CITY COUNCIL AGENDA ITEM

Date: November 5, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development
R. Brent Savidant, Planning Director

Subject: PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

The applicant, A & M Hospitality, seeks a conditional rezoning of the subject parcel from O (Office) to OM (Office Mixed Use) District, to permit two hotels on the property. The parcel is approximately 4.5 acres in area. A vacant 3-story office building sits on the site.

The item was considered by the Planning Commission at the July 23, 2013 Regular meeting, the August 27, 2013 Special/Study meeting and the October 8, 2013 Regular meeting (see attached minutes). The Planning Commission worked with the applicant to address issues raised by the neighbors, including sound, light and height. The Planning Commission voted 9-0 in recommending approval of the proposed rezoning at the October 8, 2013 meeting.

Conditions voluntarily offered by the applicant include the following:

- Increased rear yard setbacks (178 feet for TownPlace Suites, 185 feet for Fairfield Inn)
- 8-foot high decorative sound wall along western property line
- Double row of 12 to 15-foot high trees east of sound wall
- Height limited to 4 stories and 69 feet

The Master Plan classifies this area as 21st Century Industrial. A description of this classification is attached. At this time with approximately 30% office vacancy in Troy, office use on this site does not seem likely in the near future.

The attached reports prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarize the rezoning request and describe the conditions voluntarily offered by the applicant.

CITY COUNCIL AGENDA ITEM

City Attorney's Review as to Form and Legality

_____ _____

Lori Grigg Bluhm, City Attorney Date

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc. dated September 30, 2013
3. Report prepared by Carlisle/Wortman Associates, Inc. dated August 15, 2013
4. Minutes from the October 8, 2013 Planning Commission Regular meeting
5. Minutes from the August 27, 2013 Planning Commission Regular meeting
6. Minutes from the July 23, 2013 Planning Commission Regular meeting
7. City of Troy Master Plan (excerpt)
8. Public comment
9. Conditional Rezoning Agreement

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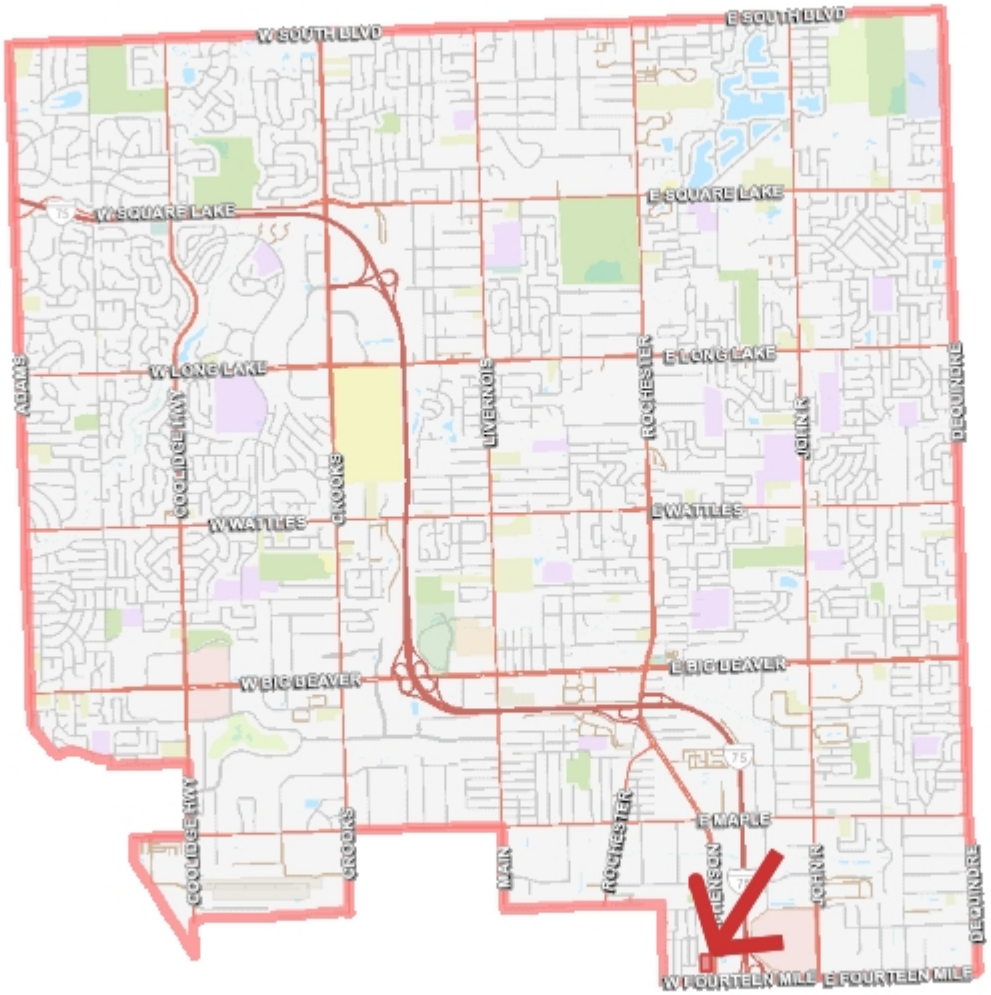
City of Troy GIS Online



17,711 0 8,856 17,711 Feet

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.

TROY MARRIOTT HOTELS, CR 009

City of Troy Planning Department

Legend:

315 0 158 315 Feet

Scale 1: 1,892

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Printed: 6/19/2013

TROY MARRIOTT HOTELS, CR 009

City of Troy Planning Department

Legend:

Form Based Zoning (Current)

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

378 0 189 378 Feet

Scale 1: 2,271

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.

Printed: 6/19/2013

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: August 15, 2013
September 30, 2013

Conditional Rezoning, Site Plan Review, and Special Use For City of Troy, Michigan

GENERAL INFORMATION

Applicant	Akram Namou, A&M Hospitality
Project Name:	Troy Marriott Hotels
Plan Date:	August 9, 2013
Location:	333 Stephenson Hwy between 14 Mile and E. Maple
Zoning:	O, Office Building District
Action Requested:	Conditional Rezoning Request to OM, Office Mixed Use; Site Plan Approval, and Special Use Approval
Required Information:	Deficiencies noted.

SUMMARY OF DEVELOPMENT AND PROCEDURE

The applicant is requesting a conditional rezoning of 333 Stephenson Hwy from O, Office Building District to OM, Office Mixed Use District in order to develop two (2) hotels on this single parcel. The proposed hotels are a 4-story, 89 room TownePlace Suite and a 4-story, 91 room Fairfield Inn and Suites. The hotels include a pool, exercise, and business service facilities but do not include any accessory facilities such as banquet facilities, or restaurants that would attract non-overnight travel. The TownePlace Suites is targeted to extended stay guests and includes efficiency kitchens in every room. The facilities would share a connected 186-space parking lot.

The conditions offered by the applicant include 1). rezoning to OM, Office Mixed Use District for lodging purposes only; and 2). the submitted site plan. Lodging is a special use in the OM District.

If the Planning Commission recommends site plan and special use approval, the approval is conditioned on the City Council granting the conditional rezoning.

Location of Subject Property
The property is located on the west side of Stephenson Highway north of 14 Mile.

Size of Subject Property:
The overall size of the subject property is 4.5 acres

Current and Proposed Uses of Subject Parcel:
Vacant 3-story office building

Current Zoning:
The property is currently zoned O, Office District.

Direction	Zoning	Use
North	O, Office	Office
South	O, Office (Planning Commission recommended approval of Conditional Rezoning to IB)	Office/Bank
East	RC, Research Center	Office

West	R-1E, Single-Family Residential	Single-Family Residential

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at the August 27, 2013 meeting. Please review our August 15, 2013 memo for a complete site plan review.

At the meeting, the Planning Commission and neighboring properties discussed:

- Site arrangement to mitigate impact on adjacent properties
- Landscaping; types, heights, growth timeline.
- Lighting; islands.
- Wall; sound barrier, height.
- Loading zones; additional landscaping, landbanked parking.
- Elevation and building facades.
- Access drive.
- Stormwater management.
- Parking.

At the August 27, 2013 meeting, the application was continued so that the applicant was able to address the following items:

1. Site Arrangement

While the applicant has maintained the same basic layout as previously shown to the Planning Commission, they have proposed the following modifications to the Site Plan:

- Tucked the Townplace Suite pool under the building to increase the setback to rear property line an additional 20-feet.
- Added a second row of trees along the rear property line.
- Shifted southern access point to along the southern property line. The shift in access point has altered site circulation.
- Widened the sidewalk adjacent to the drive between the buildings from 5 feet to 7 feet.

Section 4.17.C establishes the dimensional requirements for the OM District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance
Front (Stephenson)	10 feet minimum setback	75 feet	Complies
Side (north)	10 feet minimum setback	40 feet	Complies
Side (south)	10 feet minimum setback	43 feet	Complies
Rear (east)	50 feet minimum setback	Townplace Suites: 178 feet to the 1st floor pool, 197 feet to 2nd-4th floor Fairfield: 185 feet to 1st-4th floor	Complies
Building Height	Maximum 5 stories, 75 feet	4 stories, 69 feet	Complies
Building Lot Coverage Floor Area	40%	14%	Complies

Items to be addressed: *None*

2. Landscaping; types, heights, growth timeline.

Applicant has added a second row of trees along the rear property line to provide screening for the adjacent single-family residents. The applicant proposes forty-six (46) 12 to 15-foot high White Spruce and forty-six (46) 12 to 15-foot high Sugar Maples. The site landscaping includes:

	Required:	Provided:	Compliance:
Greenbelt: 10 feet in width along Stephenson Highway	10 feet	10 feet	Compliant
Street Trees: The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	13 street trees	13 street trees	Compliant
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	20%	Calculation not provided	Provide calculation
Parking Lot Landscaping: 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	24 trees	35 trees	Compliant
Screening Between Land Uses: 80% opacity	Screen Alt 3 and/or wall	6-foot concrete panel wall and landscaping	Compliant

Items to be addressed: *None*

3. Lighting; islands.

The applicant has placed all parking lot light poles landscaped islands. The pole heights have been lowered to 15-feet. Pole locations are shown on the photometric plan but not on the site plan.

The applicant does not indicate any building lights. The building code requires lighting at exterior doors. The applicant should confirm that they are not proposing any building lighting above the first floor on the rear and side elevations. A note should be added to the photometric plan.

The photometrics levels meet ordinance requirements.

Items to be Addressed: *1). Place pole locations on the site plan; and 2). Confirm that there is no building lighting above the first floor on the rear and side elevations. A note should be added to the photometric plan.*

4. Wall; sound barrier, height.

The applicant has agreed to replace the existing 6-foot wall with an 8-foot high wall. A screen/noise wall detail should be provided on the plans.

Items to be Addressed: *Add screen/noise wall detail to plans.*

5. Loading zones; additional landscaping, landbanked parking.

The applicant has removed the loading zone to provide more area for landscaping including area for double row of trees along the rear of the site. The applicant feels that a loading zone is not necessary and all trucks can be accommodated in the parking lot.

Items to be Addressed: *None*

6. Elevation and building facades.

Floor plans and building elevations have been provided. The applicant has amended the Fairfield Inn to include an all masonry first floor. A note has been added to the elevations but they do not show the masonry, as the applicant is working with Marriot to finalize masonry details. The masonry material and details should be finalized and reflected on the elevations as part of the final site plan submittal.

Items to be Addressed: *Revise elevations to include Fairfield Inn first floor masonry details as part of the final site plan submittal.*

7. Access drive.

Due to the existing Stephenson Highway crossover and traffic signal, the applicant has shifted the second access point from mid-development to the southern property line. The access and

circulation has been reviewed by the City's Traffic Engineer and City's Traffic Consultant, OHM. They both find that moving the secondary access point provides a safer access to the site.

Pedestrian access:

The applicant has shown an 8-foot sidewalk to replace the existing 5-feet sidewalk along Stephenson Highway.

Items to be Addressed: *None*

8. Stormwater management.

Underground stormwater detention is proposed along the north and south property lines of the site. Detailed stormwater management and utility review will be completed as part of the final site plan review.

Items to be Addressed: *None*

9. Parking

Section 13.06 provides the following parking requirements:

	Required	Provided	Compliance
Hotel: One (1) space for each guest room	Towneplace= 89 rooms = 89 spaces Fairfield = 91 rooms = 91 spaces	180 spaces	Compliant
One (1) space per employee on the largest shift	Towneplace= 3 employees rooms = 3 spaces Fairfield = 3 employees = 3 spaces	6 spaces	Compliant
Any additional spaces required for dining establishments	N/A	N/A	N/A
TOTAL	**186 spaces**	**186 spaces**	**Compliant**
Barrier Free	17	17	Compliant
Bicycle Parking	2	2	Non-Compliant
Loading	0	2 loading lanes	Compliant

The proposed hotel does not include accessory facilities such as restaurant or bar that requires additional parking. The applicant verifies that the maximum employee count on the largest shift is three (3) employees. The 186 spaces required by ordinance are based on 100% occupancy of both hotels, which the applicant notes is unlikely to occur. The required vehicle and bicycle parking has met ordinance requirements.

Items to be Addressed: *None*

CONDITIONAL REZONING REVIEW

MASTER PLAN

This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. Both future land use classifications support areas for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is consistent with this Master Plan designation of the area.

In short, the applicant has addressed noted site planning issues to mitigate potential impacts upon adjacent properties. As such, the conditional rezoning in conjunction with the submitted site plan supports the surrounding office, research, and light industrial uses. We also recognize the compatible presence of existing OM properties immediately north of the site, and the desire for commercial use of the property due to the high visibility and accessibility along Stephenson Highway and to Interstate 75.

Items to be Addressed: *None.*

ZONING BACKGROUND

Stephenson Highway is a limited access major arterial designed to serve a mix of office, light industrial, commercial, and lodging uses. The surrounding area is a mixture of Integrated Business (IB), Research Center (RC), Office (O-1), Office Mixed Use (OM), and One-family residential (R1-E). The site to the south was recommended by the Planning Commission for conditional rezoning to IB, Integrated Business. The conditional rezoning was never considered by the City Council, as that applicant pulled their application.

The OM District is intended *"…to provide areas for large office uses which serve large numbers of people, as well as the retail, service, restaurant, lodging, and residential options that should be provided to support such large employment centers. A major purpose of this District is to provide areas for buildings of greater height and more intensive land use activity in an otherwise low-density community, while providing amenities on-site or within the same immediate area to foster a walkable, compact, dense urban environment. The OM District is also intended to encourage the development of uses and services that will support and enhance the marketability of the City of Troy as a vibrant and desirable place to work where a high quality of life can be offered for both workers and residents. As such, it is a primary role of the OM District, along with the IB, RC, CB and GB Districts to preserve the economic vitality of the area."*

This applicant considered requesting a rezoning to IB, but felt a conditional rezoning to OM better met their site planning needs. Specifically, they were concerned with the IB District's restriction of parking in the front of the building. This restriction would require all parking to be located behind the buildings and thus have a greater impact upon the adjacent single-family residents. A conditional rezoning to a specific use and other dimensional conditions as submitted by the applicant can limit concerns in regards to zoning consistency of the area and adjacency of other OM zoned properties.

The table below outlines the proposed conditions as shown on the site plan as compared to the currently zoned Office District and proposed Office Mixed Use District:

	Office	**Office Mixed Use**	**Conditions by Applicant**
Front Yard	10 feet	10 feet	80 feet
Side Yard	20 feet	20 feet	40 feet
Rear Yard / Boundary to Single Family (Building)	50 feet	50 feet	Townplace Suites: 178 feet to the 1st floor pool, 197 feet to 2nd-4th floor Fairfield: 185 feet to 1st-4th floor
Rear Yard (Parking)	10 feet	10 feet	42.4 feet
Height	3 stories, 36 feet	5 stories, 75 feet	4 stories
Landscape Screening	80% opacity screening	80% opacity screening	80% opacity landscape screening and screening wall
Uses	Office, Bank, Research and Development, School, and Place of Worship	Office, Bank, Research and Development, School, Place of Worship, and hotels (special use)	Two (2) Hotels

Items to be addressed: *None*

STANDARDS

The Zoning Ordinance identifies five (5) findings that the Plan Commission should evaluate when considering a Conditional Rezoning petition (Section 16.04.C). A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

a) The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

A guiding principle of both the Master Plan and zoning ordinance is the protection of single-family neighborhoods. The proposed conditions, specifically the Site Plan offered by the applicant will protect public health, safety, and welfare. The applicant has provided adequate buffer and transition so that the specific use and development as a whole will greatly enhance the area and provide a benefit to the immediate area and the larger region by providing lodging for out-of-town guests.

We find that the applicant has made all reasonable attempts to mitigate impact upon adjacent properties, including installing a double row of 12 to 15 foot high landscaping, installing an 8-foot high wall, reducing building height, and increasing rear yard setback.

Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

b) 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:
   I. A change in City policy since the Master Plan was adopted.
   II. A change in conditions since the Master Plan was adopted.
   III. An error in the Master Plan.

The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is appropriate for this area. The applicant has chosen the OM zoning district due to the applicant's desired use, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed use will fully support and compliment the surrounding office and research center uses in the surrounding area.

c) 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.

The applicant has offered conditions are in accordance with all terms of the OM zoning district.

d) Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

All necessary public services, utilities, and facilities already adequately serve this site. Any permitted uses and development within OM district would not require any additional public services and facilities than normally associated with a like use; however private utilities including water will be reviewed as part of the building permit process.

e) The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

The site is adjacent to R-1E, One-Family Zoning to the west; O, Office Building District to the south; RC, Research Center District to the east across Stephenson Highway; and OM, Office Mixed District and IB, Industrial Business to the north. The applicant has chosen the OM zoning district due to the applicant's desired uses, consideration of the surrounding zoning, and consideration of the Master Plan.

The applicant has provided sufficient buffer and transition to adjacent single-family residential. The applicant has offered additional rear yard setback, reduced height, and increased landscape buffering.

Items to be Addressed: *None.*

SPECIAL USE

Standards of Approval

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.*

A guiding principle of both the Master Plan and zoning ordinance is the protection of single-family neighborhoods. The proposed conditions, specifically the Site Plan offered by the applicant will protect public health, safety, and welfare. The applicant has provided adequate buffer and transition in so much that the specific use and development as a whole will greatly enhance the area and provide a benefit to the immediate area and the larger region by providing lodging for out-of-town guests.

We find that the applicant has made all reasonable attempts to mitigate impact upon adjacent properties, including installing a double row of 12 to 15 foot high landscaping, installing an 8-foot high wall, reducing building height, and increasing rear yard setback.

Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.*

The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is appropriate for this area. The applicant has chosen the OM zoning district due to the applicant's desired use, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed use will fully support and compliment the surrounding office and research center uses in the surrounding area.

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.*

While hotel uses generate traffic, such traffic is spread out throughout day and typically does not have a peak period. The hotels should have minimal impact on traffic. The hotels are located on a major arterial that can accommodate increased traffic.

4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.*

The proposed use should not cause additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.

5. *Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.*

Outside the aforementioned issues, the site complies with all other zoning ordinance standards.

The Planning Commission is also required to generally consider the following for any special use application:

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*

   The proposed use may be permissible in the proposed location.

2. *Vehicular circulation and parking areas.*

   Interior vehicular circulation is sufficient. Applicant shall confirm parking requirements.

3. *Outdoor activity, storage and work areas.*

   N/A.

4. *Hours of operation.*

   We assume due to the nature of the proposed use, this will be a 24-hour, 7 day per week use.

5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.*

   The applicant has provided additional landscaping and buffers to mitigate impact of traffic, noise, and light upon adjacent properties.

Items to be addressed*: None.*

RECOMMENDATION

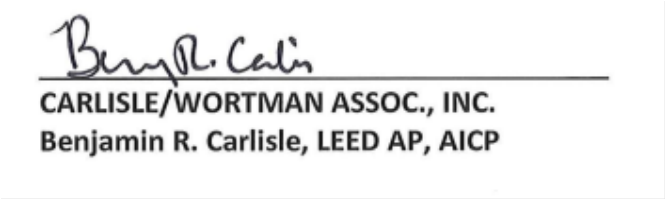
We find that the applicant has made all reasonable attempts to mitigate impact upon adjacent properties including installing a double row of 12 to 15 foot high landscaping, installing an 8-foot high wall, reducing building height, and increasing rear yard setback. We recommend approval of the Site Plan and Special use, and recommend that the planning Commission recommend the Conditional Rezoning. Any Planning Commission approval of the Site Plan and Special Use is contingent upon the City Council granting the Conditional Rezoning.

If the City Council grants the Conditional Rezoning, the applicant shall address the following items as part of the final site plan:

1. *Place pole locations on the site plan;*
2. *Confirm that there is no building lighting above the first floor on the rear and side elevations. A note should be added to the photometric plan.*
3. *Add screen/noise wall detail to plans.*
4. *Revise elevations to include Fairfield Inn first floor masonry details as part of the final site plan submittal.*

Please contact me if you have any questions.

CARLISLE/WORTMAN ASSOCIATES, INC.



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

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
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Date: August 15, 2013

Conditional Rezoning, Site Plan Review, and Special Use For City of Troy, Michigan

GENERAL INFORMATION

Applicant	Akram Namou, A&M Hospitality
Project Name:	Troy Marriott Hotels
Plan Date:	August 9, 2013
Location:	333 Stephenson Hwy between 14 Mile and E. Maple
Zoning:	O, Office Building District
Action Requested:	Conditional Rezoning Request to OM, Office Mixed Use; Site Plan Approval, and Special Use Approval
Required Information:	Deficiencies noted.

SUMMARY OF DEVELOPMENT AND PROCEDURE

The applicant is requesting a conditional rezoning of 333 Stephenson Hwy from O, Office Building District to OM, Office Mixed Use District in order to develop two (2) hotels on this single parcel. The proposed hotels are a 4-story, 89 room TownePlace Suite and a 4-story, 91 room Fairfield Inn and Suites. The hotels include pool, exercise, and business service facilities but do not include any accessory facilities such as banquet facilities, or restaurants that would attract non-overnight travel. The TownePlace Suites is targeted to extended stay guests and includes efficiency kitchens in every room. The facilities would share a connected 195-space parking lot.

The conditions offered by the applicant include 1). rezoning to OM, Office Mixed Use District for lodging purposes only; and 2). the submitted site plan. Lodging is a special use in the OM District.

If the Planning Commission recommends site plan and special use approval, the approval is conditioned on the City Council granting the conditional rezoning.

The Planning Commission first reviewed the application on July 23rd. At that meeting the Planning Commission was open to the concept of rezoning but desired more assurances that the proposed use would not impact adjacent single-family neighbors to the west. At the meeting the applicant offered to come back to the Planning Commission with a site plan as a condition.

Location of Subject Property

The property is located on the west side of Stephenson Highway north of 14 Mile.

Size of Subject Property:

The overall size of the subject property is 4.5 acres

Current and Proposed Uses of Subject Parcel:

Vacant 3-story office building

Current Zoning:
The property is currently zoned O, Office District.

Direction	Zoning	Use
North	O, Office	Office
South	O, Office (Planning Commission recommended approval of Conditional Rezoning to IB)	Office/Bank
East	RC, Research Center	Office
West	R-1E, Single-Family Residential	Single-Family Residential

CONDITIONAL REZONING REVIEW

MASTER PLAN

This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. Both future land use classifications support areas for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is consistent with this Master Plan designation of the area.

In short, provided impacts upon adjacent properties are mitigated and identified site planning issues are addressed, the conditional rezoning supports the surrounding office, research, and light industrial uses. We also recognize the compatible presence of existing OM properties immediately north of the site, and the desire for commercial use of the property due to the high visibility and accessibility along Stephenson Highway and to Interstate 75.

Items to be Addressed: *Address site plan issues herein noted.*

ZONING BACKGROUND

Stephenson Highway is a limited access major arterial designed to serve a mix of office, light industrial, commercial, and lodging uses. The surrounding area is a mixture of Integrated Business (IB), Research Center (RC), Office (O-1), Office Mixed Use (OM), and One-family residential (R1-E). The site to the south was recommended by the Planning Commission for conditional rezoning to IB, Integrated Business. The conditional rezoning was never considered by the City Council, as that applicant pulled their application.

The OM District is intended *"…to provide areas for large office uses which serve large numbers of people, as well as the retail, service, restaurant, lodging, and residential options that should be provided to support such large employment centers. A major purpose of this District is to provide areas for buildings of greater height and more intensive land use activity in an otherwise low-density community, while providing amenities on-site or within the same immediate area to foster a walkable, compact, dense urban environment. The OM District is also intended to encourage the development of uses and services that will support and enhance the marketability of the City of Troy as a vibrant and desirable place to work where a high quality of life can be offered for both workers and residents. As such, it is a primary role of the OM District, along with the IB, RC, CB and GB Districts to preserve the economic vitality of the area."*

This applicant considered requesting a rezoning to IB, but felt a conditional rezoning to OM better met their site planning needs. Specifically, they were concerned with the IB District's restriction of parking in the front of the building. This restriction would require all parking to be located behind the buildings and thus have a greater impact upon the adjacent single-family residents. A conditional rezoning to a specific use and other dimensional conditions as submitted by the applicant can limit concerns in regards to zoning consistency of the area and adjacency of other OM zoned properties.

The table below outlines the proposed conditions as shown on the site plan as compared to the currently zoned Office District and proposed Office Mixed Use District:

	Office	**Office Mixed Use**	**Conditions by Applicant**
Front Yard	10 feet	10 feet	80 feet
Side Yard	20 feet	20 feet	40 feet
Rear Yard / Boundary to Single Family (Building)	50 feet	50 feet	Townplace Suites: 159 feet to the 1st floor pool, 197 feet to 2nd-4th floor Fairfield: 185 feet to 1st-4th floor
Rear Yard (Parking)	10 feet	10 feet	42.4 feet
Height	3 stories, 36 feet	5 stories, 75 feet	4 stories
Landscape Screening	80% opacity screening	80% opacity screening	80% opacity landscape screening and screening wall
Uses	Office, Bank, Research and Development, School, and Place of Worship	Office, Bank, Research and Development, School, Place of Worship, and hotels (special use)	Two (2) Hotels

Items to be addressed: *None*

STANDARDS

The Zoning Ordinance identifies five (5) findings that the Plan Commission should evaluate when considering a Conditional Rezoning petition (Section 16.04.C). A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

a) The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

A guiding principle of both the Master Plan and zoning ordinance is the protection of single-family neighborhoods. Provided that the noted changes to the site plan are made to provide adequate buffer and transition, the proposed conditions offered by the applicant will protect public health, safety, and welfare. Provided adequate buffer and transition is provided, the specific use and development as a whole will greatly enhance the area and provide a benefit to the immediate area and the larger region by providing lodging for out-of-town guests. Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

b) 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:
   I. A change in City policy since the Master Plan was adopted.
   II. A change in conditions since the Master Plan was adopted.
   III. An error in the Master Plan.

   The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is appropriate for this area. The applicant has chosen the OM zoning district due to the applicant's desired use, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed use will fully support and compliment the surrounding office and research center uses in the surrounding area.

c) 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.

   Provided that specific site planning changes are made, the applicant has offered conditions are in accordance with all terms of the OM zoning district. A submittal of a revised site plan will be required.

d) Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

   All necessary public services, utilities, and facilities already adequately serve this site. Any permitted uses and development within OM district would not require any additional public services and facilities than normally associated with a like use; however private utilities including water will be reviewed as part of the building permit process.

e) The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

   The site is adjacent to R-1E, One-Family Zoning to the west; O, Office Building District to the south; RC, Research Center District to the east across Stephenson Highway; and OM, Office Mixed District and IB, Industrial Business to the north. The applicant has chosen the OM zoning district due to the applicant's desired uses, consideration of the surrounding zoning, and consideration of the Master Plan.

As noted, provided that specific changes to the site plan are made, the applicant has provided sufficient buffer and transition to adjacent single-family residential. The applicant has offered additional rear yard setback, reduced height, and increased landscape buffering.

Items to be Addressed: *Address site plan issues noted below.*

SITE PLAN REVIEW

SITE ARRANGMENT, BUILDING LAYOUT, AND BULK

The applicant has placed the two (2) hotels within 80-feet of Stephenson Highway. The1st floor of the Townplace Suites is 159 feet from the rear property line and the 2nd-4th floor is 197 feet from the rear property line. The Fairfield Inn is 185 feet from the rear property line. A limited amount of parking is provided in front of the building and most of the parking is located to the rear. The hotels will share internal drives and parking facilities.

Sections 4.17.C establish the dimensional requirements for the OM District. The requirements and the proposed dimensions are as follows:

	Required:	**Provided:**	**Compliance**
Front (Stephenson)	10 feet minimum setback	80 feet	Complies
Side (north)	10 feet minimum setback	40 feet	Complies
Side (south)	10 feet minimum setback	43 feet	Complies
Rear (east)	50 feet minimum setback	Townplace Suites: 159 feet to the 1st floor pool, 197 feet to 2nd-4th floor Fairfield: 185 feet to 1st-4th floor	Complies
Building Height	Maximum 5 stories, 75 feet	4 stories, 69 feet	Complies
Building Lot Coverage Floor Area	40%	14%	Complies

Both the Planning Commission and the adjacent single-family properties expressed concern that 4-story height and amount of windows on the rear elevation provide direct site lines into adjacent residential properties. In addition there was concern regarding other impacts including light and noise due to the activity behind the building. The Planning Commission suggested that the applicant consider site layout alternatives.

In the detailed site plan the applicant has moved the building further away from the rear property lines; however there are additional site arrangements should be considered to mitigate impacts on adjacent properties. Additional considerations in regards to site arrangements include:

- Turn the buildings so that the short side is parallel to the residential properties. Doing this would reduce the total amount of windows that face residential properties and allow the drop off, and most of the parking and activity to occur between the buildings rather than in the rear. Conversely, it would push the rear of the buildings closer to the rear of the property.
- Reduce/remove parking in front of the buildings so that the buildings can be moved up closer to Stephenson Highway. The minimum setback along Stephenson Highway is 10-feet.
- Alter the floor plans so that the mechanical/utilities/stairway is located along the rear elevation. Moving these facilities along the rear elevation would allow the applicant to reduce the number of windows.

Items to be Addressed: *Address how site was arranged to mitigate impacts on adjacent properties.*

PARKING

Section 13.06 provides the following parking requirements:

	Required	Provided	Compliance
Hotel: One (1) space for each guest room	Towneplace= 89 rooms = 89 spaces Fairfield = 91 rooms = 91 spaces	180 spaces	Compliant
One (1) space per employee on the largest shift	Towneplace= 3 employees rooms = 3 spaces Fairfield = 3 employees = 3 spaces	6 spaces	Compliant
Any additional spaces required for dining establishments	N/A	N/A	N/A
TOTAL	**186 spaces**	**186 spaces**	**Compliant**
Barrier Free	17	17	Compliant
Bicycle Parking	2	0	Non-Compliant
Loading	0	2 loading lanes	Compliant

The proposed hotel does not include accessory facilities such as restaurant or bar that requires additional parking. The applicant notes only three (3) employees at maximum shift. However based on an 89-room and 91-room hotel we expect the largest shift to include more than three (3) employees. The applicant should verify the maximum employee count on the largest shift.

<u>Bicycle Parking</u>
Two (2) bicycle parking spaces per hotel are required by ordinance.

Items to be Addressed: *1). Verify maximum employee count on the largest shift; and 2). Provide a minimum of two (2) bicycle parking spaces for each hotel.*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation

The site will be accessed from two (2) curbs off Stephenson Highway. The northern curb cut will remain in its current location. The southern curb cut, which is located in the middle of the site, will be shifted approximately 50-feet to the south of the existing curb cut. The Engineering Department has concern regarding the location of the southern curb cut in relation to the existing Stephenson Highway crossover and traffic signal. The Engineering Department has requested additional information from the applicant regarding the existing cross-over and traffic signal in relation to the proposed access point. The access and circulation is also being reviewed by the City's Traffic Consultant, OHM. More information regarding the Engineering Departments and OHM's review of access will be provided at the meeting.

Pedestrian access:

The existing 5-feet sidewalk along Stephenson Highway must be increased to 8-feet in width. The applicant has provided an internal pedestrian connection to the public sidewalk.

Items to be Addressed: *1). Address any issue raised by the Engineering and OHM regarding location of southern access point; and 2). Increase sidewalk width along Stephenson Highway to 8-feet.*

LANDSCAPING

The application includes a landscape plan. The plan includes a mix of evergreen and deciduous trees, and shrubs.

	Required:	Provided:	Compliance:
Greenbelt: 10 feet in width along Stephenson Highway	10 feet	10 feet	Compliant
Street Trees: The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	13 street trees	13 street trees	Compliant
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	20%	Calculation not provided	Provide calculation
Parking Lot Landscaping: 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	24 trees	24 trees	Compliant
Screening Between Land Uses: 80% opacity	Screen Alt 3 and/or wall	6-foot concrete panel wall and landscaping	Compliant

The applicant should provide landscape calculation figure. The applicant proposes additional rear yard landscape screening which includes 31 white spruce and 21 sugar maple. The white spruce are 12 to 15-feet height at time of planting and the 3 to 4-inch sugar maples are 12 to 15-feet in height at time of planting.

Buffer Wall: The applicant is proposing to maintain the existing 6-foot high panel wall. The wall should be replaced with a decorative, 8-foot high sound wall.

Trash Enclosure: The applicant has located one trash enclosure for the facility as the southwest corner of the site. The applicant added a note on the site plan that the trash enclosure will be made of 6' high poured concrete. However, no information regarding color, or gate details was provided. Additional trash enclosure details should be provided.

***Items to be Addressed**: 1). Provide landscape percentage calculation; 2). Replace existing 6-foot concrete wall with an 8-foot decorative sound wall; and 3). Provide additional trash enclosure screening details.*

PHOTOMETRICS

The lighting plan indicates a total of twelve (12) pole mounted lights. Four (4) of the pole lights are located in rear parking lot, three (3) along the drive-aisles to side of the buildings, and five (5) along Stephenson Highway. The applicant has provided cut sheets.

The applicant indicates a pole mounted height of 20 feet. The height of the poles should be reduced to no more than 15-feet, so that they are screened by the 12 to 15-foot high vegetation. The reduction of the height of poles might require an additional pole light in rear. Furthermore, the applicant should move the pole locations to landscaped islands because the ones shown in the rear parking lots will be damaged by automobiles, snow plows, etc.

The applicant does not indicate any building lights. The building code requires lighting for each exterior door. The applicant should confirm that they are not proposing any building lighting above the first floor. Any building lights should be shown on the elevation, included in the photometric calculations, and have a submitted cut sheet.

The photometrics levels meet ordinance requirements.

***Items to be Addressed:** 1). Reduce pole height to a maximum of 15-feet; 2). Relocate poles in rear parking area to curbed landscape area; 3). Confirm that there is no building lighting above the first floor; and 4). Show building lighting on the elevation, include in the photometric calculations, and submit a cut sheet.*

FLOOR PLANS and ELEVATIONS

Floor plans and building elevations have been provided. Both buildings are constructed primarily of E.I.F. material. Due to durability concerns, E.I.F. should not be used as a primary material and rather as an accent material. The applicant should replace E.I.F. with a more durable, alternative materials.

The issues of windows along the rear elevation have been raised.

***Items to be Addressed**: Replace E.I.F. with a more durable, alternative material.*

SPECIAL USE

Standards of Approval

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.*

   A guiding principle of both the Master Plan and zoning ordinance is the protection of single-family neighborhoods. Provided that identified adequate buffer and transition changes to the site plan are made, the proposed conditions offered by the applicant will protect public health, safety, and welfare. Provided adequate buffer and transition is provided the specific use and development as a whole will greatly enhance the area and provide a benefit to the immediate area and the larger region by providing lodging for out-of-town guests. Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.*

   The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "…business to business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield." The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is appropriate for this area. The applicant has chosen the OM zoning district due to the applicant's desired use, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed use will fully support and compliment the surrounding office and research center uses in the surrounding area.

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts*

shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.

While hotel uses generate traffic, such traffic is spread out throughout day and typically does not have a peak period. The hotels should have minimal impact on traffic. The hotels are located on a major arterial that can accommodate increased traffic. However, the Engineering Department has requested additional information from the applicant regarding the existing cross-over and traffic signal in relation to the proposed access point.

4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.

The proposed use should not cause additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.

5. Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

Outside the aforementioned issues, the site complies with all other zoning ordinance standards.

The Planning Commission is also required to generally consider the following for any special use application:

1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.

See above. Provided site planning issues are addressed the proposed use may be permissible in the proposed location.

2. Vehicular circulation and parking areas.

Interior Vehicular circulation is sufficient. Applicant shall confirm parking requirements.

3. Outdoor activity, storage and work areas.

N/A.

4. Hours of operation.

We assume due to the nature of the proposed use, this will be a 24-hour, 7 day per week use.

5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.

Without the specific noted site plan changes there is the potential for noise and light impact upon adjacent properties. The applicant shall address the noted site plan issues to mitigate impact upon adjacent properties.

Items to be addressed*: Address Ordinance compliance issues noted herein.*

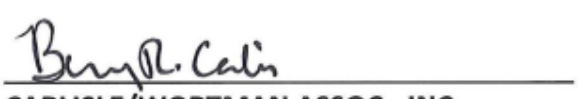
RECOMMENDATION

Because a condition offered by the applicant is the approval of the Site Plan, we recommend that the following site planning issues are addressed prior to the Conditional Rezoning, Special Use, and Site Plan is recommended for approval by the Planning Commission:

1. Address how site was arranged to mitigate impacts on adjacent properties.
2. Verify maximum employee count on the largest shift.
3. Provide two (2) bicycle parking spaces.
4. Address any issue raised by the Engineering and OHM regarding location of southern access point.
5. Increase sidewalk along Stephenson Highway to 8-feet in width.
6. Provide landscape percentage calculation.
7. Replace existing 6-foot concrete wall with an 8-foot decorative sound wall.
8. Provide additional trash enclosure screening details.
9. Reduce pole height to a maximum of 15-feet.
10. Relocate poles in rear parking area to curbed landscape area.
11. Confirm that there is no building lighting above the first floor.
12. Show building lighting on the elevation, include in the photometric calculations, and submit a cut sheet.
13. Replace E.I.F. with a more durable, alternative material.

Please contact me if you have any questions.

CARLISLE/WORTMAN ASSOCIATES, INC.



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

POSTPONED ITEM

5. CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle said the application was postponed at two prior meetings to give the applicant an opportunity to address some site planning issues as well as concerns expressed by adjacent neighbors. Mr. Carlisle highlighted the revisions to the application since it was last reviewed by the Planning Commission. He recommended approval of the Site Plan and Special Use Request and further recommended that the Planning Commission recommend to City Council approval of the Conditional Rezoning. Mr. Carlisle said any Planning Commission approval of the Site Plan and Special Use Request is contingent upon the City Council granting the Conditional Rezoning. He noted if City Council grants the Conditional Rezoning, the applicant shall address the items as noted in his report, dated September 30, 2013, at Final Site Plan approval.

Present to represent the applicant were Victor Saroki of Victor Saroki and Associates and Andy Wakeland of Giffels Webster. Akram Namou of A&M Hospitality was also present.

Mr. Saroki reviewed the revisions to the site plan. He addressed the actions taken to mitigate concerns expressed by the residents. Mr. Saroki said details are being worked out with Marriott corporate office and committed to the entire first floor of the Fairfield Inn being masonry. Mr. Saroki said they understand that final approval is through City Council and the site plan is conditioned on the items as itemized by the Planning Consultant at Final Site Plan review.

PUBLIC HEARING OPENED

The following people spoke in opposition to the proposed development. Concerns expressed related to employee parking, wetlands, lighting, safety, occupancy rates and home values.

Cynthia Wilsher, 369 E Maple
Sally Wilsher, 350 Redwood
Mary Jo Austin, 242 Redwood
Nick Penchoff, 302 Redwood,
Kay Vavruski, 278 Redwood
Suzanne Ciminelli, 254 Redwood
Mike Davey, 325 Redwood

PUBLIC HEARING CLOSED

There was discussion on:

- Marriott brand hotels.
- Conditions offered by applicant to mitigate concerns of adjacent property owners.
- Photometric Plan; no spillage of lighting.
- Homes for sale in subdivision.
- Wetlands; drainage.
- City revenue.

Mr. Saroki said they would work with the resident on the north end of the proposed development (278 Redwood) to extend the 8 foot concrete privacy fence across the rear yard, should the homeowner desire that.

Resolution # PC-2013-10-078

Moved by: Schultz
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to OM conditional rezoning request, which incorporates Preliminary Site Plan Approval and Special Use Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Stephenson Highway, north of 14 Mile Road (333 Stephenson Highway), within Section 35, being approximately 4.5 acres in size, be granted, subject to the following conditions:

1. Place light pole locations on the site plan;
2. Confirm that there is no building lighting above the first floor on the rear and side elevations, and note such on the photometric plan.
3. Add screen/noise wall detail to plans.
4. Revise elevations to include Fairfield Inn first floor masonry details as part of the final site plan submittal.

Yes: All present (9)

MOTION PASSED

POSTPONED ITEM

8. CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle gave a brief summary of the conditional rezoning request. At the July 23, 2013 Regular meeting, the applicant offered to come back to the Planning Commission with a site plan as a condition. Mr. Carlisle identified the proposed conditions offered by the applicant and addressed the preliminary site plan with respect to site arrangement, parking, site access, landscaping, lighting and elevations. Mr. Carlisle recommended that the site planning issues identified in his report, dated August 15, 2013, are addressed prior to a recommendation of approval by the Planning Commission.

Present to represent the applicant were Victor Saroki and Jeffrey Ryntz of Victor Saroki and Associates, and Andy Wakeland of Giffels Webster. Akram Namou of A&M Hospitality was also present.

Mr. Saroki addressed the proposed mitigation of concerns voiced by the residential neighbors, site plan concerns identified by the Planning Consultant, potential to use designated loading zones for additional landscaping, hotel occupancy and staff. Mr. Saroki said they did look into orienting placement of the building so that the majority of windows would not face the residential side, and it resulted in an awkward layout with the buildings being closer to the residential property line. Mr. Saroki also addressed the building materials, building heights and lighting. Color renderings of the hotels were displayed.

Mr. Wakeland said Marriott Hotels would not agree to frosted windows as suggested at the previous meeting. He indicated Marriott Hotels gave their approval of the site plan as presented this evening. Mr. Wakeland said the applicant is happy to address the site planning issues identified in the Planning Consultant report. He continued to address setbacks, dumpster location, tree heights, bicycle parking, lighting, hotel staff, loading areas and the wall as a sound barrier.

Mr. Namou said he instructed the architectural and engineering team to take to heart the concerns of the residents. He indicated Marriott Hotels is satisfied with the strategic location of the proposed hotels and has given its approval to go forward.

There was discussion on:

- Site line profile.
- Landscaping; types, heights, growth timeline.
- Lighting; islands.

- Wall; sound barrier, height.
- Loading zones; additional landscaping, landbanked parking.
- Elevation and building facades.
- Access drive.
- Stormwater management.
- Role of Planning Commission as a recommending body.

PUBLIC HEARING OPENED

The following residents voiced opposition to the proposed rezoning:
Nick Penchoff, 302 Redwood
James Stone, 314 Redwood
Jim Kaltz, 286 Burtman
Sally Wilsher, 350 Redwood
Mary Jo Austin, 242 Redwood
Mike Landreth, 218 Redwood
Matt Morrison, 182 Redwood
Cynthia Wilsher, 369 E Maple
Randall Kriebel, 277 Redwood
Speaker did not sign in, stated address as 254 Redwood
Tom Norton, 1331 Key West (signed in at that address, City records show address as 1332 Key West, submitted photographs)
Bill Ring, 362 Redwood
Joan Devera, 157 Redwood

PUBLIC HEARING CLOSED

The Board thanked residents for attending the meeting to voice their concerns.

Resolution # PC-2013-08-068
Moved by: Hutson
Seconded by: Edmunds

RESOLVED, To postpone the item to the October 8, 2013 Regular meeting to provide the applicant an opportunity to address issues identified in the Planning Consultant reported dated August 15, 2013.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

CONDITIONAL REZONING REQUEST

10. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle reviewed the proposed conditional rezoning application as relates to the conditions offered by the applicant and the conceptual site plan submittal. Mr. Carlisle stated that should the conditional rezoning be granted by City Council, the applicant is required to apply for Preliminary Site Plan and Special Use approval. Mr. Carlisle said the proposed conditional rezoning supports the Master Plan and surrounding areas, provided impacts upon adjacent properties are mitigated.

Andy Wakeland of Giffels Webster and Jeffrey Ryntz of Victor Saroki and Associates were present to represent the petitioner. Akram Namou of A&M Hospitality was also present.

Mr. Wakeland addressed their efforts to mitigate the potential impact to adjacent residential as relates to the proposed setbacks and screening. Mr. Wakeland provided a sight line profile from the proposed four-story hotel to adjacent residential.

Mr. Ryntz addressed the proposed building design and newer Fairfield Inn elevation. Mr. Ryntz also addressed the percentage of hotel windows facing adjacent residential, discussion with Marriott regarding frosted windows, the uses by right for the parcel as currently zoned, the transient and long term occupancy of each hotel, and the non-viability of the hotels if developed as three-story buildings.

Mr. Namou addressed the upscale design improvements and lighting standards of Marriott Hotels. He said the two hotels will complement each other.

PUBLIC HEARING OPENED

The following residents spoke in opposition addressing concerns with privacy, nuisance, screening, lighting, property values, current hotel occupancy rates and existing vacant buildings.

- Nick Penchof, 302 Redwood.
- James Stone, 314 Redwood.
- Sally Wilsher, 350 Redwood, circulated pictures of light exposure in home from existing hotel.
- Cindy Wilsher, 369 E Maple.
- Kay Vavruska, 278 Redwood.

- Mike Davey, 325 Redwood.
- Mary Jane Austin, 242 Redwood, circulated pictures of existing fencing with vegetative growth.

PUBLIC HEARING CLOSED

Mr. Namou said the proposed location is approved by Marriott and briefly addressed the criteria used in site selection. Mr. Namou said an open meeting was held in good faith for residents within a 300 foot radius to address concerns and answer questions. He said one resident attended. Mr. Namou said they want to be good neighbors and work with the neighbors to mitigate concerns going forward.

There was discussion on the process of a conditional rezoning application.

The Board asked if the petitioner would provide additional screening details, precise setbacks, sight-line information and consideration to various building configurations to mitigate the concerns expressed by adjacent residential.

The City Attorney suggested that should a recommendation to approve the application go forward to City Council, the Resolution should stipulate that approval is subject to 1) Site Plan and Special Use approval; 2) subject to the Development Agreement; and 3) list conditions voluntarily offered by the application.

The petitioner asked to postpone the item to the August 27, 2013 Special/Study meeting, at which time additional detail and information would be provided per discussion tonight.

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21st Century Industry: A New Opportunity for Growth

- *Continued encouragement of a variety of industrial uses*
- *Light industrial uses with no outdoor storage or external nuisances are especially encouraged*
- *The emphasis for site design should be on screening, landscaping, buffering, and effective transitioning to allow this important category to succeed without negative impacts on residential or commercial areas of the City*

The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. In addition to conventional industrial uses, shops, and warehousing, this category can be home to business-to-business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield. Suppliers, fabricators, printers, and many other supporting uses which strengthen the City's appeal as a home to 21st Century businesses are all encouraged in this category.

An alternative use that may be considered on a very limited basis in the 21st Century Industrial area is loft-style residential development in reclaimed industrial buildings. Opportunities for artist lofts and open-floorplan residential development may exist within new, innovative mixed-use projects. Such projects would be an ideal fit within the 21st Century Industrial area. Such housing will only be considered when all potential environmental limitations have been identified, and if necessary, neutralized.

The majority of the 21st Century Industrial lands in Troy surround the Maple Road category (see page 105), although they are intermingled with areas planned for the Automall, the Smart Zone, and the Transit Center. **Existing land uses along Maple Road vary widely, and do not have a clear, identifiable character.** Maple Road is primarily experienced as a series of nodes that center on north-to-south traffic leading into and out of Troy from the Big Beaver Corridor. For this reason, Maple Road is planned as a series of areas designed to support the Big Beaver Corridor and the Smart Zone, such as the business-to-business uses noted above.

DESIGN CONCEPT

- This area will recognize that manufacturing and distribution will continue to provide valuable jobs and a tax base. Emphasis will be on maintaining a strong image by concentrating on site and building maintenance as well as redevelopment, rather than redevelopment alone.
- Code enforcement will be a critical tool to maintain the visual and physical health of the district.
- As land becomes available, green space should double and storm water management should improve.

SITE DESIGN ATTRIBUTES

- Primary parking areas are located within rear or interior side yards.
- Front yards will be landscaped and well-maintained to continue an improved image.
- Green space will be placed along property perimeters to assist with controlling surface storm water runoff.

BUILDING DESIGN ATTRIBUTES

- The office portion of industrial developments will locate nearest the public street.

July 14, 2013

City of Troy
Planning Department
500 W. Big Beaver
Troy, Mi 48084

RE: Rezoning parcel 86-20-35-326-012 / 333 Stephenson Hwy

Rezoning to allow the construction of two hotels adjacent to a peaceful residential area with a mix of old and young families with young children would not be a healthy addition to an area dotted with many hotels/ motels that only have moderate occupancy.

Within the last year, a Holiday Inn Express and Suites opened a new building diagonally across from the proposed site. However, like other nearby hotel/motels, it backs to I-75, not residential property. This also holds true for four additional hotels nearby just east of the proposed site on Stephenson Highway. They are Hampton Inn, Extended Stay, Residence Inn and Fairfield Inn. The last two are currently operated by Marriott.

In addition to the five hotels/motels mentioned above, there are four more hotels/motels (Days Inn and Suites, Econolodge, Motel 6 and Red Roof Inn within a short distance of the proposed site. This makes a total of **9 large hotel/motels** within a short distance of the proposed site**, none of which are adjacent to residential property for good reason.** Also, occupancy rates do not warrant another hotel/motel, especially when you include the many other hotels directly off I-75 exits a short distance to the north.

The proposed hotel property poses a serious negative impact for Redwood homeowners.

1. Car and people noise 24/7 (currently quiet after 5 PM). This includes car alarms, late night arrivals, party-on people, annoying lighting and just plain loudness
2. Trash dumpsters within 20 yards of residential backyards attracting rodents
3. Even high end hotels attract problem people, specifically drug trade and prostitution. Many years ago, one high end well established hotel a short distance north of the proposed property failed and was torn down. It became known for high end illegal activity.

It would make much more sense for Marriott to purchase the vacant property on the southeast corner of 14 mile and Stephenson. It is directly next door to their current Fairfield Inn and a perfect location. I urge you to keep the current zoning.

Sincerely,

James J. Stone

James J. Stone
314 Redwood

July, 23rd 2013

~~Council members~~ PLANNING COMMISSION

My name is Nick Penchoff. I'm married and a father of 2 at 302 Redwood. I'm here, on my 1 Year olds birthday, to talk about rezoning. PROPOSAL AT 14 & STEPHENSON.

My wife, Theresa, is a teacher who spend most of the summer spending time with our children in our backyard, playing on the swing set, swimming in a kiddie pool, gardening & having friends over for general entertaining.

My family and I are against the proposed zoning changes due to the following:

1. Privacy invasion. Our family would have full view of the hotels, as well as it, onto us. Neighbors just taking a stroll down Redwood would have prying eyes on them from 4 stories high.

2. Nuisances. Coming and going of vehicles & people at all hours; opening and closing of doors; headlights from vehicles and hotel lighting. Just this past Sunday while sitting outside we could hear a car alarm coming from the Holiday Inn parking lot, which is across Stephenson Hwy. Now imagine that right behind us.

3. Property Value. No one would want to move to a neighborhood where you're sharing your backyard with hotel patrons.

4. General need. There are 7 Hotels within a ¼ mile radius from the 14 and Stephenson intersection. None of which, backs up to a peaceful neighborhood.

So, I implore, that ~~Council~~ COMMISSION keep the Zoning as is for the good residents of Redwood Drive, who would not want to raise their children with Hotel patrons.

Nicholas Penchoff

Submitted to Planning Commission 07/23/2013
CR 009 Troy Marriott Hotels

TROY HOTELS
CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement"), dated November, ___ 2013 is entered into by and between TROY HOTELS, INC., a Michigan company, the registered address of which is 24725 Greenfield Road, Southfield, MI 48075 ("Developer"), and the CITY OF TROY, a Michigan municipal corporation, having its principal offices at 500 W. Big Beaver Road, Troy, Michigan 48084 ("City").

R E C I T A L S:

A. Developer is the owner of certain real property located in the City of Troy, Oakland County, Michigan, containing approximately 5.453 acres, as more particularly described on Exhibit A attached hereto (the "Property").

B. Developer has applied for Conditional Rezoning pursuant to Troy's Zoning Ordinance, Chapter 39, Section 16.04 from O (Office) district to OM (Office Mixed Use) district. That Ordinance requires that an applicant for conditional rezoning prepare a Conditional Rezoning Agreement ("Agreement") which requires that specific provisions be included in the Agreement.

C. As part of approval of this Agreement, which will result in a rezoning of the Property from O (Office) district to OM (Office Mixed Use) district, Developer has offered and agrees to make the improvements, proceed with the project and comply with any 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 the Developer to induce the City to rezone the land to the proposed classification. The Developer and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04 of the City of Troy Zoning Ordinance. The burden of the conditions on the Developer is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to Property as a result of the requirements represented in the project and/or development.

D. 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 OM (Office Mixed Use) district shall become effective as set out in Section 3.1 of this Agreement. Once this Agreement is approved by the Troy City Council, it shall be binding upon the City, the Developer, the owner, the owner of units within the Development, any owners associations, 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 within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by the Developer and entered into voluntarily by the Developer and City.

E. The City of Troy Planning Commission at its October 8, 2013 meeting passed its resolution recommending to City Council that the Developers O to OM rezoning request, which incorporates Preliminary Site Plan Approval and Special Use Approval, be granted.

F. The Troy City Council at its meeting on November 11, 2013 approved the Developer's rezoning request as recommended by the Planning Commission, and thereby also approved the Preliminary Site Plan and the request for Special Use Approval.

NOW, THEREFORE, the Developer 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 I

GENERAL TERMS

1.1 This Agreement, including all incorporated documents, shall run with the land. The land is the Property described in the attached Exhibit A. Reference to "Developer" in this Agreement, and/or any incorporated documents, shall include the owner of the Property, Developer's agents, successors and assigns. It is the intent of Developer and the City to put all future owners of the Property, all future leaseholders and/or all parties in interest on notice of the rights, obligations and restrictions contained herein by recording this Agreement, including the site plan(s), if any, and any incorporated documents with the Oakland County Register of Deeds. If the project or development plan includes any type of condominium element, any termination of any condominium community or association shall not nullify or void this Agreement. As part of this Agreement and pursuant to State statute, if a Master Deed is not controlling for all or any portion of a condominium project, the terms and conditions of this Agreement shall be considered "Deed Restrictions" for any successors or assigns of the Property.

1.2 The Property shall be developed and improved only in accordance with the following which shall be referred to herein as the "Conditional Rezoning Agreement Documents":

A. Chapter 39, Section 16.04 of the City's Zoning Ordinance, and amendments, if any.

B. This Conditional Rezoning Agreement.

C. Chapter 39, Section 4.17, which sets out the intent, use regulations and dimensional requirements for development in an OM (Office Mixed Use) district classification.

D. The Preliminary Site Plan with all conditions of rezoning and special use approval included and any other documents that are incorporated into this Agreement as Exhibit B. Exhibit B includes the following documents:

1. Drawing showing limits of proposed 30 foot wide strip of landscaped open space and bicycle stands.

2. The Preliminary Site Plan which includes all conditions of rezoning and special use approval and related documents that were reviewed and recommended for approval by the Troy Planning Commission at its meeting on October 8, 2013.

1.3 The Ordinance amendment granting the conditional rezoning reclassifies the zoning of the Property to a OM (Office Mixed Use) district and constitutes the land use authorization for the Property, and all use improvement of the Property shall be in substantial conformity with the provisions of the Zoning Ordinance applicable to the zoning district and this Agreement.

ARTICLE II

CONDITIONS FOR REZONING

2.1 In consideration for the City's rezoning of the Property from its current classification of O (Office) district to OM (Office Mixed Use) district, the Developer agrees to be bound by the following conditions:

A. 30 foot front lot set back to building fronts.

B. 40 foot side yard set back to building.

C. 150 foot rear yard set back to rear of buildings.

D. Buildings shall be limited to no more than four stories with a maximum roof height of 56 feet.

E. Landscaping to be maintained as shown on Concept Site Plan included in Exhibit B.

F. Unless approved by the City of Troy, the use of the property shall be limited to the construction, maintenance and operation of up to two hotels and any uses ancillary thereto.

F. Developer shall develop and improve the property in accordance with the preliminary site plan documents that were recommended for approval by the Troy Planning Commission at its October 8, 2013 meeting, which documents are included in Exhibit B.

2.2 Developer represents and confirms that the Property shall not be used or developed in a manner that is inconsistent with conditions placed on rezoning as set out in this Agreement.

2.3 Developer shall be subject to the expiration provisions of Section 16.04. E.of the Zoning Ordinance and Section 5.2 of this Agreement.

ARTICLE III

REZONING

3.1 Directly after approval of this Conditional Rezoning Agreement by City Council, the Troy City Council shall pass a Resolution rezoning the Property from an O (Office) district zoning classification to an OM (Office and Mixed Use) district classification. 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 IV

DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

4.1 Developer shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents. The Preliminary Site Plan included in the Conditional Rezoning Agreement Documents shall receive Final approval in accordance with the City's Zoning Ordinance and this Agreement. 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.

4.2 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.

4.3 Developer shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the property including signage.

ARTICLE V

THE CITY'S RIGHTS AND OBLIGATIONS

5.1 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.

5.2 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 the Developer of the Property. 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.

5.3 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, Developer shall pay all court costs and attorney fees incurred by the City in connection with such suit.

5.4 If the Developer 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.

5.5 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 VI

MISCELLANEOUS PROVISIONS

6.1 This Agreement may not be modified, replaced, amended or terminated except as provided for in this Agreement.

6.2 This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

6.3 If there is a conflict between the terms of any of the Conditional Rezoning Agreement Documents, such documents shall control in the following order: (a) Chapter 39, Section 16.04 of the City's Zoning Ordinance, and amendments, if any (b) this Agreement and any Conditional Rezoning Agreement Documents. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the Conditional Rezoning Agreement Documents which apply, the City in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other Ordinances which shall be applicable provided such determination is not inconsistent with the nature and intent of the Conditional Rezoning Agreement Documents.

6.4 After consulting with their respective attorneys, Developer and City confirm that this Agreement is authorized by and consistent will all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and all Conditional Rezoning Agreement Documents, and shall not be permitted in the future to claim that the effect of the Agreement and the Conditional Rezoning Agreement Documents result in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement and the Conditional Rezoning Agreement Documents causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement and the Conditional Rezoning Agreement Documents are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

6.5 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.

6.6 This Agreement shall be binding on, and shall inure to the benefit of the parties and their respective successors and assigns.

THIS AGREEMENT was executed by the respective parties on the date specified with the notarization of their name.

"Developer"

TROY HOTELS, INC.

_____

By: Akram Namou

Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this

____ day of _____,_____
_____on_____
____,20___.

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

CITY OF TROY, a Michigan municipal corporation

_____
By: Dane Slater
Its: Mayor

By: Aileen Bittner
Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of , _____, on_____,20___

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

PREPARED BY:		WHEN RECORDED RETURN TO:
John A. Ponitz John A. Ponitz, P.C. 24170 Sherwood Centerline, MI 48015		John A. Ponitz John A. Ponitz, P.C. 24170 Sherwood Centerline, MI 48015

<u>NOTE TO FILE: Need to file with Clerk once recorded**</u>**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B
PRELIMINARY SITE PLAN INCLUDING
ALL CONDITIONS AS REQUIRED BY CHAPTER 39, SECTION 16.04 OF THE ZONING ORDINANCE AND THE CITY OF TROY

TROY MARRIOTT HOTELS

CITY OF TROY, OAKLAND COUNTY, MICHIGAN
SECTION 24 T-05-N, R-13-E
TAX PARCEL ID:

DEVELOPER :

TROY HOTELS INC.
24170 SHERWOOD
CENTER LINE, MI 48015
(248) 259-5600 p

CIVIL ENGINEER :

GIFFELS WEBSTER
6303 26 MILE ROAD, SUITE 100
WASHINGTON, MI 48094
(586) 781-8950 p
(586) 781-8951 f
ATTN: ANDY WAKELAND, P.E.

LANDSCAPE ARCHITECT :

GIFFELS WEBSTER
6303 26 MILE ROAD, SUITE 100
WASHINGTON, MI 48094
(586) 781-8950 p
(586) 781-8951 f
ATTN: MARK HANSEN, B.L.A., R.L.A.

ARCHITECT :

VICTOR SAROKI & ASSOCIATES
430 N. OLD WOODWARD AVE.
BIRMINGHAM, MI 480009
(248) 258-5707 p
(248) 258-5515 f

LOCATION MAP
(NOT TO SCALE)

CONCEPTUAL SITE PLAN PER
SUBMITTED CONDITIONS
SHEET INDEX

01 COVER
02 TOPOGRAPHIC SURVEY
03 SITE PLAN
04 UTILITY PLAN
05 GRADING PLAN
06 LANDSCAPE PLAN
07 NOTES AND DETAILS

CONCEPTUAL FAIRFIELD INN & SUITES
-ELEVATIONS
-FLOOR PLANS

CONCEPTUAL TOWNEPLACE SUITES
-ELEVATIONS
-FLOOR PLANS

PROPERTY DESCRIPTION

(PER TAX RECORD, TAX ID: 20-35-326-012)

LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, T-2-N, R-11-E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT S.88°24'00"E., 664.61 FEET AND S.88°13'12"E., 1019.84 FEET AND N.01°57'38"E, 358.88 FEET FROM THE SOUTHWEST CORNER OF ABOVE SAID SECTION; THENCE N.88°35'27"W., 351.11 FEET; THENCE N.02°31'48"E., 570.29 FEET; THENCE S.88°02'22"E., 345.43 FEET; THENCE S.01°57'38"W., 566.88 FEET TO THE POINT OF BEGINNING.

AS FIELD SURVEYED DESCRIPTION

(TAX ID: 20-35-326-012)

PART OF THE SOUTHWEST 1/4 OF SECTION 35, T-02-N, R-11-E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N.87°33'17"E., 1684.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 (14 MILE ROAD) TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEPHENSON HIGHWAY (204 FEET WIDE); THENCE N.02°07'02"W., 358.99 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE S.87°11'49"W., 351.12 FEET; THENCE N.01°32'52"W., 570.43 FEET; THENCE N.87°52'58"E., 345.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEPHENSON HIGHWAY; THENCE S.02°07'02"E., 566.20 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 4.543 ACRES.

BENCH MARK DATA

(CITY OF TROY) DATUM

CITY BENCH MARK NO. 2015
SOUTH ENTRANCE TO SITE ON THE WEST SIDE OF STEPHENSON HIGHWAY +/- 650 FEET NORTH OF 14 MILE ROAD.
ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/- 50 FEET NORTH AND +/- 45 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

giffels webster
Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists

6303 26 Mile Road
Suite 100
Washington, MI 48094
p (586) 781-8950
f (586) 781-8951
www.giffelswebster.com

Executive:	PM
Manager:	AW
Designer:	DR
Quality Control:	
Section:	35
	T-2-N R-11-E

Professional Seal:

STATE OF MICHIGAN
DEAN A. WAKELAND
ENGINEER
No. 58868
LICENSED PROFESSIONAL ENGINEER

N

DATE:	ISSUE:
06-07-2013	CONDITIONAL REZONING APPLICATION
07-10-2013	CONCEPTUAL SITE PLAN PER SUBMITTED CONDITIONS
07-31-2013	OWNER REVIEW
08-09-2013	REVISED ZONING SUBMITTAL
09-24-2013	SITE PLAN SUBMITTAL

Developed For:

TROY HOTELS, INC.

24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

COVER

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
Scale:	NTS
Sheet:	01
Project:	18452.00

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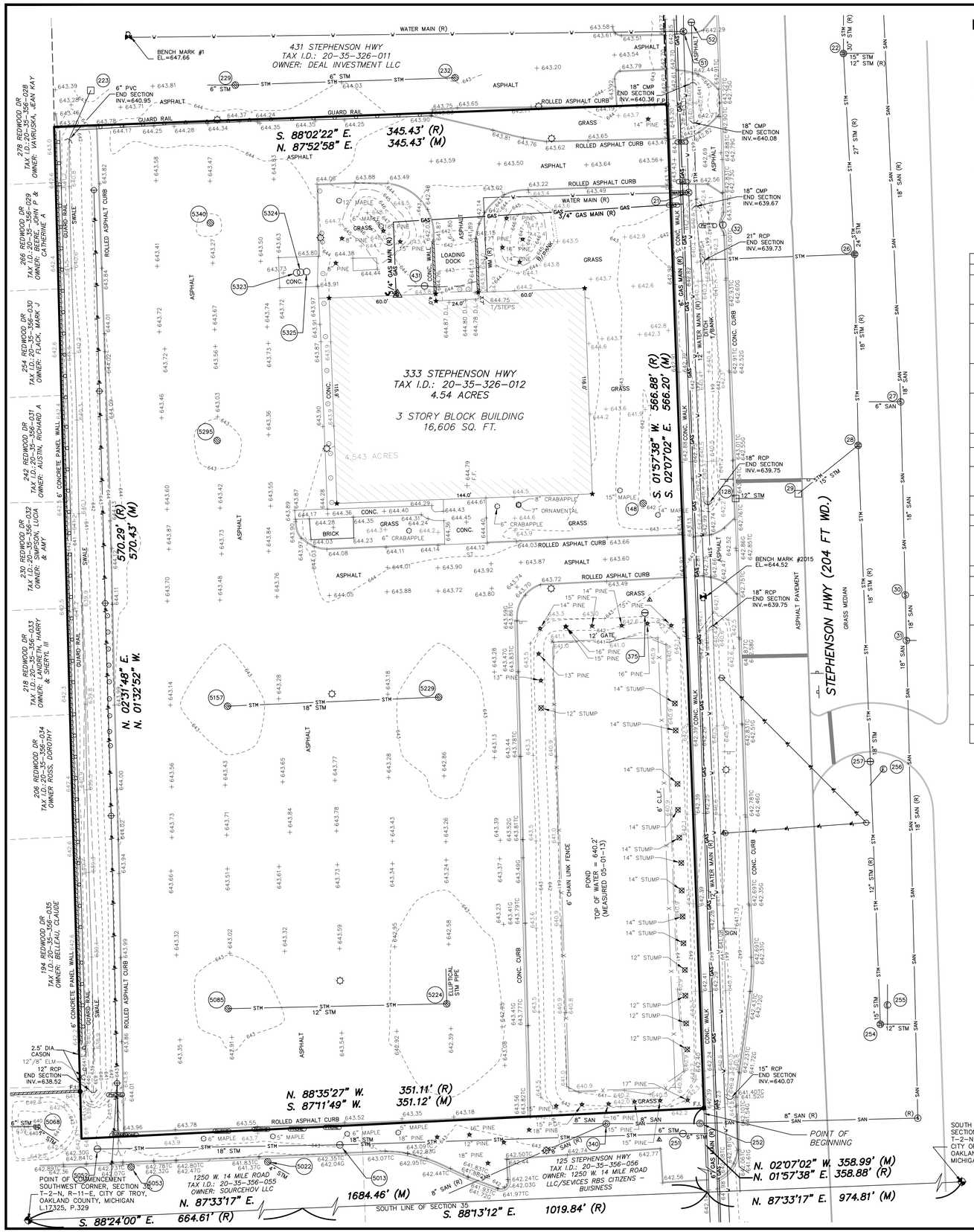

LEGEND - EXISTING

- E/ PAVEMENT
- CURB
- E/ WALK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WIRES
- T/ BANK
- B/ BANK
- WATER EDGE
- STORM LINE
- SAN. LINE
- WATER LINE
- GAS LINE
- SECTION LINE
- ELECTRIC OVERHEAD
- RE-DITCHED SWALE

- SAN. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- FDC CONNECTION
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- CULVERT E.S.
- ROUND CB
- LIGHT POLE
- UTILITY POLE
- ELEC. MH
- GAS METER
- GAS RISER

- TELE. MH
- MANHOLE
- SIGN
- PROT. POST/GUARD POST
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- DEAD TREE
- UTILITY FLAG
- 000.00+ 000.0 EXISTING ELEVATION
- MISC. TOPO. SHOT
- SURVEY CONTROL POINT
- FOUND IRON
- FOUND NAIL

- SECTION COR.
- FENCE POST
- FOUND PIPE
- FOUND MON.

C.L.F.	CHAIN-LINK FENCE
D.L.	DOOR LEDGE
F.F.	FINISHED FLOOR
F.I.	FOUND IRON
F.I.P.	FOUND IRON PIPE
M.	MEASURED
R.	RECORD
F.M.	FOUND MONUMENT

LOCATION MAP

(NOT TO SCALE)

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
21	GATE VALVE	T/PIPE	642.90	-6.90	636.00	NORTH-SOUTH	
22	BEEHIVE CATCH BASIN	T/WATER	641.46	-3.80	637.66		UNABLE TO REMOVE COVER
		T/DEBRIS	641.46	-5.80	635.66		
23	SANITARY MANHOLE	15"	641.46	-4.40	637.06	EAST	
		18"	642.09	-12.24	629.85	SOUTH	FLOWS SOUTH
		18"	642.09	-12.30	629.79	NORTH	
26	BEEHIVE CATCH BASIN	T/WATER	641.43	-3.83	637.60		
		24"	641.43	-4.48	636.95	NORTH	
		UNKNOWN	641.43	-2.80	638.63	WEST	
		BOTTOM	641.43	-6.45	634.98		
27	SANITARY MANHOLE	6"	642.45	-12.40	630.05	WEST	FLOWS SOUTH
		18"	642.45	-12.96	629.49	SOUTH	
		18"	642.45	-13.02	629.43	NORTH	
28	BEEHIVE CATCH BASIN	15"	640.73	-2.43	638.30	SOUTHWEST	NO OTHER PIPES VISIBLE
		T/WATER	640.73	-3.05	637.68		
		BOTTOM	640.73	-5.55	635.18		
		T/DEBRIS	640.73	-4.20	636.53		
29	CATCH BASIN	15"	642.64	-4.60	638.04	NORTHEAST	PIPE WEST IS NOT VISIBLE
30	SANITARY MANHOLE	18"	643.85	-13.81	630.04	NORTH	FLOWS SOUTH
		18"	643.85	-13.81	630.04	SOUTH	
31	SANITARY MANHOLE	8"	643.59	-14.08	629.51	EAST	FLOWS SOUTH
		18"	643.59	-14.60	628.99	SOUTH	
		18"	643.59	-14.70	628.89	NORTH	
32	TELEPHONE MANHOLE	T/WATER	642.74	-2.10	640.64		NO WIRES VISIBLE
		BOTTOM	642.74	-9.60	633.14		
51	GATE VALVE	T/PIPE	642.45	-5.70	636.75	NORTH-SOUTH	
52	STORM MANHOLE	T/WATER	642.46	-1.65	640.81		
		18"	642.46	-2.32	640.14	NORTH	
		18"	642.46	-3.39	639.07	WEST	
		18"	642.46	-2.27	640.19	SOUTH	
128	CATCH BASIN	12"	642.49	-4.12	638.37	EAST	
148	ROUND CATCH BASIN	T/WATER	641.80	-0.90	640.90		NO PIPE VISIBLE
		BOTTOM	641.80	-4.80	637.00		
223	CATCH BASIN	6"	642.66	-1.52	641.14	SOUTH SOUTHWEST	NO OTHER PIPES VISIBLE
		T/WATER	642.66	-1.01	641.65		
		BOTTOM	642.66	-3.80	638.86		
229	ROUND CATCH BASIN	T/WATER	643.30	-1.65	641.65		
		6"	643.30	-2.48	640.82	WEST	
		6"	643.30	-2.53	640.77	EAST	
		BOTTOM	643.30	-3.85	639.45		
232	ROUND CATCH BASIN	T/WATER	642.90	-1.20	641.70		NO OTHER PIPES VISIBLE
		6"	642.90	-2.08	640.82	WEST	
		BOTTOM	642.90	-4.40	638.50		
251	STORM MANHOLE	T/WATER	642.16	-4.60	637.56		POSSIBLE PUMPING STRUCTURE W/ ELECTRIC
		BOTTOM	642.16	-8.60	633.56		
		T/6" PIPE	642.16	-1.70	640.46	EAST-WEST	
252	SANITARY MANHOLE	8"	642.44	-10.47	631.97	EAST	
		8"	642.44	-8.43	634.01	WEST	

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
254	BEEHIVE CATCH BASIN	15"	642.18	-4.06	638.12	NORTH	
		12"	642.18	-3.80	638.38	EAST	
		BOTTOM	642.18	-4.40	637.78		
255	ELECTRIC MANHOLE	BOTTOM	642.11	-4.10	638.01	WIRES NORTH-SOUTH	HANDHOLE
256	ELECTRIC MANHOLE	BOTTOM	643.61	-4.60	639.01	WIRE SOUTH-SOUTHWEST	
257	STORM MANHOLE	T/WATER	643.62	-5.70	637.92		NO OTHER PIPES VISIBLE
		18"	643.62	-5.82	637.80	NORTH	
		BOTTOM	643.62	-8.00	635.62		
332	GATE VALVE	T/PIPE	642.17	-6.20	635.97	NORTH-SOUTH	
340	SANITARY MANHOLE	8"	642.10	-7.45	634.65	EAST	
		8"	642.10	-7.45	634.65	WEST	
375	STORM MANHOLE	T/WATER	642.80	-1.95	640.85		POSSIBLE PUMPING STRUCTURE W/ ELECTRIC
		BOTTOM	642.80	-15.10	627.70		
431	STORM MANHOLE	10"	644.29	-4.50	639.79	WEST	
		6"	644.29	-4.25	640.04	EAST	
5013	STORM MANHOLE	18"	643.24	-7.00	636.24	EAST	NO FLOW
		18"	643.24	-7.05	636.19	WEST	
		T/WATER	643.24	-6.75	636.49		
5022	ROUND CATCH BASIN	4"	641.12	-1.25	639.87	SOUTHEAST	NO OTHER PIPES VISIBLE
		T/WATER	641.12	-3.65	637.47		
		BOTTOM	641.12	-5.20	635.92		
5052	STORM MANHOLE	18"	642.95	-6.75	636.20	EAST	NO OTHER PIPES VISIBLE
5053	ROUND CATCH BASIN	T/WATER	641.89	-5.45	636.44		NO PIPES VISIBLE
		BOTTOM	641.89	8.83	650.72		
5068	BEEHIVE CATCH BASIN	6"	639.39	-1.08	638.31	WEST	
		6"	639.39	-1.93	637.46	SOUTH SOUTHEAST	
5085	ROUND CATCH BASIN	T/WATER	642.48	-1.60	640.88		NO OTHER PIPES VISIBLE
		12"	642.48	-4.43	638.05	EAST	
5157	ROUND CATCH BASIN	21"	642.31	-4.86	637.45	EAST	NO OTHER PIPES VISIBLE
		T/WATER	642.31	-1.45	640.86		
		T/DEBRIS	642.31	-5.80	636.51		
5224	ROUND CATCH BASIN	T/WATER	642.02	-1.15	640.87		NO OTHER PIPES VISIBLE
		12"	642.02	-4.40	637.62	WEST	
		ELLIPTICAL PIPE	642.02	-3.45	638.57	NORTH	
5229	ROUND CATCH BASIN	18"	642.26	-4.46	637.80	WEST	NO OTHER PIPES VISIBLE
		T/WATER	642.26	-1.40	640.86		
		T/DEBRIS	642.26	-6.30	635.96		
5295	ROUND CATCH BASIN	T/WATER	642.70	-1.80	640.90		NO PIPE VISIBLE
		BOTTOM	642.70	-6.30	637.40		
		T/DEBRIS	642.70	-6.30	636.40		
5323	VALVE COVER		643.86				20" DIA. LID; FILL PORT WITH ELECTRIC
5324	VALVE COVER		643.89				20" DIA. LID; FILL PORT
5325	VALVE COVER		643.89				44" DIA. LID; FILL PORT
5340	ROUND CATCH BASIN	T/WATER	642.87	-2.00	640.87		NO PIPE VISIBLE
		BOTTOM	642.87	-6.70	636.17		
		T/DEBRIS	642.87	-4.10	638.77		

PROPERTY DESCRIPTION

(PER TAX RECORD, TAX ID: 20-35-326-012)

LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, T-2-N, R-11-E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT S.88°24'00"E., 664.61 FEET AND S.88°13'12"E., 1019.84 FEET AND N.01°57'38"E, 358.88 FEET FROM THE SOUTHWEST CORNER OF ABOVE SAID SECTION; THENCE N.88°35'27"W., 351.11 FEET; THENCE N.02°31'48"E., 570.29 FEET; THENCE S.88°02'22"E., 345.43 FEET; THENCE S.01°57'38"W., 566.88 FEET TO THE POINT OF BEGINNING.

AS FIELD SURVEYED DESCRIPTION

(TAX ID: 20-35-326-012)

PART OF THE SOUTHWEST 1/4 OF SECTION 35, T-02-N, R-11-E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N.87°33'17"E., 1684.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 (14 MILE ROAD) TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEPHENSON HIGHWAY (204 FEET WIDE); THENCE N.02°07'02"W., 358.99 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE S.87°11'49"W., 351.12 FEET; THENCE N.01°32'52"W., 570.43 FEET; THENCE N.87°52'58"E., 345.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STEPHENSON HIGHWAY; THENCE S.02°07'02"E., 566.20 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 4.543 ACRES.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

BENCH MARK DATA

(CITY OF TROY) DATUM

CITY BENCH MARK NO. 2015
SOUTH ENTRANCE TO SITE ON THE WEST SIDE OF STEPHENSON HIGHWAY +/- 650 FEET NORTH OF 14 MILE ROAD.
ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/- 50 FEET NORTH AND +/- 45 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

NOTES:

- TELEPHONE, ELECTRIC, AND CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.

- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 561 OF 704, MAP NUMBER 26125C0561G, EFFECTIVE DATE JANUARY 16, 2009.

- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

SCALE: 1"= 30'

0 15 30 60 90

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6303 26 Mile Road
Suite 100
Washington, MI 48094
p (586) 781-8950
f (586) 781-8951
www.giffelswebster.com

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Section:	35
	T-2-N R-11-E

Professional Seal:

STATE OF MICHIGAN
DEAN A. WAKELAND
ENGINEER
No. 58868
LICENSED PROFESSIONAL ENGINEER

DATE:	ISSUE:
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07-31-2013	OWNER REVIEW
08-09-2013	REVISED ZONING SUBMITTAL
09-24-2013	SITE PLAN SUBMITTAL

Developed For:

TROY HOTELS, INC.

24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

TOPOGRAPHIC SURVEY

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
Scale:	1"=30'
Sheet:	02
Project:	18452.00

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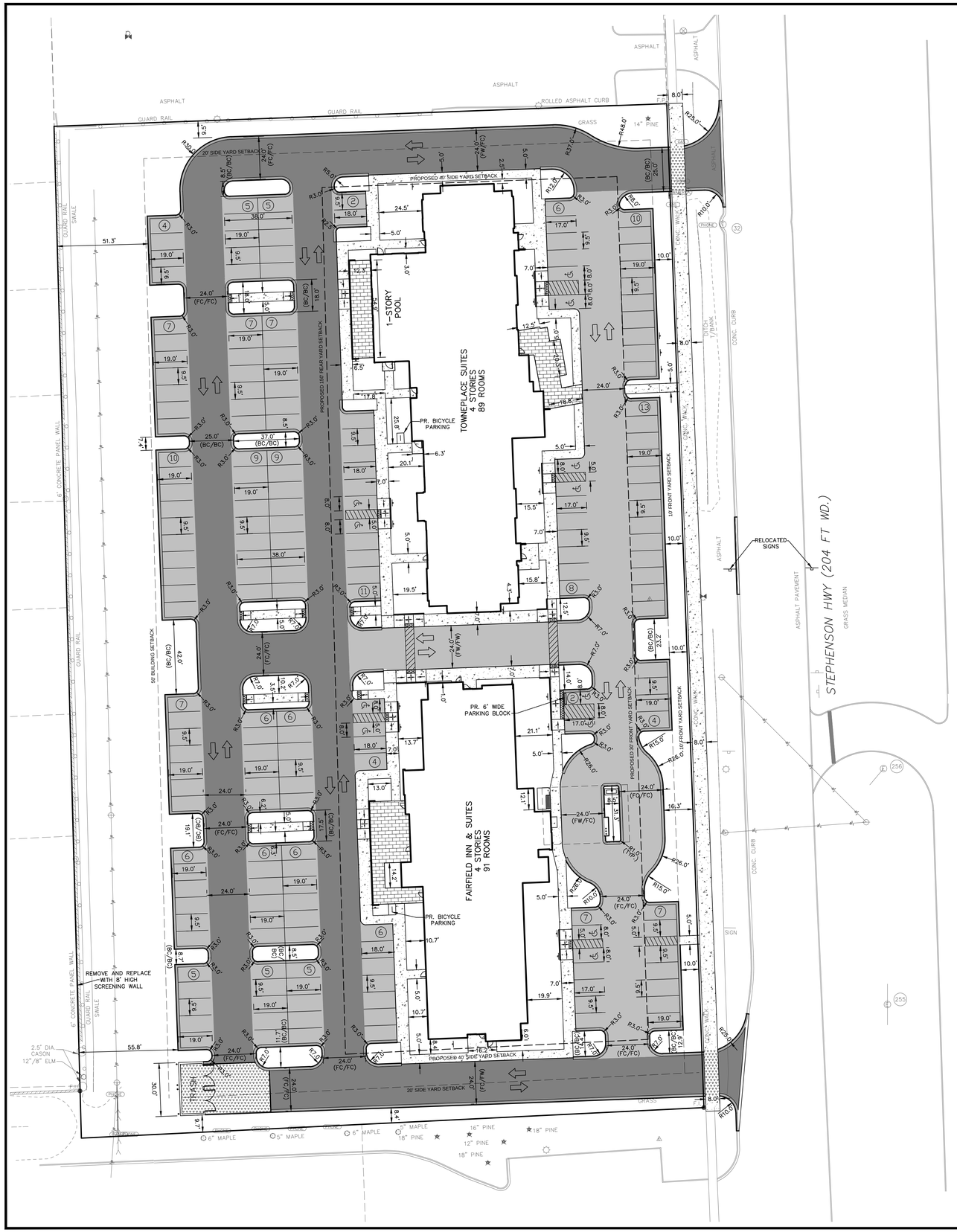


GENERAL NOTES:

ALL LIGHTING ON THE SITE SHALL BE SHIELDED AND NOT ENCROACH UPON ABUTTING PROPERTIES OR RIGHT-OF-WAYS. THE LIGHT POLES SHALL BE NO HIGHER THAN 20 FT. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES. UPWARD DIRECTED LIGHTING SHALL NOT BE PERMITTED.

ALL LANDSCAPED AREAS SHALL BE AUTOMATICALLY IRRIGATED.

ALL BARBED WIRE AND SUPPORTS FOR BARBED WIRE ARE PROHIBITED ON THE SITE.

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF TROY STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE MAYOR OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO MISS DIG 1-800-482-7171 OR 811 THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF TROY SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

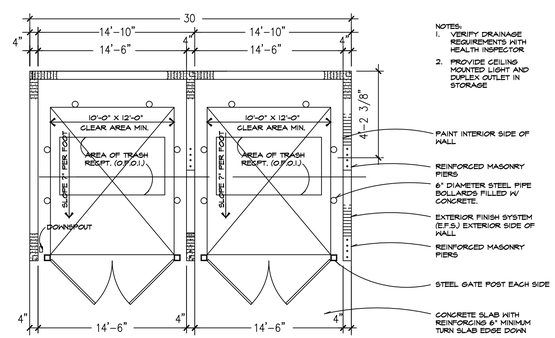
3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CITY ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PROVIDE FIRE DEPARTMENT KEY BOX (KNOX BOX) PER CITY OF TROY STANDARDS.

OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE EXCEPT WHERE INDICATED ON SITE PLAN.

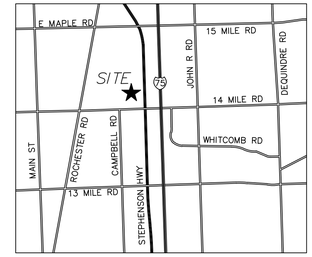
MONITORING WELLS ON SITE ARE EXISTING AND IN PLACE DUE TO THE NATURE OF THE FORMER OCCUPANTS USE.

A TRASH ENCLOSURE, MEASURING A MINIMUM OF 10'X10' SHALL BE CONSTRUCTED OF SIX (6') HIGH BRICK EMBOSSED POURED CONCRETE WALLS WITH 45° ANGLE CAP, HAVE SCREENED GATES AND BE PLACED UPON A MINIMUM 10'X18' CONCRETE PAD THAT PROVIDES AND 8' WIDE APRON. MASONRY BLOCK SHALL NOT BE USED AS A CONSTRUCTION MATERIAL.



NOTES:
1. VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR
2. PROVIDE CEILING MOUNTED LIGHT AND DUPLEX OUTLET IN STORAGE

PLAN- EXTERIOR REFUSE RECEPTACLE/ STORAGE



LOCATION MAP
(NOT TO SCALE)

SITE PLAN DATA

PARCEL ID: 20-35-326-012
PARCEL AREA: 4.54 ACRES
BUILDING AREA – TOWNEPLACE SUITES: 16,196 SF
BUILDING AREA – FAIRFIELD INN: 12,219 SF
TOTAL BUILDING AREA: 28,415 SF

ZONING

CURRENT: (O) OFFICE BUILDING DISTRICT
PROPOSED: (OM) OFFICE MIXED USE

SETBACKS

	REQUIRED
FRONT	10 FT.
SIDE	20 FT.
REAR	30 FT.
REAR	50 FT. SINGLE FAMILY RESIDENTIAL

BENCH MARK DATA

(CITY OF TROY) DATUM

CITY BENCH MARK NO. 2015
SOUTH ENTRANCE TO SITE ON THE WEST SIDE OF STEPHENSON HIGHWAY +/- 650 FEET NORTH OF 14 MILE ROAD.
ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/- 50 FEET NORTH AND +/- 45 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

PARKING REQUIREMENTS

-PARKING REQUIRED = 1 SPACE PER GUEST ROOM + 1 SPACE PER EMPLOYEE ON LARGEST TYPICAL SHIFT

-TOWNEPLACE SUITES = 89 ROOMS
3 EMPLOYEES
92 SPACES REQUIRED

-FAIRFIELD INN & SUITES = 91 ROOMS
3 EMPLOYEES
94 SPACES REQUIRED

-TOTAL SPACES REQUIRED = 186

-TOTAL SPACES PROVIDED = 186

LEGEND

- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED PATIO
- PROPOSED 4" CONCRETE
- PROPOSED 8" CONCRETE
- PROPOSED A.D.A DETECTABLE WARNING
- PROPOSED 18" CONCRETE CURB & STANDARD GUTTER
- PROPOSED 18" CONCRETE CURB & REVERSE GUTTER
- (9) PARKING SPACE COUNT

SCALE: 1"=30'
0 15 30 60 90

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Engineers
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Environmental Specialists
6303 26 Mile Road
Suite 100
Washington, MI 48094
p (586) 781-8950
f (586) 781-8951
www.giffelswebster.com

Executive:	PM
Manager:	AW
Designer:	DR
Quality Control:	
Section:	35
	T-2-N R-11-E

Professional Seal:
STATE OF MICHIGAN
DEAN A. WAKELAND
ENGINEER
No. 58868
LICENSED PROFESSIONAL ENGINEER

DATE:	ISSUE:
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09-24-2013	SITE PLAN SUBMITTAL

Developed For:
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24170 SHERWOOD AVE.
CENTER LINE, MI 48015
(248)-255-5946

SITE PLAN

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
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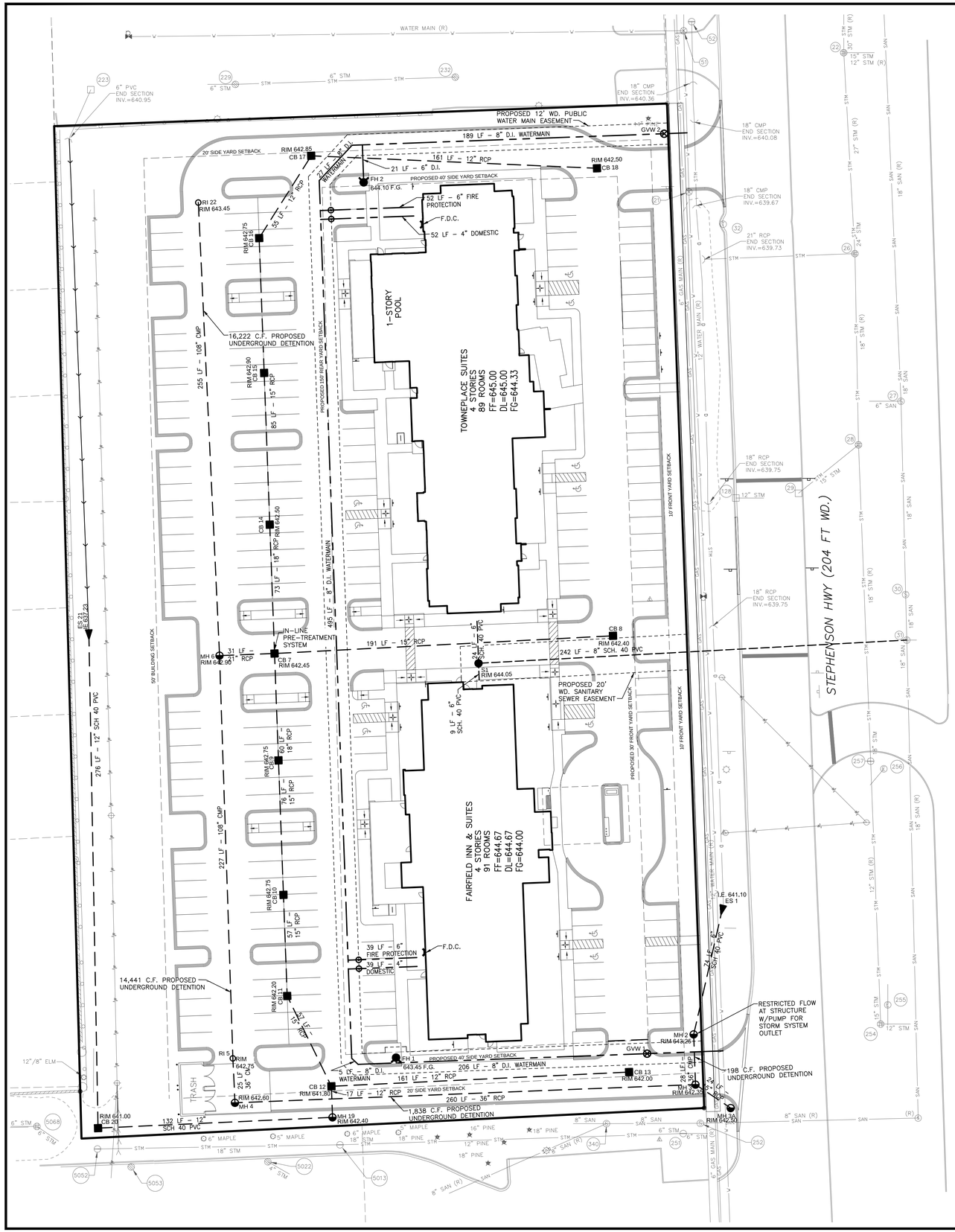

LOCATION MAP
(NOT TO SCALE)

BENCH MARK DATA

(CITY OF TROY) DATUM

CITY BENCH MARK NO. 2015
SOUTH ENTRANCE TO SITE ON THE WEST SIDE OF STEPHENSON HIGHWAY +/– 650 FEET NORTH OF 14 MILE ROAD.
ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/– 50 FEET NORTH AND +/– 45 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

NOTE

– ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH CITY OF TROY SPECIFICATIONS
– PLEASE REFER TO STANDARD DETAIL SHEET DS–2a FOR STRUCTURE DETAILS.
– MAINTAIN A MINIMUM 10 FT HORIZONTAL AND 1½ FT VERTICAL SEPARATION BETWEEN ALL UTILITIES WHEREVER POSSIBLE OR INSTALL CONCRETE COLLAR PER CITY STANDARDS.
– ALL NEW WATER SERVICE PIPE MATERIAL UP TO 2" IN DIAMETER SHALL BE TYPE K COPPER TUBING. LARGER SERVICES SHALL BE DUCTILE IRON PIPE.
– CLEAN OUTS IN PAVEMENT SHALL HAVE FRAME AND COVER THAT WITHSTANDS H–20 LOADING.

PROPOSED LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

SCALE: 1" = 30'
0 15 30 60 90

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24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

UTILITY PLAN

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

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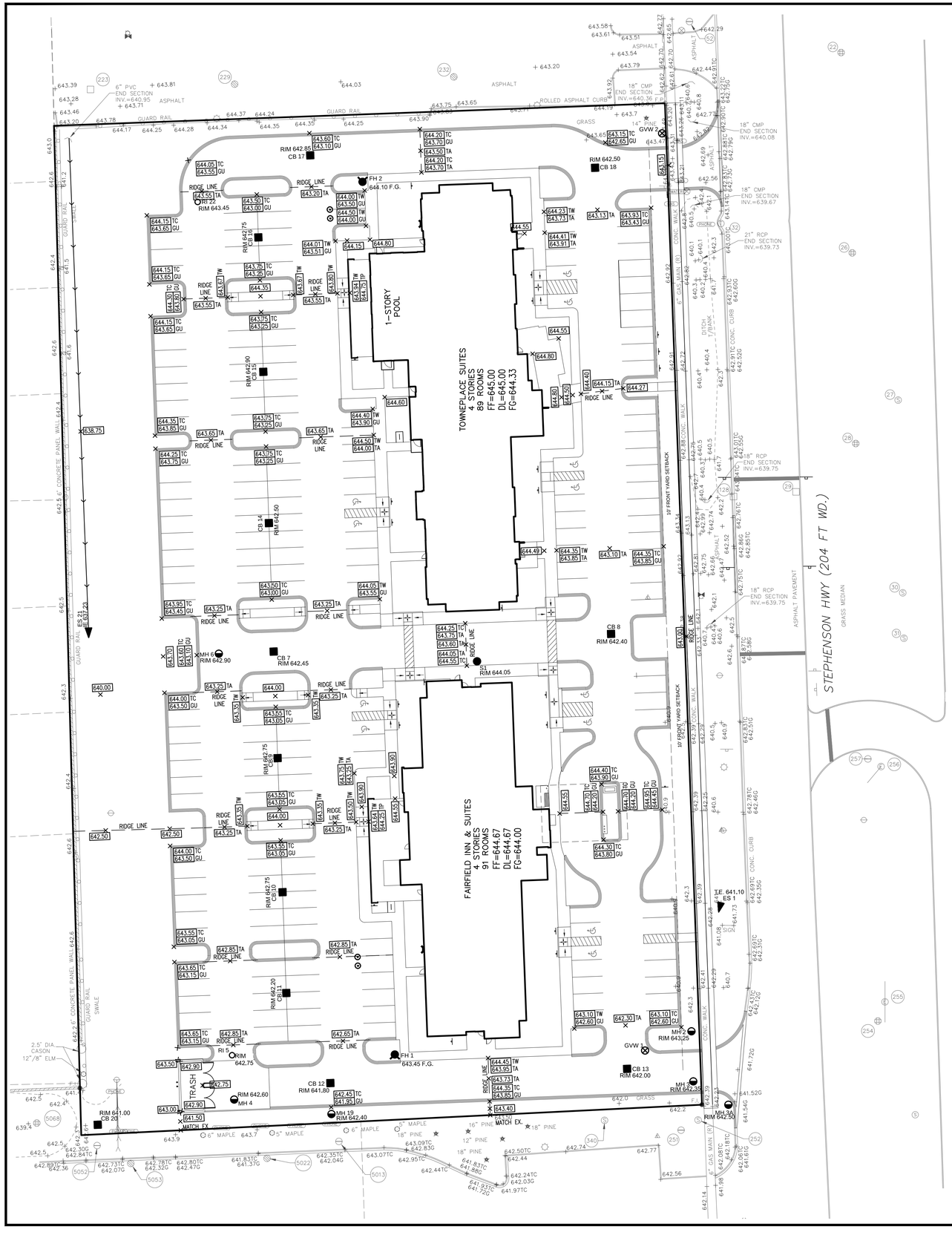

LOCATION MAP
(NOT TO SCALE)

BENCH MARK DATA

(CITY OF TROY) DATUM

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ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/- 50 FEET NORTH AND +/- 45 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

NOTE

SEE ARCHITECTS PLANS FOR EXACT BUILDING DIMENSIONS AND ELEVATIONS.

LEGEND

	6" CONCRETE CURB & GUTTER
	6" CONCRETE CURB & REVERSE GUTTER
RIM 1035.40	PROPOSED RIM ELEVATION
ADJ. RIM 1035.40	ADJUST EXISTING RIM ELEVATION
+ 1036.10 GU	PROPOSED GUTTER ELEVATION
+ 1036.10 TA	PROPOSED TOP OF ASPHALT ELEVATION
+ 1036.10 F.G.	PROPOSED FINISHED GRADE
+ 1036.10 DROP	PROPOSED DROPPED FINISHED GRADE ELEVATION
+ 1036.10 D.L.	PROPOSED DOOR LEDGE ELEVATION
+ 1036.10 TW	PROPOSED TOP OF WALK ELEVATION
+ 1036.10 TC	PROPOSED TOP OF CURB ELEVATION
RIM=1036.10	EXISTING RIM ELEVATION
+ 1037.28G	EXISTING GUTTER ELEVATION
+ 1037.80TC	EXISTING TOP OF CURB ELEVATION
	RIDGELINE
	DRAINAGE ARROW
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	RE-DITCHED SWALE

SCALE: 1"=30'
0 15 30 60 90

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GRADING PLAN

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

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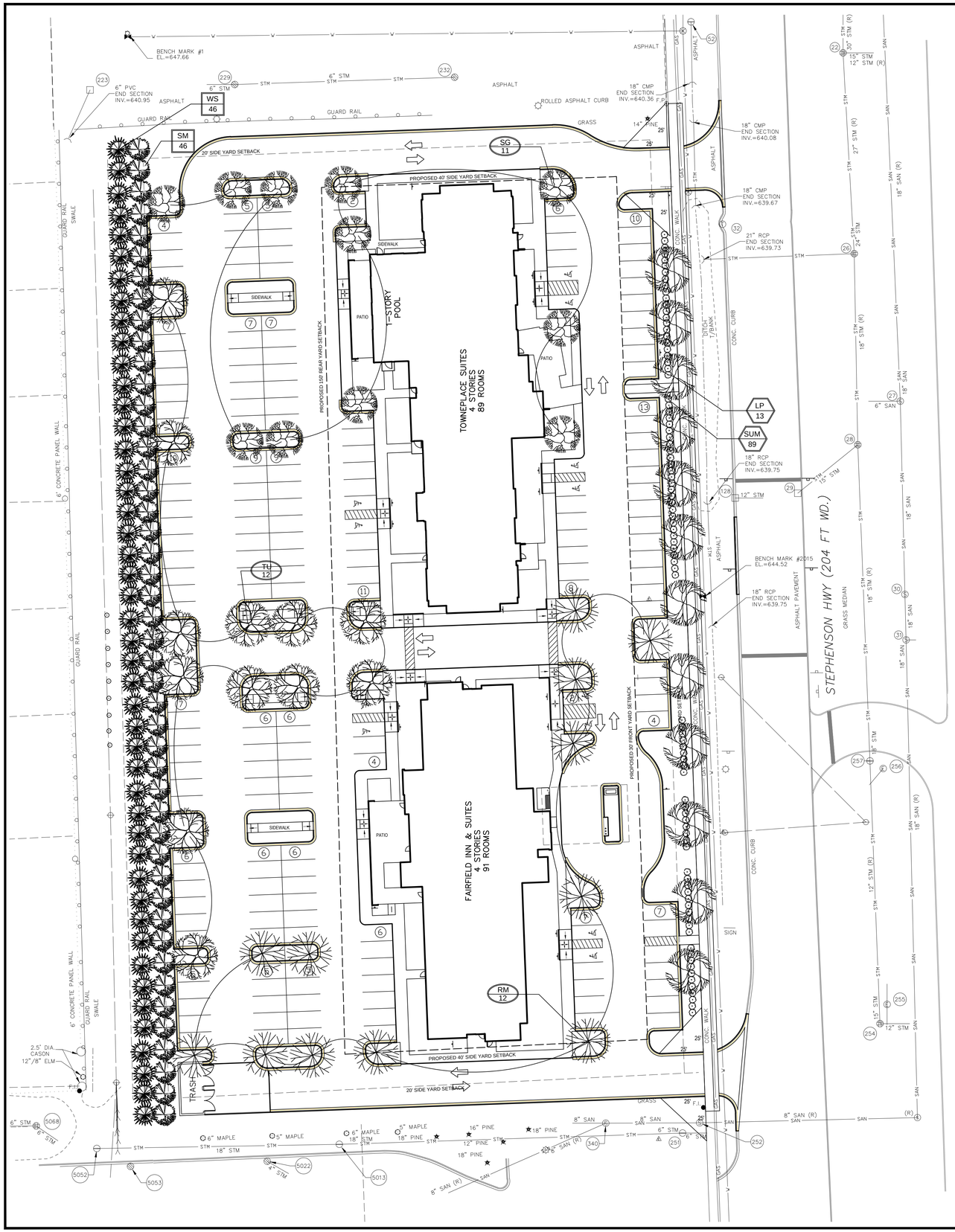


LANSCAPE BUFFER PLANT LIST: XX XX

TREES:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
46	WHITE SPRUCE	PICEA GLAUCA	12-15' HT. BB	WS
46	COLUMNAR SUGAR MAPLE	ACER SACCHARUM 'COLUMNARE'	(12-15') 3-4" CAL. BB	SM

ROAD FRONTAGE PLANT LIST: XXX X

SHRUBS:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
89	FRAGRANT SUMAC	RHUS AROMATICA	C #3	SUM

TREES:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
13	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	2-1/2" CAL. BB	LP

PARKING LOT PLANT LIST: XX X

TREES:

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2-1/2" CAL. BB	SG
12	TULIP TREE	LIRIODENDRON TULIPIFERA	2-1/2" CAL. BB	TU
12	RED MAPLE	ACER RUBRUM	2-1/2" CAL. BB	RM

186 PARKING SPACES / 8 PER PARKING LOT TREE = 24 TREES; 35 PROVIDED

LOCATION MAP

(NOT TO SCALE)

LAWN SEED MIX:

30% PERENNIAL RYGRASS
20% PARK KENTUCKY BLUEGRASS
45% CREEPING RED FESCUE
5% ANNUAL RYEGRASS

4#/1000 S.F. SEEDING RATE

PLANT NOTES:

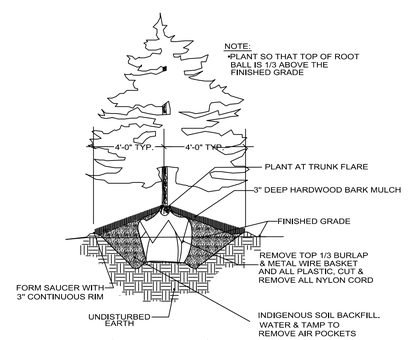
1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL HEALTHY ROOD SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK? (ANSI Z-60.1 + A300 2004.)
2. PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL AND PERENNIAL BEDS, APPLY A PRE-EMERGENT ('PREEN' OR EQUAL) AFTER PLANTING ANNUALS, 2-3 TIMES PER GROWING SEASON, A A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL, SAUCER SHALL BE MADE ON THE EDGES OF THE PLANTING POCKET.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIAL AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
6. TREES SHALL BE MULCHED WITH A MIN. OF 3" DEEP HARDWOOD BARK MULCH AROUND THE PLANTS.
7. GRASS SEED SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT. ALL LAWN AREAS SHALL BE FERTILIZED AND WATERED AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING LAWN.
8. PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (24 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE, IN WRITING, A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST TWO GROWING SEASONS.
10. REMOVE TOP ½ OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
11. PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE COUNTY COOPERATIVE EXTENSION SERVICE.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.
2. ALL AREAS NOT BUILT, LANDSCAPED, OR PAVED UPON CONSTRUCTION SHALL BE SEEDED OR SODDED. TERRA SEED SYSTEM OR APPROVED EQUAL IN ENCOURAGED.
3. ALL LAWN AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. IRRIGATION HEADS SHALL BE PLACED SUCH THAT WATER WILL NOT HIT ANY HARD STRUCTURES OR SURFACES.
4. A TWO YEAR GUARANTEE PERIOD BEGINS AT FINAL INSPECTION OF LANDSCAPE MATERIAL BY THE LANDSCAPE ARCHITECT. THE BUILDING DEPARTMENT WILL NOT RELEASE THE CONSTRUCTION BONDS UNTIL THE TOWNSHIP APPROVED LANDSCAPE ARCHITECT OR NURSERYMAN HAS INSPECTED THE SITE AND APPROVED THE INSTALLATION OF THE LANDSCAPE PLANS. FINAL BOND WILL NOT BE RELEASED UNTIL THE TWO YEAR GUARANTEE EXPIRES AND THE FINAL INSPECTION IS MADE.
5. THE OWNER IS THE RESPONSIBLE FOR CARE AND MAINTENANCE OF ALL PLANTS UPON RETURN OF BONDS. ALL PLANT MATERIAL IS TO BE MAINTAINED FOR THE NATURAL LIFT OF THE PLAN. NO REMOVAL OF ANY PLANT MATERIAL IS PERMITTED WITHOUT REPLACEMENT.

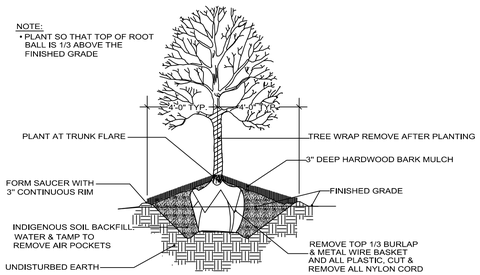
LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLAN MATERIALS, AND SEEDED LAWN AREAS (SERVICED BY THE IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWNS FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD". THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR THEIR USE.



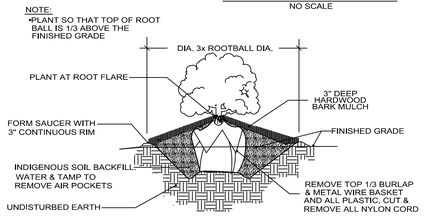
EVERGREEN TREE PLANTING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

SCALE: 1"=30'

0 15 30 60 90

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Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists

6303 26 Mile Road
Suite 100
Washington, MI 48094
p (586) 781-8950
f (586) 781-8951
www.giffelswebster.com

Executive:	PM
Manager:	AW
Designer:	DR
Quality Control:	
Section:	35
	T-2-N R-11-E

Professional Seal:

STATE OF MICHIGAN
MARK JON HANSEN
LANDSCAPE ARCHITECT
No. 1278
REGISTERED LANDSCAPE ARCHITECT

N

DATE:	ISSUE:
06-07-2013	CONDITIONAL REZONING APPLICATION
07-10-2013	CONCEPTUAL SITE PLAN PER SUBMITTED CONDITIONS
07-31-2013	OWNER REVIEW
08-09-2013	REVISED ZONING SUBMITTAL

Developed For:

TROY HOTELS, INC.

24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

LANDSCAPE PLAN

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
Scale:	1"=30'
Sheet:	06
Project:	18452.00

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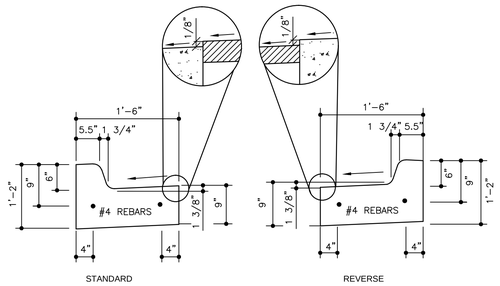
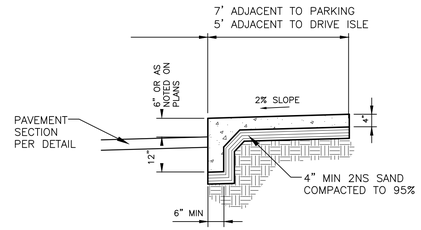


18" CONCRETE CURB & GUTTER

NOT TO SCALE

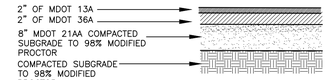
NOTE:
USE MDOT 35P CONCRETE–TYPICAL ALL C&G.
REFERENCE MDOT DETAIL II–30D TYPE F4.



6" INTEGRAL CONCRETE CURB & WALK

NOT TO SCALE

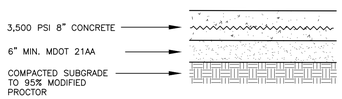
NOTE:
USE 8" CONCRETE WALK IF WITHIN DRIVE APPROACH, INTERSECTION OR CALLED OUT ON PLANS. PLACE 2NS SAND AS REQUIRED TO OBTAIN GRADE AND COMPACT TO 95% MODIFIED PROCTOR.



STANDARD DUTY ASPHALT PAVEMENT SECTION

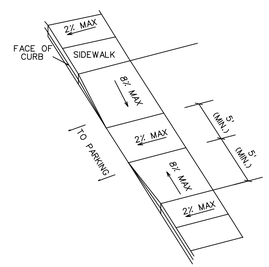
NOT TO SCALE

NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT 21AA MATERIAL.
2. THE PLACEMENT OF THE FINAL LIFT OF ASPHALT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
3. A BOND COAT OF SS–1H EMISSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y. BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.



8" REINFORCED CONCRETE SLAB

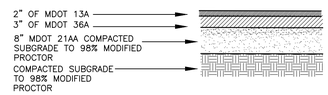
NOT TO SCALE



BARRIER FREE RAMP DETAIL (R–28–F. TYPE P)

NOT TO SCALE

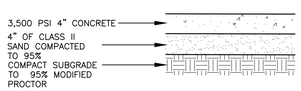
NOTE:
ALL BARRIER FREE RAMPS TO BE 6" THICK CONCRETE



HEAVY DUTY ASPHALT PAVEMENT SECTION

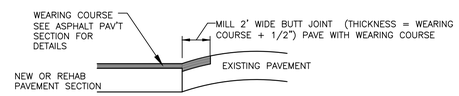
NOT TO SCALE

NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT 21AA MATERIAL.
2. THE PLACEMENT OF THE FINAL LIFT OF ASPHALT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
3. A BOND COAT OF SS–1H EMISSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y. BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.



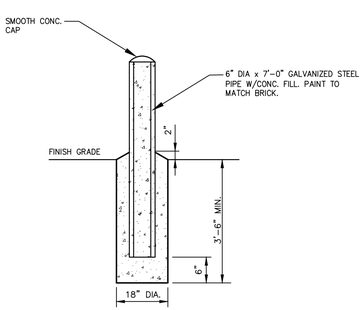
4" CONCRETE SIDEWALK

NOT TO SCALE



BUTT JOINT

NOT TO SCALE

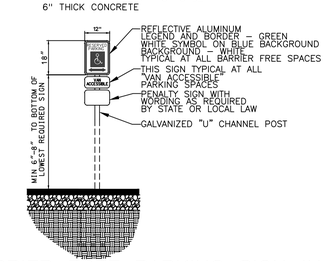


BOLLARD DETAIL

NOT TO SCALE

NOTES:
SEE PLAN FOR LOCATIONS

NOTE:
ALL BARRIER FREE RAMPS TO BE 6" THICK CONCRETE



BARRIER FREE PARKING SIGN IN GREENBELT

(DETAIL ALSO TO BE FOLLOWED FOR ALL OTHER TRAFFIC CONTROL SIGNAGE)

ONE AT EACH BARRIER FREE SPACE.
WHERE BARRIER FREE SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

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Engineers
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Planners
Landscape Architects
Environmental Specialists

6303 26 Mile Road
Suite 100
Washington, MI 48094
p (586) 781-8950
f (586) 781-8951
www.giffelswebster.com

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	T-2-N R-11-E

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08-09-2013	REVISED ZONING SUBMITTAL
09-24-2013	SITE PLAN SUBMITTAL

Developed For:

TROY HOTELS, INC.

24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

NOTES AND DETAIL SHEET

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
Scale:	NTS
Sheet:	07
Project:	18452.00

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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	4	LITHONIA #DSX0 LED 40C 1000 50K T4M MVOLT HS (SINGLE - 15' MTD HTG)	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 50K T4M MVOLT HS.ies	Absolute	0.94	138
	LB	1	LITHONIA #DSX0 LED 40C 1000 50K T3M MVOLT (SINGLE - 15' MTD HTG)	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 1000mA	LED	DSX0 LED 40C 1000 50K T3M MVOLT.ies	Absolute	0.94	138
	LB2	6	LITHONIA #DSX0 LED 40C 1000 50K T3M MVOLT (TWIN - 15' MTD HTG)	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 1000mA	LED	DSX0 LED 40C 1000 50K T3M MVOLT.ies	Absolute	0.94	276
	LC	21	LITHONIA #DSX0 LED 40C 1000 50K T3M MVOLT HS (SINGLE - 15' MTD HTG)	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 50K T3M MVOLT HS.ies	Absolute	0.94	138

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AREAS - VALUES AT GRADE		3.1 fc	10.3 fc	0.7 fc	14.7:1	4.4:1
SITE VALUES	+	1.6 fc	10.3 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS

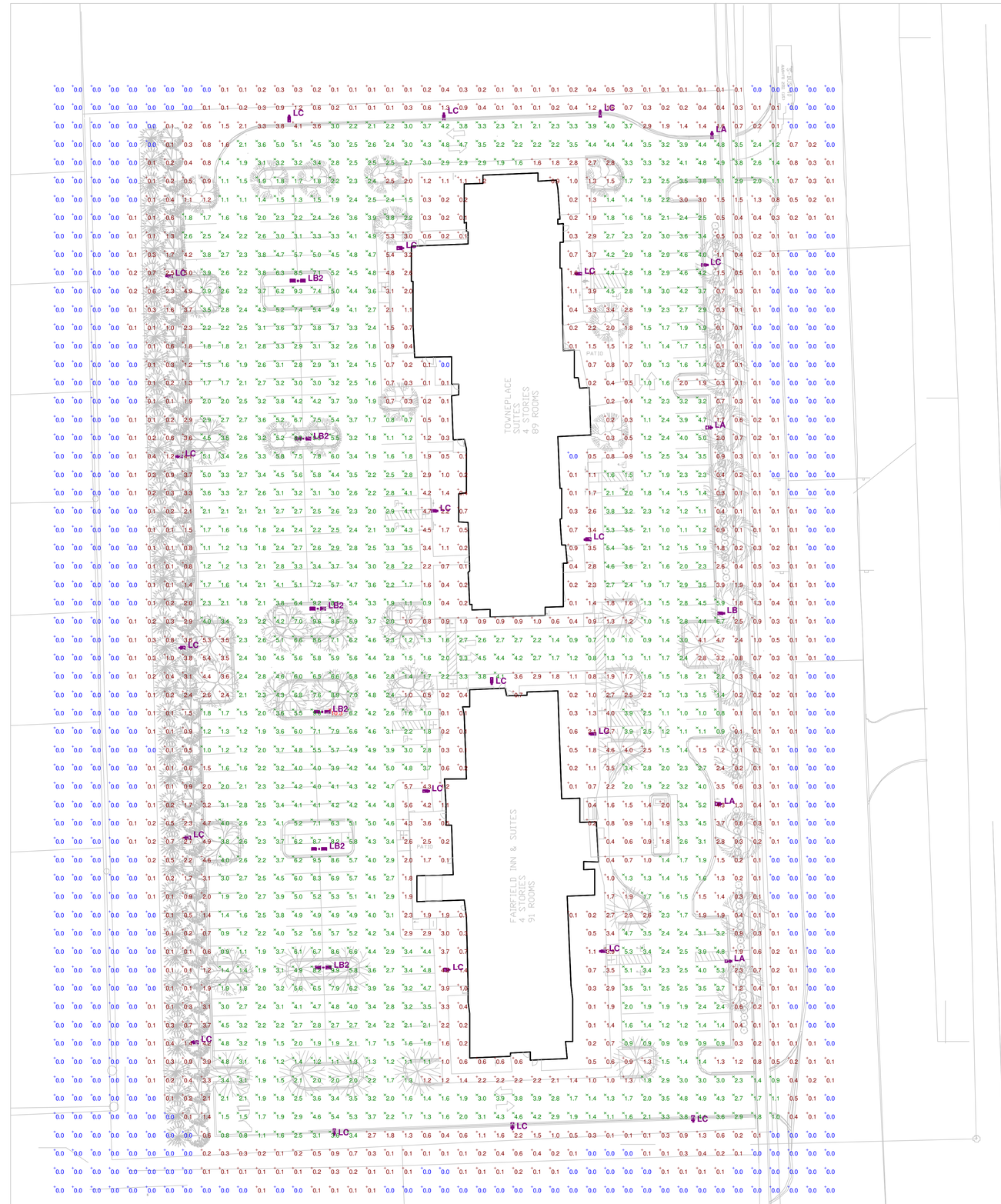
No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	LC	295.4	468.4	15.0	-90.0	0.0
2	LB2	72.2	459.7	15.0	90.0	0.0
3	LB2	86.1	85.3	15.0	90.0	0.0
4	LB2	83.1	281.0	15.0	90.0	0.0
5	LB2	75.2	373.6	15.0	90.0	0.0
6	LB	304.4	278.5	15.0	-90.0	0.0
7	LA	303.0	174.5	15.0	-90.0	0.0
8	LA	308.4	88.9	15.0	-90.0	0.0
9	LC	287.6	1.3	15.0	0.0	0.0
10	LC	151.7	550.7	15.0	180.0	0.0
11	LC	177.9	239.9	15.0	0.0	0.0
12	LB2	83.8	150.0	15.0	90.0	0.0
13	LA	297.9	540.6	15.0	180.0	0.0
14	LC	189.2	-2.7	15.0	0.0	0.0
15	LA	298.0	379.6	15.0	-90.0	0.0
16	LC	129.6	477.5	15.0	-90.0	0.0
17	LC	228.6	318.7	15.0	90.0	0.0
18	LC	223.5	463.5	15.0	90.0	0.0
19	LC	148.2	334.2	15.0	270.0	0.0
20	LC	231.2	212.7	15.0	90.0	0.0
21	LC	237.0	94.2	15.0	90.0	0.0
22	LC	143.7	181.6	15.0	270.0	0.0
23	LC	155.0	84.1	15.0	270.0	0.0
24	LC	14.6	44.6	15.0	90.0	0.0
25	LC	10.4	156.2	15.0	90.0	0.0
26	LC	7.6	259.6	15.0	90.0	0.0
27	LC	5.9	363.9	15.0	90.0	0.0
28	LC	0.7	462.3	15.0	90.0	0.0
29	LC	236.9	552.3	15.0	180.0	0.0
30	LB2	85.5	224.8	15.0	90.0	0.0
31	LC	67.4	549.7	15.0	180.0	0.0
32	LC	92.1	-5.9	15.0	0.0	0.0

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

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.



SITE LED LIGTHING VALUES AT GRADE

Scale 1" = 30'

VISUAL

TOWNPLACE SUITES/FAIRFIELD INN & SUITES

TROY SITE LED LIGHTING VALUES AT GRADE

PREPARED FOR: GIFFELS/WEBSTER

GASSER BUSH ASSOCIATES

Designer
LAK/JAB

Date
SEPT 25 2013

Scale
AS NOTED

Drawing No.
#13-17400-V5-LED

FAIRFIELD INN & SUITES® Marriott

Victor Saroki
& Associates
ARCHITECTS PC

430 N. Old Woodward
Birmingham, MI 48009

p. 248.258.5707
f. 248.258.5515

VictorSaroki.com

Project:

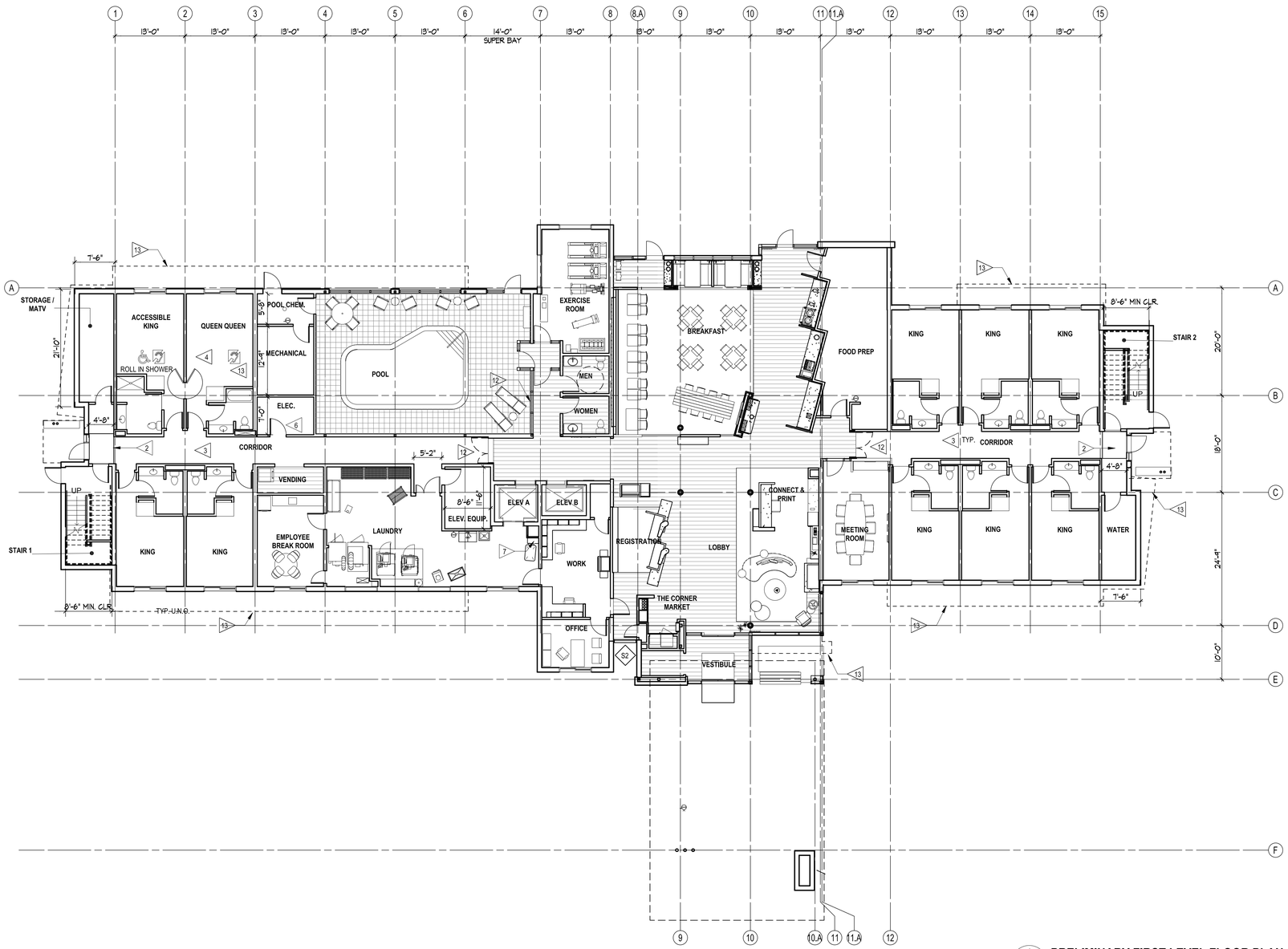
Troy-Stephenson Hotels
Fairfield Inn & Suites
Stephenson Highway
Troy, Michigan

Date:	Issued For:
06-10-2013	CONDITIONAL REZONING
09-18-2013	CONDITIONAL REZONING

Sheet No.:

A000(FIS)

PRELIMINARY
RENDERING



1 PRELIMINARY FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

REFERENCE NOTES

A. SEE COVER SHEET FOR INFORMATION REGARDING THE INTENTAND LIMITATIONS OF THE DESIGN GUIDELINE DRAWINGS.

B. THE DESIGN GUIDELINE DRAWINGS ARE BASED CODE REQUIREMENTS SET OUT ON SHEETS B020. COORDINATE CHANGES TO REQUIREMENTS WITH GUIDELINE DRAWINGS.

C. SEE SHEETS 004-008 FOR TYPICAL PARTITIONS TYPES AND PARTITION DIAGRAMS WHERE NOT INDICATED ON ENLARGED PLANS.

D. SEE 400 SERIES DRAWINGS FOR ENLARGED PUBLIC SPACE PLANS AND DETAILS.

E. SEE SHEETS 420-430 FOR UNIT PLANS AND DETAILS.

F. SEE SHEET 440 FOR EXIT STAIR PLANS AND ELEVATIONS.

G. SEE 600 SERIES DRAWINGS FOR DOOR AND WINDOW TYPES.

H. DIMENSIONING BASED ON WOOD FRAME CONSTRUCTION AND WALL ASSEMBLIES SHOWN. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION, U.N.O.

I. GRID DIMENSIONS BASED ON MAINTAINING 12'-6" MIN. CLEAR INSIDE IN GUESTROOMS USING 6" PARTITION. ADJUST GRID DIMENSION AS REQ'D TO MAINTAIN 12'-6" CLEAR IN GUESTROOMS.

J. WATER CLOSET WASTE LINES TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.

K. ACCESSIBLE GUESTROOMS SHOWN FOR TYPICAL CONFIGURATION ONLY. SEE B020 FOR ADDITIONAL NOTES ON NUMBER, LOCATION & DISTRIBUTION OF ROOMS.

L. FOR INTERIOR POOL ,THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL APPLICABLE CODES ASSOCIATED WITH THE CONSTRUCTION TECHNIQUE AND VENTILATION OF THE POOL AREA AND THE ADJACENT POOL EQUIPMENT ROOM.

M. BEARING WALL FRAMING AT EXTERIOR WALLS AND CORRIDOR WALLS SHALL BE 2X6. ALL OTHER FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.

N. INSTALL CONTINUOUS 2X BLOCKING IN ALL STUD WALLS @ 4'-0" O.C. VERTICAL (MAX.)

O. PROVIDE SUMP & WATER PROOFING IN ELEVATOR PIT(S).

P. LOCATE FLOOR CLEAN-OUTS IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. FLOOR CLEAN-OUTS LOCATED IN CARPET AREAS TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOORS / WALLS.

CRITERIA NOTES

1. COORDINATE BAY WIDTH W/ ELEVATOR SHAFT. PROVIDE 4'-0" MIN. CLEAR AT VENDING ON FLOORS ABOVE (SEE TYP. FLOOR PLAN). COORDINATE CENTER TO CENTER ON BAY TO MAINTAIN REQ'D - 12' - 6" CLEAR @ GUESTROOMS.
2. RECESSED WALK OFF MATT W/ FRAME. SEE 3/B110 FOR DETAILS.
3. TYPICAL GUESTROOM DOORS. STAGGER ENTRANCES TO CREATE RELIEF ALONG CORRIDOR.
4. TYPICAL DOOR FOR ACCESSIBLE GUESTROOMS. CONNECTING DOOR REQUIRED @ ACCESSIBLE ROOMS. (NOT REQUIRED @ ACCESSIBLE SUITES).
5. COORDINATE SIZE OF MECHANICAL ROOM W/ EQUIPMENT & REQUIRED CLEARANCES.
6. COORDINATE SIZE OF ELECTRICAL ROOM W/ ELECTRICAL EQUIPMENT @ REQUIRED CLEARANCES. ALLOCATE ADDITIONAL SPACE IN ENGINEERS OFFICE OR STORAGE & TELECOM ROOMS WHERE NEEDED.
7. SELF CLOSING, RATED LINEN CHUTE DISCHARGE HATCH W/ FUSIBLE LINK TIED TO FIRE ALARM SYSTEM. PROVIDE CLEAR DOOR SPACE BELOW DISCHARGE AREA. SEE SECTION 14 91 33 IN PROJECT MANNUAL FOR ADDITIONAL INFO.
8. ENSURE THAT NO GUESTROOM DOORS RAE LOCATED IMMEDIATELY ACROSS ELEVATOR.
9. WALK OFF MATT W/ FRAME
10. SIDE ENTRY CANOPY ABOVE
11. PAINTED STEEL SUPPORT COLUMNS
12. INTERIOR GLAZED STOREFRONT. SEE INTERIOR ELEVATIONS & ENLARGED PLANS FOR DETAILS.
13. EDGE OF FLOOR ABOVE.

SYMBOL LEGEND

HEARING IMPAIRED ROOM TYPE

ACCESSIBLE ROOM TYPE

NORTH

FAIRFIELD INN & SUITES® Marriott

Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
f. 248.258.5515
VictorSaroki.com

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Troy-Stephenson Hotels
Fairfield Inn & Suites
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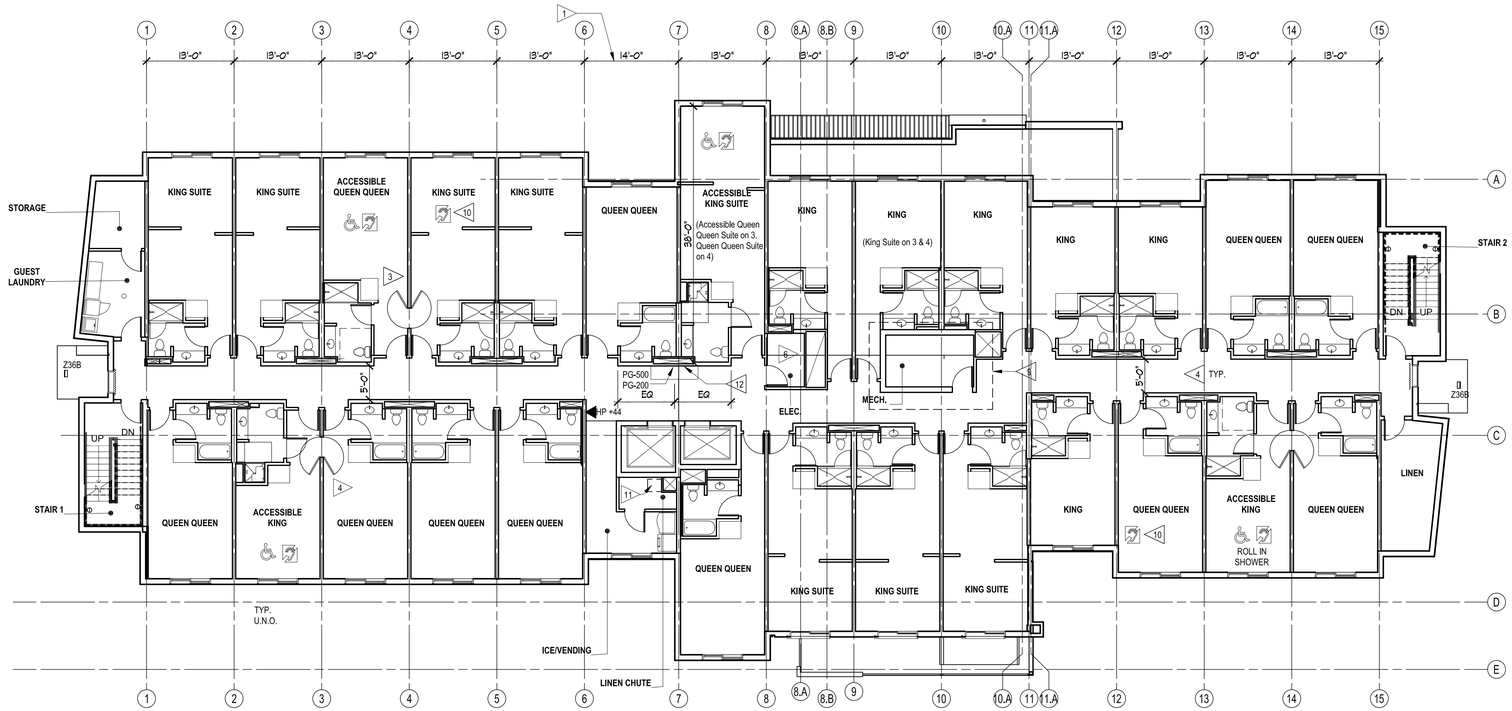
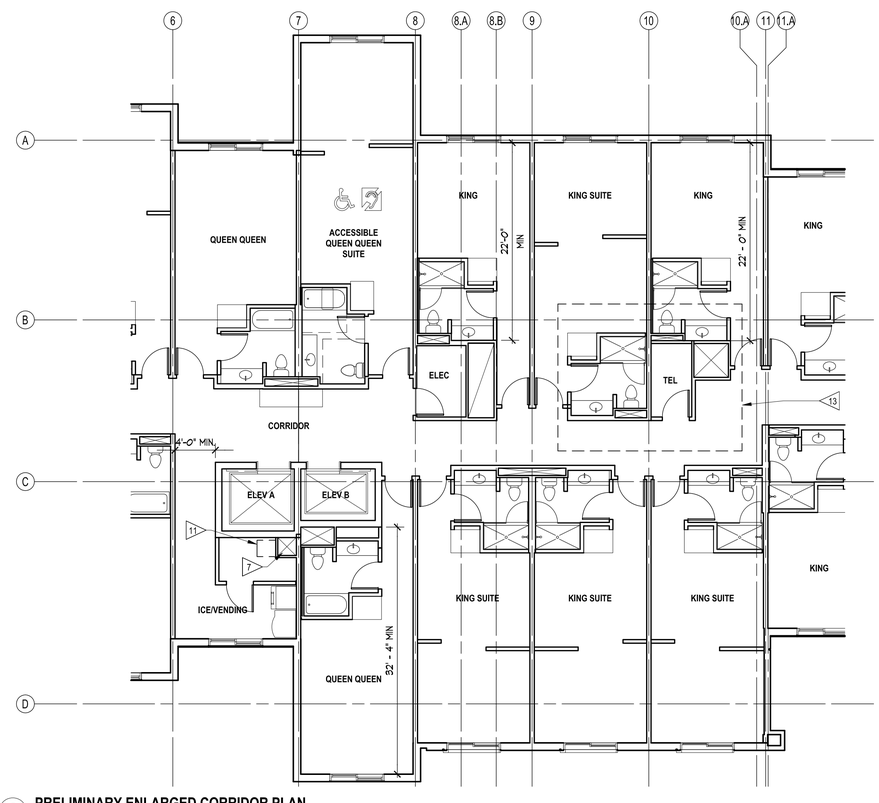
A110(FIS)

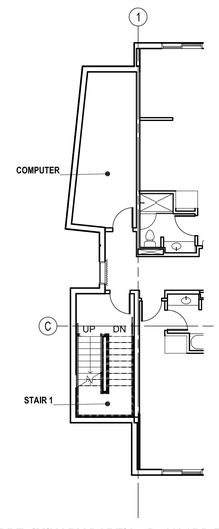
PRELIMINARY
FIRST LEVEL FLOOR PLAN



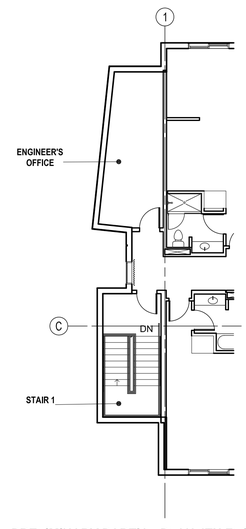
1 PRELIMINARY TYPICAL FLOOR PLAN
3/32" = 1'-0"



2 PRELIMINARY ENLARGED CORRIDOR PLAN
1/8" = 1'-0"



3 PRELIMINARY PARTIAL PLAN 3RD FLOOR
3/32" = 1'-0"



4 PRELIMINARY PARTIAL PLAN 4TH FLOOR
3/32" = 1'-0"

REFERENCE NOTES

A. SEE COVER SHEET FOR INFORMATION REGARDING THE INTENT AND LIMITATIONS OF THE DESIGN GUIDELINE DRAWINGS.

B. THE DESIGN GUIDELINE DRAWINGS ARE BASED CODE REQUIREMENTS SET OUT ON SHEETS B020. COORDINATE CHANGES TO REQUIREMENTS WITH GUIDELINE DRAWINGS.

C. SEE SHEETS 004-008 FOR TYPICAL PARTITIONS TYPES AND PARTITION DIAGRAMS WHERE NOT INDICATED ON ENLARGED PLANS.

D. SEE 400 SERIES DRAWINGS FOR ENLARGED PUBLIC SPACE PLANS AND DETAILS.

E. SEE SHEETS 420-430 FOR UNITE PLANS AND DETAILS.

F. SEE SHEET 440 FOR EXIT STAIR PLANS AND ELEVATIONS.

G. SEE 600 SERIES DRAWINGS FOR DOOR AND WINDOW TYPES.

H. DIMENSIONING BASED ON WOOD FRAME CONSTRUCTION AND WALL ASSEMBLIES SHOWN. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION, U.N.O.

I. GRID DIMENSIONS BASED ON MAINTAINING 12'-6" MIN. CLEAR INSIDE IN GUESTROOMS USING 6" PARTITION. ADJUST GRID DIMENSION AS REQ'D TO MAINTAIN 12'-6" CLEAR IN GUESTROOMS.

J. WATER CLOSET WASTE LINES TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.

K. ACCESSIBLE GUESTROOMS SHOWN FOR TYPICAL CONFIGURATION ONLY. SEE B020 FOR ADDITIONAL NOTES ON NUMBER, LOCATION & DISTRIBUTION OF ROOMS.

L. FOR INTERIOR POOL ,THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL APPLICABLE CODES ASSOCIATED WITH THE CONSTRUCTION TECHNIQUE AND VENTILATION OF THE POOL AREA AND THE ADJACENT POOL EQUIPMENT ROOM.

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N. INSTALL CONTINUOUS 2X BLOCKING IN ALL STUD WALLS @ 4'-0" O.C. VERTICAL (MAX.)

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P. LOCATE FLOOR CLEAN-OUTS IN INCONSPICUOUS LOCATIONS, AND NOT IN GUESTROOMS. FLOOR CLEAN-OUTS LOCATED IN CARPET AREAS TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOORS / WALLS.

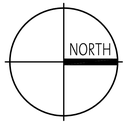
CRITERIA NOTES

1. COORDINATE BAY WIDTH W/ ELEVATOR SHAFT. PROVIDE 4'-0" MIN. CLEAR AT VENDING ON FLOORS ABOVE (SEE TYP. FLOOR PLAN). COORDINATE CENTER TO CENTER ON BAY TO MAINTAIN REQ'D - 12' - 6" CLEAR @ GUESTROOMS.
2. RECESSED WALK OFF MATT W/ FRAME. SEE 3/B110 FOR DETAILS.
3. TYPICAL DOOR FOR ACCESSIBLE GUESTROOMS. CONNECTING DOOR REQUIRED @ ACCESSIBLE ROOMS. (NOT REQUIRED @ ACCESSIBLE SUITES).
4. TYPICAL GUESTROOM DOORS. STAGGER ENTRANCES TO CREATE RELIEF ALONG CORRIDOR.
5. COORDINATE SIZE OF MECHANICAL ROOM W/ EQUIPMENT & REQUIRED CLEARANCES.
6. COORDINATE SIZE OF ELECTRICAL ROOM W/ ELECTRICAL EQUIPMENT @ REQUIRED CLEARANCES. ALLOCATE ADDITIONAL SPACE IN ENGINEERS OFFICE OR STORAGE & TELECOM ROOMS WHERE NEEDED.
7. SELF CLOSING, RATED LINEN CHUTE INTAKE HATCH. SEE SECTION 14 19 33 IN PROJECT MANUAL FOR ADDITIONAL INFORMATION.
8. ENSURE THAT NO GUESTROOM DOORS RAE LOCATED IMMEDIATELY ACROSS ELEVATOR.
9. MECHANICAL ROOM WITH DUCTING BELOW TO SERVICE PUBLIC SPACE BELOW. MECHANICAL ROOM OCCURS ON SECOND FLOOR ONLY.
10. SEE B020 CODE INFORMATION FOR ADDITIONAL REQUIREMENTS ON QTY.& DISPERSAL OF GUESTROOMS W/ COMMUNICATION FEATURES.
11. RATED ACCESS DOOR FOR LINEN CHUTES ACCESS.
12. LOCATE MIRROR SUCH THAT BOTTOM EDGE OF REFLECTING SURFACE IS ABOVE 40" FROM FINISH FLOOR.
13. TELEPHONE ROOM OCCURING ON THIRD FLOOR AND ABOVE. SEE NOTE 9 ON TYPICAL FLOOR PLAN FOR CONDITION ON SECOND FLOOR.

SYMBOL LEGEND

HEARING IMPAIRED ROOM TYPE

ACCESSIBLE ROOM TYPE



FAIRFIELD INN & SUITES® Marriott

Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
f. 248.258.5515
VictorSaroki.com

Project:
Troy-Stephenson Hotels
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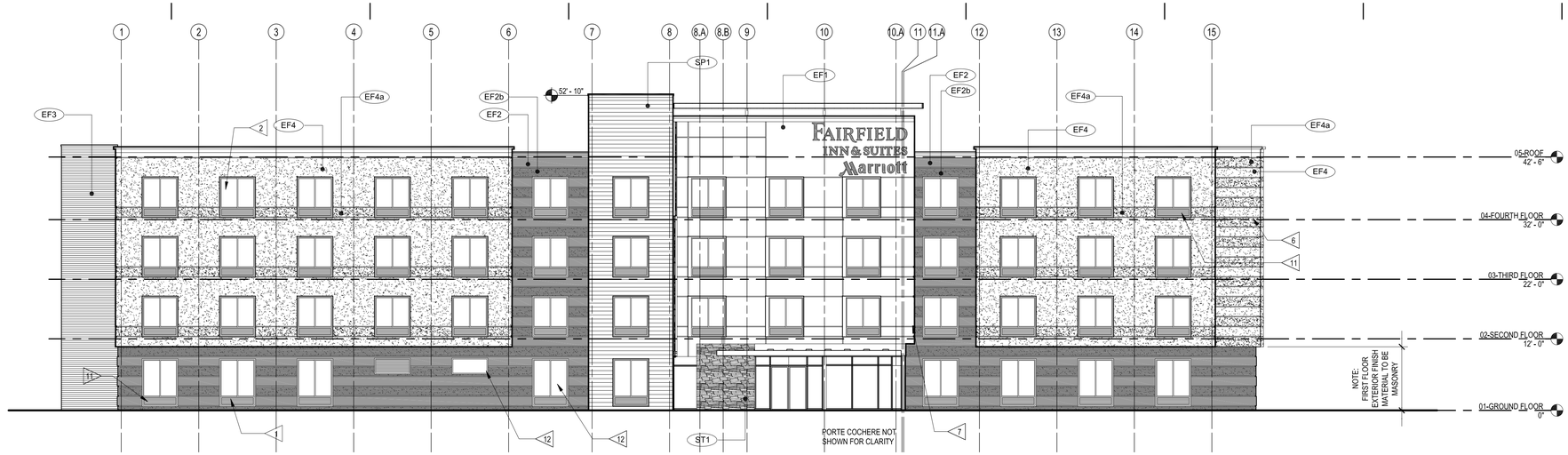
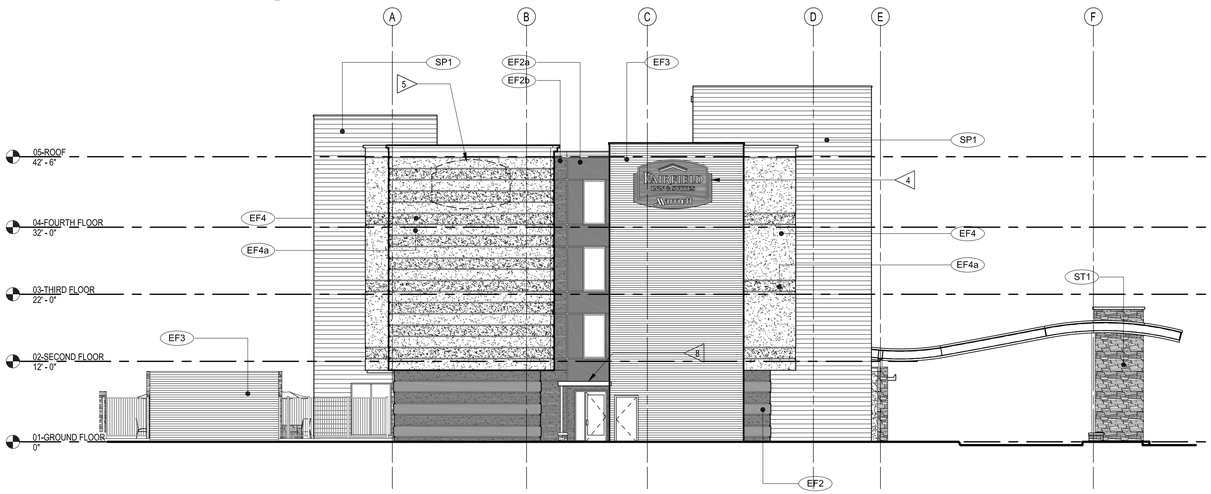
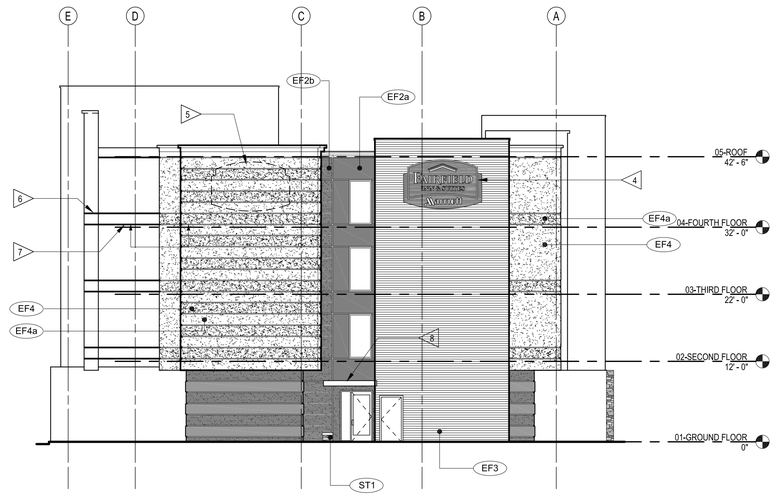
PRELIMINARY
TYPICAL LEVEL FLOOR PLANS



1 PRELIMINARY FRONT (EAST) ELEVATION
3/32" = 1'-0"



2 PRELIMINARY SIDE (SOUTH) ELEVATION
3/32" = 1'-0"



3 PRELIMINARY SIDE (NORTH) ELEVATION
3/32" = 1'-0"

4 PRELIMINARY REAR (WEST) ELEVATION
3/32" = 1'-0"

REFERENCE NOTES

A. BUILDING ELEVATION ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.

B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS.

C. REFER TO EXTERIOR FINISH INDEX FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, CANOPY STRUCTURES, ETC.

D. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.

E. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

CRITERIA NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. NOT USED
4. OPTIONAL "CARTOUCHE" TYPE SIGNAGE ON SIDE OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION.
5. ALTERNATE LOCATION FOR "CARTOUCHE" BUILDING SIGNAGE.
6. ALIGN & COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
7. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
8. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
9. OPTIONAL BUILDING SIGNAGE AT REAR OF BUILDING
10. LOUVERED SUNSHADE
11. PTAC LOUVER INTEGRAL W/ WINDOW FRAME. FINISH TO MATCH WINDOW FRAME
12. WINDOW WILL BE FROSTED TO CREATED VISUAL SCREEN TO LAUNDRY ROOM

EXTERIOR FINISH KEY

	EF1	PEARLESCENT ACCENT EIFS FINISH
	EF2	DARK EIFS FINISH COLOR
	EF2a	ACCENT EIFS COLOR
	EF2b	DARK EIFS FINISH COLOR - TEXTURED
	EF3	STAIR TOWER EIFS COLOR
	EF4	MAIN BUILDING EIFS COLOR
	EF4a	ACCENT EIFS COLOR
	ST1	CULTURED STONE
	SP1	EXTERIOR ACCENT FINISH -CEMENT BOARD SIDING -EXTERIOR PLAM (OPTIONAL)

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Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
f. 248.258.5515
VictorSaroki.com

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PRELIMINARY
EXTERIOR ELEVATIONS

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Victor Saroki
& Associates
ARCHITECTS PC

430 N. Old Woodward
Birmingham, MI 48009

p. 248.258.5707
f. 248.258.5515

VictorSaroki.com

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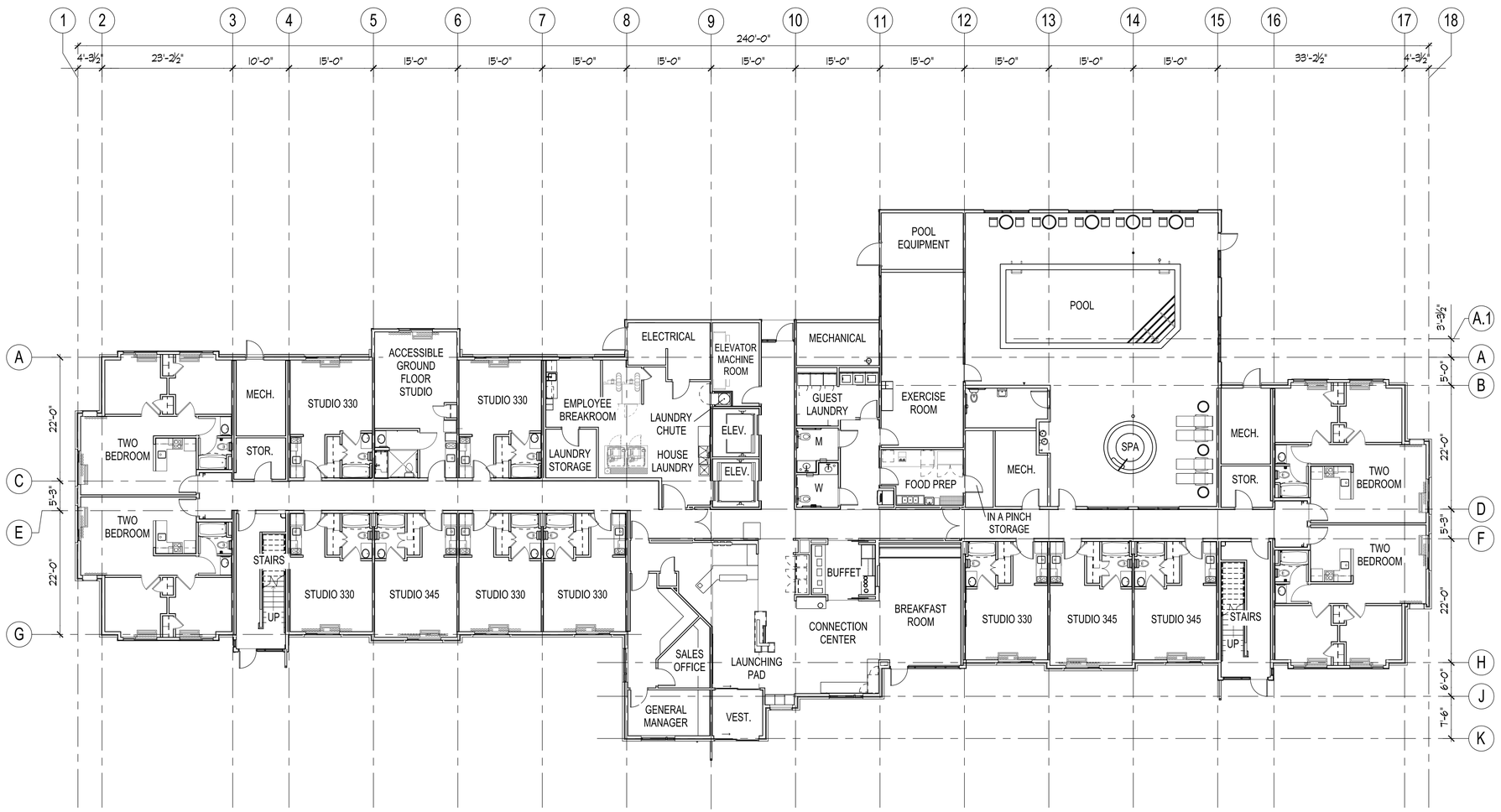
PRELIMINARY
RENDERING



1 PRELIMINARY FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

NORTH

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Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
f. 248.258.5515
VictorSaroki.com

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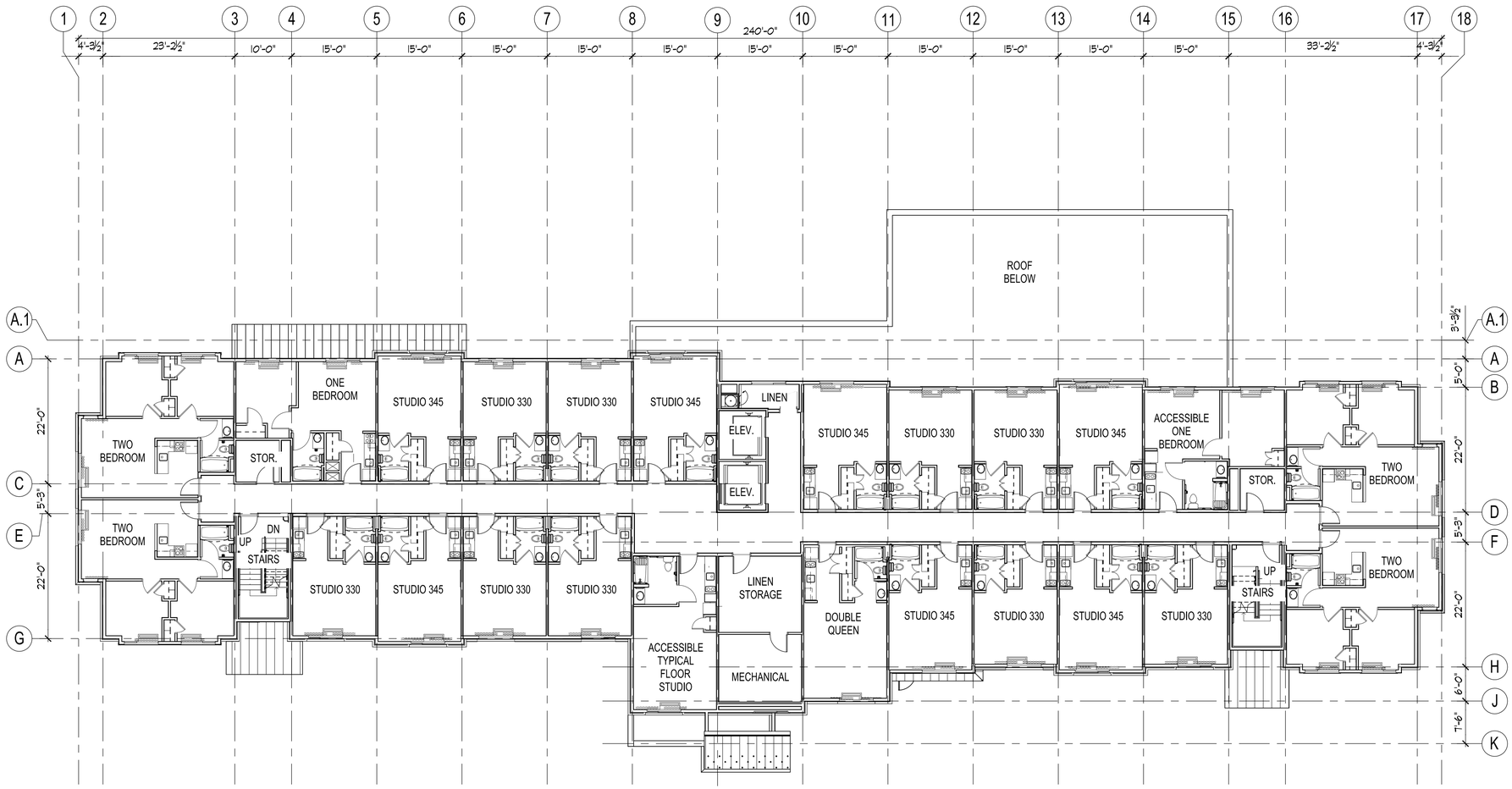
PRELIMINARY
FIRST LEVEL FLOOR PLAN



1 PRELIMINARY SECOND LEVEL FLOOR PLAN
3/32" = 1'-0"

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Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
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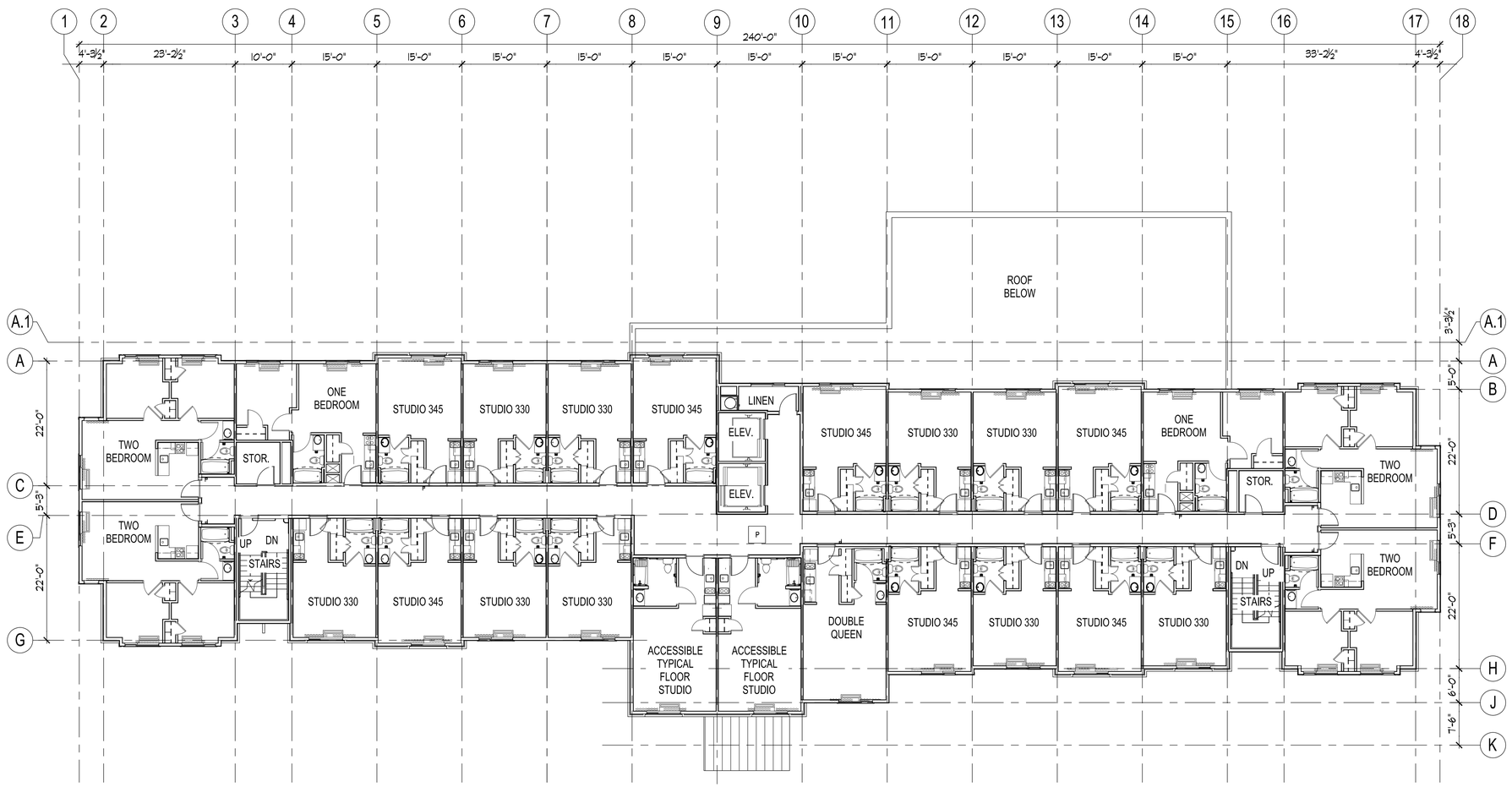
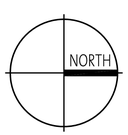
A120(TPS)

PRELIMINARY
SECOND LEVEL FLOOR PLAN



1 PRELIMINARY THIRD LEVEL FLOOR PLAN
3/32" = 1'-0"



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Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
f. 248.258.5515
VictorSaroki.com

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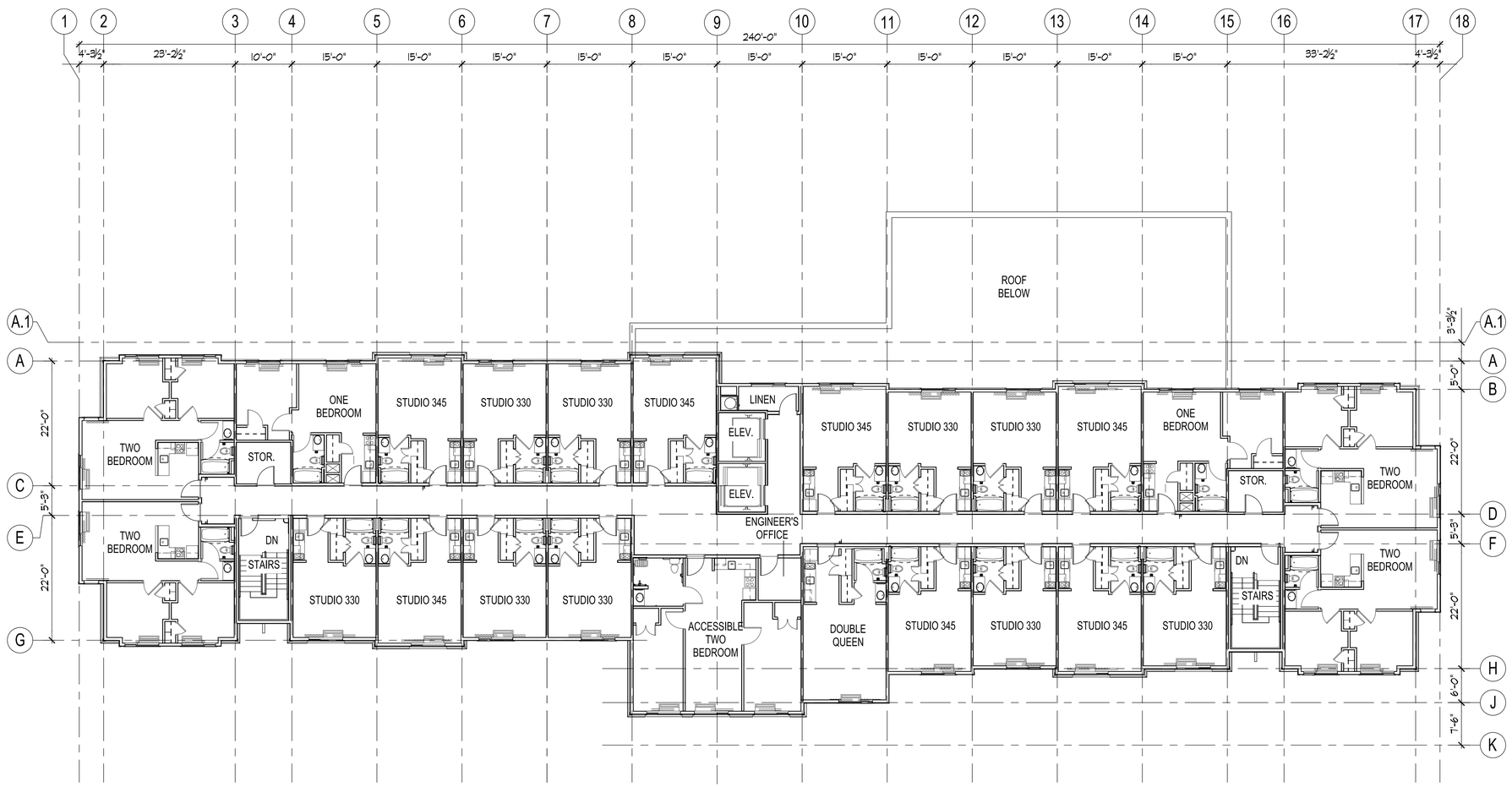
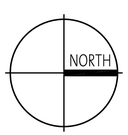
PRELIMINARY
THIRD LEVEL FLOOR PLAN



1 PRELIMINARY FOURTH LEVEL FLOOR PLAN
3/32" = 1'-0"



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Victor Saroki & Associates
ARCHITECTS PC
430 N. Old Woodward
Birmingham, MI 48009
p. 248.258.5707
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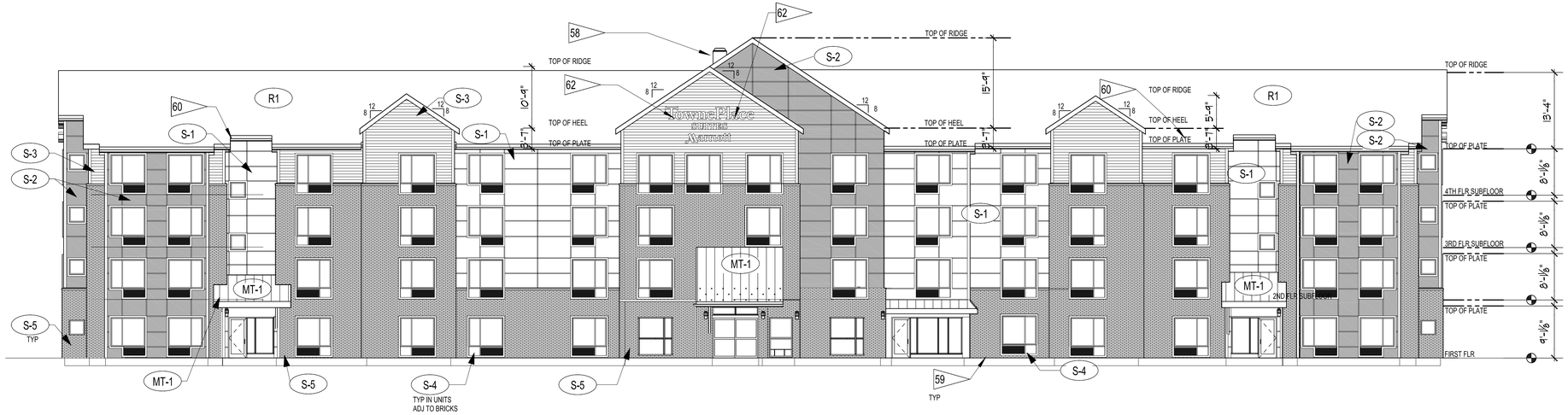
PRELIMINARY
FOURTH LEVEL FLOOR PLAN

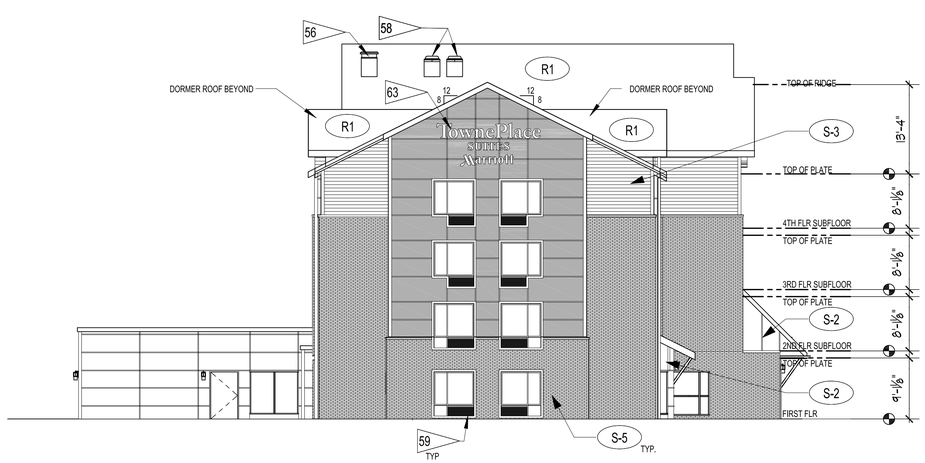


1 PRELIMINARY FRONT (EAST) ELEVATION

3/32" = 1'-0"

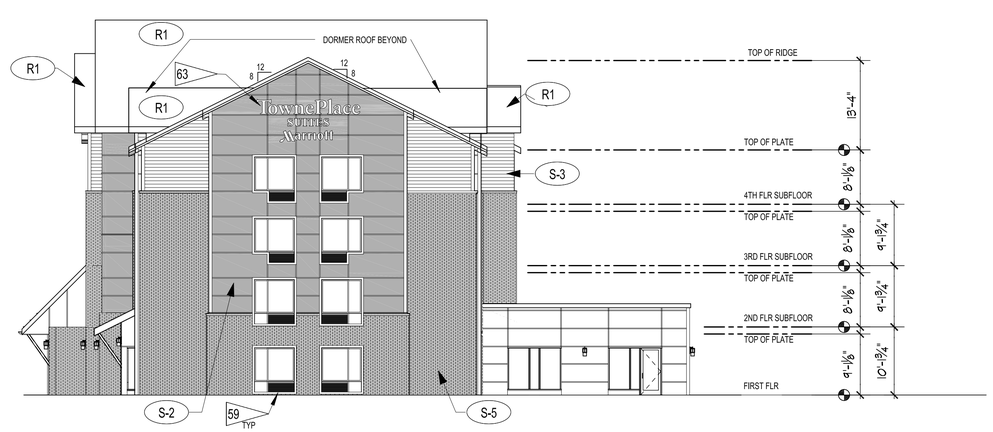
2 PRELIMINARY REAR (WEST) ELEVATION

3/32" = 1'-0"



3 PRELIMINARY SIDE (SOUTH) ELEVATION

3/32" = 1'-0"



4 PRELIMINARY SIDE (NORTH) ELEVATION

3/32" = 1'-0"

REFERENCE NOTES

1. BUILDING ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM
2. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS

1 CRITERIA NOTES

56	LINEN CHUTE VENT CAP
58	VENT FOR ELEVATOR SHAFTWAY - 3 SF MINIMUM
59	FINAL HORIZONTAL LOCATION OF WINDOWS TO BE ADJUSTED FOR BRICK COURSING, NO MORE THAN 6" FROM LOCATIONS SHOWN.
60	RAKE GUTTER
62	INTERNALLY ILLUMINATED WALL SIGN. VERIFY LOCATION BASED ON SITE CONSTRAINTS AND SIGHT LINES. SIGN TO BE FURNISHED AND INSTALLED BY OTHERS - CONTRACTOR TO PROVIDE POWER TO J-BOX - CONFIRM SIGNAGE REQUIREMENTS WITH LOCAL JURISDICTION
63	OPTIONAL END SIGN: REFER TO MARRIOTT SIGN MANUAL (RWM80)

EXTERIOR FINISH INDEX

S-1	FIBER CEMENT PANEL (P-1)
S-2	FIBER CEMENT PANEL (P-2)
S-3	FIBER CEMENT SIDING (P-3) W/ 8" EXPOSURE
S-4	FIBER CEMENT PANEL ACCENT COLOR (P-4)
S-5	BRICK
MTI	SHEET METAL ROOFING
R1	COMPOSITE ROOFING

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PRELIMINARY ELEVATIONS