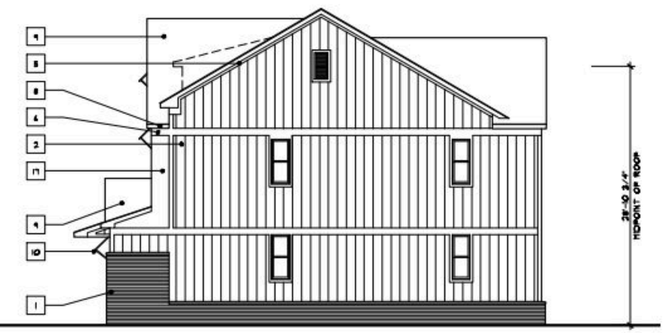
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Horizontal Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Roof Trim "A" (Fascia & Frieze Board)
7	Engineered PVC Siding
8	Roof Trim "B"(Fascia & Frieze Board)
9	Roof Shingles
10	Metal Roof & Brackets
11	Roof Drip Edge
12	Box Columns
13	Unit Entry Doors
14A	Garage Doors
14B	Garage Doors
15	Gutters and Downspouts
16	Windows (All)
17	E.I.F.S.



1/4 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/4 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



3/4 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



4/4 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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Bloomfield Hills, MI 48302
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SHEET TITLE: BUILDING ELEVATIONS
TOWNHOMES "TYPE I"

CLIENT/PROJECT:
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TROY TRAIL NORTH
TROY, MICHIGAN

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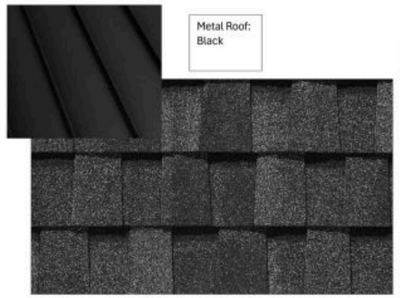
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CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 4

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 1



Metal Roof:
Black

Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof &



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0

Hardie Siding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick:
Michigan Brick "Tawas" with Natural Mortar

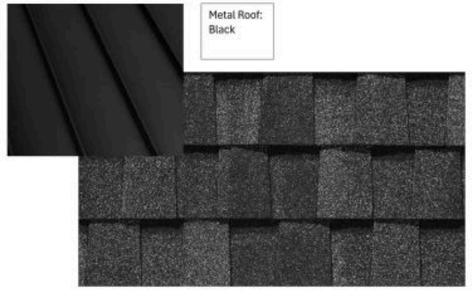
REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Tawas with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Horizontal Siding	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof & Brackets		Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Black	Refer to elevations for locations
14A	Garage Doors	CHI Door	White	Refer to elevations for locations
14B	Garage Doors	CHI Door	Black	
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 2



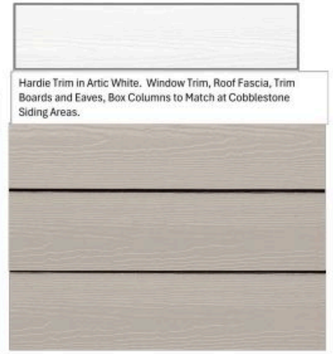
Metal Roof:
Black

Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0

ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at



Hardie Trim in Artic White. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns to Match at Cobblestone Siding Areas.

Hardie Siding in Cobblestone. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick: Michigan Brick: Bloomfield with White Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER		NOTES
1	Brick	Michigan Brick	Bloomfield	Mortar Color
2	Board & Batten Siding	JamesHardie	Cobblestone	
3	Horizontal Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def	
10	Metal Roof & Brackets	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Tricorn Black SW 6258	
14A	Garage Doors	CHI Door	Black	Refer to elevations for locations
14B	Garage Doors	CHI Door	White	Refer to elevations for locations
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE: MATERIAL BOARD
TOWNHOMES "TYPE I"

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
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TROY, MICHIGAN

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SHEET TITLE
3D RENDERING
TOWNHOMES "TYPE 2"

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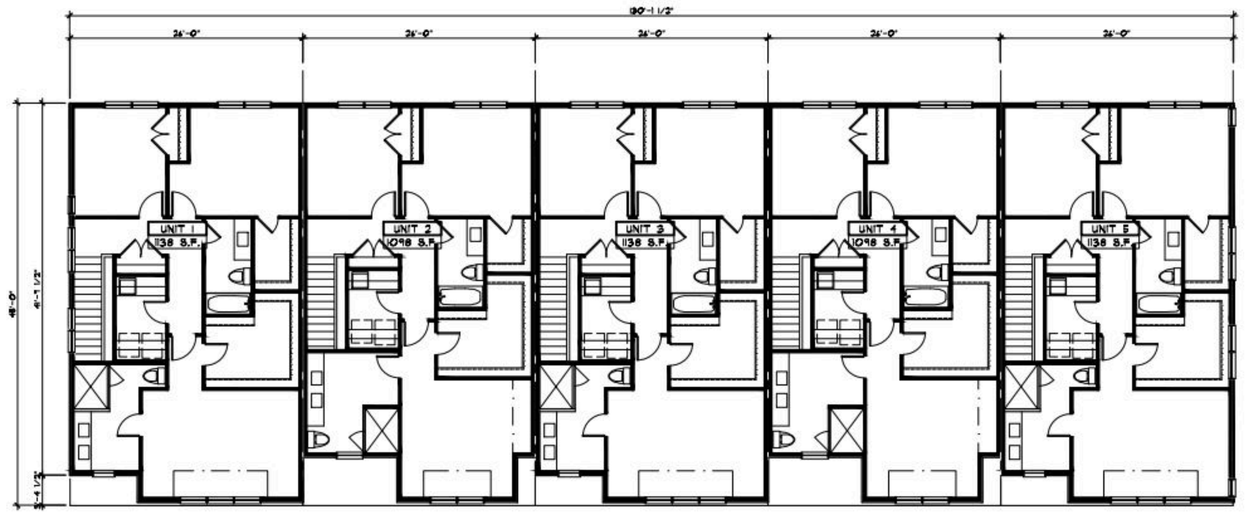
REVISIONS

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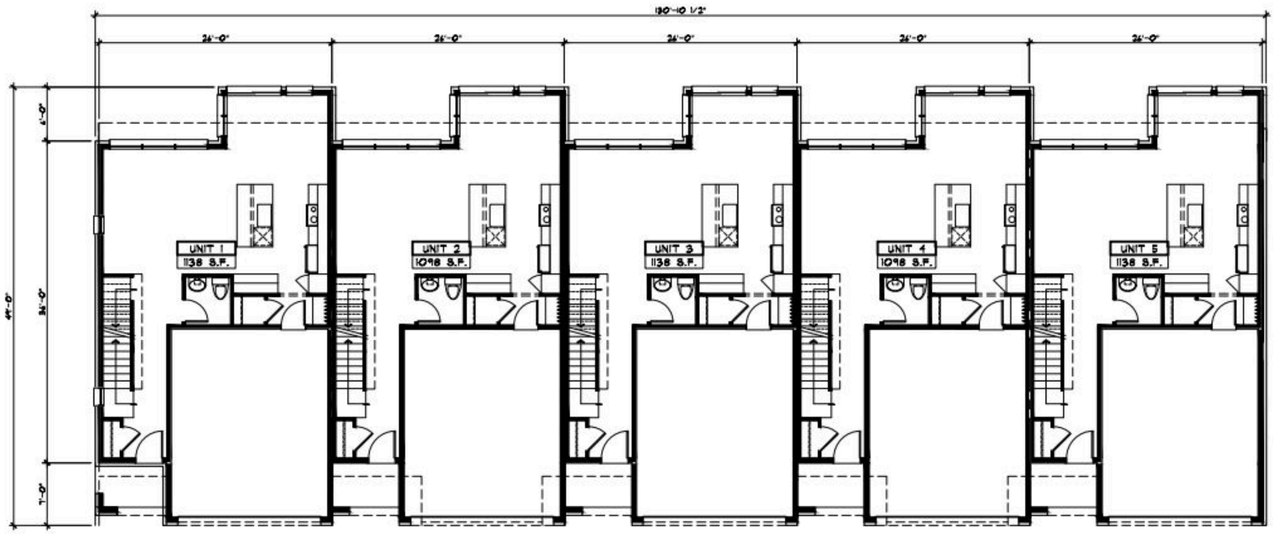
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3/7 **SITE**
REFERENCE NO SCALE



1/7 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/7 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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SHEET TITLE: BUILDING PLANS
TOWNHOMES "TYPE 2"

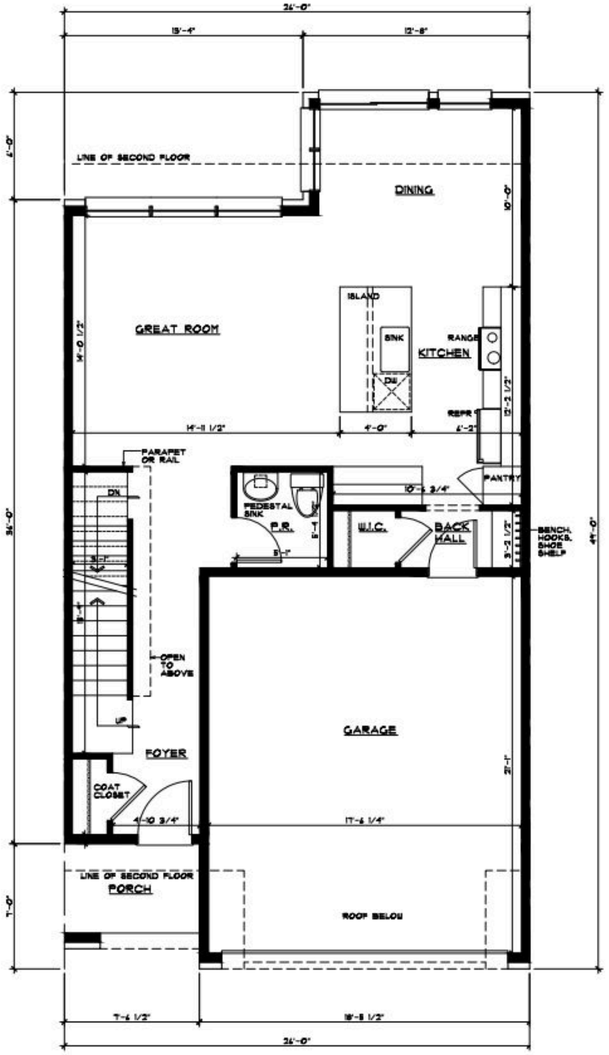
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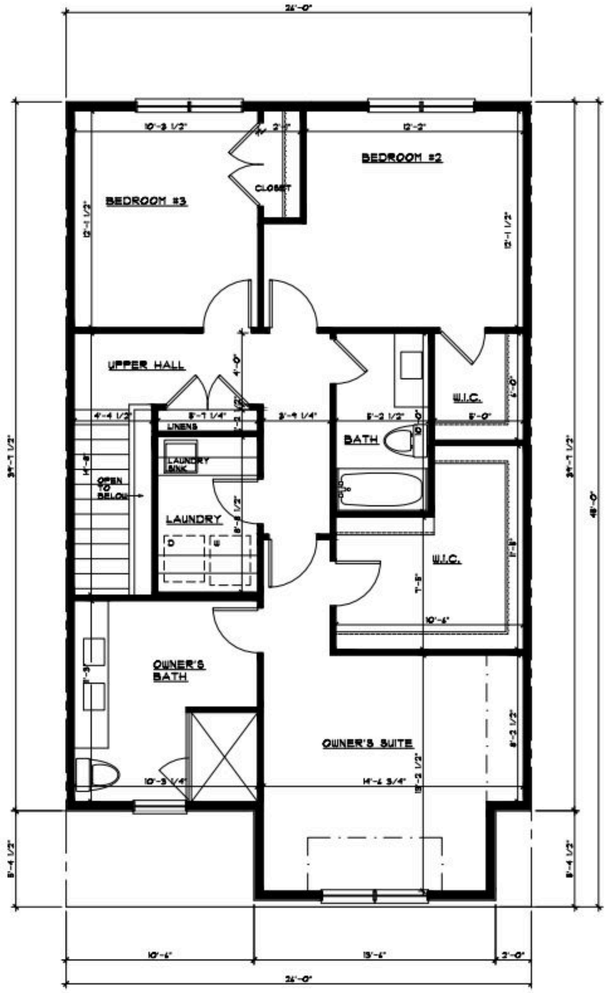
REVISIONS

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CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 7



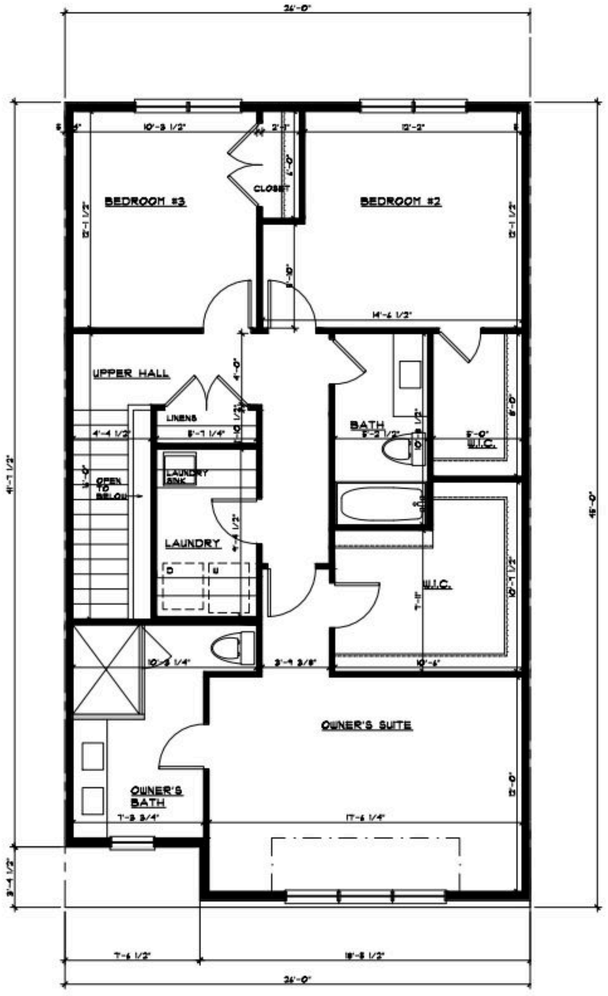
FIRST FLOOR PLAN **743 SQ FT**

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



SECOND FLOOR PLAN **1098 SQ FT**
ALTERNATIVE 'A'

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



SECOND FLOOR PLAN **1138 SQ FT**
ALTERNATIVE 'B'

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

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1098 SQ FT
TOTAL	1841 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1138 SQ FT
TOTAL	1881 SQ FT

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TOWNHOMES "TYPE 2"

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5/9 **SITE**
REFERENCE NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & Batten Siding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Engineered PVC Siding
10	Roof Trim "B"(Fascia & Frieze Board)
11	E.I.F.S.
12	E.I.F.S.
13	Roof Shingles
14	Metal Roof
15	Roof Drip Edge
16	Brackets @ Metal Roof
17	Unit Entry Door
18	Garage Doors
19	Garage Doors
20	Gutters and Downspouts
21	Windows (All)
22	Flashing



4/9 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



2/9 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



3/9 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



1/9 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"

NOTE TO BUILDING OFFICIAL
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SHEET TITLE: BUILDING ELEVATIONS
TOWNHOMES "TYPE 2"

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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Alt. Townhouse Building



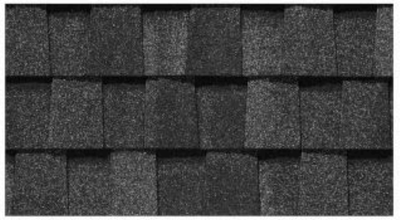
Metal Roof: Black



E.I.F.S.: STO Corp. #37100
StoSignature Texture 1.0



E.I.F.S.: STO Corp. #16282
StoSignature Texture 1.0



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Garage Doors and Unit Entrance Doors, Gutters & Downspouts:

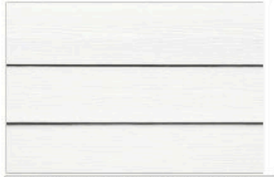


Garage Doors





ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at Chamclad Areas.



Hardie Sliding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Windows: Black



Brick:
Bricktech "Grayling" Brick with XXX mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ALT TOWNHOUSE COLOR SCHEME		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
10	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
11	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #37100 Black	
12	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #16282 Gray	
13	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
14	Metal Roof	Atas	Black	
15	Roof Drip Edge	Quallity Aluminum Products	Black #200	
16	Brackets @ Metal Roof	Sherwin Williams	Match Artic White	
17	Unit Entry Door		Black	
18	Garage Doors	CHI Door	Black	
19	Garage Doors	CHI Door	White	
20	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
21	Windows (All)		Black	
22	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE
MATERIAL BOARD
TOWNHOMES "TYPE 2"

CLIENT/PROJECT
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TROY, MICHIGAN

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SHEET TITLE: 3D RENDERING

SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT:
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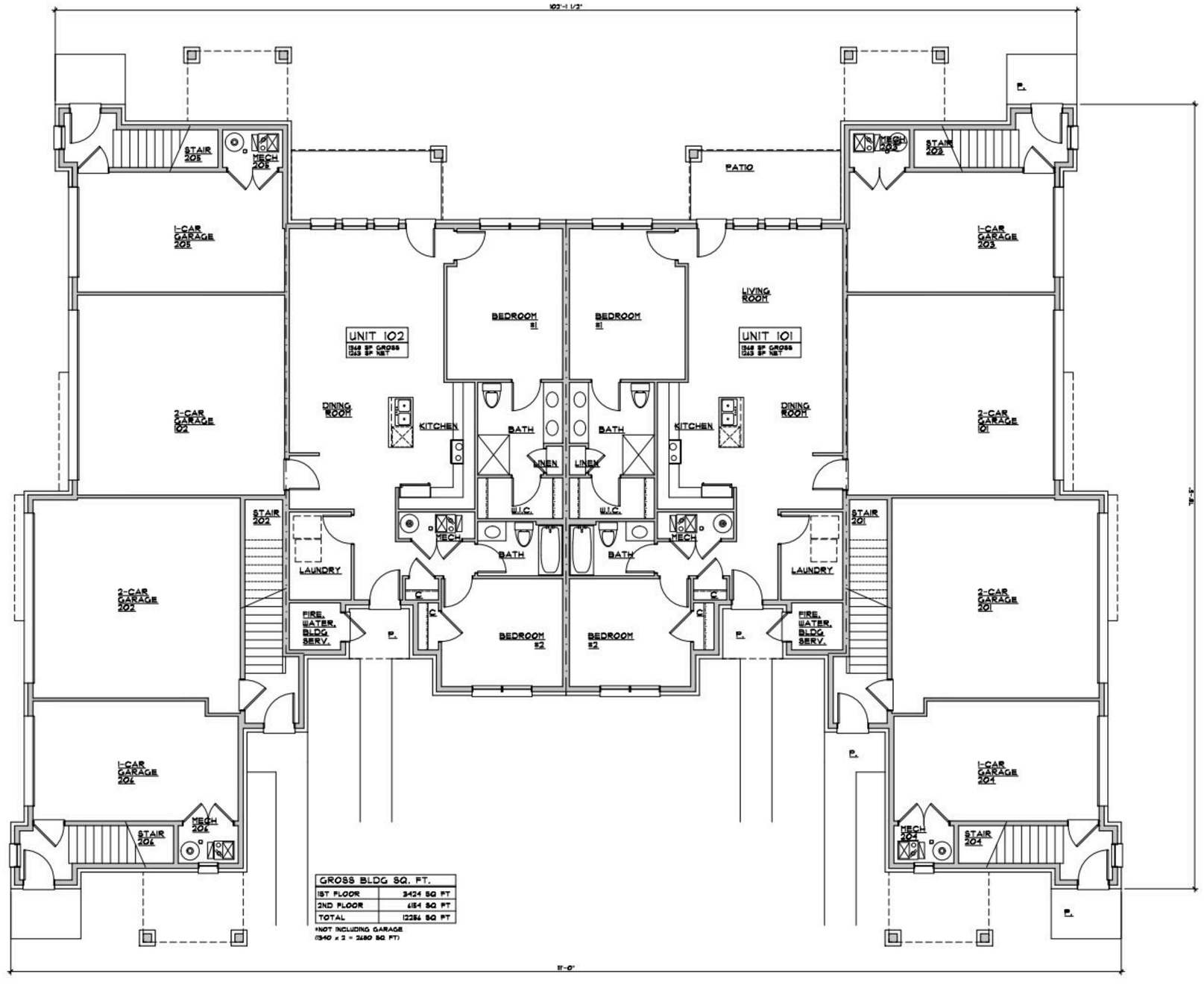
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JOB NUMBER 2573
DATE 06-06-2025
SHEET NUMBER 11



1 / 12 **SITE**
REFERENCE NO SCALE



UNIT MATRIX		
UNIT NUMBER	GROSS S.F.	NET S.F.
UNIT 101	1348 SF	1263 SF
UNIT 102	1348 SF	1263 SF
UNIT 201	1348 SF	1263 SF
UNIT 202	1348 SF	1263 SF
UNIT 203	854 SF	774 SF
UNIT 204	854 SF	774 SF
UNIT 205	854 SF	774 SF
UNIT 206	854 SF	774 SF

GROSS BLDG SQ. FT.	
1ST FLOOR	3424 SQ FT
2ND FLOOR	4154 SQ FT
TOTAL	12256 SQ FT

*NOT INCLUDING GARAGE
(1340 x 2 = 2680 SQ FT)

FIRST FLOOR PLAN

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

NOTE TO BUILDING OFFICIAL:
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SHEET TITLE: FIRST FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

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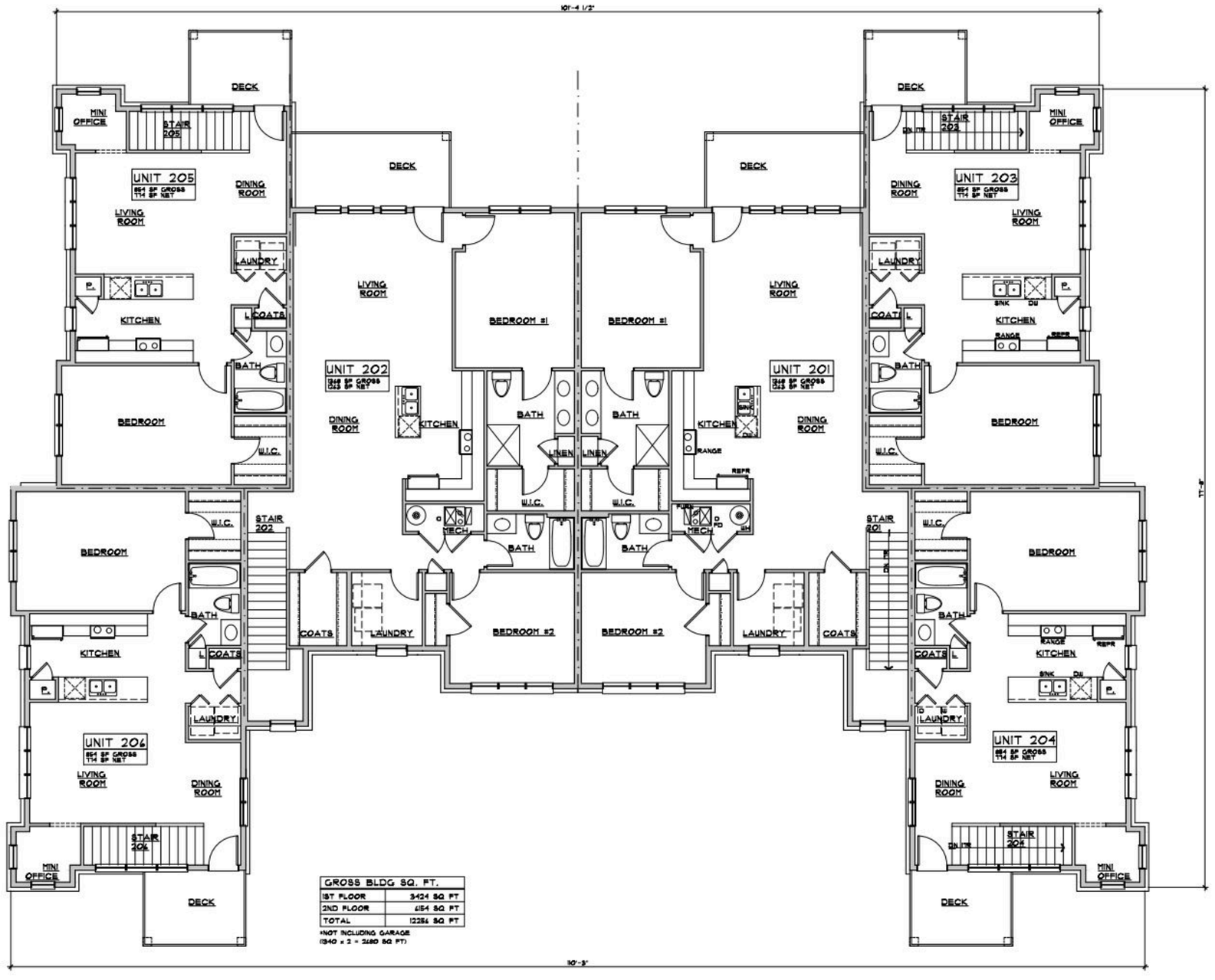
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JOB NUMBER: 2573
DATE: 06-06-2025
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1
13
SITE
REFERENCE
NO SCALE



SECOND FLOOR PLAN

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

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SHEET TITLE: SECOND FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

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4
14
SITE
REFERENCE
NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & BattenSiding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Roof Shingles
10	Metal Roof
11	Roof Drip Edge
12	Brackets @ Metal Roof
13	Deck Posts, Fastia. Trim
14	Unit Entry Door
15	Garage Doors
16	Gutters and Downspouts
17	Windows (All)
18	Metal Railings
19	Flashing



3
14
REAR ELEVATION
SCALE: 3/16"=1'-0"



2
14
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION OPPOSITE SIMILAR
SCALE: 3/16"=1'-0"



1
14
FRONT ELEVATION
SCALE: 3/16"=1'-0"

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SHEET TITLE: ELEVATION
SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT:
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JOB NUMBER: 2573
DATE: 06-06-2025
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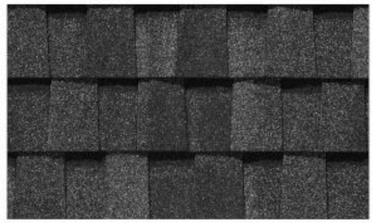
Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8-Plex Stacked Flats Building: Color Scheme 1



Metal Roof: Black





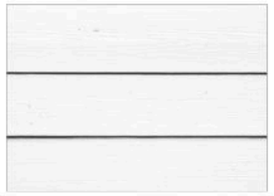
Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black





Windows: Black

Garage and Unit Entrance Doors, Gutters & Downspouts:



Hardie Siding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Brick:
Bricktech "Grayling" Brick with XXX mortar



Horizontal Balcony Railings in Black Metal

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quality Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Artic White	
13	Deck Posts, Fascia, Trim	JamesHardie	Black	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quality Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8 Plex Stacked Flats Building: Color Scheme 2



Metal Roof: Black





Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black





Windows: Black

Garage and Unit Entrance Doors, Gutters & Downspouts: Black



Hardie Siding in Aged Pewter. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Brick: Bricktech "Cloudscape" with Natural Mortar



Horizontal Balcony Railings in Black Metal

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Cloudscape with Natural Mortar	
2	Brick Sill	Glen Gery	Cloudscape with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Cloudscape with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Aged Pewter	
5	Horizontal Siding	JamesHardie	Aged Pewter	
6	Trim (Corner & Window Trim)	JamesHardie	Aged Pewter	
7	Trim (Rake)	JamesHardie	Aged Pewter	
8	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quality Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Aged Pewter	
13	Deck Posts, Fascia. Trim	JamesHardie	Aged Pewter	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quality Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material Color	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE: MATERIAL BOARD
SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT:
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TROY TRAIL NORTH
TROY, MICHIGAN

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SHEET NUMBER: 15

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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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SHEET TITLE: 3D RENDERINGS
MANHATTAN
SINGLE FAMILY

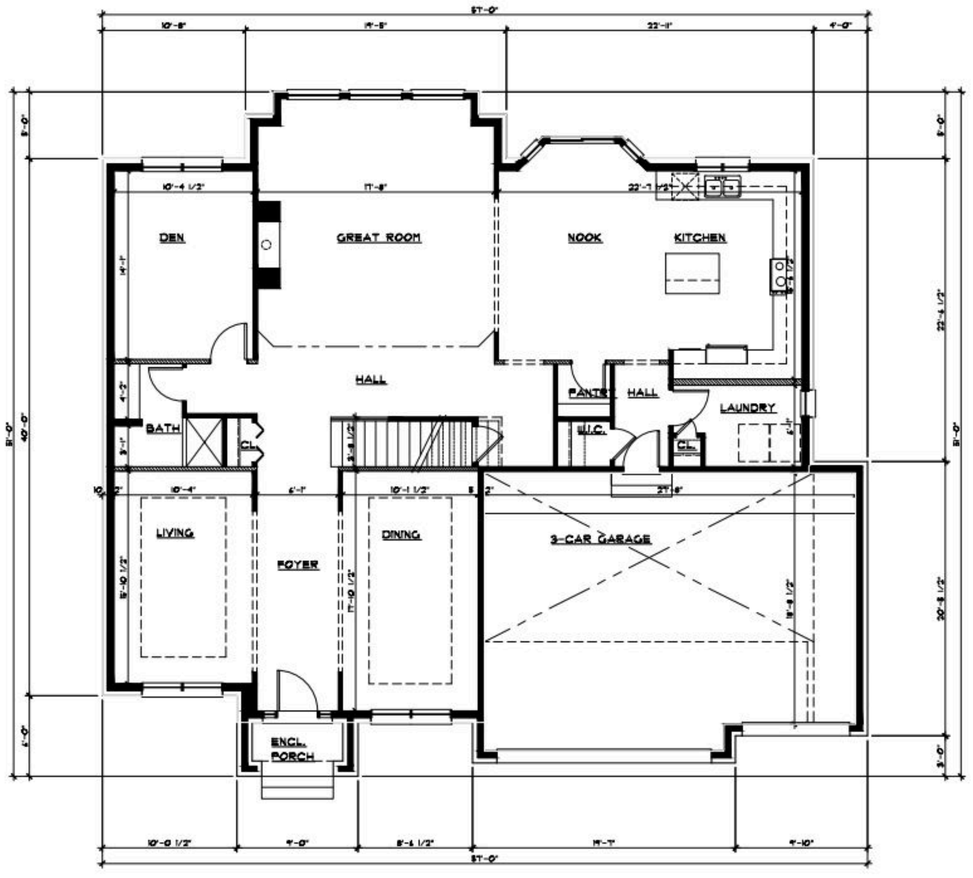
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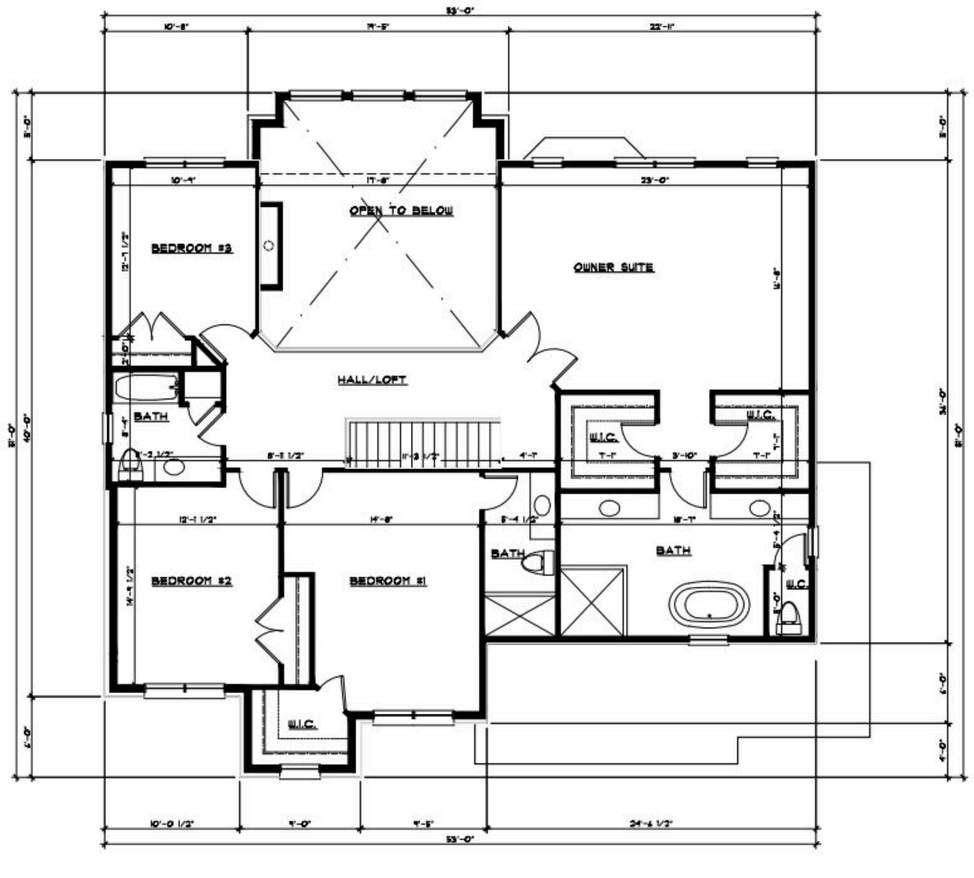
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CHECKED BY: XB/MM/MA
JOB NUMBER: 2814
DATE: 06-06-2025
SHEET NUMBER: 16



FIRST FLOOR PLAN

1852 SQ FT

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



SECOND FLOOR PLAN

1805 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1852 SQ FT
2ND FLOOR	1805 SQ FT
TOTAL	3700 SQ FT

*NOT INCLUDING GARAGE (553 SQ FT)

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SHEET TITLE: FLOOR PLANS
MANHATTAN
SINGLE FAMILY

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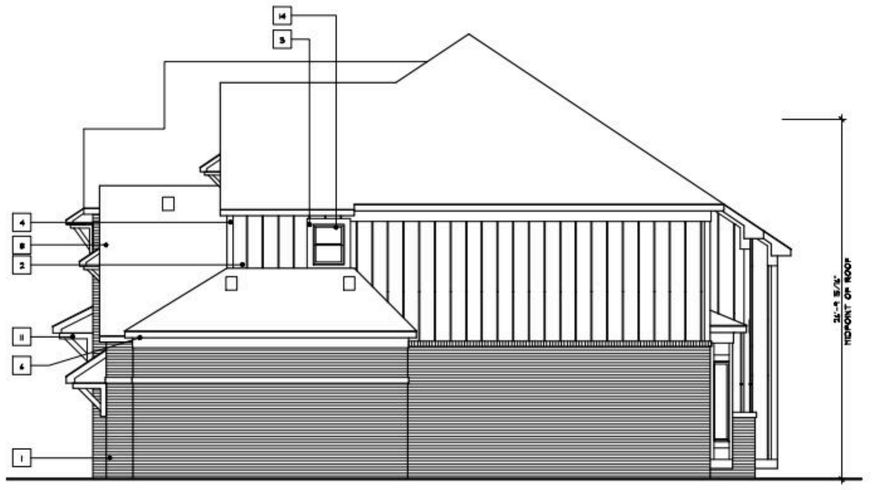
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JOB NUMBER: 2814
DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

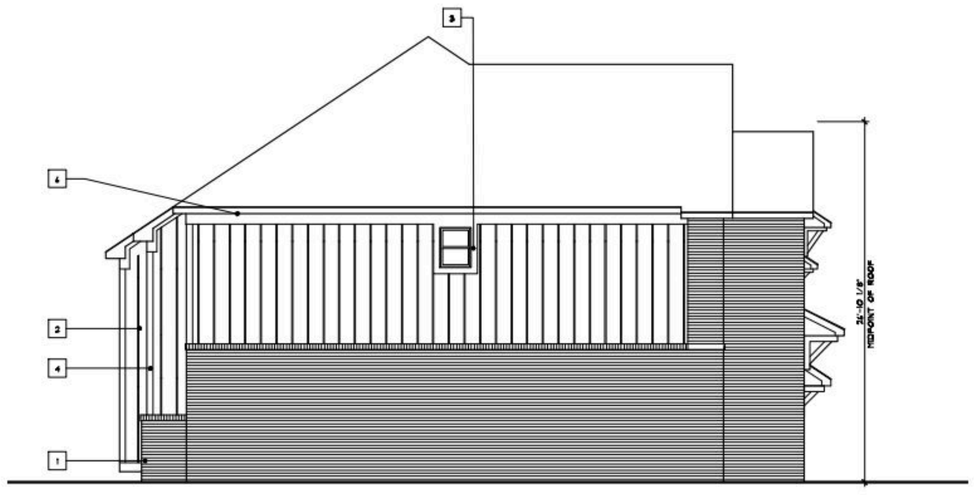
SEE SHEET 31 FOR MATERIAL BOARD



3/18 **REAR ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4/18 **RIGHT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



2/18 **LEFT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1/18 **FRONT ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
MANHATTAN
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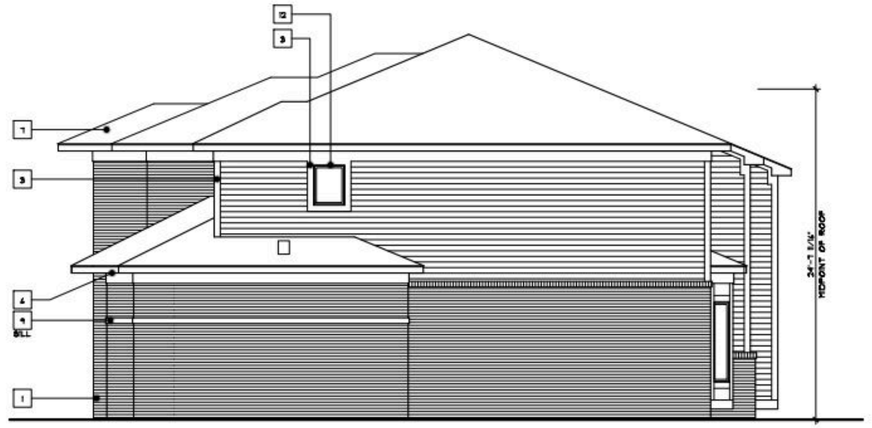
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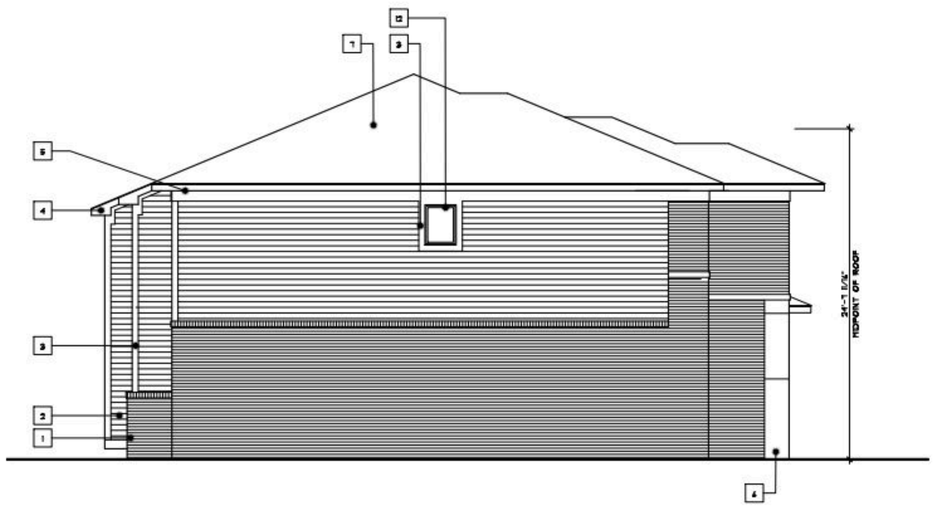
3 / 19 REAR ELEVATION
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



4 / 19 RIGHT SIDE ELEVATION
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 / 19 LEFT SIDE ELEVATION
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



1 / 19 FRONT ELEVATION
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE: ELEVATIONS-PRAIRIE
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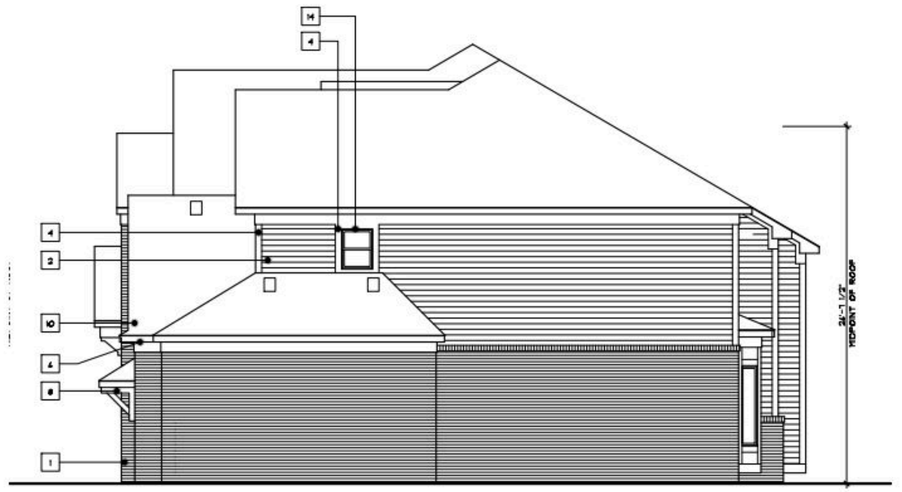
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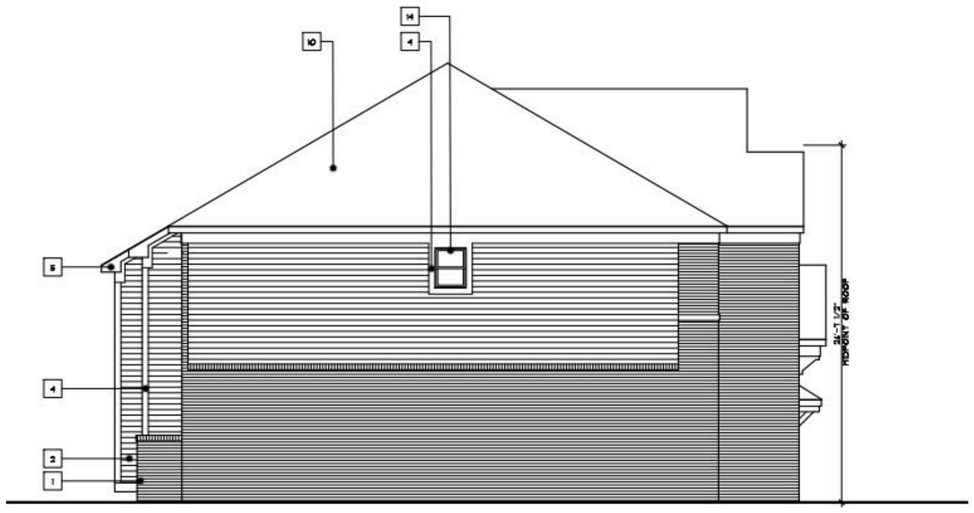
3 / 20 REAR ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"



4 / 20 RIGHT SIDE ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 / 20 LEFT SIDE ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1 / 20 FRONT ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE: ELEVATIONS-TRANSITIONAL
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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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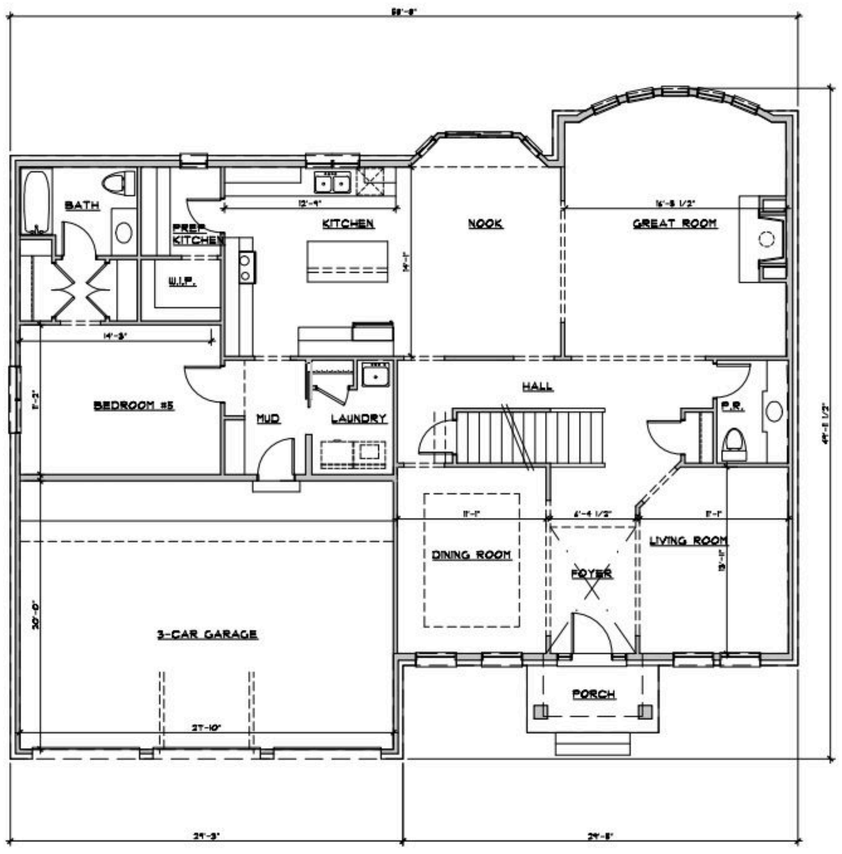
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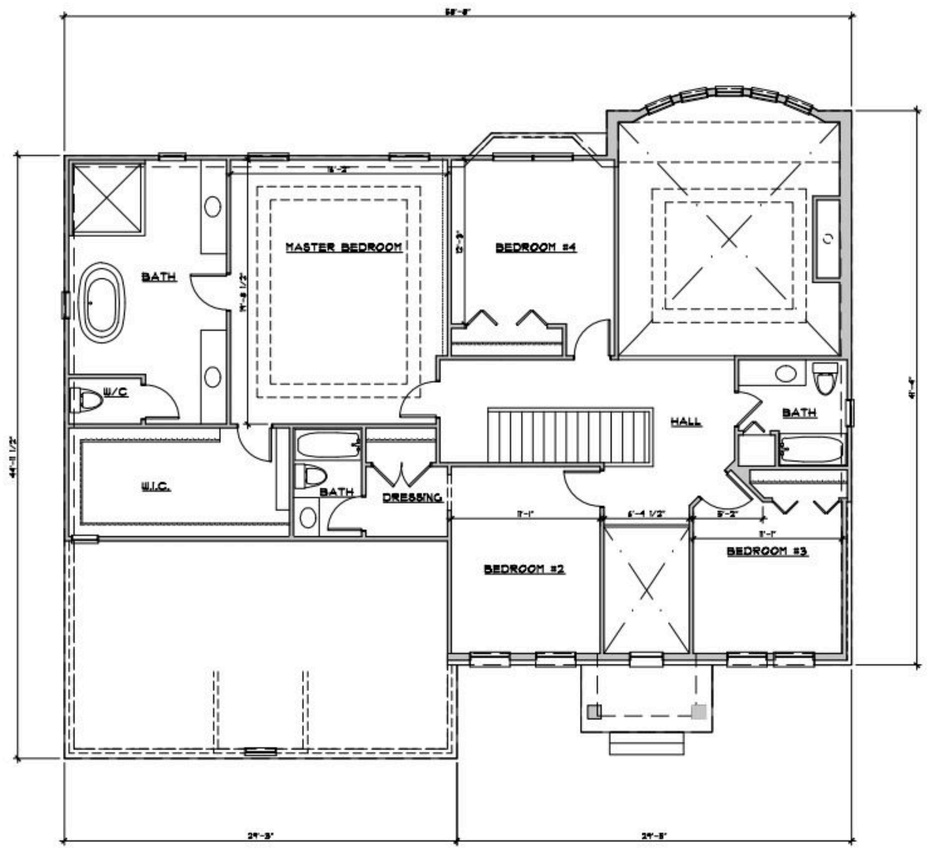
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JOB NUMBER: 2888
DATE: 06-23-2025
SHEET NUMBER: A1



FIRST FLOOR PLAN

1925 SQ FT

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



SECOND FLOOR PLAN

2041 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1925 SQ FT
2ND FLOOR	2041 SQ FT
TOTAL	3966 SQ FT

*NOT INCLUDING GARAGE (886 SQ FT)

NOTE TO BUILDING OFFICIAL: THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

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MM/XB/MA

JOB NUMBER
2888

DATE
06-23-2025

SHEET NUMBER
22

SHEET TITLE
FLOOR PLANS
THE SELECT
SINGLE FAMILY



3 / 23 **REAR ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4 / 23 **RIGHT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



2 / 23 **LEFT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1 / 23 **FRONT ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding
18	Brick Sill
19	Column
20	Flashing
21	Prefabricated Fireplace Vent

SEE SHEET 31 FOR MATERIAL BOARD

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
THE SELECT SINGLE FAMILY

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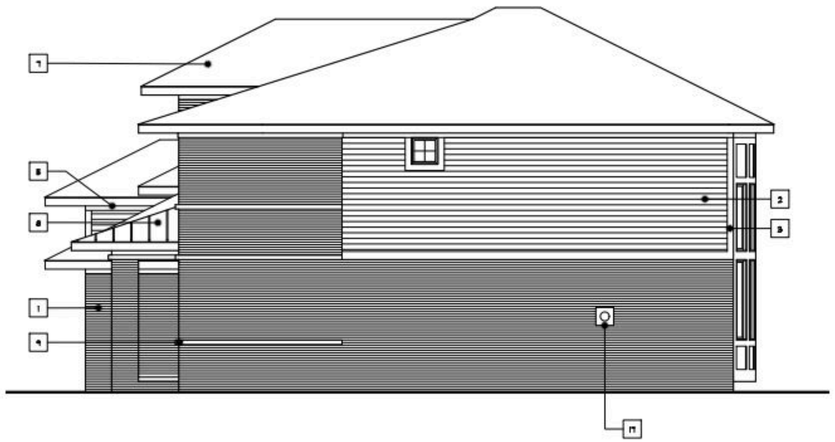
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SHEET NUMBER: 23



3 / 24 **REAR ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



4 / 24 **RIGHT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



2 / 24 **LEFT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



1 / 24 **FRONT ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD

MODERN PRAIRIE

NOTE TO BUILDING OFFICIAL:
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SHEET TITLE: ELEVATIONS-PRAIRIE
THE SELECT SINGLE FAMILY

CLIENT/PROJECT: TABLEAU BY MONDRIAN
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- CONSTRUCTION

REVISIONS

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CHECKED BY: MM/XB/MA
JOB NUMBER: 2888
DATE: 06-23-2025
SHEET NUMBER: 24



3/24 REAR ELEVATION

TRANSITIONAL

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



4/24 RIGHT SIDE ELEVATION

TRANSITIONAL

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

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone
18	Stone Band/ sill
19	Brick Sill
20	Flashing
21	Pre Fabricated Fireplace vent

SEE SHEET 31 FOR MATERIAL BOARD



2/24 LEFT SIDE ELEVATION

TRANSITIONAL

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



1/24 FRONT ELEVATION

TRANSITIONAL

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

TRANSITIONAL

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SHEET TITLE: ELEVATIONS-TRANSITIONAL

THE SELECT
SINGLE FAMILY

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JOB NUMBER: 2888
DATE: 06-23-2025
SHEET NUMBER: 25



MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL STYLE

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SHEET TITLE: 3D RENDERINGS
TUDORGATE
SINGLE FAMILY

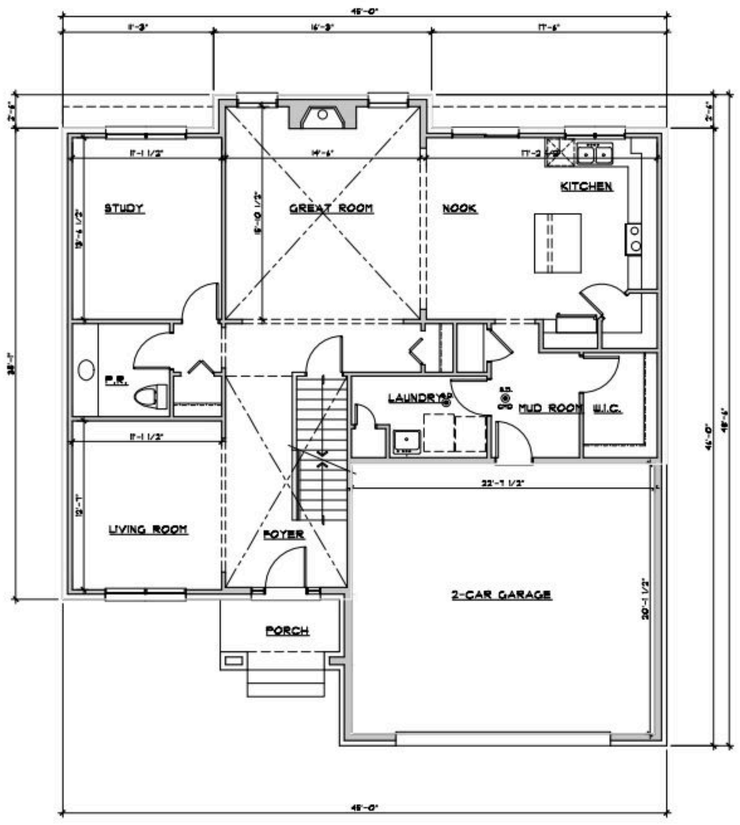
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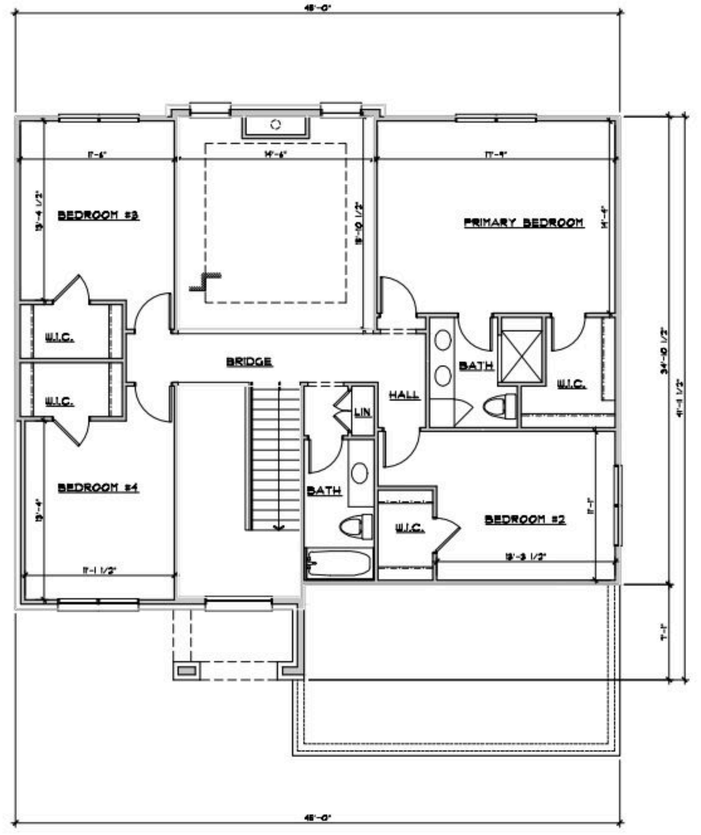
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DATE: 06-06-2025
SHEET NUMBER: 26



FIRST FLOOR PLAN

1382 SQ FT

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



SECOND FLOOR PLAN

1250 SQ FT

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

GROSS BLDG SQ. FT.	
1ST FLOOR	1382 SQ FT
2ND FLOOR	1250 SQ FT
TOTAL	2632 SQ FT

*NOT INCLUDING GARAGE (455 SQ FT)

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SHEET TITLE: FLOOR PLANS
TUDORGATE
SINGLE FAMILY

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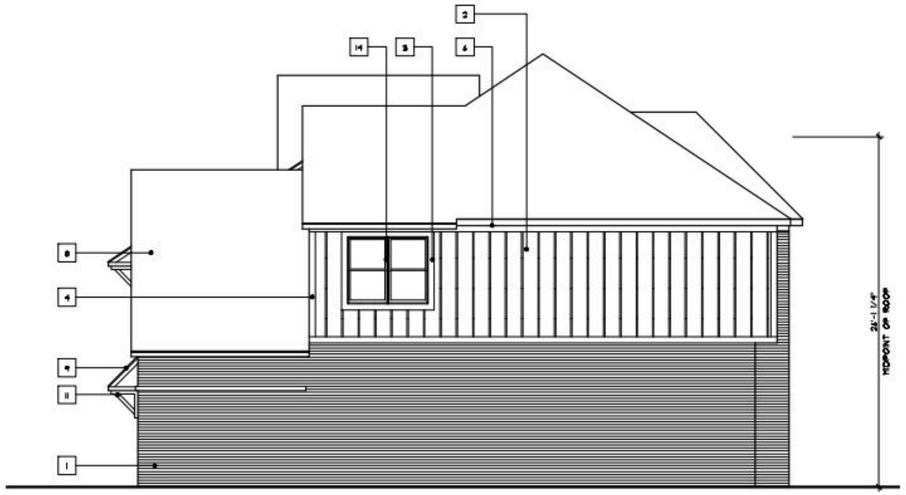
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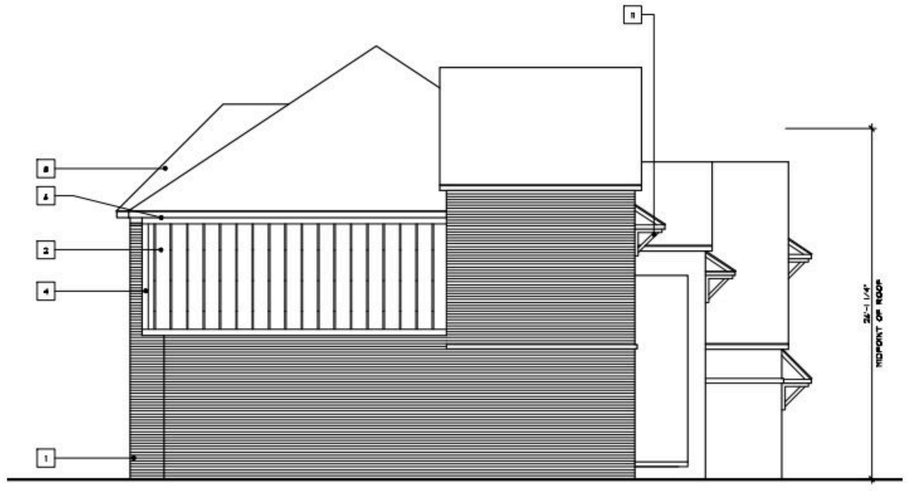
3 / 28 **REAR ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4 / 28 **RIGHT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

SEE SHEET 31 FOR MATERIAL BOARD



2 / 28 **LEFT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1 / 28 **FRONT ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
TUDORGATE
SINGLE FAMILY

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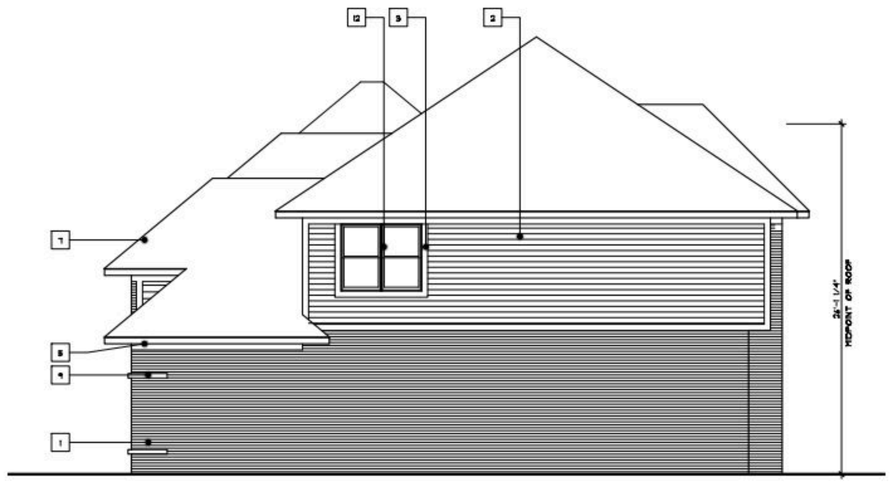
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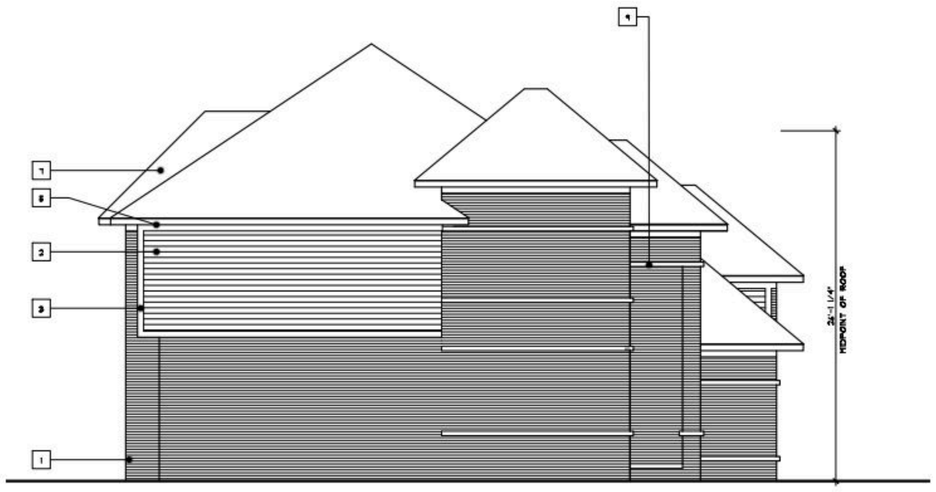
3 / 29 **REAR ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



4 / 29 **RIGHT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 / 29 **LEFT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



1 / 29 **FRONT ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE: ELEVATIONS-PRAIRIE
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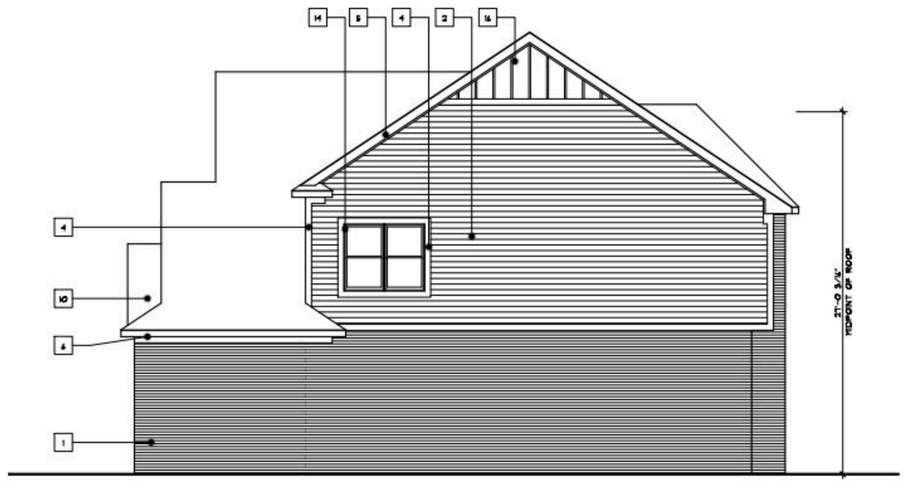
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DATE: 06-06-2025
SHEET NUMBER: 29



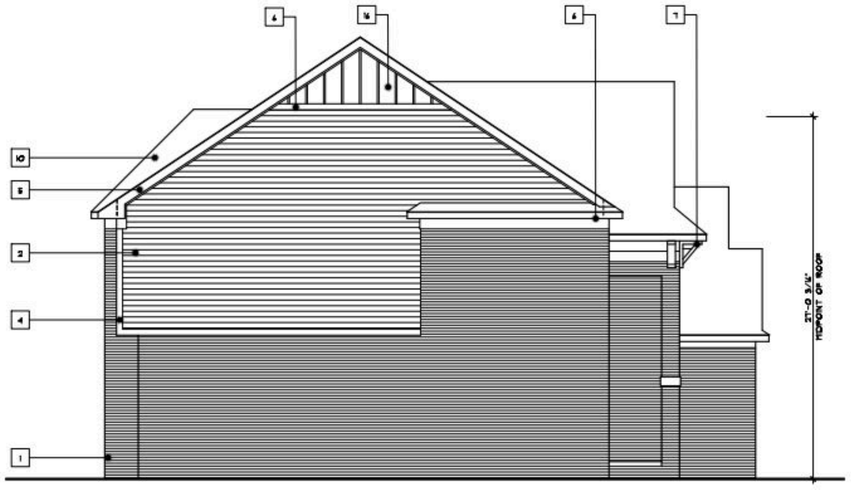
3 / 30 REAR ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"



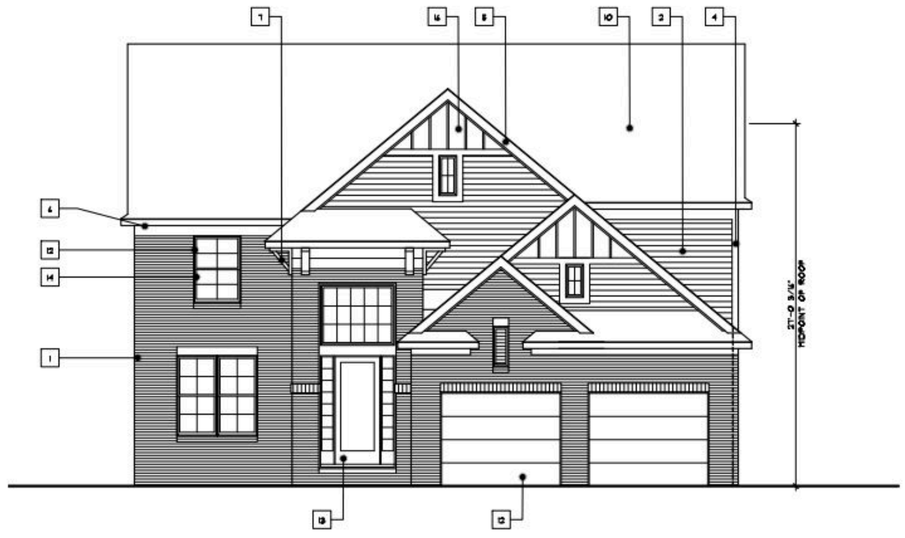
4 / 30 RIGHT SIDE ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 / 30 LEFT SIDE ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1 / 30 FRONT ELEVATION
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE: ELEVATIONS-TRANSITIONAL
TUDORGATE
SINGLE FAMILY

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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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SHEET TITLE: 3D RENDERINGS
HOMEWOOD
SINGLE FAMILY

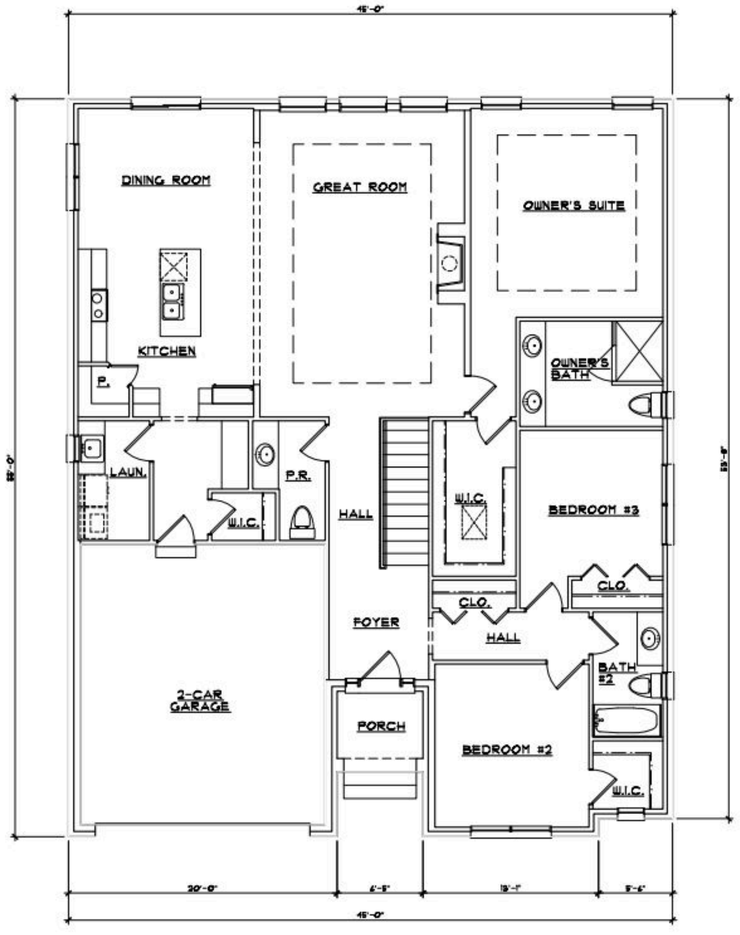
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JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 31



FIRST FLOOR PLAN **2154 SQ FT**

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

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SHEET TITLE: FLOOR PLAN
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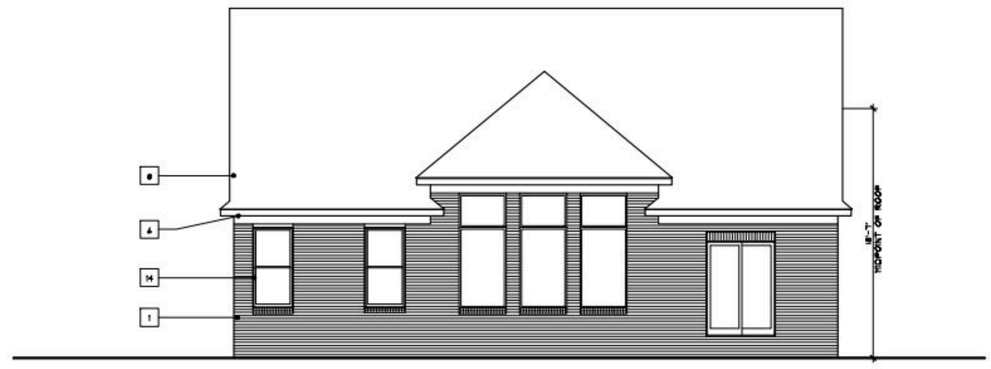
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JOB NUMBER: 2903
DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

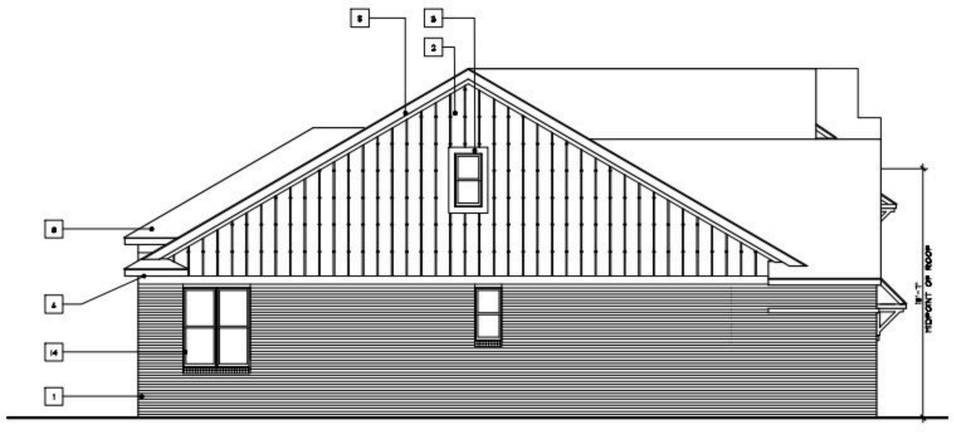
SEE SHEET 31 FOR MATERIAL BOARD



3/33 **REAR ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4/33 **RIGHT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



2/33 **LEFT SIDE ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1/33 **FRONT ELEVATION**
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
HOMEWOOD
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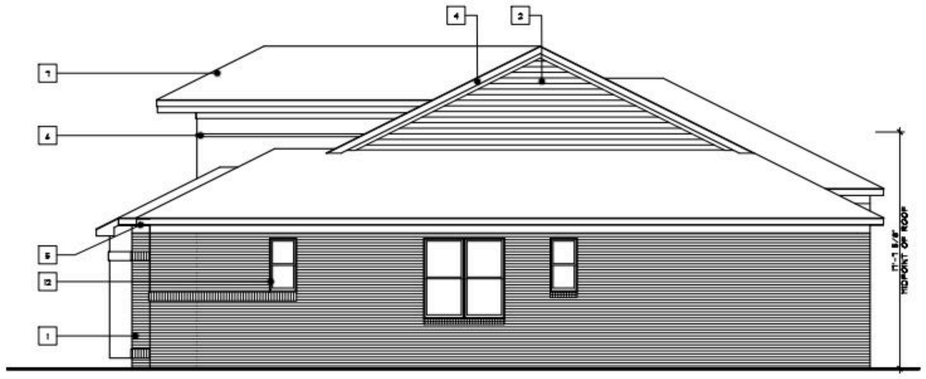
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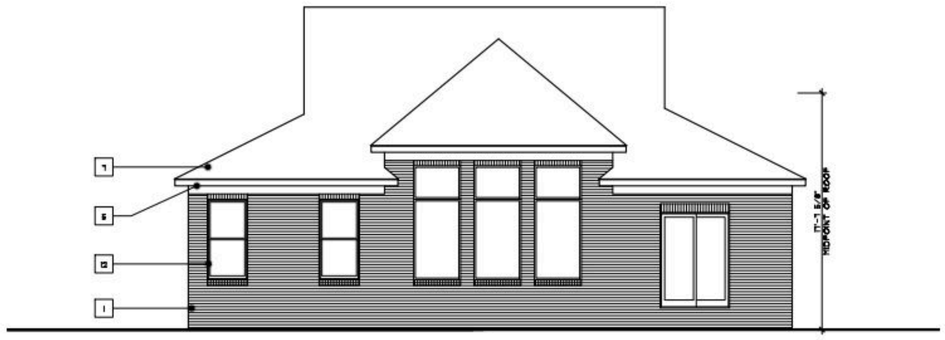
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DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

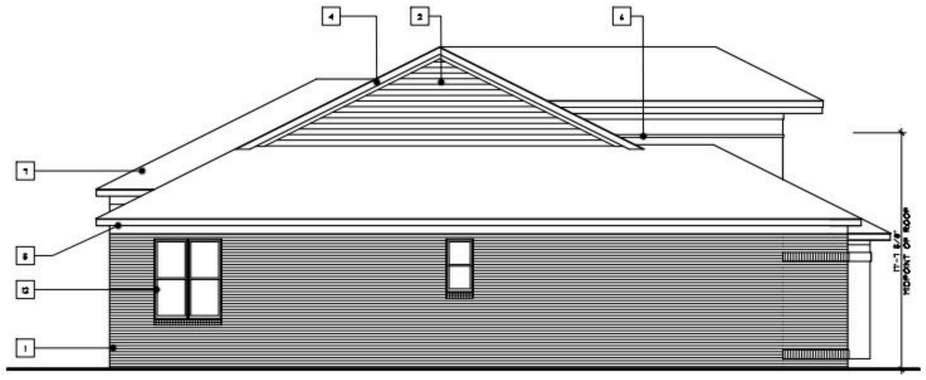
SEE SHEET 31 FOR MATERIAL BOARD



3/34 **REAR ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



4/34 **RIGHT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



2/34 **LEFT SIDE ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"



1/34 **FRONT ELEVATION**
MODERN PRAIRIE
SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE: ELEVATIONS-PRAIRIE
HOMEWOOD
SINGLE FAMILY

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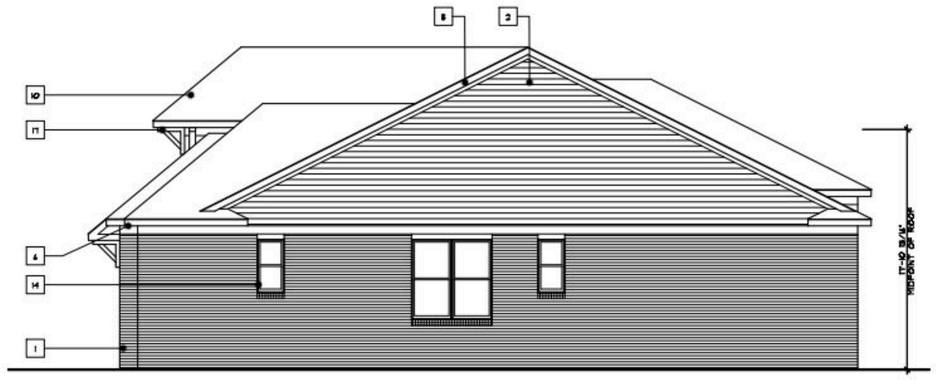
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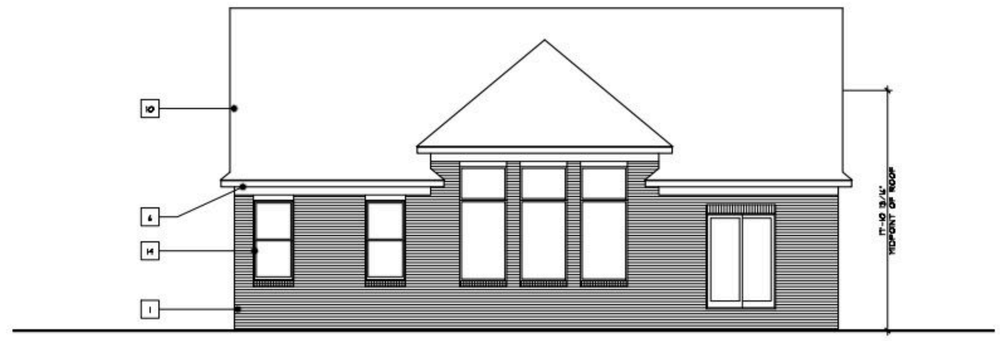
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DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

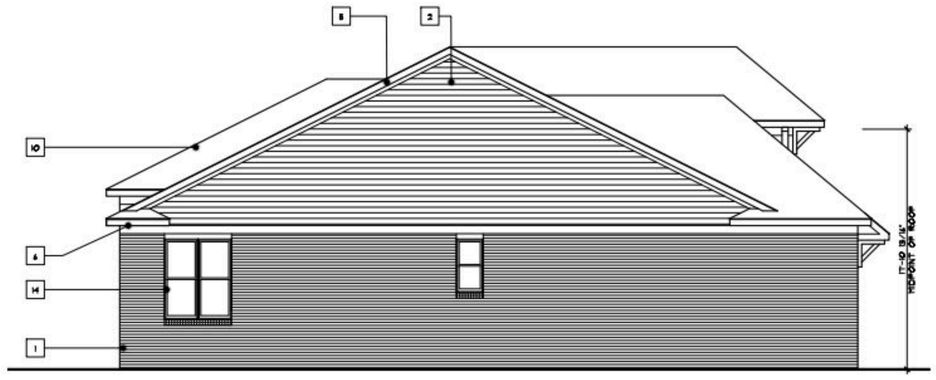
SEE SHEET 31 FOR MATERIAL BOARD



3/35 **REAR ELEVATION**
TRANSITIONAL
SCALE: 3/16" = 1'-0"



4/35 **RIGHT SIDE ELEVATION**
TRANSITIONAL
SCALE: 3/16" = 1'-0"



2/35 **LEFT SIDE ELEVATION**
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1/35 **FRONT ELEVATION**
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE: ELEVATIONS-TRANSITIONAL
HOMEWOOD
SINGLE FAMILY

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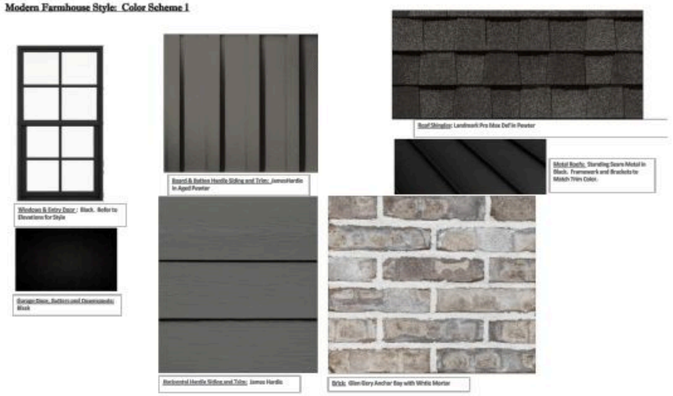
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DATE: 06-06-2025
SHEET NUMBER: 35

Modern Farmhouse Style: Color Scheme 1

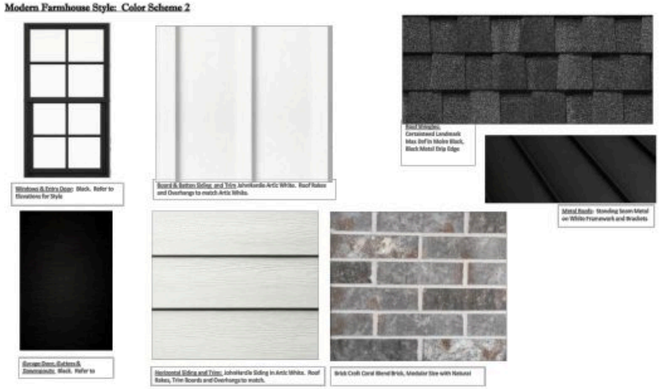


REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Mid-State Tech	Anchor Bay with White Mortar	
2	Board & Batten Siding	JamesHardie	Aged Pewter	
3	Window Trim	JamesHardie	Aged Pewter	Option: Artic White
4	Trim (Corner & Window trim)	JamesHardie	Aged Pewter	Option: Artic White
5	Trim (Rake)	JamesHardie	Aged Pewter	Option: Artic White
6	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	Option: Artic White
7	Fiber Cement Panels & Trim	JamesHardie	Aged Pewter	Option: Artic White
8	Roof Shingles	Certainteed	Landmark Pro Max Def in Pewter	
9	Metal Roof	Alsa	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black #089	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Paint to Match Hardie Aged Pewter	Option: Artic White
12	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
13	Garage Doors	CHI Door	White	
14	Windows, Downspouts		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black #089	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Farmhouse Style: Color Scheme 2



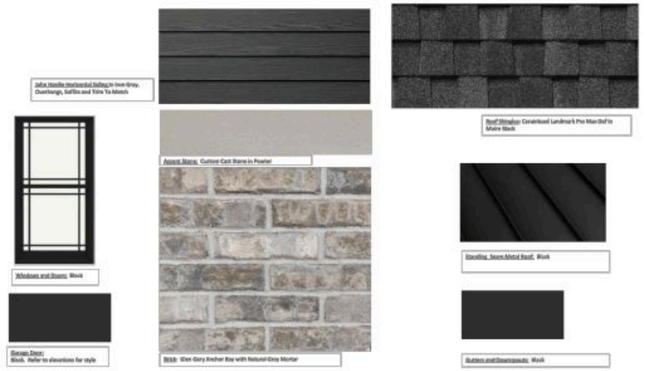
REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Mid-State Tech	Coral Blend with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Window Trim	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	Sherwin Williams	Artic White	
6	Trim (Fascia and Frieze Board)	Sherwin Williams	Artic White	
7	Fiber Cement Panels & Trim	JamesHardie	Artic White	
8	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
9	Metal Roof	Alsa	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black #089	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Extra White SW7006	
12	Front Entry Door	Black	Black	
13	Garage Doors	CHI Door	White	
14	Windows, Downspouts		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

MODERN FARMHOUSE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Prairie Style: Color Scheme 1

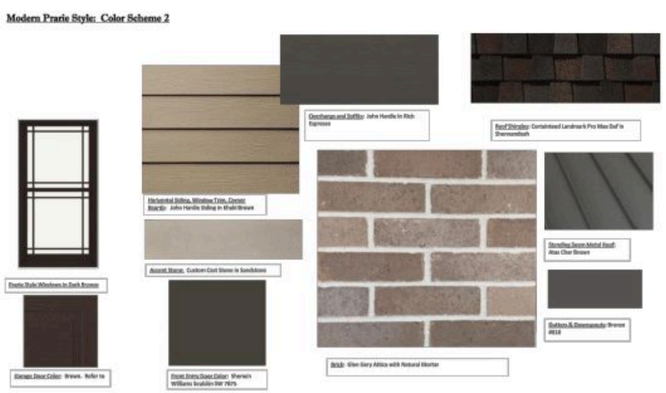


REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gary	Anchor Bay with Natural Grey Mortar	
2	Horizontal Siding	JamesHardie	Iron Gray	
3	Trim (Corner & Window trim)	JamesHardie	Iron Gray	
4	Trim (Rake)	JamesHardie	Iron Gray	
5	Trim (Fascia and Frieze Board)	JamesHardie	Iron Gray	
6	Fiber Cement Panels, Soffits	JamesHardie	Iron Gray	
7	Roof Shingles	Certainteed	Landmark Max Def Moire Black	
8	Metal Roof	Alsa	Black	
9	Stone	Custom Cast Stone	Pewter	
10	Garage Doors	CHI Door	Black	
11	Front Entry Door		Black	
12	Windows, Downspouts		Black	
13	Gutters and Downspouts	Quality Aluminum Products	Black #089	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Prairie Style: Color Scheme 2



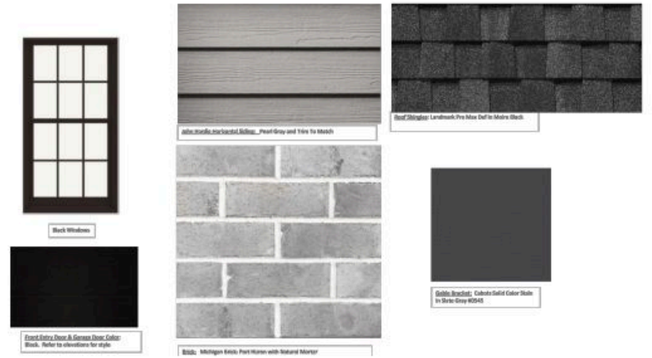
REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gary	Attica with Natural Mortar	
2	Horizontal Siding	JamesHardie	Khaki Brown	
3	Trim (Corner & Window trim)	JamesHardie	Khaki Brown	
4	Trim (Rake)	JamesHardie	Rich Espresso	
5	Trim (Fascia and Frieze Board)	JamesHardie	Rich Espresso	
6	Fiber Cement Panels, Soffits	James Hardie	Khaki Brown	
7	Roof Shingles	Certainteed	Landmark Max Def Shenandoah	
8	Metal Roof	Alsa	Char Bronze #89	
9	Stone	Ashcroft	Dover	
10	Garage Doors	CHI Door	Brown	
11	Front Entry Door	Sherwin Williams	Seaskin SW7615	
12	Window, Downspouts		Bronze	
13	Gutters and Downspouts	Quality Aluminum Products	Bronze #618	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

MODERN PRAIRIE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 1

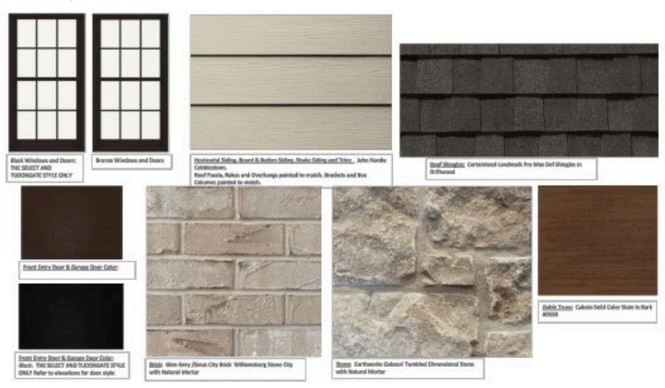


REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Port Huron with Natural Mortar	
2	Horizontal Siding	James Hardie	Pearl Gray	
3	Shake Siding	JamesHardie	Pearl Gray	
4	Trim (Corner & Window trim)	JamesHardie	Pearl Gray	
5	Trim (Rake)	JamesHardie	Pearl Gray	
6	Trim (Fascia and Frieze Board)	JamesHardie	Pearl Gray	
7	Gable Brackt	Cabots	Solid Color Stain Slate Gray 0545	
8	Cornels @ Gable Brackets, Columns	Sherwin Williams	Paint to match Hardie Pearl Gray	
9	Composite Panel Siding and Trim	JamesHardie	Pearl Gray	
10	Roof Shingles	Certainteed	Landmark Moire Def Matte Black	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 618	
12	Garage Doors	CHI Door	Black	
13	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
14	Windows, Downspouts		Black	
15	Gutters & Downspouts	Quality Aluminum Products	Black #089	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 2



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EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gary/Fleece City Brick	Williamsburg Stone City with Natural Mortar	
2	Horizontal Siding	James Hardie	Cobblestone	
3	Shake Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Cobblestone	
5	Trim (Rake)	JamesHardie	Cobblestone	
6	Trim (Fascia and Frieze Board)	JamesHardie	Cobblestone	
7	Gable Trims	Cabots	Solid Color Stain Bark 0538	
8	Brackets @ Gable Trusses & Roofs Box Columns	Sherwin Williams	Paint to match Hardie Cobblestone	
9	Composite Panel Siding and Trim	JamesHardie	Cobblestone	
10	Roof Shingles	Certainteed	Landmark Espresso	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 618	
12	Garage Doors	CHI Door	Brown	Black at Tile Select and Tuskegate Style
13	Front Entry Door	Sherwin Williams	Seaskin SW7615	Black at Tile Select and Tuskegate Style: Sherwin Williams Caviar SW 6990
14	Windows, Downspouts		Bronze	Black at Tile Select and Tuskegate Style
15	Gutters & Downspouts	Quality Aluminum Products	Bronze 618	Black at Tile Select and Tuskegate Style
16	Board & Batten Siding	JamesHardie	Cobblestone	
17	Stone	Earthworks	Oakmont Tumbled Dimensional Stone w/ Natural Mortar	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

TRANSITIONAL

NOTE TO BUILDING OFFICIAL: THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

SHEET TITLE: MATERIAL BOARD
THE SELECT
SINGLE FAMILY

CLIENT/PROJECT: TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

COPYRIGHT 2025
ALEXANDER V. BOGAERTS + ASSOC.

PRELIMINARY SPA 06-06-2025
OWNER REVIEW
PERMITS 06-23-2025
CONSTRUCTION
REVISIONS

DRAWN BY: AM/MS/CC/ES
CAD FILENAME:
CHECKED BY: MM/XB/MA
JOB NUMBER: 2888
DATE: 06-23-2025
SHEET NUMBER: 35

EXHIBIT E

COMMUNITY PARK AND PLAYGROUND



Decks

Green

Metals

Sand

Forest Freen

Dark Brown

Rockite

Forest Green

Lime

Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Troy Trail North Park

Troy, MI

R0061_45736691814

webuildfun, inc. Miracle of Michigan



Decks
Green

Metals
Sand
Forest Freen
Dark Brown

Rockite
Forest Green
Lime
Grey

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Troy Trail North Park
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Troy Trail North Park

Troy, MI

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webuildfun, inc. Miracle of Michigan

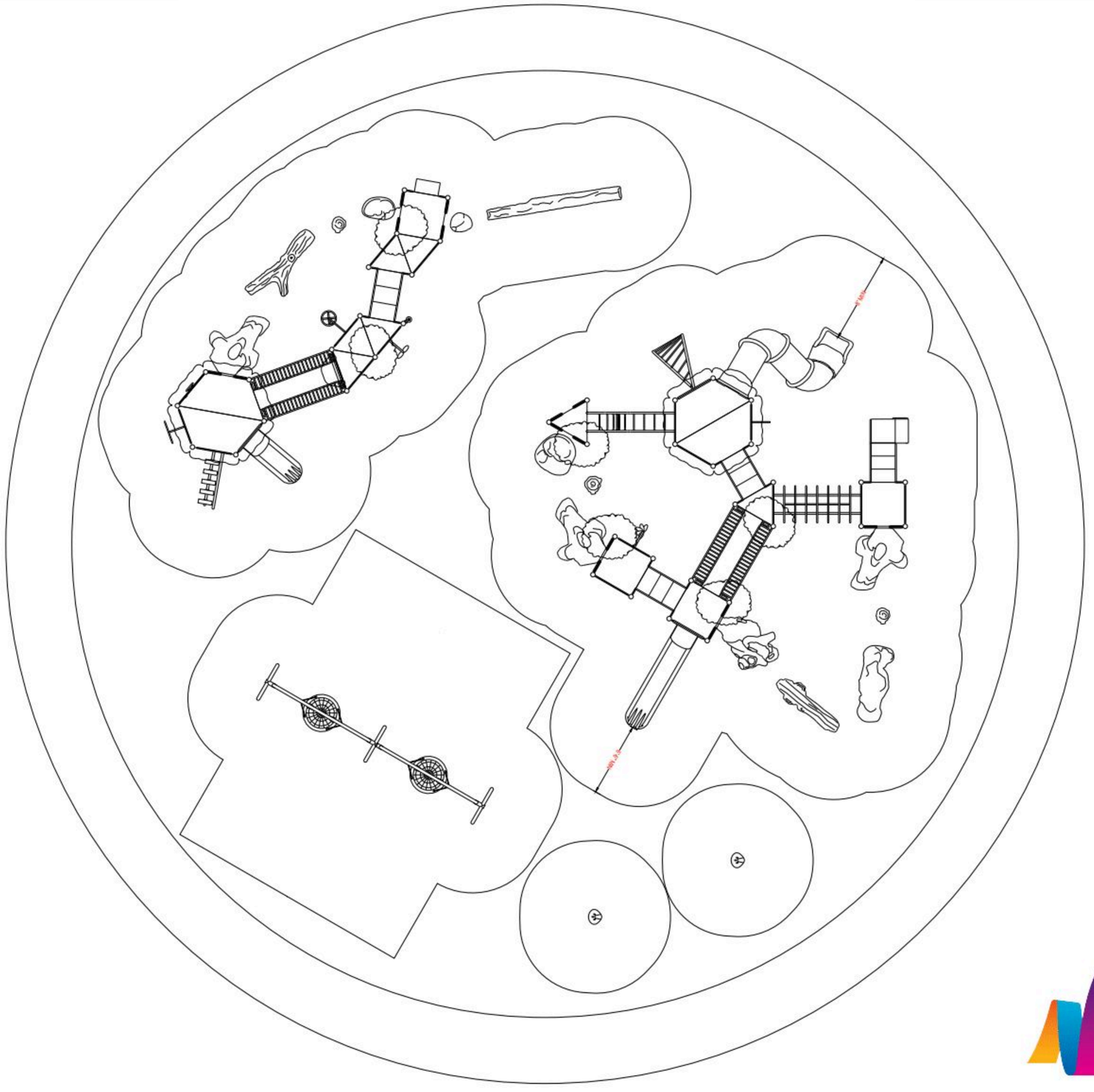
Troy Trail North Park
Troy , MI

FOR KIDS AGES **2-5** YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
GROUND LEVEL QUANTITY:	7	REQ'D	3

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3

FOR KIDS AGES **5-12** YEARS



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

DRAWN BY: Chris Yanko DATE: 3/21/2025

R0061_45736691814

- ✓ COMPLIES TO ASTM/CPSC
- ✓ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

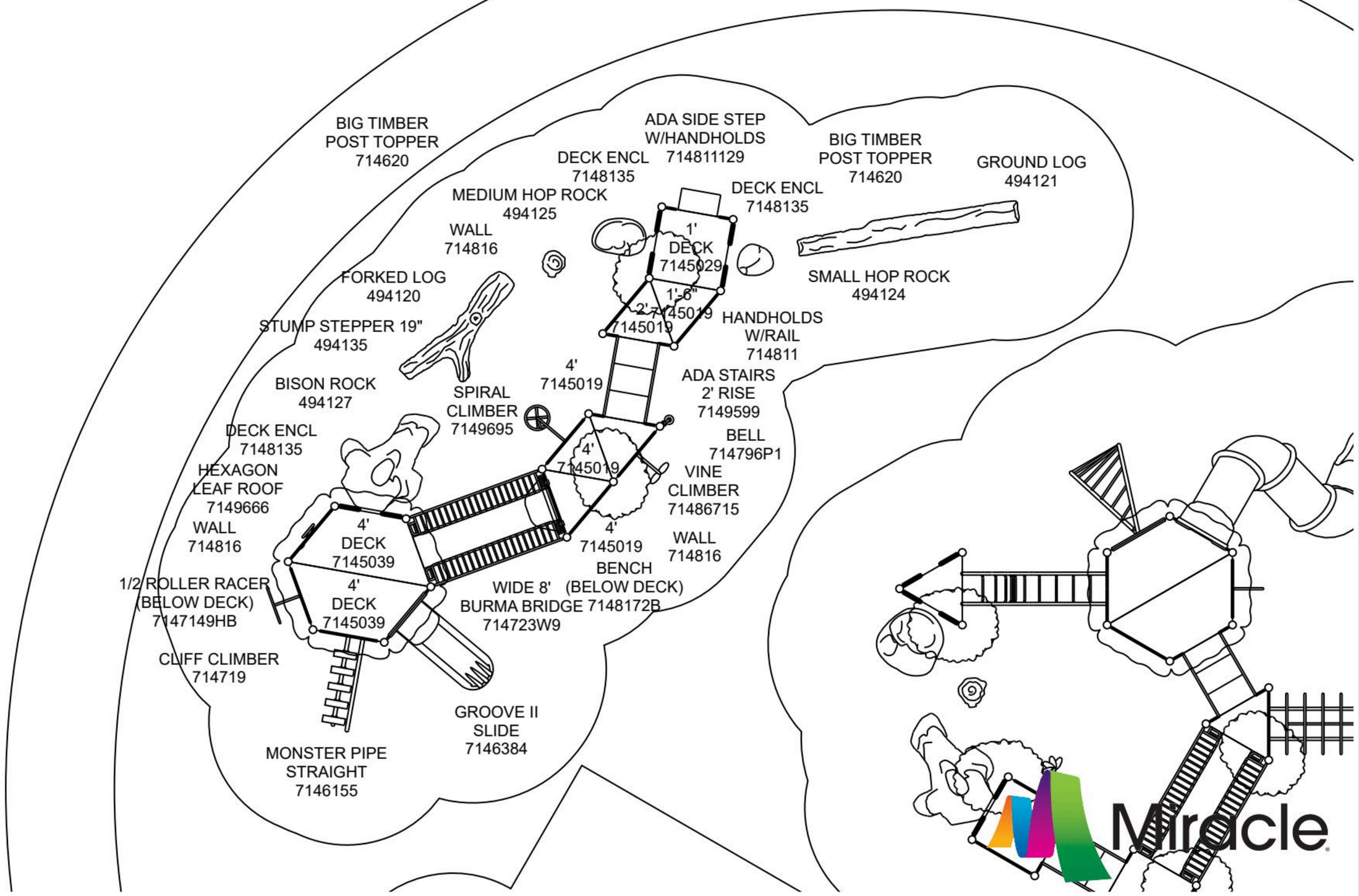
Troy Trail North Park
Troy , MI

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GROUND LEVEL QUANTITY:	5	REQ'D	3

FOR KIDS AGES **5-12** YEARS



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

DRAWN BY: Chris Yanko

DATE: 3/25/2025

R0061_45736691814

- ✓ COMPLIES TO ASTM/CPSC
- ✓ COMPLIES TO ADA

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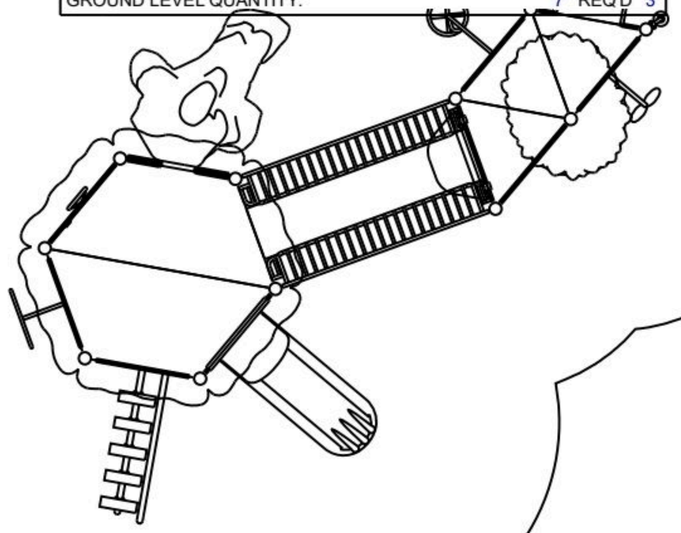
Troy Trail North Park
Troy , MI

FOR KIDS AGES **2-5** YEARS

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FOR KIDS AGES **5-12** YEARS

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
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ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3



UPHILL CLIMBER DECK TO DECK W/6' RISE 7146366

TWISTER CLIMBER 7148488

30" "S" TUBE SLIDE 71474181

HEXAGON LEAF ROOF 7149666

DECK ENCL 7148135

LARGE HOP ROCK 494126

BIG TIMBER POST TOPPER 714620

2' 7145019

8' DECK 7145039

8' DECK 7145039

CLIMBING POLE 7148088

TRANSFER POINT 71485149

BIG TIMBER POST TOPPER 714620

TWISTED VINE CLIMBER 71486725

WALL 714816

BIG TIMBER POST TOPPER 714620

ADA STAIRS 2' RISE 71495949

6' 7145019

4' DECK 7145029

WALL 714816

BISON ROCK 494127

DECK ENCL 7148135

ADA STAIRS 2' RISE 71495949

HULA CLIMBER 7148062

BISON ROCK 494127

STUMP STEPPER 29" 494136

4' DECK 7145029

WALL 714816

6' DECK 7145029

WIDE 8' BURMA BRIDGE 714723W9

DECK ENCL 7148135

BIG TIMBER POST TOPPER 714620

STUMP STEPPER 19" 494135

NEEDLE ROCK 494133

3.5" MULTI-USER ARCH SWING MR0938

3.5" MULTI-USER ARCH SWING ADD-A-BAY MR0940

GROOVE II SLIDE 7146386

DECK ENCL 7148135

ANGLE LOG 494119

GECKO ROCK 494114

6'-6" MIN

SADDLE SEAT STRAIGHT POST 9452

INTERNATIONAL PLAY EQUIPMENT PUBLIC PLAY EQUIPMENT IPEMA CERTIFIED TO ASTM F1487 MANUFACTURERS ASSOCIATION

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Miracle

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103 W. McDermott, #300
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PHONE NO: (972) 727-0653
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GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

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DATE: 3/25/2025

R0061_45736691814

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AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Joshua Jones, Chief of Police
Michael Giorgi, Police Captain
Michael Villerot, Police Lieutenant
Brian Warzecha, Police Sergeant
Emily Frontera, Purchasing Manager
Roland Gungab, Budget Analyst – Troy Police

Subject: Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – Upgraded SpeedAlert Radar Message Sign with Trailer – Troy Police Department and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

History

Our community experiences consistent, year-round demand from residents requesting speed radar trailers as a visible deterrent on their streets to address speeding concerns in neighborhoods, school zones, and residential areas.

The Troy Police Department's current fleet of radar trailers (3) is aging, with one unit nearing the end of its useful life. These older models do not collect traffic data, which limits our ability to analyze speeding patterns, identify peak times, or support data-driven enforcement and planning decisions.

Upgrading to a modern traffic speed radar trailer, such as the SpeedAlert 24 model, would provide significantly expanded functionality beyond basic speed reading and feedback. Key advanced features include:

- Speed-Dependent Messaging – which gives drivers immediate, tailored feedback by displaying custom messages based on their speed (e.g., "Slow Down," "Too Fast!," or any user-defined message). Includes full control over message content, trigger thresholds, timing, and duration.
- Variable Messaging Function – which can operate as a flexible message board to display multiple screens of custom text and graphics. Examples include sharing safety alerts, promoting traffic safety campaigns, directing traffic away from construction zones, announcing community events, and more.
- Reliable Traffic Data Collection – which accurately captures speed and traffic volume

data enabling hassle-free traffic studies, quick resolution of speeding complaints, increased driver speed awareness, improved safety for drivers and pedestrians, and identification of speeding hot spots to prioritize enforcement in high-risk areas.

- Easy Transport & Setup – designed for convenience and durability. The SpeedAlert 24 is shatterproof, graffiti-resistant, and engineered to withstand harsh weather conditions for a decade or more. It is quick and simple to deploy and relocate as needed.

These enhanced capabilities make the new traffic speed radar trailer a versatile, multipurpose tool that goes far beyond traditional radar feedback. It would better meet ongoing public requests, deliver actionable data insights, support proactive safety initiatives, and provide cost-effective, long-term value for traffic management and community engagement.













Purchasing

- Pricing for the SpeedAlert 24 Radar Message Sign with trailer and traffic data gathering equipment has been secured by *All Traffic Solutions Inc. of Chantilly, VA* per Sourcewell Cooperative Purchasing Contract #090122-ATS for an estimated cost of $18,584.17 as detailed in the attached Quote #Q-104673.
- City Council authorized participation in the Cooperative Purchasing Programs on November 17, 2025 (Resolution #2025-11-148-J-5).

Financial

Funding for this purchase was not originally budgeted in the capital fund. Therefore, this will require a budget amendment in the amount of $19,000 to the Police Department Capital Fund account number 401.301.12.315.978.010.

Recommendation
City Management recommends awarding a contract to *All Traffic Solutions Inc. of Chantilly, VA* for the purchase of the SpeedAlert 24 Radar Message Sign with trailer and traffic data gathering equipment for an estimated cost of $18,584.17 as detailed in the attached quote as per Sourcewell Cooperative Purchasing Contract #090122-ATS.

It is also recommended that City Council approve a budget amendment amount of $19,000.00 to the Police Department Capital Fund account number 401.301.12.315.978.010.

Suggested Resolution:
BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of the SpeedAlert 24 Radar Message Sign with trailer and traffic data gathering equipment to *All Traffic Solutions Inc. of Chantilly, VA* per Sourcewell Cooperative Purchasing Contract #090122-ATS for an estimated cost of $18,584.17 as detailed in the attached Quote #Q-104673; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment amount of $19,000.00 to the Police Department Capital Fund account number 401.301.12.315.978.010.



Mail Purchase Orders to:
3100 Research Dr.
State College, PA
16801

All Traffic Solutions Inc.
PO Box 221410
Chantilly, VA 20153
Phone: 814-237-9005
Fax: 814-237-9006
DUNS #: 001225114
Tax ID: 25-1887906
CAGE Code: 34FQ5

Contract:
Sourcewell 090122-ATS
Sourcewell Account #:
18997

QUOTE Q-104673

DATE: 12/17/2025

Questions contact:
MANUFACTURER:
All Traffic Solutions
Julie Styskin
(866) 366-6602
x 250
jstyskin@alltrafficsolutions.com

Independent Sales Rep:

BILL TO:
Troy Police Department- MI
500 West Big Beaver Road
Troy, MI 48084-5254

Billing Contact:

SHIP TO:
Troy Police Department- MI
500 West Big Beaver Road
Troy, MI 48084
Attn: Brian Warzecha

PAYMENT TERMS:
Net 30

CUSTOMER: Troy Police Department- MI

CONTACT:(248) 524-3477

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000745	SpeedAlert 24 Radar Message Sign (RMS); base unit (select mount separately)	1	$9,777.72	$9,777.72
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	1	$1,500.00	$1,500.00
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Camera/Pictures, ($3000 Value, requires Traffic or Message Suite)	1	$0.00	$0.00
4000173	Trailer, ATS-5 (select power separately)	1	$4,544.10	$4,544.10
4100557	hrns, Power cord, iA w/ quick connects for trailer	1	$60.00	$60.00
4000879	Violator Strobe, Red and Blue for ATS-5 for use with SA24	1	$840.48	$840.48
4001299	3 Year Warranty	1	$0.00	$0.00
4000750	App, Mobile User Interface perpetual license (only 1 required per account—Bluetooth required, enabled separately)	1	$100.00	$100.00
4001626	VZW communications prep	1	$0.00	$0.00
4000636	Trailer Battery kit for ATS-5, 450Ah deep cycle batteries w/cover, hold down, cables& hdwr (iA24, SA24)	1	$1,091.40	$1,091.40
4000740	Trailer Certificate of Origin	1	$0.00	$0.00
4000754	USB cable, 16ft, extra long for trailer or pole	1	$37.74	$37.74

4000977	Solar panel, 100W: includes bracket for ATS-5 trailer and harness	1	$1,125.00	$1,125.00
4001889	Shipping and Handling	1	$1,688.00	$1,688.00
4001190	Discount - New Purchase	1	($2,180.27)	($2,180.27)

Special Notes:

SALES AMOUNT: $18,584.17

TOTAL USD: $18,584.17

Duration: This quote is good for 60 days from date of issue.
Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.
Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.
Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: _____ Date: _____

Print Name: _____ Title: _____

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.5.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
Alex Bellak, Information and Technology Director
Courtney Flynn, Communications Director

Subject: Bid Waiver for Digital Accessibility (WCAG 2.1, Level AA Compliance) Services (Introduced by: Courtney Flynn, Communications Director)

Background

On April 24, 2024, the U.S. Department of Justice (DOJ) updated its regulations implementing Title II of the Americans with Disabilities Act (ADA). These updated regulations establish specific requirements for state and local governments to ensure that web content and mobile applications are accessible to individuals with disabilities.

State and local governments increasingly provide services, programs, and activities through websites and mobile applications. When these digital platforms are not accessible, they create significant barriers for individuals with visual, auditory, cognitive, mobility, and other disabilities. Digital inaccessibility can limit a resident's ability to access public information, register for programs, submit forms, participate in public meetings, apply for permits, or receive emergency updates.

The DOJ has formally identified the Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA as the technical standard for compliance. WCAG 2.1, Level AA establishes measurable criteria to ensure content is accessible, operable, perceivable, understandable and robust.

Compliance with WCAG 2.1, Level AA is not limited to websites. It also applies to mobile applications, online documents (including PDFs), digital forms, embedded videos, and third-party platforms used to deliver public services.

When updating the Title II regulations, the DOJ established compliance deadlines. Because the City of Troy has a population exceeding 50,000 residents, the City must comply with WCAG 2.1, Level AA standards by April 24, 2026, or demonstrate good-faith progress toward compliance.

The City of Troy currently maintains four websites, a mobile application, and more than a dozen social media accounts representing City operations. Given the breadth of these digital

assets, a comprehensive accessibility audit is necessary to assess current compliance levels and develop a detailed roadmap to remediate areas where we are non-compliant.

Purchasing

A market study was conducted to understand how local government entities are working to meet WCAG 2.1 Level AA compliance standards and to learn the associated costs. Research found that agencies are keeping their WCAG 2.1 Level AA compliance efforts focused on website remediation, including updating website documents to meet the standards. These efforts have been addressed through either rebuilding the website and/or keeping the compliance work in-house. Costs vary depending on the scope of work, but for one entity rebuilding the website was upwards of $50,000.

Common Threads Consultancy LLC of Berkley, MI provides a complete solution for digital accessibility compliance, including a targeted accessibility audit of the City's websites and mobile application, and a high-level timeline recommending remediation sequencing and next steps for ongoing compliance. Their local presence ensures timely hands-on support and provides for multiple in-person trainings tailored to staff members who create content that must meet WCAG 2.1 Level AA standards. Few providers can offer this full range of services.

To ensure a comprehensive approach to meeting and maintaining WCAG 2.1 Level AA standards is taken, it is in the best interests of the City to waive the bid process and to contract with Common Threads Consultancy LLC of Berkley, Michigan at prices as detailed in the attached proposal.

Financial

Financial Funds are available in the City Manager's Office operating budget account 101.172.962.

Recommendation

City Management, in the best interest of the City, recommends waiving the bid process and contracting with Common Threads Consultancy LLC of Berkley, MI, for Digital Accessibility Services and training for an estimated cost of $24,000 as detailed in the attached proposal.

Suggested Resolution:

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Common Threads Consultancy LLC of Berkley, MI* for Digital Accessibility Services and training for an estimated cost of $24,000, and **AUTHORIZES** the Troy Communications Director to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Accessibility Services Agreement

Targeted Audit, Roadmap, and Training

Common Threads Consultancy, LLC

This Agreement sets out the terms and scope of work for accessibility consulting services between:

You, the City of Troy ("You" or "City")

Me, Hannah Wagner of Common Threads Consultancy, LLC ("I" or "Me")

Effective Date	Effective as of the date of last signature below
Duration	7–8 weeks (estimated)
Total Fee	**$24,000**

Statement of Work

1. Project Overview

This engagement focuses on identifying and prioritizing the City of Troy's most critical digital accessibility barriers, building shared understanding through staff training, and providing a practical roadmap for next steps.

This engagement does not constitute full compliance or remediation. It is designed to reduce risk, improve usability, and establish a foundation for planning future accessibility work within current constraints.

2. Scope of Work

I will provide the following services:

- Targeted accessibility audit of the City's public-facing website(s) and mobile application, limited to identification of critical, high-impact accessibility issues as defined in this Agreement
- A roadmap and high-level timeline outlining recommended remediation sequencing and next steps
- Up to five staff training sessions, tailored to relevant roles (e.g., content editors, developers, communications staff)
- A wrap-up and handoff period to answer questions and deliver final documentation

Definition of critical issues: For the purposes of this engagement, "critical accessibility issues" are barriers that prevent users from completing core tasks or accessing essential content, particularly when using assistive technologies. These issues are prioritized based on severity, frequency, and user impact.

3. Deliverables

- A prioritized critical issue list and findings report focused on barriers with the greatest usability and legal risk
- A roadmap and high-level timeline outlining recommended remediation sequencing and next steps
- Training materials and session recordings (where applicable) from up to five staff training sessions
- Consolidated handoff of findings, recommendations, training materials, and compliance documentation for internal reference and recordkeeping

Deliverables are intended to support planning, decision-making, and recordkeeping, and do not constitute remediation or certification of compliance.

4. Out of Scope

- A comprehensive WCAG audit
- PDFs and other document remediation
- Remediation work (code changes, content fixes)
- Accessibility policy development or full program implementation

5. Timeline

Estimated duration: 7–8 weeks. The phases below are a general guide — activities may overlap and are subject to availability, access to materials, and scheduling. Project timelines assume timely provision of required access, materials, and staff availability. Delays in these may result in schedule adjustments without penalty.

Phase	Activities
Weeks 1–3	Targeted accessibility audit focused on critical, high-impact issues across website(s) and mobile application
Weeks 4–5	Development and delivery of prioritized roadmap and high-level remediation timeline
Weeks 5–6	Staff training sessions (up to five, scheduled across approximately two weeks)
Week 7	Final wrap-up, Q&A support, and handoff of remaining documentation

6. What You'll Provide

To support the scoped work, you'll be asked to provide:

- Read-only access to public-facing websites and applications (accessibility overlay disabled during testing)
- A list of priority pages or workflows
- Identification of relevant staff contacts for coordination
- Shared documentation via a shared Google Drive folder (preferred) or another mutually agreed-upon platform

Findings are based on the materials, systems, and priority areas mutually identified during the project. Barriers in unreviewed areas may exist.

7. Fees and Payment

	Amount
Total Fixed Fee	**$24,000**
Due at signing (50%)	$12,000
Due upon completion of scoped work, net 15 (50%)	$12,000

An initial payment is due upon execution of this Agreement. Remaining invoices are due within 15 days of receipt. Payment may be made via ACH, check, or other mutually agreed-upon method. If payment is significantly overdue, I may pause work until the balance is resolved.

Work outside the scope defined in this Agreement (for example, review of additional systems or content types) requires written agreement from both parties and may involve additional fees.

Fees are for professional services performed and are not contingent on specific findings, outcomes, or remediation decisions.

Terms

8. What We Both Agree To

You agree that you are authorized to enter into this Agreement, that you will provide requested information, access, and content in a timely manner, review deliverables and provide feedback within reasonable timeframes, and adhere to agreed payment terms.

I agree that I have the experience and expertise to perform the services described, that I will perform them professionally and in accordance with generally accepted industry standards, and that I will make reasonable efforts to meet agreed timelines.

9. The Nature of Accessibility Work

Digital accessibility is an ongoing practice, not a fixed outcome. As is standard in the accessibility field, no single audit or engagement can identify every barrier or produce permanent compliance. Findings are based on the specific pages, components, or systems reviewed; the assistive technologies and tools used; and the conditions present at the time of testing. Issues may exist outside the reviewed scope, may not surface for all users, or may be introduced after testing due to content updates or platform changes.

This engagement is a targeted audit and advisory service, not a formal conformance assessment (such as a VPAT or Accessibility Conformance Report). As such, **deliverables are designed to support good-faith compliance efforts, informed planning, and risk reduction** rather than serving as certification of compliance with WCAG, the ADA, Section 508, or any other law, regulation, or standard. Any references to "compliance" or "conformance" in deliverables are descriptive assessments, not legal certification. I do not provide legal advice.

My role is advisory unless explicitly stated otherwise. You are responsible for deciding how and when to implement recommendations. I am not responsible for code or content implemented by others, third-party platforms or tools, or accessibility regressions introduced after delivery.

10. Subcontractors

I may engage qualified subcontractors to assist with the work when appropriate. Any subcontractors will be required to comply with applicable terms of this Agreement, including confidentiality. I remain responsible for the quality and delivery of all work. Subcontractor selection and management remain at my discretion.

11. Confidentiality

Both parties agree to treat all non-public information shared during the project as confidential except as required by law and to take reasonable steps to protect it. If either of us believes confidential information may have been compromised, we'll notify the other promptly.

12. Intellectual Property

You retain ownership of your existing materials and content. I retain ownership of any pre-existing tools, frameworks, templates, or methodologies I use in the course of the work. Upon full payment, you are granted a non-exclusive, perpetual license to use project deliverables internally for their intended purpose.

Unless otherwise agreed, I may reference this engagement in portfolios or professional materials in a general, non-sensitive manner.

13. Limitation of Liability

I work in accordance with good industry practices and the standards expected of qualified professionals. To the maximum extent permitted by applicable law, I will not be liable for indirect, incidental, consequential, or special damages. My total liability related to this Agreement will not exceed the fees paid for the applicable services. You are responsible for how findings, reports, or deliverables are used, represented, or relied upon by your organization or third parties.

14. Termination

Either of us may terminate this Agreement with written notice. You agree to pay for services performed through the termination date and for any scheduled work already committed or in progress. Provisions relating to confidentiality and limitation of liability survive termination.

15. General

This Agreement is governed by the laws of the State of Michigan. This document represents the entire understanding between us and supersedes prior discussions. Any changes must be made in writing and agreed to by both parties.

Signatures

This Agreement may be executed electronically and in counterparts, each of which shall be deemed an original.

City of Troy

Signature

Printed Name

Title

Date

Common Threads Consultancy, LLC

Hannah E Wagner

Digitally signed by Hannah E Wagner
Date: 2026.02.17 15:25:10 -05'00'

Signature — Hannah Wagner

2/17/26

Date

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.6.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager
Kurt Bovensiep, Public Works Director

Subject: Standard Purchasing Resolution 2: Low Bidder Meeting Specifications- Boulan Park Improvements Phase 1 and 2 and Budget Amendment (Introduced by Kurt Bovensiep, Public Works Director)

History

The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. The program funds are administered through the United States Department of Housing and Urban Development (HUD) and require a specific environmental review of the proposed projects. The City of Troy is a sub-recipient of these funds through Oakland County.

The proposed project at Boulan Park to replace the current play structure equipment to create an inclusive space for children was accepted by Oakland County as an eligible project. City Staff and the Design Consultant AEW met with a small group from Arc of Oakland County to discuss their vision of an inclusive park. The presentation included different design elements, including a large play structure, smaller structures, and various amenities like a wheelchair charging station. Understanding that this will be a multi-year project, it was important to identify what was important to the group in the first phase. It was determined that the large play structure should be the first amenity introduced, along with the area being fully fenced.

City Council approved the purchase and installation of the first piece of play equipment in April of 2024 (RESOLUTION #2025-04-056). During the ordering period, City Administration actively looked for additional funding to advance the construction phases of the project. In August of 2025, the City of Troy was awarded a $250,000 grant through Oakland County Parks (RESOLUTION #2025-08-104) to expand the construction of Phase 1. Because of the additional funds, City Administration postponed the installation of the play equipment to be included with the expansion.

The 2024 CDBG project for the pedestrian crossing on Lakeview by the Somerset Collection

did not require all of the programed funds. These funds are now available for the Boulan Park inclusive play area. Additionally, the 2025 CDBG funds that were originally programmed for the Boulan Park inclusive play area are now available to expense.
Considering all the available funds, the City of Troy worked with AEW to adjust the design to expand Phase 1 of the project and move on to Phase 2. This includes the original play equipment purchased, expanded fencing of the entire area, pathways through the play area, landscaping within the play area, stormwater and drainage improvements, and preparing the area for additional phases. Next phases will include an inclusive swing and an additional play structure.

Purchasing
On February 12, 2026, a bid opening was conducted as required by City Charter and Code for the Boulan Park Improvements Phase 1 and 2. The bid was posted on the MITN Purchasing Group website: www.bidnetdirect.com//city-of-troy-mi. Eight (8) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	1664
Troy Companies notified via MITN	20
Troy Companies - Active email Notification	20
Troy Companies - Active Free	0
Companies that viewed the bid	296
Troy Companies that viewed the bid	5

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

- Upon review of the bid response, *Best Asphalt of Romulus, MI,* is the low bidder meeting specifications and is being recommended.
- The alternate proposal cost for the addition of stormwater drainage is favorable and is being recommended.
- The current contract with AEW for engineering and design services was renewed by City Council on May 23, 2022 (Resolution #2022-05-071-J-4b). Under the current contract pricing, AEW proposes a fee of $77,300 for the Contract Administration Services.

Financial
Funds are now available in the listed capital accounts.

Capital Fund- Park Development- Land Improvements- Inclusive Park
Oakland County Parks Grant- $250,000.00
CDBG Program Year 2023- $22,269.30
CDBG Program Year 2024 Re-Programing- $67,949.00
CDBG Program Year 2025- $114,908.00
Total Available Funds- $455,126.30

Currently there is a budget of $250,000 in the Capital Fund- Park Development- Land Improvements- Inclusive Park account 401.770.771.974.1000. A budget amendment of $205,126.30 will be required for this project and to allocate the remaining CDBG funding to this account for future use. Additionally, a budget amendment is required in the CDBG Fund Account 280.741.995.401 - Operating Transfers Out To Capital in the amount of $75,126.30.

Recommendation
City Management recommends awarding a contract to *Best Asphalt of Romulus, MI*, for the Boulan Park Improvements Phase 1 and 2 that includes the alternate bid to include the

additional stormwater drainage work for an estimated cost of $318,488.33 and the addition of a 15% contingency for a total cost of $366,262. City Management further recommends approving the Contract Administration cost through AEW at a total cost of $77,300.

Additionally, City Management recommends a budget amendment of $205,126.30 to the Capital Fund- Park Development- Land Improvements- Inclusive Park account 401.770.771.974.1000, as well as a budget amendment to the CDBG Fund Account 280.741.995.401 - Operating Transfers Out To Capital in the amount of $75,126.30.

Suggested Resolution:
RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Boulan Park Improvements Phase 1 and 2 to *Best Asphalt of Romulus, MI* for an estimated total cost of $318,488.33, which includes the alternate bid to include the addition of stormwater drainage plus a 15% contingency for a total of $366,262, at prices contained in the bid tabulation dated February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the expenditure of budgeted capital funds to *Anderson, Eckstein & Westrick, Inc. of Shelby Township, MI* for the Contract Administration Services for the Boulan Park Improvements Phase 1 and 2 in the amount of $77,300.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment of $205,126.30 to the Capital Fund- Park Development- Land Improvements- Inclusive Park account 401.770.771.974.1000, as well as a budget amendment to the CDBG Fund Account 280.741.995.401 - Operating Transfers Out To Capital in the amount of $75,126.30.

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

CITY OF TROY
BID TABULATION
BOULAN PARK IMPROVEMENTS PHASE I & 2

VENDOR NAME:	Best Asphalt, Inc.	Dalco Services LLC	Rolar Construction Corp.
CITY:	Romulus, MI	Ray Twp., MI	Warren, MI
CHECK AMOUNT:	$5,000	$5,000	$5,000
CHECK NUMBER:	9051235576	41222547	520142014-8

PROPOSAL: BOULAN PARK IMPROVEMENTS PHASES 1 & 2

BASE BID

Line	Pay Item	Description	Qty	Units	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	1027051	Audio Visual Record of Construction Area	1	LS	$950.00	$950.00	$2,900.00	$2,900.00	$1,590.00	$1,590.00
2	1027051	Mobilization, Max $37,000	1	LS	$17,975.00	$17,975.00	$22,000.00	$22,000.00	$15,175.00	$15,175.00
3	2040045	Masonry and Conc Structure, Rem	10	Cyd	$190.80	$1,908.00	$107.00	$1,070.00	$320.00	$3,200.00
4	2040055	Sidewalk, Rem	6	Syd	$106.00	$636.00	$58.00	$348.00	$43.00	$258.00
5	2047051	Earthwork, Site	1	LS	$2,000.00	$2,000.00	$18,690.00	$18,690.00	$5,275.00	$5,275.00
6	2050016	Excavation, Earth	505	Cyd	$35.00	$17,675.00	$39.00	$19,695.00	$85.00	$42,925.00
7	2080036	Erosion Control, Silt Fence	854	Ft	$1.54	$1,315.16	$4.25	$3,629.50	$5.00	$4,270.00
8	2087050	Erosion Control, Inlet Protection, SedCage	5	Ea	$150.00	$750.00	$330.00	$1,650.00	$190.00	$950.00
9	3020016	Aggregate Base, 6 inch	1,225	Syd	$17.60	$21,560.00	$30.50	$37,362.50	$42.00	$51,450.00
10	3080005	Geotextile, Separator	110	Syd	$6.00	$660.00	$10.00	$1,100.00	$9.00	$990.00
11	4030306	Dr Structure, Tap, 6 inch	3	Ea	$225.00	$675.00	$475.00	$1,425.00	$285.00	$855.00
12	4040043	Underdrain, Pipe, Open-Graded, 6 inch	775	Ft	$23.00	$17,825.00	$30.20	$23,405.00	$35.50	$27,512.50
13	5010005	HMA Surface, Rem	452	Syd	$8.76	$3,959.52	$23.25	$10,509.00	$15.00	$6,780.00
14	5010034	HMA, 36A	45	Ton	$203.76	$9,169.20	$320.00	$14,400.00	$285.00	$12,825.00
15	5012024	HMA, 4EL	50	Ton	$197.12	$9,856.00	$320.00	$16,000.00	$285.00	$14,250.00
16	6027011	Conc, Grade Beam, 12 inch	10	Syd	$633.90	$6,339.00	$576.00	$5,760.00	$600.00	$6,000.00
17	6037001	Hot Poured Joint Sealant	1,000	Ft	$2.75	$2,750.00	$3.75	$3,750.00	$1.00	$1,000.00
18	8030044	Sidewalk, Conc, 4 inch	5,650	Sft	$6.71	$37,911.50	$8.50	$48,025.00	$7.25	$40,962.50
19	8037010	Concrete Stoop	105	Sft	$69.81	$7,330.05	$38.00	$3,990.00	$71.00	$7,455.00
20	8037010	Sidewalk, Conc, Thickened Edge	1,075	Sft	$27.50	$29,562.50	$16.00	$17,200.00	$15.00	$16,125.00
21	8080013	Fence, Chain Link, 72 inch	570	Ft	$69.30	$39,501.00	$42.00	$23,940.00	$39.00	$22,230.00
22	8080033	Fence Gate, 6 foot, for 72 inch Chain Link Fence	3	Ea	$880.00	$2,640.00	$1,500.00	$4,500.00	$833.00	$2,499.00
23	8080053	Fence Gate, 12 foot, for 72 inch Chain Link Fence	1	Ea	$1,540.00	$1,540.00	$3,000.00	$3,000.00	$1,666.00	$1,666.00
24	8157050	Acer rubrum 'Frank Jr.', 6-ft	5	Ea	$695.20	$3,476.00	$370.00	$1,850.00	$750.00	$3,750.00
25	8157050	Acer saccharum, 2.5 inch Cal.	2	Ea	$816.20	$1,632.40	$750.00	$1,500.00	$875.00	$1,750.00
26	8157050	Carex pensylvanica, plug	150	Ea	$7.15	$1,072.50	$17.40	$2,610.00	$8.75	$1,312.50
27	8157050	Liriodendron tulipifera 'JFS-Oz', 2.5 inch Cal.	2	Ea	$832.70	$1,665.40	$602.00	$1,204.00	$812.00	$1,624.00
28	8157050	Liriope muscari, 2.5 quart	300	Ea	$24.20	$7,260.00	$23.10	$6,930.00	$15.00	$4,500.00
29	8157050	Schizachyrium scoparium 'Standing Ovation', 2 gal.	45	Ea	$78.00	$3,510.00	$65.00	$2,925.00	$39.00	$1,755.00
30	8157050	Weigela florida 'Bokraspiwi', 3 gal.	27	Ea	$83.00	$2,241.00	$140.00	$3,780.00	$63.00	$1,701.00
31	8167011	Hydromulch	445	Syd	$3.13	$1,392.85	$3.60	$1,602.00	$5.00	$2,225.00
32	8167011	Mulch, 4 inch	450	Syd	$11.00	$4,950.00	$9.75	$4,387.50	$6.00	$2,700.00
33	8167011	Seeding	445	Syd	$3.13	$1,392.85	$1.50	$667.50	$2.00	$890.00
34	8167011	Topsoil Surface, Furn, 3 inch	335	Syd	$6.40	$2,144.00	$5.40	$1,809.00	$9.00	$3,015.00
35	8167011	Topsoil Surface, Furn, 7 inch	110	Syd	$14.30	$1,573.00	$12.00	$1,320.00	$13.00	$1,430.00
36	8167051	Site Restoration and Cleanup	1	LS	$2,000.00	$2,000.00	$16,108.00	$16,108.00	$11,250.00	$11,250.00
37	8507051	Landscape Maintenance and Warranty, 2 Year	1	LS	$1,500.00	$1,500.00	$4,250.00	$4,250.00	$8,500.00	$8,500.00
		TOTAL BID AMOUNT - BASE BID			**$270,297.93**		**$335,292.00**		**$332,645.50**	

ALTERNATE BID

Line	Pay Item	Description	Qty	Units	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
38	2030011	Dr Structure, Rem	1	Ea	$715.00	$715.00	$900.00	$900.00	$1,425.00	$1,425.00
39	4027001	Sewer, PVC, 12 inch, Tr Det A	357	Ft	$68.20	$24,347.40	$38.00	$13,566.00	$90.50	$32,308.50
40	4027001	Sewer, PVC, 12 inch, Tr Det B	28	Ft	$221.00	$6,188.00	$38.00	$1,064.00	$110.00	$3,080.00
41	4030200	Dr Structure, 24 inch dia	2	Ea	$2,145.00	$4,290.00	$3,350.00	$6,700.00	$2,256.00	$4,512.00
42	4030200	Dr Structure, 48 inch dia	3	Ea	$2,750.00	$8,250.00	$4,600.00	$13,800.00	$5,075.00	$15,225.00
43	4037050	Catch Basin Cover, Troy	5	Ea	$880.00	$4,400.00	$840.00	$4,200.00	$760.00	$3,800.00
		TOTAL BID AMOUNT - ALTERNATE BID			**$48,190.40**		**$40,230.00**		**$60,350.50**	
		TOTAL BID AMOUNT - BASE BID + ALTERNATE BID			**$318,488.33**		**$375,522.00**		**$392,996.00**	

Bid Proposal Acknowledgement:	Y/N	Y	Y	Y
Signed Questionnaire:	Y/N	Y	Y	Y
Insurance:	Y/N	Y	Y	Y
References:	Y/N	Y	Y	Y
Addendum 1 & 2:	Y/N	Y	Y	Y
Forms:	Y/N	Y	Y	Y

Low Bidder Meeting Specifictions

ATTEST:
*(*Bid Opening conducted via a Zoom Meeting)*
Kurt Bovensiep
Dennis Trantham
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

		Simone Construction Services	Warren Contractors & Development, Inc.	WCI Contractors, Inc.
VENDOR NAME:				
CITY:		Shelby Twp., MI	Shelby Twp., MI	Detroit, MI
CHECK AMOUNT:		$5,000	$5,000	$5,000
CHECK NUMBER:		1568470044	6346604934	2019228142
PROPOSAL: BOULAN PARK IMPROVEMENTS PHASES 1 & 2				
BASE BID				

Line	Pay Item	Description	Qty	Units	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	1027051	Audio Visual Record of Construction Area	1	LS	$3,500.00	$3,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00
2	1027051	Mobilization, Max $37,000	1	LS	$37,000.00	$37,000.00	$37,000.00	$37,000.00	$36,300.00	$36,300.00
3	2040045	Masonry and Conc Structure, Rem	10	Cyd	$450.00	$4,500.00	$185.00	$1,850.00	$325.00	$3,250.00
4	2040055	Sidewalk, Rem	6	Syd	$12.00	$72.00	$45.00	$270.00	$75.00	$450.00
5	2047051	Earthwork, Site	1	LS	$75,000.00	$75,000.00	$50,000.00	$50,000.00	$47,500.00	$47,500.00
6	2050016	Excavation, Earth	505	Cyd	$25.00	$12,625.00	$70.00	$35,350.00	$40.00	$20,200.00
7	2080036	Erosion Control, Silt Fence	854	Ft	$5.00	$4,270.00	$3.50	$2,989.00	$5.00	$4,270.00
8	2087050	Erosion Control, Inlet Protection, SedCage	5	Ea	$250.00	$1,250.00	$250.00	$1,250.00	$250.00	$1,250.00
9	3020016	Aggregate Base, 6 inch	1,225	Syd	$15.00	$18,375.00	$17.00	$20,825.00	$32.00	$39,200.00
10	3080005	Geotextile, Separator	110	Syd	$7.50	$825.00	$17.00	$1,870.00	$10.00	$1,100.00
11	4030306	Dr Structure, Tap, 6 inch	3	Ea	$2,200.00	$6,600.00	$900.00	$2,700.00	$1,200.00	$3,600.00
12	4040043	Underdrain, Pipe, Open-Graded, 6 inch	775	Ft	$29.00	$22,475.00	$33.00	$25,575.00	$36.00	$27,900.00
13	5010005	HMA Surface, Rem	452	Syd	$6.25	$2,825.00	$30.00	$13,560.00	$18.00	$8,136.00
14	5010034	HMA, 36A	45	Ton	$318.00	$14,310.00	$303.00	$13,635.00	$370.00	$16,650.00
15	5012024	HMA, 4EL	50	Ton	$318.00	$15,900.00	$303.00	$15,150.00	$407.00	$20,350.00
16	6027011	Conc, Grade Beam, 12 inch	10	Syd	$162.71	$1,627.10	$115.00	$1,150.00	$630.00	$6,300.00
17	6037001	Hot Poured Joint Sealant	1,000	Ft	$2.34	$2,340.00	$3.50	$3,500.00	$7.00	$7,000.00
18	8030044	Sidewalk, Conc, 4 inch	5,650	Sft	$7.50	$42,375.00	$6.90	$38,985.00	$10.25	$57,912.50
19	8037010	Concrete Stoop	105	Sft	$90.00	$9,450.00	$86.00	$9,030.00	$81.00	$8,505.00
20	8037010	Sidewalk, Conc, Thickened Edge	1,075	Sft	$9.75	$10,481.25	$28.60	$30,745.00	$30.00	$32,250.00
21	8080013	Fence, Chain Link, 72 inch	570	Ft	$73.20	$41,724.00	$40.00	$22,800.00	$77.50	$44,175.00
22	8080033	Fence Gate, 6 foot, for 72 inch Chain Link Fence	3	Ea	$1,320.00	$3,960.00	$860.00	$2,580.00	$1,475.00	$4,425.00
23	8080053	Fence Gate, 12 foot, for 72 inch Chain Link Fence	1	Ea	$2,160.00	$2,160.00	$1,750.00	$1,750.00	$2,270.00	$2,270.00
24	8157050	Acer rubrum 'Frank Jr.', 6-ft	5	Ea	$930.00	$4,650.00	$715.00	$3,575.00	$1,020.00	$5,100.00
25	8157050	Acer saccharum, 2.5 inch Cal.	2	Ea	$1,104.00	$2,208.00	$715.00	$1,430.00	$1,275.00	$2,550.00
26	8157050	Carex pensylvanica, plug	150	Ea	$33.60	$5,040.00	$7.00	$1,050.00	$9.00	$1,350.00
27	8157050	Liriodendron tulipifera 'JFS-Oz', 2.5 inch Cal.	2	Ea	$1,170.00	$2,340.00	$715.00	$1,430.00	$1,125.00	$2,250.00
28	8157050	Liriope muscari, 2.5 quart	300	Ea	$40.80	$12,240.00	$35.00	$10,500.00	$15.00	$4,500.00
29	8157050	Schizachyrium scoparium 'Standing Ovation', 2 gal.	45	Ea	$42.00	$1,890.00	$63.00	$2,835.00	$50.00	$2,250.00
30	8157050	Weigela florida 'Bokraspiwi', 3 gal.	27	Ea	$138.00	$3,726.00	$97.00	$2,619.00	$90.00	$2,430.00
31	8167011	Hydromulch	445	Syd	$6.00	$2,670.00	$2.75	$1,223.75	$3.00	$1,335.00
32	8167011	Mulch, 4 inch	450	Syd	$15.40	$6,930.00	$12.60	$5,670.00	$13.00	$5,850.00
33	8167011	Seeding	445	Syd	$5.70	$2,536.50	$5.00	$2,225.00	$3.00	$1,335.00
34	8167011	Topsoil Surface, Furn, 3 inch	335	Syd	$6.00	$2,010.00	$13.75	$4,606.25	$21.50	$7,202.50
35	8167011	Topsoil Surface, Furn, 7 inch	110	Syd	$13.20	$1,452.00	$20.60	$2,266.00	$24.00	$2,640.00
36	8167051	Site Restoration and Cleanup	1	LS	$6,600.00	$6,600.00	$8,000.00	$8,000.00	$21,300.00	$21,300.00
37	8507051	Landscape Maintenance and Warranty, 2 Year	1	LS	$3,480.00	$3,480.00	$5,800.00	$5,800.00	$23,100.00	$23,100.00
		TOTAL BID AMOUNT - BASE BID			**$391,416.85**		**$387,294.00**		**$477,686.00**	
ALTERNATE BID										
Line	**Pay Item**	**Description**	**Qty**	**Units**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**
38	2030011	Dr Structure, Rem	1	Ea	$950.00	$950.00	$650.00	$650.00	$1,750.00	$1,750.00
39	4027001	Sewer, PVC, 12 inch, Tr Det A	357	Ft	$78.00	$27,846.00	$87.00	$31,059.00	$60.00	$21,420.00
40	4027001	Sewer, PVC, 12 inch, Tr Det B	28	Ft	$88.00	$2,464.00	$99.00	$2,772.00	$73.00	$2,044.00
41	4030200	Dr Structure, 24 inch dia	2	Ea	$3,500.00	$7,000.00	$3,875.00	$7,750.00	$3,800.00	$7,600.00
42	4030200	Dr Structure, 48 inch dia	3	Ea	$4,800.00	$14,400.00	$5,550.00	$16,650.00	$6,300.00	$18,900.00
43	4037050	Catch Basin Cover, Troy	5	Ea	$720.00	$3,600.00	$870.00	$4,350.00	$950.00	$4,750.00
		TOTAL BID AMOUNT - ALTERNATE BID			**$56,260.00**		**$63,231.00**		**$56,464.00**	
		TOTAL BID AMOUNT - BASE BID + ALTERNATE BID			**$447,676.85**		**$450,525.00**		**$534,150.00**	

Bid Proposal Acknowledgement:	Y/N	Y	Y	Y
Signed Questionnaire:	Y/N	Y	Y	Y
Insurance:	Y/N	Y	Y	Y
References:	Y/N	Y	Y	Y
Addendum 1 & 2:	Y/N	Y	Y	Y
Forms:	Y/N	1 of 5 Missing	Y	Y

CITY OF TROY
BID TABULATION
BOULAN PARK IMPROVEMENTS PHASE I & 2

					VENDOR NAME:	Decima LLC	DMC Consultants, Inc	
					CITY:	Detroit, MI	Detroit, MI	
					CHECK AMOUNT:	$5,000	$5,000	
					CHECK NUMBER:	41228339	1147293	
PROPOSAL: BOULAN PARK IMPROVEMENTS PHASES 1 & 2								
BASE BID								
Line	**Pay Item**	**Description**	**Qty**	**Units**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**
1	1027051	Audio Visual Record of Construction Area	1	LS	$4,385.00	$4,385.00	$16,000.00	$16,000.00
2	1027051	Mobilization, Max $37,000	1	LS	$37,000.00	$37,000.00	$37,000.00	$37,000.00
3	2040045	Masonry and Conc Structure, Rem	10	Cyd	$638.00	$6,380.00	$240.00	$2,400.00
4	2040055	Sidewalk, Rem	6	Syd	$14.00	$84.00	$250.00	$1,500.00
5	2047051	Earthwork, Site	1	LS	$47,600.00	$47,600.00	$48,000.00	$48,000.00
6	2050016	Excavation, Earth	505	Cyd	$105.00	$53,025.00	$40.00	$20,200.00
7	2080036	Erosion Control, Silt Fence	854	Ft	$1.85	$1,579.90	$7.00	$5,978.00
8	2087050	Erosion Control, Inlet Protection, SedCage	5	Ea	$346.00	$1,730.00	$480.00	$2,400.00
9	3020016	Aggregate Base, 6 inch	1,225	Syd	$24.00	$29,400.00	$50.00	$61,250.00
10	3080005	Geotextile, Separator	110	Syd	$25.00	$2,750.00	$32.00	$3,520.00
11	4030306	Dr Structure, Tap, 6 inch	3	Ea	$4,330.00	$12,990.00	$800.00	$2,400.00
12	4040043	Underdrain, Pipe, Open-Graded, 6 inch	775	Ft	$68.00	$52,700.00	$54.00	$41,850.00
13	5010005	HMA Surface, Rem	452	Syd	$18.50	$8,362.00	$18.00	$8,136.00
14	5010034	HMA, 36A	45	Ton	$307.00	$13,815.00	$550.00	$24,750.00
15	5012024	HMA, 4EL	50	Ton	$307.00	$15,350.00	$550.00	$27,500.00
16	6027011	Conc, Grade Beam, 12 inch	10	Syd	$1,484.00	$14,840.00	$632.00	$6,320.00
17	6037001	Hot Poured Joint Sealant	1,000	Ft	$18.50	$18,500.00	$7.00	$7,000.00
18	8030044	Sidewalk, Conc, 4 inch	5,650	Sft	$11.15	$62,997.50	$19.00	$107,350.00
19	8037010	Concrete Stoop	105	Sft	$62.00	$6,510.00	$104.00	$10,920.00
20	8037010	Sidewalk, Conc, Thickened Edge	1,075	Sft	$18.50	$19,887.50	$19.00	$20,425.00
21	8080013	Fence, Chain Link, 72 inch	570	Ft	$74.00	$42,180.00	$102.00	$58,140.00
22	8080033	Fence Gate, 6 foot, for 72 inch Chain Link Fence	3	Ea	$1,470.00	$4,410.00	$2,032.00	$6,096.00
23	8080053	Fence Gate, 12 foot, for 72 inch Chain Link Fence	1	Ea	$2,255.00	$2,255.00	$3,120.00	$3,120.00
24	8157050	Acer rubrum 'Frank Jr.', 6-ft	5	Ea	$422.00	$2,110.00	$708.00	$3,540.00
25	8157050	Acer saccharum, 2.5 inch Cal.	2	Ea	$636.00	$1,272.00	$664.00	$1,328.00
26	8157050	Carex pensylvanica, plug	150	Ea	$13.00	$1,950.00	$29.00	$4,350.00
27	8157050	Liriodendron tulipifera 'JFS-Oz', 2.5 inch Cal.	2	Ea	$538.00	$1,076.00	$664.00	$1,328.00
28	8157050	Liriope muscari, 2.5 quart	300	Ea	$46.00	$13,800.00	$28.00	$8,400.00
29	8157050	Schizachyrium scoparium 'Standing Ovation', 2 gal.	45	Ea	$83.00	$3,735.00	$49.00	$2,205.00
30	8157050	Weigela florida 'Bokraspiwi', 3 gal.	27	Ea	$110.00	$2,970.00	$116.00	$3,132.00
31	8167011	Hydromulch	445	Syd	$4.00	$1,780.00	$5.00	$2,225.00
32	8167011	Mulch, 4 inch	450	Syd	$10.00	$4,500.00	$17.00	$7,650.00
33	8167011	Seeding	445	Syd	$1.50	$667.50	$4.00	$1,780.00
34	8167011	Topsoil Surface, Furn, 3 inch	335	Syd	$6.00	$2,010.00	$7.00	$2,345.00
35	8167011	Topsoil Surface, Furn, 7 inch	110	Syd	$15.00	$1,650.00	$47.00	$5,170.00
36	8167051	Site Restoration and Cleanup	1	LS	$31,230.00	$31,230.00	$35,000.00	$35,000.00
37	8507051	Landscape Maintenance and Warranty, 2 Year	1	LS	$43,950.00	$43,950.00	$75,000.00	$75,000.00
		TOTAL BID AMOUNT - BASE BID				**$571,431.40**		**$675,708.00**
ALTERNATE BID								
Line	**Pay Item**	**Description**	**Qty**	**Units**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**
38	2030011	Dr Structure, Rem	1	Ea	$1,620.00	$1,620.00	$2,400.00	$2,400.00
39	4027001	Sewer, PVC, 12 inch, Tr Det A	357	Ft	$58.00	$20,706.00	$96.00	$34,272.00
40	4027001	Sewer, PVC, 12 inch, Tr Det B	28	Ft	$57.00	$1,596.00	$208.00	$5,824.00
41	4030200	Dr Structure, 24 inch dia	2	Ea	$3,780.00	$7,560.00	$4,800.00	$9,600.00
42	4030200	Dr Structure, 48 inch dia	3	Ea	$4,388.00	$13,164.00	$7,200.00	$21,600.00
43	4037050	Catch Basin Cover, Troy	5	Ea	$1,350.00	$6,750.00	$1,920.00	$9,600.00
		TOTAL BID AMOUNT - ALTERNATE BID				**$51,396.00**		**$83,296.00**
		TOTAL BID AMOUNT - BASE BID + ALTERNATE BID				**$622,827.40**		**$759,004.00**

Bid Proposal Acknowledgement:	Y/N	Y	Y
Signed Questionnaire:	Y/N	Y	Y
Insurance:	Y/N	Y	Y
References:	Y/N	Y	Y
Addendum 1 & 2:	Y/N	Y	Y
Forms:	Y/N	Y	Y

ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS
Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

February 24, 2026

Kurt Bovensiep
Public Works Director
Department of Public Works
City of Troy
4693 Rochester Road
Troy, Michigan 48085

Reference: **Proposal for Construction Administration Services**
Boulan Park Improvements – Phases 1 and 2
City of Troy

Dear Mr. Bovensiep:

Thank you for considering our firm for providing construction engineering and surveying services on the project referenced above.

Understanding of the Project
On February 12, 2026, the City of Troy opened bids for a project to construct phases 1 and 2 of an accessible playground at Boulan Park. The City has requested a proposal to provide construction inspection, staking, testing, and administration for this project.

Services to be Provided
We propose to furnish the following services:

A. **Construction Inspection and Administration -** We will perform construction staking, inspection, engineering, testing, and administration, including the following tasks

- Conduct a preconstruction meeting
- Perform construction staking – this includes separate site visits to stake storm sewer, concrete pavement, and pathway.
- Perform construction administration services, including but not limited to preparing pay estimates, contract modifications, weekly status reports, generate punch lists, and perform project closeout.

- Perform construction engineering services as necessary, respond to conflicts that require attention, and respond to resident concerns
- Perform full-time on-site construction observation when the Contractor is working on pay item work, including storm sewer, underdrain, concrete paving, HMA path paving, play structure installation, fence installation, restoration, grading, and other related work shown on the engineering plans.
- Conduct wage rate interviews in accordance with CDBG requirements
- Perform certified payroll reviews in accordance with CDBG requirements
- Coordinate with G2 Geotechnical to perform materials testing for all sub-base, stone base, concrete, and HMA placed by the Contractor
- Review material and shop drawing submittals
- Site visits by landscape professional to oversee plantings, playscape, and other amenities
- Respond to Contractor requests for information
- Conduct progress meetings on site every two (2) weeks

Fee for Professional Services
The following fees will be on a lump sum (fixed fee) basis unless noted otherwise.

Construction Staking	$ 7,600
Project Management	$ 14,200
Construction Inspection & Administration	$ 45,500
Materials Testing (G2)	$ 10,000
TOTAL	**$ 77,300**

Any additional services will be provided on an hourly basis according to the current rate schedule in our existing contract for the period in which the work is performed.

Execution of the Agreement
We trust that this proposal meets your needs. Please advise if any modifications or clarifications are required. When you are prepared to authorize us to proceed, please sign, date, and return one copy of this agreement with original signatures for our use.

We thank you once again for the opportunity to work with you on this project.

Sincerely,

Anderson, Eckstein and Westrick, Inc.

Jennifer L. Chehab, PE
Project Manager

Scott P. Lockwood, PE
Executive Vice President

Accepted By

Signature

Date

\\AEW-ACTDATA\Active\0999\0999-0852\2026\JLC\Troy\Boulan Park\Boulan Park Phase 2 CA.docx

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.7.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Peter Hullinger, Fire Chief

Subject: 2026 City Council Meeting Schedule

Background

The City Council adopted its calendar year 2026 regular meeting schedule on December 1, 2025, and may reschedule Regular Meetings and/or schedule Special Meetings in accordance with the City Charter and Michigan Open Meetings Act. The Emergency Medical and First Responder Services Agreement starting January 1, 2026, by and between the City of Troy and Star EMS provides for an evaluation of the Performance-Based Tiered Response Model after a six-month trial.

Recommendation

City Management recommends the City Council schedule a Special Meeting for this purpose on July 27, 2026, at 6:00 PM in the Council Board Room consistent with the City Council Rules of Procedure.

Suggested Resolution:

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, July 27, 2026 Emergency Medical Services (EMS) Performance Evaluation

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.

500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

J.2.a. City Council Minutes-Draft - February 23, 2026

ATTACHMENT(S):
20260223

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, February 23, 2026, 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
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation Honoring Sienna Nguyen For Outstanding Leadership

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 - Traffic Committee

a) Mayoral Appointments

City Council took NO ACTION on this item.

b) City Council Appointments

Resolution #2026-02-024
Moved by Chanda
Seconded by Hamilton

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

Traffic Committee
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2029	**Jasper Gill**
	Term currently held by: Dale Christiansen - No Reappointment
Term Expires: 1/31/2029	**Al Petrulis**
	Term currently held by: Al Petrulis
Term Expires: 1/31/2029	**Pete Ziegenfelder**
	Term currently held by: Pete Ziegenfelder

Yes: All-7
No: None

MOTION CARRIED

Resolution #2026-02-025
Moved by Chanda
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **CONFIRMS** the appointment of the following person to serve on the Boards and Committees as indicated:

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

Term Expires: 12/31/2026	**Tyler Fox**	**PC Rep on ZBA**
	Term currently held by: Tyler Fox	

Yes: All-7
No: None

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Liquor Advisory Committee

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2026-02-026
Moved by Chanda
Seconded by Bluhm

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:

Liquor Advisory Committee
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	**Kelly Jones**
	Term currently held by: Kelly Jones

Yes: All-7
No: None

MOTION CARRIED

I.3. Request for Closed Session

Resolution #2026-02-027
Moved by Baker
Seconded by Brooks

RESOLVED, That the Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v McDonalds Corporation*, Oakland County Circuit Court case number 2025-212739-CC.

Yes: All-7
No: None

MOTION CARRIED

I.4. Standard Purchasing Resolution 8: Best Value Award – Legal Services – Labor Attorney (Introduced By: Jennifer Sloan, Deputy Human Resources Director)

Resolution #2026-02-028
Moved by Chanda
Seconded by Chamberlain

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract to provide Legal Services – Labor Attorney with an option to renew for two (2) additional 3-year terms to the highest rated proposer, *Giarmarco, Mullins & Horton, P. C. of Troy, MI* as a result of a best value process at the hourly rates as detailed in the Bid Tabulation dated January 15, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire February 28, 2035.

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

Yes: All-7
No: None

MOTION CARRIED

I.5. Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sanctuary Lake Golf Course (Introduced by: Brian Goul, Recreation Director)

Resolution #2026-02-029
Moved by Chamberlain
Seconded by Brooks

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course maintenance equipment for Sanctuary Lake Golf Course for an estimated total cost of $134,149.76, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED

I.6. Bid Waiver - Three (3) Year Extension of Contract - Community Planning and Related Services (Introduced by: Brent Savidant, Community Development Director)

Resolution #2026-02-030
Moved by Gunn
Seconded by Chanda

WHEREAS, On February 22, 2021, Troy City Council awarded a three (3) year contract to provide Community Planning and Related Services for the City of Troy to the best value bidder, *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI*, with the option to renew for two (2) additional years; contract expiring on March 31, 2024. (Resolution #2021-02-027); and

WHEREAS, On March 4, 2024, Troy City Council approved the option to exercise the two-year renewal of the contract for two (2) years under the same terms of the 2021 contract; so that the contract expires on March 31, 2026 (Resolution #2024-03-039-J-4c); and

WHEREAS The City of Troy has determined that *Carlisle, Wortman and Associates, Inc.* continues to successfully provide Community Planning and Related Services to the City as per all terms and conditions of the existing contract, and it is in the best interest of the City to extend the professional relationship.

THEREFORE, BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached three (3) year Agreement Extension for Community Planning and Related Consulting Services with *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI,* which amends the proposed hourly rates as provided in the attached proposal and letter of agreement dated November 18, 2025; Agreement expiring March 31, 2029. This Agreement Extension also provides for up to two (2) additional one-year term extensions thereafter.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Agreement Extension with *Carlisle, Wortman and Associates, Inc*, for Community Planning and Consulting Services; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED

I.7. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchase – Troy Police Department Community Services Vehicle; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Emergency Lights and Vehicle Graphics and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

Resolution #2026-02-031
Moved by Gunn
Seconded by Chamberlain

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of a Ford Bronco from *Gorno Ford, Inc. of Woodhaven, MI* for the Troy Police Department for an estimated cost of $70,295.00 as detailed in the attached quote as per the MiDEAL Cooperative Contract #240000001193; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That in the best interest of the City, Troy City Council **GRANTS** the authority to expend capital budgeted funds to *Cruisers Police Equipment of Howell, MI* and *Majik Graphics of Clinton Twp, MI* for the emergency lights and vehicle graphics for an estimated amount of $16,465.64 and $3,065.76 respectively, as detailed in the attached quotes; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a 10% contingency in the amount of $9,000.00 for an estimated project total cost of $98,826.40.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Drug Forfeiture Fund in the amount of $19,000.00.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-02-032-J-1a
Moved by Hamilton
Seconded by Chanda

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

presented with the exception of Item(s) J-11 which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes: All-7
No: None

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-02-032-J-2

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

J.2.a. City Council Minutes-Draft - February 9, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – DPW Fleet Dump Truck with Snow and Ice Removal Equipment

Resolution #2026-02-032-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Freightliner 108SD truck chassis and (1) dump body with snow equipment from *Wolverine Freightliner-Eastside, Inc., of Mt. Clemens, MI* and *Truck and Trailer Specialties, Inc., of Howell, MI*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated grand total cost of $327,277.00 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.

J.5. Act 51 Mileage Certification for 2025

Resolution #2026-02-032-J-5

a) Street Addition

WHEREAS, It is necessary to furnish certain road information to the state of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center lines of said streets are described as:

(Capstan Court) Part of the Northeast ¼ of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northeast Corner of said Section 22; thence North 89 degrees 37 minutes 00 seconds West, along the North Line of said Section 22, 433.82 feet to the point of beginning of the centerline of Capstan; thence South 00 degrees 00 minutes 22 seconds East 180.65 feet; thence 69.43 feet along a curve to the right having a radius of 44.00 feet, a delta angle of 90 degrees 24 minutes 36 seconds, and a chord bearing and distance of South 45 degrees 11 minutes 19 seconds West 62.45 feet; thence North 89 degrees 37 minutes 00 seconds West 156.95 feet; thence 69.39 feet along a curve to the left having a radius of 44.00 feet, a delta angle of 90 degrees 21 minutes 29 seconds, and a chord bearing and distance of South 45 degrees 12 minutes 42 seconds West 62.42 feet; thence South 00 degrees 02 minutes 52 seconds West 392.36 feet; thence South 24 degrees 29 minutes 07 seconds East 133.29 feet to the point of ending of said road. Said centerline of road is 1,002.07 feet in length more or less.

(Catherine Lane) Part of the Northwest ¼ of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the North ¼ Corner of said Section 4; thence North 89 degrees 28 minutes 34 seconds West, along the North Line of said Section 4, 1430.00 feet and South 00 degrees 06 minutes 35 seconds West 812.12 feet and South 89 degrees 53 minutes 25 seconds East 177.00 feet to the point of beginning of the centerline of Catherine; thence North 00 degrees 06 minutes 35 seconds East 470.00 feet to the point of ending of said road. Said centerline of road is 470.00 feet in length more or less.

(Kirkton Avenue) Part of the Northwest ¼ of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the West 1/4 Corner of said Section 27; thence North 87 degrees 07 minutes 56 seconds East, along the East and West ¼ Line of said Section 27, 2203.58 feet and North 02 degrees 27 minutes 04 seconds West 698.01 feet to the point of beginning of the centerline of Kirkton; thence North 02 degrees 27 minutes 04 seconds West 170.00 feet to the point of ending of said road. Said centerline of road is 170.00 feet in length more or less.

WHEREAS, The above said streets are located within the City of Troy; right of way is under the control of the City of Troy; said streets are public streets and are for public street purposes and were open to the public prior to December 31, 2025;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby ACCEPTS the following non-platted streets: Capstan Court, Catherine Lane, and Kirkton Avenue into the City of Troy local street system.

b) Street Deletion

WHEREAS, The City of Troy does wish to decertify Deerfield Drive. The decertification of Deerfield Drive is located between Gatwick Drive and the end of Deerfield Drive for a total decertification length of 97.71 feet.

WHEREAS, The above said street has been disconnected from Gatwick Drive and is no longer open to direct traffic from Gatwick Drive;

WHEREAS, The City of Troy does wish to decertify a portion of Parkton Drive. The decertification of Parkton Drive is located between Hartland Avenue and the end of Parkton Drive for a total decertification length of 21.31 feet.

WHEREAS, The above said street has been disconnected from Hartland Avenue and is no longer open to direct traffic from Hartland Avenue;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DECERTIFIES** a portion of the following streets: Deerfield Drive between Gatwick Drive and the end of Deerfield Drive, Parkton Drive between Hartland Avenue and the end of Parkton Drive from the City of Troy local street system.

J.6. Request for Acceptance of a Permanent Easement, Golden Villas Site Condominium, Sidwell #88-20-12-200-031 & -035

Resolution #2026-02-032-J-6

RESOLVED, That Troy City Council **ACCEPT** the permanent easement for public utilities and public service facilities from Salvatore D. DiMercurio and Salvatore DiMercurio, owners of the properties having Sidwell #88-20-12-200-031 & -035.

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.7. PA 152 — Publicly Funded Health Care

Resolution #2026-02-032-J-7

WHEREAS, That Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, That choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2026/27.

J.8. Request for Acceptance of Two Permanent Easements, BMW Kar Wash, LLC, Sidwell #88-20-15-101-030

Resolution #2026-02-032-J-8

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and sidewalks from BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

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

J.9. Request for Acceptance of Four Permanent Easements, Northland 5455 Corporate, LLC, Sidwell #88-20-08-451-015 & -016

Resolution #2026-02-032-J-9

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for sanitary sewers, water mains, and ingress and egress for emergency services from Northland 5455 Corporate, LLC, owner of the properties having Sidwell #88-20-08-451-015 and -016.

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.

J.10. Interlocal Agreement for the Oakland County P25 Simulcast System

Resolution #2026-02-032-J-10

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached Oakland County P25 Simulcast System – Interlocal Agreement between Oakland County and City of Troy.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City of Troy Mayor, Ethan D Baker, to sign the Oakland County P25 Simulcast System – Interlocal Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting and also retained by the Troy City Clerk.

J.11. Troy Landmark Properties v. City of Troy

Resolution #2026-02-033
Moved by Baker
Seconded by Chamberlain

RESOLVED, That the City of Troy City Council **APPROVES** the proposed Consent Judgment in the City of Troy v Troy Landmark Properties, LLC, condemnation case, Oakland County Circuit Court case number 2025-213610 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065, and **FURTHER AUTHORIZES** the City Attorney or designee to execute the document on behalf of the City of Troy; a copy of the Consent Judgment is to be **ATTACHED** to the original Minutes of this meeting.

Yes: Brooks, Chamberlain, Chanda, Hamilton, Baker, Bluhm
No: None
Abstain: Gunn

MOTION CARRIED

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. Announcement of Public Hearing for March 2, 2026 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project

K.1.b. Announcement Public Hearing - March 2, 2026 - Conditional Rezoning – Proposed Troy Trail North, East side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District

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:

Project Synara	Requested a proclamation acknowledging Epilepsy Awareness Day in March
Mary Ellen Barden	Commented on new zoning and overbuilding
Susan Kuhn	Commented on the Police Department and ICE
Deborah Louzecky	Commented on upcoming public hearing about Neighborhood Nodes

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 City Council Rules does not allow proclamations for awareness days, but there is a possibility to light up City Hall purple on March 26th for Epilepsy Awareness Day.

Council Member Bluhm commented that she fully supports Epilepsy Awareness Day and their efforts.

Council Member Chamberlain encouraged Project Synara to email the City Council general email with information about upcoming events so Council can attend.

Council Member Brooks thanked Project Synara for coming forward tonight and offered to share information and events on her social media page.

Council Member Gunn appreciated Project Synara for sharing information tonight and he offered to share information on his social media page.

Mayor Pro Tem Chanda thanked Project Synara for sharing information tonight and offered support for promoting their events. He also suggested that this information be shared with first responders.

Council Member Chamberlain requested more information and the status of Neighborhood Nodes. Mayor Baker said that proposed language and amendments is on the Planning Commission agenda tomorrow night.

Council Member Chamberlain commented that the density in office to residential conversions make sense in those areas. She said there is a potential issue with two bills in committee in Lansing: HB5529 and HB5532 that take away control from local municipalities in the effort to increase housing available throughout the state, but at the expense of density issues.

Mayor Baker commented that SEMCOG is holding a press conference tomorrow that he will attend. He said that the MML is circulating a letter for local officials to sign supporting saying no to these bills and he has already signed this letter. He encouraged residents to pay attention to and speak up regarding these bills.

Council Member Brooks said she spoke with State Rep MacDonell expressing concern regarding these bills and she encouraged residents to contact their state representatives. She said these bills come from a good place addressing the housing shortage but taking away local control would cause a lot of problems for Troy residents.

Mayor Pro Tem Chanda commented that the housing shortage is a real issue, but every community is different and local officials know what is best for their residents. He said that office space conversion to residential is good and has been successful in Troy.

Council Member Chamberlain said she is glad Mayor Baker will be attending the press conference. She asked if there could be consensus of Council to draft something regarding the legislation. She also commented that this is happening throughout the United States.

Council Member Gunn commented that converting office to residential is good, but it is important to consider who will want to live in the spaces. He said he has observed more collaboration between developers and Planning for more greenspace over the past few years.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Traffic Committee Minutes - November 19, 2025

O.2. Department Reports:

O.2.a. Fiscal Year 2026 - Second Quarter Financial Report

O.2.b. 2026 Advance - Final Report

O.2.c. January 2026 Emergency Medical Services (EMS) Monthly Report

O.3. Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P.1. Council Comments

P.1.a. Mayor Ethan Baker - State of the City 2026 Announcement

P.1.b. Mayor Ethan Baker - U.S. Conference of Mayors - AI Playbook for Cities

Council Member Chamberlain said she will be out of town during the State of the City address. She thanked Mayor Baker for bringing forward the AI Playbook, and would be interested in seeing a report from City Staff.

Council Member Chamberlain commented that it is a rare moment when so many sacred events converge at the same time. She said in Troy and Michigan, it is tree-tapping season for making maple syrup and the opening of the new Sugar Shack at the Nature Center. She commented on growth and renewal being just below the surface during the cold of winter.

Council Member Gunn commended the youth of Troy promoting Epilepsy Awareness, Sienna Nguyen on her outstanding leadership accomplishments, and an International Academy student who is advising teachers on the use of AI. He said he looks forward to participating in the tree tapping events. He also commented that he is supportive of the comments circulating looking to build a large gold medal to hang from the Gordie Howe bridge. He congratulated all of the Olympic athletes.

Council Member Bluhm commended the youth of Troy for their rare and special engagement efforts within the community. She applauded Mayor Baker for his involvement with the US Conference of Mayors for engagement and cross-learning, and she appreciated the valuable information on AI.

Council Member Brooks commented in agreement that the conversations on AI need to continue. She commented that March is a big season for maple syrup at the Nature Center to participate or

volunteer. She clarified some comments from the last meeting regarding traffic at Long Lake and Rochester Road. She said there is no through traffic on Long Lake and stressed that drivers cannot cut through properties and noted that there is signage posted prohibiting cutting through properties.

Mayor Pro Tem Chanda commented on the importance of learning about the ethical issues with using AI. He commented that the Troy High Hammerheads robotics team are having an event on Thursday where you can see their robots in action. He also commented on celebrating multiple holidays converging at the same time.

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):

The Meeting **RECESSED** at 9:01 PM.

The Meeting **RECONVENED** at 9:11 PM.

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:13 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
Dennis Trantham, Deputy Public Works Director

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Concrete Floor Refinishing Services

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History

The Facilities Division of the Department of Public Works is frequently requested to perform concrete floor refinishing at the 56 facilities under its management. These requests range from routine maintenance of shop floors and storage areas to more complex refinishing in public-facing areas. Many of these projects require specialized surface preparation equipment as well as professional knowledge of coating systems, substrate conditions, moisture mitigation, and long-term performance compatibility.

Bid specifications were developed to establish an on-demand, as-needed contract for concrete floor refinishing services. The specifications include requirements for surface preparation standard, moisture testing procedures, coating system compatibility, slip-resistance ratings where applicable, and manufacturer warranty provisions. The contract also outlines performance expectations related to durability, cure times, facility downtime coordination, and protection of adjacent finishes and building systems.

Purchasing

On February 19, 2026, a bid opening was conducted as required by City Charter and Code for a two (2) year contract to provide Concrete Floor Refinishing Services with the option to renew for three (3) 1-year terms. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi. Eight hundred and three (803) vendors were notified via the MITN system. One (1) bid response was received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	803
Troy Companies notified via MITN	19
Troy Companies- Active email notification	19
Troy Companies- Active Free	0
Companies that viewed the bid	44
Troy Companies that viewed the bid	1

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, RFOs and Quote opportunities within the City.
Active MITN *non-paying* members are responsible to monitor and check the MITN website for opprotunites 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.

Great Lakes Concrete Restoration, LLC, of Troy, MI has over 50 years of combined experience and knowledge in concrete floor restoration, polishing and epoxy services. They have successfully completed multiple concrete refinishing projects for the City and are being recommended for award.

Financial
Funds are available in the various department operating and when appropriate, capital budgets requiring concrete floor refinishing for the 2026 fiscal year and subsequent fiscal years for the duration of the contract.

Recommendation
City Management recommends awarding a contract to provide as-needed Concrete Floor Refinishing Services for two (2) years with three (3) one-year renewal options to the sole bidder meeting specifications, *Great Lakes Concrete Restoration LLC, of Troy, MI* at unit prices contained in the bid tabulation opened February 19, 2026; not to exceed budgetary limitations; contract to expire June 30, 2031.

Suggested Resolution:
RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide as-needed Concrete Floor Refinishing Services for two (2) years with three (3) one-year renewal options to the sole bidder meeting specifications, *Great Lakes Concrete Restoration LLC of Troy, MI,* at unit prices contained in the bid tabulation opened February 19, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2031.

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

CITY OF TROY
BID TABULATION
CONCRETE FLOOR REFINISHING

VENDOR NAME:	Great Lakes Concrete Restoration LLC
CITY:	Troy, MI
CHECK #:	709883
CHECK AMOUNT:	$4,000.00

PROPOSAL: CONCRETE FLOOR REFINISHING – The City of Troy is seeking a qualified certified installer for L & M Chemical FGS Polished Floor Systems

PROPOSAL A - POLISHED CONCRETE

	Description	Finish Level	Unit	Unit Price
1	Polished Concrete – Low Sheen	Level 1 - Matte	SF	$3.50
2	Polished Concrete – Satin Finish	Level 2	SF	$4.25
3	Polished Concrete – Semi-Gloss	Level 3	SF	$5.00
4	Polished Concrete – High Gloss	Level 4	SF	$5.75

PROPOSAL B - EPOXY FLOOR SYSTEM

	Description	System Type	Unit	Unit Price
1	Epoxy Floor System – Solid Color	Primer + Epoxy	SF	$4.50
2	Epoxy Floor System – Quartz Broadcast	Slip Resistant	SF	$9.00*
				*Must be double broadcast system
3	Epoxy Floor System – Decorative Flake	Full Broadcast	SF	$7.00

PROPOSAL C – Non-Structural Crack Repair (LARGE CRACKS) and Existing Substrate Removal – UNIT PRICING

	Description	Unit	Unit Price
1	Crack Repair – Up to 1/2 inch wide (Epoxy Fill)	LF	$6.50*
			*1.5" Deep
2	Crack Repair – 1/2 inch to 1 inch wide (Epoxy Fill)	LF	$7.50
3	Crack Repair – Structural or Moving Cracks (Engineer-Directed)	LF	$7.50*
			*Per issue TBD
4	Removal of existing finishes	SF	$1.00
5	Carpet Removal, including pad and mastic	SF	$1.50
6	VCT Removal, including Mastic	SF	$1.50
7	Epoxy or other coating removal	SF	$1.50
8	Multiple Substrate removal (layered systems)	SF	$2.00

PROPOSAL D – TEMPORARY POWER/GENERATOR PRICING

	Description	Unit	Unit Price
1	Portable Generator (up to 5 kW)	Day	N/C
2	Portable Generator (5–10 kW)	Day	N/C
3	Portable Generator (10–20 kW)	Day	$150.00
4	Fuel, Setup, and Removal	Each	N/A
5	Temporary Power Distribution (cords, panels)	Day	$500.00*
			*65kw 3 phase

PROPOSAL E – RESTORATION SERVICES

	Description	Floor Type	Unit	Unit Price
1	Annual Restoration – Clean, Light Hone, Re-Guard	Polished Concrete	SF	$2.25
2	Annual Restoration – Burnish & Re-Guard	Polished Concrete	SF	$2.00
3	Annual Restoration – Clean & Recoat Topcoat	Epoxy Flooring	SF	$2.50
4	Annual Restoration – Slip-Resistance Refresh	Epoxy Flooring	SF	$2.50

Contact Information:	Y or N	Y
Mandatory Site Inspection:	Y or N	Y
# of calendar days after notice to proceed work will start:		Your Schedule
References:	Y or N	Y
Insurance:	Y or N	Y
Annual % Price Increase:		0%
Payment Terms:		Net 30
Warranty:		Yes
Exceptions:		None
Acknowledgement:	Y or N	Y
Vendor Questionnaire:	Y or N	Y
Signed Addendum:	Y or N	N
Forms:	Y or N	Y

Attest:
*(*Bid Opening conducted via a Zoom Meeting)*
Laura Campbell
Andrew Chambliss
Nellie Bert
Beth Zaccardelli

Emily Frontera
Purchasing Manager

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
Dennis Trantham, Deputy Public Works Director

Subject: Standard Purchasing Resolution 8: Best Value Award – DDA and Civic Center Upgraded Landscape Maintenance

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History

The Parks Division is responsible for the maintenance of the City's medians and municipal property, which includes the Civic Center Complex and the medians along the Troy Downtown Development Authority (TDDA). This responsibility includes maintaining the turf through cutting, weed control, and fertilizing along with maintaining the landscape beds through mulching, trimming trees and shrubs, and weeding. Image is a very important consideration when improving the economic status of the corridor, which also is why the city provides a higher level of maintenance to this area when compared to other non-irrigated medians and municipal facilities throughout the City.

Because it has become difficult to predict how local weather patterns may influence the growth of landscape; the City of Troy issued a Request for Proposals for Upgraded Landscape Maintenance for both the Civic Center Complex and the Big Beaver Corridor within the Troy DDA, to be awarded as a performance-based contract. A performance-based contract ensures the awarded contractor shall be 100% contract compliant by including and imposing financial penalties to the contractor if specific contracted maintenance requirements are not met. The proposals were rated on specific factors; such as company expertise and professionalism, achievement awards, certifications, specific types of equipment, pricing and professional references from other comparable municipalities.

The Troy Downtown Development Authority corridor has recently undergone significant improvements within the diverging diamond, and future maintenance needs have been incorporated into the current landscape maintenance contract. The contract has been structured to account for the enhanced landscaping, site amenities, and ongoing upkeep associated with the completed improvements.

The current contract expired December 31, 2025 and was successfully completed by DJ's Landscape Management for an annual cost of $208,291.76.

Purchasing

On February 12, 2026, a bid opening was conducted as required by City Charter and Code for Upgraded Landscape Maintenance at the Civic Center Complex and Troy DDA. The two bids were posted on Bidnet Direct/MITN Purchasing Group (MITN) website; www.bidnetdirect.com//city-of-troy-mi. Seven hundred and ten (710) vendors were notified of the bid opportunities. Five (5) proposals were received for each of the bid opportunities. Below is a summary of potential vendors for both bid opportunities:

Companies notified via MITN	710
Troy Companies notified via MITN	6
Troy Companies - Active email Notification	6
Troy Companies - Active Free	0
Companies that viewed the bid	221/114
Troy Companies that viewed the bid	3

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.

Each of the five responsive bidders met the pass/fail criteria.

Green Meadows Lawnscape, Inc	Rochester Hills, MI
DJ's Landscaping Management	Romulus, MI
Brightview Landscapes, LLC	Pontiac, MI
Big Lakes Lawncare	Macomb, MI
Russell Landscaping Inc	Troy, MI

Committee Members, Kurt Bovensiep, Public Works Director and Dennis Trantham, Deputy Public works Director evaluated the proposals.

Based on evaluated proposals and pricing, Green Meadows Lawnscape of Rochester Hills, MI scored the highest, meeting all specifications and is being recommended as the best value award for the City to provide Upgraded Landscape Maintenance for both the Civic Center Complex and the Troy DDA Big Beaver Corridor at unit prices as detailed in the attached bid tabulation. Green Meadows Lawnscape currently provides services for the City satisfactorily meeting all contract requirements.

Financial

Funds are available in the Parks Division Operating Budget. The funds expensed for the medians on Big Beaver and other areas associated with the Troy Downtown Development Authority (TDDA) are eligible for reimbursement from the Tax Increment Financing (TIF).

Recommendation

City Management recommends awarding a contract to provide DDA Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew, to Green Meadows Lawnscape, Inc. of Rochester Hills, MI, for an estimated cost of $188,475 for Proposal A and $24,990 for Proposal B at unit prices contained in the bid tabulation opened February 12, 2026; not to exceed budgetary limitations; contract to expire December 31, 2030.

City Management recommends awarding a contract to provide Civic Center Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to Green Meadows Lawnscape Inc. of Rochester Hills, MI for an estimated cost of $135,650 at unit prices contained in the bid tabulation opened February 12, 2026; not to exceed budgetary limitations; contract to expire December 31, 2030.

Suggested Resolution:
RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide DDA Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape, Inc. of Rochester Hills, MI* for an estimated annual cost of $188,475 for Proposal A and $24,990 for Proposal B at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Civic Center Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape Inc. of Rochester Hills, MI* for an annual estimated cost of $135,650 at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

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

VENDOR NAME:	**Green Meadows Lawnscape, Inc.**			Big Lakes Lawncare			DJ's Landscape Management		
CITY:	**Rochester Hills, MI**			Macomb, MI			Romulus, MI		
CHECK AMOUNT:	$5,000.00			$5,000.00			$5,000.00		
CHECK NUMBER:	41226692			2901352			92328584		
PROPOSAL: UPGRADED LANDSCAPE MAINTENANCE DDA SERVICES									
PROPOSAL A: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	**$188,475**	**$188,475**	**$188,475**	$193,500	$197,410	$203,333	$203,479	$204,566	$210,703
COST PER ACRE: To add or delete acreage during the contract term	**$125.00**	**$125.00**	**$125.00**	$125.00	$130.00	$135.00	$87.90	$90.60	$93.30
ADDITIONAL SERVICES:	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**
Additional Mowings: Before April 1st or after November 30th	**$125.00**	**$125.00**	**$125.00**	$6,100.00	$6,600.00	$7,400.00	$87.90	$90.60	$93.30
Additional Edging: Before April 1st or after November 30th	**$475.00**	**$475.00**	**$475.00**	$5,000.00	$5,800.00	$6,400.00	$87.90	$90.60	$93.30
Additional Trimming: Before April 1st or after November 30th	**$350.00**	**$350.00**	**$350.00**	$2,000.00	$2,500.00	$3,000.00	$87.90	$90.60	$93.30
PROPOSAL B: IRRIGATION MAINTENANCE	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	**$24,990**	**$24,990**	**$24,990**	$8,500	$8,755	$9,017	$13,050	$13,442	$13,845
PROPOSAL C: ADDITIONAL WORK AS REQUIRED BY THE CITY	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
Hourly Labor Rate	**$65.00**	**$65.00**	**$65.00**	$50.00	$50.00	$55.00	$75.00	$75.00	$75.00
Percent of mark up over material invoice	**20.0%**	**20.0%**	**20.0%**	3.0%	3.0%	3.0%	60.0%	60.0%	60.0%
VENDOR QUESTIONNAIRE: Y or N	Y			Y			Y		
REFERENCES: Y or N	Y			Y			Y		
INSURANCE: Y or N	Y			Y			Y		
SITE INSPECTION DONE: Y or N	Y			Y			Y		
ANNUAL PRICE INCREASE:	3.0%			3.0%			3.0%		
PAYMENT TERMS:	Net 30			Net 30			Net 30		
EXCEPTIONS:	None			None			Exceptions recorded in attached sheet labeled "Exceptions"		
ACKNOWLEDGMENT: Y or N	Y			Y			Y		
FORMS: Y or N	Y			Y			Y		

Attest:

*(*Bid Opening conducted via Zoom)*

Kurt Bovensiep
Dennis Trantham
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

CITY OF TROY
BID TABULATION
UPGRADED LANDSCAPE MAINTENANCE DDA

VENDOR NAME:	Brightview Landscapes, LLC	Russell Landscaping Inc
CITY:	Pontiac, MI	Troy, MI
CHECK AMOUNT:	$5,000.00	$5,000.00
CHECK NUMBER:	2132300500	2684400096

PROPOSAL: UPGRADED LANDSCAPE MAINTENANCE DDA SERVICES						
PROPOSAL A: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	$315,000	$315,000	$324,450	$789,406	$813,088	$837,480
COST PER ACRE: To add or delete acreage during the contract term	$5,480.00	$5,480.00	$5,645.00	$100.00	$100.00	$100.00
ADDITIONAL SERVICES:	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**
Additional Mowings: Before April 1st or after November 30th	$40.00	$40.00	$40.00	$150.00	$150.00	$150.00
Additional Edging: Before April 1st or after November 30th	$40.00	$40.00	$40.00	$130.00	$130.00	$130.00
Additional Trimming: Before April 1st or after November 30th	$40.00	$40.00	$40.00	$0.00	$0.00	$0.00
PROPOSAL B: IRRIGATION MAINTENANCE	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	$8,500	$8,500	$8,755	$77,000	$79,310	$81,689
PROPOSAL C: ADDITIONAL WORK AS REQUIRED BY THE CITY	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
Hourly Labor Rate	$45.00	$45.00	$46.50	$65.00	$68.00	$70.00
Percent of mark up over material invoice	30.0%	30.0%	30.0%	15.0%	15.0%	15.0%

VENDOR QUESTIONNAIRE: Y or N	Y	Y
REFERENCES: Y or N	Y	Y
INSURANCE: Y or N	Y	Y
SITE INSPECTION DONE: Y or N	Y	Y
ANNUAL PRICE INCREASE:	2.0%	3.0%
PAYMENT TERMS:	Net 45	30
EXCEPTIONS:	We kindly ask that you reference the next page for our proposed exceptions	None
ACKNOWLEDGMENT: Y or N	Y	Y
FORMS: Y or N	1 of 5 Forms Incomplete	Y

VENDOR NAME:	**Green Meadows Lawnscape, Inc.**			DJ's Landscape Management			Brightview Landscapes, LLC		
CITY:	**Rochester Hills, MI**			Romulus, MI			Pontiac, MI		
CHECK AMOUNT:	**$5,000.00**			$5,000.00			$5,000.00		
CHECK NUMBER:	**41226693**			92328583			2132300500		
PROPOSAL: UPGRADED LANDSCAPE MAINTENANCE CIVIC CENTER SERVICES									
PROPOSAL A: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	**$135,650**	**$135,650**	**$135,650**	$189,600	$186,030	$191,611	$194,500	$194,500	$200,335
COST PER ACRE: To add or delete acreage during the contract term	**$125.00**	**$125.00**	**$125.00**	$87.90	$90.60	$93.30	$4,635.00	$4,635.00	$4,775.00
ADDITIONAL SERVICES:	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**
Additional Mowings: Before April 1st or after November 30th	**$125.00**	**$125.00**	**$125.00**	$87.90	$90.60	$93.30	$40.00	$40.00	$40.00
Additional Edging: Before April 1st or after November 30th	**$475.00**	**$475.00**	**$475.00**	$87.90	$90.60	$93.30	$40.00	$40.00	$40.00
Additional Trimming: Before April 1st or after November 30th	**$350.00**	**$350.00**	**$350.00**	$87.90	$90.60	$93.30	$40.00	$40.00	$40.00
VENDOR QUESTIONNAIRE: Y or N	Y			Y			Y		
REFERENCES: Y or N	Y			Y			Y		
INSURANCE: Y or N	Y			Y			Y		
SITE INSPECTION DONE: Y or N	Y			Y			Y		
ANNUAL PRICE INCREASE:	3.0%			3.0%			1.5%		
PAYMENT TERMS:	Net 30			Net 30			Net 45		
EXCEPTIONS:	None			Exceptions recorded in attached sheet labeled "Exceptions"			Exceptions kindly listed on the next page are asked for in fair negotiations to be mutually beneficial for both parties		
ACKNOWLEDGMENT: Y or N	Y			Y			Y		
FORMS: Y or N	Y			Y			1 of 5 Forms Incomplete		

Attest:
*(*Bid Opening conducted via Zoom)*
Kurt Bovensiep
Dennis Trantham
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

CITY OF TROY
BID TABULATION
UPGRADED LANDSCAPE MAINTENANCE CIVIC CENTER

VENDOR NAME:	Big Lakes Lawncare	Russell Landscaping Inc
CITY:	Macomb, MI	Troy, MI
CHECK AMOUNT:	$5,000.00	$5,000.00
CHECK NUMBER:	2901351	2684400096

PROPOSAL: UPGRADED LANDSCAPE MAINTENANCE CIVIC CENTER SERVICES						
PROPOSAL A: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS	**2026**	**2027**	**2028**	**2026**	**2027**	**2028**
COMPLETE FOR THE SUM OF:	$199,000	$202,980	$209,069	$464,480	$478,414	$492,766
COST PER ACRE: To add or delete acreage during the contract term	$125.00	$130.00	$135.00	$100.00	$100.00	$100.00
ADDITIONAL SERVICES:	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**	**Cost per Acre 2026**	**Cost per Acre 2027**	**Cost per Acre 2028**
Additional Mowings: Before April 1st or after November 30th	$5,250.00	$5,750.00	$6,550.00	$70.00	$70.00	$70.00
Additional Edging: Before April 1st or after November 30th	$3,950.00	$4,450.00	$5,250.00	$20.00	$20.00	$20.00
Additional Trimming: Before April 1st or after November 30th	$7,800.00	$8,300.00	$9,100.00	$0.00	$0.00	$0.00

VENDOR QUESTIONNAIRE: Y or N	Y	Y
REFERENCES: Y or N	Y	Y
INSURANCE: Y or N	Y	Y
SITE INSPECTION DONE: Y or N	Y	Y
ANNUAL PRICE INCREASE:	3.0%	3.0%
PAYMENT TERMS:	Net 30	30
EXCEPTIONS:	None	None
ACKNOWLEDGMENT: Y or N	Y	Y
FORMS: Y or N	Y	Y

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: February 26, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer

Subject: Traffic Signal Agreements – Rochester Road, Barclay to Trinway - Project No. 02.206.5

History

The RCOC requires a City Council resolution approving the attached agreements, along with a copy of the signed agreements for their records. Rochester Road between Barclay and Trinway will be reconstructed into a boulevard. Two new traffic signals will be needed for a mid-mile pedestrian crossing at Eckford and Shallowdale.

Financial

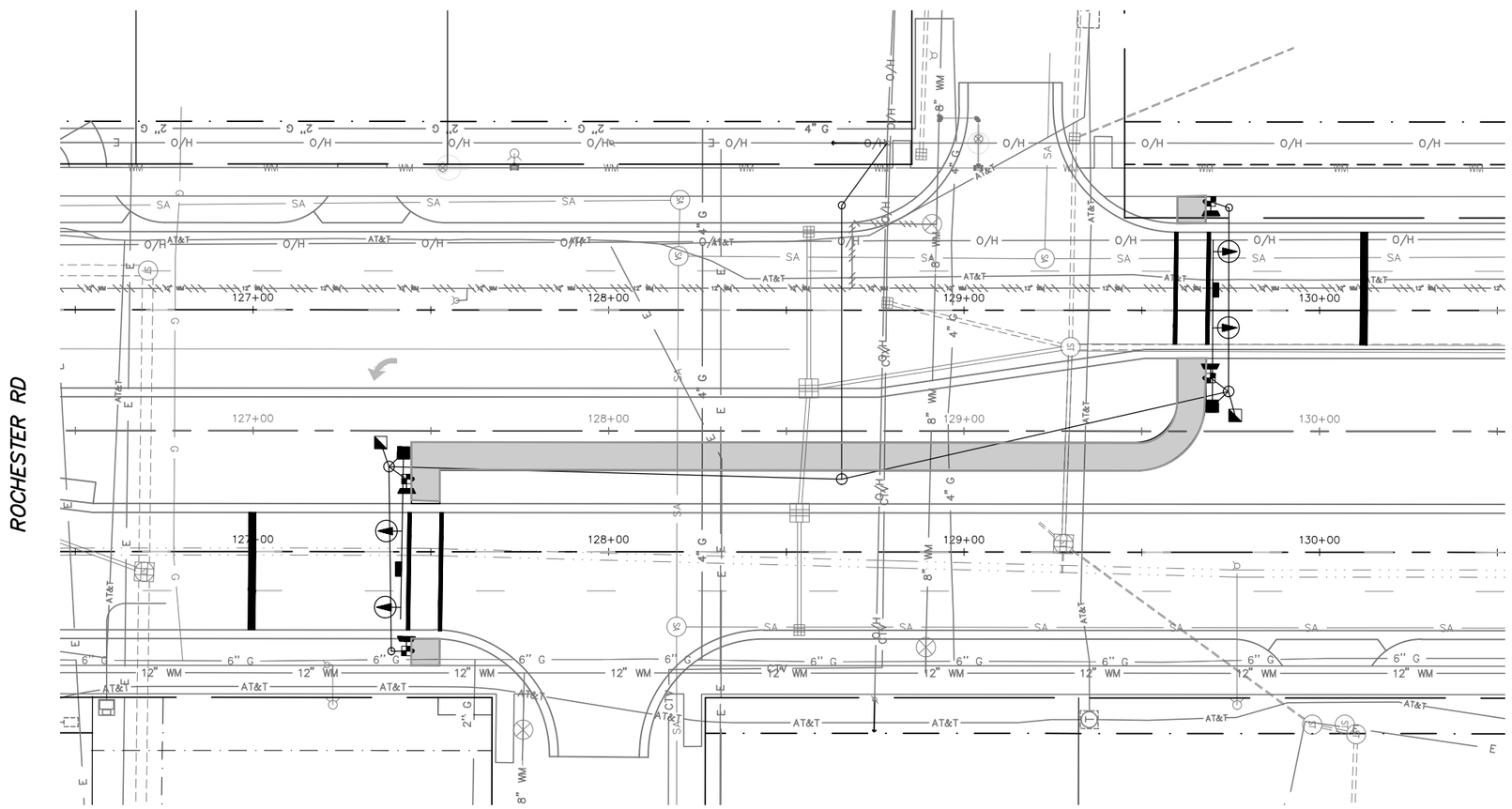
The traffic signal work will be included as part of the road project and, as such, is eligible for reimbursement with federal funds. Approximately 80% of the cost to install the traffic signals and associated work will be covered by federal funds. The city's share, or 20%, is budgeted in the Capital Fund – Major Roads account, #401.447.479.7989.022065.

Rochester Road is a City road, so future maintenance costs are paid by the City. The average annual traffic signal operation and maintenance costs are approximately $2,000 and are budgeted in the Major Road Fund.

Recommendation

Staff recommends that the City Council approve the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Rochester, Barclay to Trinway project. Furthermore, staff recommends that the Mayor and City Clerk be authorized to execute the agreements.

Suggested Resolution:
RESOLVED, That Troy City Council hereby **APPROVES** the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Rochester Road, Barclay to Trinway project at the following locations: Rochester Road (NB) at Shallowdale, Signal No. 640, and Rochester Road (SB) at Eckford, Signal No. 1641; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreements, copies of which shall be **ATTACHED** to the original Minutes of this meeting.



N

0 5 10 20 40

1" = 20'- 0"

SIGNAL INSTALL

SCALE: 1" = 20' (34"x22")

SCALE: 1" = 40' (17"x11")

HRC

HUBBELL, ROTH & CLARK, INC

CONSULTING ENGINEERS SINCE 1915

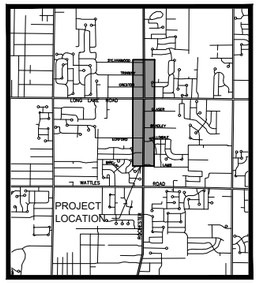
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.

P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: http: // www.hrcengr.com

	FINAL PLANS TO MDOT
3/16/2025	GI PLANS TO MDOT
10/26/2023	GI PLANS TO CITY
8/31/2023	PRELIMINARY PLANS TO CITY
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	JDH
DRAWN	JDH
CHECKED	CGV
APPROVED	CGV



CITY OF TROY

ROCHESTER ROAD RECONSTRUCTION

BARCLAY DR. TO TRINWAY RD.

OAKLAND COUNTY MICHIGAN

TRAFFIC SIGNAL INSTALL
ROCHESTER ROAD AT
ECKFORD AND SHALLOWDALE

CO. #XXXX

ATS #XXXX

HRC JOB NO. 20160715	SCALE 1"=20'
DATE January 2026	SHEET NO.

811

THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM AT 800-482-7171 OR 811.

ORIGINAL PLOT SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)

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1/28/2026 2:46 PM

HRC_DLW_Cir.CTB

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Villalobos, Cole G.

STATE OF MICHIGAN
BOARD OF COUNTY ROAD COMMISSIONERS
OAKLAND COUNTY
AGREEMENT FOR TRAFFIC CONTROL DEVICE

Type of Work: Installation and Maintenance of a Traffic Signal
Location: Rochester Rd NB at Shallowdale Dr
Signal No: 640
Date Effective:

Under authority of state law and by virtue of resolution formally adopted by their respective governing bodies, the under-signed hereby agree to pay the Maintenance Costs (as defined below) related to the above traffic control device on the basis of the following division of costs as set forth in this agreement ("Agreement"). Invoices for Maintenance Costs are to be billed monthly by the Road Commission for Oakland County ("RCOC"). Title to the traffic signal and related equipment shall be in the name of the RCOC, or with the governmental agency that has jurisdiction of the intersection when purchased for roads not under the jurisdiction of the RCOC.

DIVISION OF MAINTENANCE COSTS

AGENCY	INSTALLATION		MAINTENANCE
	Percent	Estimated Cost	Percent
CITY OF TROY	100 %	$ N/A	100 %
Total	100 %	$ N/A	100 %

Maintenance Costs include costs related to operation, repair, maintenance, removal, and replacement of the above referenced traffic control device. It is further agreed that the RCOC will be the agency invoiced for energy billings and/or communications billings ("Billings") for the above referenced traffic control device. The RCOC will pay the invoices for the Billings and subsequently invoice CITY OF TROY seeking reimbursement for payment of the Billings pursuant to the division of Maintenance Costs stated above. The RCOC's payment of the Billings shall be included as maintenance costs on the RCOC invoice to CITY OF TROY.

It is further agreed that the agency responsible for making original and replacement installations and performing maintenance shall be the RCOC. The parties are responsible for the Maintenance Costs pursuant to the division of costs stated above, and the RCOC will invoice CITY OF TROY for the Maintenance Costs pursuant to the division of costs stated above.

CITY OF TROY shall pay all RCOC invoices within 30 days of the date of the invoice, or CITY OF TROY shall be in default under this Agreement. If CITY OF TROY is in default under this Agreement, then RCOC may remove the traffic control device and/or file an action in the appropriate court seeking monetary damages as a result of the default, including but not limited to its attorney's fees and costs.

To the fullest extent permitted by law, CITY OF TROY shall indemnify and hold the RCOC, its respective officers, employees and agents harmless from all suits, claims, complaints, charges, judgments, causes of action and expenses, including attorney's fees, resulting or alleged to result, from any negligent acts or omissions by CITY OF TROY its employees and agents occurring in the performance of or breach in this Agreement.

In the event the traffic control device referred to in this Agreement is located on a road or street that is under the jurisdiction of the RCOC and by virtue of this Agreement will be maintained by an agency other than the RCOC, then and in that event the said agency hereby acknowledges that it is undertaking the RCOC's duty to maintain the said traffic control device, further agrees to provide insurance coverage protecting the RCOC, and further agrees to provide a Certificate of Insurance acceptable to the RCOC upon the agency's execution of this Agreement.

This Agreement is terminable on thirty days written notice by any party. CITY OF TROY shall pay any outstanding invoices upon written notice of the termination, and the final invoice shall be paid immediately upon receipt.

APPROVED:
ROAD COMMISSION FOR OAKLAND COUNTY

Date_____

By_____
Danielle Deneau, P.E.
DIRECTOR OF TRAFFIC-SAFETY

APPROVED:
CITY OF TROY

Date_____

By_____

_____
Title of Authorized Official

---

* Certified copy of resolution must be submitted with this form for the new installations.

STATE OF MICHIGAN
BOARD OF COUNTY ROAD COMMISSIONERS
OAKLAND COUNTY
AGREEMENT FOR TRAFFIC CONTROL DEVICE

Type of Work: Installation and Maintenance of a Traffic Signal
Location: Rochester Rd SB at Eckford Dr
Signal No: 1641
Date Effective:

Under authority of state law and by virtue of resolution formally adopted by their respective governing bodies, the under-signed hereby agree to pay the Maintenance Costs (as defined below) related to the above traffic control device on the basis of the following division of costs as set forth in this agreement ("Agreement"). Invoices for Maintenance Costs are to be billed monthly by the Road Commission for Oakland County ("RCOC"). Title to the traffic signal and related equipment shall be in the name of the RCOC, or with the governmental agency that has jurisdiction of the intersection when purchased for roads not under the jurisdiction of the RCOC.

DIVISION OF MAINTENANCE COSTS

AGENCY	INSTALLATION		MAINTENANCE
	Percent	Estimated Cost	Percent
CITY OF TROY	100 %	$ N/A	100 %
Total	100 %	$ N/A	100 %

Maintenance Costs include costs related to operation, repair, maintenance, removal, and replacement of the above referenced traffic control device. It is further agreed that the RCOC will be the agency invoiced for energy billings and/or communications billings ("Billings") for the above referenced traffic control device. The RCOC will pay the invoices for the Billings and subsequently invoice CITY OF TROY seeking reimbursement for payment of the Billings pursuant to the division of Maintenance Costs stated above. The RCOC's payment of the Billings shall be included as maintenance costs on the RCOC invoice to CITY OF TROY.

It is further agreed that the agency responsible for making original and replacement installations and performing maintenance shall be the RCOC. The parties are responsible for the Maintenance Costs pursuant to the division of costs stated above, and the RCOC will invoice CITY OF TROY for the Maintenance Costs pursuant to the division of costs stated above.

CITY OF TROY shall pay all RCOC invoices within 30 days of the date of the invoice, or CITY OF TROY shall be in default under this Agreement. If CITY OF TROY is in default under this Agreement, then RCOC may remove the traffic control device and/or file an action in the appropriate court seeking monetary damages as a result of the default, including but not limited to its attorney's fees and costs.

To the fullest extent permitted by law, CITY OF TROY shall indemnify and hold the RCOC, its respective officers, employees and agents harmless from all suits, claims, complaints, charges, judgments, causes of action and expenses, including attorney's fees, resulting or alleged to result, from any negligent acts or omissions by CITY OF TROY its employees and agents occurring in the performance of or breach in this Agreement.

In the event the traffic control device referred to in this Agreement is located on a road or street that is under the jurisdiction of the RCOC and by virtue of this Agreement will be maintained by an agency other than the RCOC, then and in that event the said agency hereby acknowledges that it is undertaking the RCOC's duty to maintain the said traffic control device, further agrees to provide insurance coverage protecting the RCOC, and further agrees to provide a Certificate of Insurance acceptable to the RCOC upon the agency's execution of this Agreement.

This Agreement is terminable on thirty days written notice by any party. CITY OF TROY shall pay any outstanding invoices upon written notice of the termination, and the final invoice shall be paid immediately upon receipt.

APPROVED:
ROAD COMMISSION FOR OAKLAND COUNTY

Date_____

By_____
Danielle Deneau, P.E.
DIRECTOR OF TRAFFIC-SAFETY

APPROVED:
CITY OF TROY

Date_____

By_____

_____
Title of Authorized Official

---

* Certified copy of resolution must be submitted with this form for the new installations.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

K.1.a.

Date: February 26, 2026

To: Frank Nastasi, City Manager

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

Subject: ANNOUNCE PUBLIC HEARING (MARCH 23, 2026) – CONDITIONAL REZONING – (JPCR2025-010) – Proposed Z Square Medical Office Building, North side of Big Beaver, East side of Frankton (PIN 88-20-22-358-028 & -029), Section 22, From R-1E (One Family Residential) Zoning District to BB (Big Beaver) Zoning District

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The applicant SunByrnes Construction seeks conditional rezoning of a 0.711-acre from R-1E to BB. The applicant intends to construct a medical office building and parking lot.

The attached report prepared for the December 9, 2025 Planning Commission Regular meeting summarizes the application.

The applicant has voluntarily offered to restrict the development of the property as follows:

1. The Property shall be developed and used as a professional office / medical office facility.
2. Owner and Developer shall develop and improve the Property in accordance with the approved Site Plan.
3. Landscaping and greenbelt buffers shall be installed and maintained per approved plans.
4. All exterior lighting shall comply with the approved photometric plan.
5. Landscaping buffers shall be maintained along the northern and eastern property lines as depicted on the site plans.
6. Developer will construct a “knee wall” along Frankton.
7. The location of the dumpster shall be in accordance with the site plans.
8. A “No Right Hand Turn” sign shall be erected on the north side of the property as depicted on the site plans.
9. The correct curb cuts are reflected on the site plans.

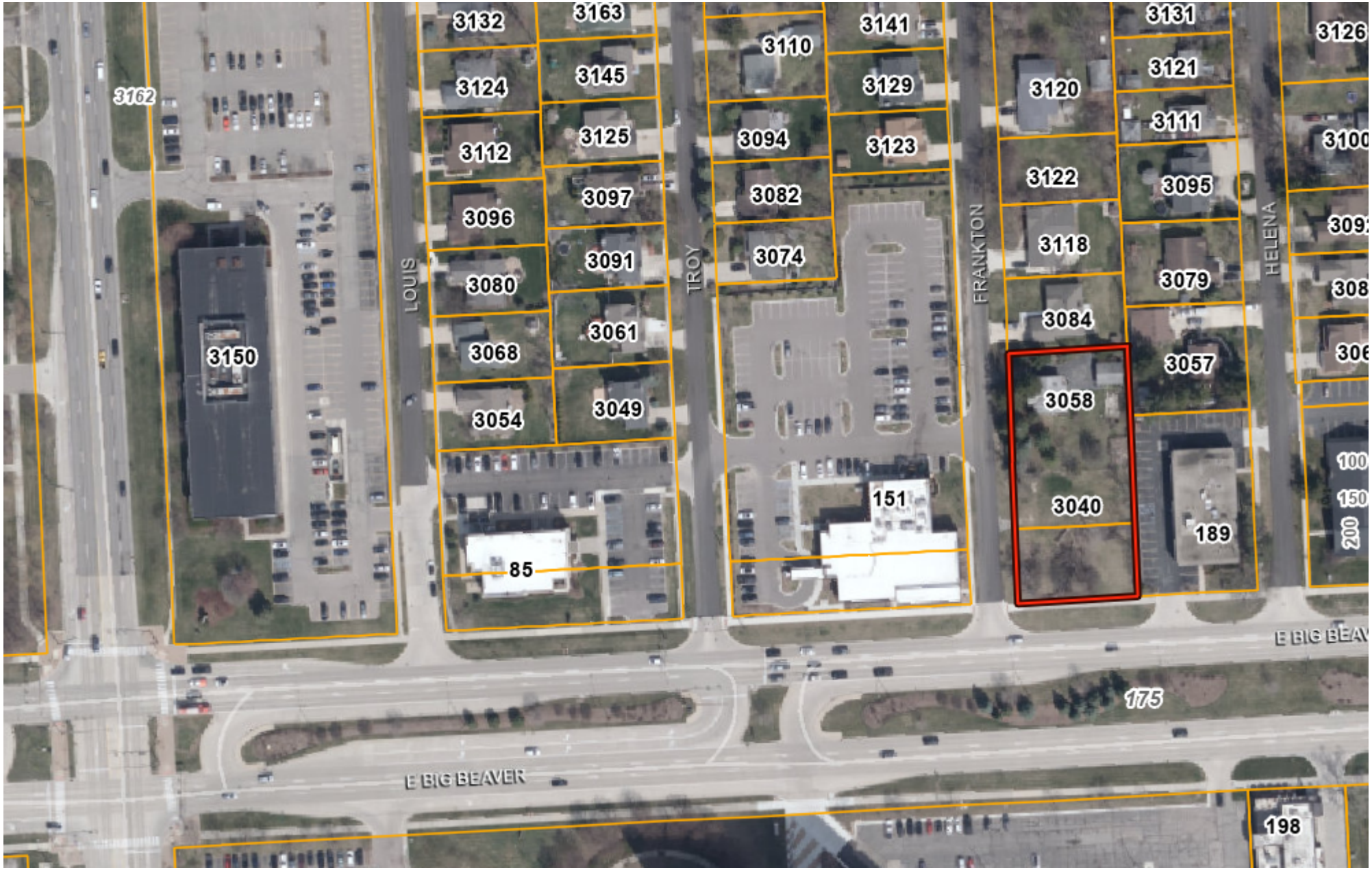
City Council is the approval body for conditional rezoning applications, following a Planning Commission recommendation. The Planning Commission held a public hearing on this item on December 9, 2025. The Planning Commission took action on January 13, 2026 and recommended approval of the request by a vote of 8-0.

A public hearing is scheduled for this item on March 23, 2026.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman for December 9, 2025 Planning Commission meeting
3. Minutes from December 9, 2025 Planning Commission Regular meeting (excerpt)
4. Minutes from January 13, 2026 Planning Commission Regular meeting (excerpt)
5. Preliminary Site Plan

GIS Online

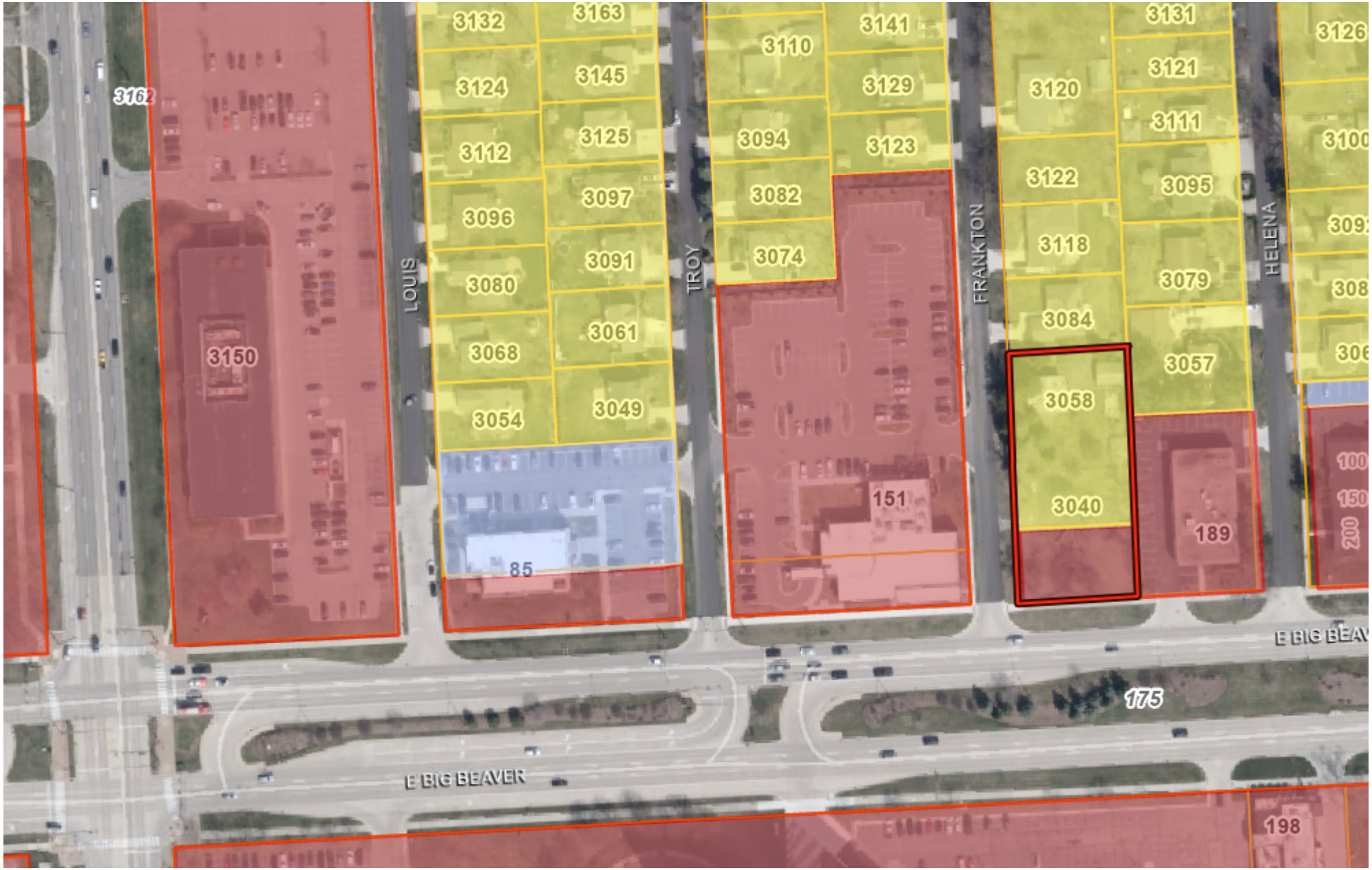


0 200 400 ft

Print Date: 12/3/2025

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



0 200 400 ft

Print Date: 12/3/2025

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: November 4, 2025
December 2, 2025

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

Applicant: Brad Byrnes, SunByrnes Construction

Project Name: Z Square Medical Office Building

Plan Date: June 25, 2025

Location: 3040 Frankton Drive (Parcel ID: 20-22-358-022, 20-22-358-006 & 20-22-358-028)

Zoning: BB, Big Beaver
R-1E, Single Family Residential

Proposed Zoning: Conditional Rezoning to BB, Big Beaver

Action Requested: Conditional Rezoning and Preliminary Site Plan Recommendation

PROJECT SUMMARY

A conditional rezoning and site plan application has been submitted to construct a medical office building at the northeast corner of Big Beaver Road and Frankton Avenue. The 0.71-acre site is currently two (2) parcels. The subject site has split zoning of BB, Big Beaver on the front parcel adjacent to Big Beaver Road, and R-1E for the rear parcel. Both parcels are vacant.

Location of Subject Site:



Current Zoning:
R-1E, Single Family Residential (20-22-358-029)
BB, Big Beaver (20-22-358-028)

Current Use of Subject Site:
Undeveloped land

Proposed Uses of Subject Site:
Single tenant medical office building (7,385 square feet)

Surrounding Property Details:

Direction	Zoning	Use
North	R-1E One Family Residential	Single Family Residential
South	BB Form Based District	The Centennial Business Center
East	R-1E One Family Residential	Commercial and Single Family Residential
BB Form Based District	Art of Dermatology	Cooper's Hawk Winery & Restaurant

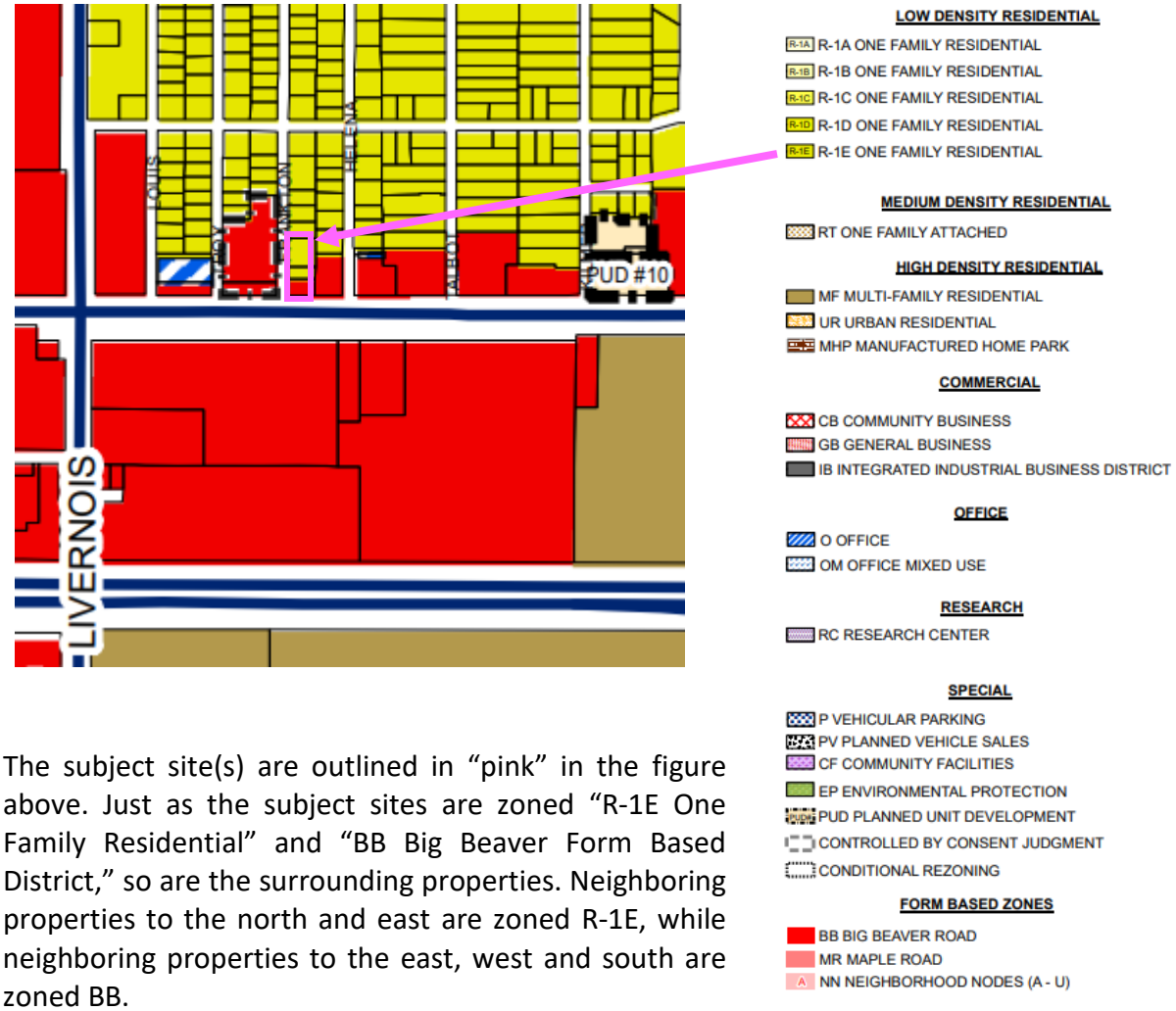
CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

1. *The property shall be developed as a medical office facility for Premier Cardiovascular Consultants.*
2. *The building footprint shall not exceed 7,385 sq. ft. of floor area.*
3. *Site improvements shall include greenbelt landscaping along Big Beaver and Frankton Avenue, as shown on the approved landscape plan. Nobody approved this yet*
4. *A lighting system consistent with the submitted photometric plan shall be installed to provide safe illumination while minimizing glare onto adjacent residential properties.*
5. *Screening and buffering shall be maintained on the east and north property lines to protect adjacent residential uses.*
6. *The applicant agrees that the property shall not be used or developed in any manner inconsistent with the conditions described above.*

A project narrative and scope of development have also been provided, supplemental to the conditions above.

ZONING

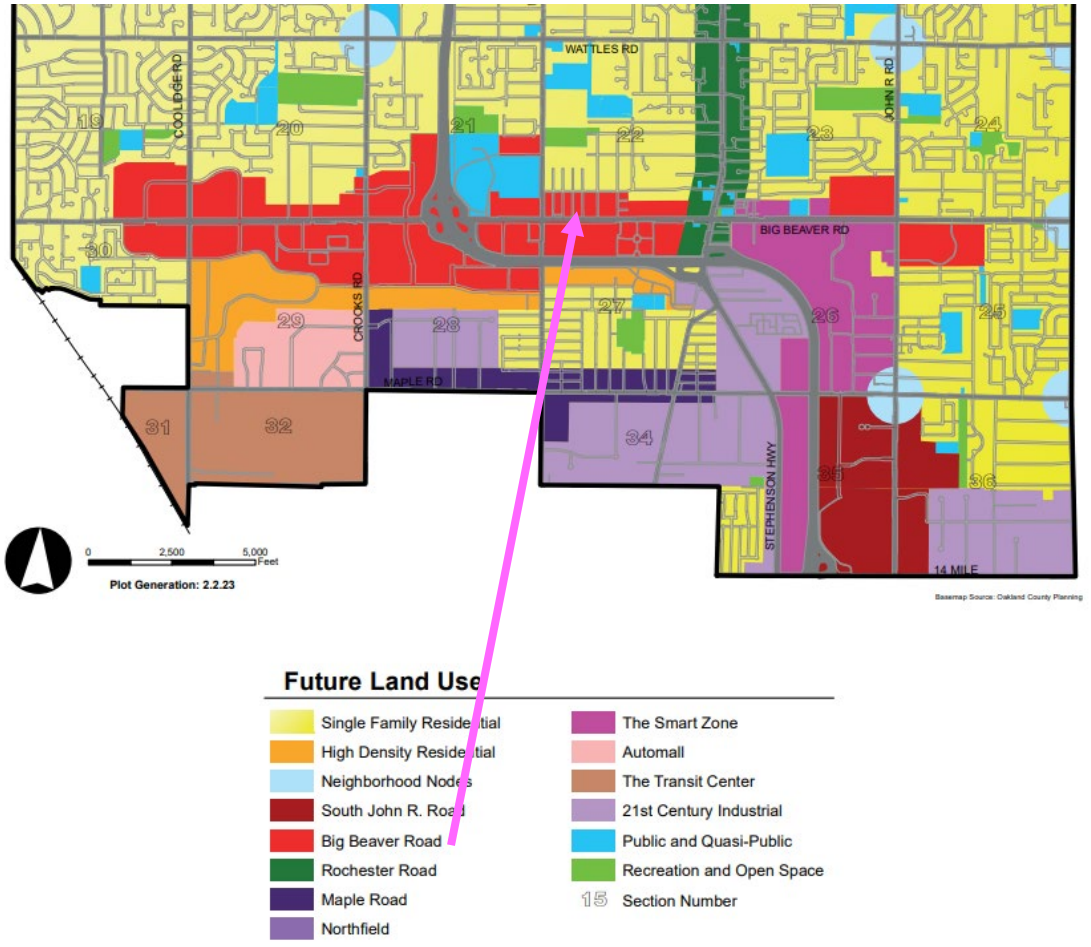


The subject site(s) are outlined in “pink” in the figure above. Just as the subject sites are zoned “R-1E One Family Residential” and “BB Big Beaver Form Based District,” so are the surrounding properties. Neighboring properties to the north and east are zoned R-1E, while neighboring properties to the east, west and south are zoned BB.

Single family homes border the subject site to the north and east. A dermatology office borders to the east, and a restaurant borders to the west. There is a business center across from Big Beaver to the south.

MASTER PLAN

A Future Land Use (FLU) Map illustrates the long-term vision for land use and development of each parcel in the City. In contrast to a Zoning Map, which dictates the types of uses currently permitted on each parcel, a FLU Map illustrates what types of uses are desired for the future. In the City of Troy 2040 Master Plan, the FLU Map is provided on page 86. The Map shows the subject site as BB Form Based District. In sum, the applicant's proposal to conditionally rezone parcels 20-22-358-022 & 20-22-358-006 to BB Form Based District is supported by the Master Plan.



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 is very flat.

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

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

Woodlands: A limited tree inventory and replacement plan was provided but it does not comply with the details required as set forth in Section 13.07.

Items to be Addressed: *Provide tree inventory and replacement plan in compliance with Section 13.07.*

SITE ARRANGEMENT

The applicant proposes a one-story, with a mezzanine, 7,385 square foot medical office building. The building is placed at the hard corner of Big Beaver Road and Frankton Avenue with parking in the rear. Site access is proposed via two curb cuts off Frankton Avenue. There is no access off Big Beaver Road. The site plan includes a full sidewalk along the entire length of Frankton Avenue that connects to the existing Big Beaver Road sidewalk.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

The proposed medical building is regulated by the standards of Building Form A.

	Required	Provided	Compliance
Front (Big Beaver, Frankton)	10-foot build-to-line	Big Beaver: 10.69 feet Frankton: 15 feet	Complies with Planning Commission approval
Side (east)	N/A, building may be placed up to property line	20.5	Complies
Rear (north)	30 feet	162 feet	Complies

Building Height Max	3 stories, 45 feet	1 story, with a mezzanine, 28 feet	Complies
Minimum Open Space	30%	32%	Complies
Parking Location	Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.	Screened with Landscaping	Complies with Planning Commission approval

The applicant is seeking relief to place the building 10.69 feet from Big Beaver and 15 feet from Frankton. Parking along the side yard that abuts Frankton Avenue is screened with a landscaping. Alternatives to a screen wall may be approved by the Planning Commission.

Items to be Addressed: *1). Planning Commission to consider building placement waiver; and 2). Planning Commission to consider use of landscaping in lieu of screen wall to screen parking off Frankton.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Medical Office			
1 space per 200 sq/ft of gross floor area	7,385 / 200 = 37 spaces	37 spaces	Complies
ADA Spaces	2 spaces	2 spaces	Complies
Bicycle Spaces	2 space	2 spaces	Complies

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

Vehicular Access and Circulation:
The site has two (2) vehicular point of access off Frankton Avenue. There is no access off Big Beaver Road. The parking lot provides full access and circulation.

Pedestrian Circulation:
A 5-foot-wide sidewalk is provided along Frankton Avenue to connect to the existing sidewalk along Big Beaver Road.

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			
Big Beaver Drive: 1 deciduous tree per 30 lineal feet of street frontage Frankton Avenue: 1 deciduous tree per 30 lineal feet of street frontage	122/30 = 4 trees 254/30 = 8 trees	4 and 8 trees	Complies
Parking Lot Landscaping			
1 tree per every 8 parking spaces	37 surface spaces / 8 = 5 trees	5 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	North: 122 / 10 = 12 trees East: 70 / 10 = 7 trees	12 and 7 trees	Complies
Overall Site Landscaping			
A minimum of 15% of the site area shall be comprised of landscape material	20%	28.37%	Complies

Trash Arrangement and Screening:
The applicant expects limited amount of waste. Trash will be collected in the building and disposed of off site.

Mechanical Equipment:
Mechanical equipment and screening is shown on the elevations.

Stormwater Management:
Stormwater management calculations is provided on Sheet 2. We refer to the City Engineer for further review.

***Items to be Addressed**: None*

PHOTOMETRICS

The applicant proposes the use of one (1) light, mounted at 20-feet in height, and seven (7) wall-mounted lights. All fixtures comply with ordinance standards.

***Items to be Addressed:** None*

FLOOR PLAN AND ELEVATIONS

The medical office building is a one-story, 28-feet in height, 7,385 square feet building. Primary building materials include smooth aluminum panels, aluminum longboard siding, brick, and glass. Building height at the peak of the flat roof measures 28 feet. The applicant is required to provide 50% transparency along Big Beaver and Frankton Avenue and 30% along the parking lot (northern) elevation. All required transparency requirements have been met.

Colored Renderings and 3-D modeling:

The applicant has provided color renderings of the elevations or 3-D model of the site in the context.

***Items to be Addressed:** None*

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

The Big Beaver Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.04.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

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

Planning Commission should hold a public hearing and discuss the following:

1. Compliance with Master Plan
2. Compliance with Conditional Rezoning Standards
3. Compliance with Big Beaver Form-based Design Standards
4. Compliance with Site Plan Standards
5. Building placement waiver
6. Use of landscaping in lieu of screen wall to screen parking off Frankton.

If the Planning Commission recommends approval of the Conditional Rezoning, we recommend the following site plan conditions:

1. Provide tree inventory and replacement plan

Sincerely,

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

CONDITIONAL REZONING APPROVAL

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (JPCR2025-010) – Proposed Z Square Medical Office Building, North side of Big Beaver, East side of Frankton (PIN 88-20-22-358-028 and -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District

Mr. Savidant announced the required Public Hearing notices to residents within a 300 foot radius of the subject property were not mailed. He addressed other means of the Public Hearing notification. Mr. Savidant said no action on the application would be taken this evening but asked the Chair to open the Public Hearing and continue it until the January 13, 2026 regularly scheduled meeting.

Mr. Carlisle reviewed the Conditional Rezoning application for Z Square Medical Office Building. He addressed the split zoning, conditions voluntarily offered by the applicant and how the application relates to the Big Beaver zoning district, Master Plan and Future Land Use map.

Mr. Carlisle addressed the waivers the applicant is seeking, elevations, building materials, second floor mezzanine, transparency calculations and displayed 3-D color renderings provided by the applicant.

In summary, Mr. Carlisle asked the Planning Commission to consider if the application complies with the Master Plan, Conditional Rezoning Standards, Big Beaver Form-Based Design Standards and Site Plan Review Design Standards. He asked the Board to take into consideration the waivers the applicant is seeking and said any approval of the application should be subject to submission of a tree inventory and tree replacement plan.

Brad Byrnes informed the Board that Premier Cardiovascular Consultants is both the property owner and tenant of the proposed building. He said they would comply with the required tree inventory and tree placement plan. Mr. Byrnes addressed the waivers being sought and transparency calculations. He said the mezzanine would be used for private offices, a kitchen and outdoor terrace. Mr. Byrnes said the intent of the property owner is to construct a prominent building along the Big Beaver corridor.

PUBLIC HEARING OPENED

John Abro, 189 E. Big Beaver, property owner to the east, voiced support for the proposed rezoning and development.

PUBLIC HEARING *(to remain open for the January 13, 2026 meeting)*

It was acknowledged public comment was received by Mary Ellen Barden and distributed to the Board prior to the beginning of tonight's meeting. The email addressed existing office vacancy.

Some comments during discussion related to the following:

- Voluntarily offered condition by the applicant with reference to the medical office facility by name. City Attorney Dufrane recommended non-specificity of a company name in the Conditional Rezoning Agreement.
- Consideration of applicant to post *no right turn* directional traffic signs on Frankton.
- Waiver request to provide landscape screening in lieu of required screen wall.
- Traffic volume; minimal impact, lower intensity use, medical facility closed evenings and weekends.
- Transparency; calculations provided by applicant are compliant with Zoning Ordinance requirements.
- Consideration of applicant to provide a more definitive floor plan to reflect 3D renderings.

Mr. Byrnes said he would discuss with the property owner directional signage, transparency calculations, and the floor plan.

CONDITIONAL REZONING APPROVAL

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (JPCR2025-010) – Proposed Z Square Medical Office Building, North side of Big Beaver, East side of Frankton (PIN 88-20-22-358-028 and -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District

Mr. Carlisle gave a brief review of the proposed Conditional Rezoning application for Z Square Medical Office Building. The item was discussed at the December 9, 2025 Planning Commission Regular meeting and the Public Hearing remains open. Mr. Carlisle addressed modified conditions voluntarily offered by the applicant.

- The Property shall be developed and used for professional office and/or medical office uses.
- Development shall be in substantial conformance with the approved Site Plan.
- Landscaping and greenbelt buffers shall be installed and maintained in accordance with the approved landscape plans.
- Exterior lighting shall comply with the approved photometric plan to minimize impacts on adjacent properties.
- Landscaped buffering and screening shall be maintained along the northern and eastern property lines adjacent to residential zoning districts.

Mr. Carlisle addressed waivers sought by the applicant, noted the applicant provided a complete tree survey, and stated the landscape, photometric and transparency requirements have been met.

Mr. Carlisle recommended to continue the Public Hearing and asked the Planning Commission to take into consideration during its deliberations: 1) building placement waiver, 2) use of landscaping in lieu of a screen wall to screen parking off Frankton, and 3) compliance with the Conditional Rezoning Standards, Big Beaver Form-based Design Standards, and Site Plan Review Design Standards.

Brad Byrnes of SunByrnes Construction addressed the voluntarily offered conditions modified since the December meeting, a revised floor plan that clearly defines consulting and examining rooms, transparency requirements, and revised color renderings. He stated the property owner has agreed to post a no right turn traffic sign at the Frankton exit.

Some comments during discussion related to the following:

- Landscape plan; masonry knee wall.
- Required notification to neighboring properties.
- Applicant contact with neighboring properties.
- Waivers sought by the applicant; designated and included on the site plan.
- Dumpster; applicant, administration and neighboring commercial tenant to determine appropriate location.
- Written communication received from the public regarding existing office vacancy.
- Specific voluntarily offered conditions.
    - Removal of medical office by name.

  - Development approval in accordance with approved Site Plan.
- Delay in receiving revised site plan due to holiday season.

Mr. Byrnes confirmed his client will provide a formal Conditional Rezoning Agreement for review by the City Attorney's office prior to the City Council presentation.

PUBLIC HEARING OPENED

Mike Dvorani, 3079 Helena; addressed concerns with traffic impact, property values, keeping the feel/character of the existing neighborhood, and future development in the area.

PUBLIC HEARING CLOSED

Chair Perakis addressed concerns expressed by Mr. Dvorani. She noted how the development is a good transition to residential and the application meets the City Master Plan and Zoning Ordinance requirements.

Mr. Savidant addressed the administrative procedure should there be any future revisions to the application under consideration this evening, or should there be a future change in property ownership. Mr. Savidant advised Mr. Dvorani to contact the City Assessing department with any questions and/or concerns on property values.

Resolution # PC-2026-01-003

Moved by: Fox
Support by: Lambert

RESOLVED, That the Planning Commission has considered an application to conditionally rezone certain property approximately 0.5 acres in size, located within Section 22 of the City of Troy, north of Big Beaver Road and east of Frankton, with property identification number (PIN) 88-20-22-358-029. Planning Commission hereby **RECOMMENDS APPROVAL** of the application to conditionally rezone the subject property from R-1E (One Family Residential) to BB (Big Beaver) zoning, as permitted pursuant to Section 16.04 of the City of Troy Zoning Ordinance. The recommendation is based on the following findings made pursuant to the standards outlined in Troy's Zoning Ordinance:

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 is 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 site plan design considerations as presented.

Discussion on the motion on the floor.

Mr. Savidant asked the applicant to forward an amended site plan to the department and address the location of the dumpster as a voluntarily offered condition when presented to the City Council.

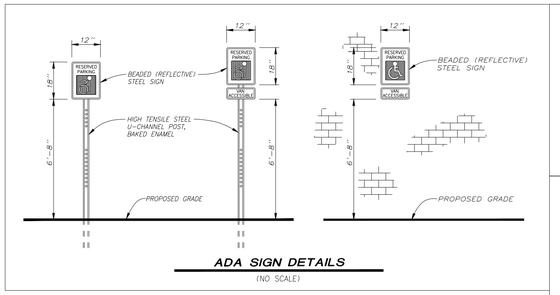
Mr. Lambert said he appreciates the applicant's consideration to post a no right turn sign on the Frankton exit. He addressed the public communication relating to concerns of existing office vacancy and noted at the December meeting Mr. Savidant stated the specialized use would have no adverse impact on the office vacancy rate.

Ms. Malalahalli said the medical office building will be the chicest medical office building in the City.

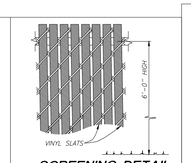
Vote on the motion on the floor.

Yes: All present (8)
Absent: Tagle

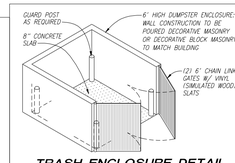
MOTION CARRIED



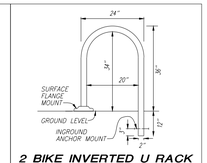
ADA SIGN DETAILS
(NO SCALE)



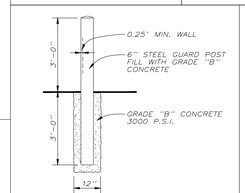
SCREENING DETAIL
(NO SCALE)



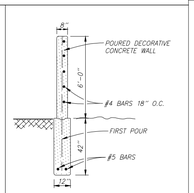
TRASH ENCLOSURE DETAIL
(NO SCALE)



2 BIKE INVERTED U RACK
(NO SCALE)



GUARD POST DETAIL
(NO SCALE)



WALL SECTION
(NO SCALE)

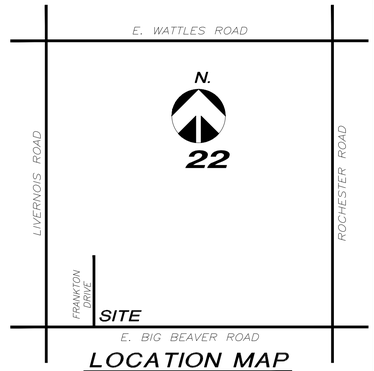
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1. T/HYD. OFF FRANKTON @ CENTER OF LOT ELEVATION=674.84
2. ROUND C.B. RIM @ N.W. CORNER OF SITE ELEVATION=671.03
3. ROUND C.B. RIM @ ENTRANCE TO BLDG. TO EAST ELEVATION=672.03

NORTH

SCALE: 1"=20'

0' 10' 20' 40' 60'



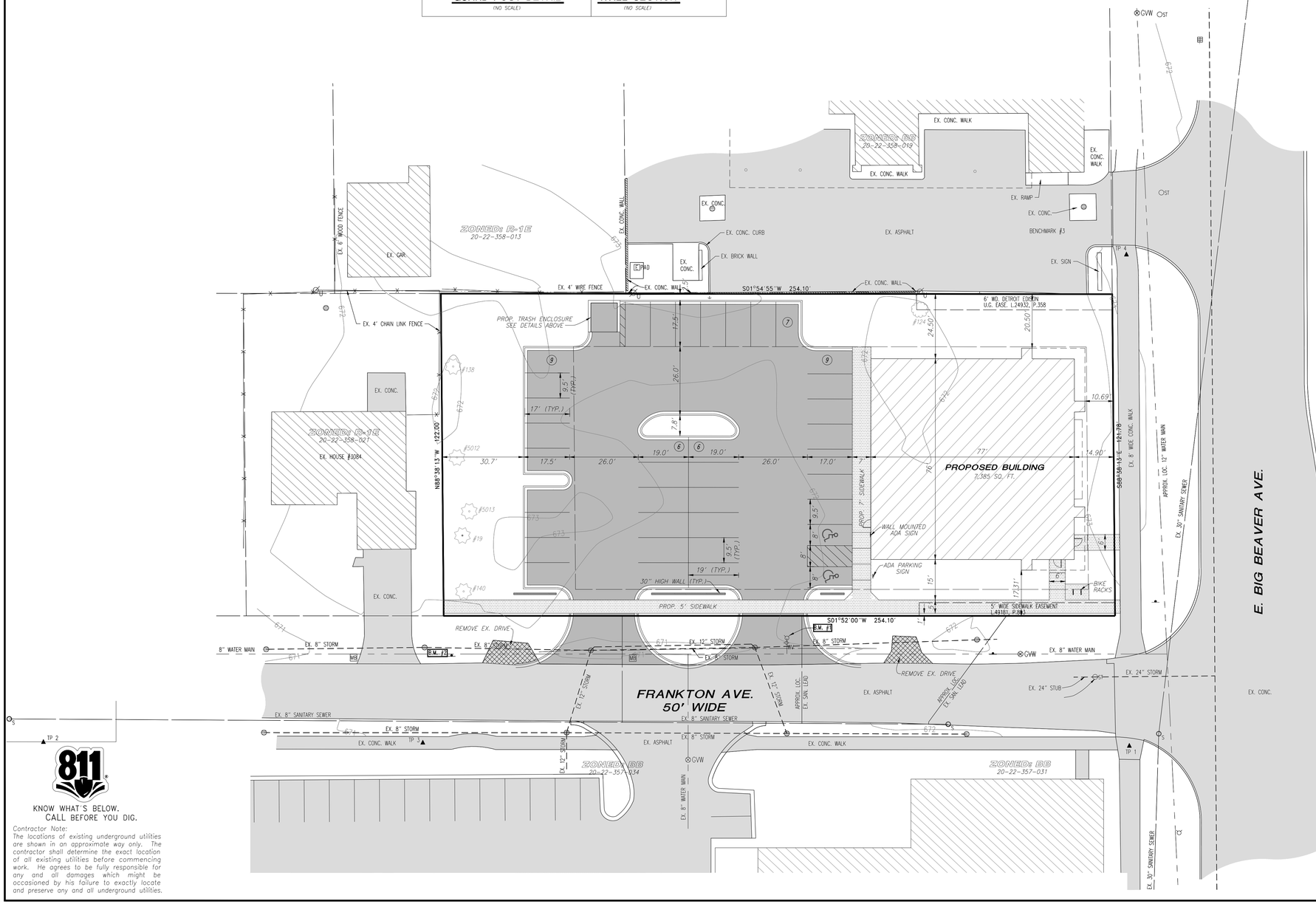
LOCATION MAP
SCALE: 4" = 1 MILE

NOTES
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PROPERTY DESCRIPTION
LOTS 38 & 39 EXCEPT THE SOUTH 69 FEET, LOT 68, THE SOUTH 70 FEET OF LOT 69, "EYSTERS BEAVER GARDENS" PART OF THE SOUTHWEST 1/4 OF SECTION 22, T.2N., R.11E., TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN ACCORDING TO THE RECORDED PLAT IN LIBER 26 OF PLATS, PAGE 14 OF THE OAKLAND COUNTY RECORDS.

SITE CRITERIA
- PARCEL IDENTIFICATION #: 20-22-358-006, -028, & -029
- ADDRESS: 3040 FRANKTON DRIVE
- EXISTING ZONING: BB, R-1E
- PROPOSED ZONING: BB
- ADJACENT ZONINGS: BB, R-1E
- AREA OF SITE: 0.711 ACRES (30,971.6 S.F.)
- PROPOSED USE: MEDICAL OFFICE
- BUILDING AREA: 7,385 S.F. (per ARCHITECT PLANS)
- OPEN SPACE: 32.4% = 10,043.7 S.F. / 30,971.6 S.F.

- PARKING SUMMARY:
  - SPACES REQUIRED: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA = 7,385 / 200 = 37 SPACES
  - SPACES PROVIDED: 37 SPACES (INCLUDES 2 HANDICAP SPACES)
- BUILDING SETBACKS: FRONT = 10' FROM R.O.W. REAR = 50' (ABUTS RESIDENTIAL) SIDE = 20' MIN.
- PARKING SETBACKS: FRONT = 10' FROM R.O.W. REAR = 10' (ABUTS RESIDENTIAL) SIDE = ZERO
- UTILITY SUMMARY:
  - WATER MAIN: MUNICIPAL
  - SANITARY SEWER: MUNICIPAL
  - STORM SEWER: ENCLOSED PIPE TO UNDERGROUND DETENTION WITH OUTLET TO FRANKTON ROAD STORM SEWER
- SIGNAGE: NOT PART OF THIS SUBMITTAL



LEGEND

- EXISTING CONTOURS
- EXISTING GRADE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING TREE TO REMAIN

TOPOGRAPHY LEGEND

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

SHEET INDEX

1. OVERALL SITE PLAN
2. PRELIMINARY SITE ENGINEERING
3. EXISTING CONDITIONS

811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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OVERALL SITE PLAN - SHEET 1 of 3

K:\2025\02\250237\ENG\SITE PLAN\01 SITE PLAN.dwg, 1/9/2026 9:56:10 AM, DWG To PDF.pc3

SHEET NO 1 OF 3

OVERALL SITE PLAN
PART OF THE S.W. 1/4 OF SECTION 22
T.2N., R.11E., CITY OF TROY
OAKLAND COUNTY, MICHIGAN

BY:	DATE	ADDITIONS AND/OR REVISIONS
DKZ DKZ	1-9-26 11-19-25	REV. TRASH ENCLOSURE LOC. PER CLIENT REVISED PER CITY REVIEW

250237-10026 Job No.
Date 6-25-2025
Scale 1"=20'
Drawn DKZ
Check PGS
Sheet 1 OF 3
Fld. Bk.

PROPOSED MEDICAL OFFICE BUILDING

FOR: BRAD BYRNES
SUNBYRNES PROPERTIES, LLC
5300 SHELDON ROAD
OAKLAND, MI 48306
586-405-2252

STATE OF MICHIGAN
PETER G. SNYDER
ENGINEER
No. 6201038786
LICENSED PROFESSIONAL ENGINEER

URBAN LAND CONSULTANTS ©
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516
PHONE 586.731-8030
WWW.URBAN-LAND.COM

STORMWATER CALCULATIONS

LAND USE SUMMARY TABLE

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (Ac.)	0.71	0.71
Total Impervious Area (Ac.)	0.00	0.47
Total Pervious Area (Ac.)	0.71	0.24
Total Water and/or Detention Area (Ac.)	0.00	0.00
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated) (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Improved areas (turf grass, landscape, row crops) (Ac.)	0.71	0.24
Predominant NRCS Soil Type (A, B, C, or D)	N/A	Type D
Wooded Areas (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
CPVC Volume Calculated (cubic feet)		2,651
CPVC Volume Provided (cubic feet)		-
CPRC Volume Calculated (cubic feet)		3,874
CPRC Volume Provided (cubic feet)		-

Note: This will be addressed during detailed engineering.

Composite "C" Calculation:

Impervious Areas	0.47 Ac. @ C =	0.95	=	0.45
Pervious Areas	0.24 Ac. @ C =	0.45	=	0.11
		Total	=	0.56

Composite "C" = 0.56 / 0.71 = **0.79**

Time of Concentration: Tc= 15 Minutes

Allowable Outflow:

Variable Release Rate:

Q_{VRR} = 1.1055 - 0.206 x LN(A)

Q_{VRR} = 1.18 CFS/AC.

Allowable Outflow = Q_{VRR} x A = **0.84 CFS**

100-Year Storm Inflow:

$Q_{100\text{-}Year}$ = 100-year storm inflow use Rational Method: Q=CIA

C = 0.79

I = 30.20 x p^0.22 / (Tc+9.17)^0.81 Tc = 15 min.

A = 0.71 Acres

$Q_{100\text{-}Year}$ = C x I x A = **3.54 CFS**

WATER QUALITY CONTROL (WQC)

V_{WQ} = 3,630 x 1.0 x C x A

V_{WQ} = **2,039 Cu. Ft.**

Note: by a WQ treatment unit - design at detailed engineering.

CHANNEL PROTECTION VOLUME CONTROL (CPVC)

$V_{CP\text{-}R}$ = 3,630 x 1.3 x C x A

$V_{CP\text{-}R}$ = **2,651 Cu. Ft.**

Note: This will be addressed during detailed engineering.

CHANNEL PROTECTION RATE CONTROL (EXTENDED DETENTION)

V_{ED} = 3,630 x 1.9 x C x A

V_{ED} = **3,874 Cu. Ft.**

Note: This will be addressed during detailed engineering.

DETENTION & FLOOD CONTROL (DFC)

V_{100D} = (V_{100R} x R) - V_{CPVC}

V_{100R} = 3,630 x 5.23 x C x A = **10,664** Cu. Ft.

V_{CPVC} = Infiltration Volume, use conservative presumption = 0

R = 0.206 - 0.15 x LN($Q_{outflow}$/Q_{inflow})

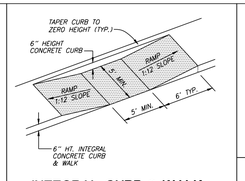
$Q_{outflow}$ = Allowable Outflow = 0.84 CFS

Q_{inflow} = Peak 100-yr Inflow = 3.54 CFS

R = 0.206 - 0.15 x LN($Q_{outflow}$/Q_{inflow}) = 0.422

V_{100D} = (V_{100R} x R) - V_{CPVC} = **4,500 Cu. Ft.**

Detention Volume to be provided by Underground Detention System

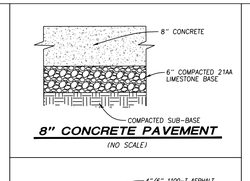


INTEGRAL CURB & WALK ADA RAMP DETAIL

(NO SCALE)

INTEGRAL CURB &WALK DETAIL

(NO SCALE)



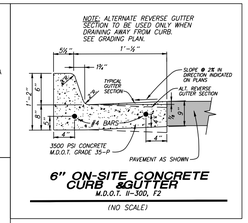
8" CONCRETE PAVEMENT

(NO SCALE)

ON SITE ASPHALT PAVEMENT DETAIL

LIGHT DUTY: 4" BITUMINOUS, 6" AGGREGATE SUBBASE
HEAVY DUTY: 6" BITUMINOUS, 10" AGGREGATE SUBBASE

(NO SCALE)



6" ON-SITE CONCRETE CURB &GUTTER

M.D.O.T. R-300, F2

(NO SCALE)

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2. ALL PROPOSED UTILITIES AND GRADING SHOWN ARE FOR PLANNING PURPOSES ONLY. EXACT UTILITY LOCATIONS AND GRADING TO BE DETERMINED DURING DETAILED ENGINEERING.
3. EXISTING MUNICIPAL UTILITIES (WATER, SANITARY AND STORM) SHALL BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES. CONSTRUCTION PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW. NO CONSTRUCTION MAY BEGIN PRIOR TO ENGINEERING APPROVAL.

BENCHMARKS

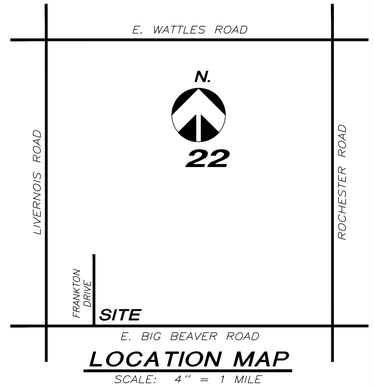
DATUM=NAVD88

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NORTH

SCALE: 1"=20'

0' 10' 20' 40' 60'



LOCATION MAP

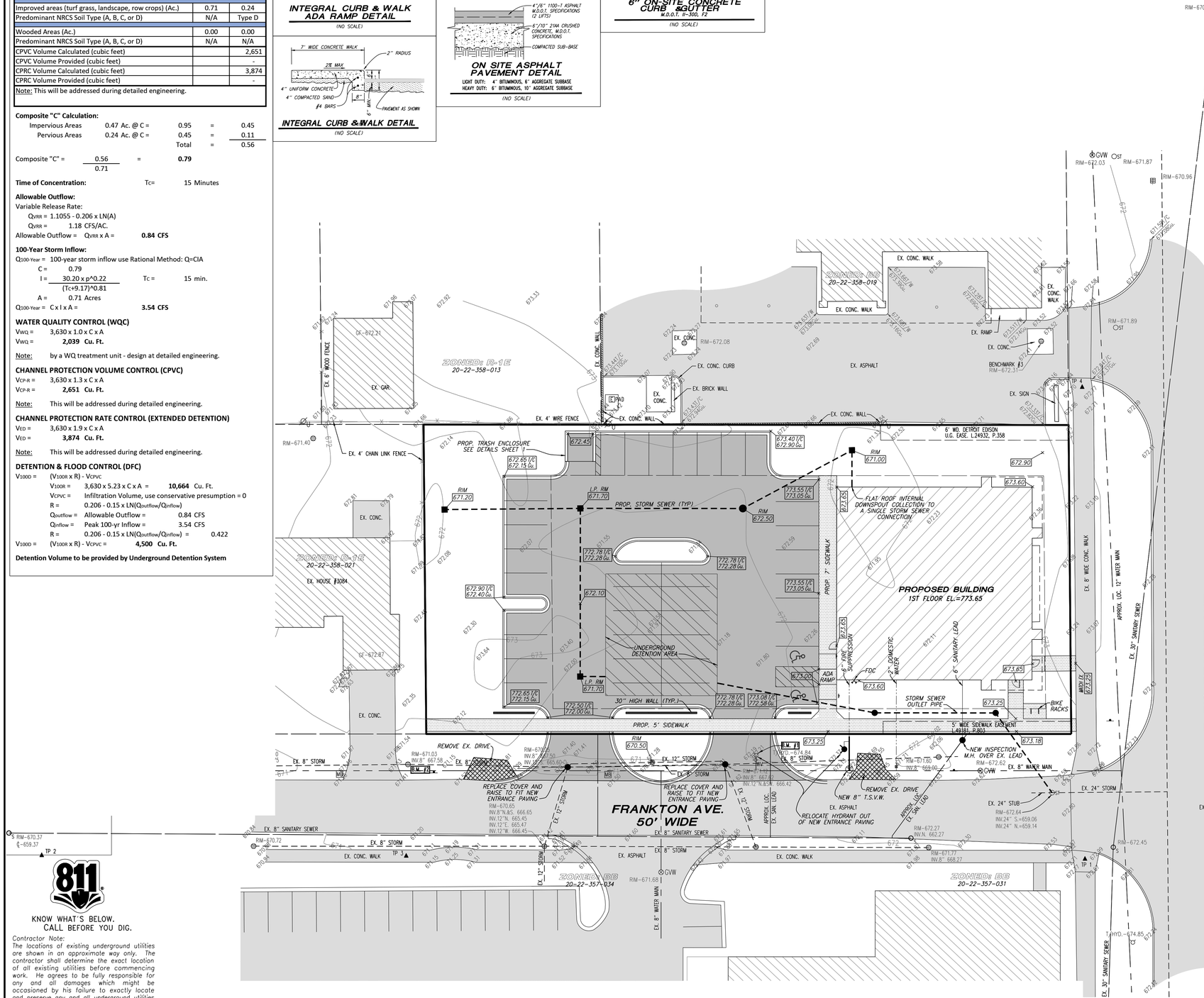
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- PROPOSED CONCRETE
- PROP. STORM SEWER
- PROP. WATER MAIN
- PROP. SANITARY LEAD
- PROPOSED GRADE

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PRELIMINARY SITE ENGINEERING - SHEET 2 of 3

K:\2025\025237\ENGSITE PLAN\02 ENGINEERING.dwg, 1/9/2026 9:54:19 AM, DWG To PDF.pc3

SHEET NO 2 OF 3

PRELIMINARY SITE ENGINEERING

PART OF THE S.W. 1/4 OF SECTION 22
T.2N., R.11E., CITY OF TROY
OAKLAND COUNTY, MICHIGAN

BY:	DATE	ADDITIONS AND/OR REVISIONS
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Job No.
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Sheet 2 OF 3
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TREE INVENTORY

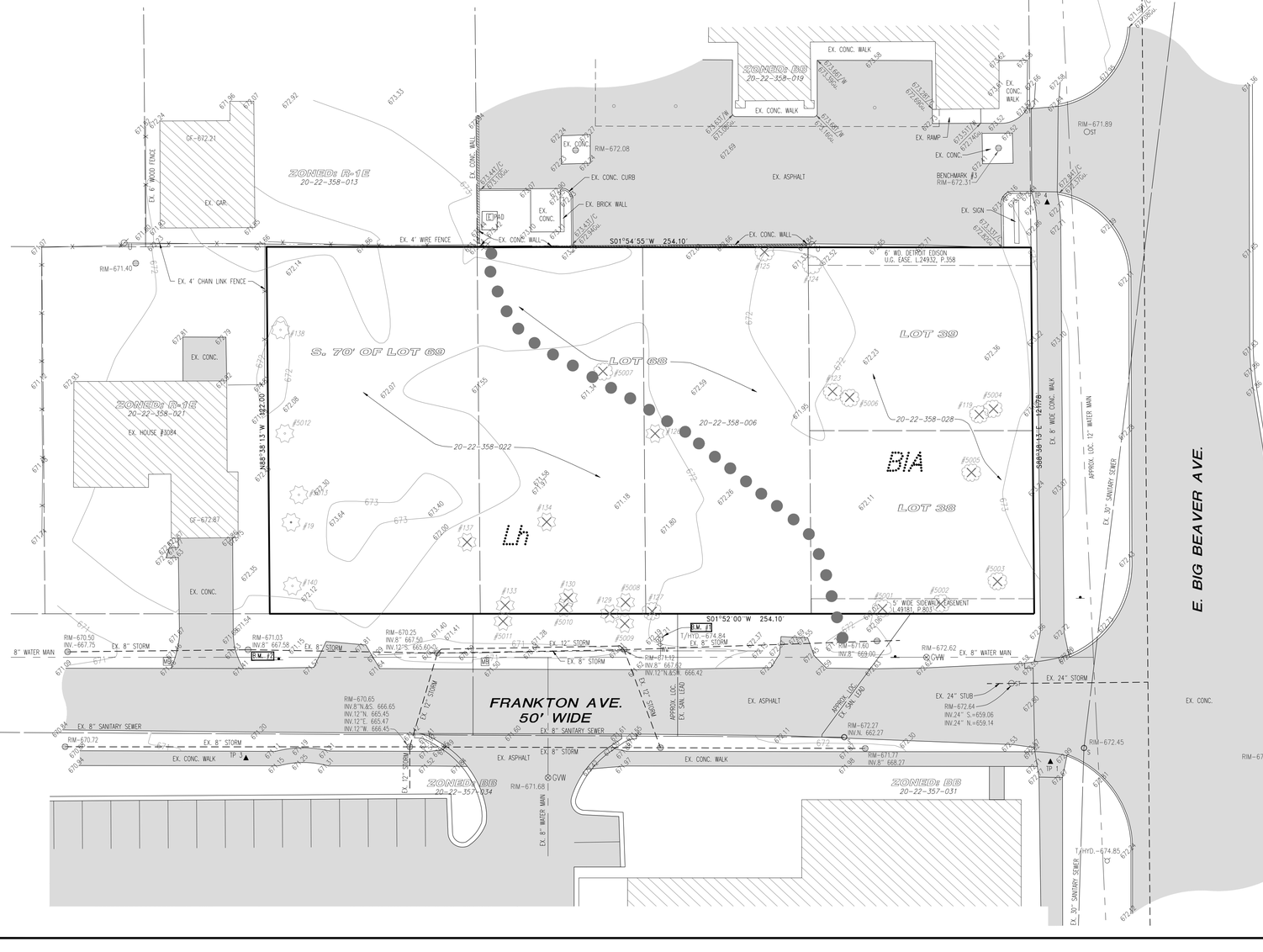
Tag#	Size	Type	Remove
19	14"	Pine	
119	7"	Pear	YES
123	11"	Maple (Twin)	YES
124	7"	Walnut	
125	26"	Box Elder	YES
126	12"	Pine	YES
127	36"	Maple	YES
129	6"	Pine	YES
130	19"	Pine	YES
133	14"	Pine	YES
134	11"	Pine	YES
137	6"	Cedar	YES
138	15"	Pine	
140	10"	Pine	
5001	9"	Maple	YES
5002	12"	Pear	YES
5003	8"	Pear	YES
5004	9"	Pear	YES
5005	12"	Pear (Multi)	YES
5006	6"	Hackberry	YES
5007	18"	Pear	YES
5008	6"	Pine	YES
5009	6"	Pine	YES
5010	12"	Pine	YES
5011	9"	Pine	YES
5012	6"	Pine	
5013	6"	Pine	

TOTAL # OF TREES	27
# OF TREES TO BE REMOVED	21
# OF TREES TO BE REMAIN	6
% OF TREES TO REMAIN	22%

U.S.D.A. SOILS INFORMATION

BlA — BLOUNT LOAM (0% TO 2% SLOPES)
0"–8" DARK GRAYISH BROWN LOAM, 8"–15" BROWN SILTY CLAY LOAM, 15"–24" GRAYISH–BROWN SILTY CLAY, 24–36" GRAY SILTY CLAY LOAM
MODERATELY SLOW PERMEABILITY, SLOW RUNOFF.

Lh — LENAWEE SILTY CLAY LOAM, (0–2% SLOPES)
0"–9" VERY DARK BROWN CLAY LOAM, 9"–13" DARK–GRAY CLAY LOAM, 13"–23" DARK GRAYISH–BROWN HEAVY SILTY CLAY LOAM, 23"–31" GRAY HEAVY SILTY CLAY LOAM, 31"–39" GRAY CLAY LOAM, 39"–50" GRAY CLAY LOAM.
MODERATELY SLOW PERMEABILITY, VERY SLOW OR PONDED RUNOFF



NORTH

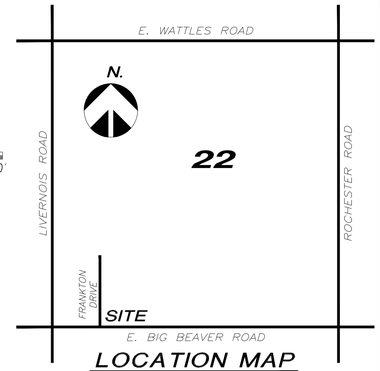
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EXISTING CONDITIONS - SHEET 3 of 3

SHEET NO. 3 OF 3

EXISTING CONDITIONS

PART OF THE S.W. 1/4 OF SECTION 22
T.2N., R.11E., CITY OF TROY
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K:\2025\02\250237\ENG\SITE PLAN\03 EXISTING.dwg, 11/20/2025 6:49:51 AM, DWG To PDF.pc3

sheet index

LS-1 LANDSCAPE PLAN

LS-2 SOD SEEDING REFERENCE PLAN AND PLANTING DETAILS

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK . 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.). SHADE TREES _____ 5 FT.
   b.). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
   c.). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. SEE SHEET LS-5 FOR PROPOSED LIMITS IRRIGATED. IRRIGATION TO BE A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

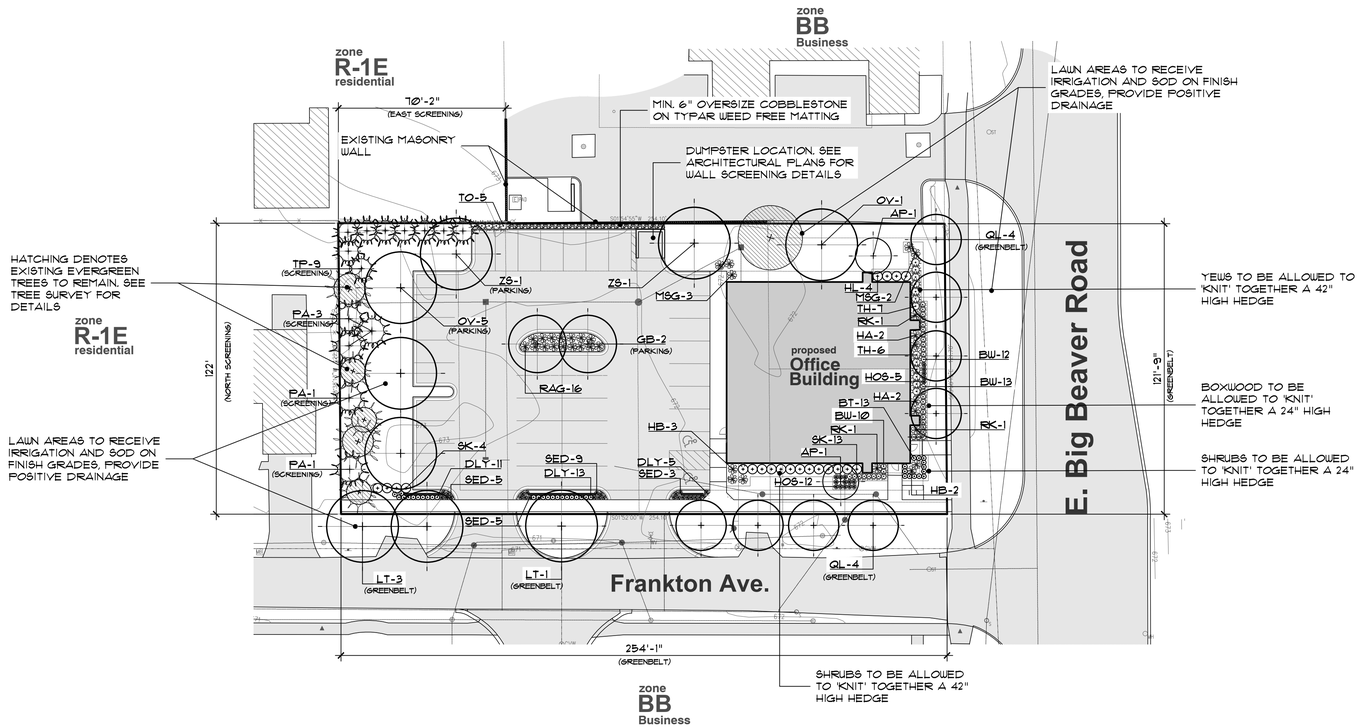
17. ALL LANDSCAPE BEDS ADJACENT TO LAWN TO BE SPADE EDGE.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH, BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



landscape requirements:

greenbelt street frontage (Big Beaver Avenue)	REQUIRED	PROVIDED
TOTAL LIN.FT. OF GREENBELT FRONTAGE	122'±	
ONE (1) CANOPY TREE PER 30' (122' FT. / 40 LIN.FT. = 4.06 TREES)	4	4

greenbelt street frontage (Frankton Avenue)	REQUIRED	PROVIDED
TOTAL LIN.FT. OF GREENBELT FRONTAGE	254'±	
ONE (1) CANOPY TREE PER 30' (254' FT. / 30 LIN.FT. = 8.46 TREES)	8	8

parking	REQUIRED	PROVIDED
TOTAL NO. OF PARKING SPACES PROVIDED	37	
ONE (1) 2 1/2" DECIDUOUS TREES PER 8-SPACES (37 SPACES / 8 SPACES = 4.63 TREES)	5	5

screening- north property (type-1)	REQUIRED	PROVIDED
TOTAL LIN.FT. OF RESIDENTIAL FRONTAGE	122'±	
ONE (1) EVERGREEN TREE PER 10' (122' FT. /10 LIN.FT. = 12.2 TREES)	12	12

screening- east property (type-1)	REQUIRED	PROVIDED
TOTAL LIN.FT. OF RESIDENTIAL FRONTAGE	70'±	
ONE (1) EVERGREEN TREE PER 10' (70' FT. /10 LIN.FT. = 7 TREES)	7	7

plant material list

key	quant.	botanical name	common name	size	comments
		LARGE CANOPY TREES			
QL	8	QUERCUS X WARE! 'LONG'	REGAL PRINCE OAK		
LT	3	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	
GB	2	GINGKO BILOBA	MAIDENHAIR TREE	2 1/2" BB	
Z8	2	ZELKOVA SERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" BB	
AP	2	ACER PALMATUM 'EMPORER I'	EMPORER I JAPANESE MAPLE	1" 1 GAL CONT.	
OV	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAN	2 1/2" BB	
		LARGE EVERGREEN TREES			
TP	9	THUJA PLICATA 'GREEN GIANT'	WESTERN REDCEDAR	8' BB	
PA	5	PICEA ABIES	NORWAY SPRUCE	8' BB	
		SHRUBS			
SK	17	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' B.B.	
RK	3	ROSA X. 080 EASY 'DOUBLE RED'	DOUBLE RED 08A EASY ROSE	#3 CONT.	
HA	4	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	#3 CONT.	
TH	13	TAXUS X.M. 'HICKSII'	HICKS YEW	36" BB	32" O.C. SPACING
BW	35	BUXUS M. 'VARDAR VALLEY'	VARDAR VALLEY BOXWOOD	18" CONT	24" O.C. SPACING
HB	5	HYDRANGEA P. 'ILVOBO'	BOBO HYRANGEA	30" CONT	42" O.C. SPACING
HL	4	HYDRANGEA P. 'LITTLE LIME'	LITTLE LIME HYRANGEA	30" CONT	42" O.C. SPACING
BT	13	BERBERIS T. ' CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	15" CONT	24" O.C. SPACING
		ORNAMENTAL GRASSES			
POK	21	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLY ROSE GRASS	#3 CONT	36" O.C. SPACING
RAG	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT	42" O.C. SPACING
MSG	5	MISCANTHUS SINENSIS 'GRACILLIMUS'	NARROW LEAVED JAPANESE SILVER GRASS	#3 CONT	48" O.C. SPACING
HOS	17	HOSTA 'PATRIOT'	PATRIOT HOSTA	#1 CONT	24" O.C. SPACING

landscape plan for:

Proposed Retail and Office

City of Shelby Twp, Michigan

north

scale: 0' 15' 30' 60' 90'

1" = 30'- 0"

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

FPA
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24333 Orchard Lake Rd, Suite G
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phone: (248) 557-5588

seal:



client:

BRAD BYRNES
5300 SHELDON RD
OAKLAND, MI, 48306

project:

MEDICAL OFFICE BUILDING

project location:

3040 FRANKTON DRIVE
TROY, MICHIGAN, 48083

sheet title:

LANDSCAPE PLAN

job no. / issue / revision date:

LS25.071.08 SPA 8-07-2025
LS25.071.11 CITY comments 11-19-2025

drawn by: JP, JK

checked by: FP

date: 8-7-2025

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For free location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS25.071.08

sheet no: LS-1 of 2

landscape planting notes:

GENERAL NOTES:

1) PLANT MATERIALS TO BE INSTALLED ACCORDING TO CITY OF TROY AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
2) PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
3) PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4) MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
5) CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.
6) TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN FOUR FEET TO A PROPERTY LINE

DECIDUOUS & EVERGREEN TREE:

1) TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.
4) REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

SHRUB:

1) SHRUB SHALL BE INSTALLED SAME RELATIONSHIP 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) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.

landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

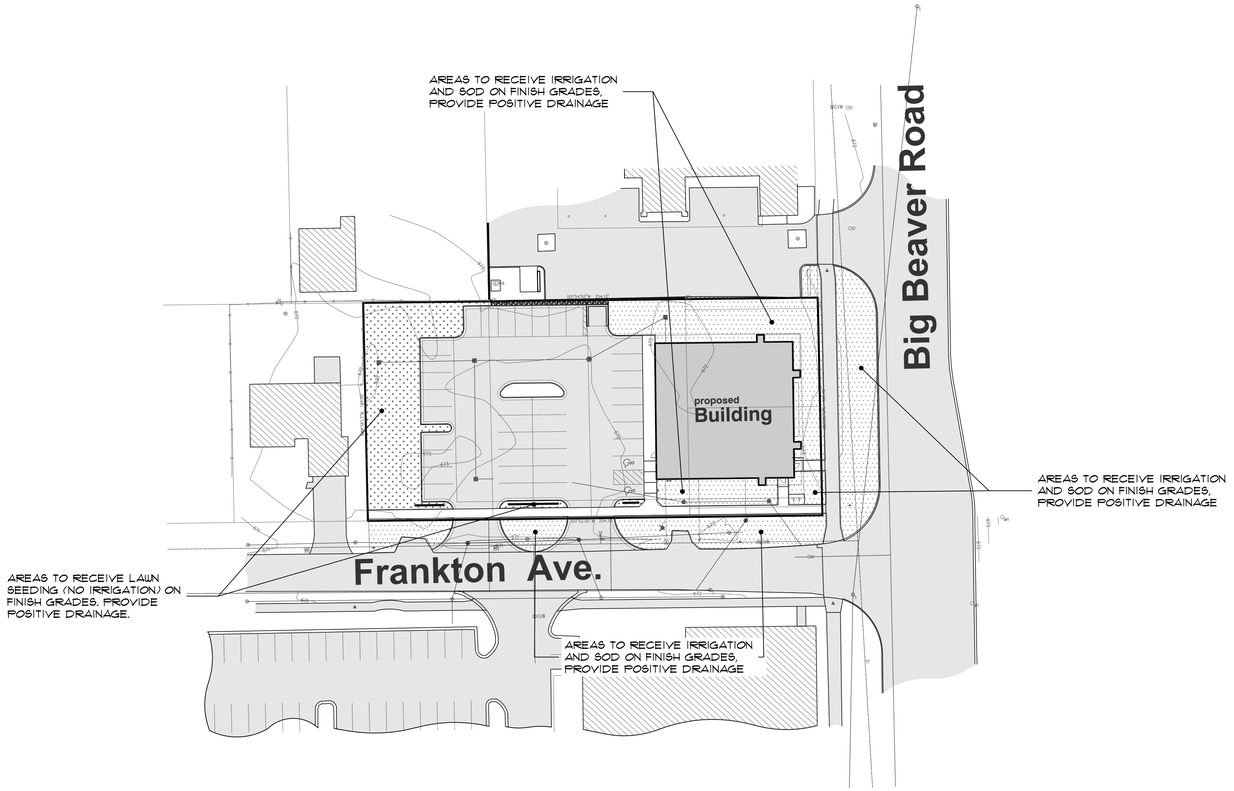
lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

5% PERENNIAL RYE GRASS
10% RED FESCUE
25% CHEWING FESCUE
60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA



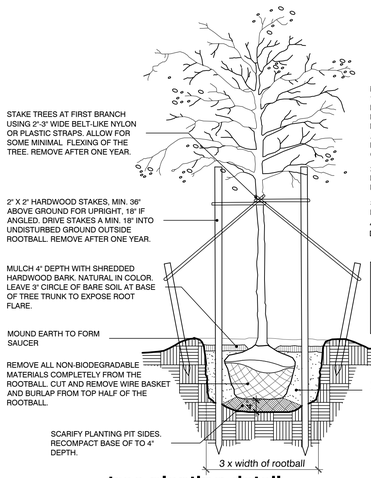
2A sod, seeding and irrigation reference plan

SCALE: 1"=40'-0"

hatch pattern legend

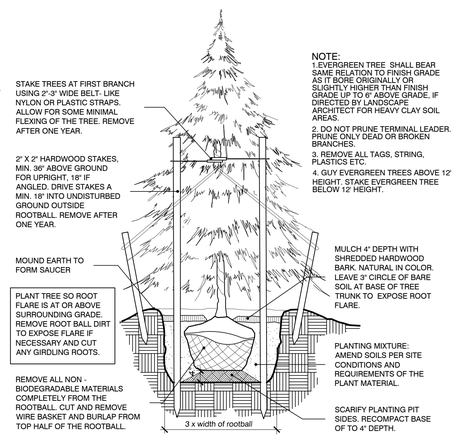
AREAS TO RECEIVE IRRIGATION AND SOD, MAINTAINED AND MOWED WEEKLY

AREAS TO RECEIVE LAWN SEEDING (NO IRRIGATION)



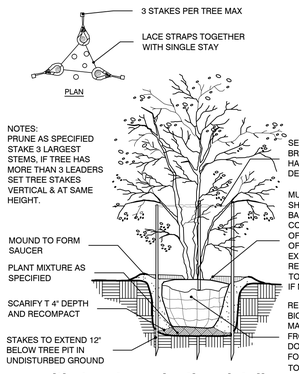
tree planting detail

no scale



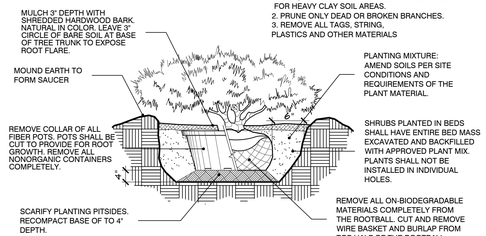
evergreen planting detail

no scale



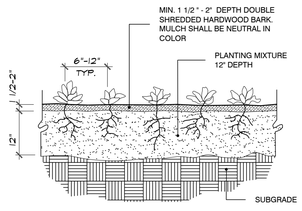
multi-stem tree planting detail

no scale



shrub planting detail

no scale



perennial planting detail

no scale

FELINO A. PASCUAL and ASSOCIATES
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24333 Orchard Lake Rd, Suite G
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seal:

STATE OF MICHIGAN — FELINO A. PASCUAL — LANDSCAPE ARCHITECT — 43

client:

BRAD BYRNES
5300 SHELDON RD
OAKLAND, MI, 48306

project:

MEDICAL OFFICE BUILDING

project location:

3040 FRANKTON DRIVE
TROY, MICHIGAN, 48083

sheet title:

SOD SEEDING REFERENCE PLAN AND PLANTING DETAILS

job no. / issue / revision date:

LS25.071.08	SPA	8-07-2025
LS25.071.11	city comments	11-19-2025

drawn by: **JP, JK**

checked by: **FP**

date: **8-7-2025**

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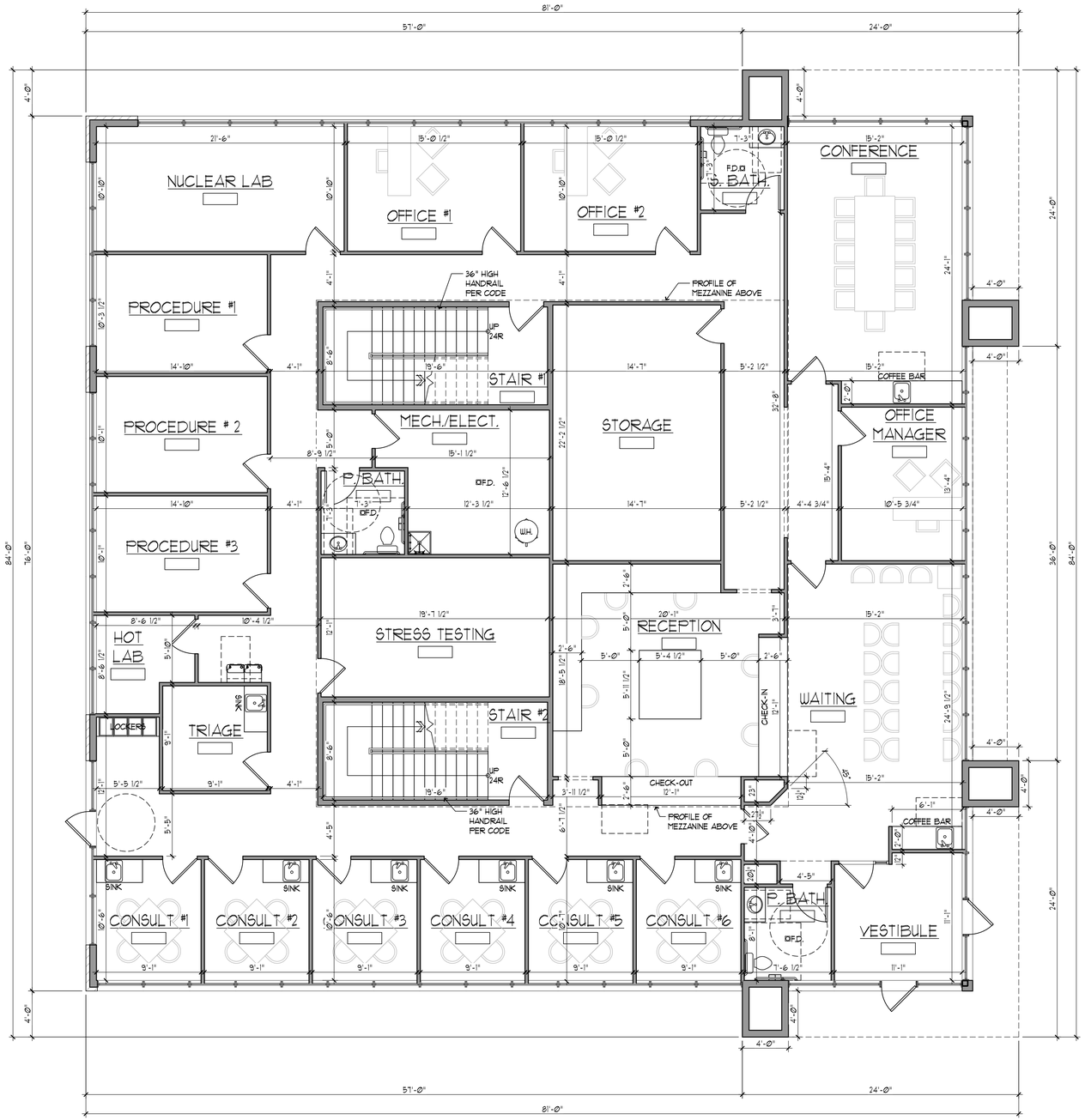
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project no: **LS25.071.08**

sheet no: **LS-2 of 2**

PARKING LOT SCREEN WALL DETAIL

SCALE 1/2" = 1'-Ø"



GROUND FLOOR PLAN

SCALE 3/16" = 1'-Ø"

GROUND FLOOR	=	5,852 SQ. FT
MEZZANINE	=	1,533 SQ. FT.
TOTAL SQUARE FOOTAGE	=	7,385 SQ. FT.

5,852 SQ. FT / 3 = 1,950 MAX MEZZANINE SQUARE FOOTAGE

MARTINI SAMARTINO Design Group
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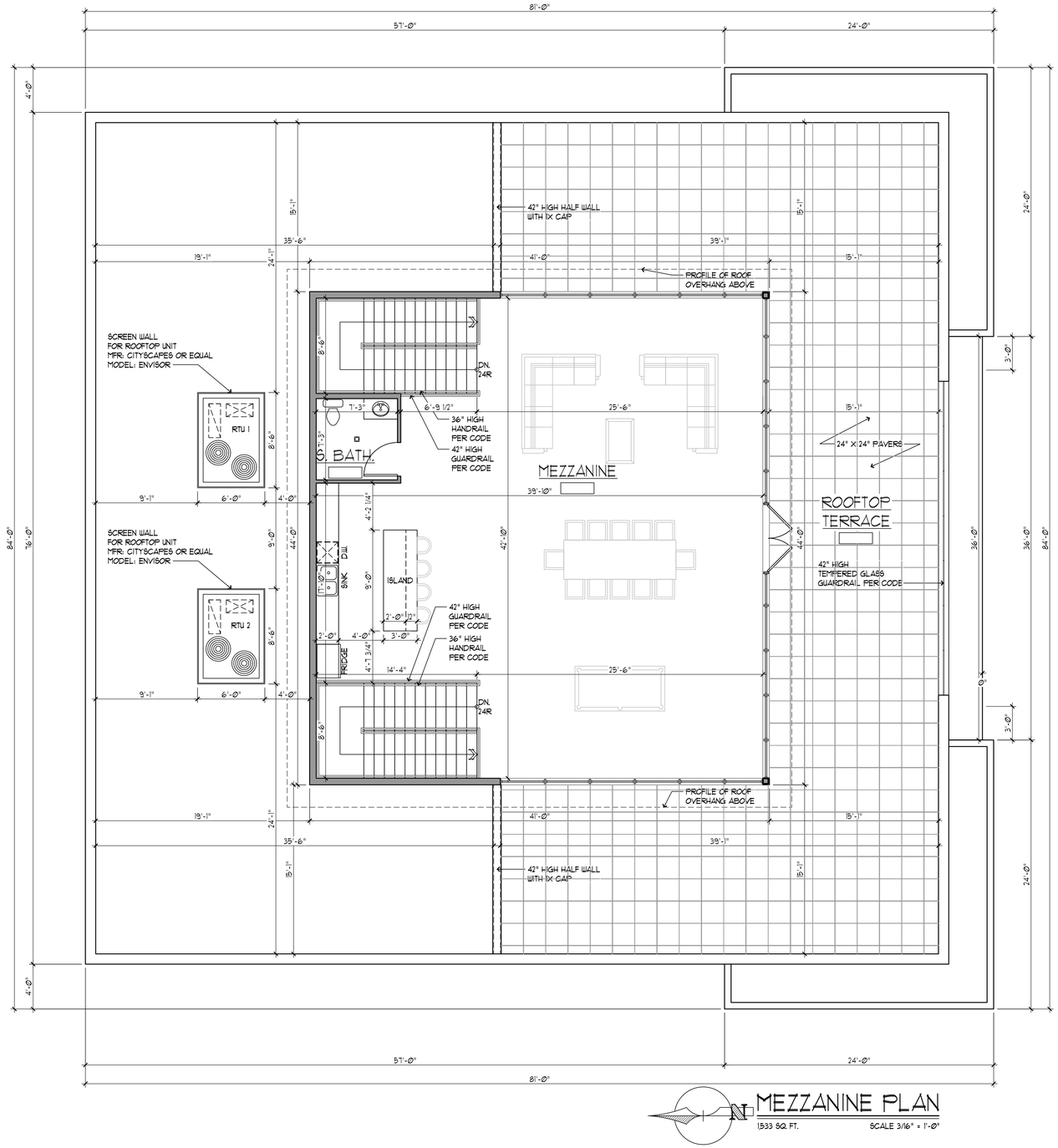
TROY MEDICAL OFFICE

FRANKTON AVENUE
& BIG BEAVER ROAD
TROY MICHIGAN, 48083

S.P. Approval:	01-05-2026
Permit Set:	
Revisions:	
Final Set:	
Drawn By:	B.J.
Checked By:	D.D.

Job No:
25-163

Sheet No:
A1



MEZZANINE PLAN

1533 SQ. FT. SCALE 3/16" = 1'-0"

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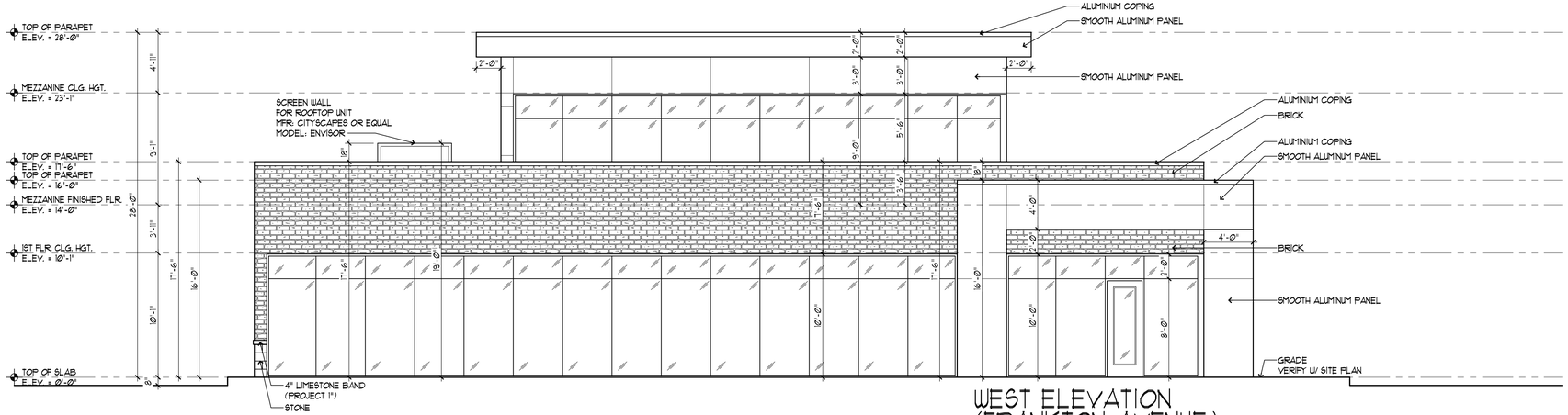
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25-163

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A2

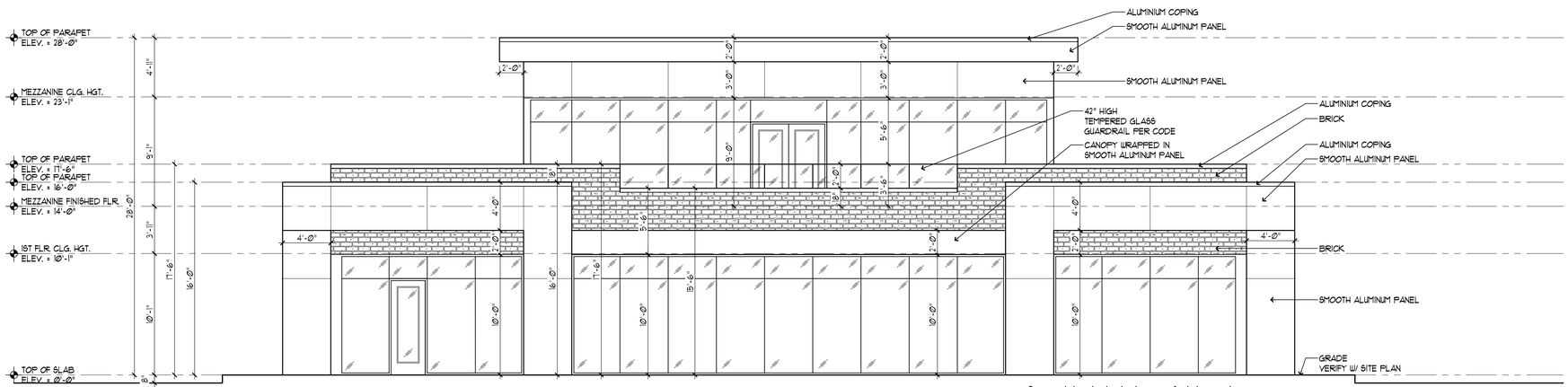


WEST ELEVATION (FRANKTON AVENUE)

SCALE 3/16" = 1'-0"

WEST ELEVATION
(FRANKTON AVENUE)
TRANSPARENCY PERCENTAGE

FACADE	=	1,411 SQ. FT.
TRANSPARENCY	=	720 SQ. FT.
720 / 1,411	=	51 % PROVIDED
		50 % REQUIRED



SOUTH ELEVATION (BIG BEAVER ROAD)

SCALE 3/16" = 1'-0"

SOUTH ELEVATION
(BIG BEAVER ROAD)
TRANSPARENCY PERCENTAGE

FACADE	=	1,458 SQ. FT.
TRANSPARENCY	=	736 SQ. FT.
736 / 1,458	=	50 % PROVIDED
		50% REQUIRED

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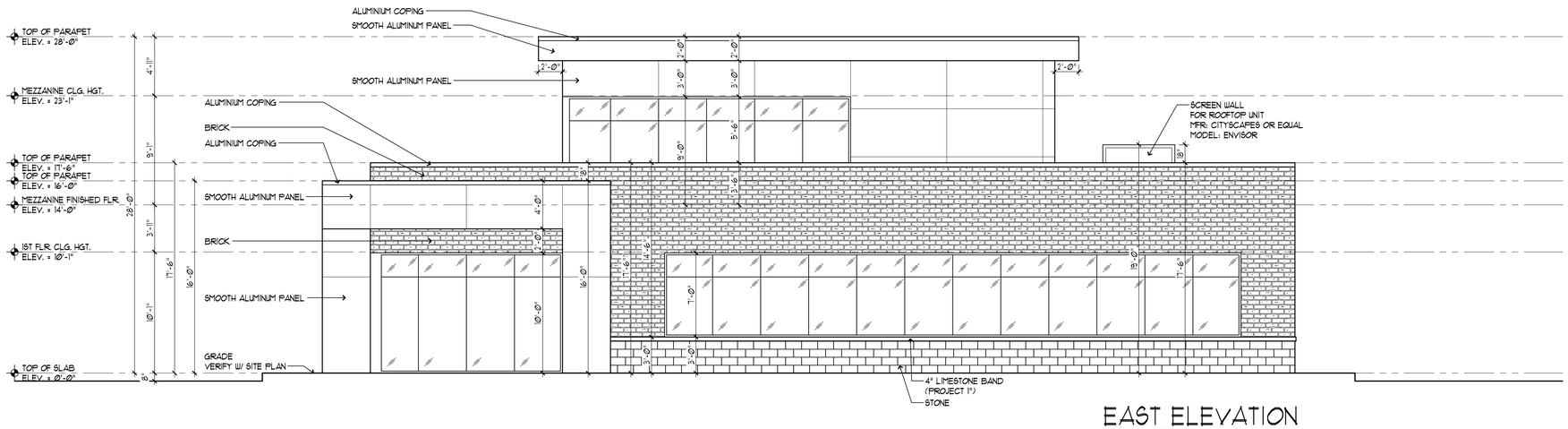
TROY MEDICAL OFFICE

FRANKTON AVENUE
& BIG BEAVER ROAD
TROY MICHIGAN, 48083

S.P. Approval:	01-05-2026
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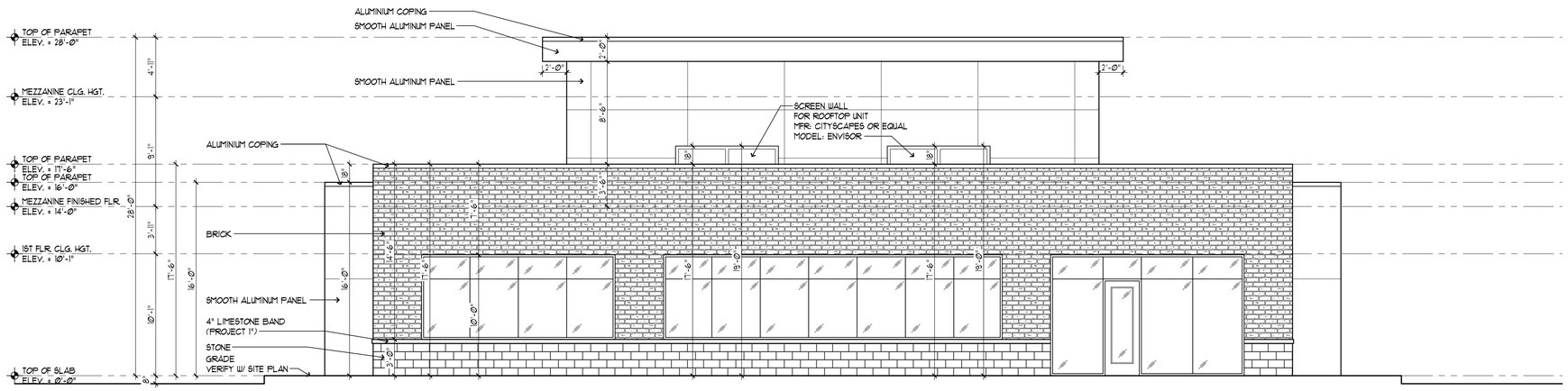
Job No:
25-163

Sheet No:
A3



EAST ELEVATION

SCALE 3/16" = 1'-Ø"



NORTH ELEVATION

SCALE 3/16" = 1'-Ø"

NORTH ELEVATION
TRANSPARENCY PERCENTAGE

FACADE	=	1,458 SQ. FT.
TRANSPARENCY	=	468 SQ. FT.
468 / 1,458	=	32 % PROVIDED
		30% REQUIRED

MARTINI SAMARTINO Design Group

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TROY MEDICAL OFFICE

FRANKTON AVENUE
& BIG BEAVER ROAD
TROY MICHIGAN, 48083

S.P. Approval:	01-05-2026
Permit Set:	
Revisions:	
Final Set:	
Drawn By:	B.J.
Checked By:	D.D.

Job No:
25-163

Sheet No:
A4





PHOTOMETRIC - OPTION A



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.

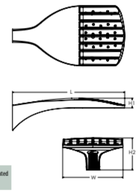
Introduction

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.

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)



ds 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.

Design Select options indicated by this color background.

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 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 [1] T4M Type IV medium T4LG Type IV low glare [1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [1] BLC4 Type IV backlight control [1] LCCO Left corner cutoff [1] RCCO Right corner cutoff [1]	MVOLT (120V-277V) [2] HVOLT (347V-480V) [2] XVOLT (277V-480V) [2] 120 [3, 4] 208 [3, 4] 240 [3, 4] 277 [3, 4] 347 [3, 4] 480 [3, 4]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND poles) SPA5 Square pole mounting (4ft drilling, 3" min. SQ pole) [5] RPA5 Round pole mounting (4ft drilling, 3" min. RND pole) [5] SPA8N Square narrow pole mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket [6] 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. [7, 8, 9] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [8, 9] PER NEMA twist-lock receptacle only (controls ordered separate) [9] PERS Five-pin receptacle only (controls ordered separate) [9, 10]	PER7 Seven-pin receptacle only (controls ordered separate) [9, 10] FAO Field adjustable output [9, 10] BL30 Bi-level switched dimming, 30% [8, 9] BL50 Bi-level switched dimming, 50% [8, 9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [9]	**Shipped installed** HS Houseside shield (black finish standard) [4] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [11] HA 50°C ambient operation [12] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] **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

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 04/29/25

VESTA AT7950

WALL

PROJECT



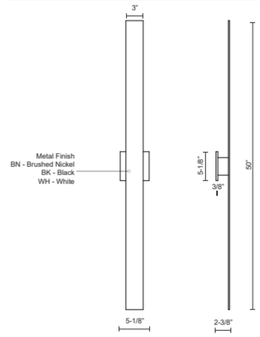
AT7950-WH White
AT7950-BK Black
AT7950-BN Brushed Nickel

DESCRIPTION

Timeless simplicity with versatile purpose is offered with this wall sconce that measures 50 inches in length. Vesta mounts horizontally or vertically from a matching aluminum square affixed in the middle of the rectangular beam of formed aluminum. The concealed LEDs illuminate the mounting plane creating pool of light on the wall. Vesta is available in three different finishes: black or white powder coating and brushed nickel.

SPECIFICATION DETAILS

Fixture Dimensions	W3" x H50" x E2-3/8"
Light Source	AC LED Module
Wattage	58W
Total Lumens	4800lm
Delivered Lumens	BK-3026lm; BN-3069lm; WH-3226lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Frosted Glass
ADA Compliant	Yes
Location	Wet
Illumination Direction	Backlit
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W5-1/8" x H5-1/8" x E3/8"
Paint Finish	BK02; BN02; WH02;



* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
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COMMENT

Intertek



Plan View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Parking Area	+	1.4 fc	6.2 fc	0.1 fc	62.0:1	14.0:1
Small walkway	+	0.5 fc	1.2 fc	0.0 fc	N/A	N/A
Walkway	+	1.4 fc	12.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	DSX0 LED P4 40K 70CRI TFTM	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Forward Throw		1	11374	1	186.08
	B	Vesta - AT7950 - BK	ALL TERIOR	AC LED Module	1	3215	1	56.5

Pole mounted fixtures are mounted at 20' - 0" above finished grade.

MEDICAL OFFICE - TROY, MI
FRANKTON AVENUE & BIG BEAVER ROAD
TROY MICHIGAN, 48083
SITE LIGHTING PHOTOMETRICS

Designer
TJA
Date
07/20/2025
Scale
1" = 20'
Drawing No.
2
Summary
OPTION B

1 of 2