PLANNING COMMISSION

MEETING AGENDA

SPECIAL/STUDY MEETING

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

John J. Tagle, Chair, Donald Edmunds, Vice-Chair
Michael W. Hutson, Edward Kempen, Tom Krent, Philip Sanzica
Gordon Schepke, Robert Schultz and Thomas Strat

July 24, 2012 **7:00 P.M.** **Council Board Room**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES – July 10, 2012 Regular Meeting

4. PUBLIC COMMENT – For Items Not on the Agenda

5. ZONING BOARD OF APPEALS (ZBA) REPORT

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

7. PLANNING AND ZONING REPORT

PLANNED UNIT DEVELOPMENT

8. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 004) – Big Beaver Center (formerly "The Monarch") PUD, North side of Big Beaver Road between Alpine and McClure, Section 20, Currently Zoned PUD 004 and R-1B (One Family Residential) Districts

CONDITIONAL REZONING REQUESTS

9. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 007, *formerly File Number Z 740*) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) District to IB (Integrated Industrial and Business) District

10. CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza, West side of Crooks, South of Square Lake (5500 New King), Section 8, From PUD 13 (Planned Unit Development 13) to CB (Community Business) and OM (Office Mixed Use) Districts

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

12. PLANNING COMMISSION COMMENT

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.*

Vice Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 10, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke

Absent:
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-07-043
Moved by: Schepke
Seconded by: Sanzica

RESOLVED, To approve the Agenda as printed.
Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-07-044
Moved by: Krent
Seconded by: Schepke

RESOLVED, To approve the minutes of the June 26, 2012 Special/Study meeting as submitted.

Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

Mr. Savidant referenced Section 3.10 D of the Zoning Ordinance, Voting Requirements, that stipulates five (5) consenting votes are necessary for preliminary site plan and special use approval. Mr. Savidant indicated the applicant could request a postponement of the item until such time that a full Board is present.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 396) – Proposed Golden Mustang Auto Repair, Southwest Corner of John R and Brinston (2251 John R), Section 26, Currently Zoned IB (Integrated Business and Commercial) District

Mr. Carlisle reviewed the proposed application and brought to the Board's attention that the petitioner submitted a landscape plan prior to the beginning of tonight's meeting. Mr. Carlisle recommended approval of the Special Use request and Preliminary Site Plan application contingent on (1) adding one Spruce tree along the parking lot that is shown in the calculation but not shown on the landscape plan; (2) removing asphalt off Brinston Avenue; and (3) submitting to the Planning Department proposed repairs and paint colors.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Kelly Esman of 567 Chesterfield, Birmingham, was present to represent the petitioner. Mr. Esman said the color would be a soft gray.

Resolution # PC-2012-07-045
Moved by: Hutson
Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Golden Mustang Auto Repair, located on the southwest corner of John R and Brinston (2251 John R), Section 26, currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Indicate proposed repairs and paint colors.
2. Remove driveway apron pavement off Brinston Avenue.
3. Submit a landscape plan prepared in conformance with the City of Troy's Landscape Design Standards.

Discussion on the motion on the floor.

Mr. Schepke said he is excited to see what appears to be a great usage and viable business for the site.

There was a brief discussion on the format of the Resolution because the Planning Department is already in receipt of the landscape plan.

Mr. Savidant indicated the Resolution is acceptable as presented.

Vote on the motion on the floor.

Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED

CONDITIONAL REZONING REQUEST

6. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza, West side of Crooks, South of Square Lake (5500 New King), Section 8, From PUD 13 (Planned Unit Development 13) to CB (Community Business) and OM (Office Mixed Use) Districts

Mr. Savidant said the petitioner submitted revised plans yesterday. Mr. Savidant recommended to go forward with the Public Hearing but to postpone the item to a future date to allow time for internal departmental review and time for the Planning Consultant to prepare a report on the revised plans. He advised the petitioner that the application must meet the conditional rezoning agreement and briefly addressed the petitioner's request for flexibility with respect to the proposed hotel or office building.

Mr. Hutson clarified his position with conditional rezoning applications and said he is not in favor of this application at this point in time because the petitioner is asking for flexibility with the project and is not providing a clear-cut plan.

Mr. Krent briefly addressed the internal traffic flow with respect to getting to the McDonald's restaurant from the proposed hotel or office.

Mr. Savidant suggested the possibility of submitting two complete site plans for approval; Option A for the proposed hotel and Option B for the proposed office building.

The petitioner, Michael Gordon of Moiseev/Gordon Associates, was present. He stated they are conscientiously working with the landscape architect to provide more green space.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-07-046
Moved by: Hutson
Seconded by: Schepke

RESOLVED, That the Planning Commission postpone the item to the July 24, 2012 Special/Study meeting.

Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED

SITE CONDOMINIUM DEVELOPMENT

7. PRELIMINARY SITE PLAN REVIEW – Proposed Beachview Estates Site Condominium, 8 units/ lots, West side of Beach Road, 1000' South of Long Lake, Section 18, Currently Zoned R-1A (One Family Residential)

Mr. Savidant gave a brief review of the application. Mr. Savidant said the petitioner is making a strong effort toward an alternative plan to incorporate Planning Commission comments expressed at the June 26, 2012 Special/Study meeting.

The petitioner requested a postponement of the item to allow additional time to work on an alternative plan.

Resolution # PC-2012-07-047
Moved by: Sanzica
Seconded by: Schepke

RESOLVED, To postpone the item until such time that the applicant submits a complete site plan application.

Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED

OTHER BUSINESS

8. REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank, 125 Stephenson Highway and 1250 W. 14 Mile, Section 35, From 0 (Office) to IB (Integrated Industrial and Business) District

Mr. Savidant gave a brief review of the application.

The petitioner, Jason Horton of Lormax Stern Development Company, was present. Mr. Horton distributed three drawings. The first drawing depicted the existing site. The two conceptual drawings showed: a) use of the existing building for storage and potentially adding a Building A; and b) the existing building demolished and redevelopment of the site.

Mr. Hutson shared his position on conditional rezoning applications and stated he would not be in favor of the application at this point in time because there are too many options open for development of the site.

There was discussion on:
- Prohibited use list provided by the petitioner.
- Allowable uses in IB district.
- Layout of two story buildings with respect to surrounding residential.

Mr. Carlisle addressed the following items with the petitioner:
- Light and heavy manufacturing use.
- Bus terminal use.
- 30’ greenbelt.
- Parking.

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

Mr. Savidant announced that City Council appointed Edward Kempen as the new Planning Commissioner to fill the vacancy of Mark Maxwell.

There was general Planning Commission discussion.

The Regular meeting of the Planning Commission adjourned at 7:54 p.m.

Respectfully submitted,

_____

Donald Edmunds, Vice Chair

_____

Kathy L. Czarnecki, Recording Secretary

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DATE: July 19, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 004) – Big Beaver Center (formerly "The Monarch") PUD, North side of Big Beaver Road between Alpine and McClure, Section 20, Currently Zoned PUD 004 and R-1B (One Family Residential) Districts

The applicant, AF Jonna Development, submitted an application for a Planned Unit Development. The Monarch PUD received Final PUD Approval from City Council on December 19, 2005. The development featured two residential towers (12 stories and 23 stories tall) that included 155 condominiums and 9 live-work units, 18,000 square feet of retail, a 319-space parking structure and 52 villa townhouse units to the north. Construction never started for this project, and the property went into foreclosure. The applicant has purchased the property and proposes Big Beaver Center PUD. The revised project includes a one-story 24,000 square foot retail building and a 4,000 square foot bank branch along the Big Beaver frontage, with 16 single family residential units to the north.

The Master Plan classifies this area as Big Beaver Corridor. A description of this classification is attached.

The Planning Commission is a recommending body for this item. The applicant seeks the following approvals at this time:

1. Rezone the northern two parcels from R-1B to Big Beaver Center PUD
2. Concept Development Plan (CDP) approval for the Big Beaver Center PUD
3. Preliminary Development Plan (PDP) approval for the Big Beaver Center PUD

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the PUD application. 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 agrees with the recommendation.

There is a public hearing scheduled for this item at the July 24, 2012 Planning Commission Special/Study meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.

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PROPOSED RESOLUTION

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 004) – Big Beaver Center (formerly "The Monarch") PUD, North side of Big Beaver Road between Alpine and McClure, Section 20, Currently Zoned PUD 004 and R-1B (One Family Residential) Districts

Resolution # PC-2012-07-
Moved by:
Seconded by:

WHEREAS, the Planning Commission hereby postpones this item until such time that the applicant submits a complete Concept Development Plan and Preliminary Development Plan application that addresses the issues identified in the Planning Commission report.

Yes:
No:

MOTION CARRIED/FAILED

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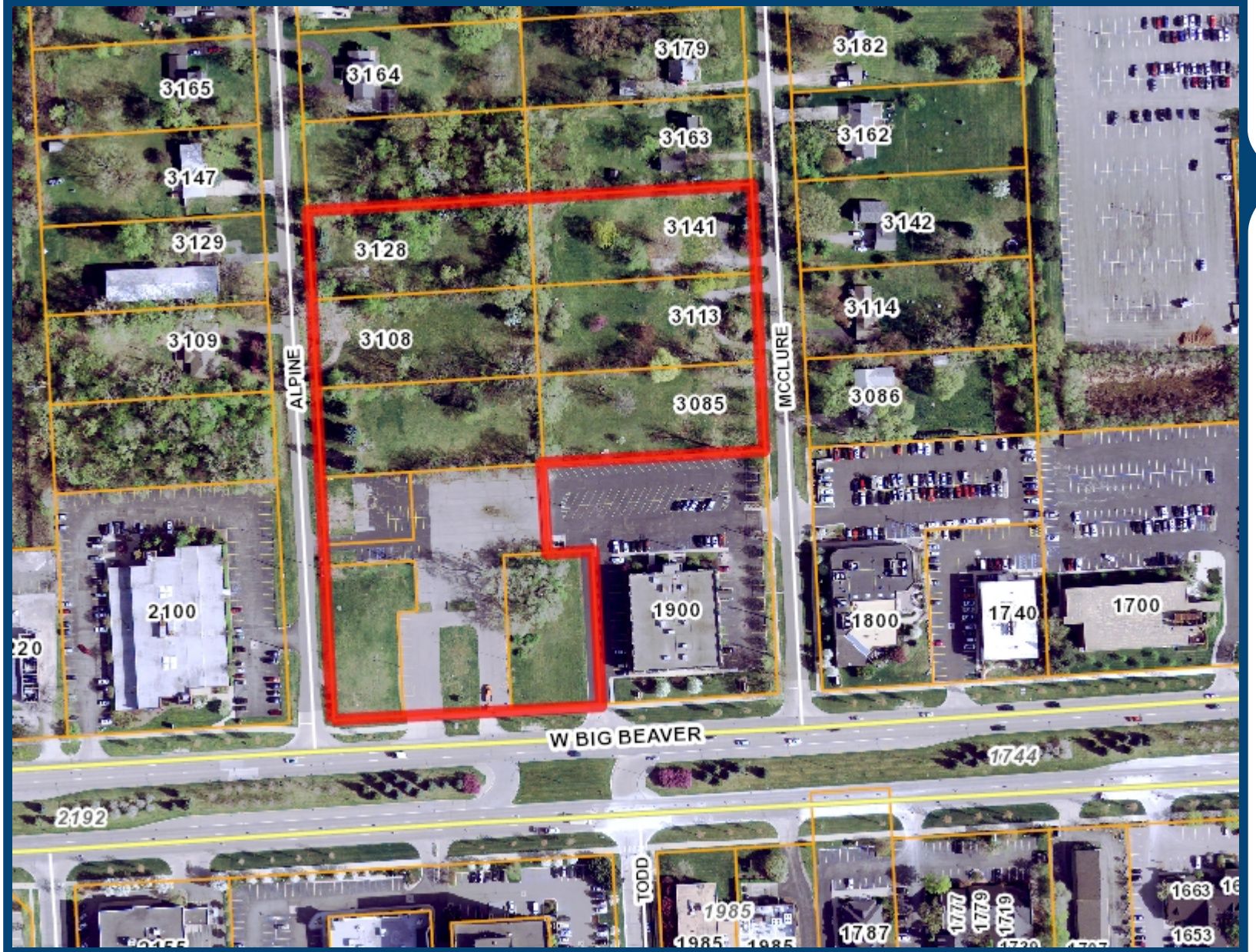
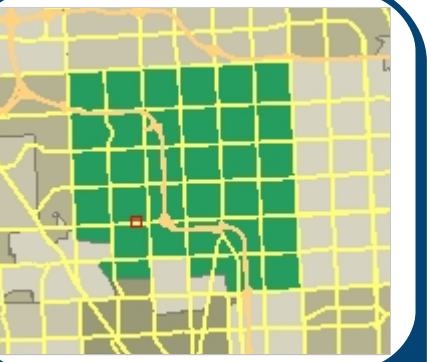
Big Beaver Center PUD

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

398 0 199 398 Feet

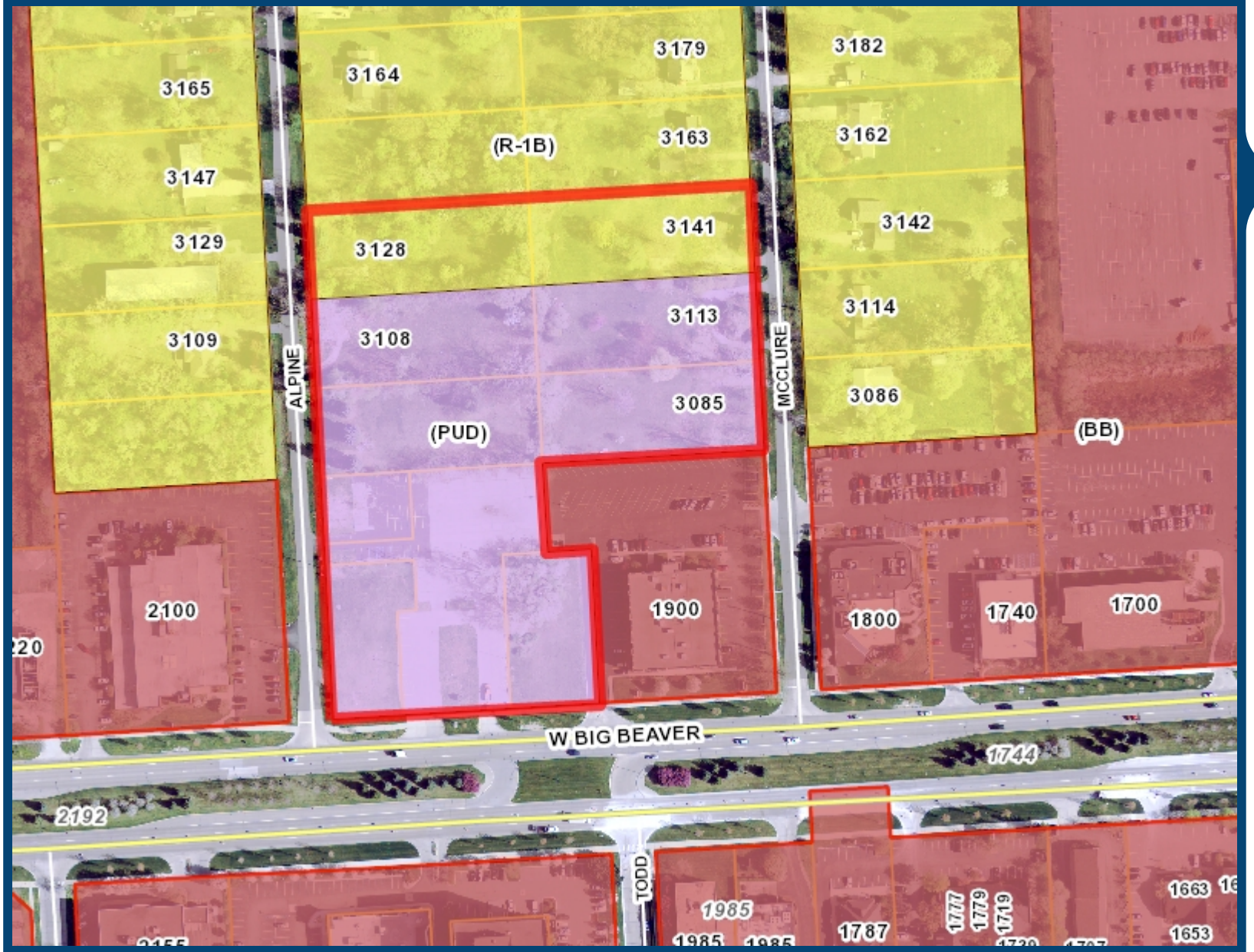
Scale 1: 2,390

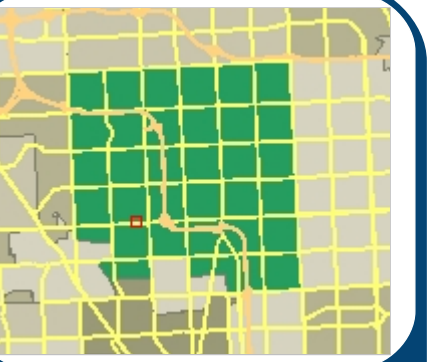
Printed: 3/8/2012

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.

Big Beaver Center PUD

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

398 0 199 398 Feet

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Big Beaver Road: A World Class Boulevard

- ***Home to large, landmark projects and mixed-use regional destinations.***
- ***Central gathering area of the community.***
- ***A collection of international corporations, local companies, and establishments which complement these high-visibility uses.***

The Big Beaver Road corridor is responsible for the first impression many people have throughout Michigan when they think of the City of Troy. The high-rise buildings, Somerset Collection, and its immediate proximity to I-75 are frequently the main elements visitors remember about the Corridor and the City. **In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.** In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Gateways, Districts and Transitions
- Trees and Landscape as Ceilings and Walls
- Walking Becomes Entertainment - Much to Observe & Engage In
- Mixing the Uses Turns on the Lights - Energetic Dynamic of Mixed Uses with a Focus on Residential
- The Automobile & Parking are No Longer #1.
- Civic Art as the Wise Sage of the Boulevard

The uses and character of this future land use category are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations.

This Study provided a comprehensive analysis of the existing and potential characteristics of this important area. The planned future land uses in the Big Beaver Corridor are in large part considered mixed-use, to allow for a wave of new residential development and the redevelopment of individual sites to make a more meaningful contribution to the quality of life of the City. The main difference between the various mixed-use districts planned in the Study is building height. The intended characteristics of the various districts are also very different, and are the topic of in-depth analysis in the Study. Some important recommendations of that Study are listed below.

- Moving toward the creation of distinct physical districts by building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers.
- Becoming flexible with land use relationships. The use of vertically integrated mixed-use commercial, office and residential towers should be promoted. The use of prominent ground floor retail, restaurants and cafes allows visual interest and activity for visitors and residents.
- Contain parking in structures that are shared by surrounding developments. Do not allow off-street parking to be visible from major thoroughfares.
- Landscape Big Beaver and intersecting thoroughfares with rows of mature trees.

DESIGN CONCEPT

- This will be a vibrant high-rise business and residential district.
- Pedestrian use will be promoted through massive landscaping, wide sidewalks, outdoor cafes, and public art.
- The Big Beaver Corridor Study and Big Beaver Development Code provide for a specific land development pattern.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.

SITE DESIGN ATTRIBUTES

- Parking should be located in rear yards.
- Development should include intense street tree planting along Big Beaver.
- Cafes, plazas, parks and similar amenities to draw pedestrians will be encouraged.
- Buildings will frame the street network by building to the front and side property lines. Exceptions for cafes, plazas and access roads may be permitted.

BUILDING DESIGN ATTRIBUTES

- Buildings should rise in height toward Crooks Road in the east-west direction.
- Buildings should rise in height toward Big Beaver in the north-south direction.
- Ground level stories should be a minimum of twelve feet in height; with large expanses of transparent glass.
- Fenestration at the ground level should be highlighted through the use of awnings, overhangs or trim detailing, and building caps or roofs should provide a visually interesting skyline.

Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.

Concept Sketch from the Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.

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: July 16, 2012

Concept and Preliminary Planned Unit Development and Preliminary Site Plan Review For City of Troy, Michigan

GENERAL INFORMATION

Applicant	A.F. Jonna Development Company
Project Name:	Big Beaver Center: northeast quadrant
Plan Date:	July 10, 2012
Location:	Northeast corner of Big Beaver Road and Alpine
Zoning:	PUD and R1-B One Family Residential
Action Requested:	Planning Commission review and recommendation to the City Council for approval of the Concept Development Plan, Preliminary Development Plan, and Preliminary Site Plan Review.
Required Information:	Deficiencies noted.

PROCEDURE

The procedure for review and approval of a PUD is a three-step process; however the action can be expedited to combine the concept and preliminary PUD approval:

- The first step is an application for and approval of a Concept Development Plan. The Concept Development Plan, Development Agreement, and rezoning the R-1B portion to PUD are approved by the City Council following recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.
- The second step of the review and approval process is application for and approval of a Preliminary Development Plan for the entire project, or for any one or more phases of the

project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission. The preliminary Development Plan approval includes preliminary site plan approval.

At this meeting the applicant is seeking approval of both Concept and Preliminary Planned Unit Development. Please note that if the Planning Commission recommends approval on the Concept PUD, and Preliminary PUD the matter is then forwarded to the City Council. This matter will not come back before the Planning Commission unless a future amendment is sought.

- The final step of the review and approval process is the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments are submitted to the Planning Department for administrative review, and the Planning Department, with the recommendation of other appropriate City Departments, has final authority for approval of such Final Development Plans.

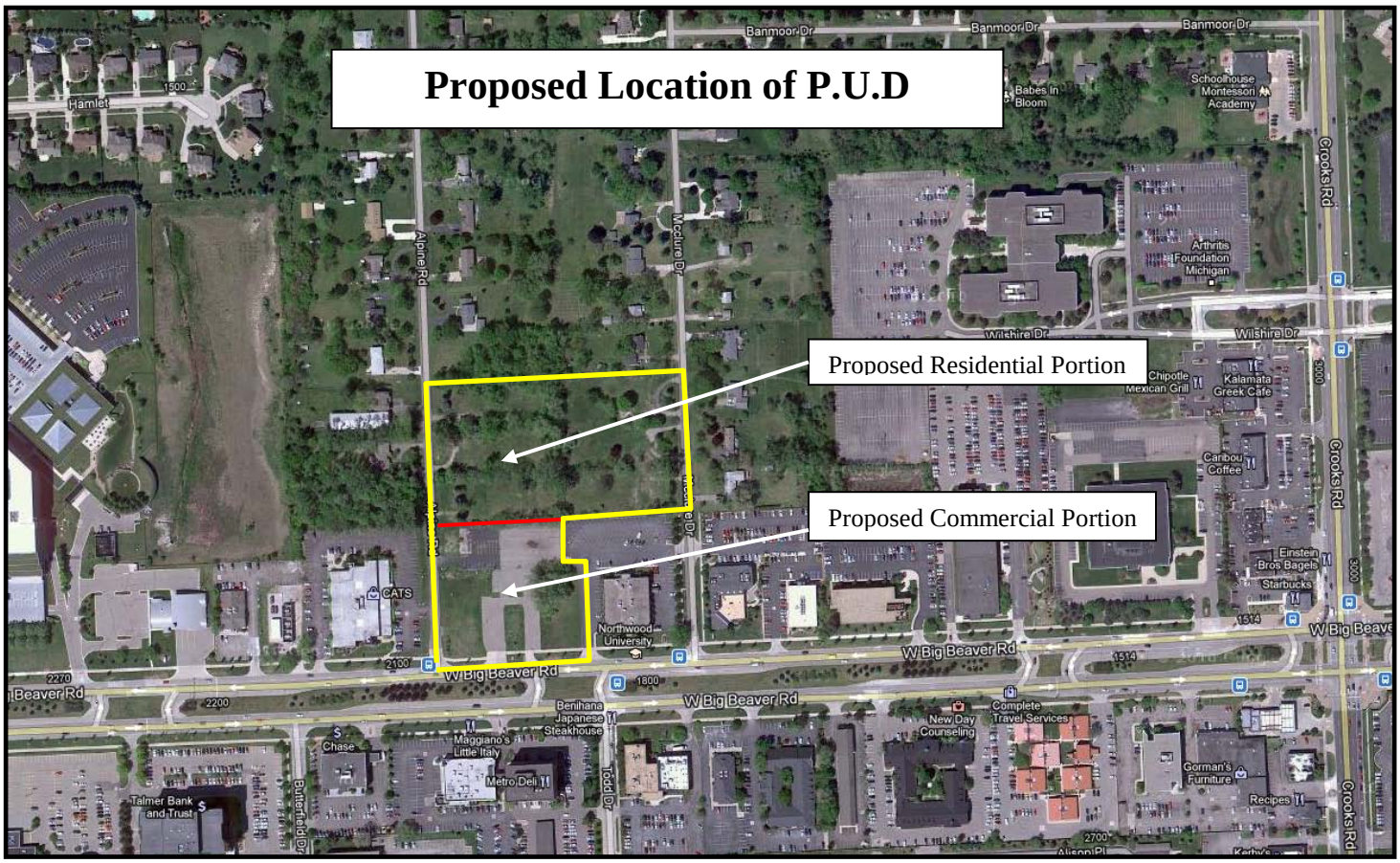
Though we have tried to be as succinct as possible, we recognize that this review is rather lengthy. As a result we have divided it into four sections: 1). Project Summary: Master Plan and overall PUD design; 2). Site Plan Review for Commercial Portion of PUD; 3). Site Plan Review for Residential Portion of PUD; and 4). Standards for Approval.

PART 1: PROJECT SUMMARY

SITE DESCRIPTION, AND CONCEPT PLAN

The applicant is proposing a Planned Unit Development (PUD) on an existing vacant 7.5 acres site. The 2.54 acre commercial portion of the site has no buildings but some portions are improved with asphalt. The 4.96 acre residential portion is entirely vacant.

The proposed PUD includes 27,397 square feet of retail space in two (2) buildings and sixteen (16) single-family lots. The commercial portion includes a 3,397 sq/ft free-standing drive-thru bank and a 24,000 sq/ft retail building, which can be divided into multiple store fronts. The applicant proposes to construct a new street between Alpine Road and McClure Road, parallel to Big Beaver Road, which the new 16 detached single-family lots will front on.



SITE HISTORY

This site was previously rezoned to PUD in 2005 as part of the "Monarch PUD" approval process. The approved "Monarch PUD" included two (2) multiple-story towers;

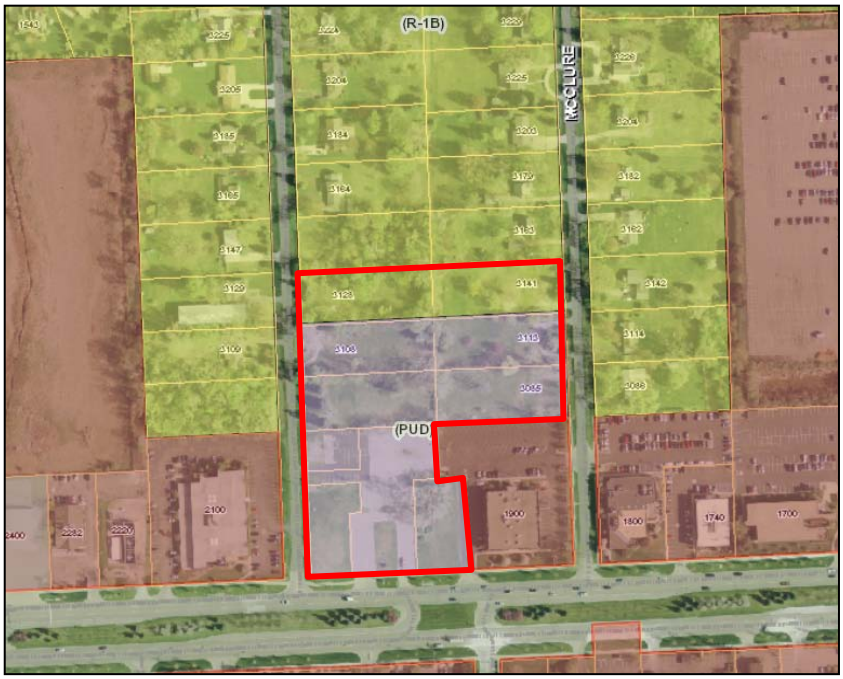
- Two residential towers (12 stories and 23 stories tall) were proposed to front Big Beaver Road that included 155 condominiums, including nine live-work units.
- 319-space parking structure, 73 surface spaces, and 104 garage unit spaces for a total of 496 spaces.
- 52 villa townhouse units that spanned the northern part of the property.
- Specialty retail consisting of 17,690 square feet.

However due to economic timing the project was never built. The proposed development is greatly reduced in scale and potential impact to the adjacent single-family neighborhood.

While the "Monarch PUD" has expired, the site remains zoned as Planned Unit Development. This PUD application is considered a new PUD application and is reviewed accordingly under Article 11 of the Ordinance.

NEIGHBORING ZONING AND LAND USE

The majority of the site is zoned PUD. The two northernmost parcels are zoned R1-B. These were purchased as part of the Monarch PUD, for an increased buffer from the single-family neighborhood to the north; however these parcels were not rezoned as part of the Monarch PUD. Adjacent zoning and land uses to the subject property are listed below:



	Use	Zoning
North	Single Family Residential	R1-B: One Family Residential District
South	Office and Commercial	BB: Big Beaver Road
East	Office: Northwood University and Detroit Auto Dealers Association	BB: Big Beaver Road
West	Office: CATS	BB: Big Beaver Road

Nearby land uses include a collection of office and commercial uses to the south, east and west, and single family residential to the north.

Items to be Addressed: *None.*

MASTER PLAN and OVERALL DESIGN

The site is within the "Urban Mixed Use District: Troy City Center" district of the Big Beaver Corridor Plan and is within the Big Beaver Corridor district in the Troy 2008 Master Plan. As its name implies, the primary focus of the Urban Mixed Use District with the Corridor Study is to promote mixed use development which includes retail, office, and residential. Ground level spaces front on Big Beaver should be occupied by shops, entertainment, restaurant, and similar uses that stimulate interest and activity. The upper-level floors should be occupied by office and residential uses.

The Urban Mixed Use District is envisioned as the "city center" with a dense mix of uses and pedestrian amenities. This site is located at the heart of the Troy City Center, where building heights are anticipated to be 10—12 stories in height, dropping to four to six stories in intermediate zones to the north and south, and finally decreasing to three and two stories at the districts northern and southern edges.

The uses and character of Big Beaver Corridor district in the Troy 2008 Master Plan are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations. Specifically desires of the Big Beaver Corridor district in the Troy 2008 Master Plan included:

- Building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers.
- The use of vertically integrated mixed-use commercial, office and residential towers should be promoted.
- The use of prominent ground floor retail, restaurants and cafes allows visual interest and activity for visitors and residents.
- Contain parking in structures that are shared by surrounding developments.
- Parking in rear and not visible from major throughfares.
- Buildings set close to the street.
- Buildings should rise in height toward Crooks Road in the east-west direction.
- Buildings should rise in height toward Big Beaver in the north-south direction.

The development of this significant 7.5 acre site is a unique opportunity to provide stimulus to future development of this important section of Big Beaver Road. We encourage the development of this site and we applaud the applicants attempt to turn a vacant, dilapidated site into a viable commercial development. Many of the aspects of the proposal meet the recommendations of the Big Beaver Corridor Study and Master Plan and we applaud the applicant for creating a unified commercial building placed along Big Beaver to create a presence and human-scale streetscape along the street. This building placement carries on the vision of the future redevelopment of Big Beaver Road. In addition we are encouraged with the proposal of prominent ground floor retail, restaurant uses, combined with interesting and pedestrian friendly architecture to create visual interest and activity. In addition as requested, the applicant has provided better building orientation, connection, and architectural consistency between the bank building and the retail building. These buildings are now connected with a pergola structure that serves not only as public art but directs pedestrians to the back side of the

buildings. As a result of these changes the applicant has provided a more welcoming and inviting space between the bank building and retail building.

Furthermore, the residential portion of the development advances the Master Plan. The Plan calls for more residential uses on or near Big Beaver. The distance from Somerset will allow for potential pedestrian activity. Conventional R-1B zoning would allow the applicant to construct 12 units. The applicant is proposing 16 units. The slight increase in density will provide a natural transition between the established single-family neighborhood to the north and the commercial portion of the PUD.

As noted in early reports we have worked closely with the applicant regarding the ability to create additional massing on the site. Based on the experience and understanding of the applicant, a multiple story building is not market feasible at this time. The applicant did explore creating office uses on the upper floors but due to an overabundance in the office market additional office space was not market feasible. While we understand the desire for increased massing and bulk, we recognize the current market conditions that limit development as envisioned in the Big Beaver Corridor Plan and Master Plan. It is likely that this site would sit vacant for the unforeseeable future if a multi-story development were required. Furthermore, it should be noted that what the applicant is proposing is consistent with the Big Beaver corridor which allows one-story buildings. In addition, the applicant has provided significant investment and public benefit through pedestrian amenities along Big Beaver. These pedestrian amenities along Big Beaver not only advance the intent of the Master Plan they also provide a significant public benefit by offering a pedestrian style and scale building that can be an example to be emulated along the Big Beaver corridor. Provided a few site planning changes (see site plan review section below) overall the applicant has taken the appropriate measures to mitigate any potential negative impacts upon the adjacent single-family residential neighborhood to the north and provide the massing, scale, and overall development size as envisioned in the master plan.

The only relief requested by the applicant is the drive-through for the bank and the increase in residential uses from 12 to 16. Through the PUD process the city is obtaining more public benefit in the form of pedestrian amenities and architectural character than what is required to be provided.

Items to be Addressed: *None*

PUD standards are addressed later in this memo.

PART 2: COMMERCIAL SITE PLAN REVIEW

AREA, WIDTH, HEIGHT, SETBACKS

The site plan includes a small table titled "Zoning Information" on Sheet G0.0.1. Physical standards relating to matters such as building height, bulk, density, parking and setbacks will be determined based upon the specific PUD plan presented. The dimensional requirements as proposed are as follows:

	Required:	Provided:
Lot Area	N/A	2.54 acres
Building Height	N/A	26'-4" retail / bank
Setbacks		
Front (Big Beaver)	N/A	19'
Side	N/A	18'-2" east 27'-8" west
Rear	N/A	209' retail 231'-11" bank
Greenbelt	10' Along Alpine Drive	12'
	10' Along Big Beaver Road	19'
Parking Setbacks		
Front	0'	126'
Side	0'	21' to 33'-8" east 12' west
Rear	0'	4'-6"

We have confirmed the calculations shown on Sheet G0.0.1 for the above requirements.

Items to be Addressed: *None.*

PARKING, LOADING, DRIVE-THROUGH

All the parking is located behind the building on Big Beaver Road. The site plan shows 138 spaces including 12 stacking spaces for the bank drive-through.

Commercial Portion of PUD
For the various uses Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Bank: 1 space per 200 gross sq/ft Retail: 1 space per 250 gross sq/ft	3,397 sq/ft= 17 spaces 24,000 sq/ft = 96 spaces Total = 113 spaces	138 spaces
Barrier Free	5	5
Bicycle Parking	2	0
Loading	0	1
Total	**113 automobile + 2 bicycle**	**138 spaces + 0 bicycle**

Stacking:

	Required	Provided
Bank: 4 stacking space per window	3 windows = 12 stacking spaces	12 stacking spaces

In order to provide only as much parking as necessary and provide for greater open space and pervious surface the ordinance does not permit the over parking of sites. The applicant is providing more parking than required by ordinance; however providing less landscaping that required (see landscaping section). The applicant is asked to reduce the total amount of parking in order to provide for more landscaping area. In addition, the applicant shall provide at least two (2) bicycle parking spaces. We envision many people biking to this development. We encourage the applicant to incorporate bicycle parking as part of the overall design of the pedestrian realm on Big Beaver.

Items to be Addressed: *1). Reduce parking to increase amount of overall landscaping; and 2). Incorporate bicycle parking as part of the pedestrian realm on Big Beaver.*

TRAFFIC

The City's Engineering consultant OHM is conducting a study of traffic.

Items to be Addressed: *None; however applicant may be required to alter plan if traffic issues are found.*

SITE ACCESS, and CIRCULATION

Access to the site will be off an existing curb-cut along Big Beaver and three curb cuts off Alpine Drive. The existing curb cut off Big Beaver is used by the building to the east, and will require a cross access agreement between the two parties.

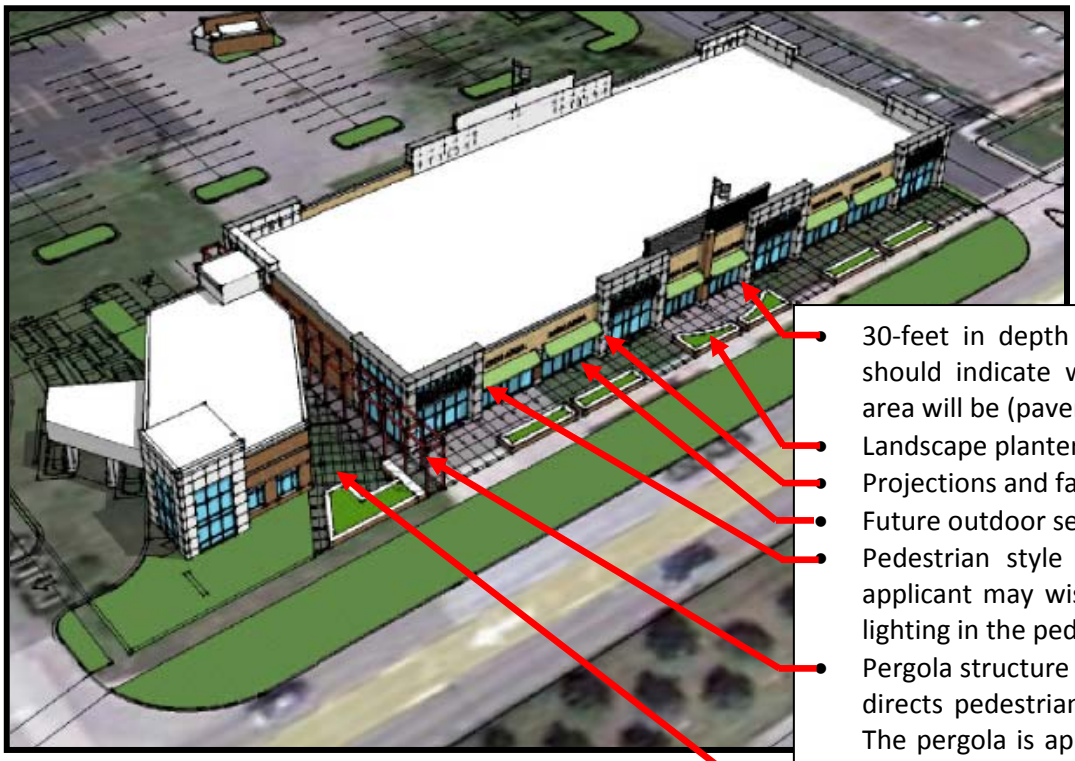
There is already one curb cut along Alpine and the proposed development will add two more. The southernmost curb cut along Alpine Drive is used only for bank drive-through egress. It appears that internal site circulation for automobiles are sufficient; however the applicant has not provided any turning templates for fire access and delivery truck access.

Part of OHM's traffic study is a review of site access.

Items to be Addressed: *Provide turning template for delivery trucks and fire trucks.*

PEDESTRIAN CIRCULATION

The applicant is proposing a significant benefit via pedestrian enhancements along Big Beaver Road. In addition to architectural details that invite and encourage the pedestrian, the applicant is also improving the "Pedestrian Realm (area between building and roadway)" with the following features:



- 30-feet in depth of pedestrian area. The applicant should indicate what the proposed material of this area will be (pavers, stamped concrete, etc).
- Landscape planter boxes
- Projections and façade articulation
- Future outdoor seating
- Pedestrian style and scaled building lighting. The applicant may wish to consider pedestrian style pole lighting in the pedestrian realm as well.
- Pergola structure that serves not only as public art but directs pedestrians to the back side of the buildings. The pergola is approximately 17 feet in height, made of galvanized steel, and painted red.
- Plaza in front of bank

These pedestrian amenities along Big Beaver not only advance the intent of the Master Plan they also provide a significant public benefit by offering a pedestrian style and scale building that can be an example to be emulated along the Big Beaver corridor.

In addition to the pedestrian amenities along Big Beaver, the applicant proposes a sidewalk along Alpine Drive. However, the proposed sidewalk along Alpine Drive ends at the proposed new street and should

be extended to the northern project line. In addition, the applicant should provide a sidewalk along McClure Road from its present termination to the northern project line

Items to be Addressed: *1). Indicate the material used as part of the expanded sidewalk; 2). Consider pedestrian style pole lighting in pedestrian realm; 3). Extend the proposed sidewalk along Alpine Drive to the northern project line; and 4). Provide a sidewalk along McClure Road from its present termination to the northern project line.*

ESSENTIAL SERVICES

Preliminary grading and utilities have not been shown. The City Engineer notes that this is area is well served by water and sewer, and can serve the proposed development.

Items to be Addressed: P*rovide preliminary grading and utilities.*

DRIVE-THROUGH

The bank is a proposing three (3) lane drive-through. The drive-through is accessed from a curb-cut off Alpine Road and exits onto a different curb-cut on Alpine Road. The Planning Commission will note that a text amendment was recommended for approval to allow drive-through for financial institutions on Big Beaver. While City Council has not acted upon the proposed amendment, the drive-through may be considered as part of the PUD process.

Items to be Addressed: *None.*

LANDSCAPING

The applicant has provided a landscape plan. The plan provides all necessary calculations regarding greenbelt, street trees, and parking lot landscaping requirements.

<u>Greenbelt and Street trees.</u>
A ten (10) foot wide greenbelt has been provided along Alpine Road and Big Beaver Road. 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.

As required by ordinance the applicant has provided eleven (11) trees along Alpine and twelve (12) trees along Big Beaver Road

<u>Minimum landscaped area</u>:
The site plan must provide 20 percent of overall landscaped area. The applicant is deficient in overall landscape area. The site plan shows only 12% overall site landscaping.

The applicant should either justify why the 20% overall site landscaping is not achievable or provide additional landscaping. The applicant may consider the following landscaping areas:

- Add a green roof to all or portions of the bank and/or retail building;
- Add additional landscaping internal to the parking lot; and

- Remove the northern most row of parking and replace with landscaping.

Parking lot landscaping:
Section 13.02.C establishes the requirements for parking lot landscaping. Based on 138 parking spaces provided, 19 parking lot trees are required. The plan includes 19 trees adjacent to the parking spaces.

Screening:
Through a combination of deciduous trees and shrubs, and coniferous trees, the applicant has met the parking lot screening requirements.

Items to be Addressed*: Add additional landscaping to comply with 20% site landscaping requirement.*

LIGHTING

The applicant has provided a lighting (photometric) plan. The applicant shall reduce the maximum lighting to no greater than 20 foot candles. Furthermore, the applicant shall turn-off or reduce lighting between the hours of 11:00 p.m. and sunrise. The applicant meets photometrics requirements at the property line.

It is difficult to tell from the plans which fixtures are being used in what locations. The photometric plan should more clearly indicate the proposed fixture locations, including the use of pedestrian scale pole lighting the pedestrian realm.

Items to be Addressed: *1). The applicant shall reduce the maximum lighting to no greater than 20 foot candles; 2). Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise; and 3). A revised photometric plan should be submitted which more clearly indicate the proposed fixture locations, including the use of pedestrian scale pole lighting the pedestrian realm.*

SIGNS

The applicant has not provided sufficient signage details to confirm potential signage. Though not required by ordinance, because this is a PUD, we encourage the applicant to submit a sign package for the entire site that will carry a consistent theme and greatly advance building design. The applicant should consider pedestrian style signage including the use of blade signs.

Items to be Addressed: *Submit sign package.*

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The architecture complies with the Big Beaver Form Based District standards including the use of material changes, a projection, façade articulation and fenestration to provide architectural detail and the use of windows as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, to provide ground story activation. See design standards below for more information.

The applicant should confirm the location of the bank transformer. The transformer should be located behind bank and screened and not located along Big Beaver Road.

In addition, as required for Preliminary PUD approval the applicant needs to submit 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.

Items to be Addressed: *1). Confirm location of bank transformer. Move behind bank building if necessary; and 2). submit 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.*

DESIGN STANDARDS

While this development is in zoned Big Beaver Form-Based, the Big Beaver design standards provide the Planning Commission with direction when reviewing the proposed development.

Façade Variation.

The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. ***Through the use of material changes, projections, façade articulation and fenestration, the applicant complies with this standard.***

Pedestrian Access / Entrance.

a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street.* ***The applicant should confirm if all retail stores will be assessable from Big Beaver.***

b. Pedestrian Connection. The pedestrian connection shall be fully paved and maintained surface not less than five (5) feet in width. ***Though the pedestrian amenities along Big Beaver the applicant greatly exceeds this requirement.***

c. Additional Entrances. In addition to the primary façade facing front façade and/or the right-of-way, if a parking area is located in the rear or side yard, must also have a direct pedestrian access to the parking area that is of a level of materials quality and design emphasis at least equal to that of the primary entrance. ***Complies***

Ground Story Activation.

The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. Transparency alternatives are permitted up to 80% of the 50% total along the front of buildings, and up to 100% of the sides of buildings. The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

Through the use of windows as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, the applicant complies with this standard.

Transitional Features

a. *Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.*

   Due to proximity of other commercial uses, the proposed bank and retail building is not a more intense use which would require transitional features. However, the building does offer adequate setbacks and furthermore will be buffered by the existing single-family neighborhood to the north via the proposed single-family portion of the development.

Site Access and Parking

a. *Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.* ***The applicant exceeds the allowable parking. The applicant should reduce the total amount of parking to provide for additional landscape and impervious surface area.***

b. *Location.*
   I. *When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.* ***Complies***

   II. *For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.* ***Complies***

   III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.* ***Not Applicable***

   IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.* ***The applicant has screened their parking lot in compliance with section 13.0.2.C.***

Items to be Addressed: *None*

PART 3: RESIDENTIAL SITE PLAN REVIEW

AREA, WIDTH, HEIGHT, SETBACKS

Thought the site plan shows dimensions on Sheet A0.1.2; the applicant has not provided a zoning calculation table. Such table should be provided by applicant. Physical standards relating to matters such as building height, bulk, density, parking and setbacks will be determined based upon the specific PUD plan presented. However, for Planning Commission consideration, we have compared the proposed residential to the surrounding R1-B dimensional requirements:

	Required:	Provided:
Front	40 foot	19'-2" – 38'-4"
Rear	45 foot	30 foot
Side	15 foot minimum for least side setback, 30 foot minimum combined setback	7'-6" foot minimum for least side setback, 15 foot minimum combined setback
Lot Size per Unit	15,000 square feet	10,500 – 14,400 sq/ft
Maximum Height	30 feet, 2.5 story	Not elevations submitted
Lot Width	120 feet by right, 108 feet with lot averaging	70' – 90' feet
Maximum Lot Area Covered by Buildings	30 percent	Information not provided
Minimum Floor Area per Unit	1,400 square feet	+ 3,000 square feet

As noted, the Planned Unit Development permits modification from zoning standards in order to provide better planned developments. One dimensional aspect of the development that we ask the applicant to consider is increasing the setback along the northern property line from 30 to 45 feet. This ensures compliance a with adjacent R-1B zoning and will mitigate potential concern from the adjacent northern lots. If the applicant were to increase the northern rear yard setback, we would support the proposed residential modifications. The modifications are requested to slightly increase the number of units. This increase in density is consistent with the Master Plan by providing more residential units on or near Big Beaver Road. Furthermore, the proposed development is compatible to the adjacent established single-family neighborhood and will serve as a nice transition from the denser commercial portion.

Items to be Addressed: *1). Submit a zoning calculation table; and 2). Increase the northern rear yard setbacks to 45 feet.*

PARKING

Residential Portion of PUD

For the residential portion of the PUD Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided

Single Family Residential: 2 spaces per unit	2 spaces per unit = 32 total spaces	The applicant has not provided elevations or lot layout details; however with garages, driveways, and on-street parking, the total number of parking spaces should exceed 32 total spaces.

Items to be Addressed: *None*

ACCESS

Vehicular Access

In order to serve the new 16 units, the applicant has created a new public road. The road complies with all public street requirements. As requested by staff, the applicant has installed a median island to serve as both a traffic calming effect and an interesting visual feature. Access to the residential development is adequate.

Pedestrian Access

The new public street is served with a 5-foot sidewalk on both sides. However, as noted the applicant has not provided sidewalks along their portion of McClure Road and the northern portion of Alpine Drive. Sidewalks should be provided.

Items to be Addressed: *Provide sidewalks along their entire portion that fronts on McClure Road and Alpine Drive.*

ESSENTIAL SERVICES

Preliminary grading and utilities have not been shown. The City Engineer notes that this is area is well served by water and sewer, and can serve the proposed development.

Items to be Addressed: *Provide preliminary grading and utilities.*

NATURAL RESOURCES

The subject property is currently unimproved and is encumbered with tree stands. The applicant has not provided a tree survey to indicate what trees will be removed. It is safe to assume most or all of the existing on-site trees will be removed. However, it should be noted that the applicant proposes significant planting of deciduous and coniferous trees along the new roadway and along the southern property line. The applicant should identify trees to be removed. The applicant is encouraged to selectively clear only those trees necessary and attempt to preserve as many significant trees as possible.

Items to be Addressed: *1). Identify trees to be removed; and 2). applicant is encouraged to selectively clear only those trees necessary and attempt to preserve as many significant trees as possible.*

LANDSCAPING

The landscaping for subdivisions and site condominiums shall apply. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	Required:	Provided:	Compliance:
Frontage Screening (Alpine and McClure)	One evergreen tree for every 10 lineal feet = 36 trees on both Alpine and McClure	12 along Alpine 14 along McClure	Deficient on both Alpine and McClure
Greenbelt Street Trees	New Road: 1 tree for every 50 linear feet = 12 trees on each side	13 street trees on both sides	Complies

Items to be Addressed*: Increase frontage screening on Alpine Drive and McClure Road as required by ordinance.*

FLOOR PLAN AND ELEVATIONS

The applicant has not submitted sample floor plans and elevations. In addition, as required for Preliminary PUD approval the applicant needs to submit 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.

Items to be Addressed: *1). Submit sample floor plans and elevations; and 2). submit 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.*

PART 4: STANDARDS

PUD STANDARDS

The PUD provisions of the Zoning Ordinance are found in Article 11. The PUD Section provides standards under Section 11.03 for Planning Commission to review. Many of the standards are addressed in our memo, however a summary of our comments in regards to the standards include:

11.03.A. The proposed development shall be applied for by a person or entity who has the legal right to execute a binding agreement covering all parcels in the PUD.

The submittal states that A.F Jonna Development Company, the applicant, is the owner of the property.

Section 11.03.B. The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

1. ***A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.***

The project includes a mix of uses, horizontally, as envisioned and desired by the Master Plan. The proposed mix of uses would not be permitted without the use of the PUD.

2. ***A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.***

The Applicant is providing a significant public benefit by greatly improving the "Pedestrian Realm (area between building and roadway)" with the following features:

- 30-feet in depth of pedestrian area
- Landscape planter boxes
- Plaza in front of bank
- Pergola structure that serves not only as public art but directs pedestrians to the back side of the buildings
- Awnings on buildings
- Future outdoor seating
- Pedestrian style and scaled building lighting

These pedestrian amenities along Big Beaver not only advance the intent of the Master Plan they also provide a significant public benefit by offering a pedestrian style and scale building that can be an example to be emulated along the Big Beaver corridor.

These significant public features are achievable through the PUD process.

3. ***A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.***

This project includes a collection of restaurant uses, retail spaces, and an under-represented type of residential unit in Troy. This compact project with a mix of uses will allow for the northern residential neighborhood to be served by adjacent retail uses. This is especially true given the project's walkable design, easily access, and integrated public common areas. Furthermore, without the PUD the significant public improvements would not be achievable.

4. ***Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.***

Not applicable

5. ***A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.***

As aforementioned, the applicant is proposing a significant amount of pedestrian amenities. However, the applicant should increase the total amount of landscaping to meet the 20% landscape area as required in the Big Beaver form-based district.

6. ***Appropriate land use transitions between the PUD and surrounding properties.***

The proposed single-family portion of the PUD will provide a natural transition between the established single-family neighborhood to the north and the commercial portion of the PUD.

7. ***Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.***

In order to provide increased open and landscaped area, the applicant is encouraged to consider a green roof.

8. ***Innovative and creative site and building designs, solutions and materials.***

The applicant has shown innovative and creative site and building design. As shown the Master Plan, the applicant has placed the building along Big Beaver to create a presence and human-scale streetscape along the street. This building placement carries on the vision of the future redevelopment of Big Beaver Road. In addition the applicant has provided an interesting mix of ground floor retail, restaurants uses, combined with interesting and pedestrian friendly architecture to create visual interest and activity. The development includes a compact collection of uses with integrated public areas and extensive pedestrian amenities between the various project components.

9. ***The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.***

The provided pedestrian amenities along Big Beaver and the pedestrian style and scale building create a unique style of development that is not common along Big Beaver. While note the total massing desired on Big Beaver, the development creates a dynamic urban environment and provides a building example to be emulated along the Big Beaver corridor.

10. ***The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.***

The proposed pedestrian amenities, architectural features, and residential units in close proximity to Big Beaver lend itself to creating a friendly pedestrian environment which reduces impact to the existing transportation system and enhances non-motorized facilities and amenities.

11. ***For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.***

The existing site is vacant, dilapidated and underutilized. The proposed development greatly enhances the current site and is appropriate for the area.

12. ***A complementary variety of housing types that is in harmony with adjacent uses.***

The proposed residential portion of the PUD is compatible to the adjacent established single-family neighborhood and will serve as a nice transition from the denser commercial portion.

13. ***A reduction of the impact of a non-conformity or removal of an obsolete building or structure.***

Not applicable; however, as noted the site is vacant, dilapidated, and underulitized. The proposed development will greatly improve the existing site.

14. ***A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.***

The development of this significant 7.5 acre site is a unique opportunity to provide stimulus to future development of this important section of Big Beaver Road. Many of the aspects of the proposal meet the recommendations of the Big Beaver Corridor Study and Master Plan by creating a development that fronts along Big Beaver to create a presence and human-scale streetscape along the street. The building placement carries on the vision of the future redevelopment of Big Beaver Road. In addition the applicant has proposed prominent ground floor retail, restaurants uses, combined with interesting and pedestrian friendly architecture that creates visual interest and activity.

15. ***Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:***

a. ***The bulk, placement, and materials of construction of the proposed structures and other site improvements.***
b. ***The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.***
c. ***The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.***
d. ***The hours of operation of the proposed uses.***
e. ***The location, amount, type and intensity of landscaping, and other site amenities.***

The proposed development is complementary and greatly enhances the surrounding area. The applicant has taken the appropriate measures to mitigate any potential negative impacts upon the adjacent single-family residential neighborhood to the north.

16. ***Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various muses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.***

The applicant exceeds this parking maximum by two (2) spaces (113 x 120% = 136). The applicant should reduce the total number of parking by two (2) spaces. The applicant is encouraged to reduce the total number of parking by greater than two (2) spaces to provide for additional landscaping and pervious surface in the parking lot. In addition, the applicant shall provide at least two (2) bicycle parking spaces.

17. ***Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.***

Not applicable

18. ***The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.***

The proposal complies with all federal, state and local laws and coordinates with existing public facilities.

SUMMARY OF FINDINGS

We provide two parts to our recommendation, first with regard to the Planned Unit Development as reviewed under Section 11.03 and secondly in regards to the site plan.

Planned Unit Development Concept and Preliminary Plan

We find that the proposed development meets the PUD standards as outlined in Section 11.03. The development of this significant 7.5 acre site is a unique opportunity to provide stimulus to future development of this important section of Big Beaver Road. Many of the aspects of the proposal meet the recommendations of the Big Beaver Corridor Study and Master Plan by creating a development that fronts along Big Beaver to create a presence and human-scale streetscape along the street. This building placement carries on the vision of the future redevelopment of Big Beaver Road. In addition the applicant has proposed prominent ground floor retail, restaurants uses, combined with interesting and pedestrian friendly architecture that creates visual interest and activity.

Through the PUD process the city is obtaining more public benefit in the form of pedestrian amenities and architectural character than what is required to be provided. We believe the compact, integrated design and complementary mix of uses included in this project would benefit the Big Beaver Corridor and the City of Troy.

Site Plan

While we support the concept of the PUD, we recommend that the following items be addressed and/or resubmitted prior to Concept Development Plan (CDP) and Preliminary Development Plan (PDP) approval:

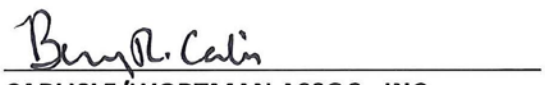
<u>Commercial</u>

1) *Reduce parking to provide for more landscape area;*
2) *Incorporate bicycle parking as part of the pedestrian realm on Big Beaver;*
3) *Address any recommendations based on the review by OHM in regards to traffic, parking, access, and circulation;*
4) *Provide turning template for delivery trucks and fire trucks;*
5) *Indicate the material used as part of the expanded sidewalk;*
6) *Consider pedestrian style pole lighting in pedestrian realm;*
7) *Provide preliminary grading and utilities;*
8) *Add additional landscaping to comply with 20% site landscaping requirement. Consider a green roof;*
9) *Reduce the maximum lighting to no greater than 20 foot candles;*
10) *Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise;*
11) *A revised photometric plan should be submitted which more clearly indicate the proposed fixture locations, including the use of pedestrian scale pole lighting the pedestrian realm;*
12) *Submit sign package;*
13) *Conform location of bank transformer. Move behind bank building if necessary;*
14) *Submit 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; and*

15) *Provide additional screening or other site considerations if directed by the Planning Commission to better screen the drive-through from Big Beaver.*

Residential

1) *Submit a zoning calculation table;*
2) *Increase the northern rear yard setbacks to 45 feet;*
3) *Submit sample floor plans and elevations;*
4) *Provide sidewalks along their entire portion that fronts on McClure Road and Alpine Drive;*
5) *Submit 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;*
6) *Extend the proposed sidewalk along Alpine Drive to the northern project line;*
7) *Provide a sidewalk along McClure Road from its present termination to the northern project line.*
8) *Provide preliminary grading and utilities;*
9) *Identify trees to be removed;*
10) *Applicant is encouraged to selectively clear only those trees necessary and attempt to preserve as many significant trees as possible; and*
11) *Increase frontage screening on Alpine Drive and McClure Road as required by ordinance.*



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

A.F. Jonna Development Co.

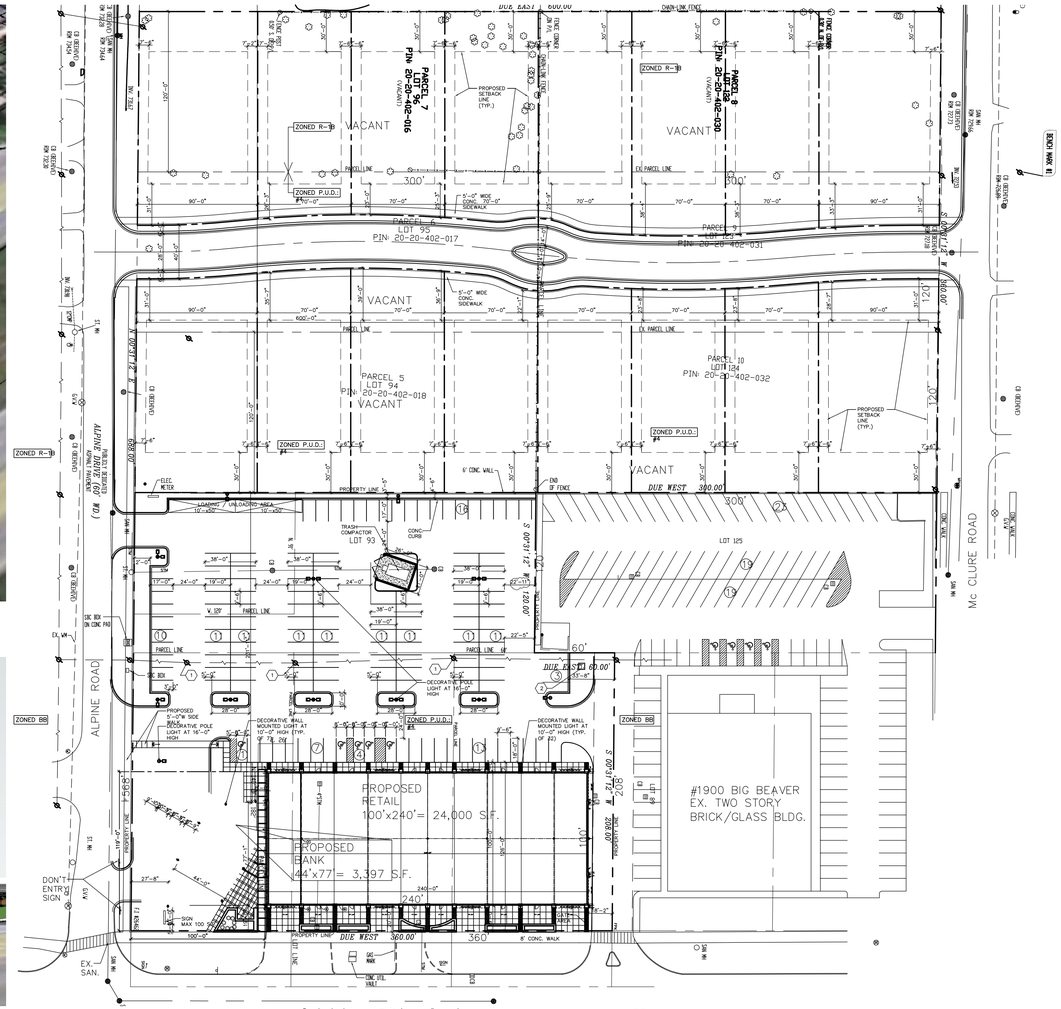
Big Beaver Center (Retail & Bank)

City Of Troy, Michigan.

FRONT ELEVATION
NOT TO SCALE

FRONT ELEVATION (DETAIL)
NOT TO SCALE

VIEW SOUTH - WEST CORNER
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER
RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE

COVER SHEET

DWG. NO.

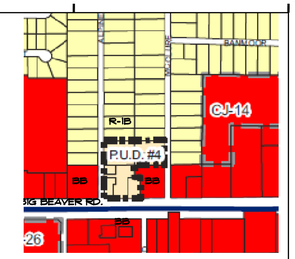
G0.1.0

Big Beaver Center

Northeast Quadrant Big Beaver Rd. & Alpine
Troy, Michigan.

07/10/2012 For Site Plan Approval

1 G002 LOCATION MAP SCALE: N.T.S.



2 G002 ZONING MAP SCALE: N.T.S.

CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA			
COMMERCIAL		110,877.16 S.F. (2.54 AC.)	
RESIDENTIAL		215,992.8 S.F. (4.96 AC.)	
TOTAL		326,869.96 S.F. (7.5 AC.)	
ZONED	P.U.D.: #4	P.U.D.: #4	
CONSTRUCTION TYPE		II-B	M.B.C.-09, SEC. 602
USE GROUP		M, B, A-2	M.B.C.-09, SEC. 309
BUILDING AREA			
BANK		3,397 S.F.	
RETAIL		24,000 S.F.	
TOTAL		27,397 S.F.	
BUILDING HEIGHT		26'-4" (RETAIL), (BANK)	
BUILDING SETBACKS			
FRONT		19'-0"	
SIDE		18'-2" (E), 27'-8" (W)	
REAR		209'-0" (RETAIL), 231'-11" (BANK)	
GREENBELT	10'-0" ALONG ALPINE	12'-0"	ORD. SEC. 13.02
	10'-0" ALONG BIG BEAVER RD.	19'-0"	
PARKING SETBACKS			ORD. SEC. 13.06
FRONT	0'-0"	126'-0"	
SIDE	0'-0"	21'-0" TO 33'-8" (E), 12'-0" (W)	
REAR	0'-0"	4'-6"	
PARKING			ORD. TABLE 13.06-A
BANK	1 SPACE / 200 GROSS S.F. 3,397 S.F. / 200= 17 SPACES		
DRIVE-THRU BANK	4 STACKING / WINDOW OR DRIVE-UP ATM 3 LANES x 4 = 12 SPACES	12 SPACES	
RETAIL	1 SPACE / 250 GROSS S.F. 24,000 S.F. / 250= 96 SPACES		
TOTAL	113 SPACES + 12 STACKING SPACES	138 SPACES + 12 STACKING SPACES	
	101-150 SPACES= 5 B.F. SPACES 151-200 SPACES= 6 B.F. SPACES	5 B.F. SPACES (INCLUDED ABOVE)	ICC/ANSI A117.1-2003
SPACE SIZE	9'-0"W x 23'-0"L @ 0-15 DEG W/ 12'-0" AISLE		ORD. TABLE 13.06-B
	9'-0"W x 19'-0"L @ 16-37 DEG W/ 11'-0" AISLE		
	9'-0"W x 19'-0"L @ 38-57 DEG W/ 13'-0" AISLE		
	9'-0"W x 19'-0"L @ 58-74 DEG W/ 18'-0" AISLE		
	9'-6"W x 19'-0"L @ 75-90 DEG W/ 24'-0" AISLE		
LOADING/UNLOADING	5,001 S.F. - 60,000 G.S.F. = 1 SPACE + 1 SPACE PER EA. ADDITIONAL 20,000 GFA = 2 SPACES	2 SPACES	ORD. TABLE 13.09-A
SPACE SIZE	10'-0" x 50'-0"	10'-0" x 50'-0"	
SIGNAGE			SIGN ORD. CH. 85
WALL SIGN		UNDER SEPARATE PERMIT	
GROUND SIGN	SETBACK		SIGN ORD. CH. 85 TABLE 85.07.05
	S.F.		
	HIGH		

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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Website: www.s-m-associates.com

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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER
RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE

ZONING ANALYSIS

DWG. NO.

G0.0.1

of

A.F. JONNA DEVELOPMENT CO. — OWNER
4036 TELEGRAPH RD., SUITE 201, BLOOMFIELD HILLS. MI 48302 PH: (248)593-6200

SERRA-MARKO AND ASSOCIATES INC. — ARCHITECT
189 E. BIG BEAVER, SUITE 106, TROY, MI 48083 PH: (248)457-6903

CALVIN HALL & ASSOCIATES — LANDSCAPE CONSULTANT
16000 W. NINE MILE RD., SOUTHFIELD, MI 48075 PH: (248)557-5588

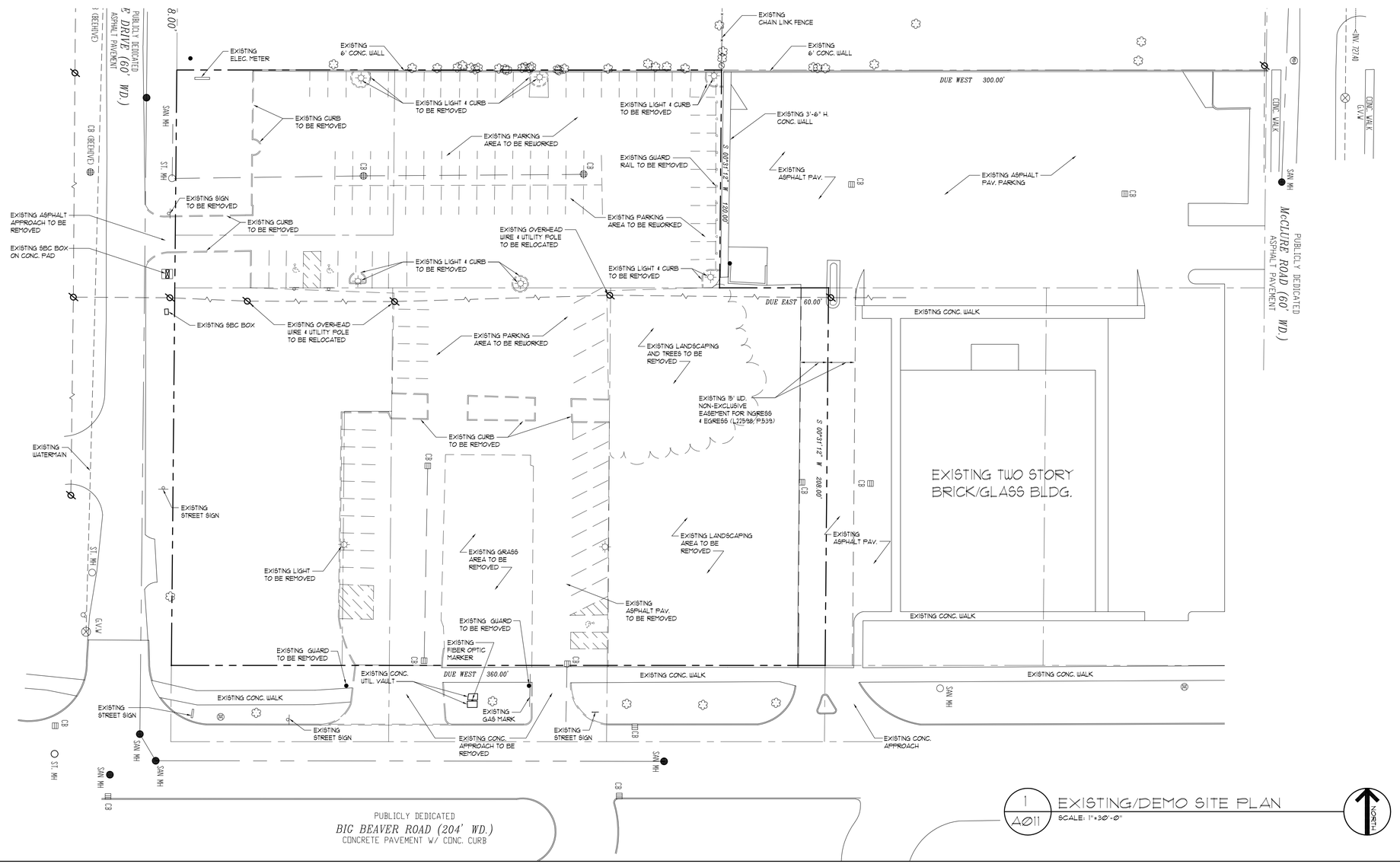
TOWER CONSTRUCTION — CONTRACTOR
2550 TELEGRAPH RD., SUITE 111A, BLOOMFIELD HILLS. MI 48302 PH: (248)2878200

DRAWING LIST:

GENERAL:
G0.1.0 COVER SHEET
G0.0.1 ZONING ANALYSIS

LANDSCAPE:
L5-1 LANDSCAPE PLAN
L5-2 LANDSCAPE PLAN-SINGLE FAMILY
L5-3 PLANT MATERIAL LIST, PLANTING DETAILS & NOTES

ARCHITECTURAL:
A0.1.1 COMPOSITE SITE PLAN
A0.1.2 ENLARGED EXISTING/DEMO SITE PLAN
A0.1.3 ENLARGED PROPOSED SITE PLAN
A0.3.1 PHOTOMETRIC PLAN
A0.3.2 PHOTOMETRIC SCHEDULES & CUT SHEETS
A1.0.1 FLOOR PLAN & ELEVATIONS
A2.0.1 ELEVATIONS



1 A011 EXISTING/DEMO SITE PLAN

SCALE: 1"=30'-0"

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ARCHITECTURAL DESIGNERS
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SITE PLAN APPROVAL
07-10-2012

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TROY, MI

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1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

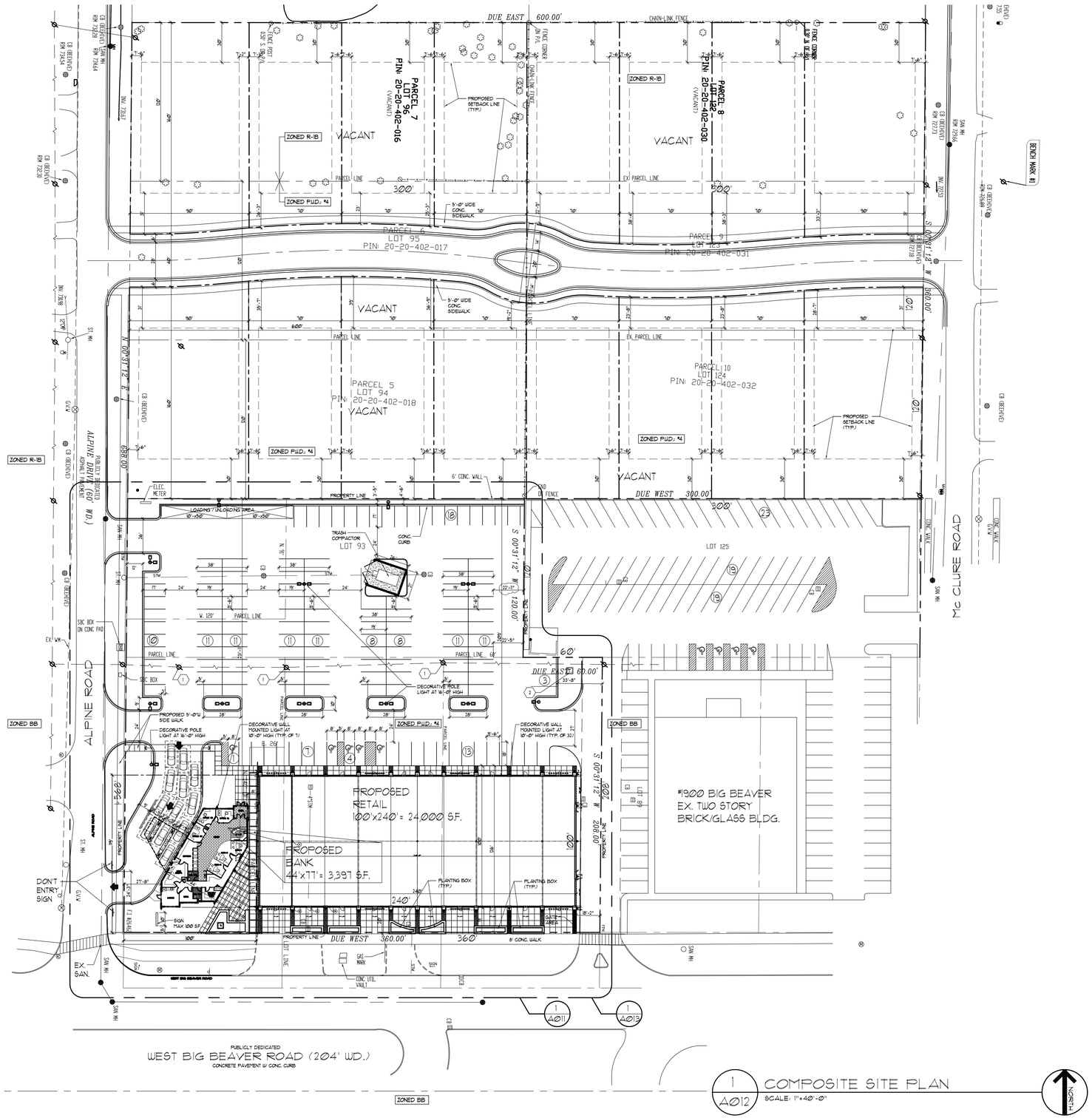
SHEET TITLE

EXISTING/ DEMO SITE PLAN

DWG. NO.

A0.1.1

of



1 / A012 COMPOSITE SITE PLAN

SCALE: 1"=40'-0"

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ARCHITECTURAL DESIGNERS
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RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
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TROY, MI

JOB NO.	A11-1133

ISSUANCES

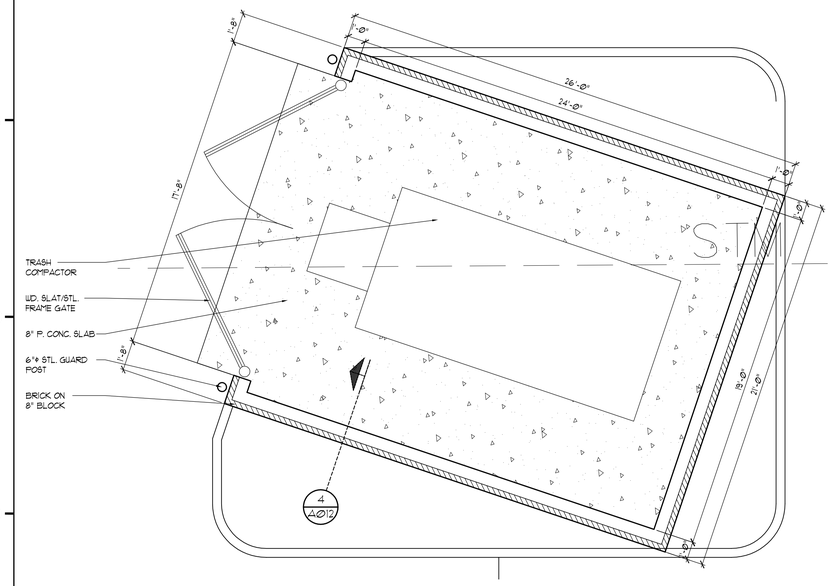
NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE

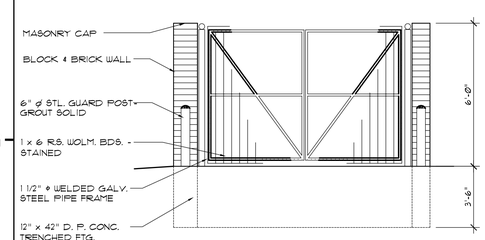
PROPOSED
SITE PLAN

DWG. NO.

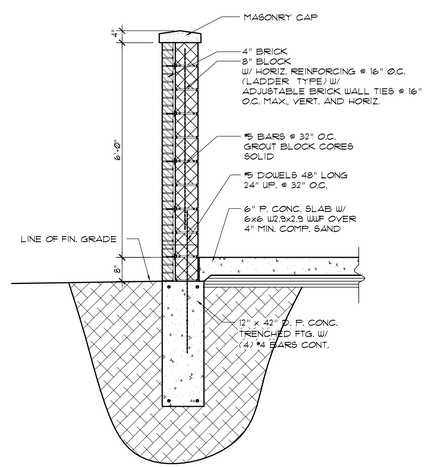
A0.1.2



2 A012 REFUSE PLAN
SCALE: 1/4" = 1'-0"



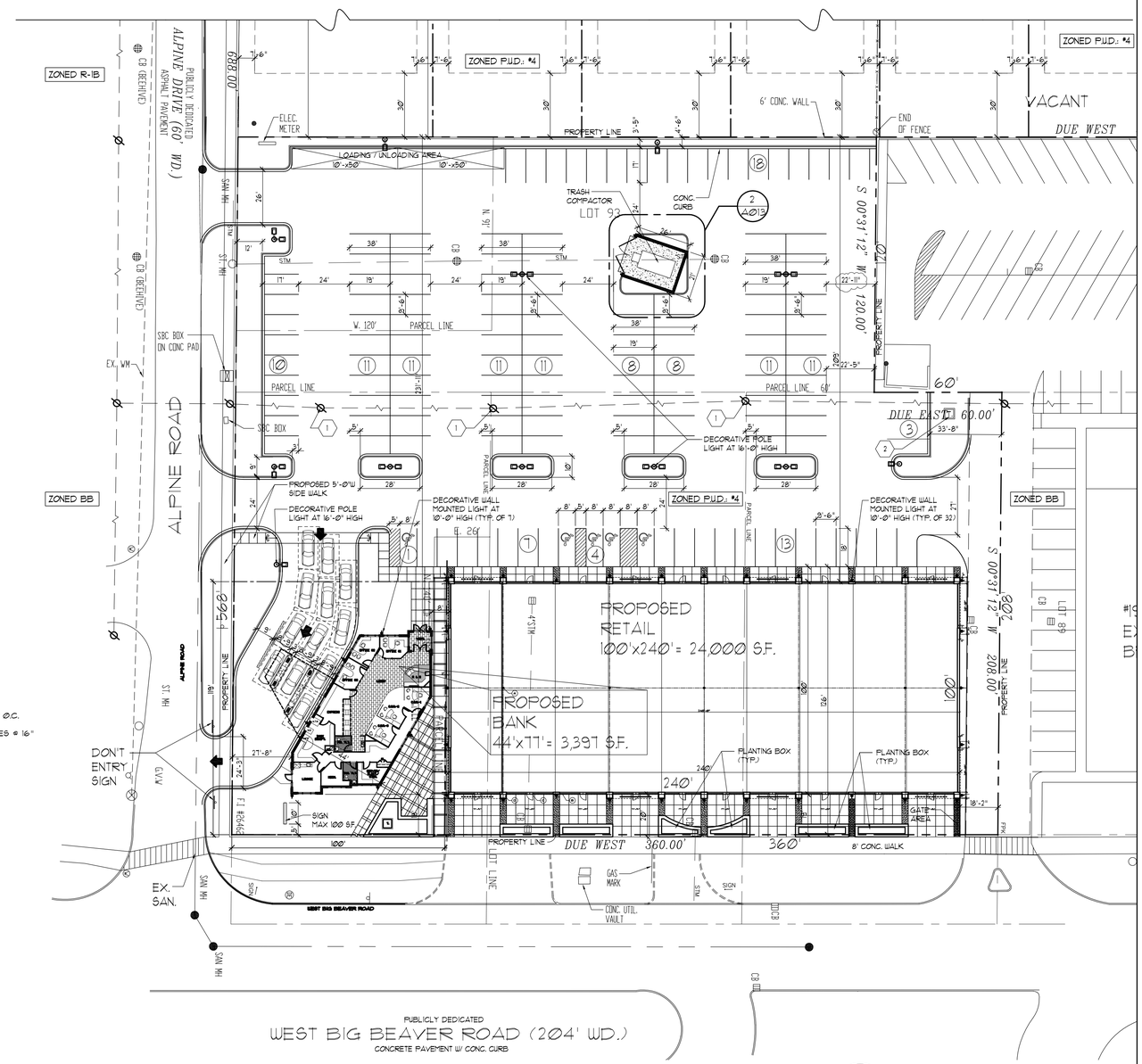
3 A012 REFUSE ELEVATION
SCALE: 1/4" = 1'-0"



4 A012 REFUSE SECTION
SCALE: 1/2" = 1'-0"

SITE PLAN KEYED NOTES:

1. EXISTING LIGHT POLE TO BE RELOCATED.
2. ELECTRICAL TRANSFORMER.



1 A013 PROPOSED SITE PLAN
SCALE: 1"=30'-0"

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ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

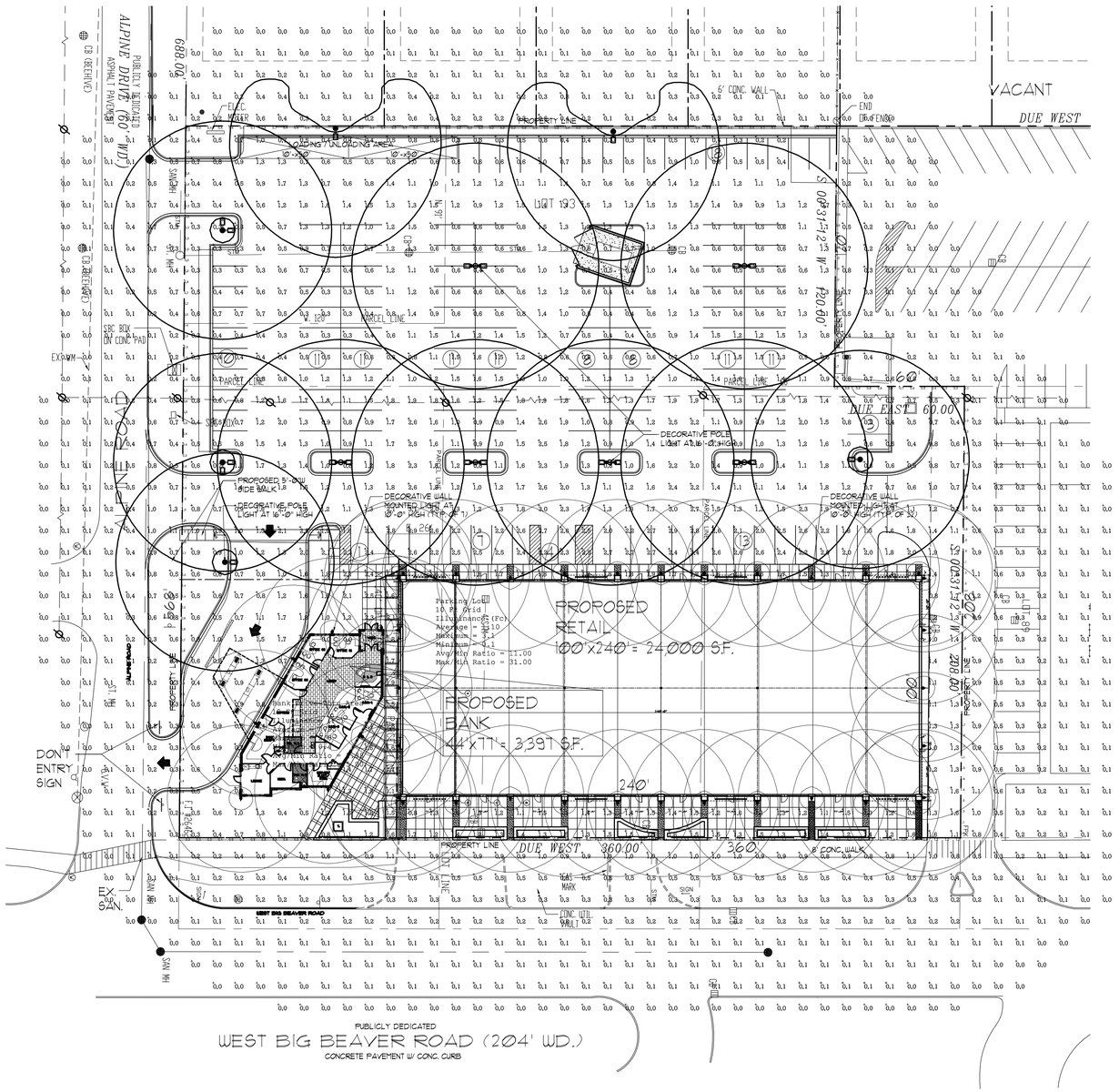
JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE
PROPOSED SITE PLAN

DWG. NO.
A0.1.3
of



1 / A031 PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

NORTH

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
Tel: 248.457.6903 Fax: 248.457.6906
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BIG BEAVER CENTER
RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

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BIG BEAVER & ALPINE RD.
TROY, MI

JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE

PHOTOMETRIC PLAN

DWG. NO.

A0.3.1

of

Calculation Data

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Absolute Lumens	Watts	LLF	BUG Rating	Description
	4	RL54-5V-4K-80-3-CN-14 Ft	SINGLE	6771	84.8	0.930	B3-U5-G2	RL54 LED Post Top, GX2 80 LED Lumilock, Type V, 4000K, 14 Ft. Mtg. Ht.
	39	RL52-5V-4K-40-3-CN-10 Ft	SINGLE	3642	43.6	0.930	B2-U4-G3	RL52 LED Post Top, GX2 40 LED Lumilock, Type V, 4000K, 10 Ft. Mtg. Ht. on Wall
	6	2-RL54-5V-4K-80-3-CN-14 Ft	BACK-BACK	6771	169.6	0.930	B3-U5-G2	Twin RL54 LED Post Tops, GX2 80 LED Lumilock, Type V, 4000K, 14 Ft. Mtg. Ht., Back-to-Back
	2	RL34-3V-4K-80-3-CN-14 Ft	SINGLE	6883	85.2	0.930	B2-U5-G3	RL34 LED Post Top, GX2 80 LED Lumilock, Type III, 4000K, 14 Ft. Mtg. Ht.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Property Line	Illuminance	Fc	0.72	1.5	0.1	7.20	15.00	5 Ft Grid
Bank Drive-Thru Area	Illuminance	Fc	0.95	2.0	0.4	2.38	5.00	10 Ft Grid
Parking Lot	Illuminance	Fc	1.10	3.1	0.1	11.00	31.00	10 Ft Grid

100 Craftway | P.O. Box 128
Littlestown, PA 17340
Phone: 717-359-7131
Fax: 717-359-9515
www.hadco.com

Date:	Project ID#	REV:	Issued By:	Program:
03.01.2012	120217-U24-60	B	PMD	AGI32 -V2.04 REV01

Contact: Dennis Morgan - Laidlaw & Morgan - 248-618-6382

JOB NAME: **Big Beaver Retail Application Report**

PHILIPS HADCO

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
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PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
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TROY, MI

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ISSUANCES

NO	DESCRIPTION	DATE	BY
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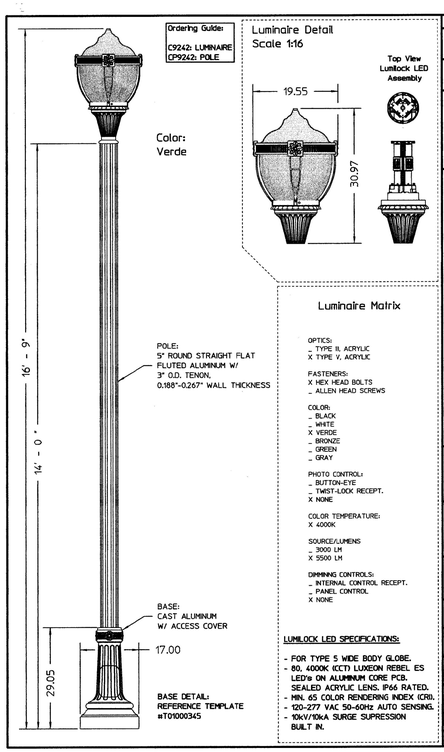
SHEET TITLE
PHOTOMETRIC SCHEDULES & CUT SHEETS

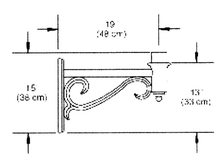
DWG. NO.
A0.3.2
of



Wall Mount (PTW2280) Specification Sheet

Project Name: Location: MFG: Philips Hadco

Fixture Type: Catalog No.: Qty:



Ordering Guide

Example: PTW2280 A

Product Code	PTW2280	Wall Mount
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy .

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

WARRANTY:
Three-year limited warranty.

Height :
15" (38 cm)

Length:
19" (48 cm)

ISO 9001:2008 Registered

Page 1 of 1

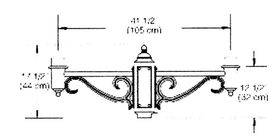
PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips
HW1

Twin (PTH2220) Specification Sheet

Project Name: Location: MFG: Philips Hadco

Fixture Type: Catalog No.: Qty:



Ordering Guide

Example: PTH2220 P3 A

Product Code	PTH2220	Twin
Post diameter	P3	3" Post Mount
	P4	4" Post Mount
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy .

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

MOUNTING:
Cast Aluminum Hub mounts to a 3" OD x 3" long (P3) [if applicable] or 4" OD x 6 1/2" long (P4) [if applicable] tenon and is secured with at least (3) 5/16"-18 stainless steel set screws.

WARRANTY:
Three-year limited warranty.

Height :
17 1/2" (44 cm)

Length:
41 1/2" (105 cm)

EPA:
1.35 sq. ft.

ISO 9001:2000 Registered

Page 1 of 1

PHILIPS HADCO

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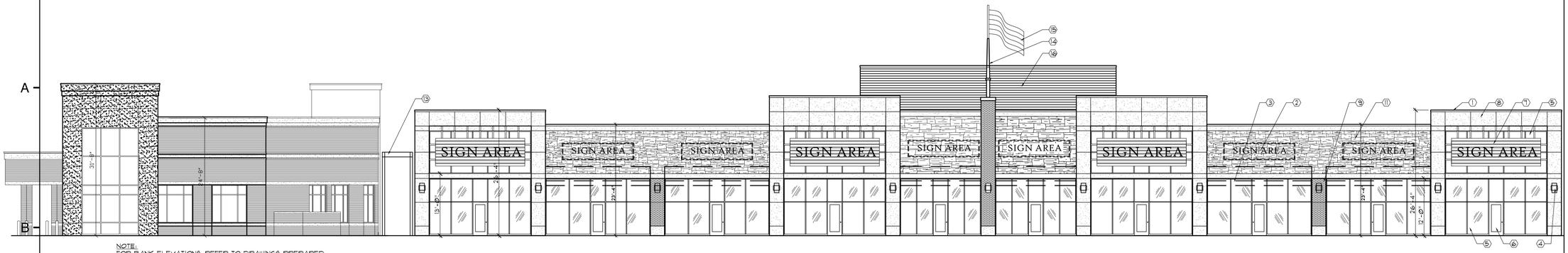


NOTE:
FOR BANK ELEVATIONS, REFER TO DRAWINGS PREPARED BY MICHAEL A. BOGGIO ASSOC. ARCHITECTS.

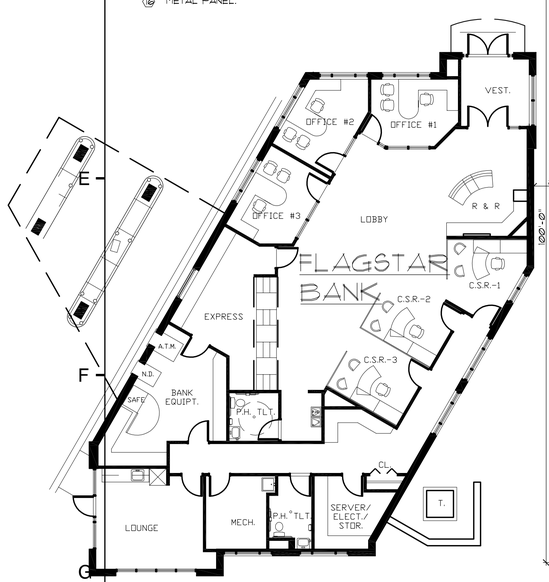
1 A3.0 SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

ELEVATION KEYED NOTES

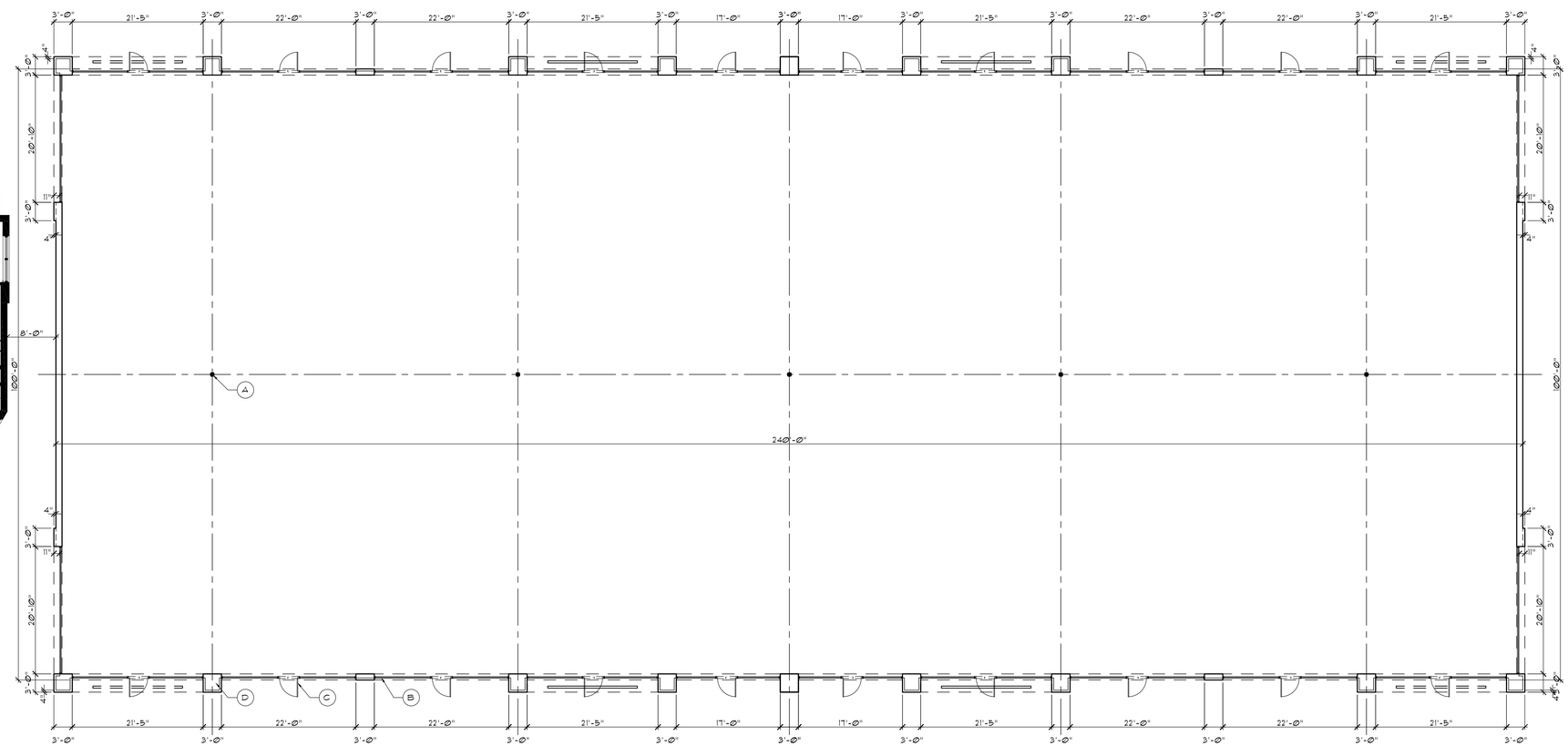
1. PRE-FINISH METAL COPING
2. SIGN AREA
3. CANOPY
4. DECORATIVE WALL MOUNTED LIGHT FIXTURE
5. INSUL. GLASS WINDOW SET IN ALUM FRAME
6. INSUL. GLASS DOOR SET IN ALUM FRAME.
7. STRUCTURAL METAL PANELS FOR SIGN SUPPORT
8. LIMESTONE PANEL
9. BRICK VENEER
10. 12" LIMESTONE BAND
11. STACKED STONE (NATURAL STONE)
12. ROOF LINE
13. PAINTED GALVANIZED STEEL.
14. FLAG POLE.
15. FLAG.
16. METAL PANEL.

FLOOR PLAN KEYED NOTES:

- A STEEL COLUMN.
- B INSUL. GLASS WINDOW SET IN ALUM. FRAME.
- C INSUL. GLASS DOOR SET IN ALUM. FRAME.
- D PIER.



NOTE:
FOR BANK FLOOR PLAN, REFER TO DRAWINGS PREPARED BY MICHAEL A. BOGGIO ASSOC. ARCHITECTS.



2 A3.0 FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
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Website: www.s-m-associates.com

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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
07-10-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

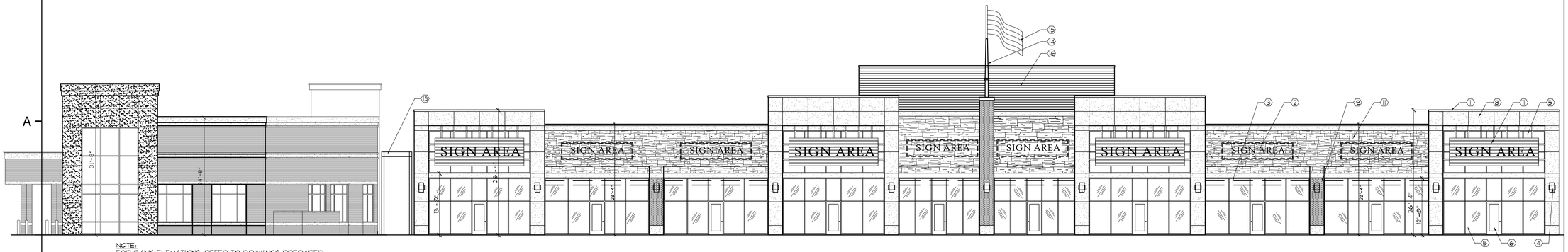
JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

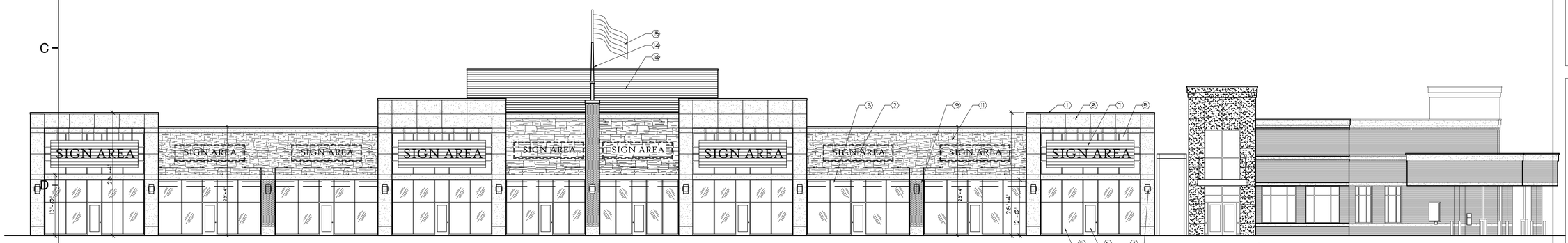
SHEET TITLE
PROPOSED FLOOR PLAN & FRONT ELEVATION

DWG. NO.
A3.0.1
of



NOTE:
FOR BANK ELEVATIONS, REFER TO DRAWINGS PREPARED BY MICHAEL A. BOGGIO ASSOC. ARCHITECTS.

1 / A302 SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"



NOTE:
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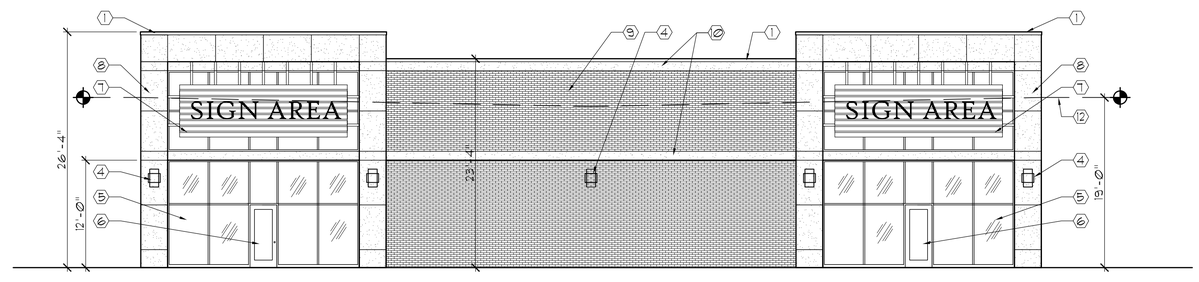
1 / A302 NORTH ELEVATIONS
SCALE: 3/32" = 1'-0"



4 / A302 EAST AND WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

1. PRE-FINISH METAL COPING
2. SIGN AREA
3. CANOPY
4. DECORATIVE WALL MOUNTED LIGHT FIXTURE
5. INSUL. GLASS WINDOW SET IN ALUM FRAME
6. INSUL. GLASS DOOR SET IN ALUM FRAME.
7. STRUCTURAL METAL PANELS FOR SIGN SUPPORT
8. LIMESTONE PANEL
9. BRICK VENEER
10. 12" LIMESTONE BAND
11. STACKED STONE (NATURAL STONE)
12. ROOF LINE
13. PAINTED GALVANIZED STEEL.
14. FLAG POLE.
15. FLAG.
16. METAL PANEL.

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BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
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TROY, MI

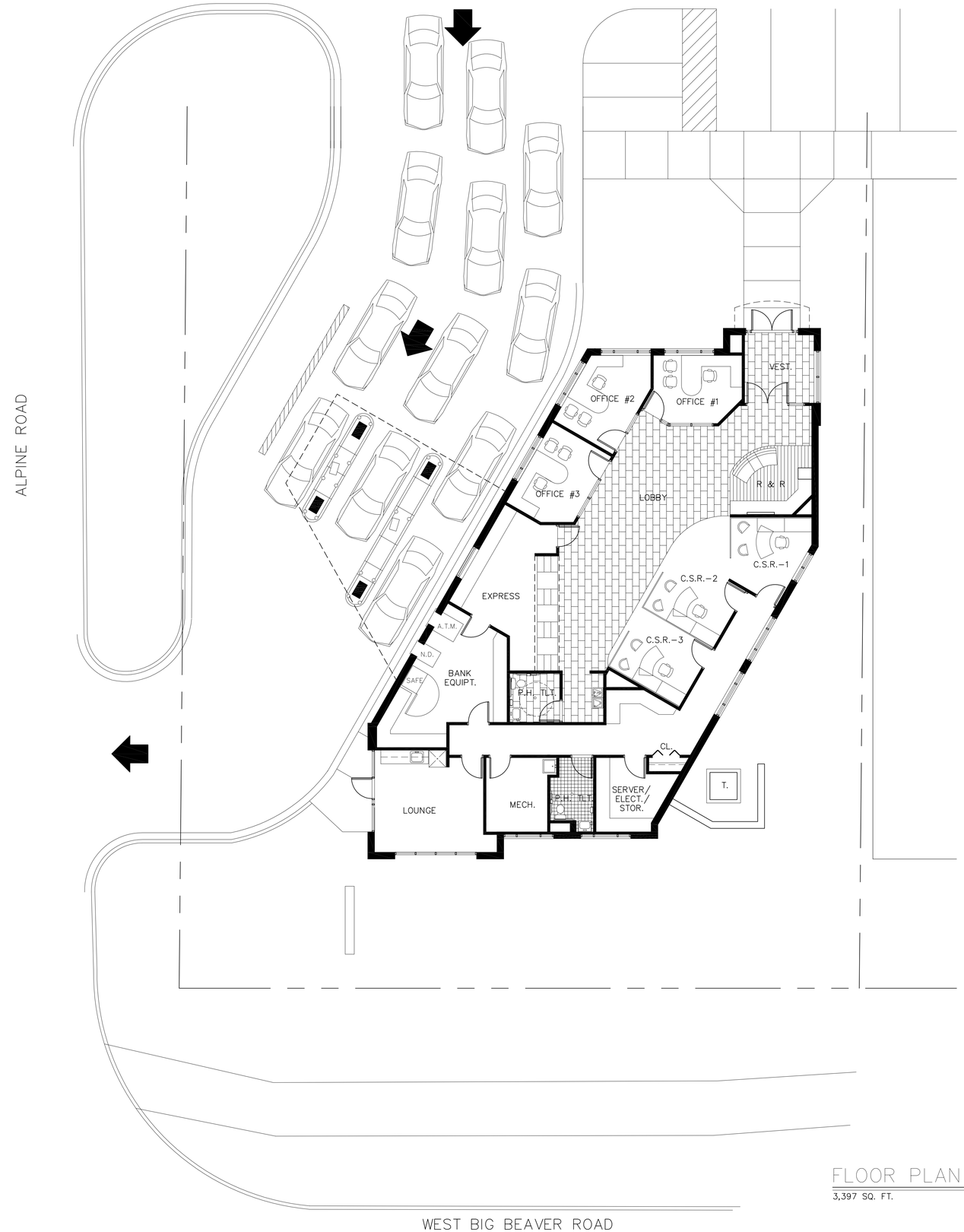
JOB NO. A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	05/29/12	I.M.
2	SITE PLAN APPROVAL	07/10/12	I.M.

SHEET TITLE
PROPOSED ELEVATIONS

DWG. NO.
A3.0.2
of



FLOOR PLAN

3,397 SQ. FT.

1/8" = 1'-0"

Michael A. Boggio Assoc. Architects
30100 Telegraph Rd., Ste. 216 Bingham Farms MI 48025 (248)-258-5155

PROPOSED
FLAGSTAR BANK
WEST BIG BEAVER ROAD
TROY, MICHIGAN

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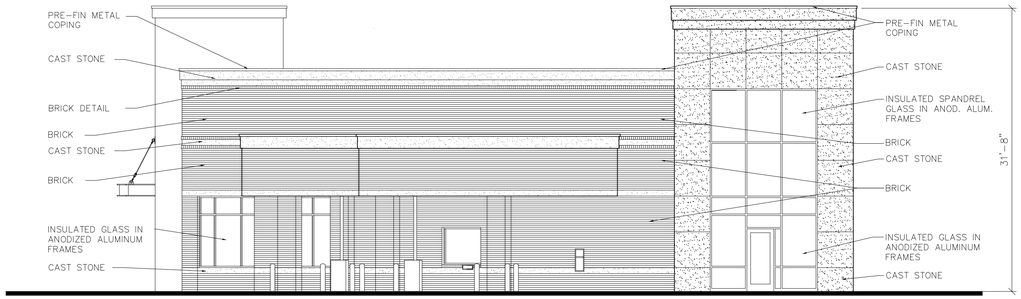
Sheet Title:
FLOOR PLAN

Issued For:
02-24-12
03-20-12
05-21-12
07-10-12

Sheet No.
A-1

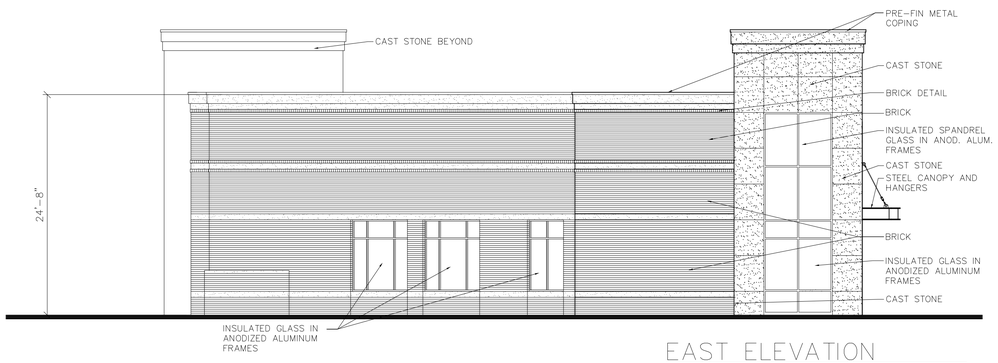


WEST ELEVATION

1/8"=1'-0"

NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

SOUTH ELEVATION

1/8"=1'-0"

Michael A. Boggio Assoc. Architects
30100 Telegraph Rd., Ste. 216 Bingham Farms MI 48025 (248)-258-5155

PROPOSED
FLAGSTAR BANK
WEST BIG BEAVER ROAD
TROY, MICHIGAN

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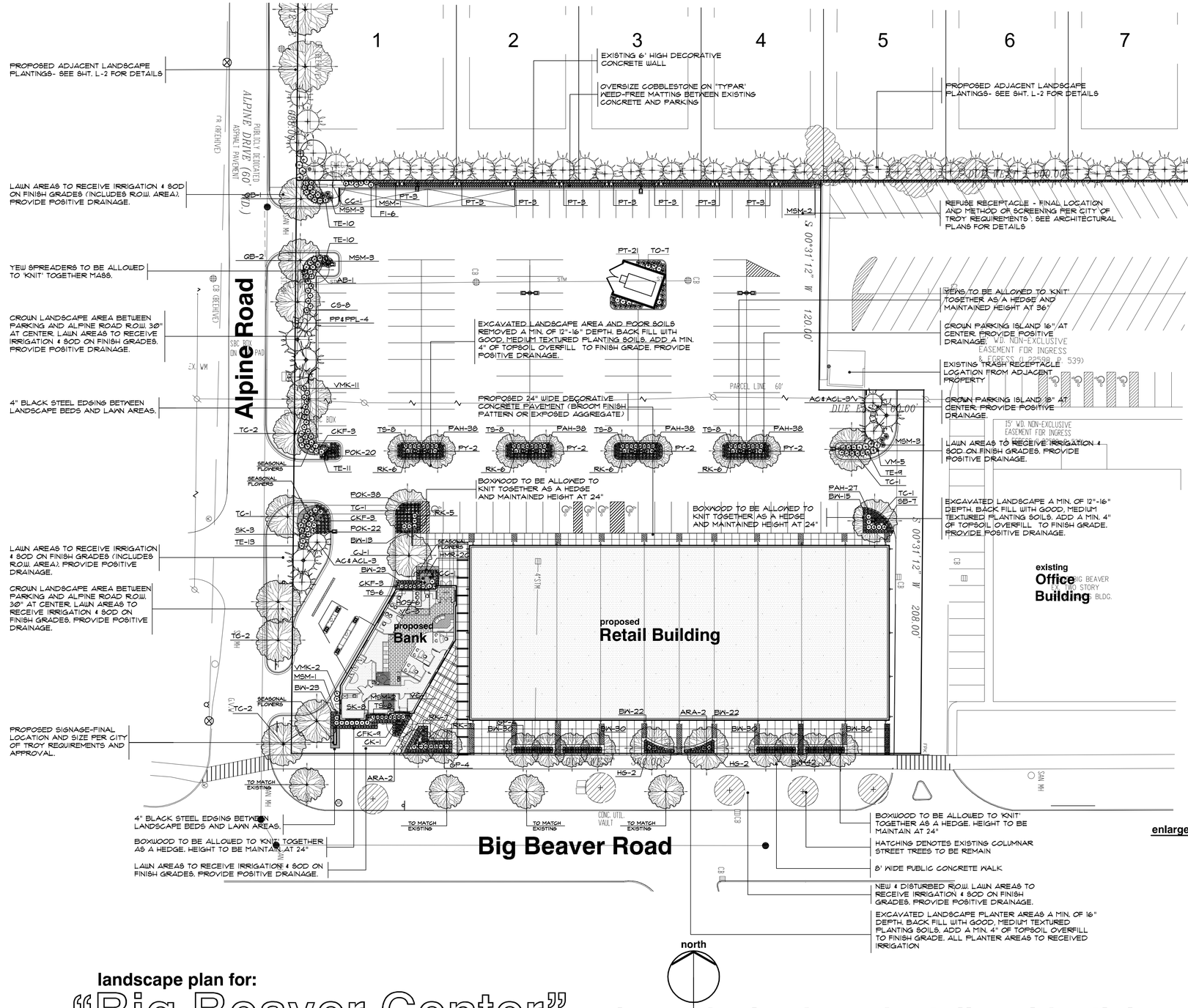
Sheet Title:
ELEVATIONS

Issued For:
03-06-12
03-20-12
05-21-12
07-10-12

Sheet No.
A-2



landscape requirements:

parking lot landscape	REQUIRED	PROVIDED
MIN. PARKING LOT ISLAND AREA	200 SQFT.	200 SQFT. +
NO. OF PARKING LOT TREES	18.5 TREES	19 TREES
1-TREE PER 8-SPACES NO. OF PARKING SPACES PROVIDE	148 SPACES	
(148-SPACES/8-SPACES PER TREE = 18.5 TREES)		

greenbelt requirements	REQUIRED	PROVIDED
MINIMUM GREENBELT WIDTH	10'	10'+
NO. OF GREENBELT TREES (ALPINE ROAD) (328' ALPINE ROAD R.O.W. FRONTAGE / 1-TREE PER 30' = 10.93-TREES)	10.93	11
NO. OF GREENBELT TREES (BIG BEAVER ROAD) (360' BIG BEAVER ROAD R.O.W. FRONTAGE / 1-TREE PER 30' = 12-TREES)	12	12

site landscape area

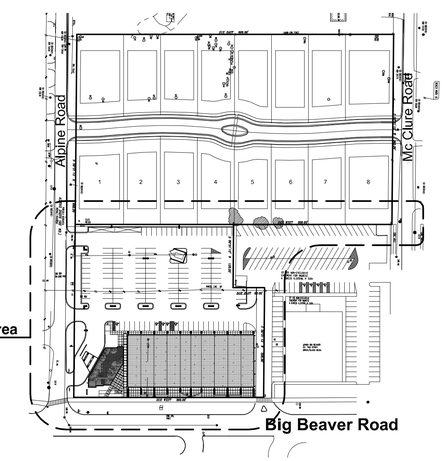
TOTAL AREAS OF RETAIL SITE (NET) 110,877 SQ.FT. (2.54 ACRES ±)

AREAS OF SITE LANDSCAPE AREAS REQUIRED 22,175 SQ.FT.
(20% OF SITE= 110,877 SQ.FT. X .20 = 22,175 SQ.FT.)

AREAS OF SITE LANDSCAPE AREAS PROVIDED 13,176 SQ.FT. (12%)

SOFTSCAPE (GREENBELT, ISLANDS, FOUNDATION, AND PLANTERS) 7,363 SQ.FT.

HARDSCAPE (PLAZA AREA AND OUTDOOR DINING AREAS) 5,813 SQ.FT.



reference key map

NO SCALE

landscape plan for:

"Big Beaver Center" - a planned mixed used retail-residential community

City of Troy, Michigan

scale: 0' 15' 30' 60' 90'
1"= 30'-0"

note:
unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (not to be held liable for public utility lines)

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

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fax. (248) 557-5416

seal:

STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433 REGISTERED LANDSCAPE ARCHITECT

client:
A.F. JONNA Development and Management Co.
4036 Telegraph Road, suite 201
Bloomfield Hills, Michigan 48302
ph. (248) 593-6200

project:
Big Beaver Center

project location:
City of Troy, Michigan
Big Beaver Road

sheet title:
landscape plan-single family

issue/revision date:

plan updates	2-6-2012
plan updates	2-23-2012
plan updates	3-5-2012
plan updates	5-7-2012
plan updates	5-30-2012
plan updates	7-10-2012

drawn by: **JP**
checked by: **FP**
date: **5-7-2012**

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Do Not scale drawings. Use figured dimensions only

project no: **LP12.006.05**

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Southfield, Michigan 48075
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fax. (248) 557-5416

sheet no: **LS-1 of 3**

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    a). SHADE TREES _____ 5 FT.
    b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
    c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. _____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
16. LAWN AREA AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS.
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.
18. ALL LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING, PLANTERS, AND PARKING ISLANDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF ONE YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
22. ALL DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS SHALL BE BETWEEN MARCH 1, JUNE 1, AND OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRATICAL TO THE SIZE OF MATERIAL IT IS INTENDED TO REPLACE

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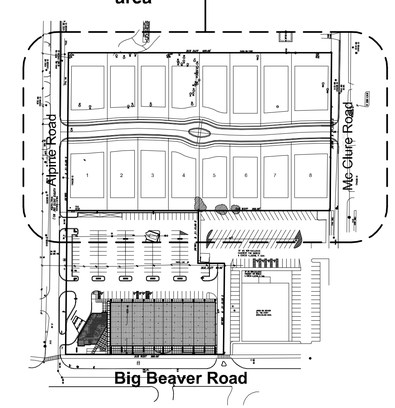
enlarge area



reference key map

NO SCALE

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seal:

STATE OF MICHIGAN
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LANDSCAPE ARCHITECT
No. 1433
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project:
Big Beaver Center

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sheet title:
landscape plan-single family

issue/revision date:

plan updates	2-6-2012
plan updates	2-23-2012
plan updates	3-5-2012
plan updates	5-7-2012
plan updates	5-30-2012
plan updates	7-10-2012

drawn by: **JP**
checked by: **FP**
date: **5-7-2012**

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project no: **LP12.006.05**

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Southfield, Michigan 48075
Phone: (248) 557-5588
Fax: (248) 557-5416

sheet no: **LS-2 of 3**

plant material list

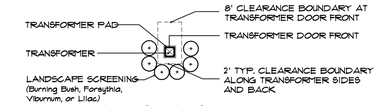
key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				LARGE AND SMALL DECIDUOUS TREES		
AS	-	13	13	ACER SACCHARUM 'MAJESTY'	MAJESTY SUGAR MAPLE	3" BB
ARA	4	-	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	4" BB
QB	3	12	15	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
TC	10	13	23	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
SR	1	-	1	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK TREE LILAC (MULTI-STEM)	10' BB
CC	3	-	3	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	10' BB
AB	1	-	1	AMENLANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI STEM)	10' BB
PY	8	2	8	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	3" BB
GP	8	-	8	GINGKO BIOLOBA "PRINCETON SENTRY"	PRINCETON SENTRY GINGKO (MALE)	4" BB
CJ	1	-	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" BB
MF	-	2	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRAB	2" BB
BN	1	-	1	BETULUS NIGRA	RIVER BIRCH (MULTI-STEM 4-CANES)	12' BB

key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				SHRUBS		
VC	7	-	7	VIBURNUM CARLESSI	KOREAN SPICE VIBRUNUM	3' BB
HG	6	-	6	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#5 CONT
SK	11	-	11	SYRINGA P. "MISS KIM'	"MISS KIM" DWARF LILAC	3' BB
FI	-	12	12	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	3' BB
VMK	21	24	45	VIBURNUM XB. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
CS	8	-	8	CORNUS A. 'SIBIRICA RED GNOME'	RED GNOME SIBERIAN DOGWOOD	3' BB
RK	62	6	62	ROSA 'MEIVAHYN'	DOUBLE KNOCKOUT ROSE	#5 CONT
SB	7	-	7	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#5 CONT

key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				LARGE AND SMALL EVERGREENS		
BW	272	-	272	BUXUS X 'WINTER GEM'	WINTER GEM BOXWOOD	18" BB
TS	51	-	51	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	30" BB
TE	53	36	53	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PS	-	6	6	PINUS STROBUS	EASTERN WHITE PINE	10' BB
PSL	-	6	6	PINUS STROBUS	EASTERN WHITE PINE	12' BB ○
AC	4	16	20	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB
ACL	2	19	21	ABIES CONCOLOR	CONCOLOR WHITE FIR	12' BB ○
PP	2	13	15	PICEA PUNGENS	COLORADO GREEN SPRUCE	10' BB
PPL	2	8	10	PICEA PUNGENS	COLORADO GREEN SPRUCE	12' BB ○
TO	7	-	7	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITEA	6' BB

plant material list

key	quant.	botanical name	common name	size
		GRASSES, PERENNIALS & GROUND COVERS		
HMR	20	HEUCHERA 'BERRY SMOOTHIE'	BERRY SMOOTHIE CORAL BELLS	#1 CONT
PAH	114	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT
CKF	9	CALAMAGROSTIS X. A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	#2 CONT
MSM	15	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT
HOS	6	HOSTA 'GOLDEN TIARA"	GOLDEN TIARA HOSTA	#2 CONT
DLY	20	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT
SLY	105	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	#1 CONT
PT	26	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#1 CONT
POK	96	PENNISETUM ORIENTALE 'KARLEY ROSE'	'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS	#1 CONT
RAG	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2 CONT

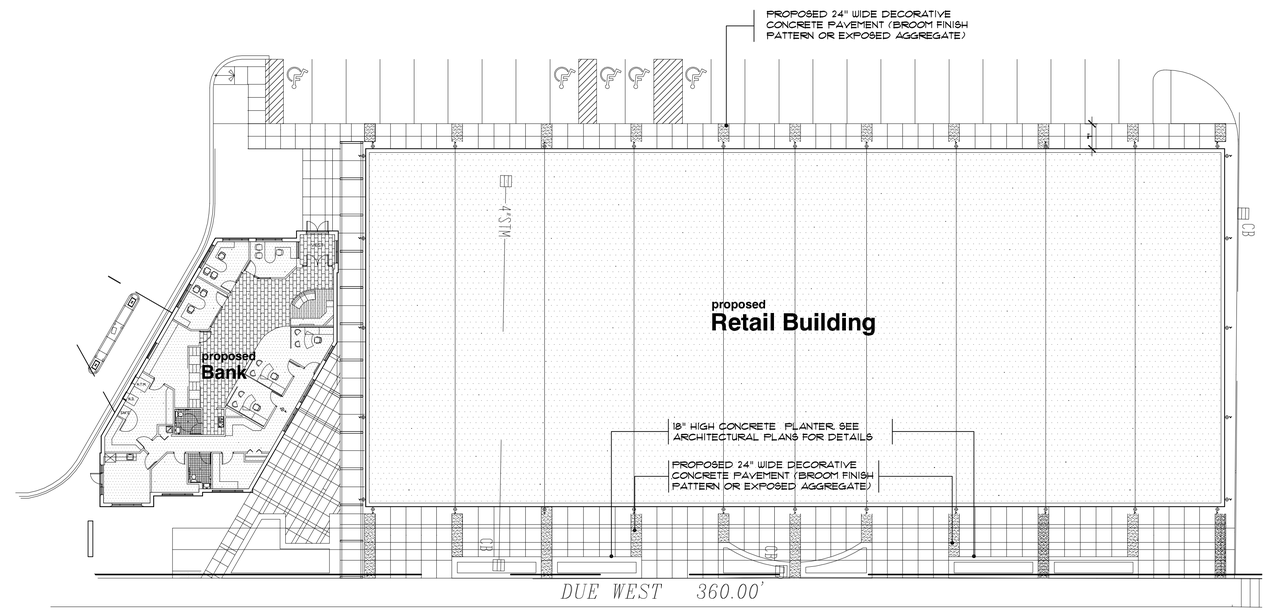


transformer pad planting detail

NO SCALE

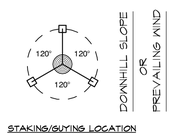
A MINIMUM OF 2' SEPERATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-17-98)

TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.



plaza pavement and planter location detail

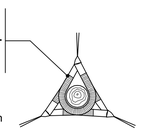
SCALE 1"=20'-0"



stake trees -just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

NOTE:
Orient staking/guying to prevailing winds, except on slopes greater than 3:1 orient to slope.

Use same staking/guying orientation for all plants within each grouping or area.

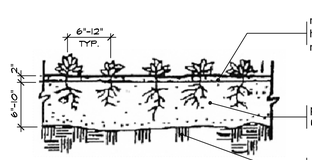


stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6'-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

tree staking detail

no scale



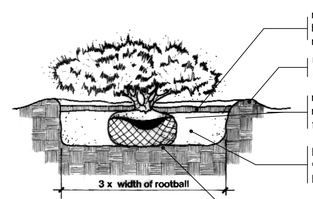
mulch 2" depth with shredded hardwood bark. mulch shall be neutral in color.

planting mixture - 6"-10" depth.

subgrade.

perennial planting detail

no scale



mulch 3" depth with shredded hardwood bark. mulch shall be neutral in color.

mound to form saucer around shrub.

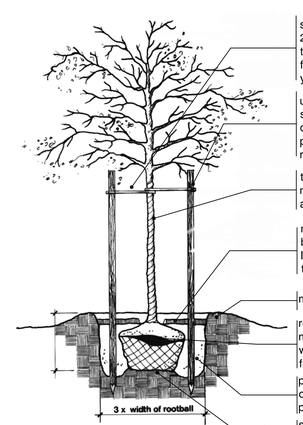
remove all non-biodegradable materials from the rootball. all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade.

shrub planting detail

no scale



stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

tree wrap- secure with biodegradable material at top and bottom. remove after first winter.

mulch 4" depth with shredded hardwood bark. mulch shall be neutral in color. leave 3" circle of bare soil at base of tree trunk.

mound to form tree saucer.

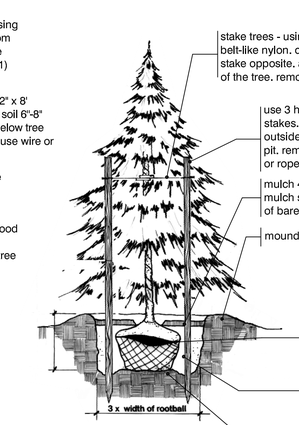
remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade and planting pit sides to 4" depth.

tree planting detail

no scale



stake trees - using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

mulch 4" depth with shredded hardwood bark. mulch shall be neutral in color. leave 3" circle of bare soil at base of tree trunk.

mound to form tree saucer.

remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade and planting pit sides to 4" depth.

evergreen planting detail

no scale

Plant Material List, Planting Details and Notes

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 1433
REGISTERED LANDSCAPE ARCHITECT

client:
A.F. JONNA Development and Management Co.
4036 Telegraph Road, suite 201
Bloomfield Hills, Michigan 48302
ph. (248) 593-6200

project:
Big Beaver Center

project location:
City of Troy, Michigan
Big Beaver Road

sheet title:
landscape plan-single family

issue/revision date:

plan updates	2-6-2012
plan updates	2-23-2012
plan updates	3-5-2012
plan updates	5-7-2012
plan updates	5-30-2012
plan updates	7-10-2012

drawn by: JP
checked by: FP
date: 5-7-2012

notice:
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Do Not scale drawings. Use figured dimensions only

project no: LP12.006.05

sheet no: LS-3 of 3

CALVIN HALL & ASSOCIATES
Professional Land Planner and registered Landscape Architect
16000 W. Nine Mile Rd., suite 520
Southfield, Michigan 48075
Fax: (248) 557-5416

DATE: July 18, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 007, *formerly File Number Z 740*) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) District to IB (Integrated Industrial and Business) District

The applicant, Lormax Stern Development Company, seeks a rezoning of the subject parcel from O (Office) to IB (Integrated Industrial and Business) District. The parcel is approximately 7 acres in area. The applicant proposes maintaining a permanent 30-foot wide greenbelt open space along the western property line and a portion of the northern property line. Both property lines separate the subject property from residential neighborhoods. The applicant has also provided a list of conditions, including prohibited uses for the site.

The Master Plan classifies this area as 21st Century Industrial. A description of this classification is attached.

The Planning Commission held a public hearing on this item on June 12, 2012. The item was also studied by the Planning Commission on June 26, 2012 and July 10, 2012.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. 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 agrees with the recommendation.

Please be prepared to discuss this item at the July 24, 2012 Planning Commission Special/Study meeting.

Attachments:
1. Maps
2. Rezoning statement/drawing
3. City of Troy Master Plan (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.
5. Minutes from Planning Commission meetings (3).

PROPOSED RESOLUTION

PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 007, *formerly File Number Z 740*) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) District to IB (Integrated Industrial and Business) District

Proposed Resolution # PC-2012-07-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to IB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the northwest corner of Stephenson Highway and 14 Mile Road (125 Stephenson Highway and 1250 W. 14 Mile Road), within Section 35, being approximately 7 acres in size, be granted, for the following reasons:

1. The application is consistent with the Master Plan.
2. The application is compatible with existing zoning districts and land uses.
3. The applicant has proposed conditions that reduce potential impacts of the proposed IB district on abutting residential properties.

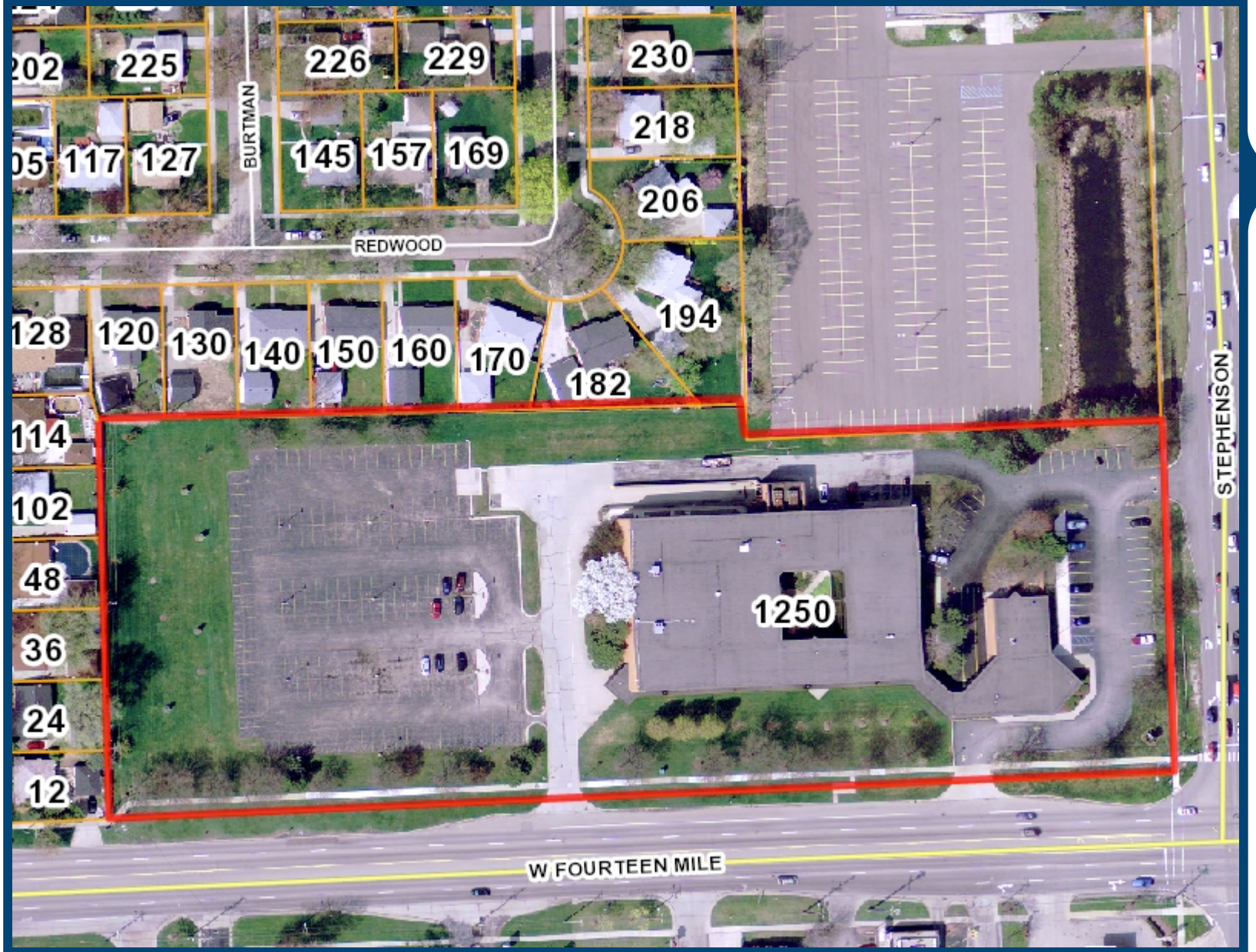
Yes:
No:

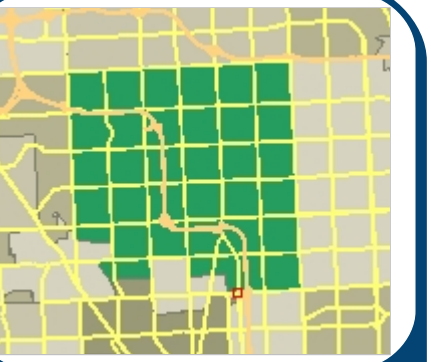
MOTION PASSED / FAILED

G:\Conditional Rezoning\CR-007 Charter One Bank Branch Sec 35\Proposed PC Resolution 2012 07 24.doc

125 Stephenson & 1250 W 14 Mile

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

250 0 125 250 Feet

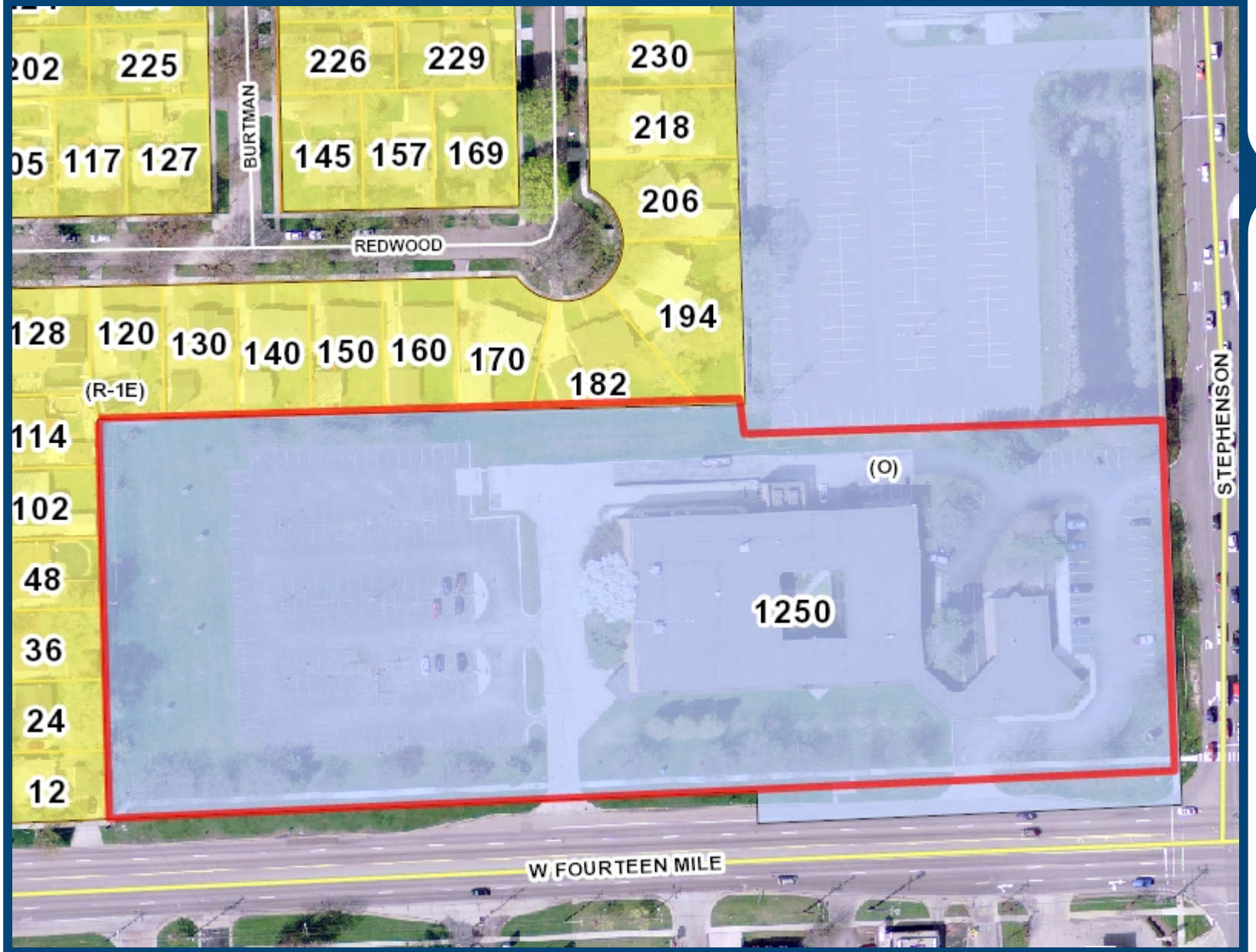
Scale 1: 1,498

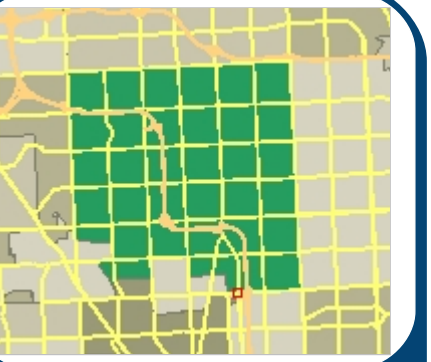
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 5/11/2012

125 Stephenson & 1250 W 14 Mile

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

250 0 125 250 Feet

Scale 1: 1,498

Printed: 5/11/2012

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.

CONDITIONAL ZONING
14 and Stevenson

I. **The property can be used for all permitted uses allowed in the IB zoning classification except for the following uses which are expressly prohibited:**

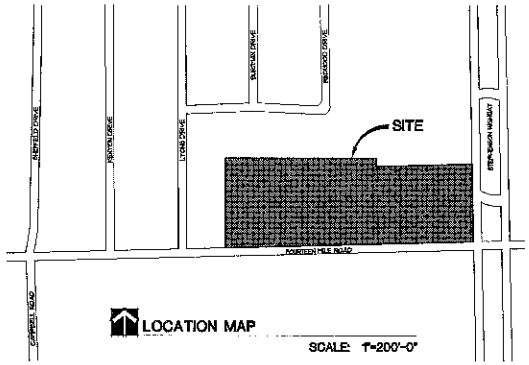
- Manufacturing and assembly uses which utilize hazardous materials or which release any odor, noise or vibration into the environment
- Material recovering facilities
- Bus terminals
- Building and lumber supplies
- Outdoor commercial recreation
- Outdoor storage facilities
- Open air businesses
- Adult use businesses
- Vehicle repair stations
- Vehicle auctions
- Vehicle washes
- Dry cleaners and laundries
- Central dry cleaning/laundry plants
- Outdoor dining adjacent to the east and west sides and along the north rear of any buildings
- Commercial kennels/pet day care
- Vehicle fueling stations
- Ambulance facilities
- Commercial wind energy conversion systems and meteorological towers
- Truck terminals

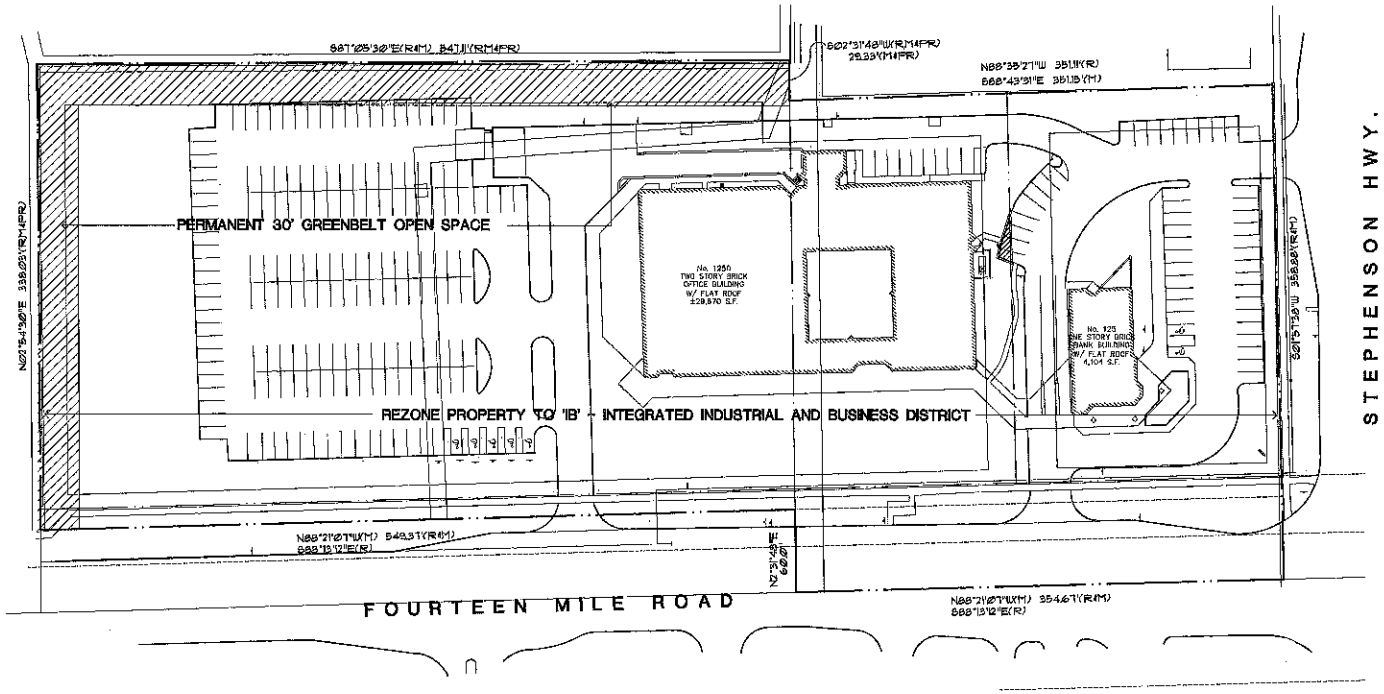
II. **New development of the property is also subject to the following additional conditions:**

- New buildings and structures shall be subject to all applicable ordinances, site plan requirements and site plan approval.
- Heights of new buildings shall not exceed two stories.
- A 30 foot landscaped greenbelt shall be constructed adjacent to the north and west boundary lines that abut residential homes.
- Truck deliveries between 11PM and 8AM shall be prohibited.
- Outdoor storage of materials shall be prohibited.

issued for:

project:





LAND DATA :
LAND AREA :
GROSS LAND AREA : 7.076 ACRES
ZONING :
CURRENT ZONING : 'O' OFFICE DISTRICT
PROPOSED ZONING : 'IB' INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT

EXISTING SITE PLAN

SCALE: 1"=40'-0"

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ROGVOY ARCHITECTS
32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.5710
www.rogvoy.com

drawing:

Existing Site Plan

DO NOT SCALE DRAWING

issue date: 09 JUL. 12
drawn: KL
checked: MD
approved: MD

file number: 12007

sheet:

1 OF 3

G:\Drawings\2012\12007\02 Scheme\Rezoning\12007 ZBA 12-0709 1 of 3.dwg, 7/12/2012 2:30:22 PM, Kristen

21st Century Industry: A New Opportunity for Growth

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

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

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

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

DESIGN CONCEPT

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

SITE DESIGN ATTRIBUTES

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

BUILDING DESIGN ATTRIBUTES

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

CARLISLE | WORTMAN associates, inc.

605 S. Main Street
Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: June 5, 2012

Conditional Rezoning Analysis
For
City of Troy, Michigan

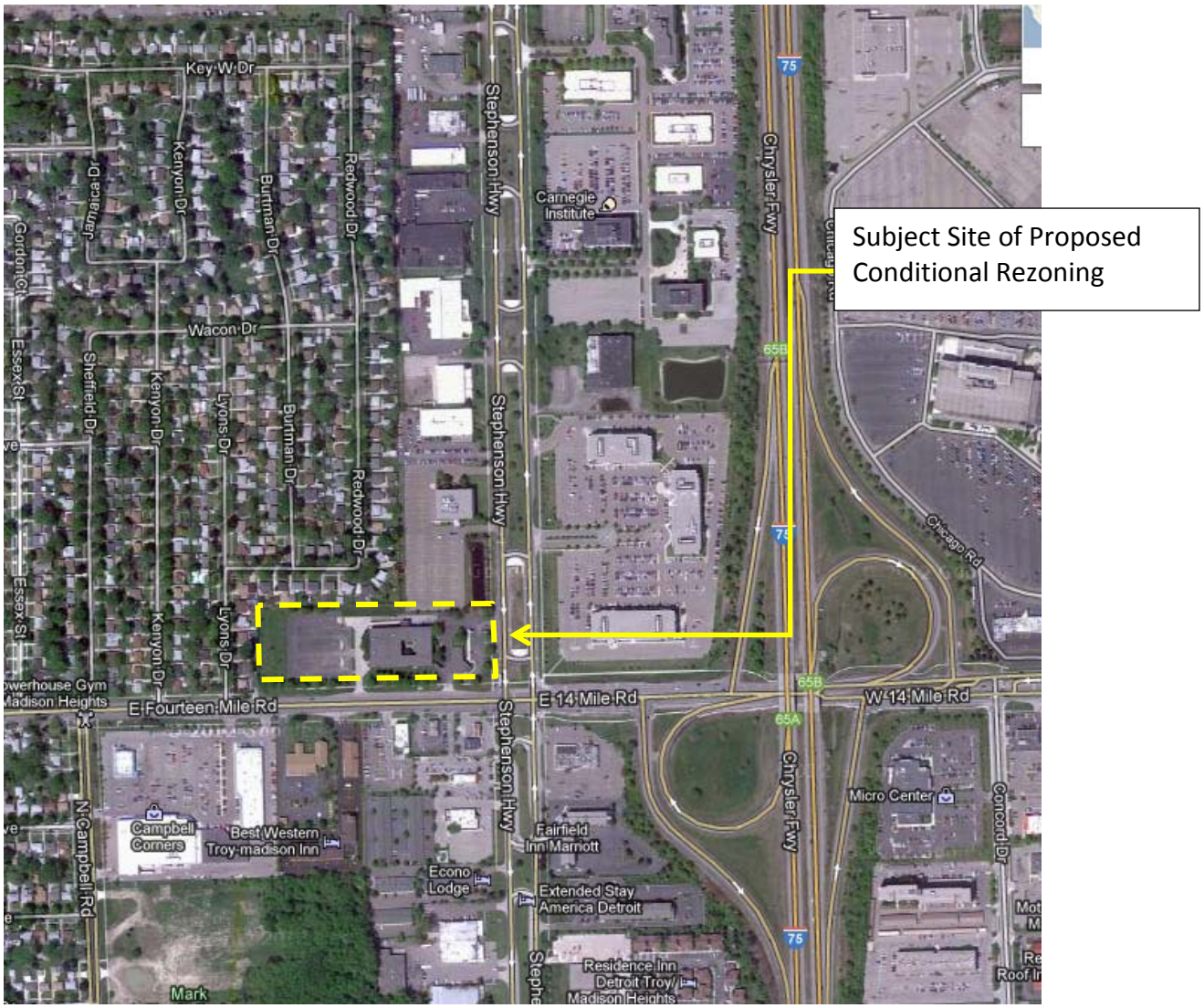
Applicant:	Jason Horton, Lomax Stern Development Company
Property Address:	125 Stephenson Highway
Current Zoning:	O-1, Office Building District
Requested Zoning:	IB, Integrated Industrial Business District
Action Requested:	Conditional Rezoning Request to: - IB, Integrated Industrial Business District
Required Information:	The required information for a rezoning has been provided.

DESCRIPTION

The applicant is requesting a Conditional Rezoning from O-1, Office Building District to IB, Integrated Industrial Business District for the parcel located at 125 Stephenson Highway. The 7-acre property in currently improved with a 29,600 sq/ft, two-story office building and a 3,600 sq/ft bank with drive-through. The two buildings are attached via a canopy. The applicant has not indicated a potential for redevelopment or the future use of the property.

PROPERTY BACKGROUND

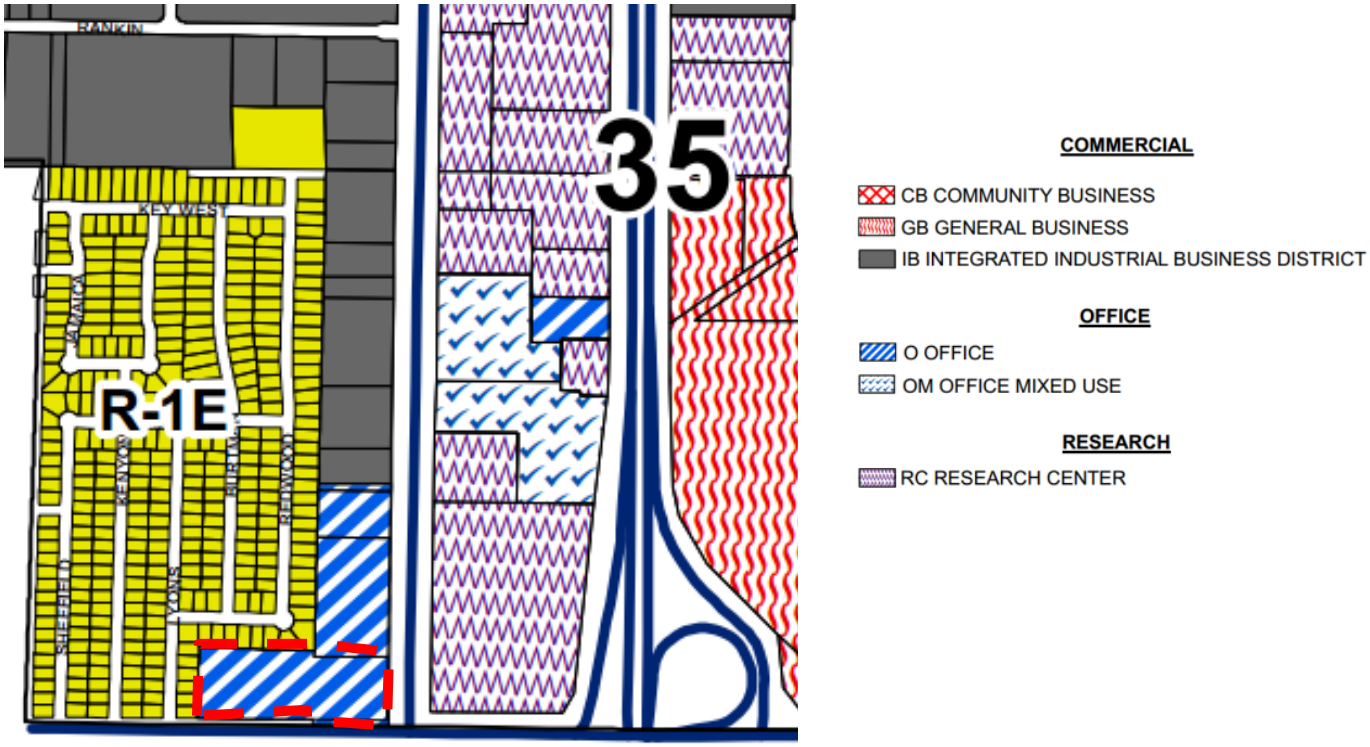
Subject Site	
Approximite Site Area	7 acres
Current Use	Office and Bank
Master Plan Recomonded Use	21st Century Industrial



ADJACENT PROPERTIES

The existing zoning in the surrounding area is a mixture of Integrated Business (IB), Research Center (RC), Office (O-1) and One-family residential (R1-E). Adjacent zoning and land uses to the subject property is listed below:

Adjacent Properties		
	Existing Use	**Zoning**
North	Single-family residential (western half) Office (eastern half)	R-1E, One-family residential (western half) O-1, Office (eastern half)
South	Various commercial	Not Applcable (Madison Heights)
East	Valeo	RC, Research Center
West	Vacant	R-1E, One-family residential



An 8' high brick wall screens all adjacent single-family residents along the western half of the north property line and the entirety of the western property line.

Items to be addressed: *None*

CONDITIONAL REZONING PROCEDURE

Conditional rezonings such as the current proposal are enabled under Section 405 of the Michigan Zoning Enabling Act (PA 110 of 2006). Under this type of rezoning, conditions may be imposed on the rezoning request if voluntarily offered by the applicant. The Planning Commission is not authorized to offer or place any additional conditions upon the rezoning unless voluntarily offered by the applicant.

Items to be addressed: *None*

VOLUNTARILY IMPOSED CONDITIONS

The applicant has volunteered on their site plan a permanent 30' greenbelt open space dedication along all existing single-family residential uses. This 30' greenbelt open space runs along the entire western property line and western half of the northern property. It appears that a portion of the existing office building parking lot is within a part of the northern portion of the proposed 30' greenbelt. The applicant should confirm this.

Items to be addressed: *Confirm if a portion of the existing office building parking lot is within the proposed 30' greenbelt.*

MASTER PLAN RECOMMENDATION

The future land use plan of the Troy Master Plan has designated the subject property, as well as those parcels on the west side of Stephenson Highway, as 21st Century Industry. The 21st Century Industry use category focuses on properties in the southeast corner of the city around the Maple Road Category. This designation encourages a variety of general and light industrial uses including conventional manufacturing and assembly uses, but also promotes a broader spectrum of future higher technology industrial uses. The IB Zoning District mostly closely mirrors the intent of the 21st Century Industrial designation. While the future use of this property is unknown, the proposed IB designation and permitted uses are consistent with the 21st Century Industrial designation of the Master Plan.

Items to be addressed: *None*

IB ZONING APPLICABLITY

As noted the future use of this property is unknown. However, the IB district permits greater flexibility in use including permitting multiple family residential, additional retail, service, and entertainment uses, and limited light industrial and automotive uses. Unless additional conditions are volunteered by the applicant, the future redevelopment of this site will permit all those uses allowed in the IB District.

In regards to the potential for the creation of non-conformities, rezoning this parcel to the IB district will not create any new legal non-conformity. It is worth noting that the parking lot located between the existing building and the street is not permitted in the new ordinance for either the IB District or O district, thus redevelopment of this parcel will bring the site into conformance with the zoning ordinance.

While the rezoning of this parcel will not be adjacent to existing IB district, the rezoning will bring this parcel into greater conformance with the master plan. Furthermore as noted, the future redevelopment of this site, which is advanced by the proposed rezoning, will bring the site into conformance with the zoning ordinance. Future zoning considerations for those parcels remaining O, Office District zoning should be examined as development opportunities on those sites arise.

Items to be addressed: *None*

CONDITIONAL REZONING FINDINGS

Section 16.04.C.3

The Zoning Ordinance identifies five (5) findings that the Plan Commission should evaluate when considering a Conditional Rezoning petition ((Section 1299.037(3)). A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

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

   The only condition proposed by the applicant is a 30-foot permanent greenbelt. This 30-foot buffer does not permit any buildings, parking, or drive-aisles. In addition, there is a 50-foot building setback for all buildings within the IB District from the boundary of any single-family residential district. This 50-foot building setback only applies to buildings and thus would allow parking and drive-aisles between this 50-foot buffer and the 30-foot greenbelt. A 30-foot greenbelt used in combination with the 50-foot land use buffer advance public health, safety, and welfare.

b) The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
   I. A change in City policy since the Master Plan was adopted.
   II. A change in conditions since the Master Plan was adopted.
   III. An error in the Master Plan.

   The proposed development is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. The IB District is consistent with the 21st Century Industry area of the Master Plan by encouraging redevelopment and reuse of existing buildings and sites by permitting other compatible uses.

c) The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

The proposed 30-foot permanent greenbelt is in accordance with all terms of the IB zoning district and goes above and beyond the screening of differencing land use as required in the Landscaping Section of the Ordinance (Section 13.02.B).

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

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

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

While future development and reuse of this property is unknown, redevelopment of this site to uses and standards of the IB district is consistent with the Master Plan. Furthermore the site is surrounded by a mix of both commercial and industrial uses. The redevelopment and reuse of the site within the IB Zoning District would be compatible with the adjacent uses. Lastly, the proposed 30-foot greenbelt buffers and protects all adjacent single-family residential.

SUMMARY OF FINDINGS

After reviewing the current land use, adjacent zoning districts, and future plans for the subject properties and vicinity, we would recommend that the Planning Commission proceed with the rezoning request.

A. The rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan.

B. The proposed rezoning would be consistent and non-disruptive to the surrounding land use pattern.

C. Rezoning will facilitate redevelopment of this site, which would bring the site into conformance new zoning ordinance standards.

I look forward to discussing this with you at the next Planning Commission meeting.

Sincerely yours,

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

REZONING REQUEST

6. PUBLIC HEARING – REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) to IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the proposed rezoning request. Mr. Carlisle recommends that the Planning Department proceed with the rezoning request, contingent on the three conditions as noted in his report, dated June 5, 2012.

The petitioner, Jason Horton of Lormax Stern Development Company, was present.

There was discussion on potential future development on this site.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

The members and the petitioner agreed to table the item for further study. Chair Tagle announced a second Public Hearing would be scheduled and Meeting Notice published, should the request go forward.

Resolution # PC-2012-06-035
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, To table the proposed rezoning request for further study.

Yes: All present (7)
Absent: Hutson

MOTION CARRIED

REZONING REQUEST

9. REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank Branch, 125 Stephenson Highway and 1250 W. 14 Mile Road, Section 35, From O (Office) to IB (Integrated Industrial and Business) District

Mr. Savidant gave a brief review of the proposed rezoning application postponed by the Board for an informal discussion.

The petitioner, Jason Horton and Daniel Stern of Lormax Stern Development Company, were present.

It was determined the petitioner would prepare a list of uses allowable within the IB zoning district that they project to be viable and residentially friendly.

Members of the Board were encouraged to review in detail the allowable uses within the IB zoning district in preparation to reach an agreement with the petitioner on potential uses.

_____

OTHER BUSINESS

8. REZONING APPLICATION (File Number Z 740) – Proposed Charter One Bank, 125 Stephenson Highway and 1250 W. 14 Mile, Section 35, From 0 (Office) to IB (Integrated Industrial and Business) District

Mr. Savidant gave a brief review of the application.

The petitioner, Jason Horton of Lormax Stern Development Company, was present. Mr. Horton distributed three drawings. The first drawing depicted the existing site. The two conceptual drawings showed: a) use of the existing building for storage and potentially adding a Building A; and b) the existing building demolished and redevelopment of the site.

Mr. Hutson shared his position on conditional rezoning applications and stated he would not be in favor of the application at this point in time because there are too many options open for development of the site.

There was discussion on:
- Prohibited use list provided by the petitioner.
- Allowable uses in IB district.
- Layout of two story buildings with respect to surrounding residential.

Mr. Carlisle addressed the following items with the petitioner:
- Light and heavy manufacturing use.
- Bus terminal use.
- 30’ greenbelt.
- Parking.

DATE: July 20, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza Development, West side of Crooks, North side of New King (5500 New King), Section 8, From PUD (Planned Unit Development) to OM (Office Mixed Use) and CB (Community Business) Districts

The applicant, Moiseev/Gordon Associates, Inc. seeks a conditional rezoning of the subject parcel from Planned Unit Development to OM (Office Mixed Use) and CB (Community Business) Districts

The Master Plan classifies this area as Northfield. A description of this classification is attached.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. 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 agrees with the recommendation.

The Planning Commission discussed this item at the June 26, 2012 Special/Study meeting. A public hearing was held for this item on July 10, 2012.

Attachments:

1. Maps
2. Rezoning statements
3. City of Troy Master Plan (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.
5. Minutes from July 10, 2012 Planning Commission Regular meeting

G:\Conditional Rezoning\CR-006 Troy Plaza Sec 8\PC Memo 07 24 12.doc

PROPOSED RESOLUTION

CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza Development, West side of Crooks, North side of New King (5500 New King), Section 8, From PUD (Planned Unit Development) to OM (Office Mixed Use) and CB (Community Business) Districts

Proposed Resolution # PC-2012-07-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission postpones consideration of the proposed conditional rezoning application until such time that the applicant submits a site plan that complies with the Zoning Ordinance, and meets with staff to discuss the issues listed in the Planning Commission report.

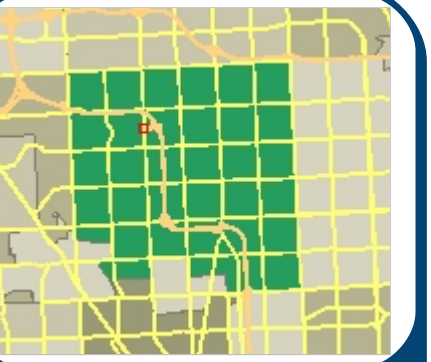
Yes:
No:

MOTION PASSED / FAILED

G:\Conditional Rezoning\CR-006 Troy Plaza Sec 8\Proposed PC Resolution 2012 07 24.doc

TROY PLAZA, 5500 NEW KING

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

234 0 117 234 Feet

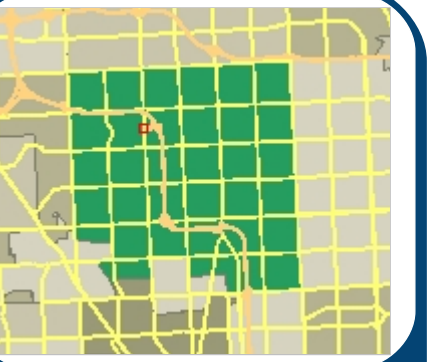
Scale 1: 1,404

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: 6/12/2012

TROY PLAZA, 5500 NEW KING

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

234 0 117 234 Feet

Scale 1: 1,404

Printed: 6/12/2012

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.

Revised July 18, 2012
May 18, 2012

City of Troy
Zoning Board of Appeals
500 W. Big Beaver Rd.
Troy, MI 48084
248-524-3364

Re: Troy Plaza
Job No. 06418.02

We are requesting a conditional rezoning of the above referenced property. This request is sought voluntarily and we will not modify the design, once approved, in any way that will be inconsistent with the conditions placed on the rezoning.

The proposed plans, elevations, site amenities, will be built-in accordance with the approved plans and all conditions agreed to will be executed with-in the parameters and constraints imposed by the agreement that the Appeal Board votes into place.

Additional conditions proposed include:

1. The immediate development of the first two building of Phase I once permits are obtained.
2. The corner building of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use.
3. The details of the building shall be subject to planning approval and be modified by administrative approval with-in their jurisdiction.
4. The OM parcel will only be marketed as either an office building or a hotel as presented in the approval package.
5. The second drive-thru location will run only with the first tenant occupancy and will expire when the first tenant vacates the space.

We thank you for consideration of our proposal.

Sincerely,

Michael J. Gordon, RA

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

Revised July 18, 2012
May 18, 2012

City of Troy
Zoning Board of Appeals
500 W. Big Beaver Rd.
Troy, MI 48084
248-524-3364

Re: Troy Plaza
Job No. 06418.02

We believe that the rezoning request is consistent with the master plan. This would provide much needed retail business and service uses for persons in the immediate areas specifically the adjacent office district. This district will allow and encourage the on-site integration of business and services lacking in the vicinity when you view the corridor along Crooks Road as a total community.

Further, the property rezoning matches a parcel, several parcels, south of the property which has a similar mix of uses as proposed here and the proposed CB district aligns in depth with the depth of that parcel.

The buildings will encourage pedestrian interaction with adjoining parcels which is further encouraged in the language of the district. The hotel or office building will also encourage pedestrian traffic. The hotel as well would extend the districts livelihood into the morning and evening hours. This will enhance security as well as create a reduced need for parking as hours extend and uses intensity spreads over the day.

The property uses will enhance the marketability of the adjoining office districts by offering convenient and multiple dining and shopping options, as well as potential hotel rooms for business travelers. Further, the walkability will further reinforce the location as a desirable place to do business.

We believe that the integration of this project into the adjacent developments will compliment, supplement and enhance the environment and build up the area as a desirable business address.

We hope you look favorably upon our request.

Sincerely,

Michael J. Gordon, RA

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

Restaurant/Retail

Brick

Restaurant/Retail

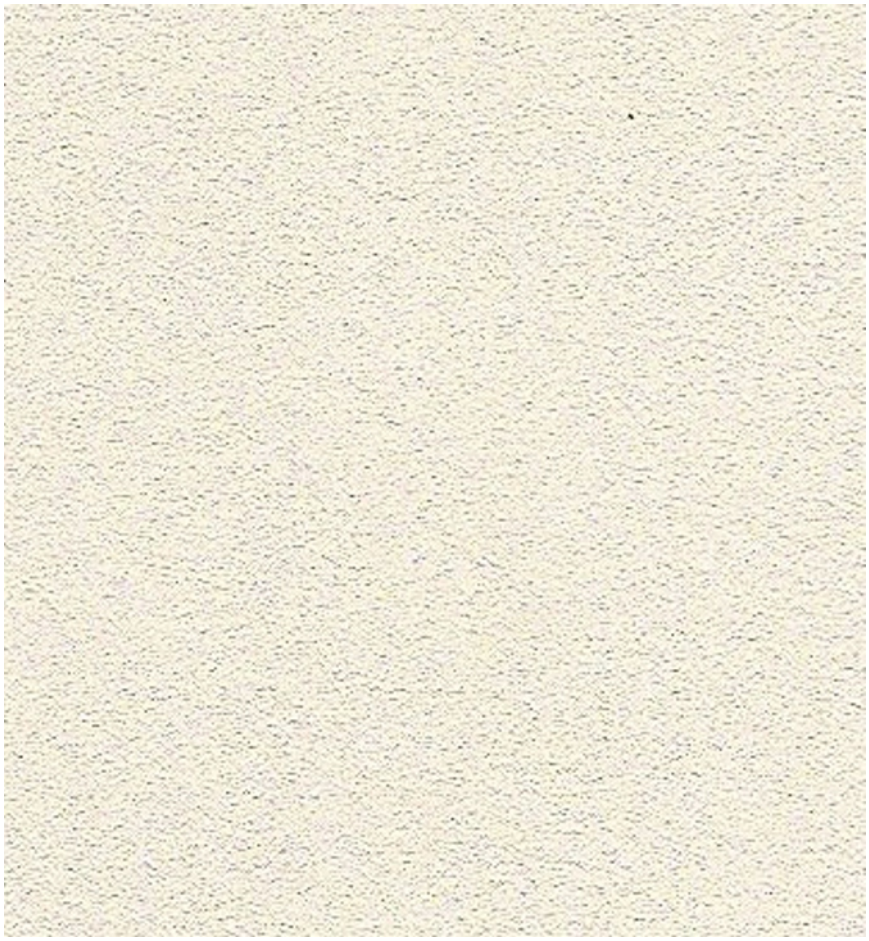
Anodized Aluminum Windows

Restaurant/Retail

Stone

Restaurant/Retail

Dryvit



Restaurant/Retail

Limestone

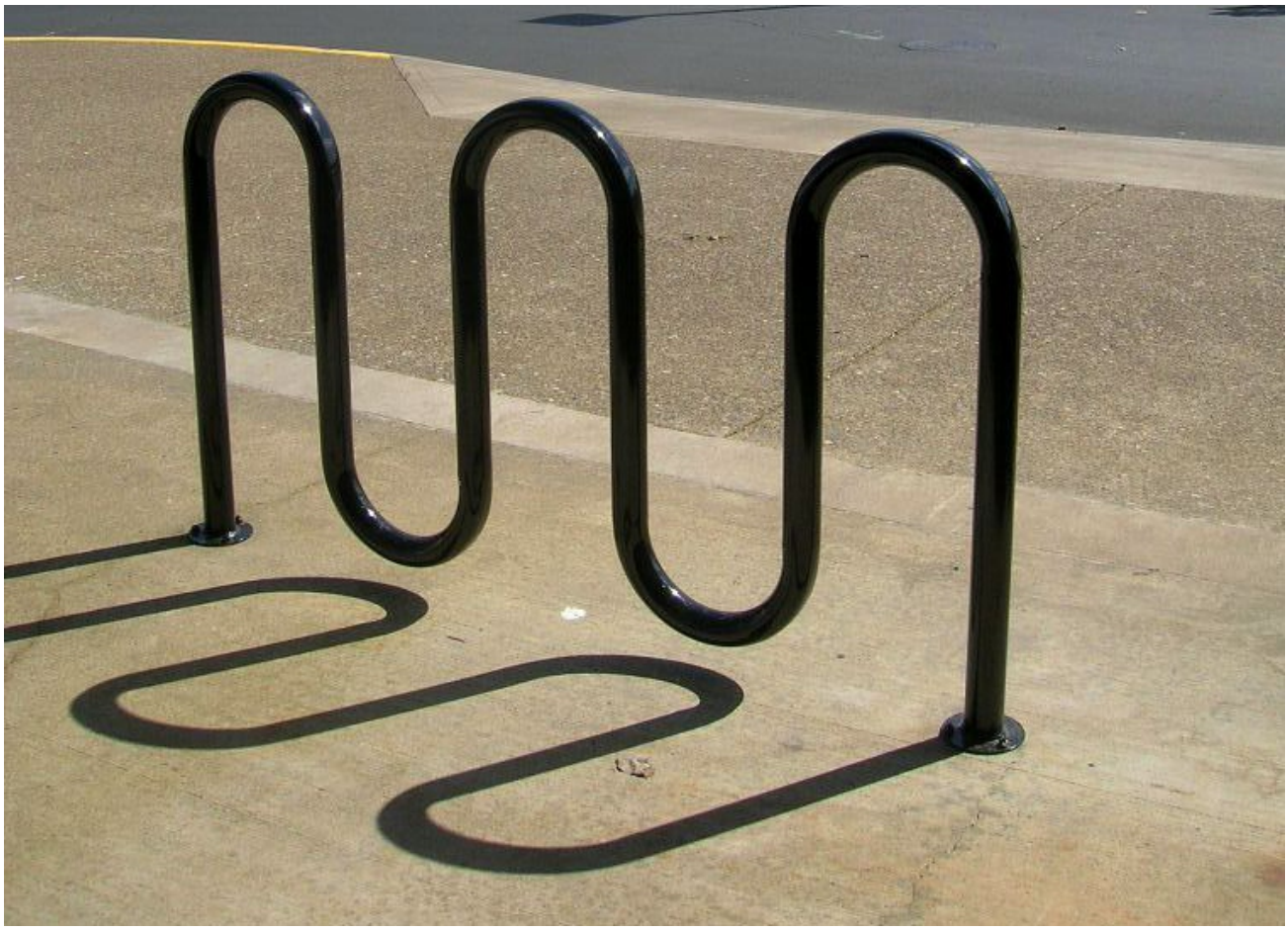
Restaurant/Retail

Handrail

Site
Lighting

Site

Bikerack



Site
Bench

Site

Trash Can

McDonald’s

Brick

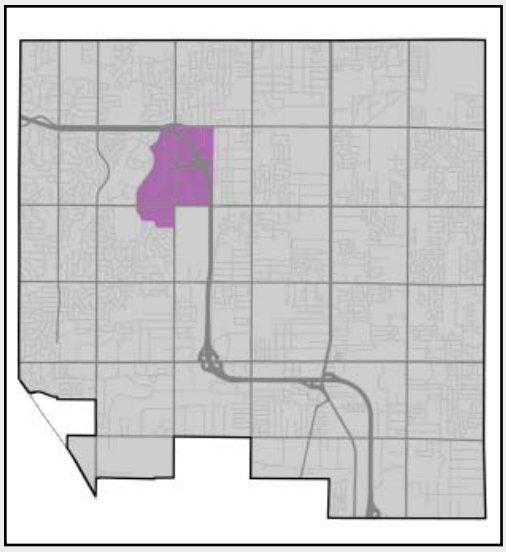
McDonald’s

Block

McDonald's

Anodized Aluminum Windows

Northfield: A Focus On Innovation



- *A complement to the Smart Zone, but with an even broader mix of uses*
- *Outlot development to provide services to workers in the area*
- *Consistent site design throughout the District to create a unique identity*

The Master Plan identifies two primary districts for the encouragement of 21st Century, Knowledge Economy business development. The Smart Zone is situated along Big Beaver Road and an area to the south, along Interstate 75. **Northfield, the second office and research area, is similar to the Smart Zone in its makeup, but will reflect its own unique style of development.**

In terms of use, the emphasis in Northfield will be placed on office and planned research-office uses. Other uses primarily relating to the support of workers and activities in Northfield, such as supporting commercial uses, will also be considered on a limited basis. Residential uses, traditional industrial uses, and regional commercial uses will be encouraged within mixed-use developments only when they are designed to support the primary function of the Northfield area.

Medical, professional, general, service-related office uses, and research –based uses, especially those planned in a campus or park-like setting, will be the primary focus in Northfield. These uses are intended to be enclosed within a building, and in the case of research and development uses, external effects are not to be experienced beyond their property boundaries.

DESIGN CONCEPT

- The contemporary architectural image should be continued.
- Infill construction will provide a physical link between semi-isolated towers.
- Demarcated crosswalks, an internal and external walk system and plazas/pocket parks will support physical linkages.
- Higher-density housing of twenty units per acre will be encouraged at the immediate periphery.
- Streets will be framed and the public right-of-way space will be delineated.

SITE DESIGN ATTRIBUTES

- Primary parking areas will be within rear or interior side yards and separated into modest-sized components by storm water management and landscaping.
- Walks will connect businesses, adjacent developments and public sidewalks.
- Storm water detention should be captured in pedestrian friendly landscape designs.
- Outdoor cafes, plazas, pocket parks and similar pedestrian amenities will be key features.
- Mass transit stops should be accommodated (see page 115).

BUILDING DESIGN ATTRIBUTES

- Ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades should be half transparent glass.
- Entries should be well-defined.
- Fenestration on the ground level should be highlighted through the use of awnings, overhangs or trim detailing.

Successful infill development providng services to office developments in Northfield; Photo by Brent Savidant

CARLISLE | WORTMAN associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: July 20, 2012

RE: Conditional Rezoning-Troy Plaza Development

The applicant is seeking a conditional rezoning for the property bounded by Crooks Road to the east, Corporate Drive to the south, and New King Street to the west. A condition of the conditional rezoning is the submitted site plan(s). Due to market uncertainties, the applicant has submitted two sites plans and is asking for flexibility to build either site plan as part of their condition of approval. Both site plans show similar developments on the front part of the site that fronts on Crooks Road, which include a drive-through McDonalds, a mixed use building with a drive-through, and a restaurant building. Site Plan option one (sheet SP-2) shows a 5-story 130-room hotel building on the back part of the site that fronts on Old King Drive. Site Plan option two (sheet SP-3) shows a 42,000 sq/ft office building on the back part of the site that fronts on Old King Drive. Contingent with the conditional rezoning and site plan review are various special use applications. Site Plan option one requires special use approval for the McDonalds drive-through and strip retail drive-through both drive-through and a separate one for the hotel. Site Plan option two requires a special use for each drive-through uses.

We find this site to be an opportunity to develop a well-integrated site, with a mix of varied uses that support each other and neighboring properties. Overall we encourage the applicant's attempt to develop this site. However, there are some procedural requirements that must be followed in regards to recommendations and approvals. While we support the concept of the conditional rezoning and the proposed uses, we have some identified specific issues with the site plan and special uses. Since the site plan and special use approval is a condition of the conditional rezoning, it is imperative that staff and ultimately the Planning Commission must address in detail issues and deficiencies of the application and the site plan, prior to recommending approval of this conditional rezoning.

Rezoning

As noted in our previous memo, conceptually we support the conditional rezoning. Medical, professional, general, service-related office uses, and research–based uses, is the primary focus in Northfield. However understanding the changing nature of the office market, a lack of commercial and dining amenities in the immediate area, proximity to I-75, and a renewed focus on providing a mix of land uses, the proposed additional use types are appropriate for this area. The proposed uses will fully support and compliment the surrounding office uses in the surrounding area.

Site Planning Issue

As commented by the Planning Commission and noted in our previous reports there were a specific site planning issues that we have asked the applicant to address:

- **Site Circulation.** Overall site circulation appears disjointed specifically in regards to access to the McDonalds and the area surrounding the mixed use building due to the inclusion of the second drive-through.
- **Building Orientation.** The building orientation, particularly those buildings along Crooks Road, appears to lack cohesiveness. Each building pad is isolated from each other with drive-throughs, drive-aisles, and parking.
- **Stacking area for the proposed mixed use building drive-through.** The proposed drive-through does not meet the Special Use Standards as outlined in Section 9.02.D and specific use standards for drive-throughs outlined in section 6.10. Specifically, from the parking calculation information submitted by the applicant, the applicant appears to have a specific food user for this drive-through. Drive-throughs for food uses require at a minimum ten (10) stacking spaces. The applicant is only providing eight (8) spaces. Increasing the stacking lane to ten (10) spaces will even further compromise site layout and circulation. If the applicant maintains the drive-through with only eight (8) stacking spaces, the applicant will either need to seek a variance from the Zoning Board of Appeals or find another user of that drive-through that require eight (8) or less stacking spaces.
- **Parking in front of the building is not permitted in the CB district.** If the applicant wishes to maintain this parking in front of the mixed use building, the applicant will need to seek a variance from the Zoning Board of Appeals.
- **Overall Site Parking.** The applicant has submitted parking calculations for both site plans. Though the information appears incomplete (see deficiencies below), the site is under parked as to what is required by ordinance and by maximum parking demand submitted by the applicant:

	Number of Spaces Provided	Required parking by Ordinance (as determined by applicant)	Deficient	Max parking demand as determined by applicants submitted parking study	Deficient
Site Plan 1: Hotel (sheet SP-2)	283	415	132	336	53
Site Plan 2: Office (sheet SP-3)	291	409	118	370	79

In order reduce the over parking of sites, the ordinance does provide for parking reductions if the applicant can procure shared parking arrangements and/or provide evidence that the parking required by ordinance is not applicable. However, the applicant has submitted a parking study that shows that parking will be deficient by a minimum of at least 53 spaces. Parking, traffic, and circulation for this site must be carefully examined. As such, the traffic engineering department has requested that OHM Engineers complete a traffic and parking analysis. The review and report from OHM is not complete.

Please see our June 15th for specific details in regards to identified site planning issues.

Application Deficiencies

Because a condition of the conditional rezoning is the site plan and special use approval, it is incumbent upon us to ensure that the all submittals are complete. In review of the submitted information, we note the following information is deficient and must be submitted prior to Planning Commission approval:

- A certified topographic survey and a certified boundary survey of the property, prepared and sealed by a Licensed Land Surveyor.
- Calculations for the following shall be included on the site plan. These calculations are necessary to complete a full site plan review.
    - Zoning requirements
    - Gross and net (after rights-of-way) site area
    - Gross and net ("usable") building area
    - Required landscape and open space area, and statement of intent for each
- Stormwater detention information.
- Special Use application for the drive-through and hotel use.
- Parking calculations. The parking calculations provided the applicant is inconsistent and appears to not reflect the actual site conditions proposed.
- Zoning Board of Appeals application for stacking lane and parking in front of building.

Process

We have recommended two courses of actions to the applicant in regards in how to proceed:

1. Continue to proceed with the site plan and special use approval as a condition of the Conditional Rezoning. This will require continued coordination with staff and consultants to address all the aforementioned issues and to ensure a complete submittal; or
2. Submit a sketch plan that shows the general site design for the site. The Conditional Rezoning process allows the applicant to submit a "sketch plan, which both gives the Planning Commission a sense of how the site will develop but provides the applicant much greater flexibility in the future as the market changes. This option might simply be procedural easier if the future uses and final layout of the site has not been determined. If the Conditional Rezoning is approved with the sketch plan the applicant's only requirement would be to submit for site plan approval and special use application when the final use and layout of this portion of the site is determined. Site plan approval can be a one meeting process.

Recommendation

We recommend that the Planning Commission postpone action on the item to allow the applicant to meet with planning staff, planning consultant, traffic engineering staff, and traffic consultant to address the aforementioned issues.

CARLISLE/WORTMAN ASSOCIATES, INC.

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

CONDITIONAL REZONING REQUEST

6. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 006) – Proposed Troy Plaza, West side of Crooks, South of Square Lake (5500 New King), Section 8, From PUD 13 (Planned Unit Development 13) to CB (Community Business) and OM (Office Mixed Use) Districts

Mr. Savidant said the petitioner submitted revised plans yesterday. Mr. Savidant recommended to go forward with the Public Hearing but to postpone the item to a future date to allow time for internal departmental review and time for the Planning Consultant to prepare a report on the revised plans. He advised the petitioner that the application must meet the conditional rezoning agreement and briefly addressed the petitioner's request for flexibility with respect to the proposed hotel or office building.

Mr. Hutson clarified his position with conditional rezoning applications and said he is not in favor of this application at this point in time because the petitioner is asking for flexibility with the project and is not providing a clear-cut plan.

Mr. Krent briefly addressed the internal traffic flow with respect to getting to the McDonald's restaurant from the proposed hotel or office.

Mr. Savidant suggested the possibility of submitting two complete site plans for approval; Option A for the proposed hotel and Option B for the proposed office building.

The petitioner, Michael Gordon of Moiseev/Gordon Associates, was present. He stated they are conscientiously working with the landscape architect to provide more green space.

PUBLIC HEARING OPENED

No one was present to speak.

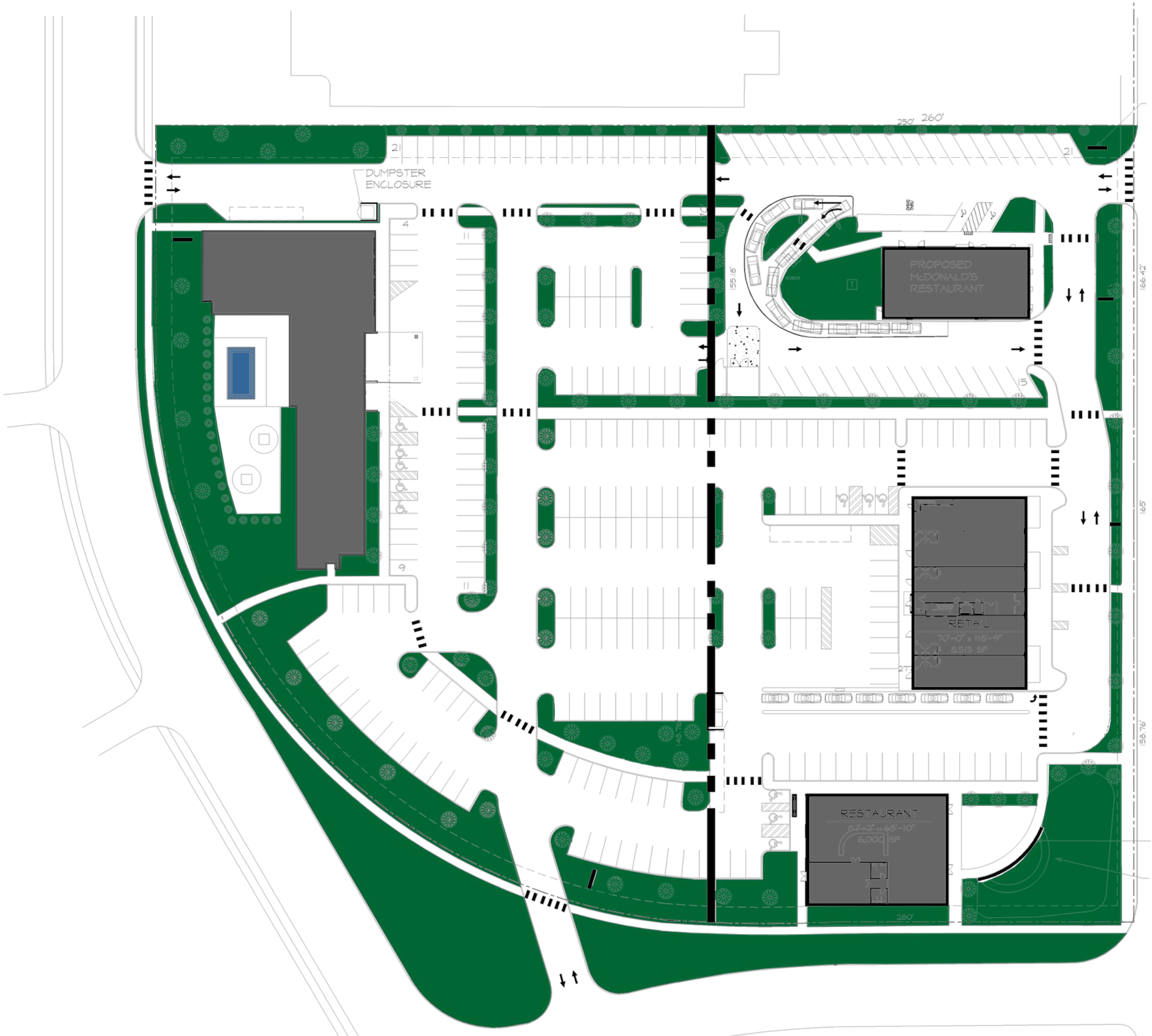
PUBLIC HEARING CLOSED

Resolution # PC-2012-07-046
Moved by: Hutson
Seconded by: Schepke

RESOLVED, That the Planning Commission postpone the item to the July 24, 2012 Special/Study meeting.

Yes: All present (5)
Absent: Schultz, Strat, Tagle

MOTION CARRIED



Proposed Site Plan

MGA Architects/Designers
Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net

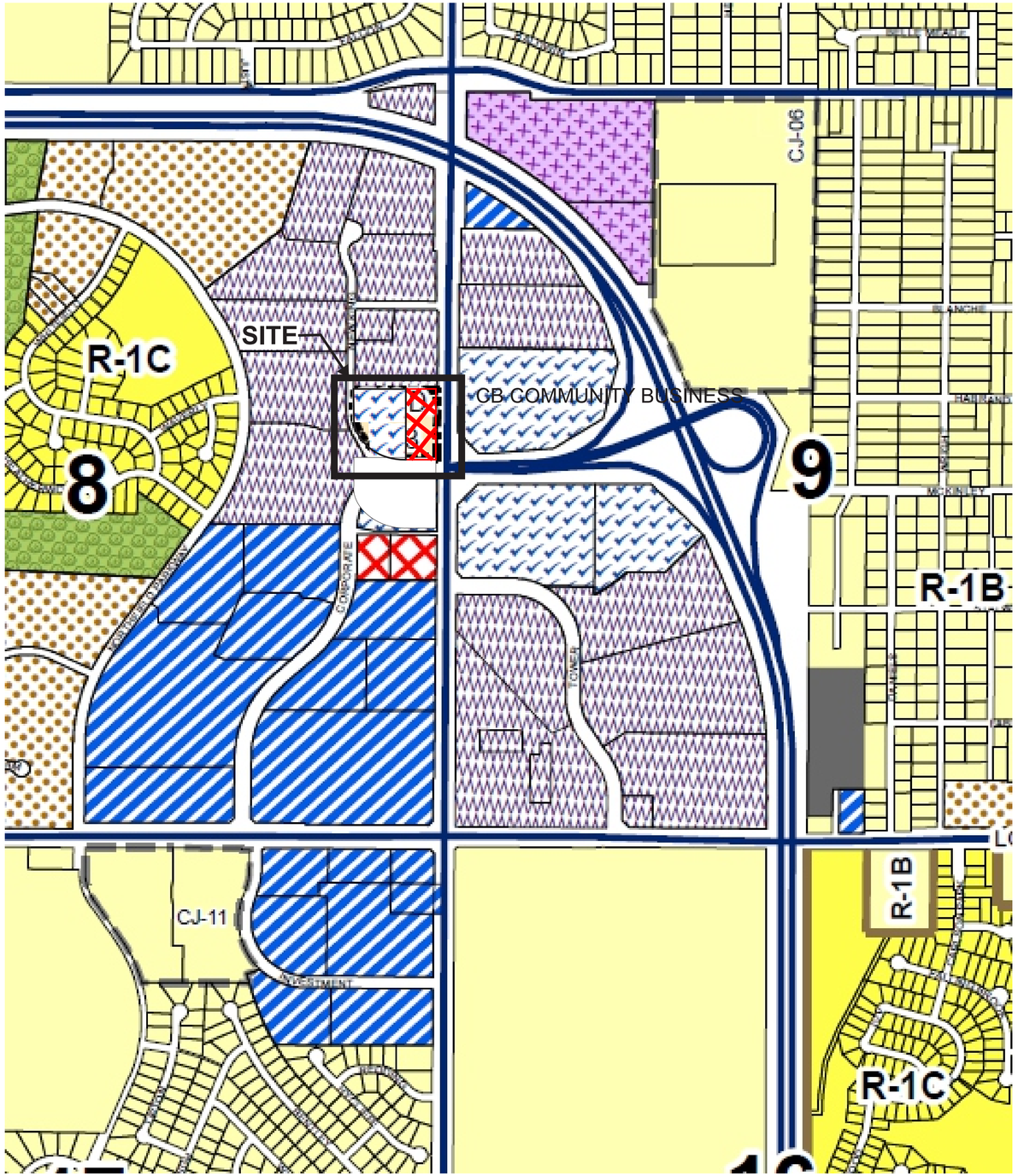
Troy Plaza Troy, MI

Project Number 06418.02
June 25, 2012

Developer:
Tinelle Properties LLC
29850 Northwestern Hwy
Southfield MI 48034
248-557-5454

tinelle Properties LLC
a Commercial Management and Development Co.

REZONING MAP



LOW DENSITY RESIDENTIAL

- R-1A ONE FAMILY RESIDENTIAL
- R-1B ONE FAMILY RESIDENTIAL
- R-1C ONE FAMILY RESIDENTIAL
- R-1D ONE FAMILY RESIDENTIAL
- R-1E ONE FAMILY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

- RT ONE FAMILY ATTACHED

HIGH DENSITY RESIDENTIAL

- MR MULTI-FAMILY RESIDENTIAL
- UR URBAN RESIDENTIAL
- MHP MANUFACTURED HOME PARK

COMMERCIAL

- CB COMMUNITY BUSINESS
- GB GENERAL BUSINESS
- IB INTEGRATED INDUSTRIAL BUSINESS DISTRICT

OFFICE

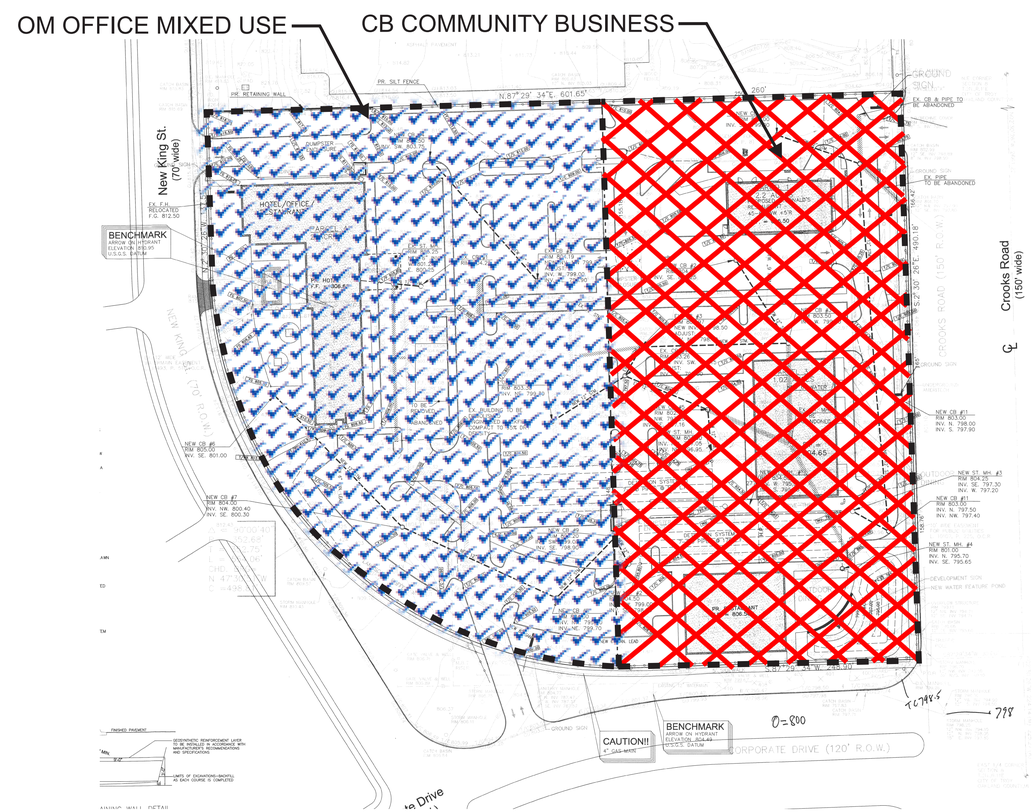
- O OFFICE
- OM OFFICE MIXED USE

RESEARCH

- RC RESEARCH CENTER

SPECIAL

- P VEHICULAR PARKING
- PV PLANNED VEHICLE SALES
- CF COMMUNITY FACILITIES
- EP ENVIRONMENTAL PROTECTION
- PUD PLANNED UNIT DEVELOPMENT
- CBJ CONTROLLED BY CONSENT JUDGMENT
- CR1 CONDITIONAL REZONING



MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
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Troy Plaza Troy, MI
Project Number 06418.02
June 25, 2012

Developer:
Tinelle Properties LLC
29850 Northwestern Hwy
Southfield MI 48034
248-557-5454

tinelle Properties LLC
a Commercial Management and Development Co.

Troy Plaza

Troy, Michigan

Drawing Schedule

		Issued	Issued	Issued	Issued	Issued	Issued	Issued
		Conditional Rezoning	Conditional Rezoning	Pln'g Comm Submittal				
SP-1	Cover Sheet	06-04-12	07-09-12	07-16-12				
SP-2	Site Plan Hotel Version	06-04-12	07-09-12	07-16-12				
SP-3	Site Plan Office Version	06-04-12	07-09-12	07-16-12				
SP-4	Site Lighting Photometric Plan		07-09-12	07-16-12				
SP-5	Proposed Phasing Plan		07-09-12	07-16-12				
C-1	Demolition Plan	06-04-12		07-16-12				
C-2	Grading Plan	06-04-12		07-16-12				
C-3	Utility Plan	06-04-12		07-16-12				
C-4	Soil Erosion & Sediment Control	06-04-12		07-16-12				
1	Boundary/Topographic/Tree Survey			07-16-12				
LS-1	Landscape Plan Hotel Option			07-16-12				
LS-2	Plant Material List & Details Hotel Option			07-16-12				
LS-1	Landscape Plan Office Building Option			07-16-12				
LS-2	Plant Material List & Details Office Bldg Option			07-16-12				
A-1	Retail Building Floor Plans	06-04-12		07-16-12				
A-2	Retail Building Elevations	06-04-12		07-16-12				
A-3	Restaurant Building Floor Plan	06-04-12		07-16-12				
A-4	Restaurant Building Elevations	06-04-12		07-16-12				
A-5	Hotel Floor Plans		07-09-12	07-16-12				
A-6	Hotel Elevations		07-09-12	07-16-12				
A-7	Hotel Elevations		07-09-12	07-16-12				
A-8	Office First Floor Plan			07-16-12				
A-9	Office Second Floor Plan			07-16-12				
A-10	Office Elevations			07-16-12				
A1-0	McDonalds Floor Plan	06-04-12		07-16-12				
A2-0	McDonalds Elevations	06-04-12		07-16-12				
A2-1	McDonalds Elevations	06-04-12		07-16-12				

DEVELOPER:

tinelle PROPERTIES LLC
a Commercial Management and Development Co.

Tinelle Properties LLC
29850 Northwestern Hwy
Southfield MI 48034
248.557.5454

ARCHITECT:

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073
248.549.4500 voice 248.549.7300 facs.
www.mga-architects.net

CIVIL ENGINEER:

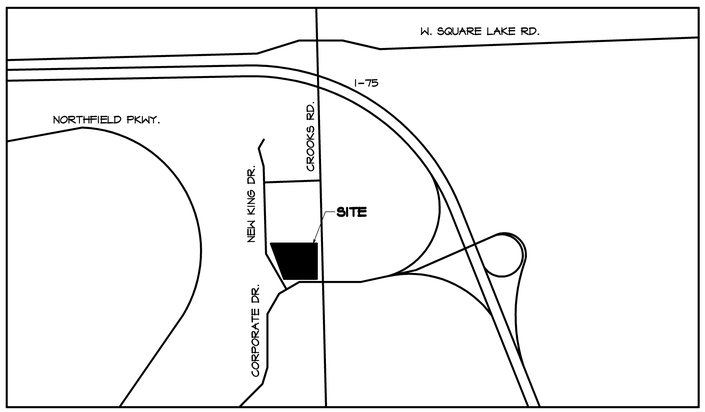
Sitto Building & Engineering

29850 Northwestern Highway
Suite 200
Southfield, MI 4807374
tel: 248.709.0044 facs: 248.246.6800
imad@sittoengineers.com

LANDSCAPE ARCHITECT:

FPA
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

CALVIN HALL & ASSOCIATES
Professional Land Planning and registered Landscape Architect
Bloomfield Hills, Michigan 48304
Phone: (248) 540-9515
Fax: (248) 540-9516



North
Location Map
Scale: N.T.S.

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
Title Sheet

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
SP-1

File: #01.10000,20000

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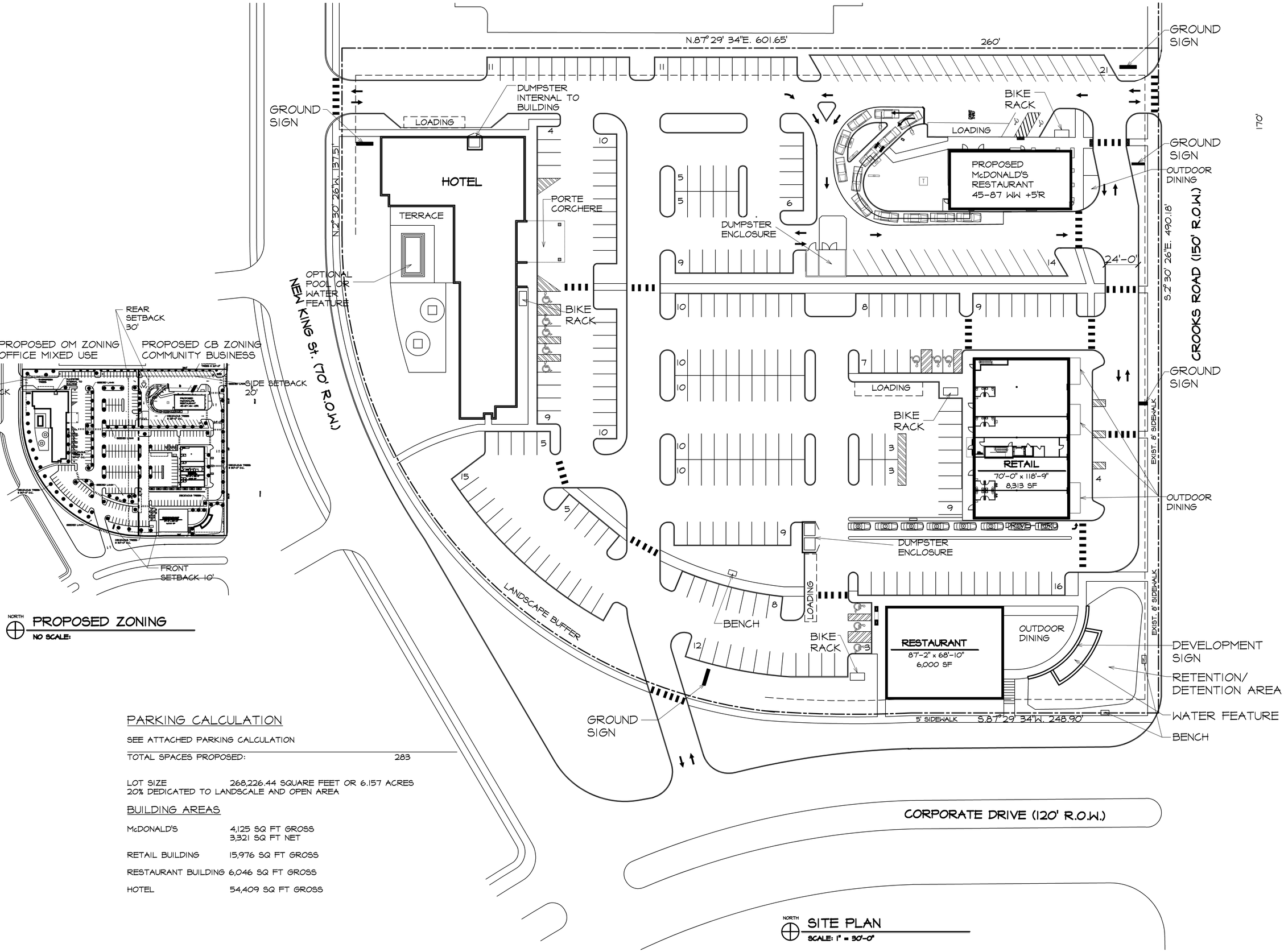

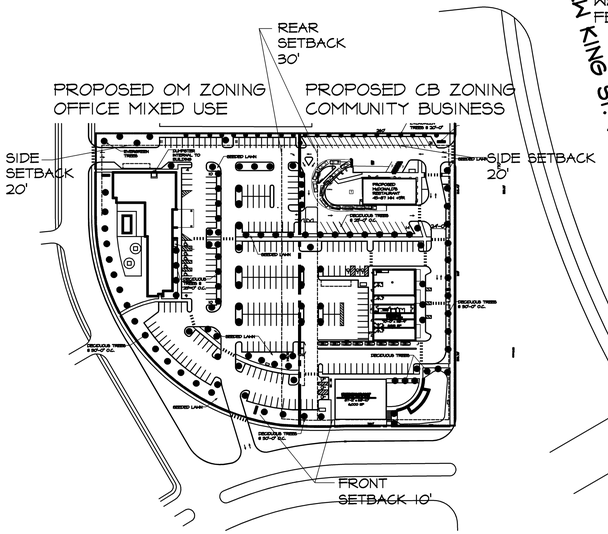

PARKING CALCULATION

SEE ATTACHED PARKING CALCULATION

TOTAL SPACES PROPOSED: 283

LOT SIZE 268,226.44 SQUARE FEET OR 6.157 ACRES
20% DEDICATED TO LANDSCALE AND OPEN AREA

BUILDING AREAS

McDONALD'S	4,125 SQ FT GROSS 3,321 SQ FT NET
RETAIL BUILDING	15,976 SQ FT GROSS
RESTAURANT BUILDING	6,046 SQ FT GROSS
HOTEL	54,409 SQ FT GROSS

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

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248.549.7300 facs.

www.mga-architects.net

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
SITE PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:

Owner Review 02-07-12	Owner Review 04-30-12
Owner Review 02-14-12	Conditional Rezoning 06-04-12
Owner Review 02-27-12	Revised 07-09-12
Owner Review 02-29-12	Planning Comm Submittal 07-16-12
Owner Review 03-13-12	
Owner Review 03-20-12	
Owner Review 03-22-12	
Owner Review 04-11-12	

Sheet Number:
SP-2

File: #01.10000,20000

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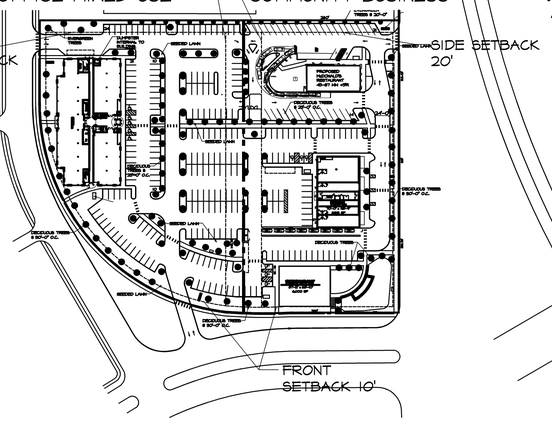

NORTH

PROPOSED ZONING

NO SCALE:

PARKING CALCULATION

SEE ATTACHED PARKING CALCULATION

TOTAL SPACES PROPOSED: 291

LOT SIZE 268,226.44 SQUARE FEET OR 6.157 ACRES
20% DEDICATED TO LANDSCALE AND OPEN AREA

BUILDING AREAS

McDONALD'S	4,125 SQ FT GROSS 3,321 SQ FT NET
RETAIL BUILDING	15,976 SQ FT GROSS
RESTAURANT BUILDING	6,046 SQ FT GROSS
OFFICE BUILDING	41,921 SQ FT GROSS

N.87°29' 34"E. 601.65'

260'

GROUND SIGN

DUMPSTER INTERNAL TO BUILDING

LOADING

OFFICE BUILDING

N.2°30' 26"W. 137.51'

NEW KING St. (70' R.O.W.)

BIKE RACK

BIKE RACK

LOADING

PROPOSED McDONALD'S RESTAURANT 45-87 WW +5'R

OUTDOOR DINING

DUMPSTER ENCLOSURE

24'-0"

S.2°30' 26"E. 490.18'

CROOKS ROAD (150' R.O.W.)

LOADING

BIKE RACK

RETAIL
70'-0" x 118'-9"
8,313 SF

EXIST. 8' SIDEWALK

DRIVE THRU

DUMPSTER ENCLOSURE

LANDSCAPE BUFFER

BENCH

LOADING

BIKE RACK

RESTAURANT
87'-2" x 68'-10"
6,000 SF

OUTDOOR DINING

DEVELOPMENT SIGN

RETENTION/ DETENTION AREA

WATER FEATURE

BENCH

5' SIDEWALK

S.87°29' 34"W. 248.90'

GROUND SIGN

CORPORATE DRIVE (120' R.O.W.)

NORTH

SITE PLAN

SCALE: 1" = 30'-0"

MGA Architects/Designers

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
SITE PLAN W/ OFFICE BUILDING IN OM DISTRICT

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:

Owner Review 02-07-12	Owner Review 04-30-12
Owner Review 02-14-12	Conditional Rezoning 06-04-12
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Owner Review 02-29-12	Planning Comm Submittal 07-16-12
Owner Review 03-13-12	
Owner Review 03-20-12	
Owner Review 03-22-12	
Owner Review 04-11-12	

Sheet Number:

SP-3

File: #01.10000,20000

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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	8	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	293.6
	LB	9	LITHONIA #DSX1 LED 1 30B700/40K SR3 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 4000K LEDS, TYPE 3 OPTICS	ONE 73.5-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_40K_SR3_MVOLT.ies	Absolute	0.90	73.5
	LC	6	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	73.4
	LD	2	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	146.8

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL LTG VALUES AT GRADE	+	0.6 fc	3.5 fc	0.0 fc	N / A	N / A
PARKING AREA	✳	1.4 fc	3.5 fc	0.2 fc	17.5:1	7.0:1

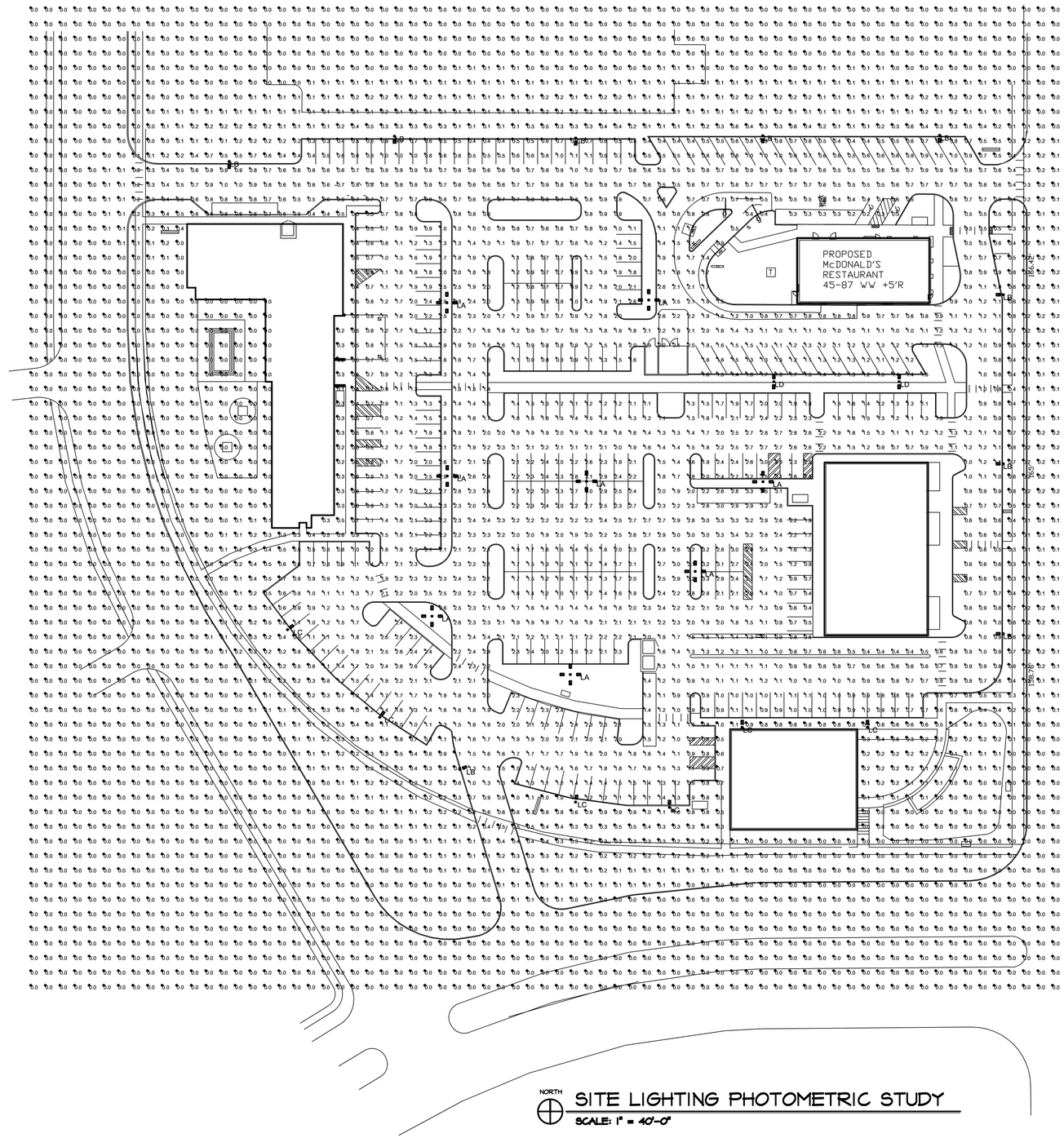
LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	LB	3958.9	310.4	25.0	180.0	0.0
2	LB	4072.2	327.8	25.0	180.0	0.0
3	LB	4196.3	326.5	25.0	180.0	0.0
4	LB	4324.5	328.2	25.0	180.0	0.0
5	LB	4445.6	328.4	25.0	180.0	0.0
6	LA	4108.1	213.7	25.0	180.0	0.0
7	LA	4108.3	94.9	25.0	180.0	0.0
8	LA	4203.7	91.3	25.0	180.0	0.0
9	LA	4324.6	91.0	25.0	180.0	0.0
10	LA	4246.4	215.6	25.0	180.0	0.0
11	LB	4489.3	-13.2	25.0	270.0	0.0
12	LB	4489.3	103.4	25.0	270.0	0.0
13	LB	4489.3	219.2	25.0	270.0	0.0
14	LC	3998.9	-10.4	25.0	52.5	0.0
15	LC	4062.1	-70.4	25.0	38.3	0.0
16	LB	4117.0	-106.1	25.0	68.6	0.0
17	LC	4196.2	-128.5	25.0	10.3	0.0
18	LC	4260.5	-132.2	25.0	1.0	0.0
19	LA	4097.9	-1.1	25.0	180.0	0.0
20	LA	4192.7	-41.1	25.0	180.0	0.0
21	LA	4278.2	29.6	25.0	180.0	0.0
22	LC	4310.3	-77.3	25.0	1.0	0.0
23	LC	4396.2	-77.3	25.0	1.0	0.0
24	LD	4332.1	159.5	25.0	1.0	0.0
25	LD	4417.9	159.5	25.0	1.0	0.0

NOTES

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

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



SITE LIGHTING PHOTOMETRIC STUDY

SCALE: 1" = 40'-0"

MGA Architects/Designers

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Royal Oak, MI 48073

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
SITE LIGHTING PHOTOMETRIC PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

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Owner Review 04-30-12
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Planning Comm Submittal 07-16-12

Sheet Number:
SP-4

File: #01.10000,20000

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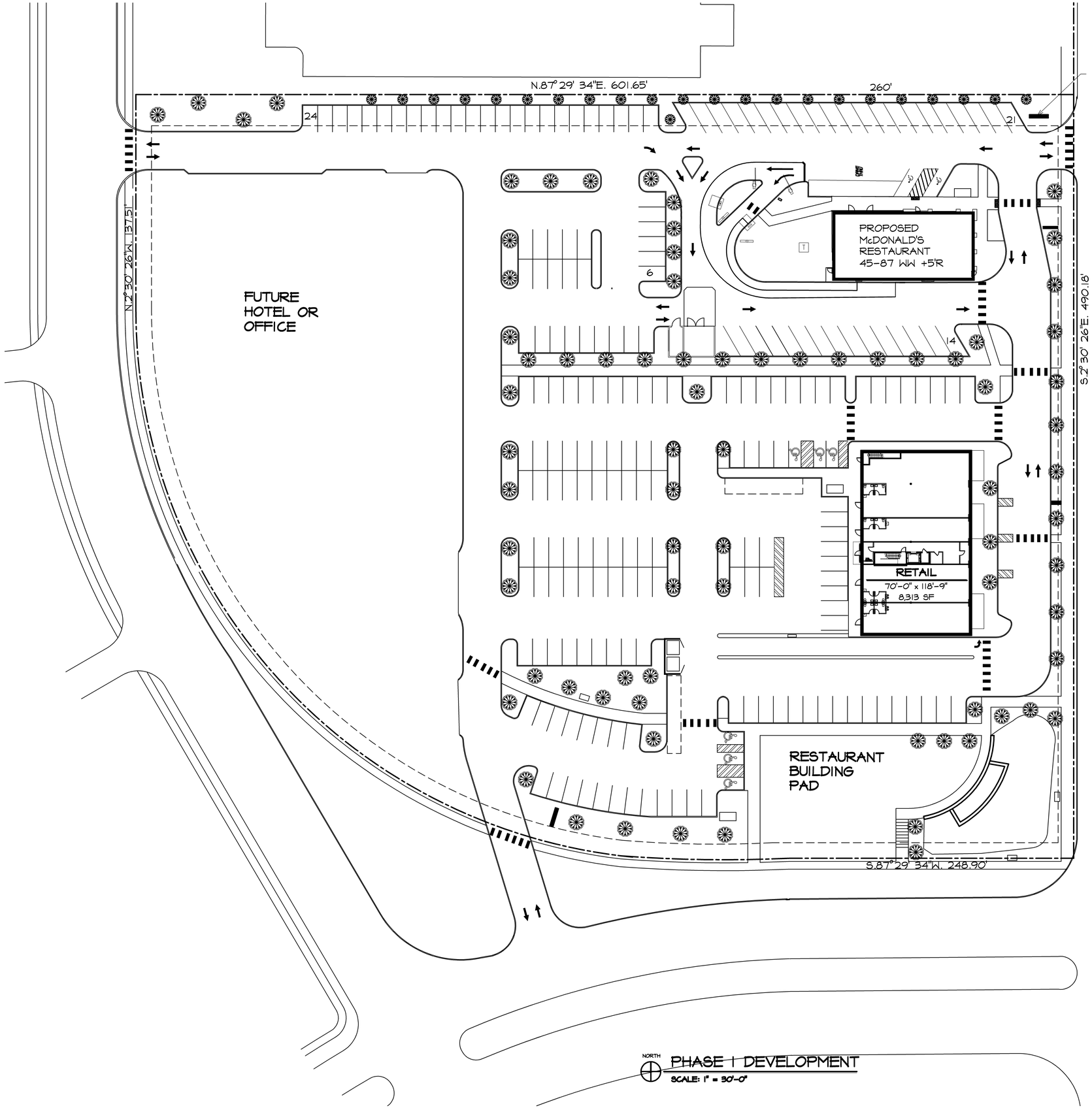

PHASE I DEVELOPMENT
SCALE: 1" = 30'-0"

MGA Architects/Designers

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Royal Oak, MI 48073

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Client:
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29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
PHASE I DEVELOPMENT

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

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Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
SP-5

File: #01.10000,20000

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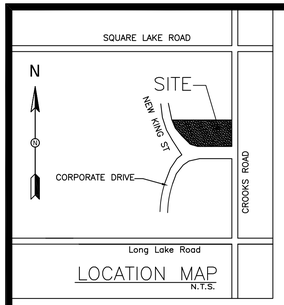


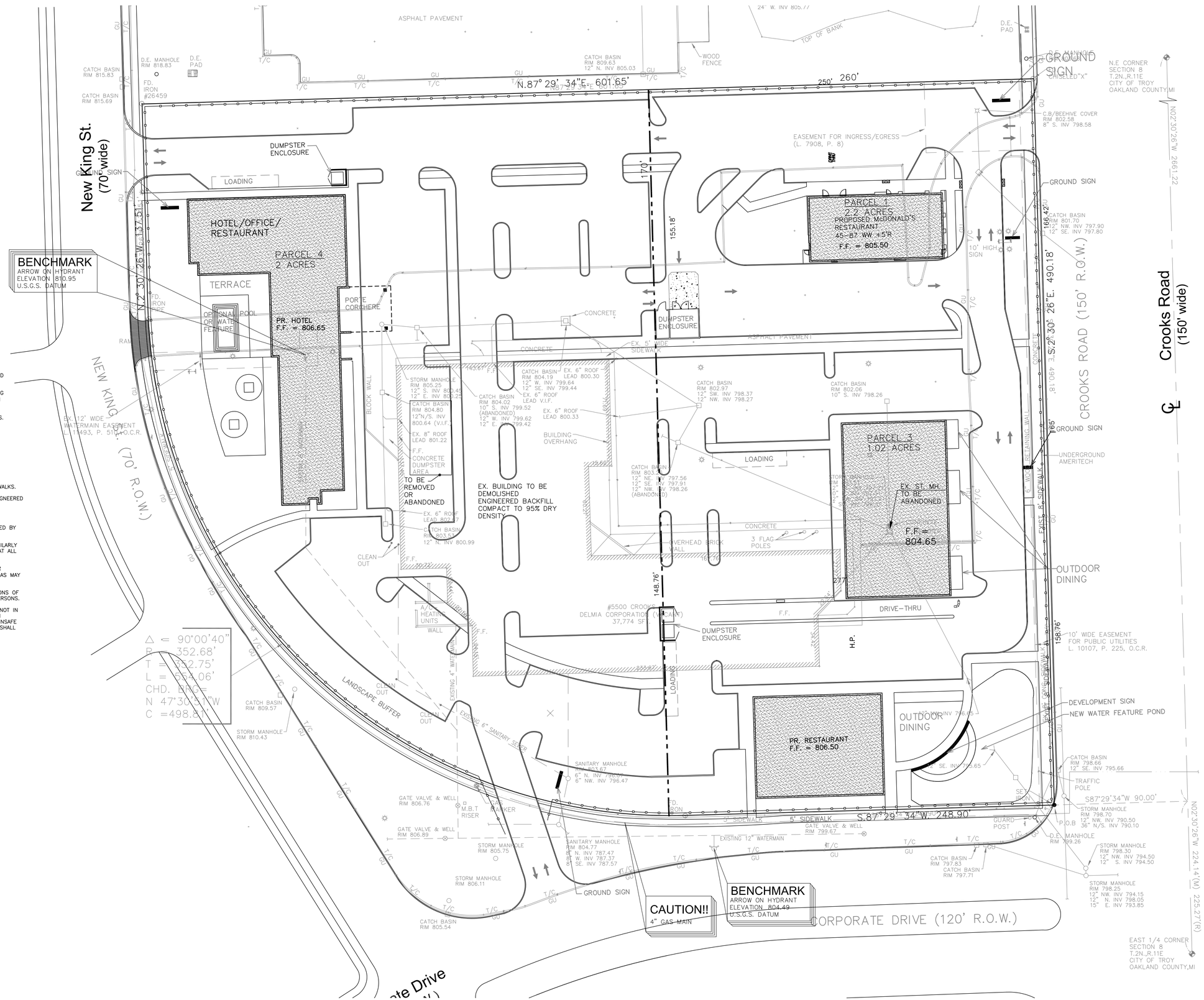
LOCATION MAP
N.T.S.

STANDARD NOTES:

1. NOTIFY THE CITY OF TROY ENGINEERING DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE START OF OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF TROY.
3. UTILITIES TO BE UNDERGROUND.
4. CALL MISS DIG (800–482–7171) A MINIMUM OF 72 HOURS PRIOR TO START OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
5. ALL SOIL EROSION AND SILT FENCE MUST BE CONTROLLED AND CONTAINED ON–SITE.
6. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING ORPROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
8. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT AN ENGINEERING SITE INSPECTION IS REQUIRED.

DEMOLITION AND SAFETY NOTES:

1. INSTALL SOIL EROSION MEASURES AS REQUIREED.
2. REMOVE ALL EXISTING ON–SITE PAVEMENT, CURB AND CUTTER, AND SIDEWALKS.
3. REMOVE EXISTING BUILDING AND ABANDONE FOUNDATION, REFILL WITH ENIGNEERED BACKFILL UP TO REQUIRED GRADES, SEE GRADING PLAN.
4. CLOSE EXISTING APPROACHES AND LANDSCAPE AS PER CITY STANDARDS.
5. REMOVE OR ABANDONE EXISTING CIVIL AND GENERAL UTILITIES AS REQUIRED BY DESIGN PLANS, SEE GARDING AND UTILITY PLANS.
6. INSTALL NECCESSARY SHORING, BARRICADES, SIGNS, COVERS AND ALL SIMILARLY REQUIRED MEASURE BY OSHA TO PROTECT THE WORKERS AND THE PUBLIC AT ALL TIMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE PROPOERTY OWNER, DEVELOPER AND/OR CONTRACTOR TO INITIATE AND MAINTAIN OSHA REQUIRED MEASURES AS MAY BE NECESSARY.
8. SUCH PROGRAMS SHALL PROVIDE FOR FREQUENT AND REGULAR INSPECTIONS OF THE JOB SITES, MATERIALS, AND EQUIPMENT TO BE MADE BY COMPETENT PERSONS.
9. THE USE OF ANY MACHINERY, TOOL, MATERIAL, OR EQUIPMENT WHICH IS NOT IN COMPLIANCE WITH ANY APPLICABLE OSHA REQUIREMENT IS PROHIBITED. SUCH MACHINE, TOOL, MATERIAL, OR EQUIPMENT SHALL EITHER BE IDENTIFIED AS UNSAFE BY TAGGING OR LOCKING THE CONTROLS TO RENDER THEM INOPERABLE OR SHALL BE PHYSICALLY REMOVED FROM ITS PLACE OF OPERATION.



SITTO BUILDING & ENGINEERING

29850 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI 48034
TEL: (248) 709–0044
FAX: (248) 246–6800
EMAIL:
IMAD@SITTOENGINEERS.COM

PROJECT

TROY PLAZA
5500 NEW KING ST.
TROY, MI

CLIENT

TINELLE PROPERTIES
29850 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI 48034

REVISIONS

NOTES

PLEASE DO NOT SCALE DRAWING

Approved By

SCALE

1" = 30'

DATE

05/19/2012

JOB NO.

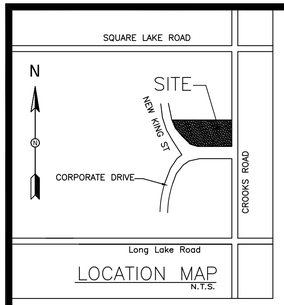
2012-32

SHEET TITLE

DEMOLITION PLAN

SHEET NO.

C-1



LOCATION MAP
N.T.S.

DETENTION CALCULATIONS

REQUIRED DETENTION VOLUME
AREA = 16.16 ACRES

Qa = (A) (0.2 CFS/ACRE) = 1.23 CFS
Qo = Qa/AC = 0.25 CFS/ACRE

STORAGE TIME FOR 25-YEAR STORM
T = -25 + (8062.5/Q0)1/2
T = 155.70 MINUTES

Vs = 12,900 (T)/(T+25) - 40(Qo)(T)
Vs = 9,577.50 CUBIC FEET/ACRE-IMPERVIOUS

VT = VsxAxC = 47,787.87 CF.
0.22 ACRE-FEET

DETENTION SIZING (UNDERGROUND PIPE STORAGE)
** 14 - 5' DIA. HDPE PIPES @ 174 L.F. = 47,818.68 CF.

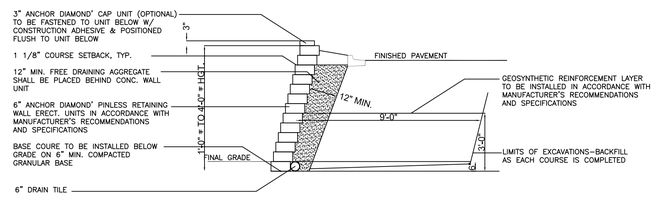
** PARKING LOT STORAGE MIGHT BE UTILIZED TO MINIMIZE THE SIZE THE UNDERGROUND STORAGE SYSTEM. A MORE DETAILED CALCULATIONS WILL BE PROVIDED FOR CITY OFFICIALS REVIEW AT THE FINAL DESIGN STAGE.

ORIFICE CONTROL CALCULATIONS
ALLOWABLE DISCHARGE (Qo) = 1.23 CFS
FLOW (Q) = CAx(2GH)^0.5
C = 0.62
ORIFICE CROSS SECTION AREA (A)
GRAVITY (G) = 32.2 FEET/SEC^2
H = DISTANCE FROM HIGHWATER TO CENTER OF PIPE
D = DEPTH OF PONDING = 5 FEET
A = Qa / (0.62 x (2x32.2xh)^0.5) = 0.38 FT. = 4.5 INCH.
USE 4 IN. PIPE RESTRICTOR

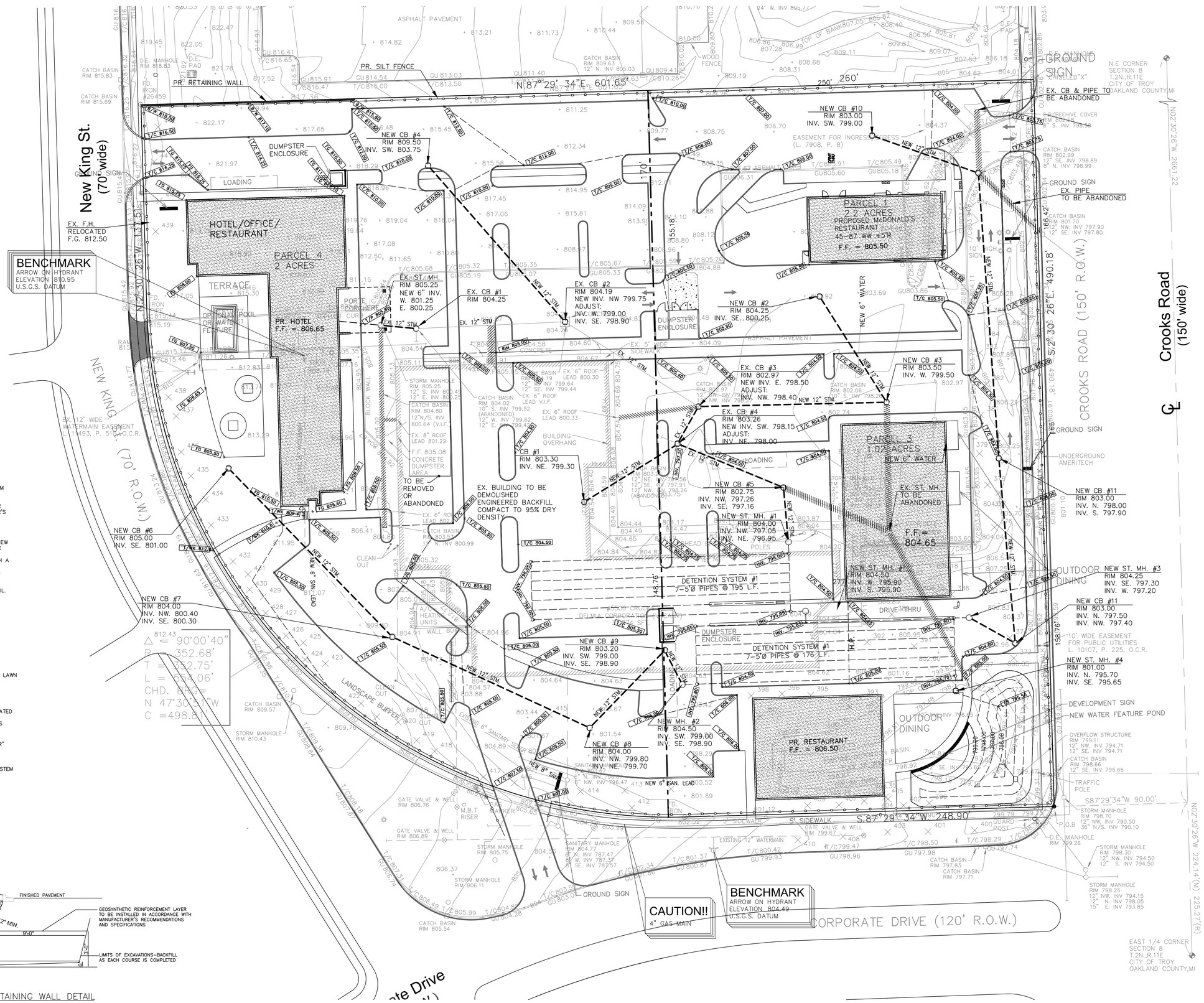
WATER TREATMENT NOTE:
PRE-MANUFACTURED WATER TREATMENT MANHOLES WILL BE UTILIZED TO PROVIDE THE STORM WATER TREATMENT AS REQUIRED BY THE CITY OF TROY.

GRADING NOTES:

1. SLOPE ALL PAVED SURFACES TO DRAIN TO STORM STRUCTURES. MINIMUM SLOPE ON NEW PAVED AREAS SHALL BE 0.6%, MAXIMUM SHALL BE 6%.
2. CHECK LOCATION OF ALL UTILITY LINES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES AND/OR THE OWNER'S PROPERTY AND SHALL REPAIR, REPLACE, OR RESTORE SAME AT THE CONTRACTOR'S EXPENSE. CALL MISS DIG (3) WORKING DAYS BEFORE DIGGING AT 1-800-482-7171.
3. SLOPE ALL SITE WORK UNIFORMLY BETWEEN NEW GRADES OR BETWEEN NEW GRADES AND EXISTING GRADES. THIS INCLUDES SLOPING ALL SITE WORK BETWEEN NEW GRADES AND RIM ELEVATION GRADES AT CATCH BASINS. TRANSITIONS BETWEEN CHANGE IN GRADES SHALL BE CONSTRUCTED WITH A MINIMUM 25 FOOT VERTICAL CURVE. PLAN GRADES INDICATE POINT OF INTERSECTION ELEVATIONS. ABRUPT GRADE CHANGES AT CATCH BASINS AND HIGH POINTS ARE NOT ALLOWED
4. AREA OF BUILDINGS, WALKS, AND PAVING SHALL BE STRIPPED OF TOPSOIL. TOPSOIL SHALL BE STORED ON THIS CONSTRUCTION SITE FOR RE-USE. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THIS CONSTRUCTION SITE.
5. ALL FILL NECESSARY TO PROVIDE SUBGRADES FOR INTERIOR CONCRETE FLOOR SLABS, WALKS, DRIVEWAYS AND PARKING SPACES SHALL BE MICHIGAN DEPARTMENT OF TRANSPORTATION, CLASS II.
6. OBTAIN PERMIT AND PROVIDE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORD WITH COUNTY AND TOWNSHIP REQUIREMENTS. SEE EROSION CONTROL NOTES AND LEGEND.
7. ALL STORM SEWER STRUCTURES AND COVERS SHALL BE IN ACCORD, WITH MDOT STANDARD SPECS. USE COVER "D" IN PAVED AREAS, COVER "E" IN LAWN AREAS, COVER "K" AT CURB LOCATIONS AND COVER "A" FOR MANHOLES.
8. CONNECT ALL ROOF DOWNSPOUTS AND FOOTING DRAINS TO STORM STRUCTURES AND PROVIDE POSITIVE FLOW AWAY FROM BUILDING.
9. DRAIN TILE FOR EDGE DRAINS AND SUB-PAVEMENT DRAINS WHERE INDICATED SHALL BE 6" POLYETHYLENE, CORRUGATED PERFORATED DRAINAGE PIPE WITH NYLON SOCK. PROVIDE FITTINGS FOR TURNS AND CONNECTIONS AS REQUIRED. CONNECT TO STORM STRUCTURE.
10. FOR THE PURPOSE OF THESE BIDDING DOCUMENTS THE TERM "DEVELOPER" SHALL BE CONTRACTOR.
11. DEVELOPER SHALL OBTAIN APPROVAL FROM THE MACOMB COUNTY DRAIN COMMISSIONER AND THE MI DEQ PRIOR TO CONSTRUCTING THE STORM SYSTEM AND DISCHARGE INTO THE COUNTY STORM DRAIN.
12. STORM SEWER CATCH BASINS SHALL BE 4' DIA. TYPICAL.
13. REFER TO CITY OF TROY DESIGN STANDARDS & DETAILS.



'ANCHOR DIAMOND' PINLESS RETAINING WALL DETAIL
N.T.S.



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SOUTHFIELD, MI 48034
TEL: (248) 709-0044
FAX: (248) 246-6800
EMAIL:
IMAD@SITTOENGINEERS.COM

PROJECT
TROY PLAZA
5500 NEW KING ST.
TROY, MI

CLIENT
TINELLE PROPERTIES
29850 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI 48034

REVISIONS

NOTES
PLEASE DO NOT SCALE DRAWING

Approved By

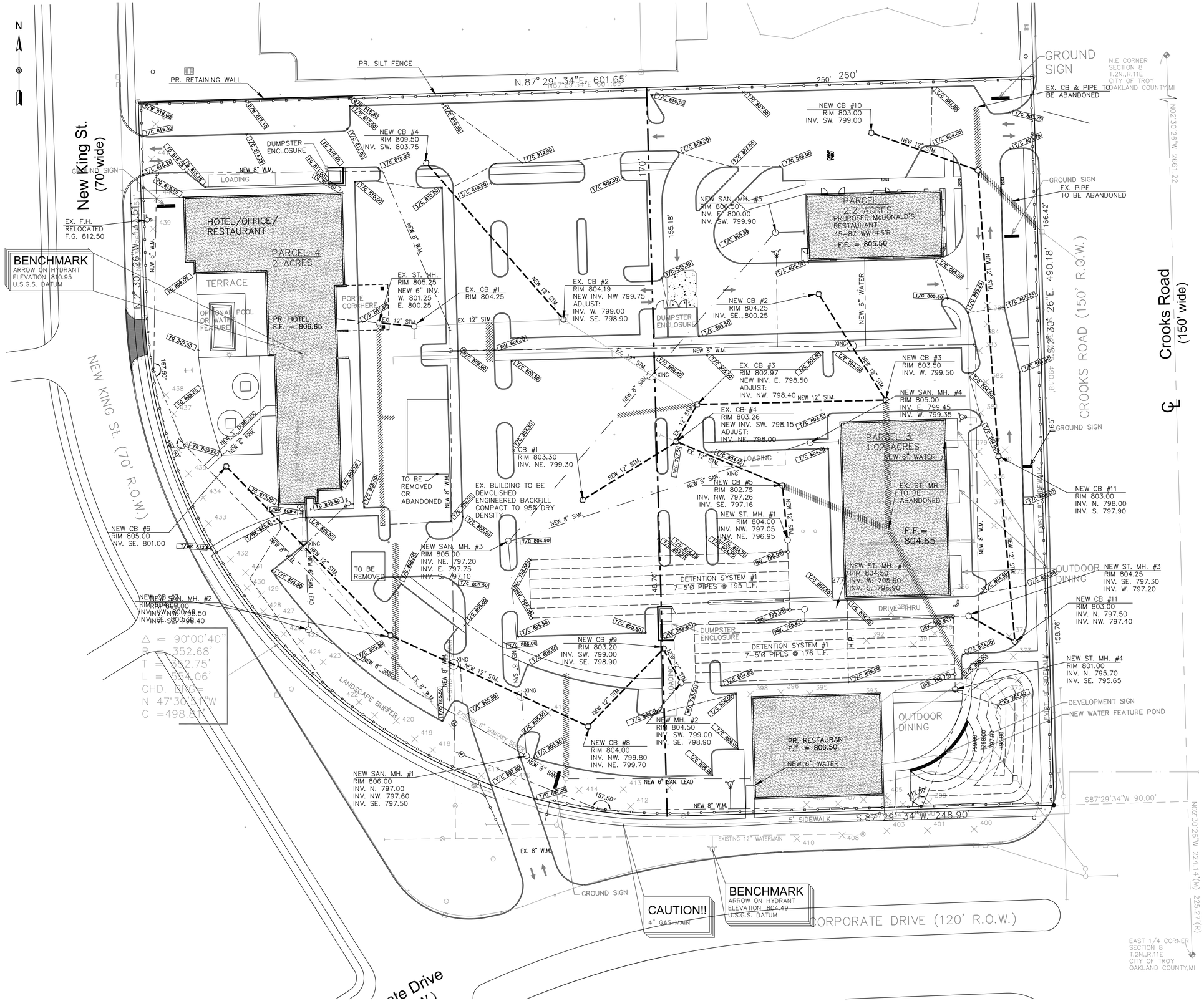
SCALE
1" = 30'

DATE
05/19/2012

JOB NO.
2012-32

SHEET TITLE
GRADING PLAN

SHEET NO.
C-2



SITTO BUILDING & ENGINEERING

29850 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI 48034
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PROJECT

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SCALE

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DATE

05/19/2012

JOB NO.

2012-32

SHEET TITLE

UTILITY PLAN

SHEET NO.

C-3

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
2. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
5. CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
7. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
8. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADE. IF THIS CANNOT BE ACHIEVED, THAN ALL TEMPORARY PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST STAY IN PLACE AND MUST BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED.
9. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994 AS AMENDED. AN MDEQ PERMIT IS REQUIRED FOR WORK IN THE WATERCOURSE.
10. A GEOTECHNICAL REPORT PREPARED BY PSI ON 6/7/2001 INDICATES THAT THE SITE IS COMPRISED PRIMARILY OF FINE TO MEDIUM SAND, SANDY CLAY FILL AND SAND FILL.
11. GROSS ACREAGE DISTURBED BY THIS CONSTRUCTION ACTIVITY = 8.04.

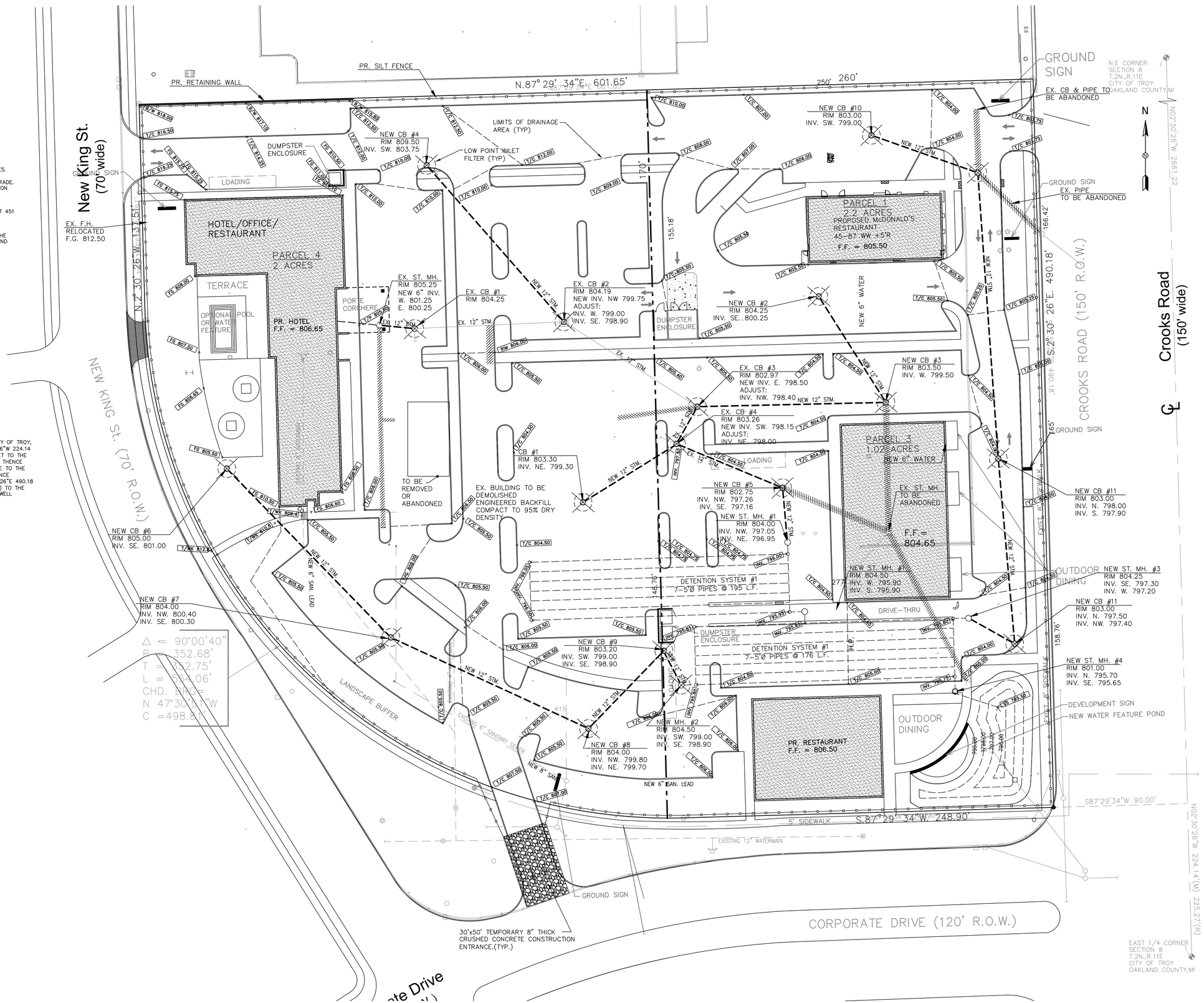
CONSTRUCTION SEQUENCE

1. DEMOLITION, EXCAVATION AND STOCKPILING OF SOIL.
2. IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF EXISTING UTILITIES AND FAVILITIES.
3. PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
4. PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.

THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. THE SOIL EROSION AND SEDIMENT CONTROL ACT.

LEGAL DESCRIPTION (FURNISHED BY CLIENT)

A PARCEL OF LAND LOCATED IN THE N.E. 1/4 OF SECTION 8, T2N., R11E, CITY OF TROY, OAKLAND COUNTY MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT N02°30'26"W 224.14 FEET ALONG THE SECTION LINE IN CROOKS ROAD AND S87°29'34"W 90.00 FEET TO THE WEST RIGHT OF WAY LINE, FROM THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE S87°29'34"W 248.90 FEET; THENCE 554.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (CHORD BEARING N47°30'51"W 498.81 FEET, RADIUS 352.68 FEET,) THENCE N02°30'26"W 137.51 FEET; THENCE N87°29'34"E 601.65 FEET; THENCE S02°30'26"E 490.18 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID CROOKS ROAD(150' WIDE) TO THE POINT OF BEGINNING. CONTAINING 268,226 SQUARE FEET OR 6.16 ACRES. SIDWELL #20-8-276-002



SITTO BUILDING & ENGINEERING
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PROJECT

TROY PLAZA
5500 NEW KING ST.
TROY, MI

CLIENT

TINELLE PROPERTIES
29850 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI 48034

REVISIONS

NOTES

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Approved By

SCALE

1" = 30'

DATE

05/19/2012

JOB NO.

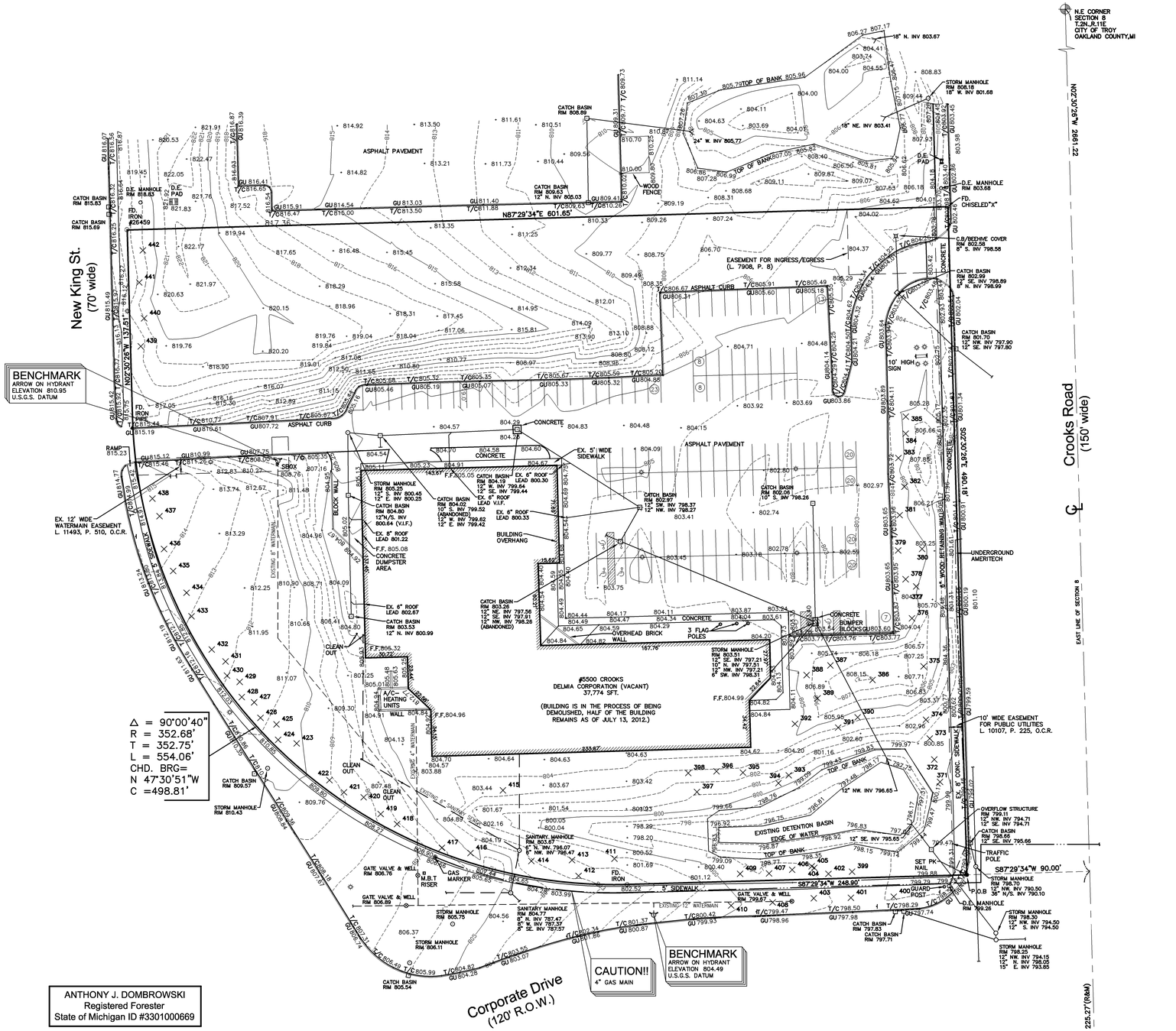
2012-32

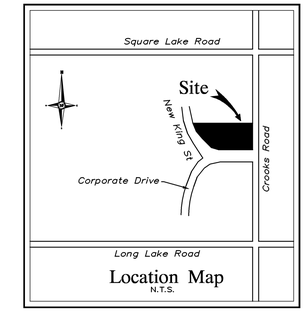
SHEET TITLE

SOIL EROSION AND SEDIMENT CONTROL

SHEET NO.

C-4





Master Tree List

Client Name: Neumann Smith & Associates
Job Number: 3-C380
Job Location: Delmia Parking Addition
Date Completed: 04/03/2002

Tree #	Botanical Name	Common Name	Dia.	Condition
371	Acer platanoides	Norway Maple	7	good
372	Acer platanoides	Norway Maple	5	fair
373	Acer platanoides	Norway Maple	6	good
374	Acer platanoides	Norway Maple	6	good
375	Acer platanoides	Norway Maple	7	good
376	Fraxinus americana	White Ash	8	good
377	Fraxinus americana	White Ash	6	good
378	Acer ginnala	Amur Maple	6	good
379	Acer ginnala	Amur Maple	4	fair
380	Fraxinus americana	White Ash	8	good
381	Pinus nigra	Austrian Pine	11	good
382	Fraxinus americana	White Ash	6	good
383	Juglans nigra	Black Walnut	8	fair
384	Pinus nigra	Austrian Pine	9	fair
385	Juglans nigra	Black Walnut	10	good
386	Fraxinus americana	White Ash	5	good
387	Quercus rubra	Red Oak	9	good
388	Quercus rubra	Red Oak	10	good
389	Quercus rubra	Red Oak	9	good
390	Quercus rubra	Red Oak	13	good
391	Quercus rubra	Red Oak	10	good
392	Quercus rubra	Red Oak	13	good
393	Prunus spp.	Flowering Cherry	6	declining
394	Prunus spp.	Flowering Cherry	5	poor
395	Quercus rubra	Red Oak	9	good
396	Quercus rubra	Red Oak	9	good
397	Malus spp.	Flowering Crab Apple	9	good
398	Malus spp.	Flowering Crab Apple	9	good
399	Acer saccharum	Sugar Maple	10	good
400	Acer platanoides	Norway Maple	7	good
401	Acer platanoides	Norway Maple	6	good
402	Acer saccharum	Sugar Maple	9	good
403	Acer platanoides	Norway Maple	7	good
404	Acer saccharum	Sugar Maple	9	good
405	Acer saccharum	Sugar Maple	6	good
406	Acer saccharum	Sugar Maple	11	good
407	Acer saccharum	Sugar Maple	9	good
408	Acer platanoides	Norway Maple	6	good
409	Acer saccharum	Sugar Maple	14	fair
410	Acer platanoides	Norway Maple	7	good
411	Fraxinus americana	White Ash	9	good
412	Pseudotsuga menziesii	Douglas-Fir	8	good
413	Picea abies	Norway Spruce	8	good
414	Picea abies	Norway Spruce	16	good
415	Acer saccharum	Sugar Maple	5	good
416	Fraxinus americana	White Ash	14	good
417	Fraxinus americana	White Ash	16	good
418	Malus spp.	Flowering Crab Apple	6	good
419	Malus spp.	Flowering Crab Apple	8	good
420	Gleditsia triacanthos	Honeylocust	7	good
421	Gleditsia triacanthos	Honeylocust	6	good
422	Malus spp.	Flowering Crab Apple	8	good
423	Fraxinus americana	White Ash	8	good
424	Fraxinus americana	White Ash	8	good
425	Fraxinus americana	White Ash	7	fair
426	Malus spp.	Flowering Crab Apple	8	good
427	Malus spp.	Flowering Crab Apple	5	good
428	Malus spp.	Flowering Crab Apple	5	good
429	Fraxinus americana	White Ash	8	good
430	Ulmus americana	American Elm	8	good
431	Acer saccharum	Sugar Maple	5	good
432	Acer saccharum	Sugar Maple	5	good
433	Fraxinus americana	White Ash	11	good
434	Fraxinus americana	White Ash	10	good
435	Fraxinus americana	White Ash	9	good
436	Fraxinus americana	White Ash	10	good
437	Fraxinus americana	White Ash	9	good
438	Fraxinus americana	White Ash	8	good
439	Fraxinus americana	White Ash	7	good
440	Picea abies	Norway Spruce	7	good
441	Acer saccharum	Sugar Maple	7	declining
442	Pinus nigra	Austrian Pine	10	good

ANTHONY J. DOMBROWSKI
Registered Forester
State of Michigan ID #3301000669

Tree Survey Summary

Common Name	Botanical Name	Total # trees	Percentage of Total	Average Dia. (a)	Minimum Diameter	Maximum Diameter	Median Dia. (a)	*******Tree Vigor (Condition Rating)******* Good	Fair	Declining	Poor	Dead
White Ash	Fraxinus americana	19	26.39%	8.8	5.0	16.0	8.0	18	1	0	0	0
Sugar Maple	Acer saccharum	11	15.28%	8.2	5.0	14.0	9.0	9	1	1	0	0
Norway Maple	Acer platanoides	10	13.89%	6.4	5.0	7.0	6.5	9	1	0	0	0
Flowering Crab Apple	Malus spp.	8	11.11%	7.0	4.0	9.0	8.0	8	0	0	0	0
Red Oak	Quercus rubra	8	11.11%	10.3	9.0	13.0	9.5	8	0	0	0	0
Austrian Pine	Pinus nigra	3	4.17%	10.0	9.0	11.0	10.0	2	1	0	0	0
Norway Spruce	Picea abies	3	4.17%	10.3	7.0	16.0	8.0	3	0	0	0	0
Amur Maple	Acer ginnala	2	2.78%	5.0	4.0	6.0	5.0	1	1	0	0	0
Black Walnut	Juglans nigra	2	2.78%	9.0	8.0	10.0	9.0	1	1	0	0	0
Flowering Cherry	Prunus spp.	2	2.78%	5.5	5.0	6.0	5.5	0	0	1	1	0
Honeylocust	Gleditsia triacanthos	2	2.78%	6.5	6.0	7.0	6.5	2	0	0	0	0
American Elm	Ulmus americana	1	1.39%	8.0	8.0	8.0	8.0	1	0	0	0	0
Douglas-fir	Pseudotsuga menziesii	1	1.39%	8.0	8.0	8.0	8.0	1	0	0	0	0
		72	100.00%					63	6	2	1	0

(a) Average and median diameter calculations include only the largest stem diameter for multiple and double stem trees

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEY NOTE - 7/13/2012

THE BUILDING SHOWN ON THIS SURVEY IS IN THE PROCESS OF BEING DEMOLISHED. NO NEW FIELD WORK HAS BEEN PERFORMED SINCE THE ORIGINAL SURVEY AND NO NEW TITLE WORK PROVIDED BY THE CLIENT FOR THE REISSUE OF THIS SURVEY.

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH.

KEVIN NAVAROU, PLS DATE: 7-13-2012
NO.: 53503

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N.02°30'26"W., 225.27' FEET ALONG THE EAST LINE OF SECTION 8 AND S.87°29'34"W., 90.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CROOKS ROAD (150' WIDE) FROM THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE S.87°29'34"W., 248.90 FEET, THENCE 554.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 352.68 FEET, CHORD BEARING N.47°30'51"W., 498.81 FEET; THENCE N.02°30'26"W., 137.51 FEET; THENCE N.87°29'34"E., 601.65 FEET; THENCE S.02°30'26"E., 490.18 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CROOKS ROAD TO THE POINT OF BEGINNING.

CONTAINING 268,226.44 SQUARE FEET OR 6.157 ACRES.

TAX ID NO. 20-08-276-002 (5500 NEW KING STREET)

TREE PRESERVATION PLAN NOTES

TREE #'S: 371,372,373,393,394,395,396,397,398,411,413 & 415 ARE LOCATED IN THE AREA OF THE EXISTING DETENTION BASIN. THESE TREES SHALL BE PROTECTED DURING CONSTRUCTION. THE EXISTING DETENTION BASIN IS PLANNED TO BE ENLARGED PER THE ATTACHED ENGINEERING SITE PLAN SHEET SP1.

EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR DURING THE GRADING OPERATION TO MAKE SURE THAT THESE TREES ARE NOT DAMAGED AS THEY ARE EXPECTED TO REMAIN. PROPOSED GRADING AT THE TREE LOCATIONS WILL NOT BE SIGNIFICANTLY CHANGED

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0531F DATED: SEPTEMBER 29, 2006

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT / GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE / CATCH BASIN — EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE / GUY POLE / GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

NOWAK & FRAUS

Consulting Engineers
Land Surveyors
Land Planners

46777 Woodward Avenue
Pontiac, MI 48342-5032

Tel. (248) 332-7931
Fax. (248) 332-8257

SEAL

STATE OF MICHIGAN — KEVIN NAVAROLI — PROFESSIONAL SURVEYOR — NO. 53503 — LICENSED PROFESSIONAL SURVEYOR

PROJECT
5500 New King Street
Troy, MI

CLIENT
Tinelle Properties, LLC
c/o Sitto Building
& Engineering
29850 Northwestern Hwy.
Suite 200
Farmington Hills, MI 48034
Contact: Imad Sitto
(248) 709-0044 - Tel.
(248) 246-6800 - Fax

PROJECT LOCATION
Part of the NE. 1/4
of Section 8
T. 2 North, R. 11 East
City of Troy,
Oakland County, Michigan

SHEET
Boundary / Topographic / Tree Survey

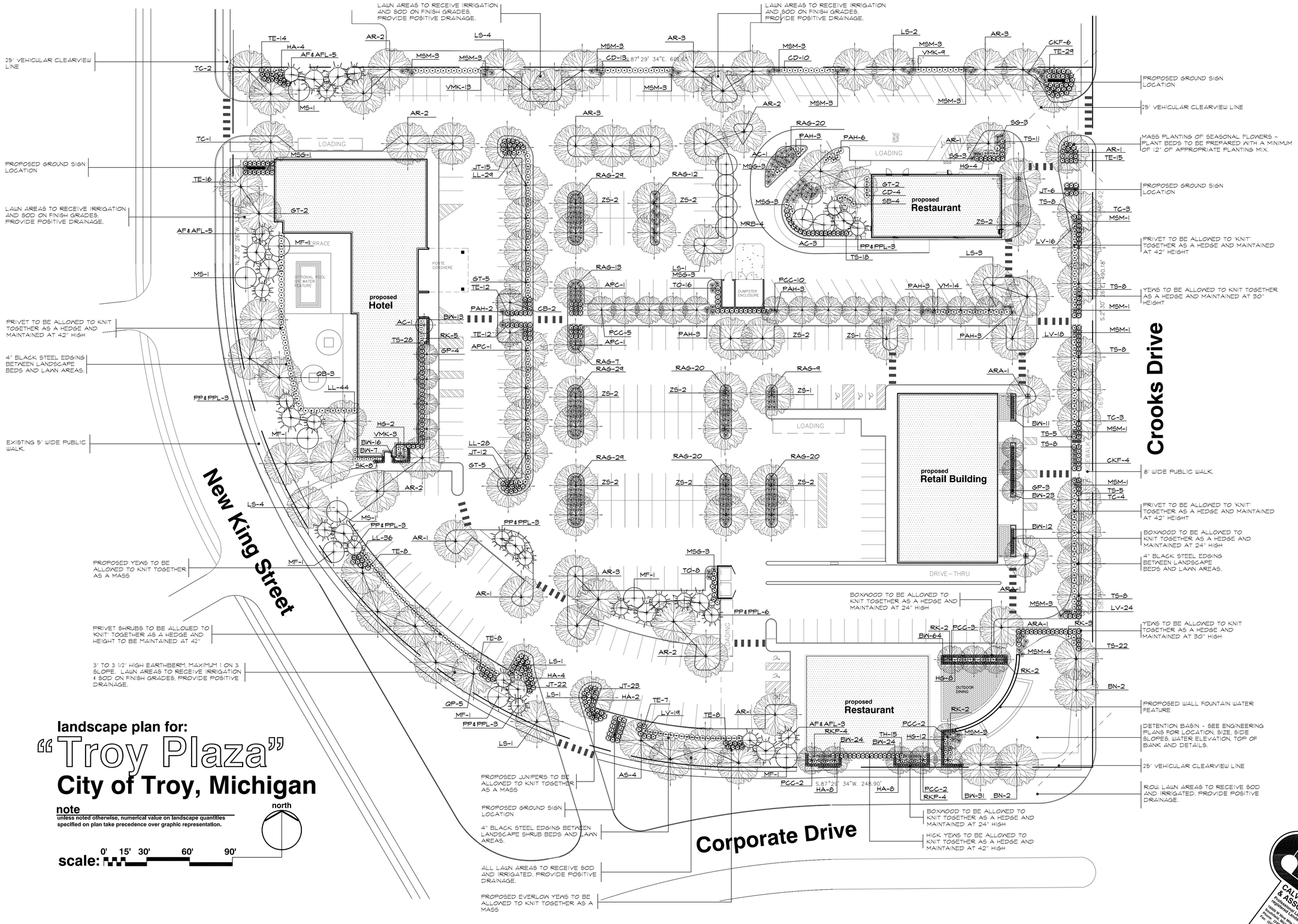
72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL: MISS DIG 1-800-482-7171 (TOLL FREE)

DATE/ REVISION
12-19-03 ISSUED FOR ENGINEERING REVIEW
12-19-03 REISSUED FOR NEW CLIENT

DRAWN BY:
M. CARNAGHI
DESIGNED BY:

APPROVED BY:
K. NAVAROLI
DATE:
July 13, 2012
SCALE:
1"=40'

N/F JOB NO. C380-02
SHEET NO. 1 of 1



landscape plan for:

"Troy Plaza"

City of Troy, Michigan

note

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

north

scale: 0' 15' 30' 60' 90'

FPA

FELINO A. PASCUAL and ASSOCIATES

Community Land Planner and registered Landscape Architect

16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN — FELINO A. PASCUAL — LANDSCAPE ARCHITECT — No. 1433 — REGISTERED LANDSCAPE ARCHITECT

client:

TINELLE PROPERTIES
29850 Northwestern Hwy,
Suite 200
Southfield, Michigan 48034

project:

Troy Plaza

project location:

City of Troy, Michigan

Crooks Road, Corporate Drive, and New King Street

sheet title:

Landscape Plan (Hotel Option)

issue/revision date:

site plan update	7-12-2012
plan submittal	7-16-2012

drawn by: **JP**

checked by: **FP**

date: **7-5-2012**

notice:
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Do Not scale drawings. Use figured dimensions only

project no: **LS12.051.007**

sheet no: **LS-1** of 2

CALVIN HALL & ASSOCIATES
Professional Land Surveyors
Professional Landscape Architects
Southfield, Michigan 48075
Phone: (248) 557-8860
Fax: (248) 557-8416

plant material list

key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL DECIDUOUS TREES		
CB	2	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	3" BB
GP	7	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB
AS	7	ACER SACCHARUM	SUGAR MAPLE	3" BB
AR	27	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	3" BB
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB
BN	4	BETULUS NIGRA	RIVER BIRCH (MULTI-STEM MIN. 4-CANES)	12' BB
TC	12	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
LS	18	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" BB
ZS	20	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" BB
QB	8	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	3" BB
GT	14	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" BB
APC	2	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3" BB
PCC	24	PYRUS CALLERYANA 'CHANTICLEAR'	CLEVELAND SELECT PEAR	2" BB
MS	6	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB
MF	6	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" BB
MRB	4	MALUS 'RED BARON'	RED BARON CRABAPPLE	2" BB
AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI-STEM)	8' BB

key	SHT.L-1	botanical name	common name	size
		SHRUBS		
HA	26	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	*5 CONT
HG	32	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	*5 CONT
CD	27	COTONEASTER A. DIVARICATUS	SPREADING COTONEASTER	3' BB
SK	8	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' BB
VHK	29	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
VM	30	VIBURNUM P.T. 'MARIESII'	MARIESI DOUBLEFILE VIBRUNUM	3' BB
RK	9	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	*5 CONT.
RKP	8	ROSA 'PINK DOUBLE KNOCKOUT'	PINK DOUBLE KNOCKOUT ROSE	*5 CONT.
SG	6	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	*3 CONT.
SB	4	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	*3 CONT.
LV	77	LIGUSTRUM X. 'VICARYI'	GOLDEN VICARY PRIVET	3' BB
LL	137	LIGUSTRUM V. 'LODENSE'	LODENSE PRIVET	3' BB
RAG	208	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	*3 CONT.

key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL EVERGREENS		
JT	78	JUNIPERUS S. TAMARISCIFOLIA	TAM JUNIPER	24" BB
TH	15	TAXUS X.M. 'HICKSII'	HICKS YEW	36" BB
TS	140	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	24" BB
TE	122	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PP	14	PICEA PUNGEN	COLORADO GREEN SPRUCE	8' BB
PPL	7	PICEA PUNGEN	COLORADO GREEN SPRUCE	10' BB ●
AF	7	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB
AFL	2	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB ●
TO	24	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' BB
BW	220	BUXUS M. 'WINTER GEM'	WINTER GEM BOXWOOD	18" BB

plant material list

key	quant.	botanical name	common name	size
		PERENNIALS AND GRASSES		
CKF	10	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	*5 CONT.
PAH	23	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	*3 CONT.
MSM	27	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' JAPANESE SILVER GRASS	*5 CONT.
MSG	24	MISCANTHUS SINENSIS 'GRACILLIMUS'	NARROW LEAVED JAPANESE SILVER GRASS	*5 CONT.

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES: GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
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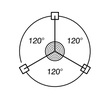

DOWNHILL SLOPE OR PREVAILING WIND

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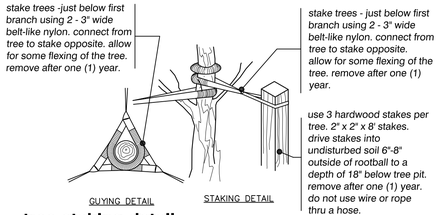
STAKING/GUYING LOCATION



tree staking detail
no scale

landscape requirements:

parking lot landscape

TOTAL NO. OF PARKING SPACES PROVIDE _____ 287 SPACES

	REQUIRED	PROVIDED
NO. OF PARKING LOT TREES	35.3 TREES	75 + TREES
1-TREE PER 8-SPACES (283-SPACES/8-SPACES PER TREE = 35.3 TREES)		
MIN. PARKING LOT ISLAND AREA	200 SQFT.	200 SQFT. +

greenbelt requirements

TOTAL LIN. FEET OF ROAD FRONTAGE _____ 1430' ±

TOTAL NO OF GREENBELT TREES REQUIRED _____ 47.6 TREES

MINIMUM GREENBELT WIDTH _____ 10'

	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (CROOKS ROAD) (1410' CROOKS ROAD R.O.W. FRONTAGE / 1-TREE PER 30' = 16.4-TREES)	16.4	14
NO. OF GREENBELT TREES (NEW KING STREET) (590' NEW KING STREET R.O.W. FRONTAGE / 1-TREE PER 30' = 19.6-TREES)	19.6	27
NO. OF GREENBELT TREES (CORPORATE DRIVE) (350' CORPORATE DRIVE R.O.W. FRONTAGE / 1-TREE PER 30' = 11.6-TREES)	11.6	14

site landscape area

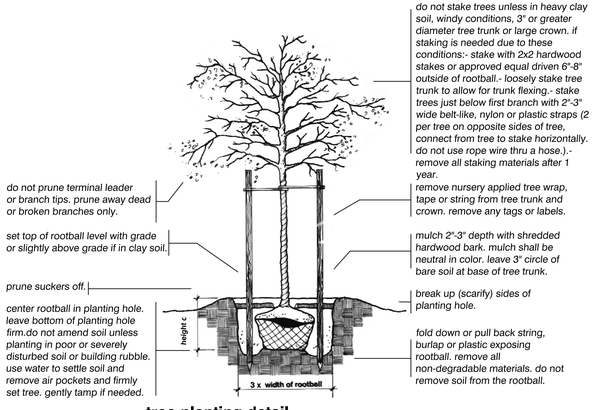
TOTAL AREAS OF RETAIL SITE (NET) _____ 268,226 SQ.FT. (6.16 ACRES ±)

AREAS OF SITE LANDSCAPE AREAS REQUIRED _____ 53,645 SQ.FT.
(20% OF SITE= 268,226 SQ.FT. X .20 = 53645 SQ.FT.)

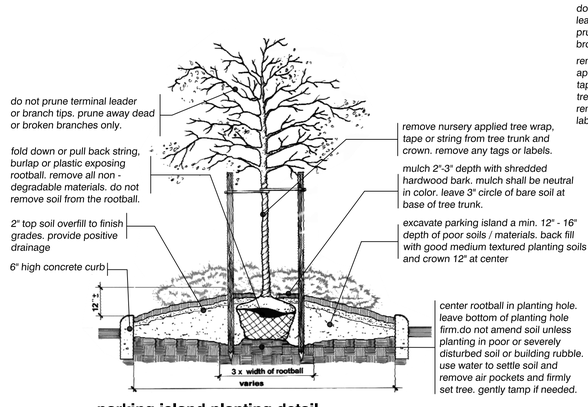
AREAS OF SITE LANDSCAPE AREAS PROVIDED _____ 62,248 SQ.FT. (23%)

SOFTSCAPE (GREENBELT, ISLANDS, FOUNDATION, AND PLANTERS) ____ 54,776 SQ.FT.

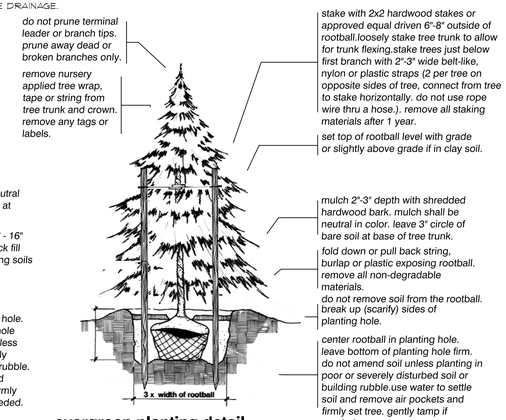
HARDSCAPE (PLAZA AREA AND OUTDOOR DINING AREAS) ____ 7,522 SQ.FT.



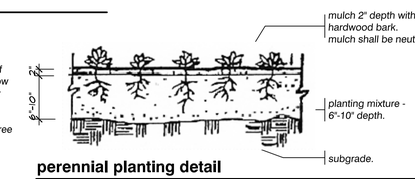
tree planting detail
no scale



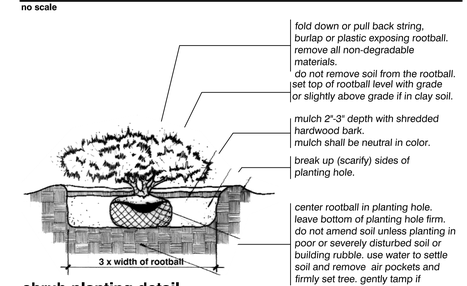
parking island planting detail
no scale



evergreen planting detail
no scale



perennial planting detail
no scale



shrub planting detail
no scale

Plant Material List, Planting Details and Notes

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

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

CALVIN HALL & ASSOCIATES
Professional Land Planner and Registered Landscape Architect
15000 W. Nine Mile Rd., suite 520
Southfield, Michigan 48075
Phone: (248) 557-3898
Fax: (248) 557-2416

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 1433
REGISTERED LANDSCAPE ARCHITECT

client:
TINELLE PROPERTIES
29850 Northwestern Hwy,
Suite 200
Southfield, Michigan 48034

project:
Troy Plaza
(Hotel Option)

project location:
City of Troy, Michigan

Crooks Road, Corporate Drive, and New King Street

sheet title:
plant material list and details

issue/revision date:

site plan update	7-12-2012
plan submittal	7-16-2012

drawn by:
JP
checked by:
FP
date:
7-9-2012

notice:
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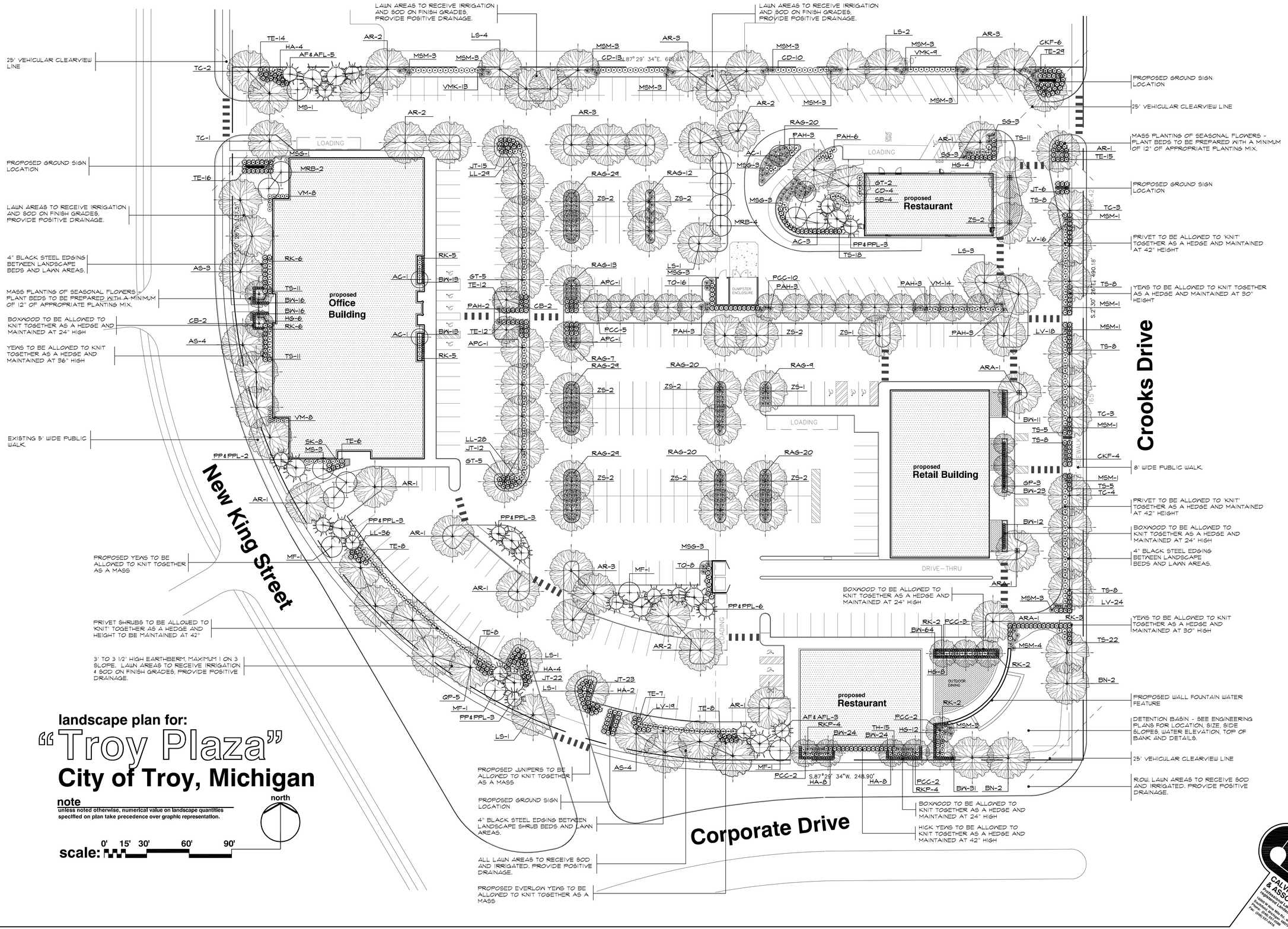
Do Not scale drawings. Use figured dimensions only

project no:
LS12.051.007

sheet no:
LS-2 of 2



landscape plan for:

"Troy Plaza"

City of Troy, Michigan

note

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

north

scale: 0' 15' 30' 60' 90'

FPA

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project no: **LS12.051.007**

sheet no: **LS-1** of 2

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CIVIL ENGINEERS
5 CHURCH STREET, PLYMOUTH, MICHIGAN 48170
Phone: (734) 420-2000
Fax: (734) 420-2010

plant material list

key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL DECIDUOUS TREES		
CB	4	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	3" BB
GP	3	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB
AS	11	ACER SACCHARUM	SUGAR MAPLE	3" BB
AR	26	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	3" BB
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB
BN	4	BETULUS NIGRA	RIVER BIRCH (MULTI-STEM MIN. 4-CANES)	12' BB
TC	13	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
LS	14	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" BB
ZS	20	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" BB
QB	5	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	3" BB
GT	12	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" BB
APC	2	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3" BB
PCC	24	PYRUS CALLERYANA 'CHANTICLEAR'	CLEVELAND SELECT PEAR	2" BB
MS	4	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB
MF	4	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" BB
MRB	6	MALUS 'RED BARON'	RED BARON CRABAPPLE	2" BB
AC	6	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI-STEM)	8' BB

key	SHT.L-1	botanical name	common name	size
		SHRUBS		
HA	26	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	*5 CONT
HG	30	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	*5 CONT
CD	27	COTONEASTER A. DIVARICATUS	SPREADING COTONEASTER	3' BB
SK	8	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' BB
VMK	26	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
VM	30	VIBURNUM P.T. 'MARIESII'	MARIESI DOUBLEFILE VIBRUNUM	3' BB
RK	31	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	*5 CONT.
RKP	8	ROSA 'PINK DOUBLE KNOCKOUT'	PINK DOUBLE KNOCKOUT ROSE	*5 CONT.
SG	6	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	*3 CONT.
SB	4	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	*3 CONT.
LV	77	LIGUSTRUM X. 'VACARY'I'	GOLDEN VICARY PRIVET	3' BB
LL	93	LIGUSTRUM V. 'LODENSE'	LODENSE PRIVET	3' BB
RAG	208	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	*3 CONT.

key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL EVERGREENS		
JT	78	JUNIPERUS S. TAMARISCIFOLIA	TAM JUNIPER	24" BB
TH	15	TAXUS X.M. 'HICKSI'	HICKS YEW	36" BB
TS	123	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	24" BB
TE	195	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PP	13	PICEA PUNGEN	COLORADO GREEN SPRUCE	8' BB
PPL	7	PICEA PUNGEN	COLORADO GREEN SPRUCE	10' BB ●
AF	5	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB
AFL	3	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB ●
TO	24	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' BB
BW	247	BUXUS M. 'WINTER GEM'	WINTER GEM BOXWOOD	18" BB

plant material list

key	quant.	botanical name	common name	size
		PERENNIALS AND GRASSES		
CKF	10	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	*5 CONT.
PAH	23	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	*3 CONT.
MSM	27	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' JAPANESE SILVER GRASS	*5 CONT.
MSG	25	MISCANTHUS SINENSIS 'GRACILLIMUS'	NARROW LEAVED JAPANESE SILVER GRASS	*5 CONT.

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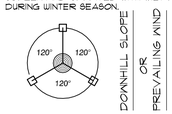

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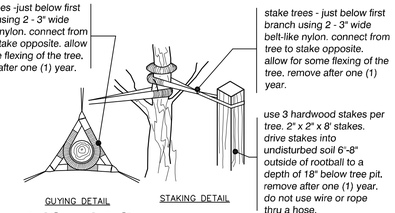


tree staking detail
no scale

landscape requirements:

parking lot landscape

TOTAL NO. OF PARKING SPACES PROVIDE _____ 295 SPACES

	REQUIRED	PROVIDED
NO. OF PARKING LOT TREES	38.5 TREES	75 + TREES
1-TREE PER 8-SPACES (295-SPACES/8-SPACES PER TREE = 36.9 TREES)		
MIN. PARKING LOT ISLAND AREA	200 SQFT.	200 SQFT. +

greenbelt requirements

TOTAL LIN. FEET OF ROAD FRONTAGE _____ 1430' ±

TOTAL NO OF GREENBELT TREES REQUIRED _____ 47.6 TREES

MINIMUM GREENBELT WIDTH _____ 10'

	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (CROOKS ROAD) (440' CROOKS ROAD R.O.W. FRONTAGE / 1-TREE PER 30' = 16.4-TREES)	16.4	14
NO. OF GREENBELT TREES (NEW KING STREET) (540' NEW KING STREET R.O.W. FRONTAGE / 1-TREE PER 30' = 19.6-TREES)	19.6	27
NO. OF GREENBELT TREES (CORPORATE DRIVE) (330' CORPORATE DRIVE R.O.W. FRONTAGE / 1-TREE PER 30' = 11.6-TREES)	11.6	14

site landscape area

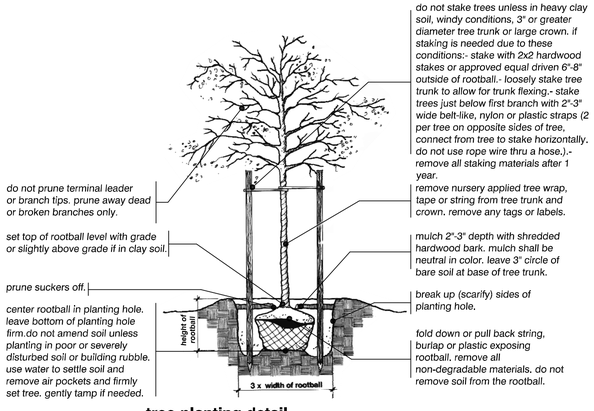
TOTAL AREAS OF RETAIL SITE (NET) _____ 268,226 SQ.FT. (6.16 ACRES ±)

AREAS OF SITE LANDSCAPE AREAS REQUIRED _____ 53,645 SQ.FT.
(20% OF SITE= 268,226 SQ.FT. X 20 = 53645 SQ.FT.)

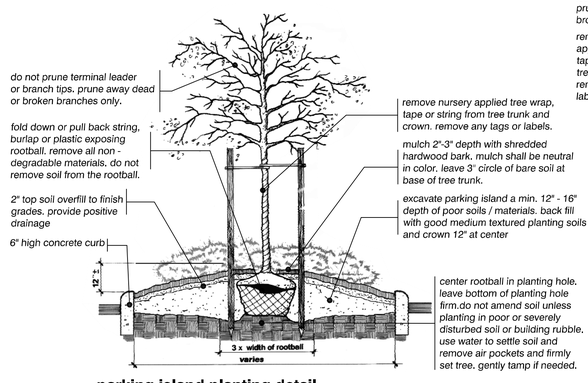
AREAS OF SITE LANDSCAPE AREAS PROVIDED _____ 52,724Q.FT. (20%)

SOFTSCAPE (GREENBELT, ISLANDS, FOUNDATION, AND PLANTERS) _____ 50,075 SQ.FT.

HARDSCAPE (PLAZA AREA AND OUTDOOR DINING AREAS) _____ 2,649 SQ.FT.



tree planting detail
no scale



parking island planting detail
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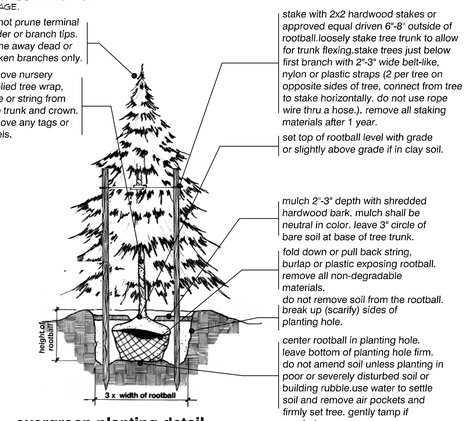

evergreen planting detail
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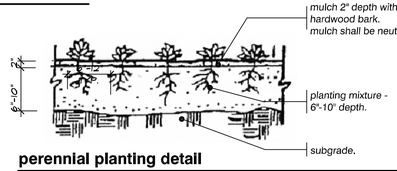

perennial planting detail
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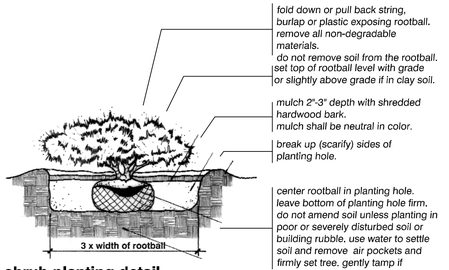

shrub planting detail
no scale

Plant Material List, Planting Details and Notes

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (It's the law in Michigan & other states too)

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

CALVIN HALL & ASSOCIATES
Professional Land Planner and Registered Landscape Architect
15000 W. Nine Mile Rd., suite 520
Southfield, Michigan 48075
Phone: (248) 557-5588
Fax: (248) 557-5416

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433 REGISTERED LANDSCAPE ARCHITECT

client:
TINELLE PROPERTIES
29850 Northwestern Hwy,
Suite 200
Southfield, Michigan 48034

project:
Troy Plaza (Office Option)

project location:
City of Troy, Michigan

Crooks Road, Corporate Drive, and New King Street

sheet title:
plant material list and details

issue/revision date:

site plan update	7-12-2012
plan submittal	7-16-2012

drawn by:
JP

checked by:
FP

date:
7-9-2012

notice:
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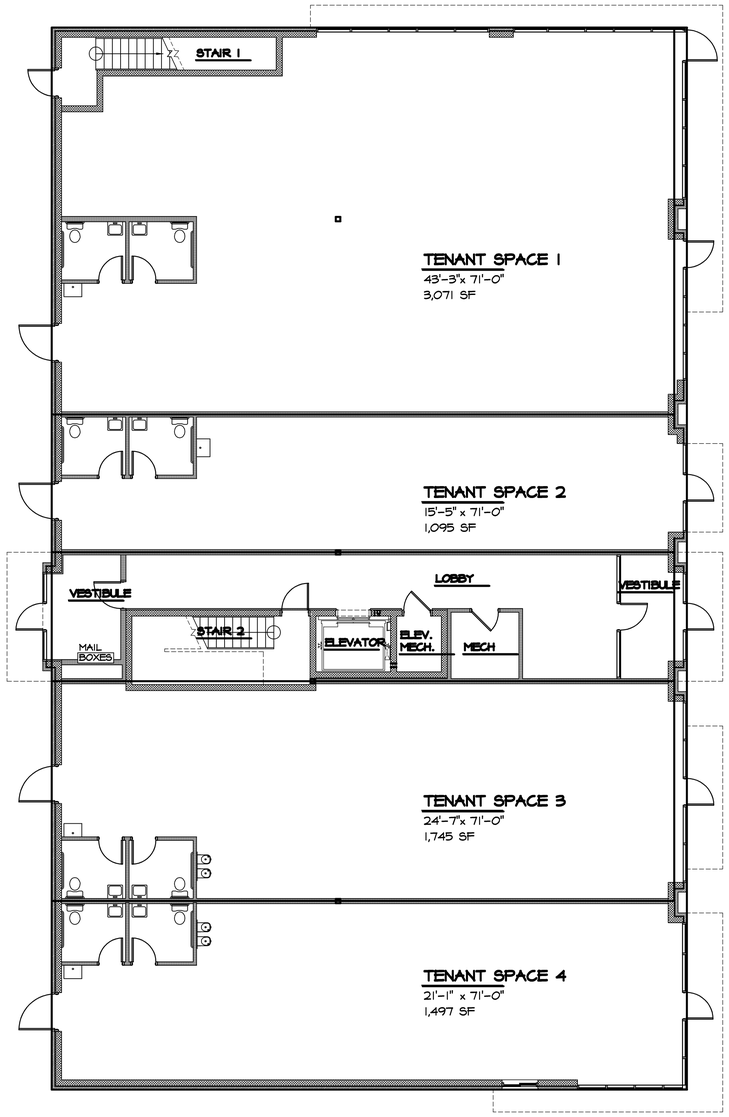
project no:
LS12.051.007

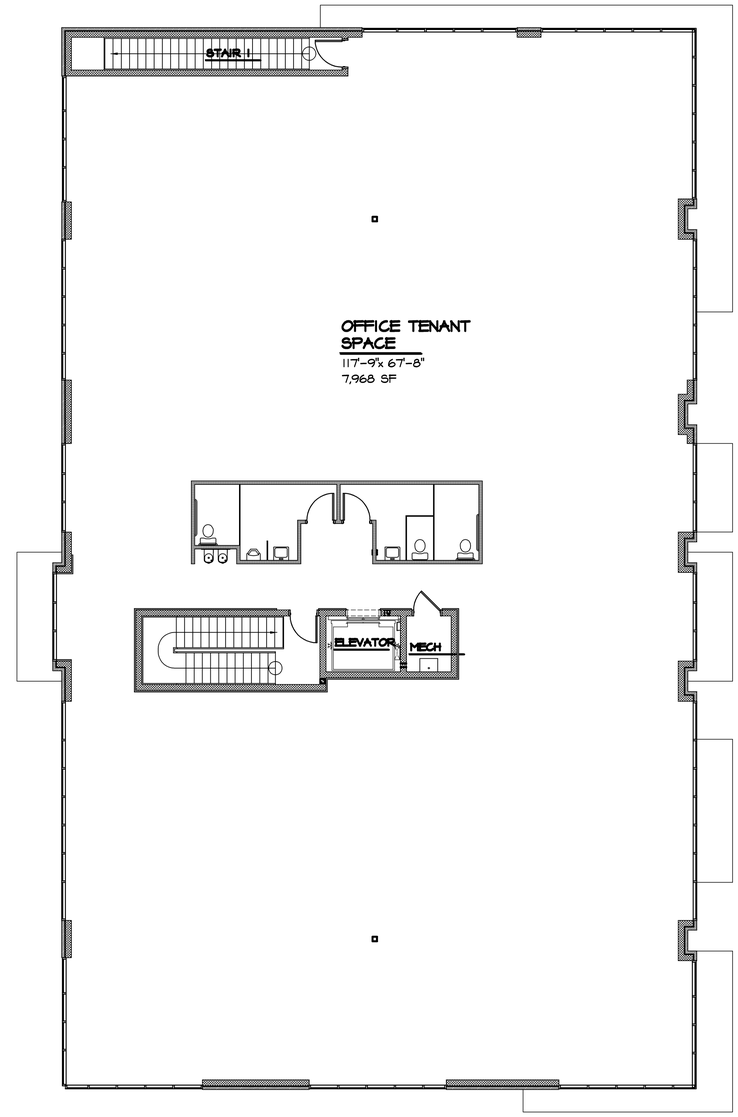
sheet no:
LS-2 of 2



NORTH

FIRST FLOOR PLAN

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



NORTH

SECOND FLOOR PLAN

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

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Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RETAIL BUILDING FIRST FLOOR PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:

Owner Review 02-07-12	Owner Review 04-30-12
Owner Review 02-14-12	Conditional Rezoning 06-04-12
Owner Review 02-27-12	Revised 07-09-12
Owner Review 02-29-12	Planning Comm Submittal 07-16-12
Owner Review 03-13-12	
Owner Review 03-20-12	
Owner Review 03-22-12	
Owner Review 04-11-12	

Sheet Number:
A-1

File: #01.10000,20000

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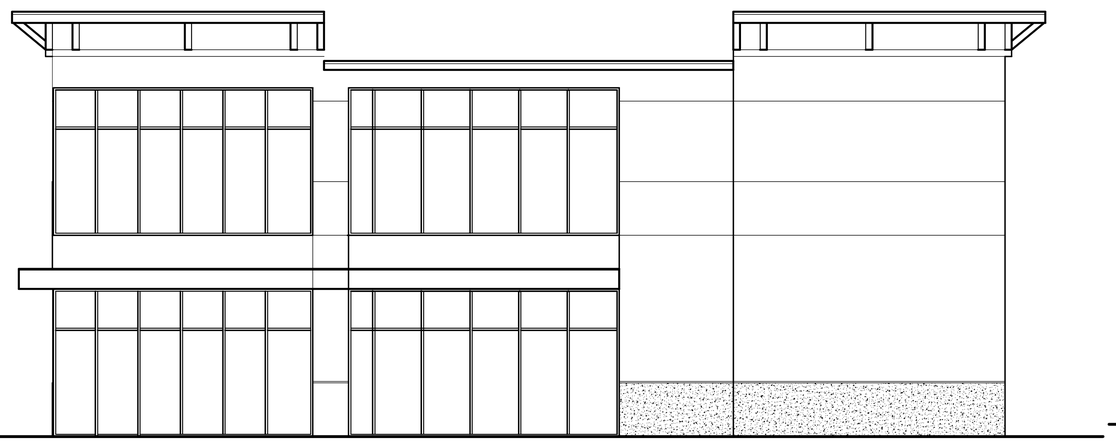
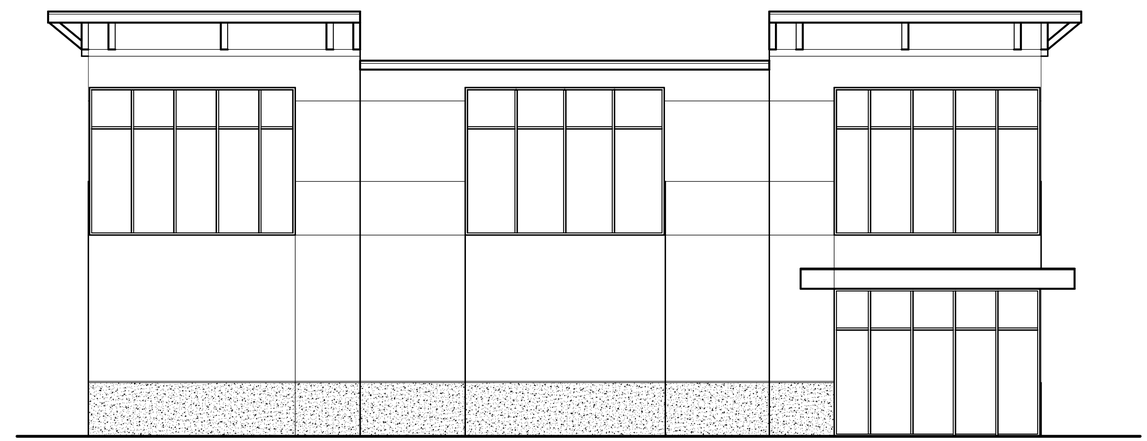
EAST ELEVATION

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



SOUTH ELEVATION

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



SOUTH ELEVATION

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

WEST ELEVATION

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

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SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RETAIL BUILDING ELEVATIONS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:

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Owner Review 03-20-12	
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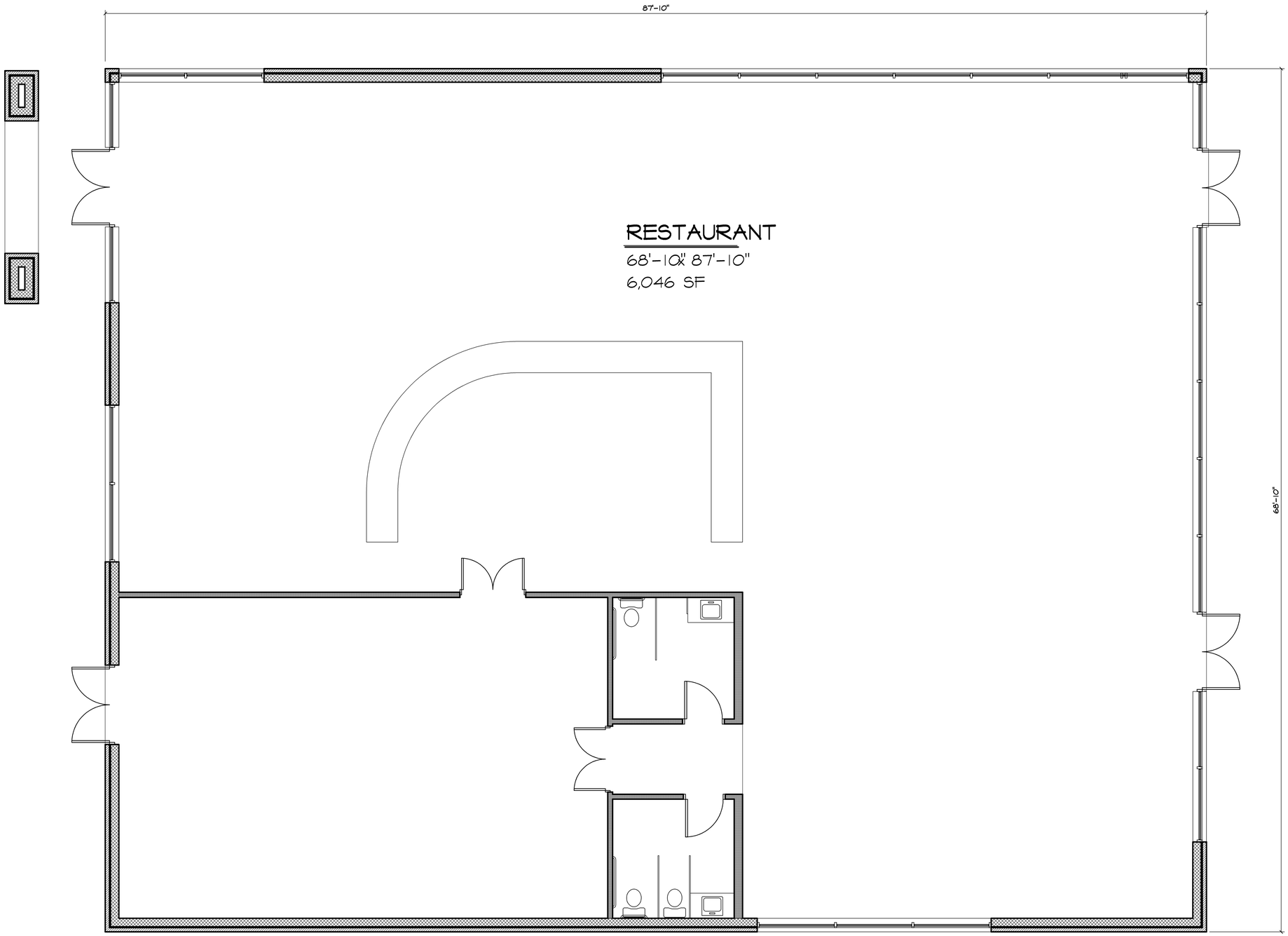

NORTH

FLOOR PLAN

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

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SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RESTAURANT PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
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Owner Review 04-11-12
Owner Review 04-30-12
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Sheet Number:
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File: #01.10000,20000

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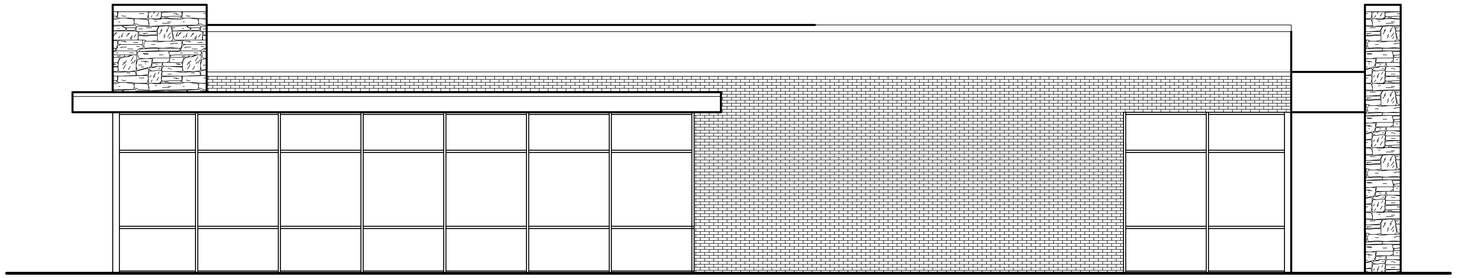

NORTH ELEVATION

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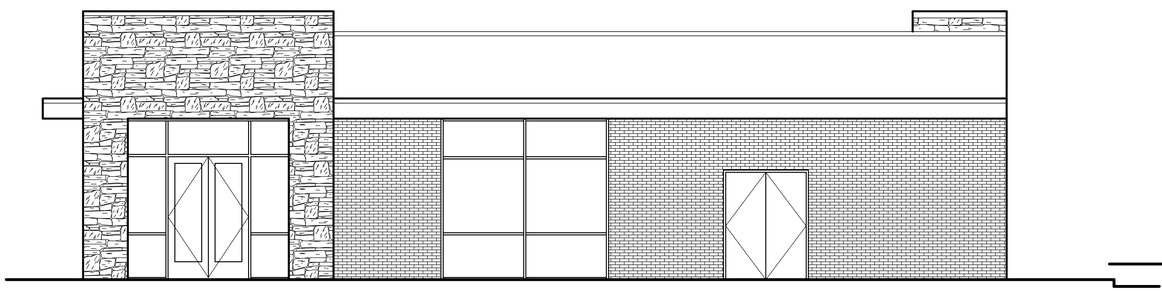

WEST ELEVATION

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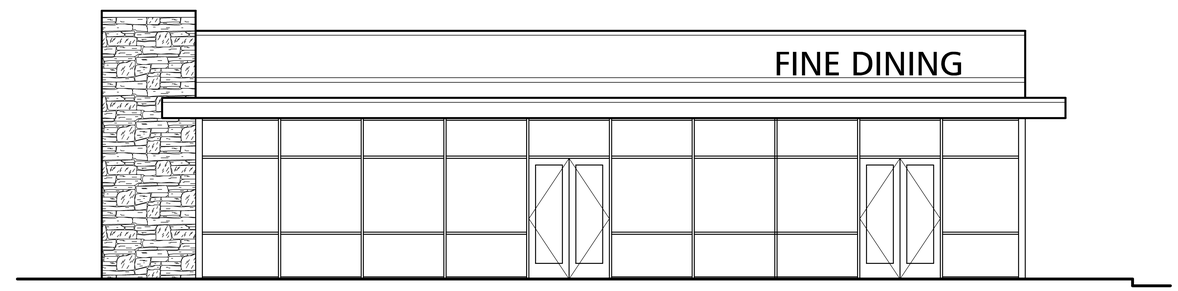

EAST ELEVATION

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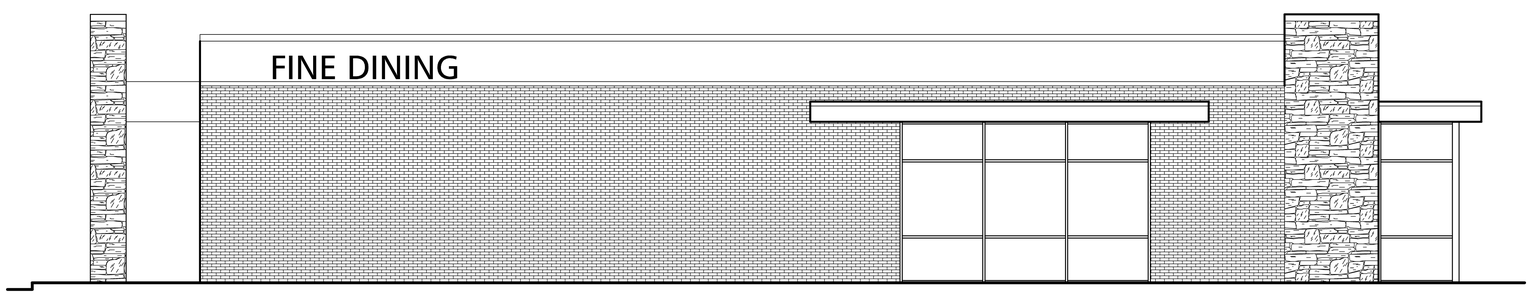

SOUTH ELEVATION

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

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SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RESTAURANT BUILDING ELEVATIONS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
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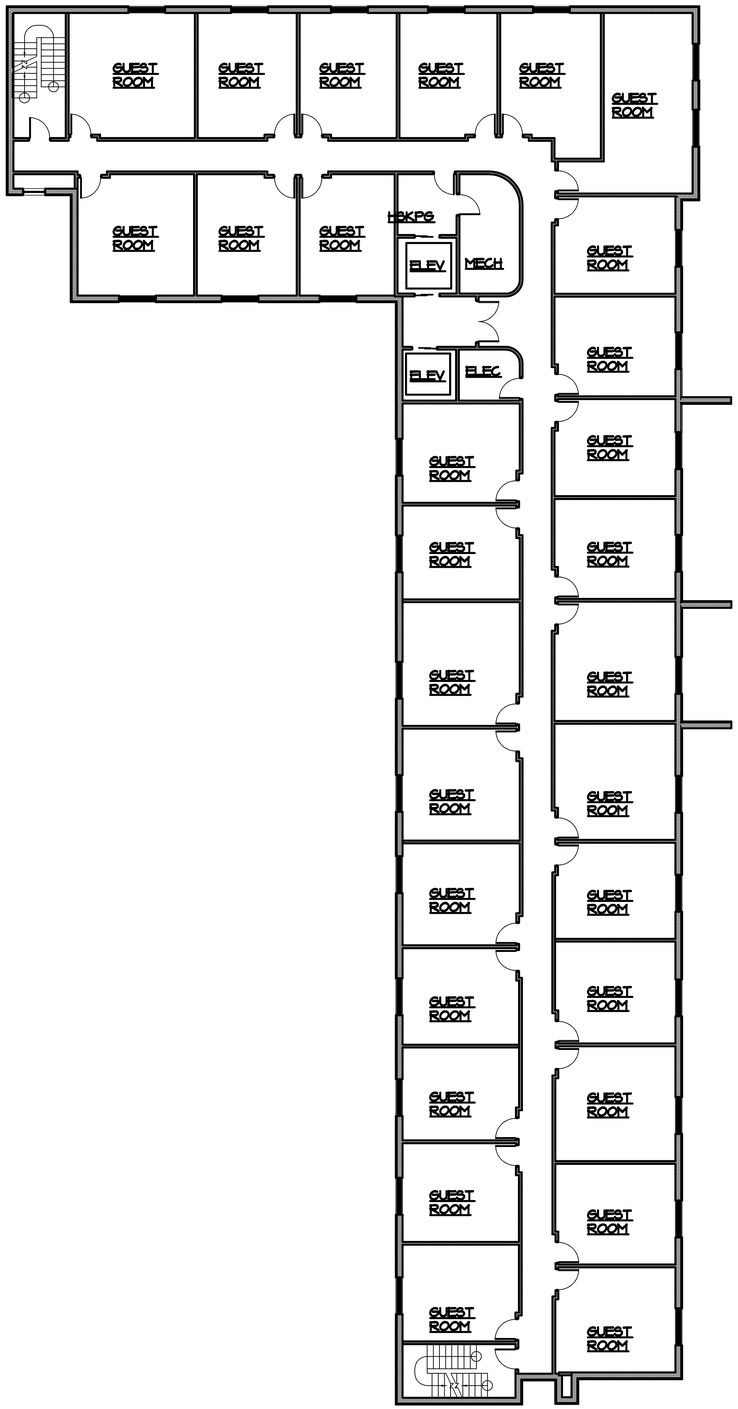
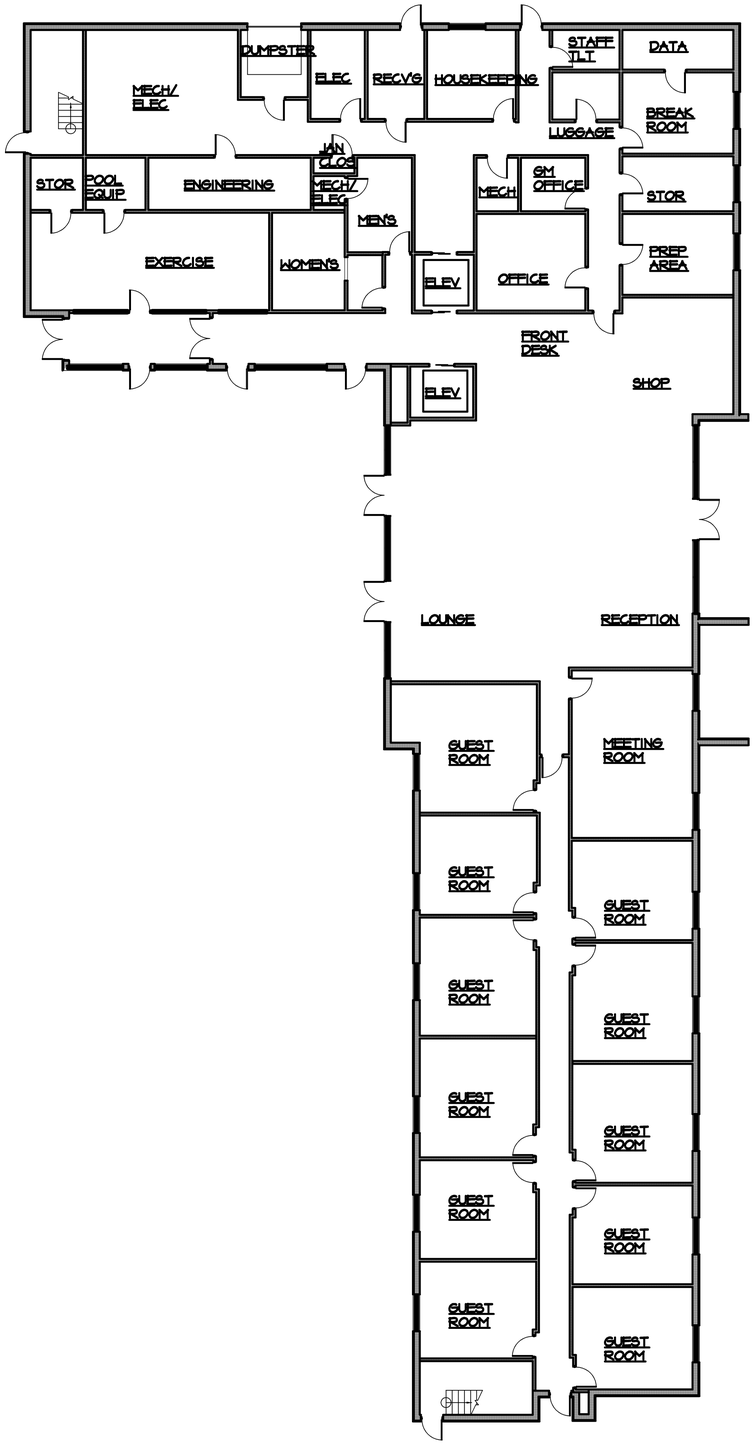


NORTH

TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"



NORTH

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
HOTEL FLOOR PLANS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:

Owner Review 02-07-12	Owner Review 04-30-12
Owner Review 02-14-12	Conditional Rezoning 06-04-12
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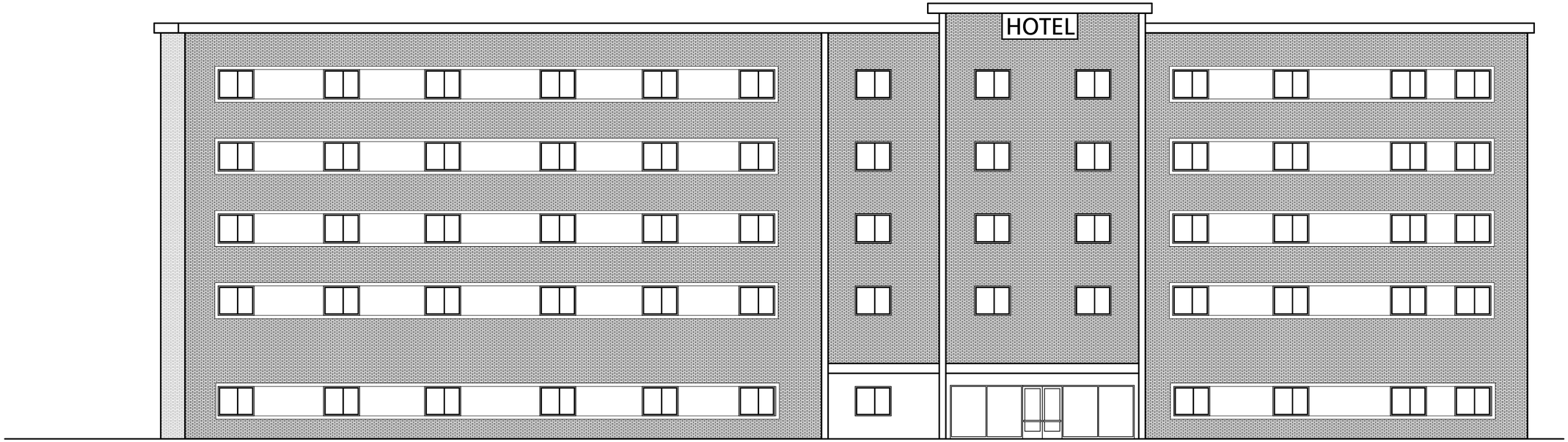

EAST ELEVATION

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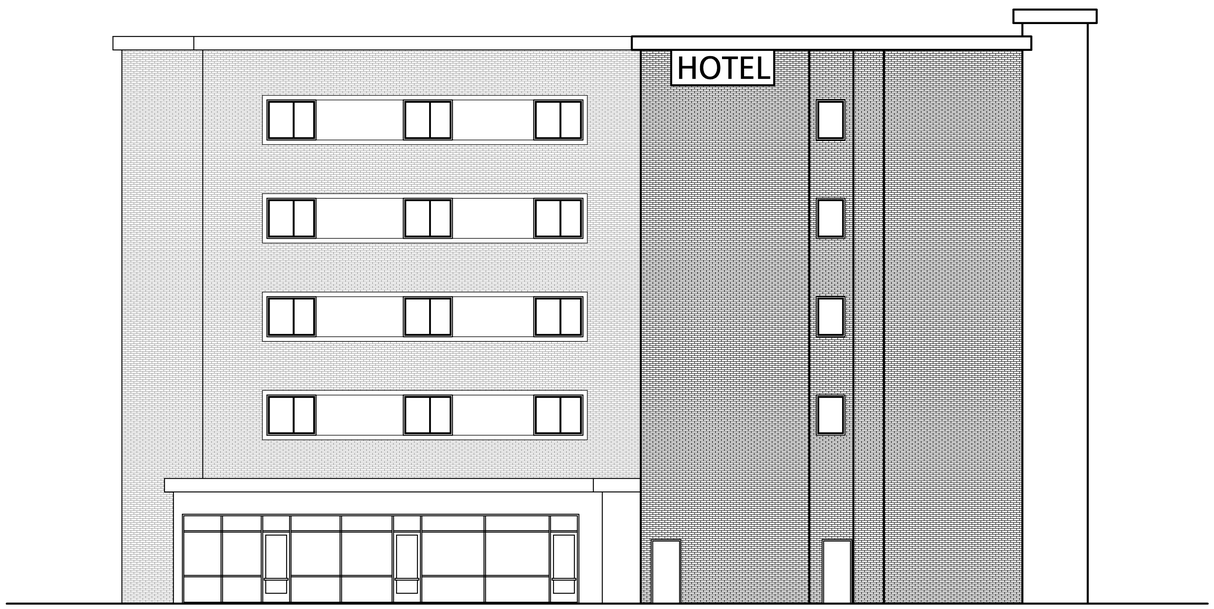

SOUTH ELEVATION

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

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Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
HOTEL ELEVATIONS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
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Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
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Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
A-6

File: #01.10000,20000

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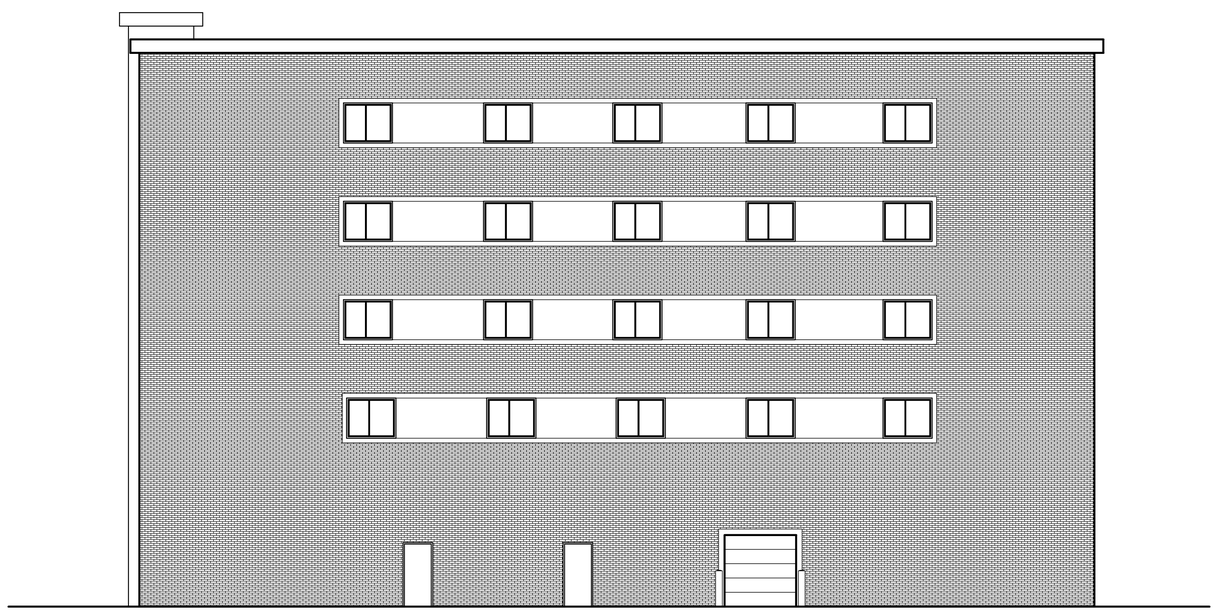
WEST ELEVATION

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



NORTH ELEVATION

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

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
HOTEL ELEVATIONS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
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Owner Review 03-13-12
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Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
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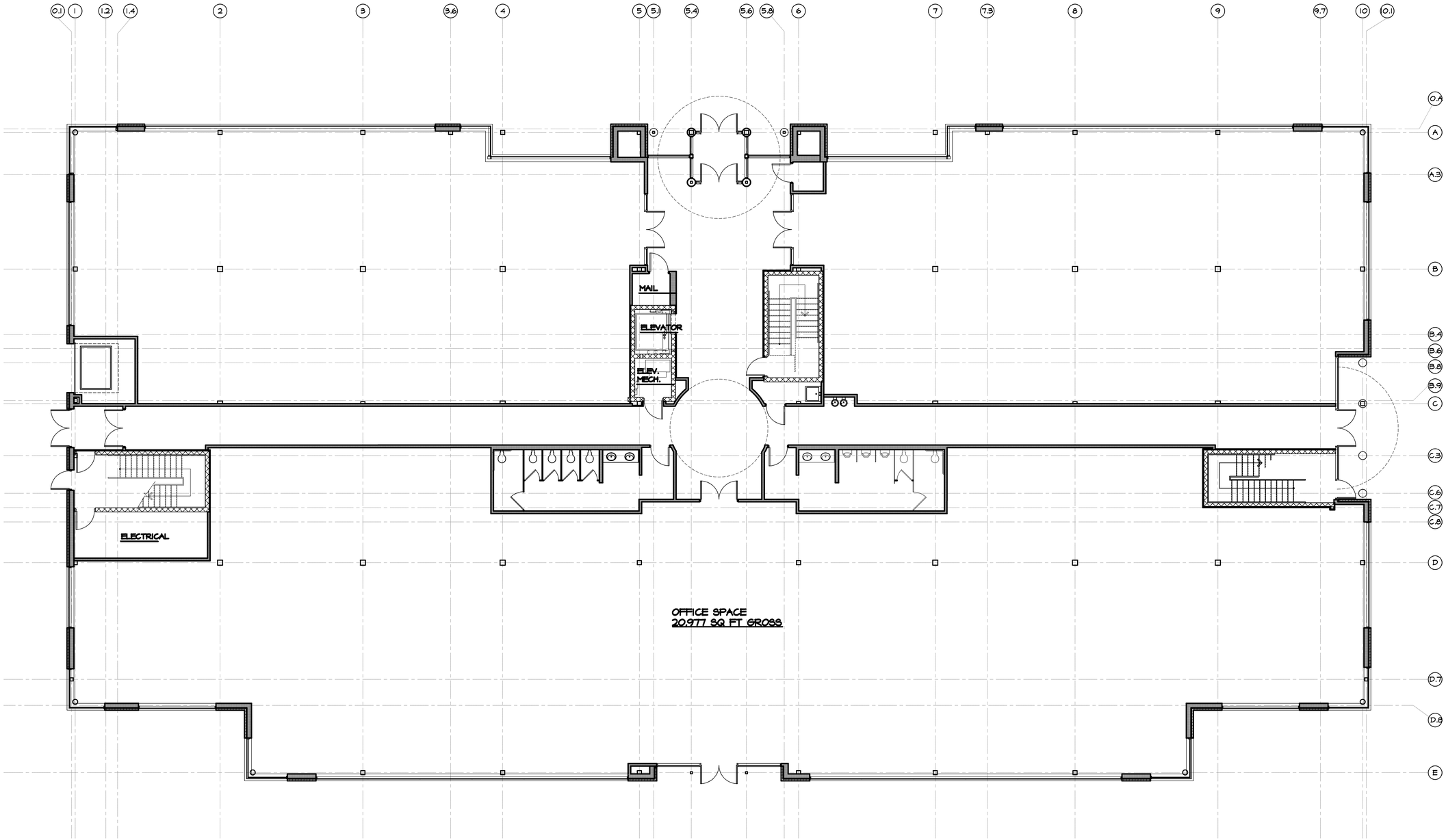

NORTH

FIRST FLOOR PLAN

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

MGA Architects/Designers

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
OFFICE BUILDING FIRST FLOOR PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
A-8

File: #01.10000,20000

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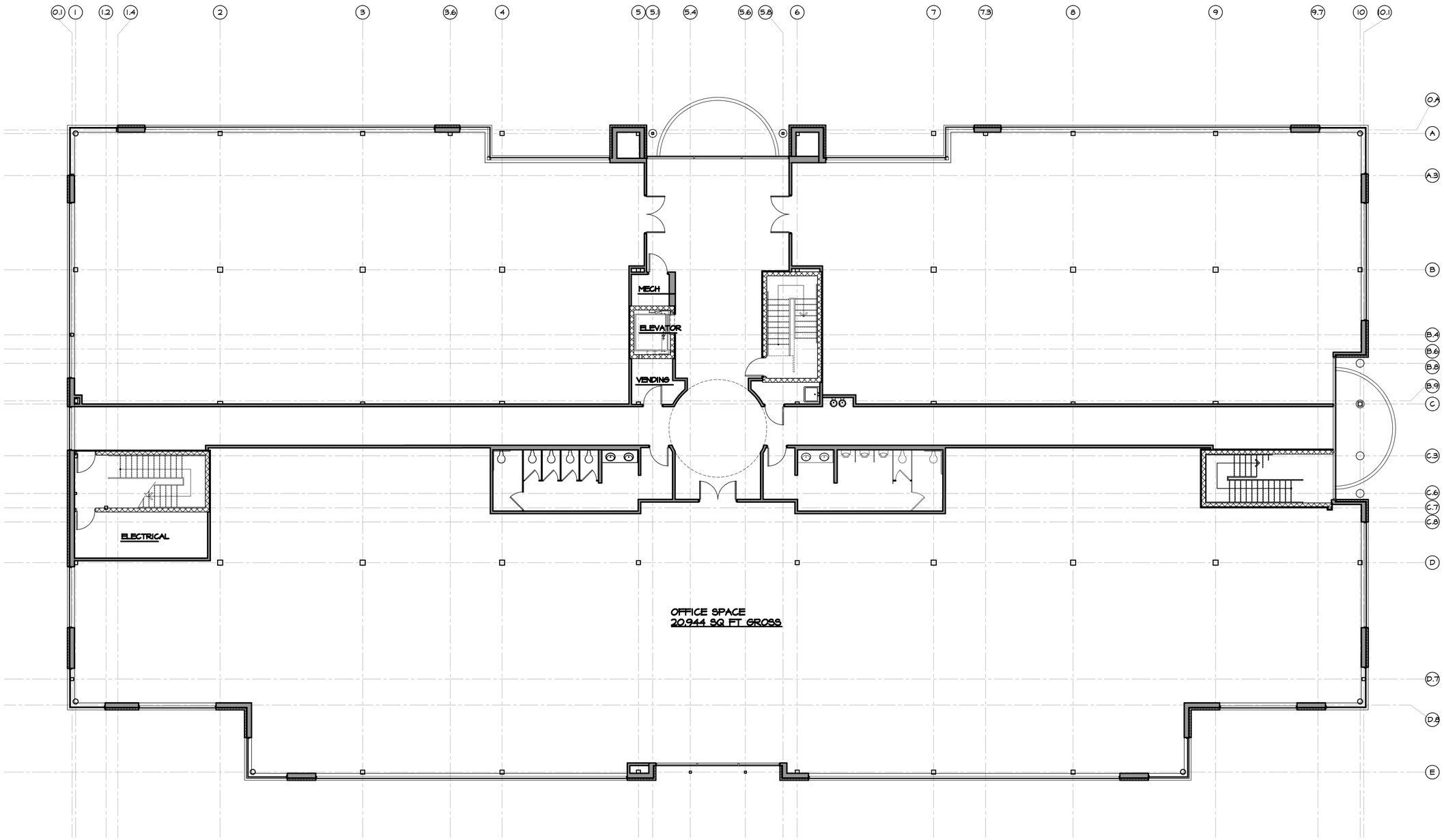

NORTH

SECOND FLOOR PLAN

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

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Client:
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29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
OFFICE BUILDING SECOND FLOOR PLAN

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
A-9

File: #01.10000,20000

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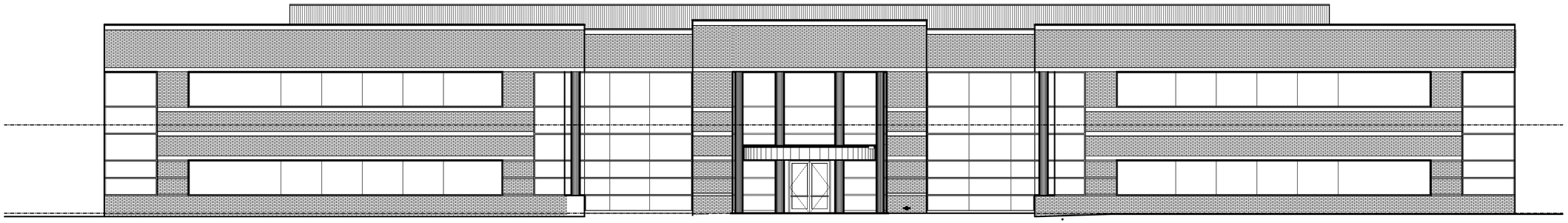
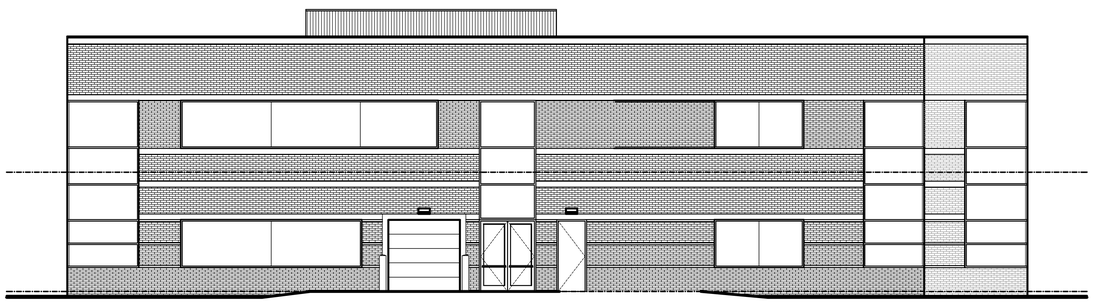


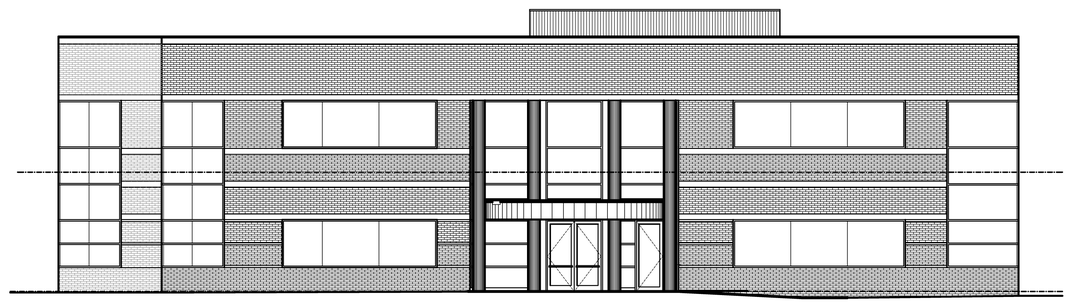
EAST ELEVATION

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



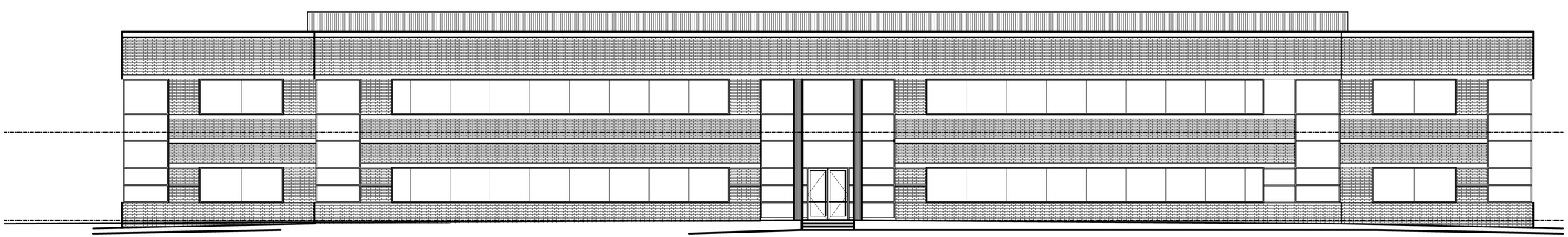
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

MGA Architects/Designers

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Royal Oak, MI 48073

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Client:
Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
OFFICE BUILDING ELEVATIONS

Project Number: 06418.02
Drawn By: AJM
Checked By:
Approved By:
Date: 08-09-06

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-19-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12

Sheet Number:
A-10

File: #01.10000,20000

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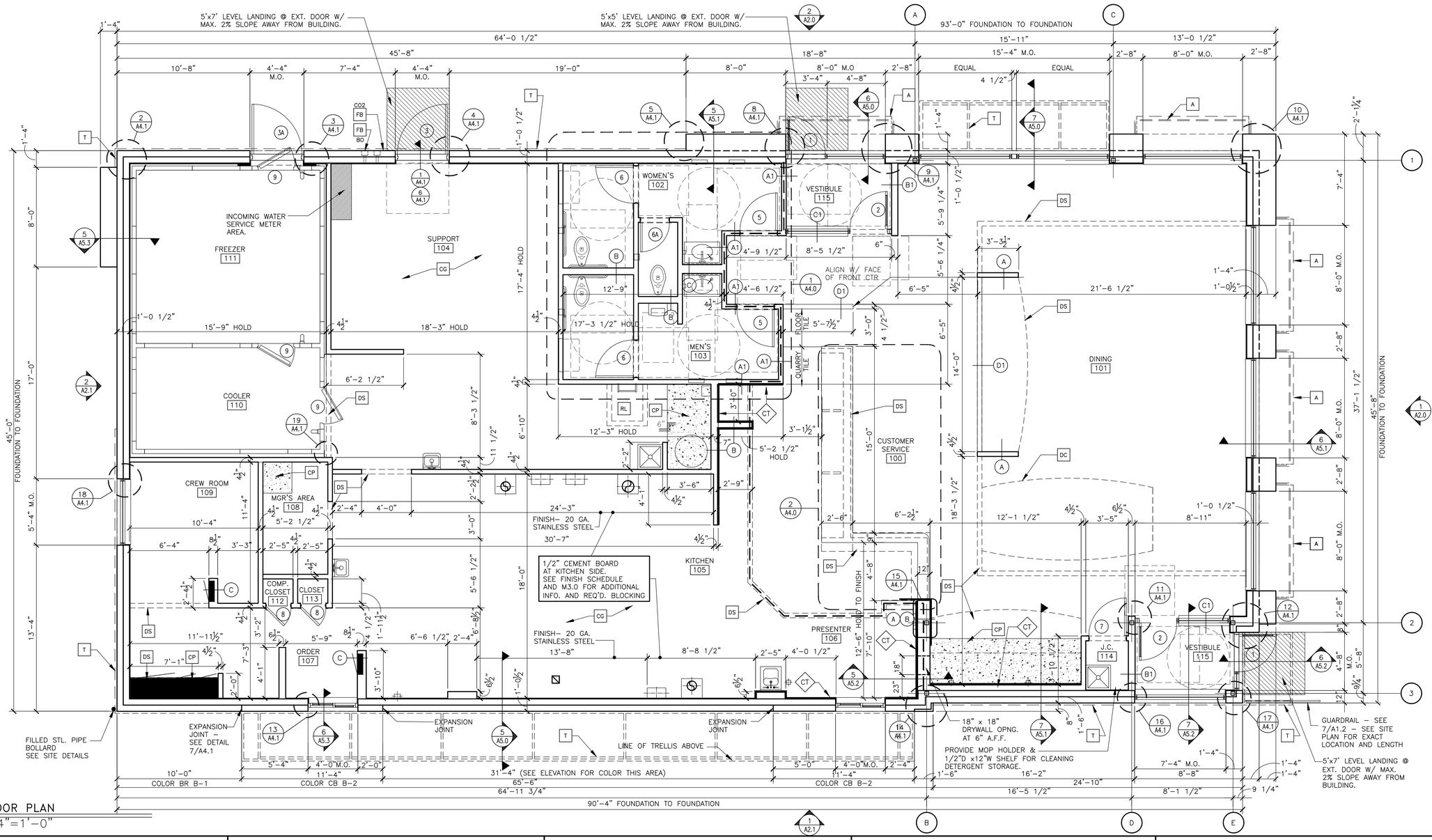
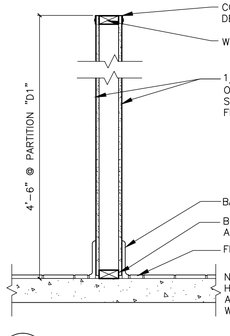
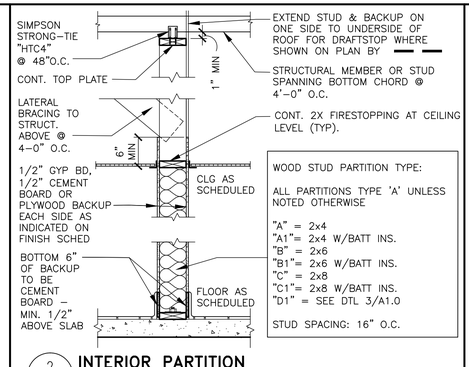


1 / A1.0 FLOOR PLAN
1/4"=1'-0"



3 / A1.0 PARTIAL HT. PARTITION DETAIL
N.T.S.



2 / A1.0 INTERIOR PARTITION
3/4"=1'-0"

KEY NOTES

- A — AWNING ABOVE – BY OTHERS
- CG — G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- DC — SUSPENDED DECORATIVE CEILING TREATMENT – SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION.
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S PROJECT MANAGER

SYMBOL LEGEND

- A — PARTITION TYPE TAG SEE 2/A1.0
- DRAFT STOPPING – SEE 2/A1.0
- 7 — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- CT — CERAMIC WALL TILE @ CUSTOMER SERVICE AND KITCHEN SERVING AREAS – TO BE COORDINATED W/FINAL DINING DECOR SCHEME & McDONALD'S AREA CONSTRUCTION MANAGER
- X — KEY NOTE

- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- T — TRELLIS SYSTEM ABOVE SEE 4/A5.0 FOR NOTES SEE ROOF PLAN FOR DIMENSIONS

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF FINISH.
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVINGS, ETC. FOR PROPER INSTALLATION HEIGHTS.

REV	DATE	DESCRIPTION	BY

License Expires: 10/31/2011

PREPARED BY:
Michael J. Ceferin
Licensed Architect
2111 McDonald's Drive, Oak Brook IL 60523
Phone: (630) 623-6204

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: VVS
STD ISSUE DATE: MARCH 2009
REVIEWED BY: MR
DATE ISSUED: 5/18/2011

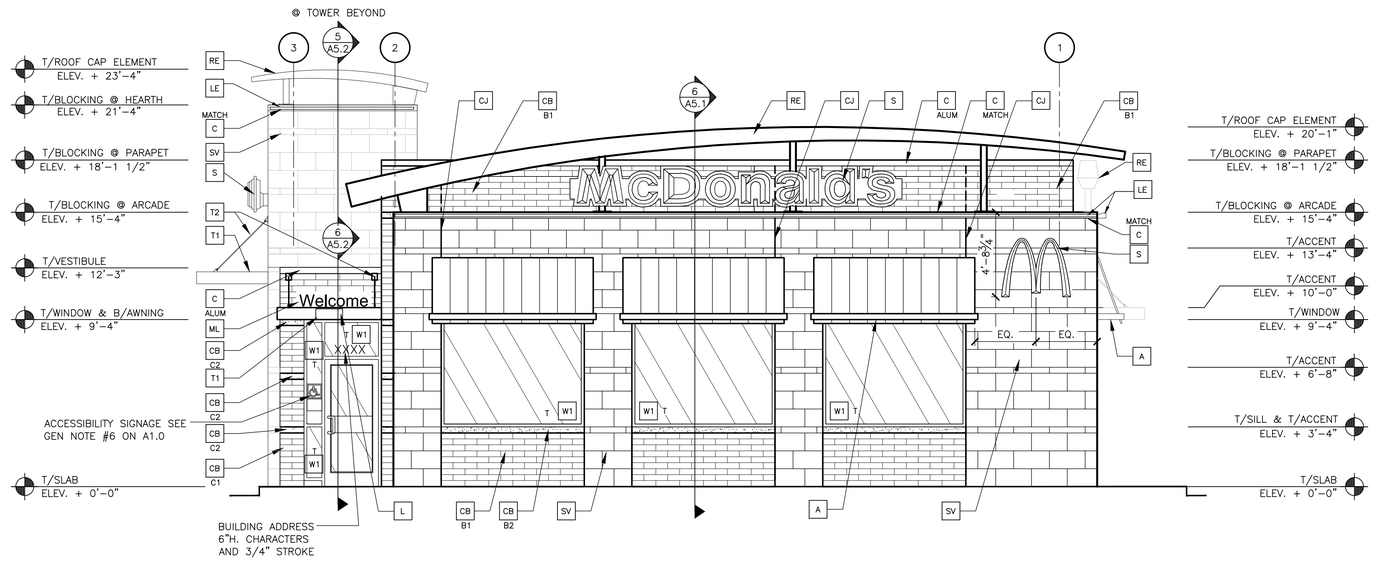
TITLE: 2009 STANDARD BUILDING 4587+5' REAR – WOOD/WOOD

DESCRIPTION	SITE ID	SITE ADDRESS
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH	021-1893	72 W. MAPLE RD
WOOD ROOF TRUSS FRAMING		
STONE VENEER ARCADE FINISH		

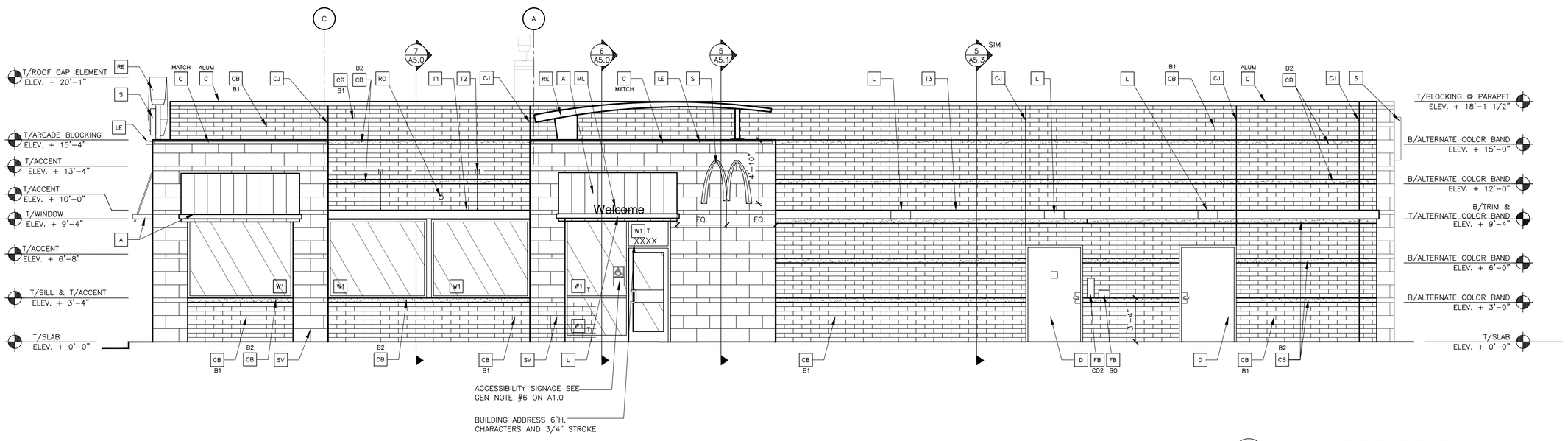
TROY, MICHIGAN

SHEET NO. A1.0 — FLOOR PLAN
021-1893.00.0

K:\DIV\CENTRAL_ MICH\021-1893-00-0 TROY,MI\A-PLAN.DWG 05-26-2011 14:02



1 A2.0 **FRONT ELEVATION**
1/4" = 1'-0"



2 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- A — METAL AWNING – UNDER SEPARATE PERMIT, COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C
- CB B1 — UTILITY SIZE CONCRETE BRICK, TYPE– BELLA BRICK CONTACT: CONSUMERS CONCRETE PRODUCTS (616-243-3651)
  COLOR: B1 = OLYMPIA BLEND TEXTURE, SMOOTH FACE; B2 = MIDLAND, SMOOTH FACE
- C ALUM — METAL COPING – COLOR = ALUMINUM
- C MATCH — METAL COPING – COLOR TO MATCH SURROUNDNG MATERIAL
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- CJ — CONTROL JOINT, SEE DETAIL 7/A4.1
- FB CO2 — CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LE — UP & DOWN LED LIGHTING – SEE ELECTRICAL
- ML — METAL LETTERING – BY OTHERS
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — RMHC COIN COLLECTOR
- RE — ROOF CAP ELEMENT BY OTHERS
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SV — STONE VENEER– TYPE: ROCKCAST ST003, COLOR: BUFFSTONE, TEXTURE: SMOOTH, SIZE: 4"x12"x24" NOM.
  ACCENT STRIPE– TYPE: ROCKCAST ST204, COLOR: BUFFSTONE, TEXTURE: CHISELED, SIZE: 4"x4"x24" NOM.
- T1 — ALUMINUM TRELLIS
- T2 — TRELLIS TIE-BACK
- T3 — 2X8 WALL FASCIA – REFER TO SIM. DETAIL 3 ON SHEET A5.1
- W1 T — EXTERIOR WINDOW ASSEMBLY – SEE A5.0 T = TEMPERED GLASS
- W2 XX — DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN); AIR CURTAIN; FLYFAN/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REQD BY CODE)
  SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

SIGNAGE SUPPORT NOTE:
UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER.

GLAZING REQUIREMNTS:
U VALUE = 0.45
SHGC = 0.40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY VVS | STD ISSUE DATE MARCH 2009 | REVIEWED BY MR | DATE ISSUED 5/18/2011

TITLE: 2009 STANDARD BUILDING 4587+5' REAR – WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH; WOOD ROOF TRUSS FRAMING; STONE VENEER ARCADE FINISH

SITE ID: 021-1893 | SITE ADDRESS: 72 W. MAPLE RD, TROY, MICHIGAN

SHEET NO. 021-1893.00.0 **A2.0** ELEVATIONS

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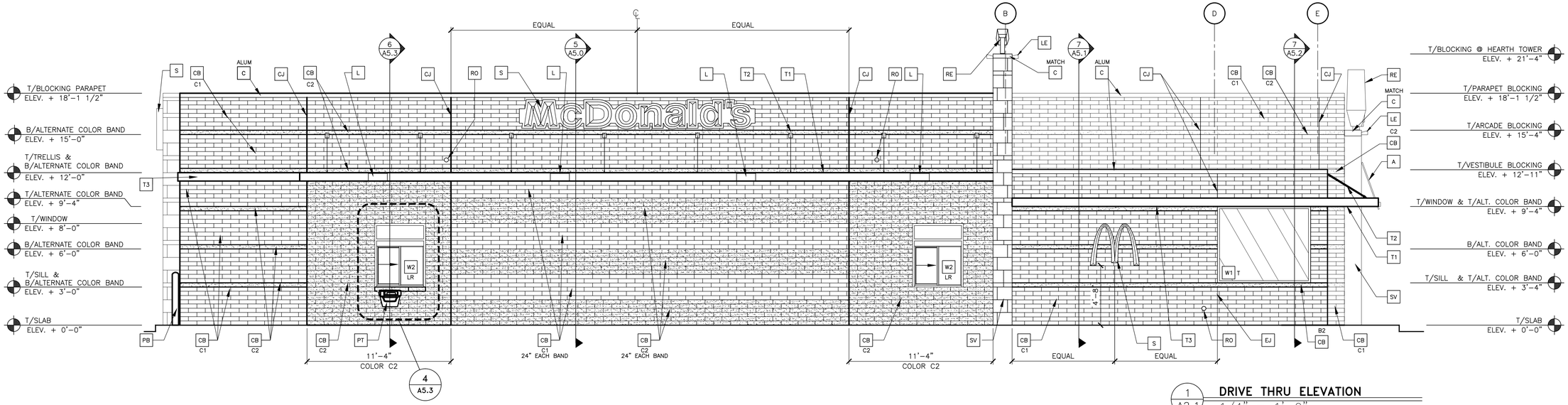
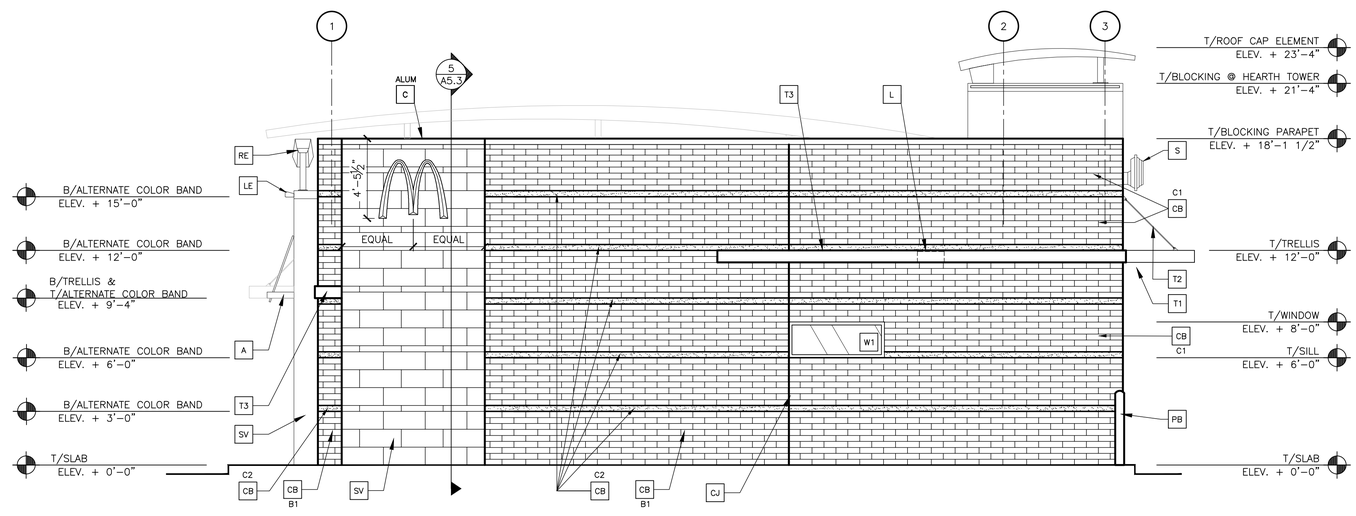


1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- A — METAL AWNING – UNDER SEPARATE PERMIT, COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C
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- C MATCH — METAL COPING – COLOR TO MATCH SURROUNDNG MATERIAL
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- CJ — CONTROL JOINT, SEE DETAIL 7/A4.1
- FB C02 — CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LE — UP & DOWN LED LIGHTING – SEE ELECTRICAL
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GLAZING REQUIREMNTS:
U VALUE = 0.45
SHGC = 0.40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY VVS | STD ISSUE DATE MARCH 2009
REVIEWED BY MR | DATE ISSUED 5/18/2011

TITLE: 2009 STANDARD BUILDING 4587+5' REAR – WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH
WOOD ROOF TRUSS FRAMING
STONE VENEER ARCADE FINISH

SITE ID: 021–1893 | SITE ADDRESS: 72 W. MAPLE RD, TROY, MICHIGAN

SHEET NO. 021–1893.00.0 **A2.1** ELEVATIONS

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MGA Architects/Designers

Troy Plaza Parking Calculation with Hotel in Zone District OM (Preliminary)

Land Use	User	Code Required	6am	7am	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	Midnight
Hotel-Business	Customer	136	129.2	122.4	108.8	95.2	81.6	81.6	74.8	74.8	81.6	81.6	88.4	95.2	102	102	108.8	115.6	129.2	136	136
Hotel-Business	Employee	10	0.5	3	9	9	10	10	10	10	10	10	9	7.5	6	5.5	5.5	5.5	4.5	4.5	3
Office	Employee	27	0.81	8.1	20.25	25.65	27	27	24.3	24.3	27	27	24.3	13.5	6.75	2.7	1.89	0.81	0.27	0	0
Office	Visitor	3	0	0.03	0.6	1.8	3	1.35	0.45	1.35	3	1.35	0.45	0.3	0.15	0.06	0.03	0	0	0	0
Fast Food	Customer	64	3.2	6.4	12.8	19.2	35.2	54.4	64	64	57.6	38.4	35.2	38.4	54.4	51.2	32	19.2	12.8	6.4	3.2
Fast Food	Employee	17	2.55	3.4	5.1	6.8	12.75	17	17	17	16.15	11.9	10.2	11.9	15.3	15.3	10.2	6.8	5.1	3.4	3.4
Standard Restaurant	Customer	138	0	0	0	0	20.7	117.3	124.2	117.3	103.5	55.2	69	103.5	131.1	138	138	138	131.1	103.5	34.5
Standard Restaurant	Employee	20	0	4	10	15	18	18	18	18	18	15	15	20	20	20	20	20	20	17	7
		415	136.26	147.33	166.55	172.65	208.25	326.65	332.75	326.75	316.85	240.45	251.55	290.3	335.7	334.76	316.42	305.91	302.97	270.8	187.1

This is preliminary calculaiton of the required parking. Of the shared parking methodologies only the time of day has been untilized.
Further analysis including modal shift, persons per car and adjustments for non-captive users.

Office Building		
8,972 sq ft gross	27	Employee Spaces
6,745 sq ft net	3	Visitor Spaces
1/300 sq ft gross area		
Corner Restaurant		
6000 sq ft	85	Customer spaces
190 seats	10	Employee Spaces
1/2 seats	fastfood	
McDonalds	40	Customer spaces
4,125 sq ft	8	Employee Spaces
3,321 sq ft net/70		
Restaurant 1	36	Customer spaces
2876 sq ft	7	Employee Spaces
85 seats	fastfood	
Fast Food 1	9	Customer spaces
1095 sq ft Gross	5	Employee Spaces
950 sq ft net/70		
Restaurant 2	17	Customer spaces
2000 sq ft	3	Employee Spaces
40 seats	fastfood	
Fast Food 2	15	Customer spaces
1,500 sq ft gross	4	Employee Spaces
1,320 sq ft net/70		
19 spaces		
Hotel	136	Guest Spaces
136 Rooms	10	Employee Spaces
Total	415	

Fast foot	64	Customer spaces
	17	Employee Spaces
Standard Restaurant	138	Customer spaces
	20	Employee Spaces

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

MGA Architects/Designers

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Office Bldg	Customer	130	3.9	39	97.5	123.5	130	130	117	117	130	130	117	65	32.5	13	9.1	3.9	1.3	0	0
Office Bldg	Employee	10	0	0.1	2	6	10	4.5	1.5	4.5	10	4.5	1.5	1	0.5	0.2	0.1	0	0	0	0
Office/Retail Bldg	Employee	27	0.81	8.1	20.25	25.65	27	27	24.3	24.3	27	27	24.3	13.5	6.75	2.7	1.89	0.81	0.27	0	0
Office/Retail Bldg	Visitor	3	0	0.03	0.6	1.8	3	1.35	0.45	1.35	3	1.35	0.45	0.3	0.15	0.06	0.03	0	0	0	0
Fast Food	Customer	64	3.2	6.4	12.8	19.2	35.2	54.4	64	64	57.6	38.4	35.2	38.4	54.4	51.2	32	19.2	12.8	6.4	3.2
Fast Food	Employee	17	2.55	3.4	5.1	6.8	12.75	17	17	17	16.15	11.9	10.2	11.9	15.3	15.3	10.2	6.8	5.1	3.4	3.4
Standard Restaurant	Customer	138	0	0	0	0	20.7	117.3	124.2	117.3	103.5	55.2	69	103.5	131.1	138	138	138	131.1	103.5	34.5
Standard Restaurant	Employee	20	0	4	10	15	18	18	18	18	18	15	15	20	20	20	20	20	20	17	7
		409	10.46	61.03	148.25	197.95	256.65	369.55	366.45	363.45	365.25	283.35	272.65	253.6	260.7	240.46	211.32	188.71	170.57	130.3	48.1

This is preliminary calculaiton of the required parking. Of the shared parking methodologies only the time of day has been untilized.
Further analysis including modal shift, persons per car and adjustments for non-captive users.

Office Building		
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