PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Michael W. Hutson, Chair, and Mark Maxwell, Vice Chair
Donald Edmunds, Tom Krent, Philip Sanzica, Robert Schultz
Thomas, Strat, John J. Tagle and Lon M. Ullmann

January 10, 2012 | **7:30 P.M.** | **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – December 13, 2011 Regular Meeting

4. PUBLIC COMMENTS – For Items Not on the Current Agenda

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 392) – Proposed Vehicle Repair Facility, Action Collision Inc., West of Dequindre, North of 14 Mile (2722 Elliott), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

SITE CONDOMINIUM DEVELOPMENT

6. PRELIMINARY SITE PLAN REVIEW – Proposed Tuscany Estates Site Condominium, 11 units/lots, West side of Dequindre, North of Winter Drive, Section 24, Currently Zoned R-1C (One Family Residential) District

PRELIMINARY SITE PLAN REVIEW

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 971) – Proposed Warrior Park Baseball Field, South side of Equity between 1735 and 1515 Equity, Section 32, Currently Zoned IB (Integrated Industrial and Business) District – Controlled by Consent Judgment

OTHER BUSINESS

8. POTENTIAL CONDITIONAL REZONING – Proposed Culvers Restaurant (with Drive-Through), 4889 Rochester Road, West side of Rochester Road, South of Long Lake, Section 15, From NN (Neighborhood Node) to CB (Community Business) District

9. ELECTION OF OFFICERS FOR 2012

10. PUBLIC COMMENTS – For Items on Current Agenda

11. PLANNING COMMISSION COMMENTS

ADJOURN

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

Chair Hutson called the Regular meeting of the Troy City Planning Commission to order at 7:30 p.m. on December 13, 2011 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Philip Sanzica
Robert Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Also Present:
R. Brent Savidant, Planning Director
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney

2. APPROVAL OF AGENDA

Mr. Savidant reported the applicant for the potential Conditional Rezoning requested to postpone this item until sometime in the New Year.

Resolution # PC-2011-12-063
Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To replace Agenda Item #8 POTENTIAL CONDITIONAL REZONING with TROY MULTI MODAL TRANSIT FACILITY.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2011-12-064
Moved by: Schultz
Seconded by: Maxwell

RESOLVED, To approve the minutes of the October 25, 2011 Regular meeting as prepared.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

7. PLANNING AND ZONING REPORT

STUDY ITEM

8. TROY MULTI MODAL TRANSIT FACILITY

There was general Planning Commission discussion of the Troy Multi Modal Transit Center.

Resolution # PC-2011-12-065
Moved by: Sanzica
Seconded by: Schultz

WHEREAS, The City of Troy received a $8,485,212 federal grant to fund the Troy Multi-Modal Transit Facility project through the American Recovery and Reinvestment Act (ARRA) High-Speed Intercity Passenger Rail (HSIPR) Program; and

WHEREAS, On September 12, 2011 City Council approved an MDOT Capital Contract for $8,485,212 for the specific purpose of designing and constructing the Troy Multi-Modal Transit Facility at no cost to the City of Troy; and

WHEREAS, The Troy Multi-Modal Transit Facility will become one of ten planned regional hubs in the Detroit Regional Mass Transit (DRMT) plan for the Detroit metropolitan area, including Wayne, Oakland and Macomb counties and the City of Detroit; and

WHEREAS, The Troy Multi-Modal Transit Facility will be served by AMTRAK and SMART, which will utilize the Troy Multi-Modal Transit Facility as a central hub for their bus network; and

WHEREAS, The Troy Multi-Modal Transit Facility complements transit oriented initiatives throughout southeast Michigan, including the Woodward Light Rail and Detroit Region Aerotropolis projects; and

WHEREAS, Studies show that investment in public transit yields economic benefit to the surrounding area, including the creation of a large number of construction jobs; and

WHEREAS, Public transportation provides transportation options, allows for mobility for underserved populations, provides congestion mitigation, assists in retaining young talent and helps regions to be competitive in the global economy; and

WHEREAS, The City of Troy Master Plan calls for the creation of a mixed use area centered between the Oakland/Troy Airport and the Troy Multi-Modal Transit Facility; and

WHEREAS, The Troy Multi-Modal Transit Facility will serve as a vibrant gateway into the City of Troy; and

WHEREAS, If City Council votes to terminate the Troy Multi-Modal Transit Facility project, the $8,485,212 federal grant will be used to fund another project elsewhere; the money will not be used for any purpose other than High Speed Rail.

THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends that City Council approves the contract for Architectural/Engineering services so that the Troy Intermodal Transit Center can be designed and constructed.

BE IT FINALLY RESOLVED, A copy of this resolution shall be forwarded to all City Council members prior to the December 19, 2011 Regular meeting.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

9. APPROVAL OF 2012 PLANNING COMMISSION MEETING SCHEDULE

Resolution # PC-2011-12-066
Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve 2012 Planning Commission Meeting Schedule as written.

Yes: All present (9)

MOTION CARRIED

10. PLANNING COMMISSION GOALS, 2012

The Planning Commission discussed the establishment of Planning Commission goals and objectives for 2012.

11. PUBLIC COMMENT

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

There was general discussion.

The Regular Meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

_____
Michael W. Hutson, Chair

_____
R. Brent Savidant, Planning Director

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DATE: January 4, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 392) – Proposed Vehicle Repair Facility, Action Collision Inc., West of Dequindre, North of 14 Mile (2722 Elliott), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

The petitioner Action Collision, Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for an automotive repair facility. The applicant intends to utilize an existing building for this business, with all use and storage taking place within the building.

The property is currently zoned IB (Integrated Industrial and Business) District. The Planning Commission is responsible for reviewing and approving this application.

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

Attachments:

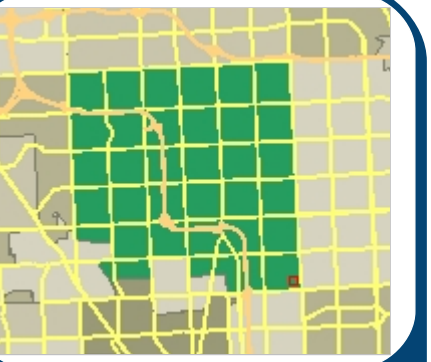
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ SU 392

G:\SPECIAL USE\SU 392 Action Collision Sec 36\SU-382 PC Memo 01 10 12.docx

2722 Elliott, Action Collision

City of Troy Planning Department



Legend

- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

125 0 62 125 Feet

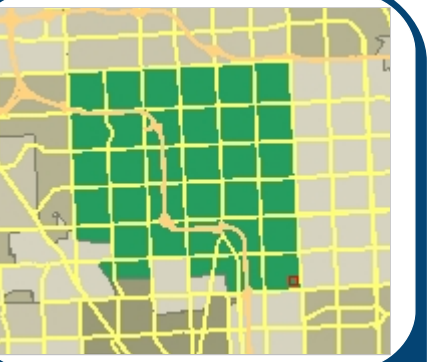
Scale 1: 749

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: 12/2/2011

2722 Elliott, Action Collision

City of Troy Planning Department



Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Current Zoning Ordinance

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MRF) 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 District
- (MR) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Ponds and Basins

Streams and Creeks

Parcels

Aerial Photos - 2010

- Red: Band_1
- Green: Band_2
- Blue: Band_3

156 0 78 156 Feet

Scale 1: 936

Printed: 12/2/2011

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

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: January 3, 2011

Special Use Review
For
City of Troy, Michigan

Applicant:	Matt McNabb
Project Name:	Action Collision
Plan Date:	November 16, 2011
Location:	South Side of Elliot Avenue between Minnesota and Dequindre
Zoning:	IB, Integrated Business and Industrial District
Action Requested:	Special Use Approval and Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a special use request and a preliminary site plan which includes a site plan with landscape plan details, an illustrative photograph with proposed trees illustrated floor plans, and a letter from Gateway Engineering and Surveying, Inc., the project engineers. The site plan submittal provides sufficient information for a preliminary review, though some submittal details have been omitted and must be provided on a final revised site plan, as noted below. The scale provided by the applicant is an unusual scale for a site plan drawing, and the drawing does not include a north arrow (and in fact orients south at the top of the page, which is unorthodox and makes review more confusing than necessary).

This project is located on a site that is currently vacant. The proposed operation is a collision repair facility. The applicant states in the enclosed letter that the use would be maintained entirely inside the existing building and that no outdoor storage is proposed. The existing 1.67

acre site has a building and an associated parking lot. Auto repair facilities are permitted as a use subject to special use approval in the IB District.

Location of Subject Property:
The property is located on the south side of Elliot Avenue between Minnesota and Dequindre.

Size of Subject Property:
The parcel is 1.67 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to use the site for an auto repair facility.

Current Use of Subject Property:
The subject property is currently a vacant former industrial building.

Current Zoning:
The property is currently zoned IB, Integrated Business and Industrial District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: IB, Integrated Business and Industrial District; light industrial
South: IB, Integrated Business and Industrial District; light industrial
East: IB, Integrated Business and Industrial District; light industrial
West: IB, Integrated Business and Industrial District; light industrial

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located roughly at the center of the site, with the parking to the west side and rear. There is also a large amount of open space to the rear and east, although it is sparsely vegetated. The building location, arrangement and site circulation for vehicles would not change as part of this project. The arrangement is efficient and typical for a facility of this type.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 4.15.C establishes the dimensional requirements for the IB District. The applicant does not intend to alter the existing building. The plans do not provide existing setback dimensions, required setbacks, or existing building height, although given that the site is clearly within these limits and no alterations are proposed, the Zoning Administrator is comfortable with the level of detail provided in the submittal. As noted previously, the provided scale is unorthodox and detailed dimensions are not provided, so all provided dimensions in the table below are estimated. The requirements and the estimated existing dimensions are as follows:

	Required:	Provided:
Front	30 feet minimum setback	50 feet
Rear	20 foot minimum setback	90 feet
Side (east)	10 feet minimum setback	64 feet
Side (west)	10 feet minimum setback	110 feet
Building Height	Maximum 4 stories, 50 feet	1 story
Lot Coverage	40 percent maximum	Not provided
Open Space	20 percent	16.22 percent

While the site plan does not specifically call out lot coverage, setbacks, or open space, we are certain the Ordinance limits have not been exceeded. Formal final dimensions should be included on a final site plan, however.

Items to be Addressed: *Show dimensions on final site plan.*

PARKING

Proposed (Existing) Parking:
The site plan shows 31 total parking spaces throughout the site.

Parking Location:
Parking is located to the west of the building, behind the front building line.

Parking Calculations:
The parking calculations are as follows.

Required	Provided
2 spaces for each service bay, plus 1 space for each tow truck if applicable, plus adequate spaces for overnight parking, plus 1 space per 1 employee on the largest typical shift.	31 spaces

The submittal does not detail the number of bays, or the number of employees. However, assuming a typical bay would have a dedicated employee, the existing lot would allow for 10 bays, not including any tow truck spaces. We believe that the overnight parking would be sufficient in that the typical two spaces per bay usually accommodate this additional demand. Given these calculations, the existing 31 spaces would allow for up to 10 bays. While the existing building and proposed use may not include formal traditional bays with individual garages, we are comfortable that the existing parking is sufficient provided the Planning

Commission condition the approval on the limitation that the project does not include more than 10 bays.

***Items to be Addressed*:** *Condition any approval on the limitation of the site to no more than 10 bays.*

SITE ACCESS AND CIRCULATION

Vehicular access:
The site is accessed by three separate drives to Elliot Avenue, although the easternmost drive can only access the open area to the east of the building, which does not serve the parking area. The two west drives provide access to the north and south maneuvering lanes of the existing parking area. We have no objection to the plan as presented and would not require the closure of the eastern drive as the applicant is occupying n existing facility and future tenant may require this additional drive.

It is unclear from the drawings where vehicles will enter the building, as no overhead doors are shown on the plans. Overhead doors should be shown and identified on the plans.

Pedestrian access:
No existing sidewalk is provided along Elliot and the site is within an exclusively IB District area and serves only automobile traffic. The site is existing, and no alterations are proposed. We are satisfied that no additional pedestrian infrastructure is necessary.

Also, Section 13.10.C.4 requires that *"all sites with parking of 10 spaces or greater shall provide a bike rack for at least two bicycles within 50 feet of the building entrance."* A bike rack should be added to the site plan to meet this requirement.

Items to be Addressed: *1.) Show overhead doors. 2.) A bike rack with capacity of at least two bicycles must be added to the site plan.*

NATURAL RESOURCES

The site is an existing developed vacant building with typical site landscaping. The proposed plan would not impact any protected natural features. The plan does, however, add new landscape materials and the existing trees will be preserved.

Items to be Addressed: *None.*

LIGHTING

The applicant has provided no lighting (photometric) plan or lighting fixture details. The adjacent sites are non-residential. Light shall not exceed one-tenth (0.1) foot-candle along any boundary adjacent to residentially zoned or used property, and 1 foot-candle along all nonresidential property boundaries. The plan indicates that the site lighting is not proposed to be

changed from the existing condition. Given the site's location and the absence of any known issues with the existing lighting, we have no objection to this approach.

Items to be Addressed: *None.*

LANDSCAPING

The application includes a landscape plan. The plan does not provide any information or calculations on how the greenbelt, street trees, parking lot landscaping requirements, and landscaped area are being met. The plan does provide some detail, but no formal calculations. A detailed landscape table showing how all requirements of Section 13.02 are being met should be added. The existing greenbelt area has only one tree, and 6 trees are proposed to meet the requirement, but the remaining site is being left as-is to accommodate the new use. No new parking islands or significant construction are proposed. Typically, we require that additional trees be planted to meet minimum requirements in a special use project in an existing building, but would not require additional site work, such as grading or parking lot renovations, when no parking lot reconfiguration or renovation is proposed or required for any other reason in the Ordinance.

Greenbelt:
A ten (10) foot wide greenbelt is provided along the public street frontage.

Street trees:
The site plan shows 1 existing street tree and 6 new proposed street trees along the north boundary of the site. 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. This site has 250 feet of frontage, requiring 8.3 (9) trees. With the 1 proposed to remain and the additional 6, only 7 qualifying street trees are proposed. An additional 2 deciduous street trees must be added to meet minimum Ordinance requirements.

Minimum landscaped area:
The site plan must provide 20 percent overall landscaped area. The site is 1.67 acres, requiring 14,549 square feet of landscaping. The site plan states provides no formal calculations, but quick estimates show that the areas in front of the building along the frontage provide nearly the required open space without taking the remainder of the site into consideration. There are also significant open areas behind and to the east of the building, which more than account for the additional required area. While we are confident that the minimum landscaped area is exceeded, the exact number of landscaped square feet and landscape calculations should be shown on the site plan.

Parking lot landscaping:
Section 13.02.C establishes the requirements for parking lot landscaping. The site plan does not include notes on how the parking lot landscaping requirements are being met. They are as follows, with our analysis following.

a. There shall be a minimum of one (1) tree for every eight (8) parking spaces. ***Aside from the 7 proposed greenbelt trees (6 new, 1 existing) no additional trees are proposed, although there are undocumented trees along the site's southern edge. There are no new proposed parking lot trees. A 31-space parking lot requires 4 trees. While we do not suggest that the applicant should add new parking lot islands, per the requirements of 13.02.C.2.b, below, we do feel that the four requires trees could be provided at the perimeter per Section 13.02.C.2.d.***

b. Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than two hundred (200) square feet in area. Modifications in curbing may be permitted when islands are used as part of the stormwater management system. ***No new islands are proposed, though this is acceptable in that no additional site work is proposed and the lot is existing nonconforming in this regard.***

c. A minimum distance of three (3) feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five (5) feet from the backside of the curb and the proposed landscape plantings shall be provided. ***Not applicable****.*

d. An equivalent amount of landscape plantings at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met. ***The required 4 parking lot trees should be provided at the perimeter (see parking lot tree requirements, above).***

Parking lots adjacent a public right-of-way must also meet specific requirements for screening. Section 13.02.C.3.b requires that parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved, where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm. Given that this is a more significant site engineering alteration and that no site plan changes are proposed, we recommend that the existing nonconforming condition be allowed to remain.

Items to be Addressed*: 1.) Add two deciduous street trees. 2.) Provide landscaped area calculations. 3.) Provide four additional trees at the perimeter of the parking lot to meet minimum parking lot landscaping requirements. 4.) Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.*

SUBMITTAL REQUIREMENTS

Section 8.05.A.7 establishes the requirements for preliminary site plan submittals. The site plan is sealed by Joseph Vaglica, PE. Given the project's status as a reoccupancy and aside from the

deficiencies in the landscape plan detailed above, the application is sufficient for review as determined by the Zoning Administrator.

Items to be Addressed: *provide any additional information as noted previously in this review.*

SPECIAL USE

In the IB District, auto repair is permitted as a special use. For any special use, according to Section 9.02.D, the Planning Commission shall *"…review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."*

Use Standards

Section 6.26 states that auto repair is permitted as a special use. It also specifically requires the following:

A. Dismantled, wrecked or inoperable vehicles or any vehicle parts or scrap of any kind shall not be stored outdoors for a period exceeding sixty (60) days. Outdoor storage shall be enclosed by an opaque fence up to eight (8) feet in height and / or landscape screening meeting the standards set forth in Section 13.02.B. ***No outdoor storage is proposed.***

B. The minimum lot area shall be twenty thousand (20,000) square feet. ***This site is a combined 1.67 acres over two lots that comprise a single tax parcel.***

C. All equipment including hydraulic hoists, pits, lubrication and repair facilities shall be entirely enclosed within a building. ***The proposed operation is enclosed entirely within the building.***

D. All repair and maintenance activities shall be performed entirely within an enclosed building. ***The proposed operation is enclosed entirely within the building.***

E. Retail sales shall be limited to those items necessary to carry out the vehicle repair occurring on the subject site. ***No retail sales are discussed in the application, though the applicant may wish to clarify whether the project will comply with this requirement.***

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. ***The proposed use is***

intended for location within areas of predominantly light industrial or commercial concentration. The proposed use will not have any detrimental impact.

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 use is common to industrial areas, and complies with the Master Plan.***

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.* ***The site does provide adequate pedestrian and vehicular access. With the nature of the use as one that does not have acute peak traffic times, which relies exclusively on automobile traffic, and which has adequate space for loading and unloading for vehicles that do not arrive under their won power on a truck, we believe this condition is satisfied.***

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.* ***We do not expect any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district. The engineering department has reviewed the site plan as submitted and has no objections.***

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.* ***There are no objections in the regard.***

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. We believe that with conditions, the proposed use may be permissible.***

2. *Vehicular circulation and parking areas.* ***Parking and access requirements are met.***

3. *Outdoor activity, storage and work areas.* ***Not proposed.***

4. *Hours of operation.* ***The proposed use is in an area where most of the adjacent users are gone after hours. We anticipate that this use will maintain hours similar to other uses of its type in typical industrial areas.***

5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.* ***We do not anticipate any additional impact after initial renovation in this regard.***

Items to be addressed*: Clarify that the use will not have retail aside from that which is normally required to support the repair use.*

RECOMMENDATIONS

We support the proposed project and believe the project does meet or exceed minimum requirements, with several small conditions for clarification and compliance with minor elements required by the Zoning Ordinance. We recommend the Planning Commission approve the special use request and preliminary site plan application conditioned on the applicant satisfying the following requirements:

1. *Show all required and proposed dimensions on final site plan.*
2. *Clarify number of service bays, the presence of any tow trucks, and condition any approval on the limitation of the site to no more than 10 bays.*
3. *Show overhead doors.*
4. *Provide a bike rack with capacity of at least two bicycles must be added to the site plan.*
5. *Add two deciduous street trees.*
6. *Provide landscaped area calculations.*
7. *Provide four additional trees at the perimeter of the parking lot to meet minimum parking lot landscaping requirements.*
8. *Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.*
9. *Clarify that the use will not have retail aside from that which is normally required to support the repair use.*

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-1122

SITE NOTES:

EXISTING ZONING: IB INTEGRATED INDUSTRIAL BUSINESS DISTRICT
SPECIAL LAND USE: AUTOMOTIVE MAINTENANCE

SITE AREA: 1.637 ACRES
EXISTING BUILDING AREA: 11,796.8 SQ/FT
PROVIDED FRONTAGE LANDSCAPE 25'–0" O/C

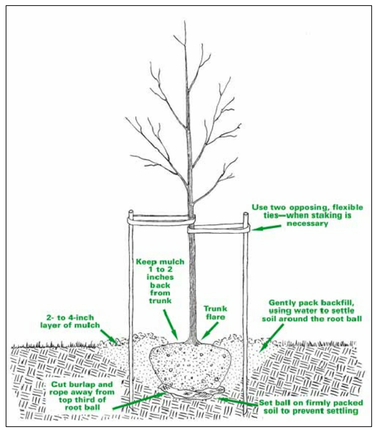
SITE LIGHTING: EXISTING
ZONING ORDINANCE: REQUESTED AS PER SECTION 4.05

LANDSCAPING MATERIALS LIST

KEY	SYMBOL	QUANT.	TYPE	MIN. CAL./ HEIGHT.
DECIDUOUS TREES (SHADE)				
A		1	EXISTING FRONTAGE TREE (Flowering Crabapple)	22" CALIP. EST.
B		3	Magnolia (Magnolia Acuminata)	2.5" CALIP. BB
C		3	Redbud (Cercis Canadensis)	2.5" CALIP. BB

GENERAL PLANTING NOTES:

1. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN ON THE DRAWING.
2. THE PLANT MATERIAL SHALL BE EQUAL OR SIMILAR TO THE TYPE STATED ON THE PLANT MATERIAL LIST. SIZES PROVIDED SHALL BE, AT THE MINIMUM, EQUAL TO THAT WHICH IS STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS AND PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
3. THE PLANT MATERIAL SHALL BE NURSERY GROWN, AND INSPECTED BY THE OWNER'S REPRESENTATIVE, WHO RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.
4. PLANTS DESIGNATED "B&B" SHALL BE BAILED AND BURLAPPED, WITH FIRM BALLS OF EARTH.
5. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
6. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACK FILLED WITH A TOPSOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
7. ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING CUTS SHOULD BE FLUSH, LEAVING NO STUBS. CUTS OVER 3/4" SHALL BE PAINTED WITH TREE PAINT.
8. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THIS PERIOD OF ONE YEAR. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THIS PERIOD OF ONE YEAR.
9. TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THEN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0 SOIL SHALL ALSO BE GUARANTEED FOR THIS PERIOD OF ONE YEAR.
10. LAWN AREAS TO RECEIVE MIXTURE KENTUCKY BLUE GRASS "BARON/SHERI/ADELPHI", CHEWING RESCUE, CREEPING RED RESCUE, PERENNIAL RYE GRASS. WEED CONTENT SHALL NOT EXCEED 1% THE MIX SHALL BE APPLIED AT A RATE OF 200 LBS/ACRE.
11. SOD SHALL BE TWO YEAR OLD "BARON//SHERI/ADELPHI" KENTUCKY BLUE GRASS GROWN IN SOD NURSERY ON LOAM SOIL.
12. ALL PLANTING AREAS SHALL HAVE A DEPTH OF 12" TO 18" OF CLEAN FILL AND SHALL BE CROWNED TO HEIGHT OF 6" ABOVE ADJACENT CURB, WALKS, AND GRADES WITH 4" TO 6" OF TOP SOIL.
13. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 4" OF DOUBLE SHREDDED PINEMULCH OR EQUAL ORGANIC MULCH.
14. PLANTS LISTED ON THE PLANT SCHEDULE MAY BE "HYBRIDS" OF SPECIES THAT ARE FOUND IN MICHIGAN.
15. ALL PLANTING BEDS NOT BORDERED BY WALKS, WALLS, OR PAVING SHALL BE EDGED WITH BLACK HEAVY DUTY PLASTIC OR RUBBER BORDER EDGING UNLESS NOTED.
16. ALL PLANTING BEDS AND LAWN AREAS TO BE IRRIGATED WITH AN UNDERGROUND GROUND SPRINKLE SYSTEM PER CITY REQUIREMENTS.
17. TREES MUST BE PLANTED NO CLOSER THAN FIFTEEN FEET (15') TO PUBLIC UTILITIES.
18. ALL TREES SHALL HAVE STRAIGHT, UNSCARED TRUNKS, WITH WELL DEVELOPED UNIFORM CROWNS.
19. ALL PLANTING AREAS (ISLANDS, GREENBELT, BUFFERS, ECT.) ARE TO CONTAIN ONLY LIVING PLANT MATERIAL.
20. PLANTING MATERIAL AMOUNTS IN PLANTING REGIONS IS CALCULATED BASED ON PREFERRED PLANTING SPACING.
21. IN THE CASE OF A DISCREPANCY BETWEEN ILLUSTRATED PLANTING MATERIAL AND PLANTING AMOUNT NOTED THE SPECIFIED NUMBER OF PLANTING MATERIAL SHALL TAKE RESIDENCE OVER THE PLANTING ILLUSTRATED.
22. PLANTING MATERIAL SHOWN IS INDICATIVE OF PROPOSED AMOUNTS AND TYPES ARE NOT DRAWN TO SCALE TO CLARIFY PLANTING STYLES AND TYPES.
23. TO CLARIFY LANDSCAPING PLAN SHRUBS AND FLOWERING PLANTS HAVE NOT BEEN ILLUSTRATED IN COMPLETE DETAIL
24. EXISTING ON–SITE TOP SOIL SHALL BE SAVED AND REUSED FOR PLANTING MATERIALS AS AVAILABLE.
25. LANDSCAPE AREAS TO RECEIVE GRASS SEED SHALL BE TREATED AND FERTILIZED BEFORE SEEDING. SEEDED AREAS TO BE HYDROSEEDED WITH A MIX OF ORGANIC MULCH AND SEED. GRASS TYPES AS SPECIFIED ABOVE.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

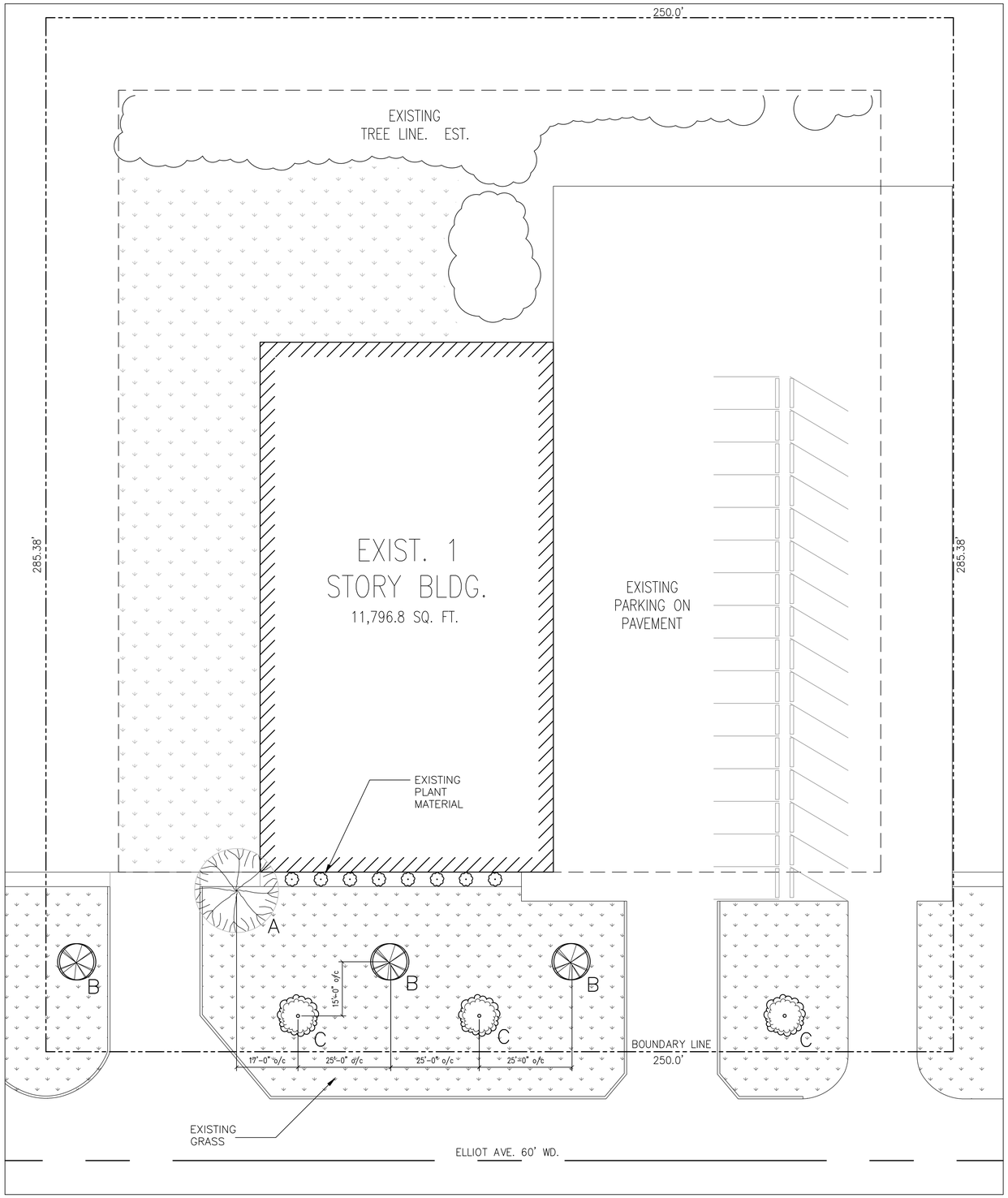
1. HARDWOOD STAKE ALL TREES UNDER 3" CALIPER.
2. ANCHOR–STAKE ALL TREES OVER 3" CALIPER.
3. PLANT TREE AT THE SAME GRADE AS IT WAS GROWN
4. NEVER CUT CENTRAL LEADER
5. DISPOSE OF ALL NON BIODEGRADABLE MATERIAL.
6. MAKE PLANTING PITS 24" GREATER THAN SOIL BALL DIA

CONCEPTUAL FRONTAGE RENDERING

N.T.S.

ALL NEW PLANTING BEDS AND NEW LAWN AREAS TO BE IRRIGATED WITH AN UNDERGROUND GROUND SPRINKLE SYSTEM PER CITY REQUIREMENTS.

NO OUTSIDE STORAGE ON SITE.



LANDSCAPE PLAN

SCALE: 1/16" = 1'–0""

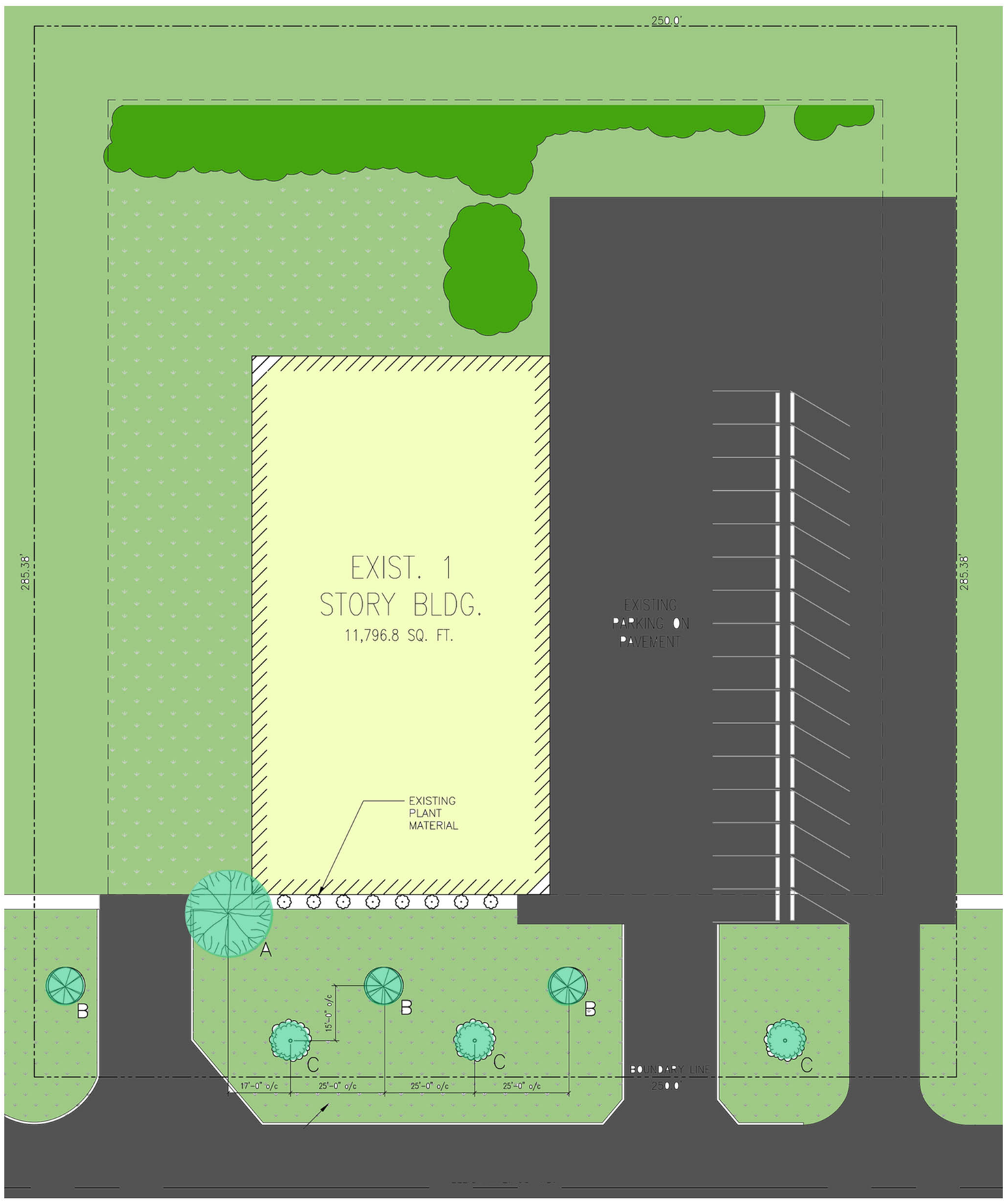
Gateway Engineering & Surveying, Inc.
Professional Engineering•Construction Staking•Construction Services•Land Development•Site Planning
Professional Realtors•Surveyors
8155 ANNSBURY SUITE 109
SHELBY TWP, MI 48316
OFFICE (586) 786-5533 FAX (586) 786-5575

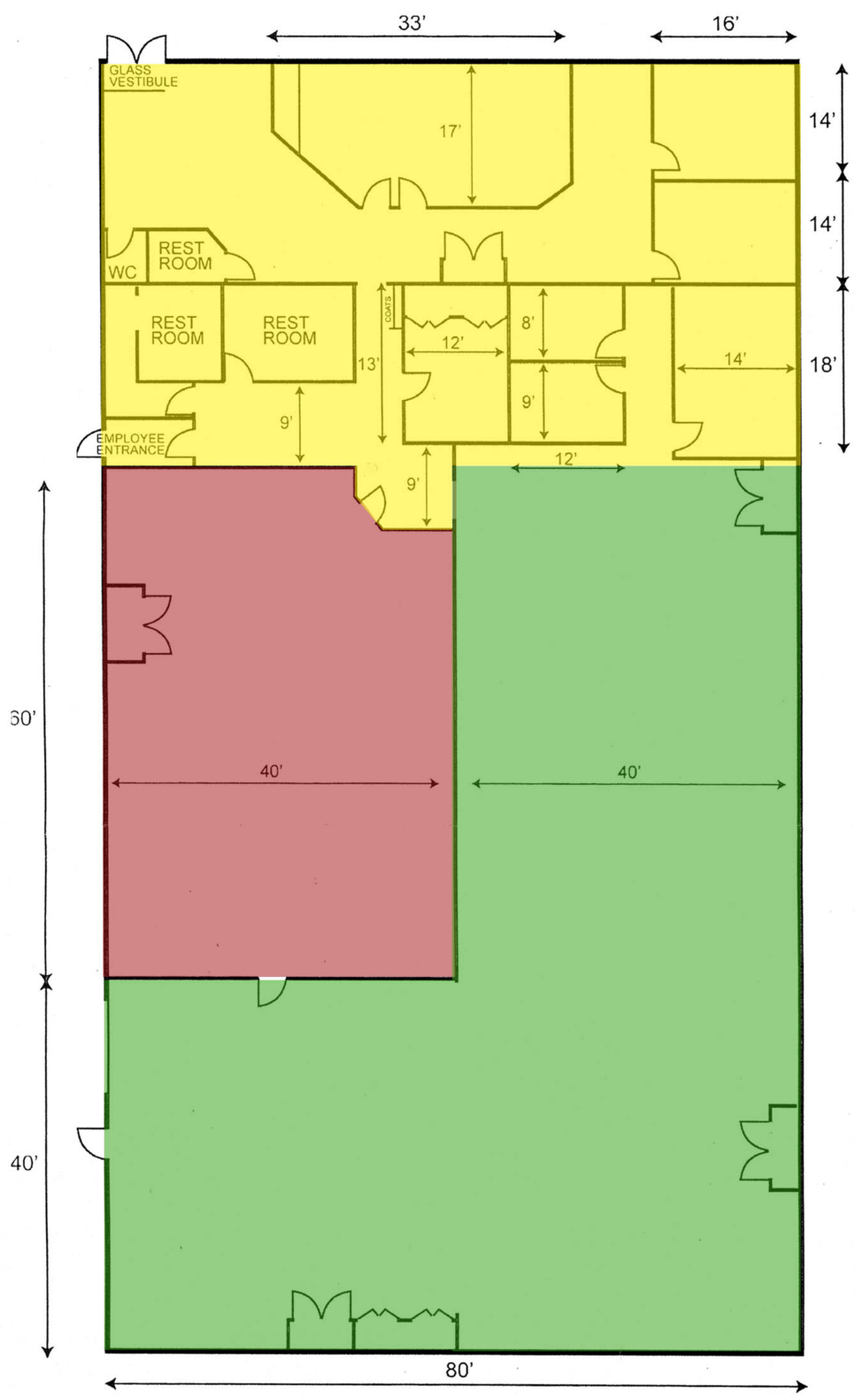
NOTICE OF USE OF THE INFORMATION CONTAINED WITHIN THE SHEETS OF THIS DRAWING. BY ACCEPTANCE OF THESE DRAWINGS YOU AGREE TO THE FOLLOWING TERMS AND CONDITIONS IN THE EVENT WHERE THESE DRAWINGS ARE USED IN ANY MANNER INCONSISTENT WITH THE FOLLOWING:

Definitions: "Gateway" refers to Gateway Engineering and Surveying, Inc. its employees, agents, employees, and sub-contractors. "Client" refers to the person or entity to whom these drawings are addressed and who has paid for the services being rendered. "Client" also includes any and all persons and entities that may rely upon the information contained within these drawings.

Ownership: These drawings are the property of Gateway and are protected by copyright laws. Client shall not use, copy, or distribute these drawings for any purpose other than those for which they were prepared without the express written consent of Gateway. Any such use, copying or distribution without the express written consent of Gateway shall be strictly limited to the scope of the service being rendered. Client and Users on behalf of themselves and their successors and assigns, agree that any such use, copying or distribution shall be at their own risk and that any and all damages resulting therefrom shall be borne by Client and Users and that Client and Users shall indemnify Gateway for any such damages not caused by Gateway's own negligence. Based on contract arrangements, Gateway may grant Client a limited license to use the drawings, subject to the following terms and conditions.

Hold Harmless: Client covenants and agrees that Client shall hold harmless Gateway from any and all damages, losses, and expenses including, but not limited to, attorney's fees and court costs, arising out of or resulting from the performance of the services rendered by Gateway under this agreement, except for those damages caused by the negligence of Gateway. Client further agrees that Client will not make any claim against Gateway for any damages not caused by Gateway's own negligence. Based on contract arrangements, Client may be indemnified by Users. Gateway liability is limited to gross negligence. Based on contract arrangements, Gateway may be indemnified by Client. Gateway liability is limited to gross negligence. Based on contract arrangements, Gateway may be indemnified by Users. Gateway liability is limited to gross negligence. Based on contract arrangements, Gateway may be indemnified by Client and





Gateway Engineering & Surveying, Inc.

Gateway Engineering & Surveying, Inc.

November 22, 2011
GES # 11-1103

Matt McNabb
Action Collision Inc.
33873 Dequindre Rd.
Troy, MI 48083

RE: 2722 Elliot Ave.
Troy, MI 48083
Special Land Use Application

Dear Commission Board:
This letter is to express another location of property located at: **2722 Elliott Drive, Troy, MI 48083**.

The site is currently zoned IB (Integrated Industrial Business District). We are requesting special land use for automotive repair. We are making this request under Section 4.05 of the city zoning ordinance. The site contains 1.637 acres, an existing building and paved parking. All adjacent properties are zoned the same as the property.

The future property owner is Action Collision Inc. Action Collision Inc. is a collision repair facility – that repairs damaged vehicles to original pre-accident condition. All work will take place inside the building, and there will be no outside storage on the site.

Action Collision Inc. has been successfully in operation in the City of Troy since 1987. Due to recent growth, they need an additional facility for overflow. If you have any questions, please do not hesitate to contact Action Collision Inc. at 313-407-6330, or by email at: actionblue@aol.com.

Thank you for your consideration. I look forward to a prompt and favorable reply.

Respectfully,
Gateway Engineering & Surveying, Inc.

Joseph Vaglica, M.S.C.E., P.E.
Senior Project Engineer

Professional Engineers
8155 Annsbury Drive Suite 109, Shelby Twp., Michigan, 48316
Telephone: 586-786-5533 Facsimile: 586-786-5575

DATE: January 4, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW – Proposed Tuscany Estates Site Condominium, 11 units/lots, West side of Dequindre, North of Winter Drive, Section 24, Currently Zoned R-1C (One Family Residential) District

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan Approval application for an 11-unit site condominium. The Planning Commission recommended approval for an 11-unit site condominium with a similar layout on June 13, 2006. On July 10, 2006, City Council granted Preliminary Site Condominium Approval for the 11-unit site condominium project. However, Final Engineering was never granted and Preliminary Approval expired.

The property is currently zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

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

Attachments:

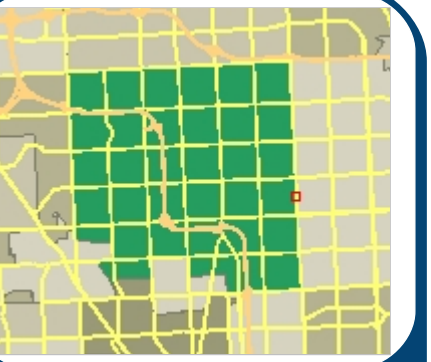
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Tuscany Estates Wetlands Determination

cc: Applicant
File/Tuscany Estates Site Condominium

G:\SUBDIVISIONS & SITE CONDOS\Tuscany Estates Site Condo Sec 24\2011 Submittal\Preliminary Review PC Memo 01 10 12.docx

TUSCANY ESTATES SITE CONDOMINIUM

City of Troy Planning Department



Legend

- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

234 0 117 234 Feet

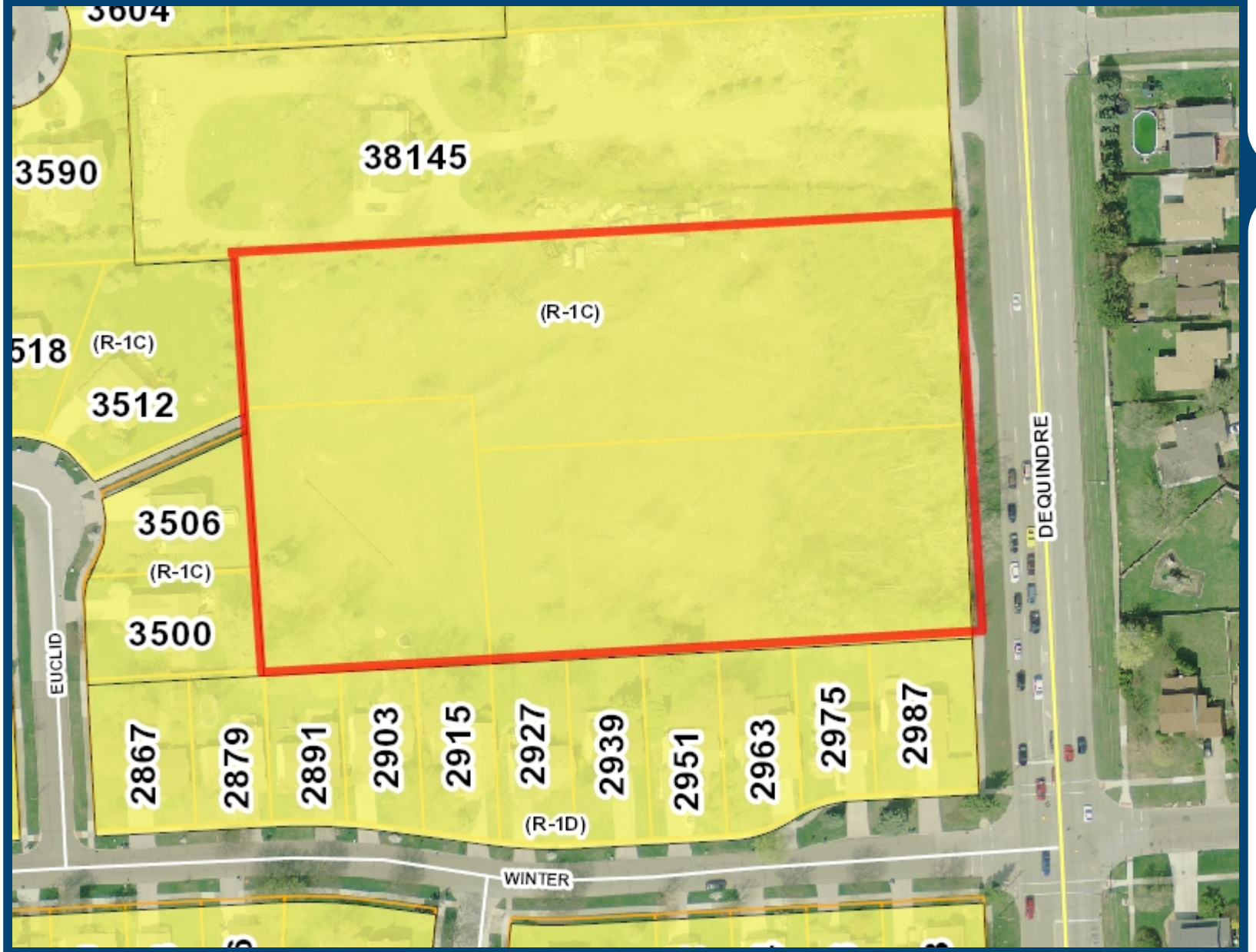
Scale 1: 1,404

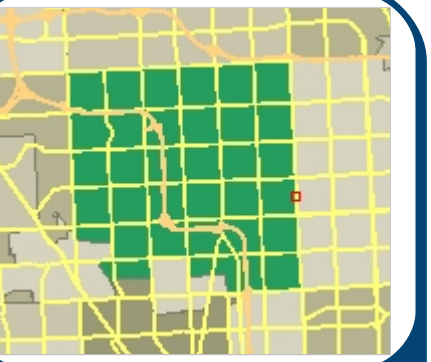
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 12/7/2011

TUSCANY ESTATES SITE CONDOMINIUM

City of Troy Planning Department





Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Current Zoning Ordinance

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MRF) 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 District
- (MR) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Ponds and Basins

Streams and Creeks

Parcels

Aerial Photos - 2010

- Red: Band_1
- Green: Band_2
- Blue: Band_3

234 0 117 234 Feet

Scale 1: 1,404

Printed: 12/7/2011

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

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: January 5, 2012

Site Condominium Review
For
City of Troy, Michigan

Applicant:	Joe Maniaci
Project Name:	Tuscany Estates
Plan Date:	November 11, 2011
Location:	West side of Dequindre Road, Between Big Beaver Road and Wattles Road
Zoning:	R-1C, One-Family Residential District
Action Requested:	Site Condominium Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a site condominium application which includes a site plan, landscape plan, topographic survey, tree survey, grading and utility plan, wetlands letter, and application forms. This project was previously approved with modified details, but has since expired. This application constitutes a fresh application under the current City of Troy 2011 Zoning Ordinance. The plan submittal provides sufficient information for a preliminary review.

The applicant intends to gain approval for an 11-lot single family detached site condominium project. The proposed residential use is permitted by right in the R-1C District.

<u>Location of Subject Property:</u>
West side of Dequindre Road, Between Big Beaver Road and Wattles Road.

Size of Subject Property:
The parcel is 4.29 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to use the site for detached, single family homes.

Current Use of Subject Property:
The subject property is currently a vacant.

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

Zoning Classification of Adjacent Parcels and Current Land Use:
North: R-1C, One-Family Residential District; single family homes
South: R-1D, One-Family Residential District; single family homes
East: City boundary, Dequindre Road; single family homes
West: R-1C, One-Family Residential District; single family homes

SITE ARRANGEMENT

The proposed site condominium consists of 11 units of between 10,569 square feet and 14,925 square feet, with an average lot size of 12,153 square feet. The proposed Siena Drive, a 60 foot wide public road, extends west from Dequindre and turns north at the west end of the property. While we have reservations about the proposed terminus of the road, the layout proposed by the applicant is largely conventional and allows for a simple distribution of the property over the 11 proposed units. There is also an existing detention basin that would be revised as part of this project, located in the extreme southwest corner of the site.

The proposed lots are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit. The applicant is applying the lot size averaging option, permitted and regulated by Section 10.01. In this instance, the applicant has averaged only the lot widths, and all proposed widths and the average lot width fall within the permitted range described by Section 10.01. Additional comments in this regard are provided in the following section of this review.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Table 4.06.C establishes the requirements for the R-1C District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:
Front	30 foot setback	30 foot setback
Rear	40 foot setback	40 foot setback
Sides	10 foot minimum for least side setback, 20 foot minimum combined setback	10 foot minimum for least side setback, 20 foot minimum combined setback
Lot Size per Unit	10,500 square feet (for projects with sewer)	10,569 square feet smallest; 12,153 square feet average
Maximum Height	30 feet, 2.5 story	**Not identified**
Lot Width	85 feet	80 feet smallest, 87.4 average*
Maximum Lot Area Covered by Buildings	30 percent	**Not identified**
Minimum Floor Area per Unit	1,200 square feet	**Not identified**

*The lot size average option has been applied and Section 10.02 standards have been met.

Items to be Addressed: *Identify maximum proposed height, minimum floor area per unit, and proposed lot coverage.*

SITE ACCESS AND CIRCULATION

Vehicular access:
The site will be accessed a public road extending west from Dequindre, which terminates near the northwest corner of the site. Given the characteristics of the adjacent site to the north, and the lack of immediate plans known to the City to also develop this piece and continue the proposed street, the site plan must be amended to afford a turnaround opportunity at the terminus. The City engineering department has stated that a turnaround will be required. Either a cul-de-sac or "T" turnaround will be required, which may result in the need to relocate the proposed fire hydrant.

The City engineering department has also indicated that a street light will be required at the Dequindre Road intersection with the new proposed Siena Drive, and that a right turn deceleration lane on southbound Dequindre will also be required.

Pedestrian access:
The site plan has an 8-foot wide sidewalk along the Dequindre Road frontage and 5-foot sidewalks both sides of the proposed public road, complete with crosswalks, to allow for safe pedestrian circulation. However, the City engineer has stated that sidewalk ramp locations for

those crossings must be verified to ensure that they will not conflict with residential driveways. This must be verified during final site plan review.

Items to be Addressed: *1.) A cul-de-sac or turnaround acceptable to the City engineering department must be added to the site plan. 2.) Provide a deceleration lane on southbound Dequindre Road. 3.) Provide a street light at the Dequindre Road intersection with the new proposed public road. 4.) Verify that residential driveways will not conflict with proposed crosswalk ramps.*

NATURAL RESOURCES

The site is an existing vacant parcel with a detention basin. The site is encumbered by wetlands and is also partially within the 100 and 500 year floodplains. As a result, the site plan includes significant floodplain fill and the applicant is required to obtain a series of permits from the Oakland County Water Resources Commissioner, Michigan Department of Environmental Quality, Road Commission for Oakland County, and the City of Troy. It is also our understanding that the wetlands determination provided by the applicant, provided originally in December of 2005, is no longer acceptable to the City engineering department. A revised wetlands determination must be provided and the applicant must obtain the necessary permits identified by the City Engineer prior to final site plan approval.

Items to be Addressed: *1.) Provide an updated wetlands determination. 2.) Obtain all required permits identified by the City engineering department.*

LANDSCAPING

The application includes a detailed landscape plan. The plan includes a detailed planting schedule. It does not detail how the project complies with landscaping requirements.

Site condominium and subdivision landscaping are regulated by Section 13.02.F.2. The plan includes 21 new sweet gums, 12 burr oaks, 6 flowering dogwoods, 7 Colorado spruces, 4 white pines, and 62 shrubs of three varieties. All proposed species fall within Troy regulations and are not prohibited.

Section 13.02.F.2.a states that the frontage of all internal public or private streets shall be landscaped with the equivalent of one tree for every 50 lineal feet. Such street trees shall meet the minimum size, spacing and species requirements set forth in Sections 13.02.H, Minimum Size and Spacing Requirements, and Section 13.02.I, Prohibited Species. The site plan does not clearly show how this requirement is being met, and it does not appear as though frontage trees are proposed along the new proposed public roads.

Section 13.02.F.2.c states that where a subdivision or site condominium abuts a public road right-of-way located outside of the proposed subdivision or site condominium, the screening requirements set forth in Section 13.02.B, Screening Between Land Uses shall be met by screening alternative number 2, as set forth in Table 13.02-A when the street right-of-way is one

hundred and twenty feet. Screening alternative number 2 requires a large evergreen for every 10 feet of frontage. The applicant has provided an extensive planting schedule along Dequindre Road, where the site has 329.9 feet of frontage. That 329.9 feet of frontage requires 33 large evergreens. As proposed, the frontage contains 7 Colorado spruces, but no other evergreens. Instead, 9 sweet gums and 6 burr oaks, as well as shrubs, are proposed. These must be replaced with evergreens to meet the minimum screening requirements.

The detention basin perimeter is landscaped with a variety of trees. The detention basin perimeter landscaping is not specifically regulated by the Ordinance, but all landscaping, slopes, and design characteristics of the basin must be approved by the City engineer.

Items to be Addressed*: 1.) Add street streets throughout the project. 2.) Comply with frontage screening requirements along Dequindre Road by providing 33 evergreen trees.*

SUBMITTAL REQUIREMENTS

The plans were signed and sealed by Fazel Khan, Engineer.

Section 10.02.C requires that all site condominium projects shall comply with the standards and procedures set forth in Article 8, Site Plan Review and several unique standards. The only standard for the preliminary plan is that the street pattern and fully dimensioned residential parcel layout, including proposed building configurations, as well as preliminary sanitary sewer, storm sewer, and water main layout must also be submitted. This submittal includes all the required information, with the exception of the proposed building configurations. No building information is provided with this submittal.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. **Satisfied.**

2. Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. **Not applicable.**

3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. **Not satisfied. A deceleration lane on southbound Dequindre Road must be provided.**

4. Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. **Satisfied.**

5. All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. **The applicant has proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.**

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal, which is required under the site condominium regulations. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in *8.05.A.7.o, include:*

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Not satisfied.**

Items to be Addressed: *1.) Demonstrate full compliance with Section 10.02.E. 2.) Provide typical floor plans and elevations of the proposed buildings, with building heights.*

RECOMMENDATIONS

We support the proposed project and believe the project can meet minimum requirements, with several adjustments and with additional information. Given the number of outstanding items and the additional information required with regard to wetlands, we recommend the Planning Commission postpone action on the applicant's request until such time as a revised submittal can be provided satisfying the items noted herein:

1. Identify maximum proposed height, minimum floor area per unit, and proposed lot coverage.
2. A cul-de-sac or turnaround acceptable to the City engineering department must be added to the site plan.
3. Provide a deceleration lane on southbound Dequindre Road.
4. Provide a street light at the Dequindre Road intersection with the new proposed public road.
5. Verify that residential driveways will not conflict with proposed crosswalk ramps.
6. Provide updated wetlands information.
7. Add street trees throughout the project.
8. Comply with frontage screening requirements along Dequindre Road by providing 33 evergreen trees.

9. Demonstrate full compliance with Section 10.02.E.
10. Provide all required information of Section 8.05.A.7.o; specifically, provide typical floor plans and elevations of the proposed buildings, with building heights.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-1123

King & MacGregor
Environmental
Inc.

December 29, 2005

Sent Via Fax & US Mail

Mr. Anthony Fanelli
50466 Heatherwood Lane
Shelby Township, MI 48317

Re: Tuscany Estates Wetland Determination

Dear Mr. Fanelli:

Pursuant to your request, on July 7, 2005 I conducted an on-site evaluation of the above-referenced site of approximately 4 acres in Section 24 of the City of Troy, adjacent to Dequindre Road and both Beaver Creek and Beaver Trail subdivisions. Based upon that evaluation, I flagged two small wetland areas, as shown on the enclosed site plan prepared by Fred W. Barnes Associates dated October 24, 2005.

For wetlands to be regulated by the Michigan Department of Environmental Quality (MDEQ) pursuant to Part 303 (Wetland Protection) of the 1994 PA 451 Michigan Natural Resource and Environmental Protection Act, the wetlands must be either larger than five acres in size or be within 500 feet of a lake, stream or pond. Since both of the subject wetlands, as flagged, are much less than the requisite five acres (0.05 acres and 0.12 acres, respectively), the question of their regulatory status is a function of a determination as to whether the Shanahan Drain (which occurs immediately off-site to the north and is within 500 feet of the subject wetlands) is a "stream" under MDEQ interpretation of Part 301 (Inland Lakes and Streams) of 1994 PA 451. In my opinion, the Shanahan Drain does not meet the definition of a stream. While the drain has banks (apparently man-made), it does not have a typical "stream bed" (as would be evidenced by scouring) or a "continued occurrence of flow of water" (as would be evidenced by sediment deposition). In my opinion, the Shanahan Drain at this location would be considered an MDEQ-regulated linear wetland. As such, the two flagged wetlands on the subject site would not be regulated under Part 303 of 1994 PA 451.

In reviewing the site plan, it appears that the proposed drain-dry detention basin would also not be subject to MDEQ review under Parts 301 or 303, provided the outlet from the basin discharges into an existing storm sewer, and not directly into the Shanahan Drain (linear wetland). In my opinion, Part 301 would only be applicable if 1.) the basin was designed to have more than one foot of permanent standing water; and 2.) if the Shanahan Drain was determined to be a stream. As I stated earlier, it is my opinion that neither is the situation in this case.

Please be advised the information provided in this report is an opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the MDEQ and, in some cases, the Federal government. Therefore, there may be adjustments to boundaries based upon review of a regulatory agency. An agency determination can vary, depending on various factors including, but not limited to, experience of the agency representative making the determination and the season of the year. In addition, the physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the

2520 Woodmeadow Dr. SE
Grand Rapids, MI 49546
Phone: 616/957-1231
Fax: 616/957-2198

Other Offices:
St. Clair Shores
Canton
East Lansing
Reed City

e-mail: kmg@king-macgregor.com

nature/extent of wetlands on the site. We recommend the MDEQ be requested to confirm our wetland boundaries and jurisdictional opinion. This report does not address any local ordinances that may apply to this site.

Thank you for the opportunity to be of service to you in this matter. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

King & MacGregor Environmental, Inc.
Jeffery A. King

Enclosure

fc: Tracy Jones (MDEQ)
Fred Barnes (Fred W. Barnes Associates)

TUSCANY ESTATES

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

TYPICAL PAVEMENT CROSS-SECTION

GRAPHIC SCALE

LOCATION MAP

BENCHMARKS

ZONING MAP

LEGEND

LOT 11

LOT 12 "GLENWOOD PARK"

LOT 12

LOT 13

LOT 14

"BEAVER CREEK SUB."

20-24-226-058

SHANAHAN DRIVE

CABERNET DRIVE (50' WIDE PUBLIC)

COMBINED PARCEL

TUSCANY DRIVE (50' WIDE PUBLIC)

Existing Wetland ±0.12 Acres

Existing Wetland ±0.05 Acres

PR. DETENTION POND 31,500 CU.FT.

"BEAVER TRAIL SUB. NO. 2"

LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

DATE	REVISION	DATE	REVISION

FRED W. BARNES ASSOCIATES, INC.

39160 CHANTILLY DRIVE STERLING HEIGHTS, MI 48313 PHONE (586) 217-2161

SCALE: DRAWN BY: R.A.V. CHECKED BY: R.A.V. DATE: 10-24-05 CHECKED BY: K.W.A.

PROJECT: TUSCANY ESTATES

DRAWING: SITE AND OVERALL UTILITY PLAN

PROJECT NO. 05-524

SHEET NO. 3

10-04-05 RLH
05-524 TONY FANELLI SECTION 24 DEQUINDRE TROY

DESCRIPTION OF PROPERTY (FROM RECORD)

20-24-226-109

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N00°1'34"E 165.00 FEET FROM THE NORTHEAST CORNER OF LOT 221 OF 'BEAVER TRAILS SUBDIVISION NO. 2'; THENCE S89°44'14"W 386.38 FEET; THENCE N01°1'59"W 42.96 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE N01°1'59"W 122.04 FEET; THENCE N89°44'14"E 570.49 FEET; THENCE S00°1'34"W 165.00 FEET; THENCE S00°1'34"W 165.00 FEET TO THE POINT OF BEGINNING.

20-24-226-110

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N89°22'00"W 622.46 FEET FROM THE EAST CORNER OF SECTION 24; THENCE N01°1'59"W 199.40 FEET; THENCE N89°44'14"E 180.00 FEET; THENCE S01°1'59"E 207.96 FEET; THENCE S89°41'4"W 180.00 FEET; THENCE S01°1'59"W 8.56 FEET TO THE POINT OF BEGINNING.

20-24-226-111

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE NE CORNER OF LOT 221 'BEAVER TRAIL SUBDIVISION NO. 2'; THENCE S89°44'14"W 352.27 FEET; THENCE N01°1'59"W 165.00 FEET; THENCE N89°44'14"E 386.38 FEET; THENCE S00°1'34"W 165.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPERTY (AS SURVEYED)

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E1/4 CORNER OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF DEQUINDRE ROAD (60 FEET HALF WIDTH) AND THE NE CORNER OF 'BEAVER TRAIL SUBDIVISION NO. 2', PART OF THE SE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 134 OF PLATS, PAGES 20-21-22-23, OAKLAND COUNTY RECORDS FOR A POINT OF BEGINNING; THENCE CONTINUING S89°44'14"W 562.27 FEET ALONG PART OF THE NORTH LINE OF 'BEAVER TRAIL SUBDIVISION NO. 2' TO THE EAST LINE OF 'BEAVER CREEK SUBDIVISION', PART OF THE NE1/4 OF THE SE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS THENCE N00°1'59"W 330.00 FEET ALONG THE EAST LINE OF 'BEAVER CREEK SUBDIVISION'; THENCE N89°44'14"E 571.60 FEET TO THE WEST RIGHT OF WAY OF DEQUINDRE ROAD (60 FEET HALF WIDTH); THENCE S00°27'17"W 329.98 FEET ALONG THE WEST RIGHT OF WAY OF DEQUINDRE ROAD (60 FEET HALF WIDTH) TO THE POINT OF BEGINNING. CONTAINING 187095 SQUARE FEET OR 4.2951 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

BEARING DATA ORIGINATES FROM 'BEAVER CREEK SUBDIVISION', RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS AND 'BEAVER TRAIL SUBDIVISION NO. 2', RECORDED IN LIBER 134 OF PLATS, PAGES 20-21-22-23, OAKLAND COUNTY RECORDS.

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE A-2 (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260180 0004 E, DATED SEPTEMBER 16, 1988, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TUSCANY ESTATES
SITE CONDOMINIUMS

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

BENCHMARKS

BENCH MARK NO. 1 (SHOWN)
NORTH RIM OF STORM MANHOLE IN SIDEWALK, WEST SIDE DEQUINDRE, 350± NORTH OF WINTER DRIVE. ELEV. 634.16

BENCH MARK NO. 2 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF 16" MAPLE, 50' EAST OF THE NORTHWEST PROPERTY CORNER ELEV. 638.46

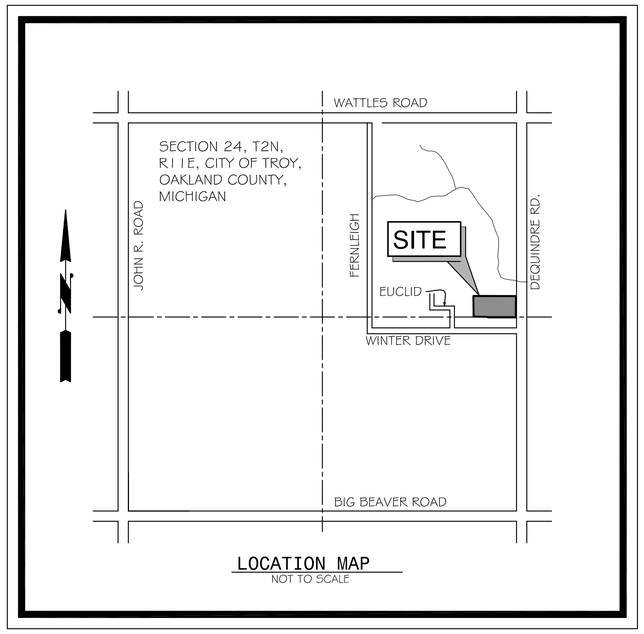
BENCH MARK NO. 3 (SHOWN)
MARKERED "X" ON THE TOP OF 24" CONCRETE END SECTION AT THE NORTHWEST CORNER OF DETENTION POND AT THE NORTHWEST END OF STEEL GRATE. ELEV. 634.24

BENCH MARK NO. 4 (SHOWN)
MARKERED "X" ON THE NORTH RIM OF CATCH BASIN WITH BEEHIVE COVER, 5'± SOUTH OF THE SOUTH PROPERTY LINE, 220'± WEST OF DEQUINDRE, 5'± EAST OF TRANSFORMER. ELEV. 635.96

BENCH MARK NO. 5 (SHOWN)
SOUTHEAST CORNER OF CONCRETE DUMPSTER PAD, 325'± WEST OF DEQUINDRE, 100'± NORTH OF THE NORTH PROPERTY LINE, 30'± EAST OF THE SHANAHAN DRAIN. ELEV. 636.82

INDEX OF SHEETS

SHEET 1 COVER SHEET
SHEET 2 TOPOGRAPHICAL SURVEY AND REMOVAL PLAN / TREE SURVEY
SHEET 3 PRELIMINARY SITE PLAN
SHEET 4 PRELIMINARY UTILITY AND GRADING PLAN
SHEET 5 LANDSCAPE PLAN



LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

JOE MANIACI
50215 SCHOENHERR ROAD
SHELBY TOWNSHIP, MI 48315

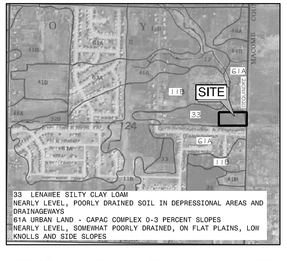
SURVEYOR / ENGINEER

FAZAL KHAN & ASSOCIATES, INC.
43279 SCHOENHERR ROAD
STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007

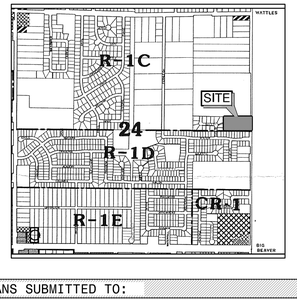
WETLAND CONSULTANT

KING & MacGREGOR ENVIRONMENTAL, INC.
2675 44th STREET SW, SUITE 105
WYOMING, MI 49509
(616) 957-1231

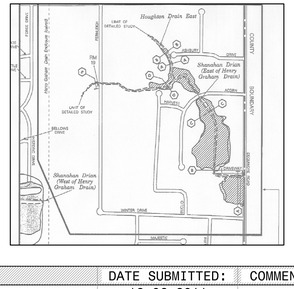
SOILS MAP



ZONING MAP



F.I.R.M. MAP
(REVISED PER LOMR CASE NO: 05-05-1312P)



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THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO FAZAL KHAN & ASSOCIATES, INC. BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

ALL WATERMAINS, SANITARY SEWERS (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACK FILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK FILLING TO BE INCIDENTAL TO CONTRACT.

PLANS SUBMITTED TO:	DATE SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	DATE APPROVED:	ADDRESS AND PHONE #:
CITY PLANNING DEPARTMENT	12-06-2011						

72 HOURS
CALL MISS DIG
BEFORE YOU DIG
1-800-482-7171
(TOLL FREE)

BY:
REMARKS:
DATE:
REVISIONS

TUSCANY ESTATES
PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.-FAZALKHAN.-COM

COVER SHEET

PRELIMINARY ■ CONSTRUCTION ☐ AS-BUILT ☐
CLIENT: JOE MANIACI
SCALE: NONE
PROJECT NO. 11-017
DATE 11-11-2011
DRAWN BY M.J.B.
CHECKED BY C.T.
SHEET NO. 1

©:\2011\11-017\dwg\PSH\11-017-SP.dwg, EL-Cover, 12/6/2011 11:14:56 AM, Matt

10-04-05 RLH
05-524 TONY FANELLI SECTION 24 DEQUINDRE TROY

TUSCANY ESTATES

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS.

DESCRIPTION OF PROPERTY (FROM RECORD)

20-24-226-109

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N00°13'41"E 165.00 FEET FROM THE NORTHEAST CORNER OF LOT 221 OF BEAVER TRAILS SUBDIVISION NO. 2; THENCE S89°44'14"W 386.38 FEET; THENCE N01°11'59"W 42.36 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE N01°11'59"W 122.04 FEET; THENCE N89°44'14"E 570.49 FEET; THENCE S00°13'41"W 165.00 FEET; THENCE S00°13'41"W 165.00 FEET TO THE POINT OF BEGINNING.

20-24-226-110

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20-24-226-111

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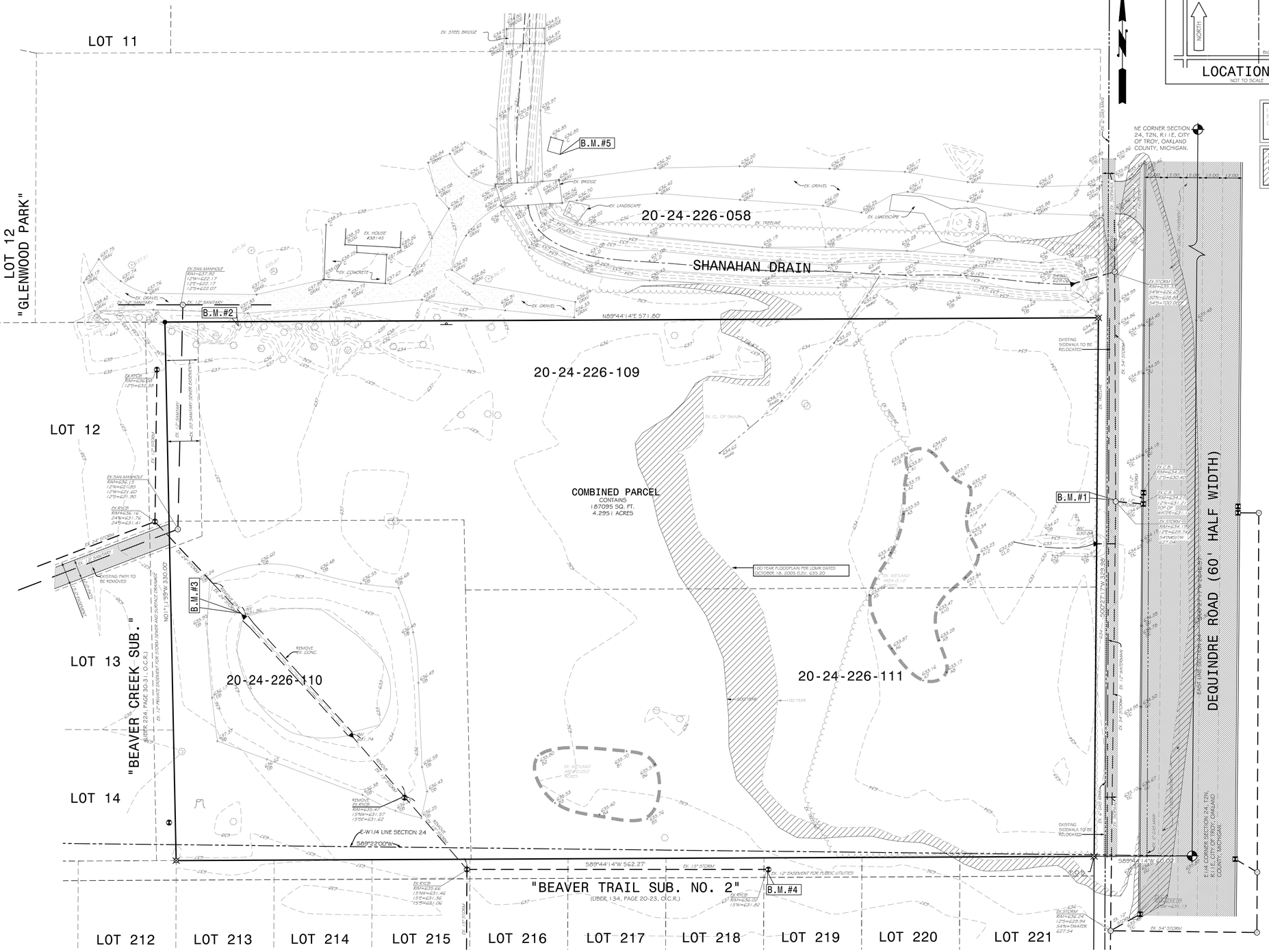
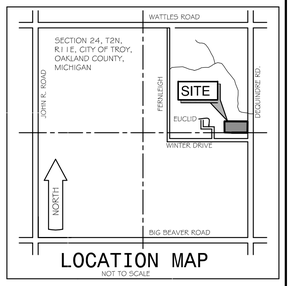


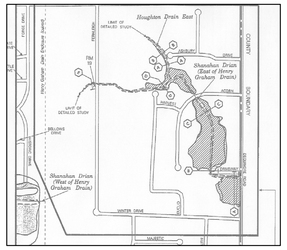


LOCATION MAP
NOT TO SCALE

100 YEAR FLOODPLAIN PER LOMR DATED OCTOBER 18, 2005

500 YEAR FLOODPLAIN PER LOMR DATED OCTOBER 18, 2005

F.I.R.M. MAP
(REVISED PER LOMR CASE NO: 05-05-1312P)



BENCHMARKS

BENCH MARK NO. 1 (SHOWN)
NORTH RIM OF STORM MANHOLE IN SIDEWALK, WEST SIDE DEQUINDRE, 350± NORTH OF WINTER DRIVE.
ELEV. 634.16

BENCH MARK NO. 2 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF 16" MAPLE, 50' EAST OF THE NORTHWEST PROPERTY CORNER. ELEV. 638.46

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MARKERED "X" ON THE TOP OF 24" CONCRETE END SECTION AT THE NORTHWEST CORNER OF DETENTION POND AT THE NORTHWEST END OF STEEL GRATE.
ELEV. 634.24

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MARKERED "X" ON THE NORTH RIM OF CATCH BASIN WITH BEEHIVE COVER, 5'± SOUTH OF THE SOUTH PROPERTY LINE, 220'± WEST OF DEQUINDRE, 5'± EAST OF TRANSFORMER. ELEV. 635.98

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SOUTHEAST CORNER OF CONCRETE DUMPSTER PAD, 325'± WEST OF DEQUINDRE, 100'± NORTH OF THE NORTH PROPERTY LINE, 30'± EAST OF THE SHANAHAN DRAIN. ELEV. 636.82

LEGEND

IRON FOUND
IRON SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER
WATERMAIN
SANITARY SEWER
STORM SEWER
FENCE-LINE
OVERHEAD WIRES
CONTOUR
ROAD INLET
ROAD CATCH BASIN
REAR-YARD INLET
REAR-YARD C.B.
END-SECTION
UTILITY POLE
SIGN
MAILBOX
TREES
TREE / BRUSH LINE
EXISTING
ASPHALT PAVEMENT
CONCRETE PAVEMENT
GRAVEL

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

REVISIONS		
DATE:	REMARKS:	BY:

TUSCANY ESTATES
PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
42279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.-FAZALKHAN.-COM

TOPOTGRAPHICAL SURVEY AND REMOVAL PLAN / TREE SURVEY

PROJECT NO.	11-017	CLIENT	JOE MANIACI
DATE	11-11-2011	SCALE	1" = 30'
DRAWN BY	M.J.B.	CHECKED BY	C.T.

■ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 2

10-04-05 RLH
05-524 TONY FANELLI SECTION 24 DEQUINDRE TROY

DESCRIPTION OF PROPERTY (FROM RECORD)

20-24-226-109

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PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE NE CORNER OF LOT 221 "BEAVER TRAIL SUBDIVISION NO. 2", THENCE S89°44'14"W 362.27 FEET; THENCE N01°11'59"W 165.00 FEET; THENCE N89°44'14"E 386.38 FEET; THENCE S00°13'41"W 165.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPERTY (AS SURVEYED)

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E1/4 CORNER OF SECTION 24; THENCE S89°44'14"W 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF DEQUINDRE ROAD (60 FEET HALF WIDTH) AND THE NE CORNER OF "BEAVER TRAIL SUBDIVISION NO. 2", PART OF THE SE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 134 OF PLATS, PAGES 20-21-22-23, OAKLAND COUNTY RECORDS FOR A POINT OF BEGINNING; THENCE CONTINUING S89°44'14"W 562.27 FEET ALONG PART OF THE NORTH LINE OF "BEAVER TRAIL SUBDIVISION NO. 2" TO THE EAST LINE OF "BEAVER CREEK SUBDIVISION", PART OF THE NE1/4 OF THE SE1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS THENCE N00°11'59"W 330.00 FEET ALONG THE EAST LINE OF "BEAVER CREEK SUBDIVISION"; THENCE N89°44'14"E 571.80 FEET TO THE WEST RIGHT OF WAY OF DEQUINDRE ROAD (60 FEET HALF WIDTH); THENCE S00°27'17"W 329.98 FEET ALONG THE WEST RIGHT OF WAY OF DEQUINDRE ROAD (60 FEET HALF WIDTH) TO THE POINT OF BEGINNING. CONTAINING 187095 SQUARE FEET OR 4.2951 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

BEARING DATA ORIGINATES FROM "BEAVER CREEK SUBDIVISION", RECORDED IN LIBER 224 OF PLATS, PAGES 30-31, OAKLAND COUNTY RECORDS AND "BEAVER TRAIL SUBDIVISION NO. 2", RECORDED IN LIBER 134 OF PLATS, PAGES 20-21-22-23, OAKLAND COUNTY RECORDS.

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE A-2 (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260180 0004 E, DATED SEPTEMBER 16, 1986, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE DATA
EXISTING SITE AREA = 4.2951 ACRES
EXISTING ZONING = R-1-C
PROPOSED DEVELOPMENT
-11 UNIT SITE CONDOMINIUM, WITH 60' WIDE PUBLIC ROAD OFF DEQUINDRE WITH A STUB STREET TO THE NORTH PARCEL.

R-1-C

	REQUIRED	PROPOSED
LOT WIDTH	85'	80'
LOT DEPTH	125'	126.4'±
LOT AREA	10,500 S.F.	10,577 S.F. (UNIT 3)

SETBACKS
FRONT 30'*
*50' FROM DEQUINDRE ROAD
SIDE 10'/20'TOTAL
REAR 40'

LOT AVERAGING CALCULATIONS

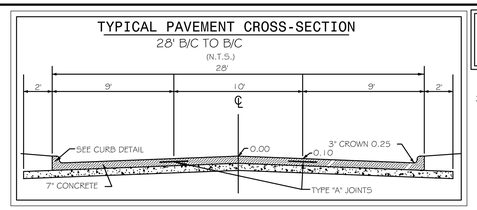
LOT#	AREA	WIDTH
1	14,773	110.00
2	10,649	80.00
3	10,569	80.00
4	13,098	100.00
5	11,363	81.36
6	11,369	80.00
7	14,079	80.00
8	10,888	80.00
9	11,029	80.00
10	10,949	80.00
11	14,925	110.00
AVERAGE	12,153.73	87.40

TUSCANY ESTATES

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

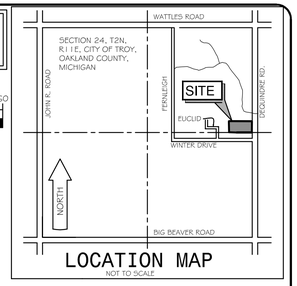
NOTE:
PARCEL #20-24-226-110 IS CURRENTLY OWNED BY THE CITY OF TROY FOR DETENTION BASIN OPERATION AND MAINTENANCE. THE CITY MANAGER AND CITY ENGINEER HAVE AGREED TO ACCEPT THE REVISED DETENTION EASEMENT AREA TO REPLACE THE EXISTING DESCRIPTION.

TYPICAL PAVEMENT CROSS-SECTION
28' B/C TO B/C
(N.T.S.)



NOTE:
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.



LOCATION MAP
NOT TO SCALE

100 YEAR FLOODPLAIN PER LOMR DATED OCTOBER 18, 2005

500 YEAR FLOODPLAIN PER LOMR DATED OCTOBER 18, 2005

REVISED 100 YEAR FLOODPLAIN PER LOMR DATED OCTOBER 18, 2005

BENCHMARKS

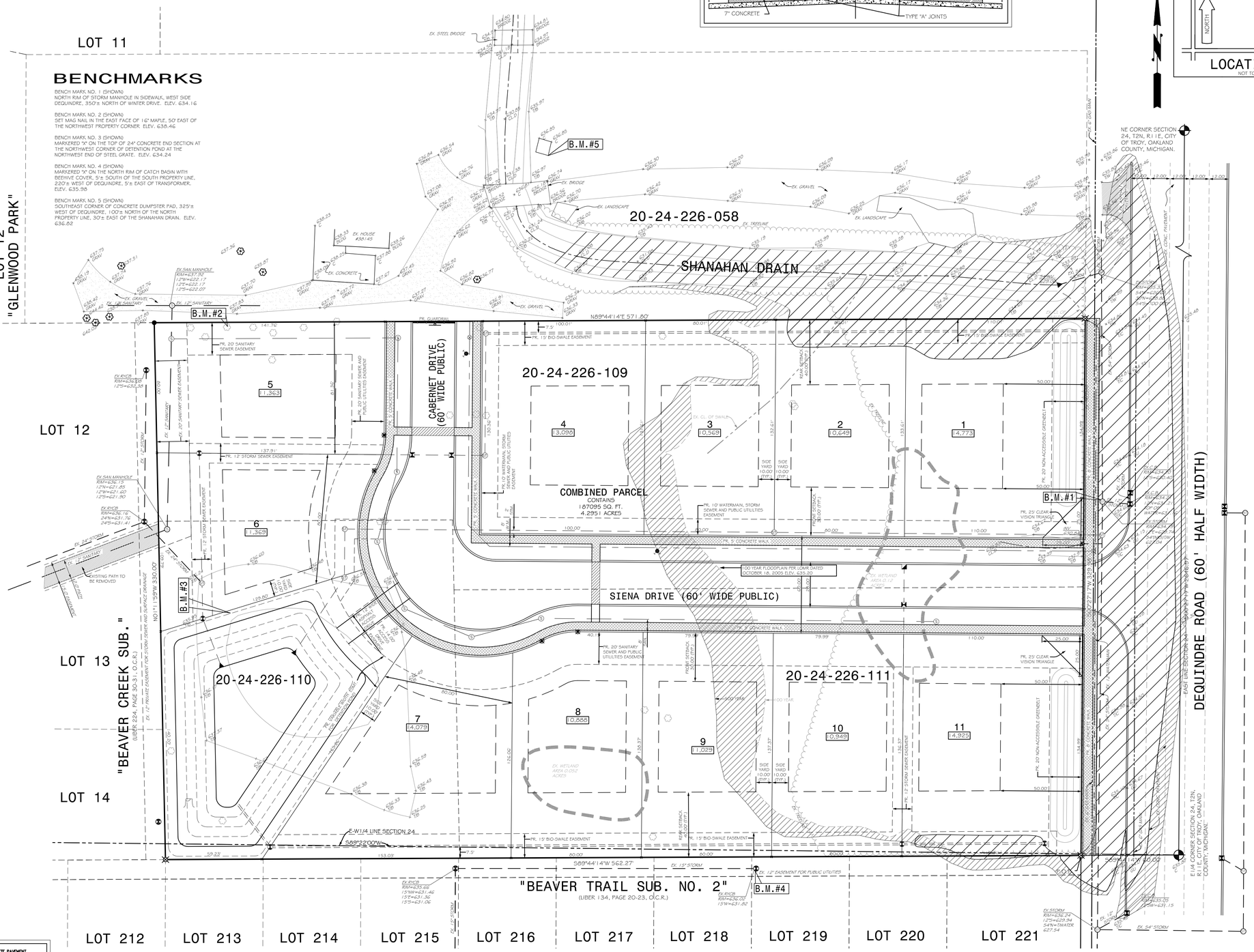
BENCH MARK NO. 1 (SHOWN)
NORTH RIM OF STORM MANHOLE IN SIDEWALK, WEST SIDE DEQUINDRE, 350'± NORTH OF WINTER DRIVE. ELEV. 634.16

BENCH MARK NO. 2 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF 16" MAPLE, 50' EAST OF THE NORTHWEST PROPERTY CORNER. ELEV. 638.46

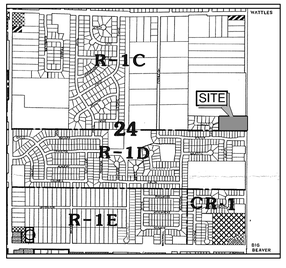
BENCH MARK NO. 3 (SHOWN)
MARKERED "X" ON THE TOP OF 24" CONCRETE END SECTION AT THE NORTHWEST CORNER OF DETENTION POND AT THE NORTHWEST END OF STEEL GRATE. ELEV. 634.24

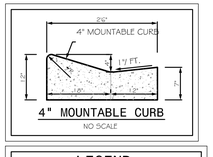
BENCH MARK NO. 4 (SHOWN)
MARKERED "X" ON THE NORTH RIM OF CATCH BASIN WITH BEEHIVE COVER, 5'± SOUTH OF THE SOUTH PROPERTY LINE, 220'± WEST OF DEQUINDRE, 5'± EAST OF TRANSFORMER. ELEV. 635.98

BENCH MARK NO. 5 (SHOWN)
SOUTHEAST CORNER OF CONCRETE DUMPSTER PAD, 325'± WEST OF DEQUINDRE, 100'± NORTH OF THE NORTH PROPERTY LINE, 30'± EAST OF THE SHANAHAN DRAIN. ELEV. 636.82



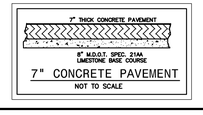
ZONING MAP





LEGEND

- IRON FOUND
- IRON SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FENCE-LINE
- OVERHEAD WIRES
- CONTOUR
- PR. UNDERDRAIN
- ROAD INLET
- ROAD CATCH BASIN
- REAR-YARD INLET
- REAR-YARD C.B.
- END-SECTION
- UTILITY POLE
- SIGN
- MAILBOX
- TREES
- TREE / BRUSH LINE



NOTE:
DEQ PERMIT REQUIRED FOR WORK IN THE FLOODPLAIN

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE

DATE:	REMARKS:	BY:

REVISIONS

TUSCANY ESTATES
PART OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
42279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-8994
WWW.-FAZALKHAN-.COM

PRELIMINARY SITE PLAN

PROJECT NO.	11-017		
DATE:	11-11-2011	CHECKED BY	C.T.
DRAWN BY	M.J.B.		
CLIENT	JOE MANIACI		
SCALE	1" = 30'		

■ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 3

10-04-05 RLH
05-524 TONY FANELLI SECTION 24 DEQUINDRE TROY

TUSCANY ESTATES

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS.

DESCRIPTION OF PROPERTY (FROM RECORD)

20-24-226-109

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N00°13'41"E 165.00 FEET FROM THE NORTHEAST CORNER OF LOT 221 OF 'BEAVER TRAILS SUBDIVISION NO. 2', THENCE S89°44'14"W 386.38 FEET; THENCE N01°11'59"W 42.96 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE N01°11'59"W 122.04 FEET; THENCE N89°44'14"E 570.45 FEET; THENCE S00°13'41"W 165.00 FEET; THENCE S00°13'41"W 165.00 FEET TO THE POINT OF BEGINNING.

20-24-226-110

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N89°22'00"W 622.48 FEET FROM THE EAST CORNER OF SECTION 24, THENCE N01°11'59"W 199.40 FEET; THENCE N89°44'14"E 180.00 FEET; THENCE S01°11'59"E 207.96 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE S01°11'59"W 8.56 FEET TO THE POINT OF BEGINNING.

20-24-226-111

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE NE CORNER OF LOT 221 'BEAVER TRAIL SUBDIVISION NO. 2', THENCE S89°44'14"W 382.27 FEET; THENCE N01°11'59"W 165.00 FEET; THENCE N89°44'14"E 386.38 FEET; THENCE S00°13'41"W 165.00 FEET TO THE POINT OF BEGINNING.

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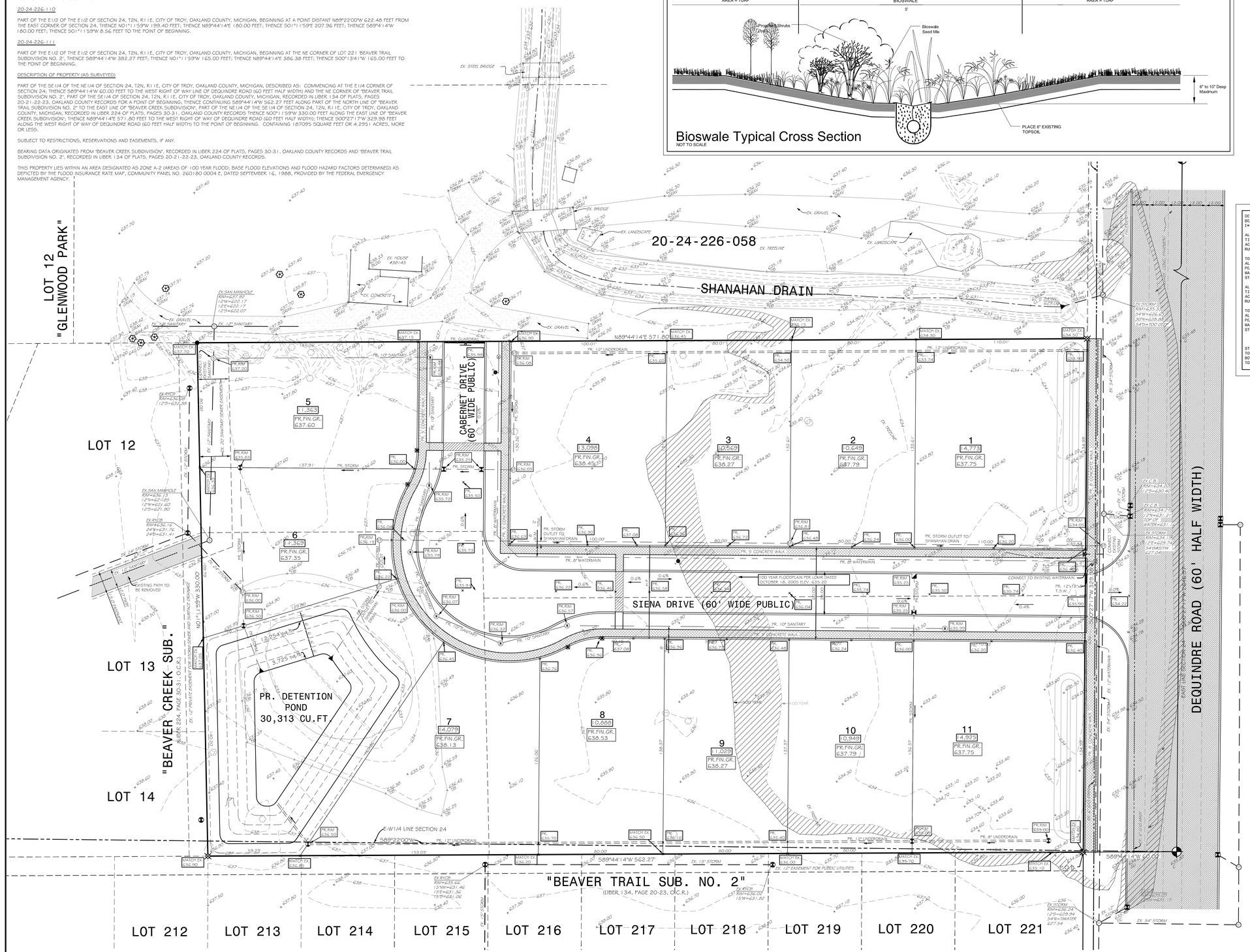
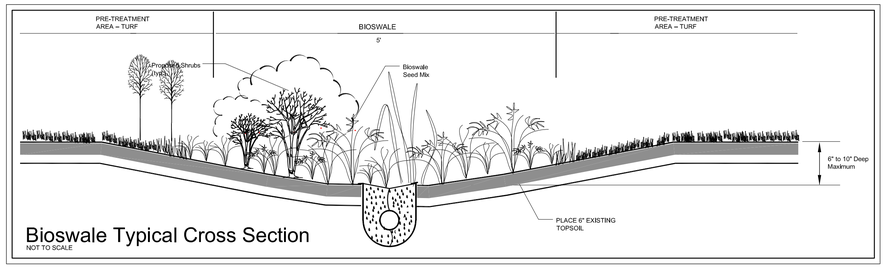
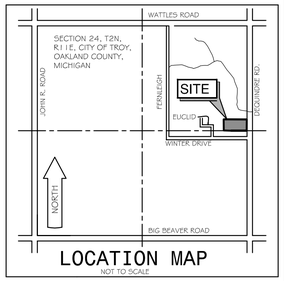




Bioswale Typical Cross Section
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

DETENTION CALCULATION 10 YEAR STORM PER OAKLAND COUNTY STANDARDS
BEAVER CREEK SUBDIVISION & "TUSCANY ESTATES SITE CONDOMINIUM"
I=175/T+25

ALLOWABLE DISCHARGE CFS/ACRE	C1 =	0.20	CFS/ACRE
TIME INITIAL	t =	20.00	MINUTES
ACRES	A =	5.00	ACRES
RUNOFF COEFF	C =	0.35	
TOTAL ALLOWABLE DISCHARGE	QA = C1 x A =	1.00	CFS
ALLOWABLE OUTFLOW	QO = QA / (A x C) =	0.57	CFS
PEAK STORAGE TIME	T=-25+(SQR(6562.5 / QO)) =	82.17	MINUTES
MAX. STORAGE VOLUME/ACRE	VS = (10500 x T / (T + 25)) - (40 x	6,172.45	CU.FT./ACRE
STORAGE REQUIRED "BEAVER CREEK SUBDIVISION"	VT = VS x A x C =	10,801.79	CU.FT.
ALLOWABLE DISCHARGE CFS/ACRE	C1 =	0.20	CFS/ACRE
TIME INITIAL	t =	20.00	MINUTES
ACRES	A =	4.29	ACRES
RUNOFF COEFF	C =	0.35	
TOTAL ALLOWABLE DISCHARGE	QA = C1 x A =	0.86	CFS
ALLOWABLE OUTFLOW	QO = QA / (A x C) =	0.57	CFS
PEAK STORAGE TIME	T=-25+(SQR(6562.5 / QO)) =	82.17	MINUTES
MAX. STORAGE VOLUME/ACRE	VS = (10500 x T / (T + 25)) - (40 x	6,172.45	CU.FT./ACRE
STORAGE REQUIRED "TUSCANY ESTATES SITE CONDOMINIUM"	VT = VS x A x C =	9,267.93	CU.FT.
		20,069.72	CU.FT.
STORAGE HEIGHT PROVIDED	H =	4.00	FEET
TOP AREA OF BASIN	A1 =	12,254.00	SQ.FT.
BOTTOM AREA OF BASIN	A2 =	3,725.00	SQ.FT.
TOTAL STORAGE VOLUME PROVIDED	V = ((A1 + A2 + SQR(A1 x A2)) x H /	30,313.59	CU.FT.

BENCHMARKS

BENCH MARK NO. 1 (SHOWN)
NORTH RIM OF STORM MANHOLE IN SIDEWALK, WEST SIDE DEQUINDRE, 350± NORTH OF WINTER DRIVE. ELEV. 634.16

BENCH MARK NO. 2 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF 16" MAPLE, 50' EAST OF THE NORTHWEST PROPERTY CORNER. ELEV. 638.46

BENCH MARK NO. 3 (SHOWN)
MARKERED "X" ON THE TOP OF 24" CONCRETE END SECTION AT THE NORTHWEST CORNER OF DETENTION POND AT THE NORTHWEST END OF STEEL GRATE. ELEV. 634.24

BENCH MARK NO. 4 (SHOWN)
MARKERED "X" ON THE NORTH RIM OF CATCH BASIN WITH BEEHIVE COVER, 5'± SOUTH OF THE SOUTH PROPERTY LINE, 220'± WEST OF DEQUINDRE, 5'± EAST OF TRANSFORMER. ELEV. 635.98

BENCH MARK NO. 5 (SHOWN)
SOUTHEAST CORNER OF CONCRETE DUMPSTER PAD, 325'± WEST OF DEQUINDRE, 100'± NORTH OF THE NORTH PROPERTY LINE, 30'± EAST OF THE SHANAHAN DRAIN. ELEV. 636.82

LEGEND

IRON FOUND
MONUMENT FOUND
MONUMENT SET
IRON SET
SEC. CORNER
WATERMAIN
SANITARY SEWER
DIRECTION OF STORM FLOW
STORM SEWER
FENCE-LINE
OVERHEAD WIRES
650
CONTOUR
PR. UNDERDRAIN
- ROAD INLET
- ROAD CATCH BASIN
- REAR-YARD INLET
- REAR-YARD C.B.
- END-SECTION
- UTILITY POLE
- SIGN
- MAILBOX
- TREES
TREE / BRUSH LINE

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE

DATE:	BY:	REMARKS:

REVISIONS

TUSCANY ESTATES
PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

PRELIMINARY UTILITY AND GRADING PLAN

PROJECT NO. 11-017			
DATE 11-11-2011			
DRAWN BY M.J.B.	CHECKED BY C.T.		
CLIENT JOE MANIACI			
SCALE 1" = 30'			
■ PRELIMINARY	☐ CONSTRUCTION	☐ AS-BUILT	

SHEET NO. 4

10-04-05 RLH
05-524 TONY FANELLI SECTION 24 DEQUINDRE TROY

DESCRIPTION OF PROPERTY (FROM RECORD)

20-24-226-109

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N00°1'34"E 165.00 FEET FROM THE NORTHEAST CORNER OF LOT 221 OF 'BEAVER TRAILS SUBDIVISION NO. 2', THENCE S89°44'14"W 386.38 FEET; THENCE N01°11'59"W 42.96 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE N01°11'59"W 122.04 FEET; THENCE N89°44'14"E 570.48 FEET; THENCE S00°1'34"W 165.00 FEET; THENCE S00°1'34"W 165.00 FEET TO THE POINT OF BEGINNING.

20-24-226-110

PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N89°22'00"W 622.48 FEET FROM THE EAST CORNER OF SECTION 24, THENCE N01°11'59"W 199.40 FEET; THENCE N89°44'14"E 180.00 FEET; THENCE S01°11'59"E 207.96 FEET; THENCE S89°44'14"W 180.00 FEET; THENCE S01°11'59"W 8.56 FEET TO THE POINT OF BEGINNING.

20-24-226-111

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TUSCANY ESTATES

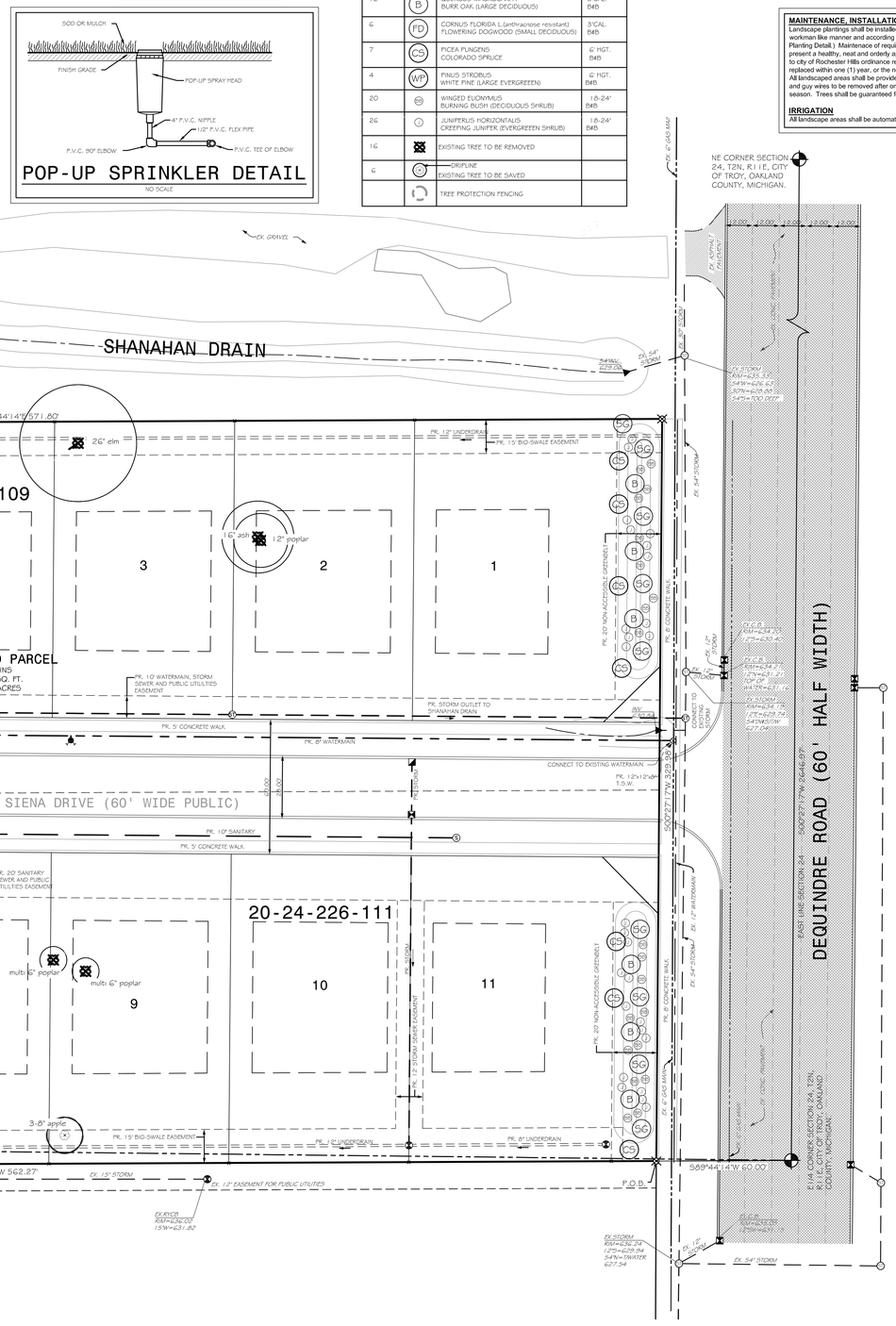
PART OF THE E1/2 OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

NOTE:
EXISTING TREES LOCATED ON THE EASE PORTION OF THE SITE ARE TO BE REMOVED DUE TO THE PROPOSED FLOOPLAIN FILL

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS.

PLANTING SCHEDULE:

QUANTITY	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION
21	SG	LIQUIDAMBAR STYRACULIFERA / SWEET GUM	3"CAL. B&B
12	B	QUERCUS MACROCARPA / BURR OAK (LARGE DECIDUOUS)	3"CAL. B&B
6	FD	CORNUS FLORIDA L.(anthracnose resistant) / FLOWERING DOGWOOD (SMALL DECIDUOUS)	3"CAL. B&B
7	CS	PICEA PUNGENS / COLORADO SPRUCE	6' HGT. B&B
4	WP	PINUS STROBUS / WHITE PINE (LARGE EVERGREEN)	6' HGT. B&B
20	BB	WINGED EUONYMUS / BURNING BUSH (DECIDUOUS SHRUB)	18-24" B&B
26	J	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER (EVERGREEN SHRUB)	18-24" B&B
16		EXISTING TREE TO BE REMOVED	
6		DRIPLINE / EXISTING TREE TO BE SAVED	
		TREE PROTECTION FENCING	



POP-UP SPRINKLER DETAIL

NO SCALE

LEGEND

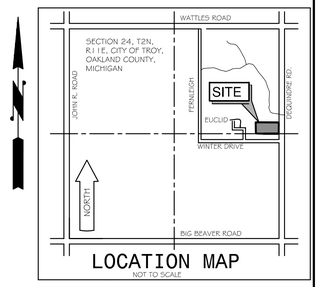
IRON FOUND
IRON SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER
WATERMAIN
SANITARY SEWER
STORM SEWER
FENCE-LINE
OVERHEAD WIRES
CONTOUR

MAINTENANCE, INSTALLATION, AND IRRIGATION

Landscape plantings shall be installed between April 1 and November 15, in a sound, workman like manner and according to accepted good planting procedures. (See City Planting Detail.) Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris and according to city of Rochester Hills ordinance requirements. All unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with an underground irrigation system. Tree stakes and guy wires to be removed after one year, tree wrap is to be removed after one winter season. Trees shall be guaranteed for two growing seasons after installation.

IRRIGATION

All landscape areas shall be automatically irrigated with an underground irrigation system.



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

BENCHMARKS

BENCH MARK NO. 1 (SHOWN)
NORTH RIM OF STORM MANHOLE IN SIDEWALK, WEST SIDE DEQUINDRE, 350± NORTH OF WINTER DRIVE. ELEV. 634.16

BENCH MARK NO. 2 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF 16" MAPLE, 50' EAST OF THE NORTHWEST PROPERTY CORNER. ELEV. 638.46

BENCH MARK NO. 3 (SHOWN)
MARKERED 'X' ON THE TOP OF 24" CONCRETE END SECTION AT THE NORTHWEST CORNER OF DETENTION POND AT THE NORTHWEST END OF STEEL GRATE. ELEV. 634.24

BENCH MARK NO. 4 (SHOWN)
MARKERED 'X' ON THE NORTH RIM OF CATCH BASIN WITH BEEHIVE COVER, 5'± SOUTH OF THE SOUTH PROPERTY LINE, 220'± WEST OF DEQUINDRE, 5'± EAST OF TRANSFORMER. ELEV. 635.98

BENCH MARK NO. 5 (SHOWN)
SOUTHEAST CORNER OF CONCRETE DUMPSTER PAD, 325'± WEST OF DEQUINDRE, 100'± NORTH OF THE NORTH PROPERTY LINE, 30'± EAST OF THE SHANAHAN DRAIN. ELEV. 636.82

NOTE: STAKE TREES OVER 2" CALIPER. GUY TREES OVER 3" CALIPER. TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY.

EACH TREE TO RECEIVE TERRA-SORB SUPERABSORBENT POLYMER, MIX IN BACKFILL PER MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.

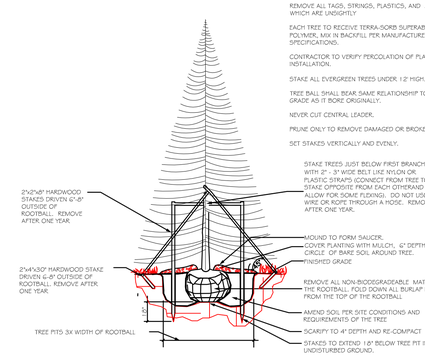
STAKE ALL EVERGREEN TREES UNDER 12' HIGH.

TREE BALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE ORIGINALLY.

NEVER CUT CENTRAL LEADER.

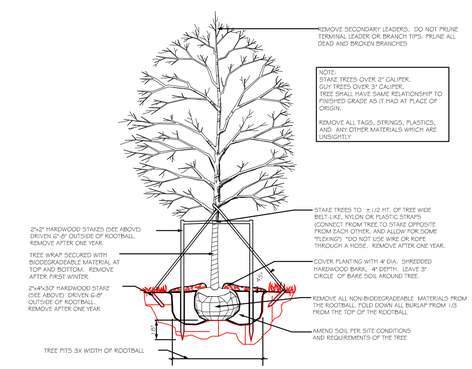
PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRACHES.

SET STAKES VERTICALLY AND EVENLY.



EVERGREEN TREE PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL

no scale

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE

DATE:	BY:	REMARKS:

REVISIONS

TUSCANY ESTATES

PART OF THE E1/2 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.-FAZALKHAN.-COM

LANDSCAPE PLAN

PROJECT NO.	11-017	
DATE:	11-11-2011	CHECKED BY C.T.
DRAWN BY	M.J.B.	
CLIENT	JOE MANIACI	
SCALE	1" = 30'	

☐ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 5

DATE: January 3, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 971) – Proposed Warrior Park Baseball Field, South side of Equity between 1735 and 1515 Equity, Section 32, Currently Zoned IB (Integrated Industrial and Business) District – Controlled by Consent Judgment

The petitioner Grissim Metz Andriese Associates submitted the above referenced Preliminary Site Plan Approval application for a new Warrior Park Baseball Field for the Birmingham Brother Rice High School baseball team.

The property is currently zoned IB (Integrated Industrial and Business) District, however it is controlled by Consent Judgment. Therefore the Planning Commission is a recommending body on this application. The Preliminary Site Plan, and amendment to the Consent Judgment, shall be approved by City Council.

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

Attachments:

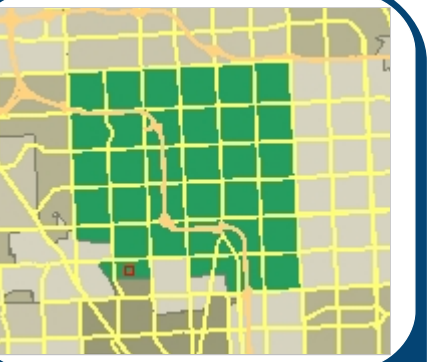
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Parking letter, prepared by Brother Rice High School.

cc: Applicant
File/ SP 971

G:\SITE PLANS\SP 971 Warrior Park Baseball Field Sec 32\SP-971 PC Memo 01 10 12.docx

Equity Drive, Warrior Park Baseball Field

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

281 0 140 281 Feet

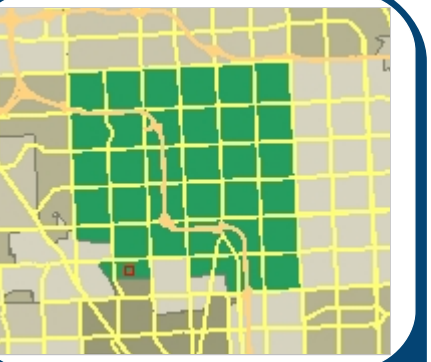
Scale 1: 1,685

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: 12/13/2011

Equity Drive, Warrior Park Baseball Field

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Current Zoning Ordinance
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) 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 District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

281 0 140 281 Feet

Scale 1: 1,685

Printed: 12/13/2011

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

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: December 19, 2011

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	Paul Andriese on behalf of Brother Rice High School
Project Name:	Brother Rice High School Warrior Park
Plan Date:	December 9, 2011
Location:	South side of Equity Drive, immediately west of 1515 Equity Drive
Zoning:	IB, Integrated Industrial and Business District
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan which includes a site plan, grading plan, topographic survey, and storm sewer plan. There are landscape details on the site plan, but there are deficiencies with regard to required information necessary for a formal preliminary review. The site, located on Equity Drive, is controlled by consent judgment. Consequently, the Planning Commission serves only as a recommending body to the City Council for this application.

The applicant intends to develop a permanent baseball field with a variety of site improvements with the long term intention to fully develop the site as a premium high school baseball facility. We understand that the vacant site would ultimately house concessions structures, bathrooms, maintenance equipment storage, and a more robust grandstand structure. The site plan as submitted incorporates a new field, small grandstands, a parking lot and supporting landscaping, bullpens and a batting cage. The features shown on the site plan are all the applicant is currently

seeking approval to permit; additional long-term improvements like those noted above would require additional review.

Outdoor recreation facilities are a principal permitted use in the IB District. Given that this is a consent judgment project, however, details of the site plan may be negotiated by the City Council with the applicant. We have reviewed this project using the regulations that would be applied to the project were it not under consent judgment and were subject only to formal, traditional zoning requirements.

Location of Subject Property:
The property is located on the south side of Equity Drive, immediately west of 1515 Equity Drive.

Size of Subject Property:
The parcel is 7.55 acres in area, made up of three individual tax parcels.

Proposed Uses of Subject Parcel:
The applicant proposes to use the site for a baseball field.

Current Use of Subject Property:
The subject property is currently vacant.

Current Zoning:
The property is currently zoned IB, Integrated Industrial and Business District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: IB, Integrated Industrial and Business District; light industry and office
South: IB, Integrated Industrial and Business District; airport and facilities
East: IB, Integrated Industrial and Business District; light industry and office
West: IB, Integrated Industrial and Business District; vacant

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed facility does not include a building. It does include a location for removable self-contained toilets, aluminum benches in the two dugouts, a small aluminum grandstand, fences, and a batting cage. The structures would be located at locations around the site in support of the centrally-located baseball field. We have no objection to the proposed building location and site arrangement. It is our understanding that potential future additional improvements have not yet been designed or planned, although there is a long term desire to continue improving the site.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 4.15 establishes the dimensional requirements for the IB District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:
Front (Equity Drive)	30 feet setback	n/a (no buildings are proposed; non-permanent structures are also located outside of the setback limits)
Rear (south)	20 foot setback	
Side (east)	10 foot setback	
Side (west)	10 foot setback	
Building Height	maximum 4 stories, 50 feet	
Lot Coverage	40 percent by all buildings	
Open Space	20 percent	Approximately 89 percent

Items to be Addressed: *None.*

PARKING

Proposed Parking:
The site plan shows 41 total parking spaces.

Parking Location:
Parking is not permitted in the front yard in the IB District. The proposed parking lot is located at the 30-foot minimum setback line, and given that no building is proposed, this is a suitable location. The simple parking lot is designed with a single entrance to Equity Drive.

Parking Calculations:
No parking calculations were provided. There is no formal listed parking requirement specifically for a baseball field in Table 13.06-A, the City's parking requirements. The closest and most logical use to compare the facility with would be an auditorium or place of assembly listed under the "institutional" subheading. This listed category requires one parking space for every 6 linear feet of bleacher. This category was designed for high school and collegiate athletic facilities, as well as learning centers or other auditorium venues. It is unclear how many linear feet of bleacher are proposed, but the 41 spaces would allow for 246 feet of bleacher under these circumstances. Given the flexibility granted the Planning Commission with regard to parking, and the fact that this project is regulated by consent judgment, we are comfortable that

the City has discretion in approving a wide range of parking spaces for this facility. However, to better justify the proposed number of spaces, we suggest the applicant provide a written justification outlining the methodology for providing the proposed 41 spaces.

Items to be Addressed*: *Provide written justification for the proposed number of spaces.

SITE ACCESS AND CIRCULATION

Vehicular access:
The site will be accessed a single access drive to the north. We have no objection to this approach.

Pedestrian access:
The site design includes a large concrete plaza and a baseball field, both immediately adjacent the parking area. This paved area and the field are connected to a 5-foot wide sidewalk along Equity Drive. Given that Equity Drive is a private road we have no objections to the 5-foot width and support the applicant's design for pedestrian access.

Section 13.10.C.4 requires that *"all sites with parking of 10 spaces or greater shall provide a bike rack for at least two bicycles within 50 feet of the building entrance."* A bike rack should be added to the site plan to meet this requirement.

Items to be Addressed: *A bike rack with capacity of at least two bicycles must be added.*

NATURAL RESOURCES

The site is an existing vacant site with no formal site landscaping. The proposed plan would not impact any protected natural features. The plan does, however, add new landscape materials and landscape islands.

Items to be Addressed: *None.*

LANDSCAPING

The application includes landscape plan details on the preliminary side plan. The plan shows the requirements and proposed conditions for the greenbelt, street trees, and landscaped area.

Greenbelt:
A ten (10) foot wide greenbelt has been provided along the public street frontage.

Street trees:
The site plan shows no existing street trees on site, and details plans to add 30 new trees. 21 of these trees are designed to meet the minimum street tree requirement of one tree for every 30 linear feet of property. Given the site's 612-foot frontage, this proposal meets minimum

requirements. The remaining 9 trees are designed to meet the parking lot landscaping requirements.

Parking lot landscaping:
Section 13.02.C establishes the requirements for parking lot landscaping. The plan states that 41 spaces are provided and that one tree is required for every 5 spaces, and 9 trees are proposed to meet this requirement. The Ordinance actually requires one tree for every 8 spaces, so only 6 trees would be required. The proposed 9 parking lot trees are situated along the site's frontage as part of 30 overall trees proposed for the site. However, this arrangement does not meet minimum Ordinance requirements.

Section 13.02.C.2.b States that *"Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than two hundred (200) square feet in area. Modifications in curbing may be permitted when islands are used as part of the stormwater management system.* The proposal to locate parking lot trees along the site frontage does not meet this requirement. Also, there are no proposed landscape islands whatsoever in the parking lot.

Section 13.02.C.2.d states *"An equivalent amount of landscape plantings at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met.* If the applicant wishes to pursue the elimination of landscape islands within the parking lot, they may do so. However, islands may only be replaced by locating required landscaping materials at the perimeter of the parking lot. While we acknowledge that 6 of the proposed trees situated along the frontage are also situated along the parking lot's north edge, we feel that this requirement was designed to ensure that landscaping that would otherwise be within the parking lot itself is otherwise distributed around the parking area, not one exclusive location on a single side. Ideally the parking lot would contain at least two parking lot islands, but if it is acceptable to the Planning Commission and City Council the islands could be waived so long as the required landscaping surrounds the parking lot perimeter.

Parking lots adjacent a public right-of-way must also meet specific requirements for screening, These have not been satisfied. Section 13.02.C.3.b states *"Parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved, where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm."* No berm, wall, or landscaping is proposed.

Minimum landscaped area:
The site plan must provide 20 percent overall landscaped area. The site is 6.67 acres, but includes only 34,508 square feet of paved area. The site is approximately 89 percent landscaped.

Items to be Addressed*: A revised landscape plan is required meeting the minimum requirements of Section 13.02.C.2.b, Section 13.02.C.2.d, and Section 13.02.C.3.b.*

SUBMITTAL REQUIREMENTS

Section 8.05.A.7 establishes the requirements for preliminary site plan submittals. The site plan sheets signed and sealed by Paul Andriese, Landscaped Architect. The application is complete with the following exceptions:

1. *Setbacks and required yards*. Only the front setback is shown.
2. *Lighting plan indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding must be provided.* No photometrics have been provided.
3. *Samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences must be provided.* The application does not include this information, but we are comfortable with the applicant providing it at the meeting.

Items to be Addressed: *Address submittal requirement deficiencies noted above.*

RECOMMENDATIONS

We support the proposed project and believe the project does meet or exceed minimum requirements, with several small conditions for clarification and compliance with minor elements required by the Zoning Ordinance. We recommend the Planning Commission recommend approval of the preliminary site plan application with the following conditions:

1. Provide written justification for the proposed number of spaces.
2. Add a bike rack with capacity of at least two bicycles.
3. Comply with Section 13.02.C.2.b, Section 13.02.C.2.d, and Section 13.02.C.3.b of the landscape requirements; this includes providing landscape islands or justifying their removal; providing parking lot landscape island trees in islands or, if waived, at the perimeter, and providing a screen for the parking lot along its north side.
4. Show all setbacks.
5. Provide a lighting plan indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding.
6. Provide samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences. We are comfortable with the applicant providing this at the meeting.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-1121

January 2, 2012

Re: Troy Site Plan Application

To whom this may concern,

The proposed acquisition and development of property on Equity Drive in Troy by Brother Rice High School is intended for educational/athletic purposes. Given the nature of our expected use, regular activities at the site would involve 15-30 student athletes at a given time for practice or games. In most cases, these student/athletes would be transported to the field either by school bus or by car pool.

Our experience with this sport at our current facility would suggest that with rare exceptions, a parking lot that handles 40 cars would be more than sufficient to meet our needs. A typical high school baseball game has approximately 50 fans in attendance.

The high school season typically runs from mid-March through mid-June. Over the course of this 90 day period, our teams (varsity, junior varsity, freshmen) would practice or play six days a week weather-permitting. State high school athletic rules limit the number of games that we play – our varsity baseball team would play a maximum of 10 home dates during this time period. The junior varsity and freshmen seasons are roughly 60 days long and would play a maximum of 8 home dates. Weekday games generally begin at 4pm. Saturday games would typically take place between 9am and 4pm.

If you have any further questions, please let me know.

Regards,

John Birney

President

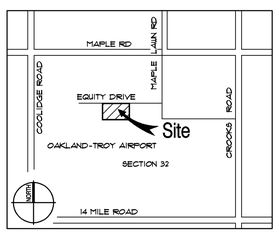
Brother Rice High School

Brother Rice High School
Warrior Park

Troy, Michigan

Issued for: Preliminary Site Plan Approval

Date: 12-09-2011



LOCATION MAP
NOT TO SCALE

Drawing Index Key:

- ● Drawing Issued
- Drawing Not Issued
- ╳ Drawing Issued for Reference Only

Drawing Index:

		12/09/2011 Prelim. Site Plan Approval
	COVER	●
L001	TOPOGRAPHIC SURVEY	●
L101	PRELIMINARY SITE PLAN	●
L201	PRELIMINARY GRADING PLAN	●
L301	PRELIMINARY STORM SEWER PLAN	●

Contacts:

Landscape Architect:
Grissim Metz Andriese
300 East Cady Street
Northville, Michigan 48167
P: 248-347-7010
F: 248-347-7005
Paul Andriese, RLA

Civil Engineer:
SES Engineering Group, LLC
48264 Manchester
Macomb, Michigan 48044
P: 586-216-1043
Tim Storey, PE

GRISSIM METZ ASSOCIATES ANDRIESE

SES ENGINEERING GROUP, LLC

STATE OF MICHIGAN
PAUL R. ANDRIESE
LANDSCAPE ARCHITECT
No. 1013
REGISTERED LANDSCAPE ARCHITECT

Brother Rice High School
Warrior Park
12/09/2011 Issued For Preliminary Site Plan Approval

BENCHMARK INFORMATION:

REFERENCE BENCHMARK:
ARROW ON HYDRANT, NORTH SIDE OF EQUITY DRIVE, 20 FEET NORTH OF BACK OF CURB AT WEST END OF EQUITY DRIVE. (PER CONDOMINIUM DOCUMENTS)
ELEV = 728.99 (USGS DATUM)

SITE BM#1:
SOUTH RIM OF STORM SEWER CATCH BASIN, 30 FEET SOUTH OF SOUTH CURB LINE OF EQUITY DRIVE AND 26 FEET WEST OF THE WEST PROPERTY LINE
ELEV = 713.37 (USGS DATUM)

FLOODPLAIN NOTE: ENTIRE SITE LIES WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 26125C0541F, EFFECTIVE DATE: 9-26-2006.

REFERENCE DRAWINGS

WATER MAIN	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
SANITARY SEWER	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
STORM SEWER	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
COMBINED SEWER	NOT APPLICABLE
ELECTRIC	DTE ENERGY FACILITY LOCATION MAP#310-382, DATED 11/18/11
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	CONSUMERS ENERGY SERVICE MAPS 02-61-32-2, DATED 05/23/11
PETROLEUM	NOT RECEIVED AT TIME OF SURVEY
CATV	COMCAST CABLE T.V. SERVICE- NO SERVICE IN AREA, DATED 11/18/11
FLOOD PLAIN	ZONE 'X', FIRM MAP PANEL No. 26125C0541F, 09/29/06
OTHER	TOPOGRAPHIC SURVEY, PROFESSIONAL ENGINEERING ASSOCIATES, DATED 02/27/01

BOUNDARY CERTIFICATION

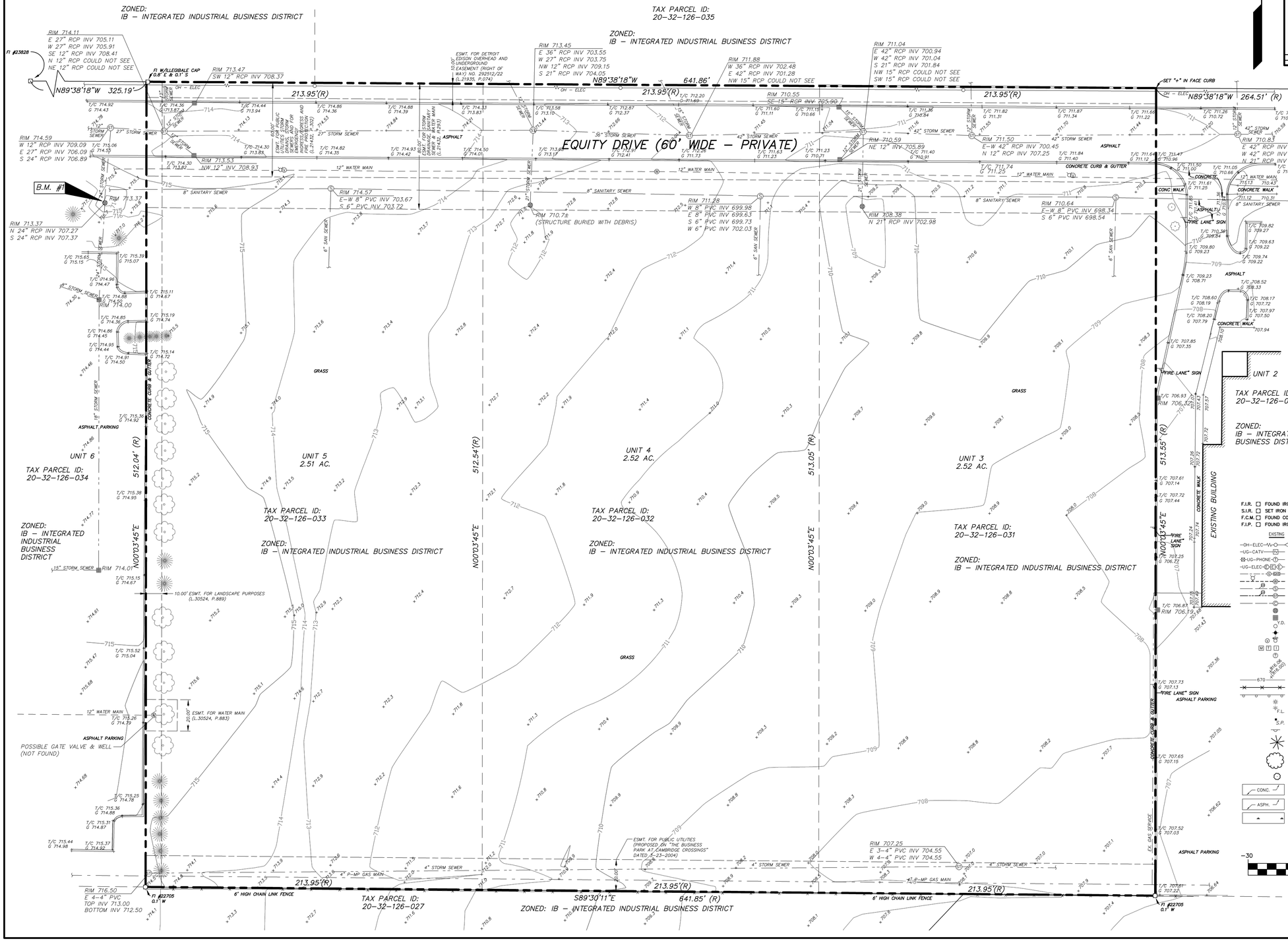
I, Greg McArdle hereby certify that I have surveyed the above described property, legal description furnished by the Client, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

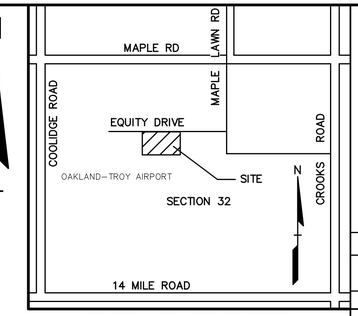
Greg McArdle, P.S. No. 46678

LEGAL DESCRIPTION

Part of the Northwest ¼ of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Units 3, 4 and 5 of The Business Park at Cambridge Crossings, a condominium according to the Master Deed thereof recorded in Liber 21432, Page 305, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 1266, and as amended in First Amendment to the Master Deed recorded in Liber 32631, Page 409, together with an undivided interest in the common elements of said condominium as set forth in said Master Deed and as described in Act 59 of the Public Acts of Michigan of 1978, as amended.

Legal description provided by client.





LOCATION MAP NOT TO SCALE

LEGEND

F.I.R. FOUND IRON ROD
S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT
F.I.P. FOUND IRON PIPE
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
CATCH BASIN
INLET (NO INCOMING LINES)
YARD DRAIN (2' DIA. & SMALLER)
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
AS BUILT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
FLOOD LIGHT
STEEL POST
SIGN
CONIFEROUS TREE
DECIDUOUS TREE
DECORATIVE BUSH
CONCRETE
ASPHALT
WETLAND

GRAPHIC SCALE
−30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DATE	BY	DESCRIPTION

REVISIONS

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

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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GRISSIM METZ ANDRIESE ASSOCIATES
300 EAST CADY STREET
NORTHVILLE, MICHIGAN

TOPOGRAPHIC SURVEY
WARRIOR ATHLETIC PARK
PART OF THE NW 1/4 SECTION 32, T2N, R11E, CITY OF TROY
OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
TSS	TSS	GMM	TSS

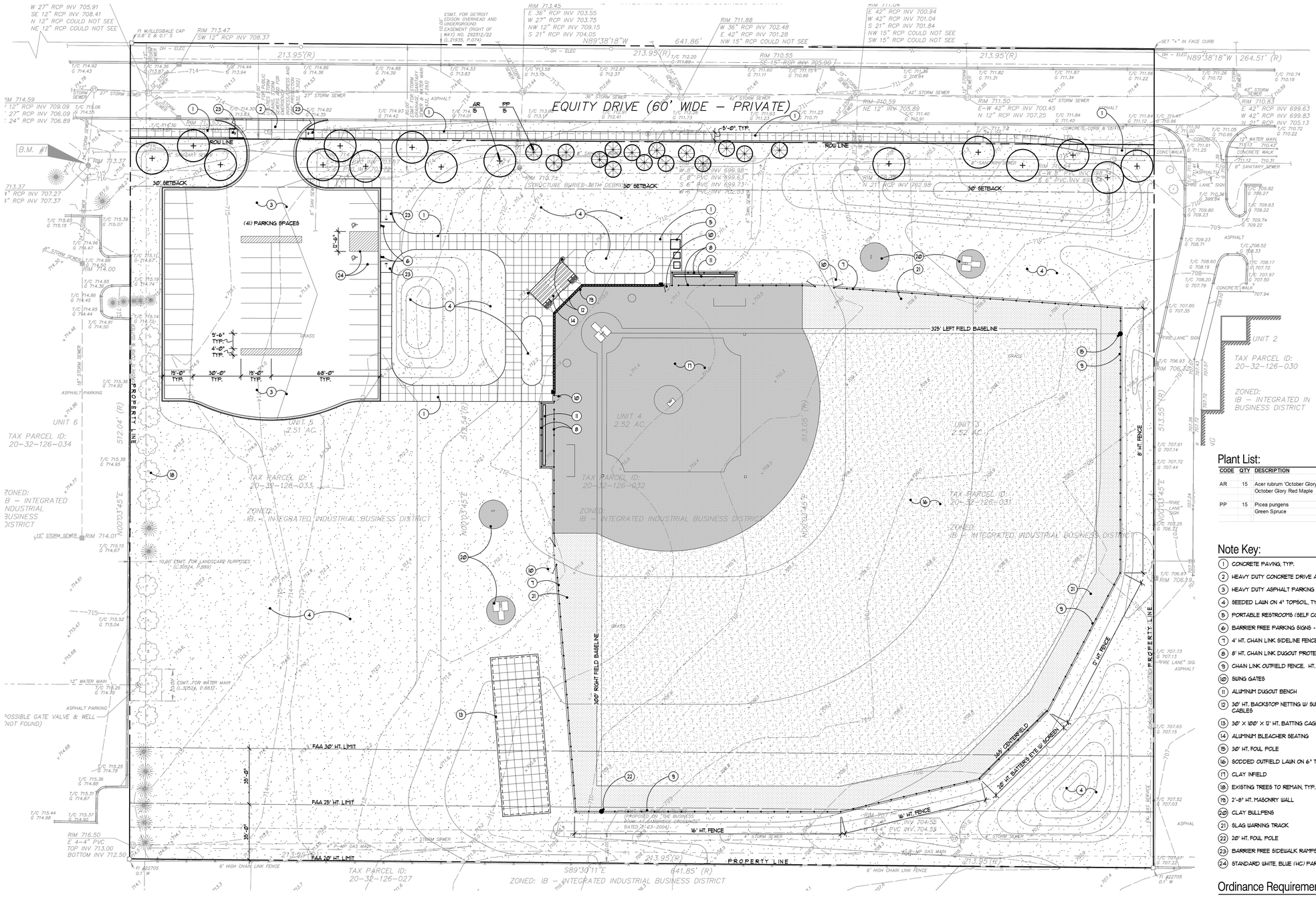
H:\385-111 (BROOMER RICE WARRIOR ATHLETIC)\DWG\SHTS\385-111-L001_TOPOGRAPHIC SURVEY.DWG

ORIGINAL ISSUE DATE: November 22, 2011

PROJ. No. 2011-025

SCALE: 1" = 30'

DRAWING NUMBER:
L001



Plant List:

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
AR	15	Acer rubrum 'October Glory' October Glory Red Maple	2.5" cal.	single straight trunk matched
PP	15	Picea pungens Green Spruce	7' ht.	B&B, unsheared full to ground

Note Key:

1. CONCRETE PAVING, TYP.
2. HEAVY DUTY CONCRETE DRIVE APPROACH
3. HEAVY DUTY ASPHALT PARKING LOT W/ CURB AND GUTTER
4. SEEDED LAWN ON 4" TOPSOIL, TYP.
5. PORTABLE RESTROOMS (SELF CONTAINED) ON CONCRETE
6. BARRIER FREE PARKING SIGNS - (2) TOTAL
7. 4' HT. CHAIN LINK SIDELINE FENCE
8. 8' HT. CHAIN LINK DUGOUT PROTECTION FENCE
9. CHAIN LINK OUTFIELD FENCE. HT. VARIES, REFER TO PLAN
10. SWING GATES
11. ALUMINUM DUGOUT BENCH
12. 30' HT. BACKSTOP NETTING W/ SUPPORT POLES AND TENSION CABLES
13. 30' X 100' X 12' HT. BATTING CAGE ON CONCRETE PAD
14. ALUMINUM BLEACHER SEATING
15. 30' HT. FOUL POLE
16. SODDED OUTFIELD LAWN ON 6" TOPSOIL
17. CLAY INFIELD
18. EXISTING TREES TO REMAIN, TYP.
19. 2'-8" HT. MASONRY WALL
20. CLAY BULLPENS
21. SLAG WARNING TRACK
22. 20' HT. FOUL POLE
23. BARRIER FREE SIDEWALK RAMPS
24. STANDARD WHITE, BLUE (HC) PARKING LOT STALL STRIPING

Ordinance Requirements:

FRONT YARD SETBACK
REQUIRED: 30'
PROVIDED: 30'

SIDE YARD SETBACK
REQUIRED: 20'
PROVIDED: 20'

TREES (FRONTAGE) 1 PER 30 LF, 612 LF/30 = 21 TREES
REQUIRED: 21
PROVIDED: 21

TREES (PARKING) 1 PER 5 PARKING SPACES, 41 SPACES/5 = 9 TREES
REQUIRED: 9
PROVIDED: 9

GROSS SITE AREA
INSIDE ROW= 6.67 ACRES
(290,628 SF)
PAVED AREA= 34,508 SF

STATE OF MICHIGAN
PAUL R. ANDRIESE
LANDSCAPE ARCHITECT
No. 1013
REGISTERED LANDSCAPE ARCHITECT

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

NORTH

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(586) 216-1043
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Northville, MI 48167
Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Brother Rice High School
Warrior Park
Troy, Michigan

Sheet:
Preliminary Site Plan

Job Number:	BBS-111
Drawn:	SAE
Checked:	PRA, RGH
Scale:	1"=30'-0"

Date:	Issued for:
12/09/2011	Preliminary Site Plan Approval

Sheet Number: L101

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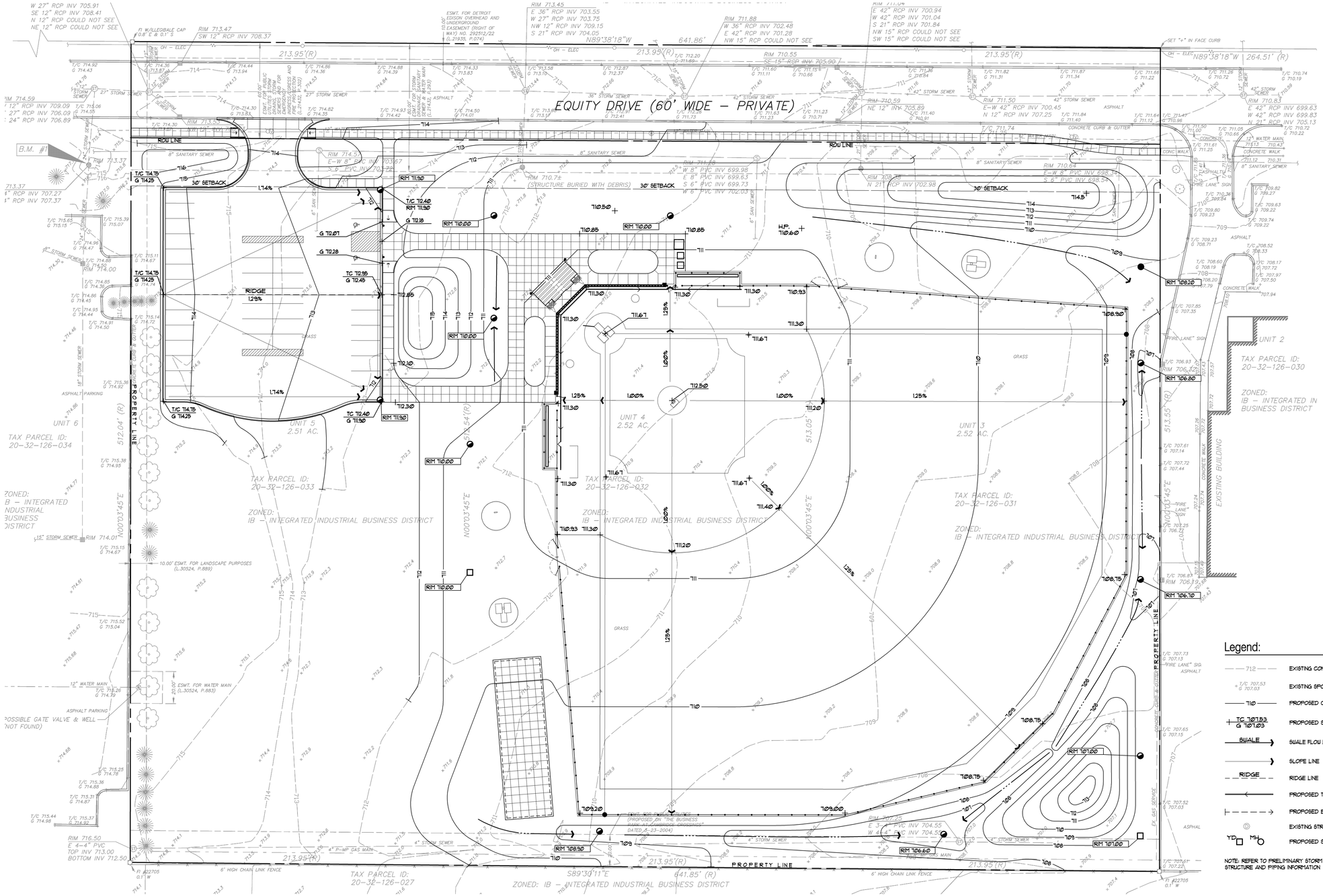

Legend:

- 712 — EXISTING CONTOURS
- T/C 707.53 G 707.03 — EXISTING SPOT ELEVATIONS
- 710 — PROPOSED CONTOURS
- TC 707.53 G 707.03 — PROPOSED SPOT ELEVATIONS
- SWALE — SWALE FLOW LINE
- SLOPE LINE
- RIDGE — RIDGE LINE
- PROPOSED TRENCH DRAINS AT DUGOUTS
- PROPOSED BASEBALL FIELD UNDERDRAINAGE
- EXISTING STRUCTURES
- YD, MH — PROPOSED STRUCTURES

NOTE: REFER TO PRELIMINARY STORM SEWER PLAN FOR ALL STRUCTURE AND PIPING INFORMATION

STATE OF MICHIGAN
PAUL R. ANDRIESE
LANDSCAPE ARCHITECT
No. 1013
REGISTERED LANDSCAPE ARCHITECT

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

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

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Project:
Brother Rice High School
Warrior Park
Troy, Michigan

Sheet:
Preliminary Grading Plan

Job Number:	B85-111
Drawn:	SAE
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Scale:	1"=30'-0"

Date:	Issued for:
12/09/2011	Preliminary Site Plan Approval

Sheet Number: L201

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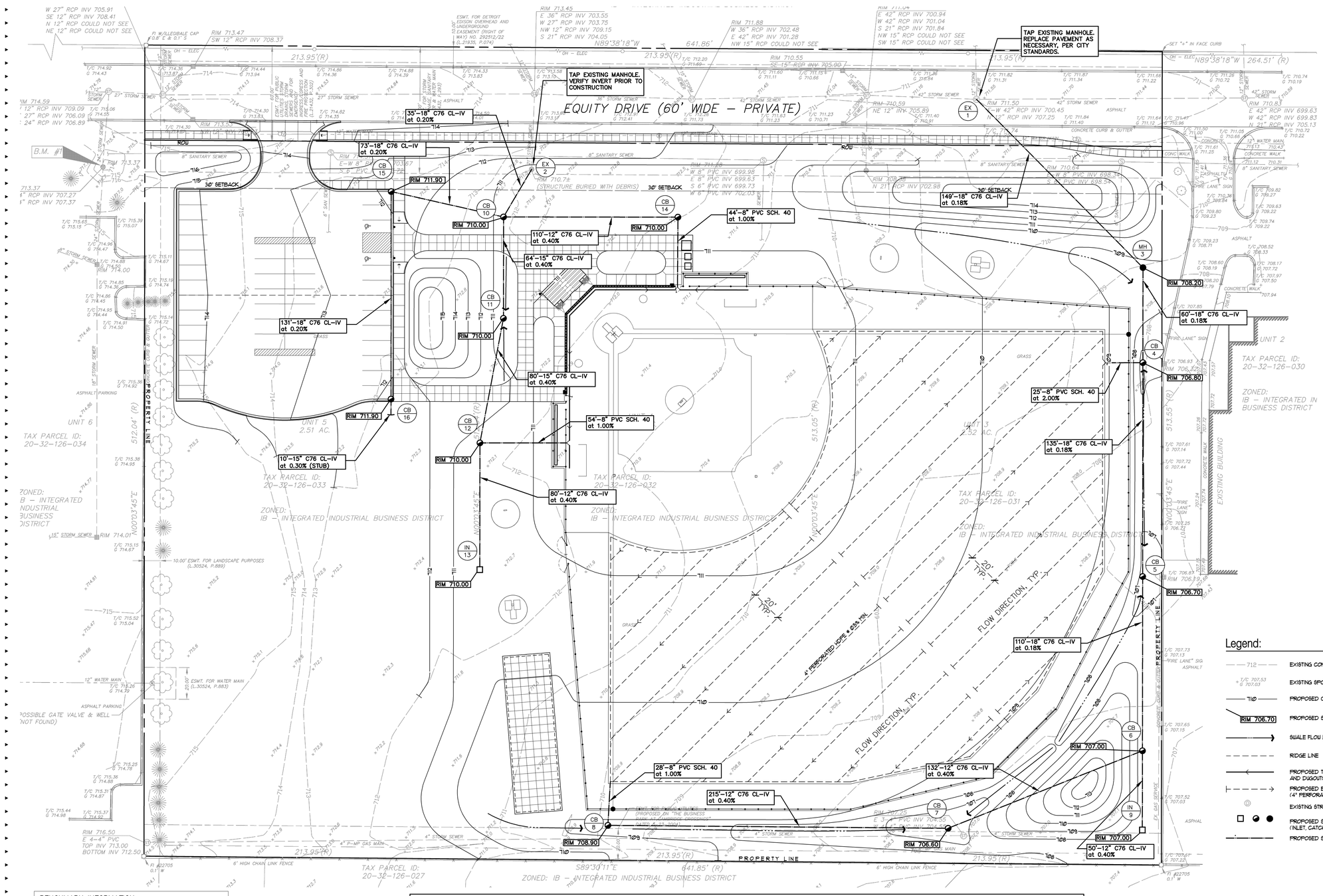

BENCHMARK INFORMATION:

REFERENCE BENCHMARK:
ARROW ON HYDRANT, NORTH SIDE OF EQUITY DRIVE, 20 FEET NORTH OF BACK OF CURB AT WEST END OF EQUITY DRIVE. (PER CONDOMINIUM DOCUMENTS)
ELEV = 728.99 (USGS DATUM)

SITE BM#1:
SOUTH RIM OF STORM SEWER CATCH BASIN, 30 FEET SOUTH OF SOUTH CURB LINE OF EQUITY DRIVE AND 26 FEET WEST OF THE WEST PROPERTY LINE
ELEV = 713.37 (USGS DATUM)

FLOODPLAIN NOTE: ENTIRE SITE LIES WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 26125C0541F, EFFECTIVE DATE: 9–26–2006.

REFERENCE DRAWINGS

WATER MAIN	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
SANITARY SEWER	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
STORM SEWER	AS-BUILT SURVEY, NOWAK AND FRAUS DATED 02/08/2002
COMBINED SEWER	NOT APPLICABLE
ELECTRIC	DTE ENERGY FACILITY LOCATION MAP#310-382, DATED 11/18/11
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	CONSUMERS ENERGY SERVICE MAPS 02-61-32-2, DATED 05/23/11
PETROLEUM	NOT RECEIVED AT TIME OF SURVEY
CATV	COMCAST CABLE T.V. SERVICE– NO SERVICE IN AREA, DATED 11/18/11
FLOOD PLAIN	ZONE 'X', FIRM MAP PANEL No. 26125C0541F, 09/29/06
OTHER	TOPOGRAPHIC SURVEY, PROFESSIONAL ENGINEERING ASSOCIATES, DATED 02/27/01

PROPOSED STORM STRUCTURE TABLE

EX 1	EX. RIM 711.50 EX. 42" E&W 700.45 EX. 12" N 707.25 12" SE 701.00
EX 2	EX. RIM 710.7± EX. 21" N 704.90±(VERIFY) 12" S 705.70
MH 3	4' DIA EJIW #1000 W/TYPE B COVER RIM 708.20 18" NW 701.27 18" S 701.40
CB 4	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 706.80 18" N 701.51 18" S 701.61 8" W 703.80
CB 4	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 706.80 18" N 701.51 18" S 701.61 8" W 703.80
CB 5	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 706.70 18" N 701.85 18" S 701.95
CB 6	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 707.00 18" N 702.15 12" W 702.25 12" S 702.80
CB 7	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 706.60 12" E 702.78 12" W 702.88
CB 8	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 708.90 12" E 703.74 8" N 705.00
IN 9	2' DIA EJIW #1040 W/TYPE N GRATE RIM 707.00 12" N 703.00
CB 10	5' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 710.00 18" NE 705.77 18" W 705.87 15" S 705.87 12" E 706.00
CB 11	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 710.00 15" N 706.13 15" S 706.23
CB 12	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 710.00 15" N 706.55 12" S 706.70 8" E 706.70
IN 13	2' DIA EJIW #1040 W/TYPE N GRATE RIM 710.00 12" N 707.02
CB 14	4' DIA (W/2' SUMP) EJIW #1040 W/TYPE N GRATE RIM 710.00 12" W 706.44 8" S 706.60
CB 15	5' DIA (W/2' SUMP) EJIW #5105 W/TYPE M2 GRATE RIM 711.90 18" E 706.02 18" S 706.12
CB 16	4' DIA (W/2' SUMP) EJIW #5105 W/TYPE M2 GRATE RIM 711.90 18" N 706.38 15" S 706.50

Legend:

- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATIONS
- SWALE FLOW LINE
- RIDGE LINE
- PROPOSED TRENCH DRAINS AT BACKSTOPS AND DUGOUTS
- PROPOSED BASEBALL FIELD UNDERDRAINAGE (4" PERFORATED HDPE)
- EXISTING STRUCTURES
- PROPOSED STRUCTURES (INLET, CATCH BASIN, MANHOLE)
- PROPOSED STORM LINE

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

STATE OF MICHIGAN
TIM S. STOREY
ENGINEER
No. 43017
LICENSED PROFESSIONAL ENGINEER

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Project:
Brother Rice High School
Warrior Park
Troy, Michigan

Sheet:
Preliminary Storm Sewer Plan

Job Number: B85-111
Drawn: TS
Checked: PRA, RGH
Scale: 1"=30'-0"

Date:	Issued for:
12/09/2011	Preliminary Site Plan Approval

Sheet Number: L301

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Plant List:

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
AR	15	Acer rubrum 'October Glory' October Glory Red Maple	2.5" cal.	single straight trunk matched
PP	15	Picea pungens Green Spruce	7' ht.	B&B, unsheared full to ground

Note Key:

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2. HEAVY DUTY CONCRETE DRIVE APPROACH
3. HEAVY DUTY ASPHALT PARKING LOT W/ CURB AND GUTTER
4. SEEDED LAWN ON 4" TOPSOIL, TYP.
5. PORTABLE RESTROOMS (SELF CONTAINED) ON CONCRETE
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19. 2'-8" HT. MASONRY WALL
20. CLAY BULLPENS
21. SLAG WARNING TRACK
22. 20' HT. FOUL POLE
23. BARRIER FREE SIDEWALK RAMPS
24. STANDARD WHITE, BLUE (HC) PARKING LOT STALL STRIPING

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

NORTH

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Troy, Michigan

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Job Number:	BBS-111
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Scale:	1"=30'-0"

Date:	Issued for:
12/09/2011	Preliminary Site Plan Approval

Sheet Number: L101

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DATE: January 4, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL CONDITIONAL REZONING – Proposed Culver's Restaurant (with Drive-Through), 4889 Rochester Road, West side of Rochester Road, South of Long Lake, Section 15, From NN (Neighborhood Node L) to CB (Community Business) District

A developer requested an opportunity to discuss a potential rezoning application informally with the Planning Commission. He is considering rezoning the property to CB Community Business to develop a Culver's Restaurant (with drive-through) on the site.

The parcel is located on the west side of Rochester Road, south of Long Lake, in Section 15. The parcel is approximately 1.4 acres in area and is zoned NN (Neighborhood Node L). The property to the north and west is zoned NN, while the property to the south is zoned CB. A vacant fast food restaurant building sits on the site.

In the NN zoning district, drive-throughs are permitted subject to Special Use Approval at this location. However, the maximum permitted front yard setback is 30 feet. The applicant seeks a greater setback to accommodate a drive lane, including cross-access and potentially parking in front of the building. Note that front yard parking is not permitted in the CB district and would require a variance.

The Future Land Use Plan classifies the parcel as lying within a Neighborhood Node, although it is in an area of transition between the Node and the Rochester Road classification.

The applicant indicated verbally that he intends to submit a conditional rezoning application. At this time he has not voluntarily offered any conditions. The applicant seeks direction from the Planning Commission on this matter. Please be prepared to discuss the item at the January 10, 2012 Planning Commission Regular meeting.

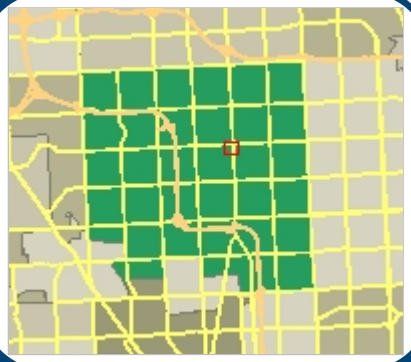
Attachments:
1. Maps
2. Future Land Use Plan (from City of Troy Master Plan)
3. Neighborhood Node classification (from City of Troy Master Plan)
4. Rochester Road classification (from City of Troy Master Plan)

cc: Applicant

G:\REZONING REQUESTS\Potential Rezonings\4889 Rochester\Potential Rezoning PC Memo 01 10 2012.docx

4889 Rochester Road

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

467 0 233 467 Feet

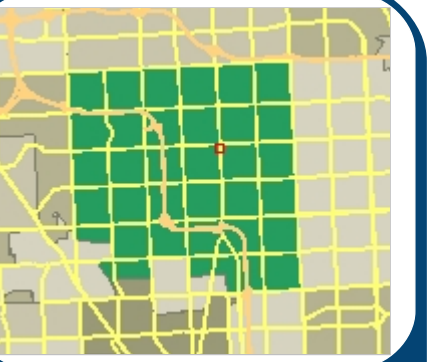
Scale 1: 2,800

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: 11/30/2011

4889 Rochester

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

173 0 87 173 Feet

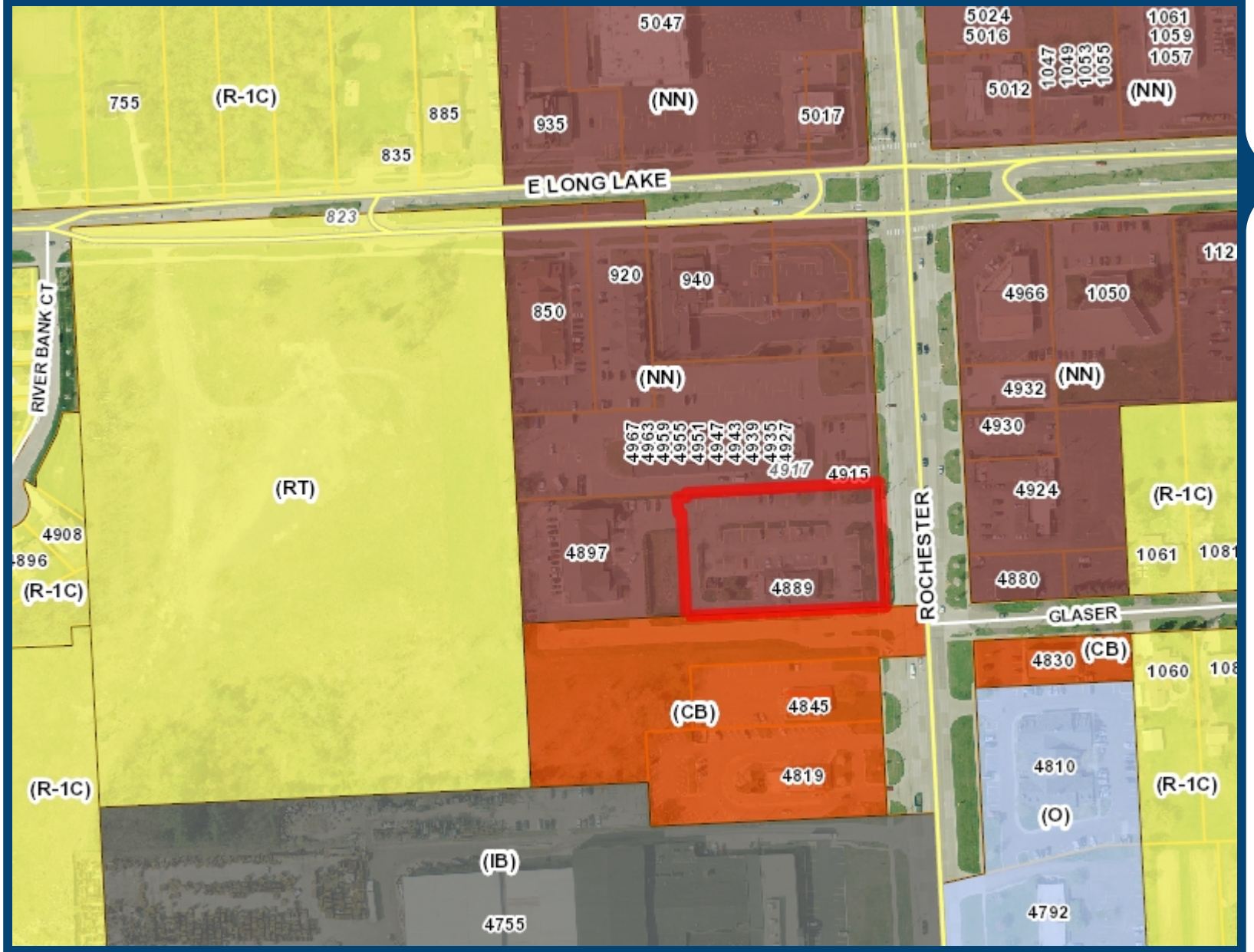
Scale 1: 1,038

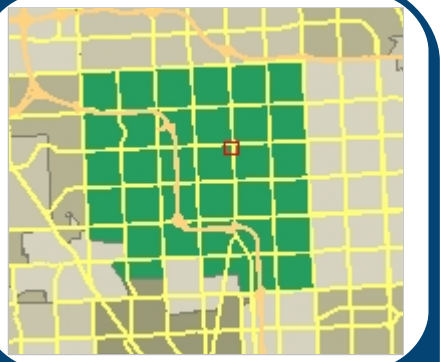
Printed: 12/8/2011

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.

4889 Rochester Road

City of Troy Planning Department





Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Current Zoning Ordinance
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) 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 District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

467 0 233 467 Feet

Scale 1: 2,800

Printed: 11/30/2011

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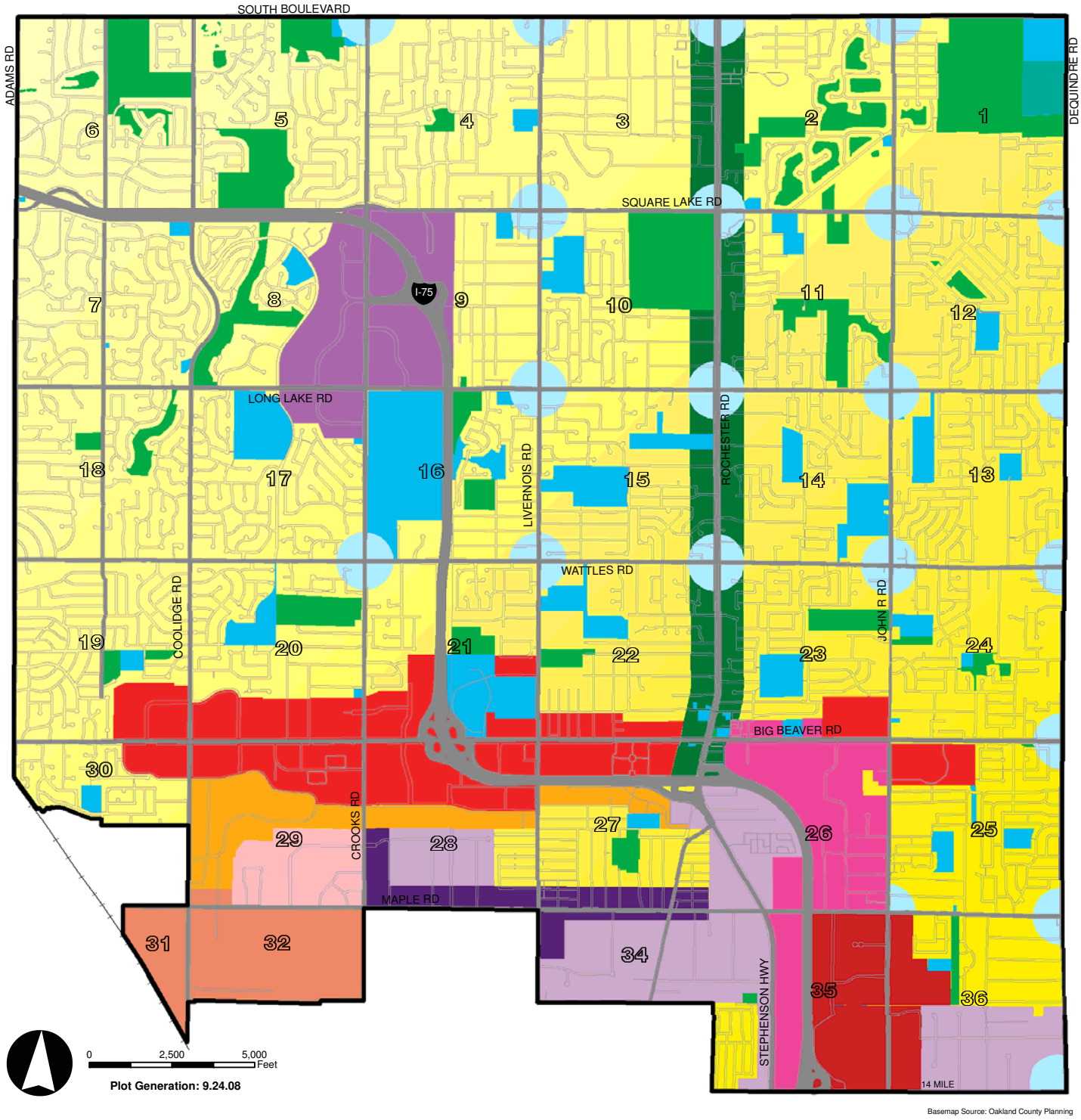
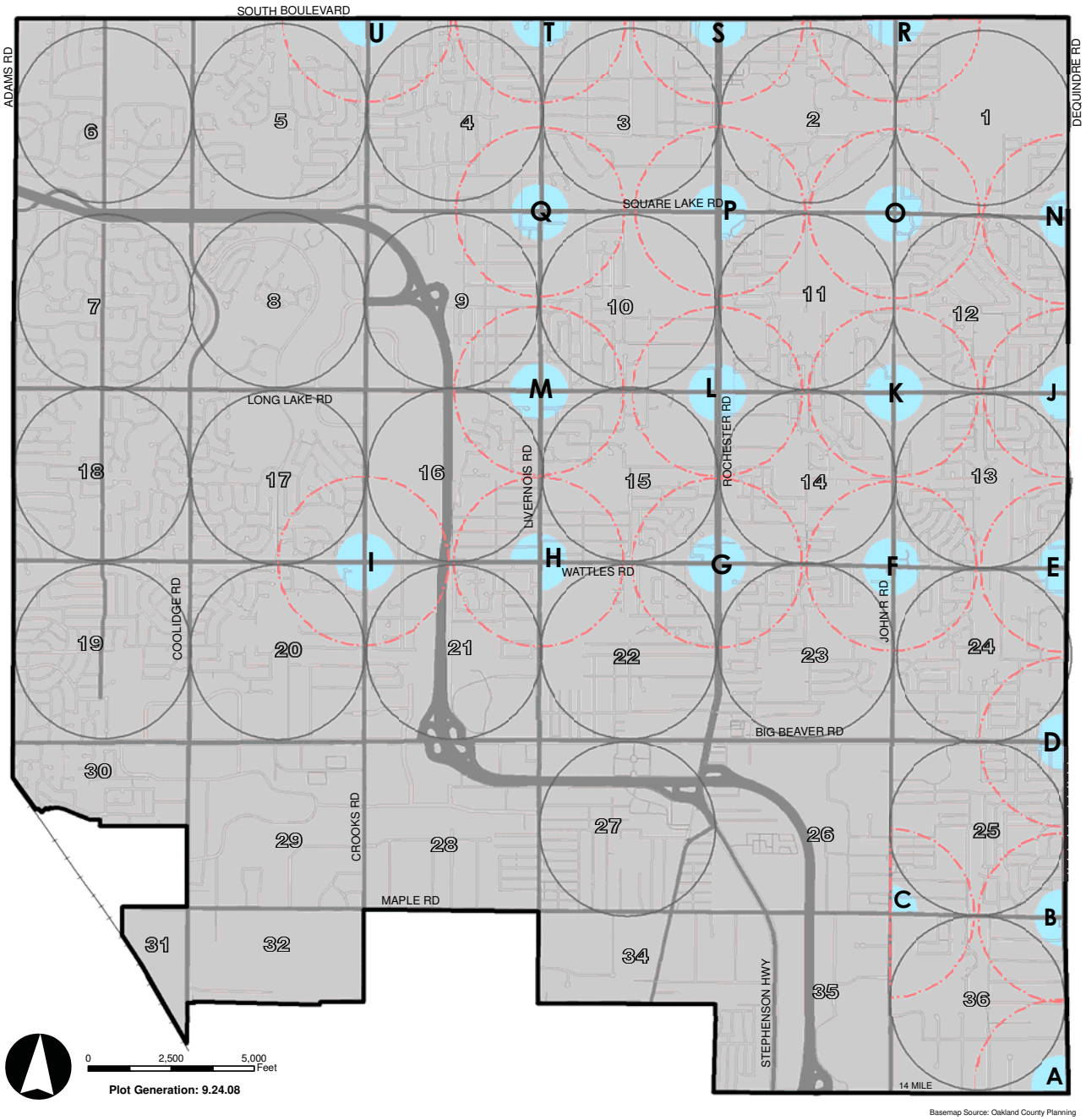


Future Land Use

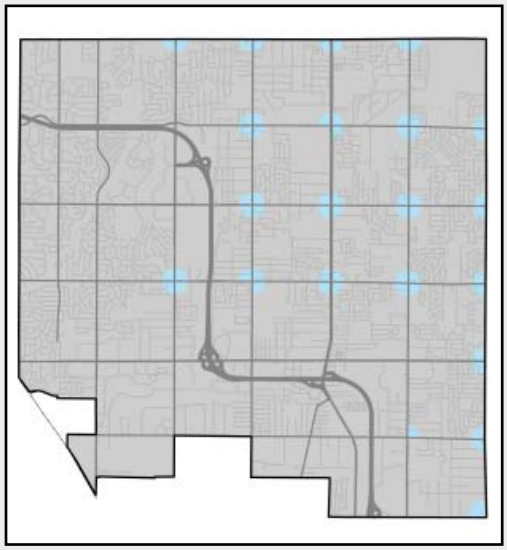
- Single Family Residential
- High Density Residential
- Neighborhood Nodes
- South John R. Road
- Big Beaver Road
- Rochester Road
- Maple Road
- Northfield
- The Smart Zone
- Automall
- The Transit Center
- 21st Century Industrial
- Public and Quasi-Public
- Recreation and Open Space
- 15 Section Number



Economic Nodes

- Social Neighborhood
- Economic Neighborhood
- Neighborhood Nodes: The Economic Neighborhood
- 15 Section Number
- A Economic Node
- All Other Uses

Neighborhood Nodes: The Economic Neighborhood



- *Located at intersections of the City's main roads.*
- *Work together with Social Neighborhoods to create a more livable community.*
- *Mixed use.*
- *Provide neighborhood gathering places.*
- *Accommodate the daily needs of residents.*

Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods. The nodes are specifically identified on pages 95 and 96. Economic Neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the urban design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes will typically permit a mix of commercial, office, and high-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics described on pages 95 and 96. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the **Economic Neighborhoods are centered on major road intersections where commercial and office development occurs.** When destinations are created, these nodes become a "go to" place and take on a social role. Each of these nodes serves four quadrants of the overlapping social neighborhoods and has the ability to bring residents of four neighborhoods together.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the "between" segments of corridors stimulates the visual concept of "pulsing" development and sets up a system of visual anchors.

Moderately dense residential environments may be encouraged within some nodes to provide steady activity for longer periods of the day. In these cases, residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Connections between the commercial activity and residences must be directly and seamlessly integrated.

During the course of the planning process, the Planning Commission closely analyzed the need for additional neighborhood nodes throughout the City. The City will continue to consider the demand for additional nodes as part of subsequent plan revisions.

DESIGN CONCEPT

- These nodes are within a fifteen minute walking distance of residential neighborhoods to permit alternative modes of transportation.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.

SITE DESIGN ATTRIBUTES

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

BUILDING DESIGN ATTRIBUTES

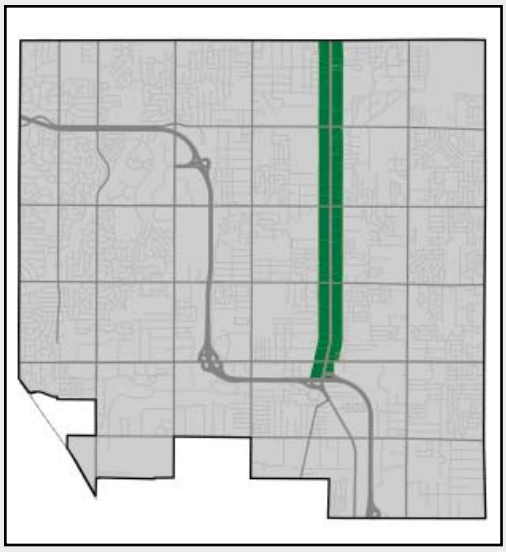
- Buildings should be between two and three stories, although one–story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.

The following pages contain a table describing the primary intended uses and character of the Neighborhood Nodes designated on the Future Land Use Map. Individual Nodes are numbered and identified on the Economic Nodes Map following the table.

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John R. Road and Maple Road	The node would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south.
D	Big Beaver Road and Dequindre Road	This area should be a high-intensity, high-density, compact area that serves as a notable entry point to the community. Development may include residential, retail, office, and service-oriented uses, but should be designed to create a very noticeable "gateway" into Troy with its complex, high-density, mixed-use character.
E	Wattles Road and Dequindre Road	The predominant use in this node should be offices, both medical and professional. Limited commercial service uses designed to complement the main focus of the area as an office node serving this area of the City may also be permissible, if clearly secondary to the primary office character of the area.
F	John R Road and Wattles Road	This node may include all uses from high-density residential in combination with restaurants, limited office, and retail. Development at this intersection should include at least two of these uses in any one development, in order to better complement and strengthen the already mixed-use character of the node.
G	Rochester Road and Wattles Road	A careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods, should be the main uses at this intersection. Recent residential development in the area has taken pedestrian access to the intersection into consideration with effective pathways and sidewalks, and any new development at the intersection must continue this positive trend.
H	Livernois Road and Wattles Road	This lower-intensity area is characterized by single-family residential directly abutting the southwest corner of the intersection, and uses which generate only sporadic activity, such as churches and day care. This node contains the Troy Museum and Historic Village. New development or redevelopment at this node must be especially considerate of the adjoining residential and low-intensity uses and should not include any retail or restaurant uses. Office and other uses similar to the existing uses would likely provide the best combination here.
I	Crooks Road and Wattles Road	Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.
J	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
K	John R Road and Long Lake Road	Like Crooks Road and Wattles Road, compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node.
L	Rochester Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
M	Livernois Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
N	Dequindre Road and Square Lake Road	Low-intensity commercial uses should remain, but redevelopment should include an integrated compact residential component, live/work units, or small office. Service-oriented use development in combination with new residential development would provide a unique setting here.
O	John R Road and Square Lake Road	Near a known heron rookery, this node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area, and should incorporate above-average landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
P	Rochester Road and Square Lake Road	Major commercial uses dominate and should continue to provide a foundation for this neighborhood node. While uses in the area may cater to regional traffic, service uses, retail, and limited office uses designed to provide service to the immediate residential neighborhood should be incorporated into any new development or redevelopment plans.
Q	Livernois Road and Square Lake Road	Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.
R	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node, to complement the large scale office development across the City's boundary to the north, within the City of Rochester Hills.
S	Rochester Road and South Boulevard	This neighborhood node provides a suitable mix of uses to cater to the daily needs of the immediate residential area, while also providing a unique opportunity for specialty retailers, compact walkable residential development, and small-scale office development in an integrated, mixed-use setting.
T	Livernois Road and South Boulevard	Limited local commercial and housing for seniors in a dense development pattern should remain the primary focus of this neighborhood node.
U	Crooks Road and South Boulevard	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.

Rochester Road: Green Corridor



- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.

If Rochester Road is to have a defined role and pleasing character in the City, it must undergo a significant transformation over time. Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.

While the emphasis on innovative stormwater management is specifically called on for the Rochester Road Corridor, new low-impact techniques are to be encouraged elsewhere throughout the City of Troy. As noted in Chapter 7, innovative stormwater management is a priority for the community. Rochester Road will play an important role in this City-wide initiative by proving a regional showcase for such techniques.

New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. **Low impact development methods will be used throughout the corridor to filter stormwater runoff.** Rochester Road will also be characterized by effective new signage, high-quality lighting, and effective, complementary site and architectural design.

Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.

DESIGN CONCEPT

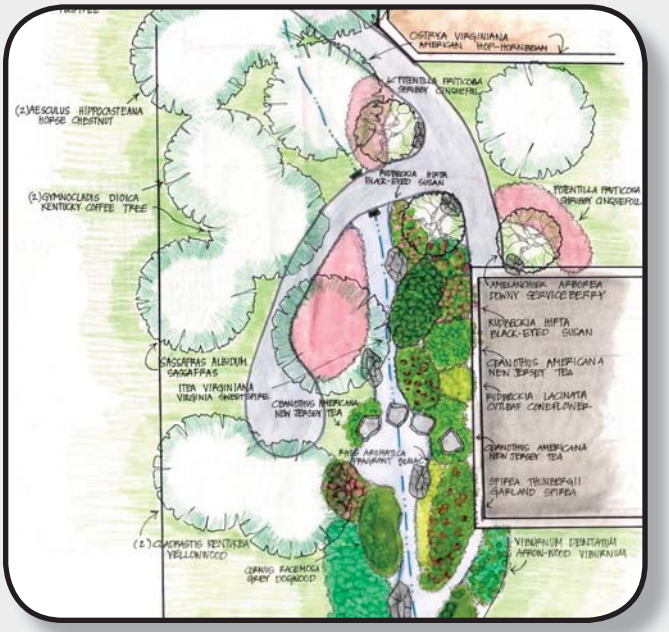
- Commercial strip development should be limited and gradually replaced with mixed use.
- Commercial development should be encouraged to expand in the form of dense multi-story mixed-use concentrations at major intersections. Concentrations are limited to within 1,000 feet of the intersection.
- The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual "pulse."

SITE DESIGN ATTRIBUTES

- Parking areas should be within rear yards or interior parts of the site. A single row of parking may be appropriate in front and exterior side yards in limited applications.
- Parking will connect to adjacent sites, eventually linking several developments with a rear access lane. The number of drives connecting to Rochester Road should be minimized.
- Defined internal walks will connect the businesses and buildings together.
- Internal walks will be connected to the public sidewalk system.
- Buildings will be separated from street traffic by a greenbelt or sculptural storm water detention basin.
- Height and size of signage will be reduced to contain visual clutter.

BUILDING DESIGN ATTRIBUTES

- The height at nodes will be multi-story not exceeding four stories.
- The height between nodes should not exceed two stories.
- Ground level stories should be, at a minimum, twelve feet in height; with large expanses of transparent glass at intersection nodes.
- Fenestration for the ground level of buildings in nodes will be accentuated through the use of awnings, overhangs or trim detailing.



Design for a Rain Garden in Troy; City of Troy

Lovell Pond in Troy; an example of an innovative, urban stormwater basin; Photo by Jennifer Lawson

DATE: January 5, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: ELECTION OF OFFICERS FOR 2012

The Planning Commission By-Laws call for the election of Officers (Chair and Vice Chair) and recommendation of appointments to the Zoning Board of Appeals (ZBA Representative and ZBA Alternate) each January at the Planning Commission Regular meeting.

The Chair shall take nominations from the floor for each position, with the election following immediately thereafter.

Article 3 of the Planning Commission By-Laws is attached for your information.

Attachments:

1. Planning Commission By-Laws (excerpt).

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BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY PLANNING COMMISSION (EXCERPT)

ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF BZA REPRESENTATIVES

Section 1. Each January at the Regular Meeting, the Planning Commission shall:

A. Conduct elections of Officers (Chairman and Vice Chairman); and

B. Recommend appointments to Board of Zoning Appeals (BZA Representative and BZA Alternate).

The Chairman shall take nominations from the floor with the election immediately thereafter.

Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a BZA Representative or Alternate.

Section 3. The Planning Commission Officers shall take office immediately following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The BZA Representative and BZA Alternate shall assume their responsibilities following confirmation of their appointments by City Council. The BZA Representative and BZA Alternate shall hold their office for a term of one (1) year, or until their successors are appointed and assume office.

Section 4. The Method of Voting on Nominees shall be as follows:

A. The Chairperson shall ask for nominations from the floor. A second shall not be required in order to nominate a person as an Officer or BZA Representative or BZA Alternate. The chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the chairperson that there are no further nominations, the chair shall inquire “are there further nominations?” If there are no further nominations, the chair shall declare the nominations as closed.

B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.

C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by roll call vote.

D. If there is more than one nominee for a position, voting shall take place by calling the roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.