



SUSTAINABLE DESIGN REVIEW COMMITTEE

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

MEETING AGENDA

Committee Members: Building Official, City Engineer
Planning Commissioners (2), Zoning Administrator

August 1, 2012

12:00 P.M.

Conference Room C

1. ROLL CALL

2. ELECTION OF OFFICERS

3. APPROVAL OF MINUTES – October 31, 2011

4. BUSINESS AGENDA

A. MBA Engineering, 1100 Piedmont - Located on the SE corner of Piedmont and Rochester Road, Section 26 – Zoned IB

- Seeking SDP status to permit front yard parking in IB district and exceed 20% minimum open space requirement

5. OTHER BUSINESS

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.

R. Brent Savidant, acting as the Zoning Administrator, called the Meeting of the Sustainable Design Review Committee to order at 12:05 p.m. on October 31, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson, Planning Commission Representative
Thomas Strat, Planning Commission Representative
William Huotari, Assistant City Engineer (acting as the City Engineer)
Mitch Grusnick, Building Official
R. Brent Savidant, Planning Director (acting as the Zoning Administrator)

Also Present:

Paul Evans, Zoning & Compliance Specialist

2. APPROVAL OF RULES OF PROCEDURE

Resolution # SDRC-2011-10-001

Moved by: Strat
Seconded by: Huotari

RESOLVED, To approve the Rules and Procedures with corrections noted.

Yes: All present (5)

MOTION CARRIED

3. ELECTION OF OFFICERS

Resolution # PC-2011-10-002

Moved by: Grusnick
Seconded by: Hutson

RESOLVED, R. Brent Savidant shall serve as Chairman until the January, 2012 meeting.

Yes: All present (5)

MOTION CARRIED

Resolution # PC-2011-10-003

Moved by: Savidant
Seconded by: Hutson

RESOLVED, Mitch Grusnick shall serve as Vice Chairman until the January, 2012 meeting.

Yes: All present (5)

MOTION CARRIED

4. BUSINESS AGENDA

- A. Jemm's Cascade Inc., 1886 Larchwood - Located west of John R Road, north of Maple Road, Section 26 – Zoned IB

The applicant submitted a request seeking SDP status to permit front yard parking in IB district.

Chairman Savidant summarized the application.

Nathan Robinson, Horizon Engineering, Inc., PO Box 182158, Shelby Township, MI 48318, answered questions related to the application.

There was general discussion on the item.

Resolution # PC-2011-10-004

Moved by: Grusnick

Seconded by: Huotari

RESOLVED, The application shall be granted Prequalified SDP status.

Yes: All present (5)

MOTION CARRIED

- B. O'Brien Construction Co. Inc., 966 Livernois - Located east side of Livernois Road, south of Maple Road, Section 34 – Zoned IB

The applicant submitted a request seeking SDP status to permit front yard parking in IB district.

Chairman Savidant summarized the application.

Tim O'Brien, O'Brien Construction, 966 Livernois, Troy, MI, answered questions related to the application.

There was general discussion on the item.

Resolution # PC-2011-10-005

Moved by: Strat

Seconded by: Hutson

RESOLVED, The application shall be granted Prequalified SDP status.

Yes: All present (5)

MOTION CARRIED

5. OTHER BUSINESS

There was no one present who wished to speak.

ADJOURN

The Meeting of the Sustainable Design Review Committee adjourned at 12:50 p.m.

Respectfully submitted,

R. Brent Savidant, Planning Director

G:\Sustainable Development Option\SDRC Meetings\Minutes\Draft\10-31-11 SDRC Meeting_Draft.doc

DATE: July 27, 2012

TO: Sustainable Design Review Committee

FROM: R. Brent Savidant, Planning Director

SUBJECT: PREQUALIFIED SDP STATUS – MBA Engineering, 1100 Piedmont, Located on the SE corner of Piedmont and Rochester, Section 26 – Zoned IB

The petitioner, Kevin Hart proposes the addition of an enhanced entrance on the west side of the building, plus fourteen (14) parking spaces. Because the project involved only an entrance addition, it qualified for administrative site plan approval. The applicant seeks Prequalified Sustainable Development Project status to permit fourteen (14) front yard parking spaces and a reduction in required open space in the IB Industrial and Business Zoning District.

The applicant proposes a number of sustainable design features, which are listed on the site plan (Sheet SP-1c).

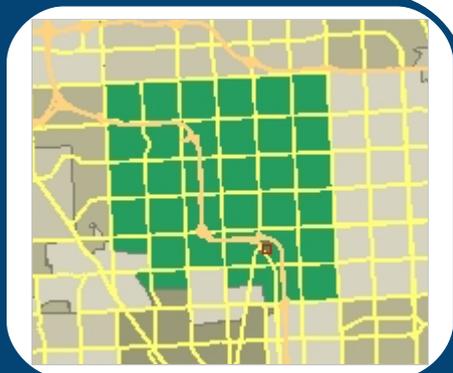
The applicant meets the three Prerequisite Measures (Stormwater Quality, Stormwater Quantity and Light Pollution) and one Qualifying Measure (Water Efficient Landscaping). Therefore, Prequalified SDP status is recommended.

Attachments:

1. Maps
2. Site plan

cc: Applicant
File/SDP

G:\Sustainable Development Option\Projects\1100 Piedmont\SDP 1100 Piedmont 08 01 12.docx



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

213 0 107 213Feet

Scale 1: 1,280





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

213 0 107 213Feet

Scale 1: 1,280



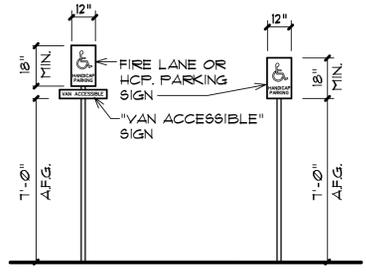
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 7/27/2012

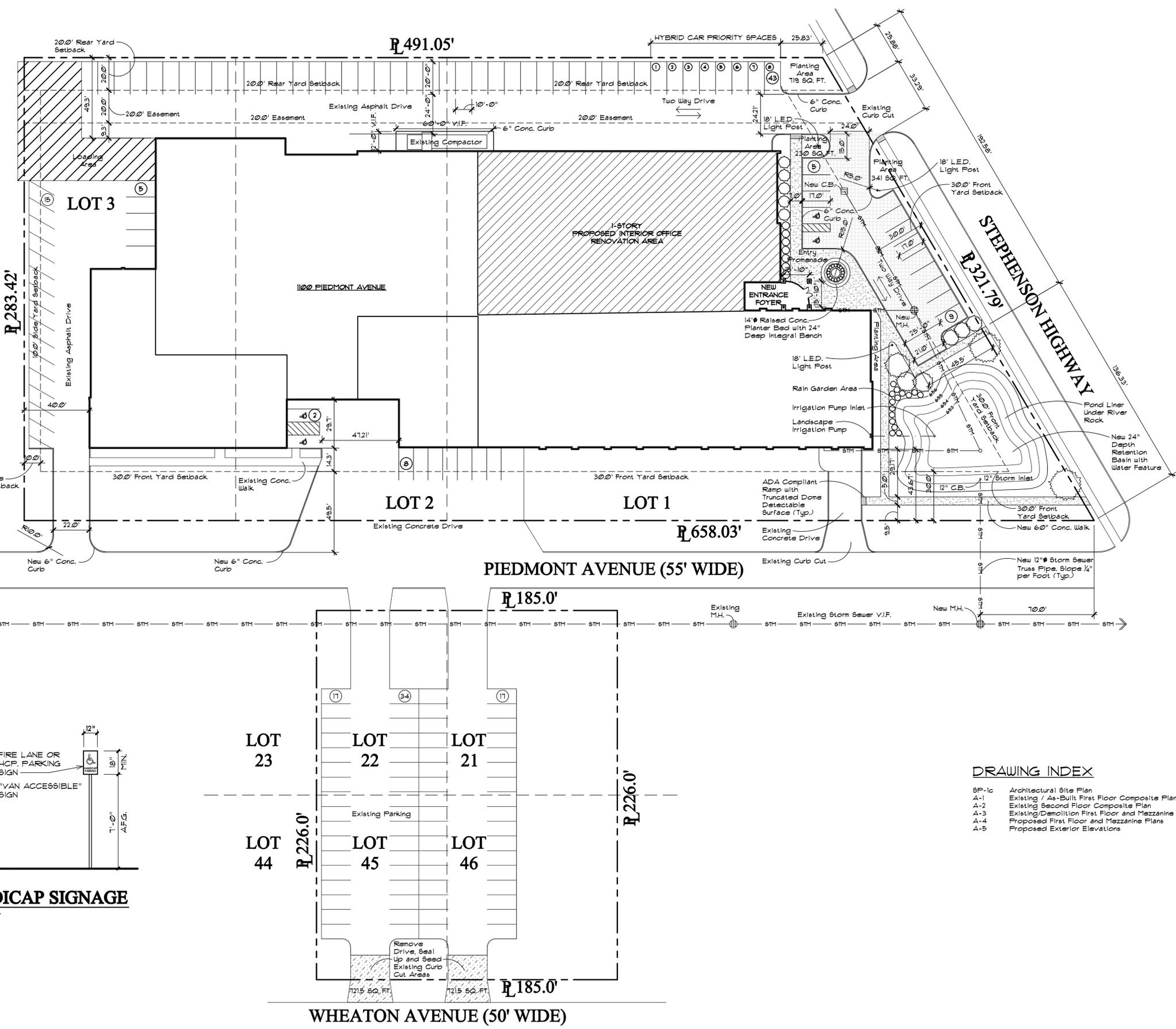
SITE PLAN NOTES:

1. PROPERTY OWNERS: MBA ENGINEERING
1100 PIEDMONT AVENUE
TROY, MICHIGAN 48063
2. AREA OF BUILDING: 76,620 SQ. FT. (FIRST FLOOR)
3. NUMBER OF PARKING SPACES EXISTING: 121
4. NUMBER OF PARKING SPACES PROPOSED: 155
5. ZONING OF PROPERTY: IS-INTEGRATED INDUSTRIAL BUSINESS DISTRICT
6. ENGINEERING AND ADMINISTRATIVE OFFICE AREA: SOUTHWEST QUADRANT: 17,513 SQ. FT.
MEZZANINE: 2,591 SQ. FT.
7. MANUFACTURING INTEGRATION & ASSEMBLY: 62,862 SQ. FT.
8. TREES SHALL BE PROVIDED @ 1/30' ALONG STEPHENSON HIGHWAY.
9. NEW SITE LIGHTING SHALL BE EQUIPPED WITH MOTION SENSORS AND PHOTO CELL CONTROLS.
10. RETENTION POND WATER SHALL NOT EXCEED 24" IN DEPTH.
11. ALL NEW ROOF TOP EQUIPMENT SHALL BE VISION SCREENED PER THE CITY OF TROY REQUIREMENTS.
12. SUSTAINABLE DESIGN FEATURES:
 - A. RETENTION POND FOR BUILDING STORM DRAIN MANAGEMENT AND SITE IRRIGATION.
 - B. RAIN GARDENS.
 - C. PLANTING AREAS AT BUILDING EDGES.
 - D. HIGH EFFICIENCY L.E.D. SITE AND EXTERIOR LIGHTING WITH FULL CUT OFF SHIELDING.
 - E. LIGHT CATCHING CLERESTORY WINDOWS IN THE ENTRY TOWER FOR NATURAL LIGHT DISTRIBUTION IN THE NEW PUBLIC AREAS.
 - F. ULTRA HIGH EFFICIENCY INTERIOR GENERAL L.E.D. OFFICE LIGHTING.
 - G. PRE-CAST, PERMEABLE, CONCRETE PAVERS ALLOWING NATURAL DRAINAGE AT NEW GARDEN PATHWAYS.
 - H. RECYCLED SPLIT FACED BLOCK CONSTRUCTION AT NEW CORNER COLUMNS AT THE ENTRY PORTICO.
 - I. HERB GARDEN AT ENTRY PROMENADE PLANTERS AND SEATING AREA.
 - J. ULTRA HIGH EFFICIENCY ROOF TO PACKAGE HVAC SYSTEM EQUIPPED WITH OUTSIDE AIR "ECONOMIZER" FEATURES FOR WINTER TIME COOLING.
 - K. RECYCLED MATERIAL U.S. GYPSUM CEILING PADS FOR GENERAL DROPPED CEILING.
 - L. PROVIDE 5% OR EIGHT HYBRID CAR PRIORITY SPACES.
 - M. LANDSCAPE PLANTING MATERIALS SHALL CONSIST OF NATIVE SPECIES ONLY.
 - N. ALL NEW RESTROOM FIXTURES SHALL BE WATER EFFICIENT. LOW FLOW FAUCETS, SHOWERS, TOILETS, AND DISH WASHING EQUIPMENT SHALL BE USED.

LOT 4



HANDICAP SIGNAGE
SCALE: N.T.S.



DRAWING INDEX

- SP-1c Architectural Site Plan
- A-1 Existing / As-Built First Floor Composite Plan
- A-2 Existing Second Floor Composite Plan
- A-3 Existing/Demolition First Floor and Mezzanine Plans
- A-4 Proposed First Floor and Mezzanine Plans
- A-5 Proposed Exterior Elevations

PLANNED BY SCALE DRAWING
Copy Right
Kevin D. Hart, AIA
1100 Piedmont Avenue
Troy, Michigan 48063
Tel: 588-2136
Fax: 588-2136
www.mba-engineering.com

ISSUED FOR:

- 4-20-12
- 5-3-12
- 5-22-12
- 6-8-12
- 6-11-12
- 6-15-12
- 7-18-12
- 7-20-12
- 7-21-12

MBA ENGINEERING
1100 PIEDMONT AVENUE
TROY, MICHIGAN 48063

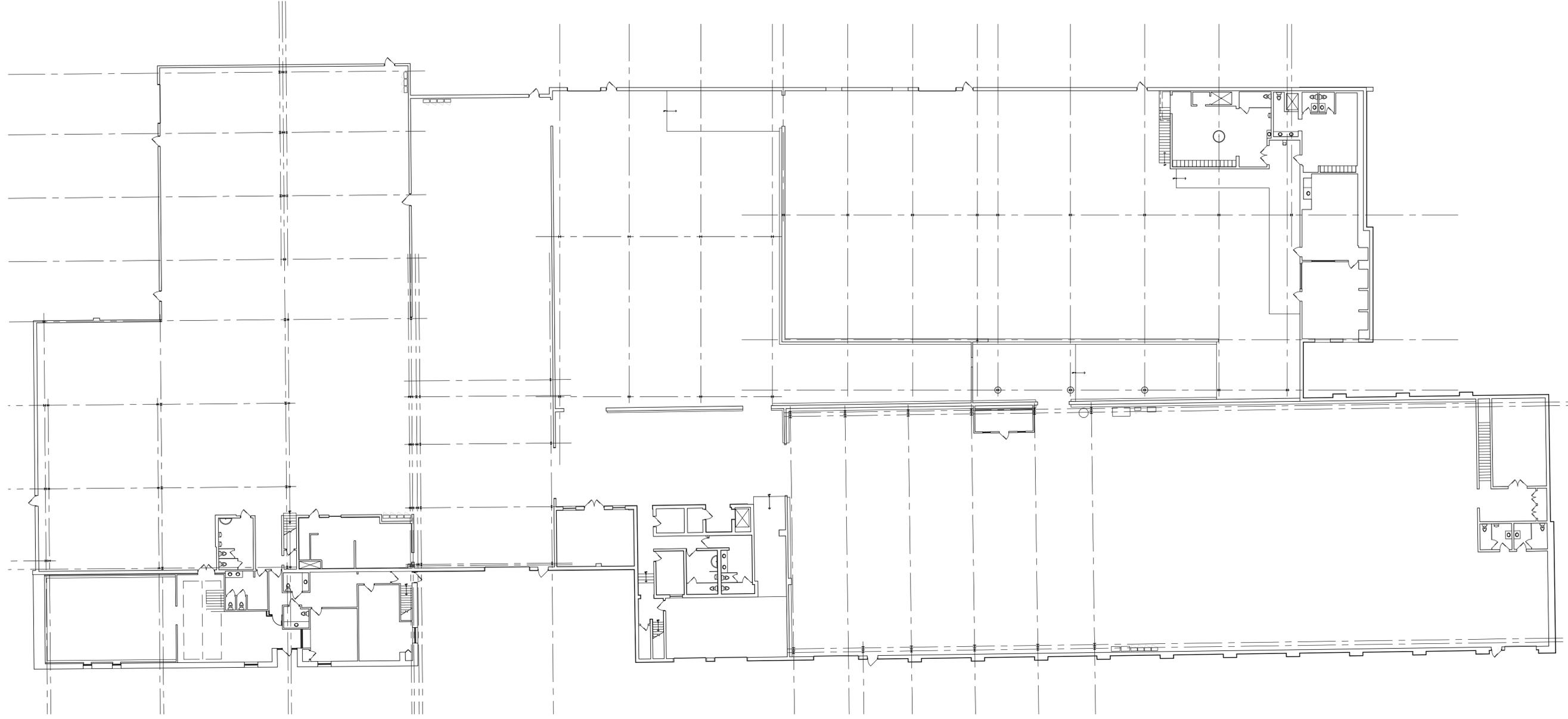
CLIENT:
BHARATH REDDY
665 ELWOOD DRIVE
TROY, MICHIGAN 48063
(248) 588-2136 X12

KEVIN D. HART, AIA

PLANNING & ARCHITECTURE
1100 PIEDMONT AVENUE
TROY, MICHIGAN 48063

SHEET NO.
SP-1c

MBA Eng SP-1c Site Plan.dwg 4/20/2012 10:23 AM vs Abrams



EXISTING/AS-BUILT FIRST FLOOR COMPOSITE PLAN
 SCALE: 1/8" = 1'-0"



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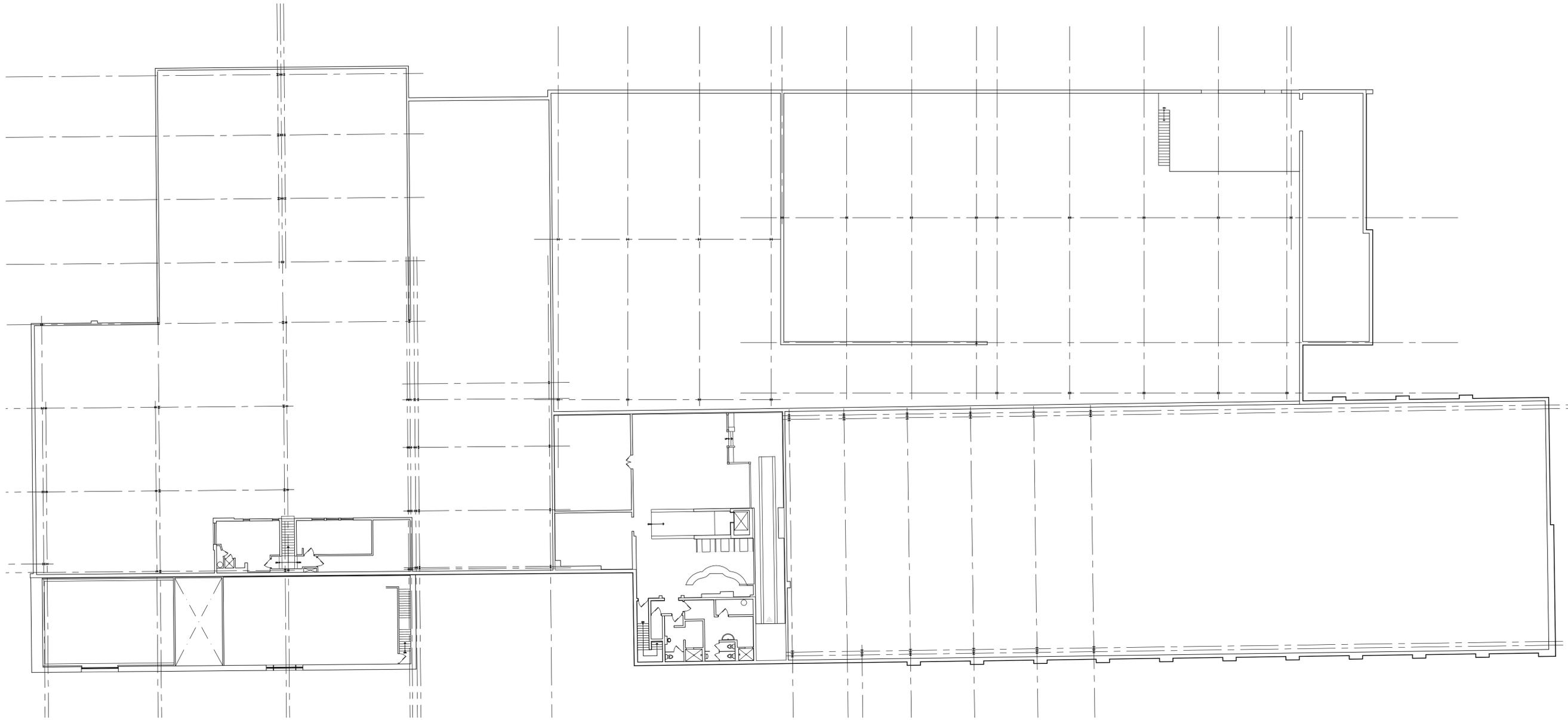
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 INTERIORS
 TRULY INSPIRING OUR CLIENTS
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SHEET NO.

A-1



EXISTING SECOND FLOOR COMPOSITE PLAN
 SCALE: 1/16" = 1'-0"



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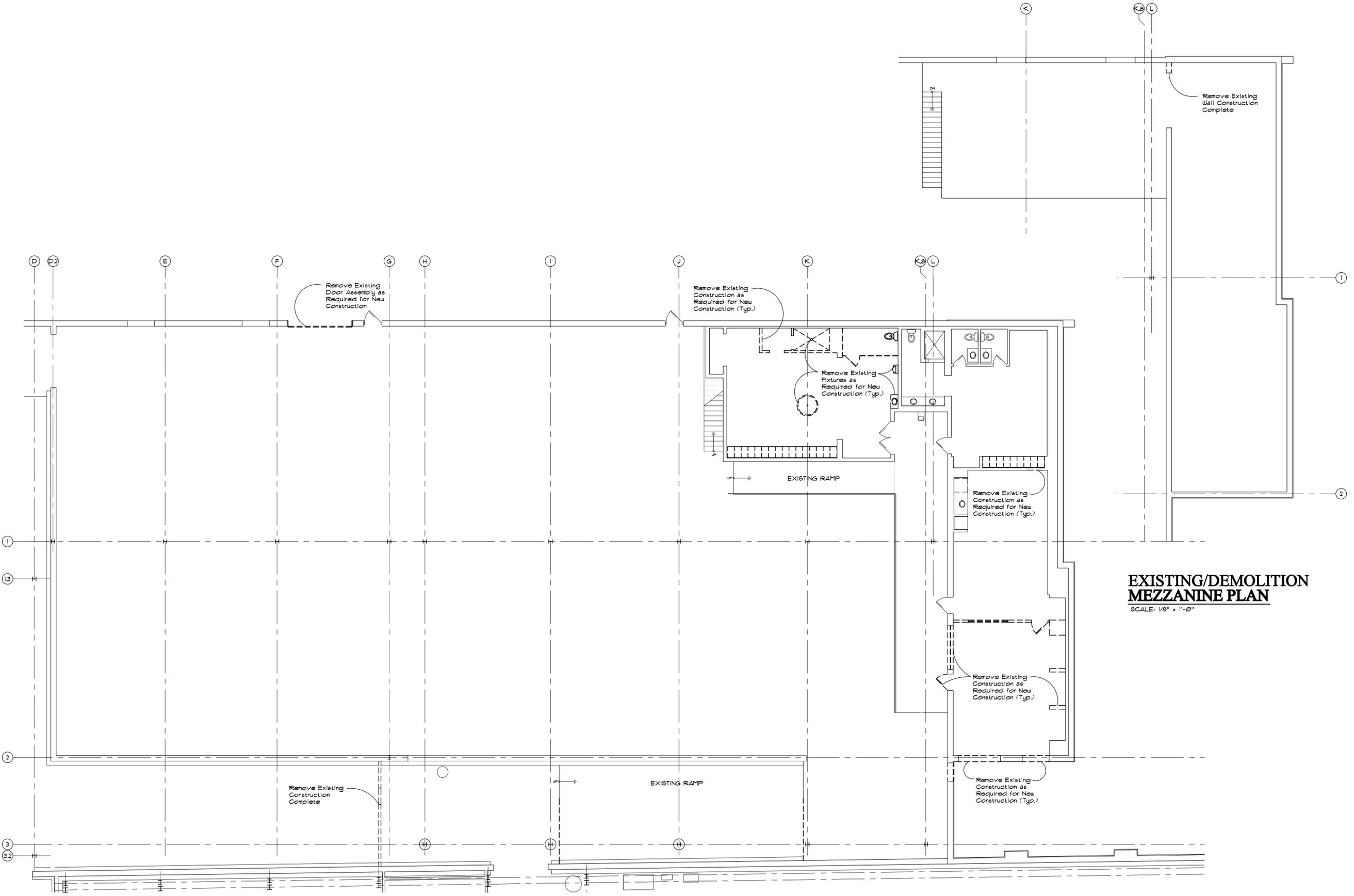
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 FAX: (248) 588-2136 X113
 WWW.KDHART.COM

SHEET NO.
A-2



EXISTING/DEMOLITION FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

EXISTING/DEMOLITION MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"

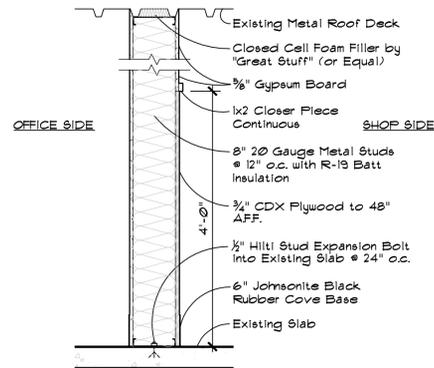
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MBA ENGINEERING
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 TROY, MICHIGAN 48063

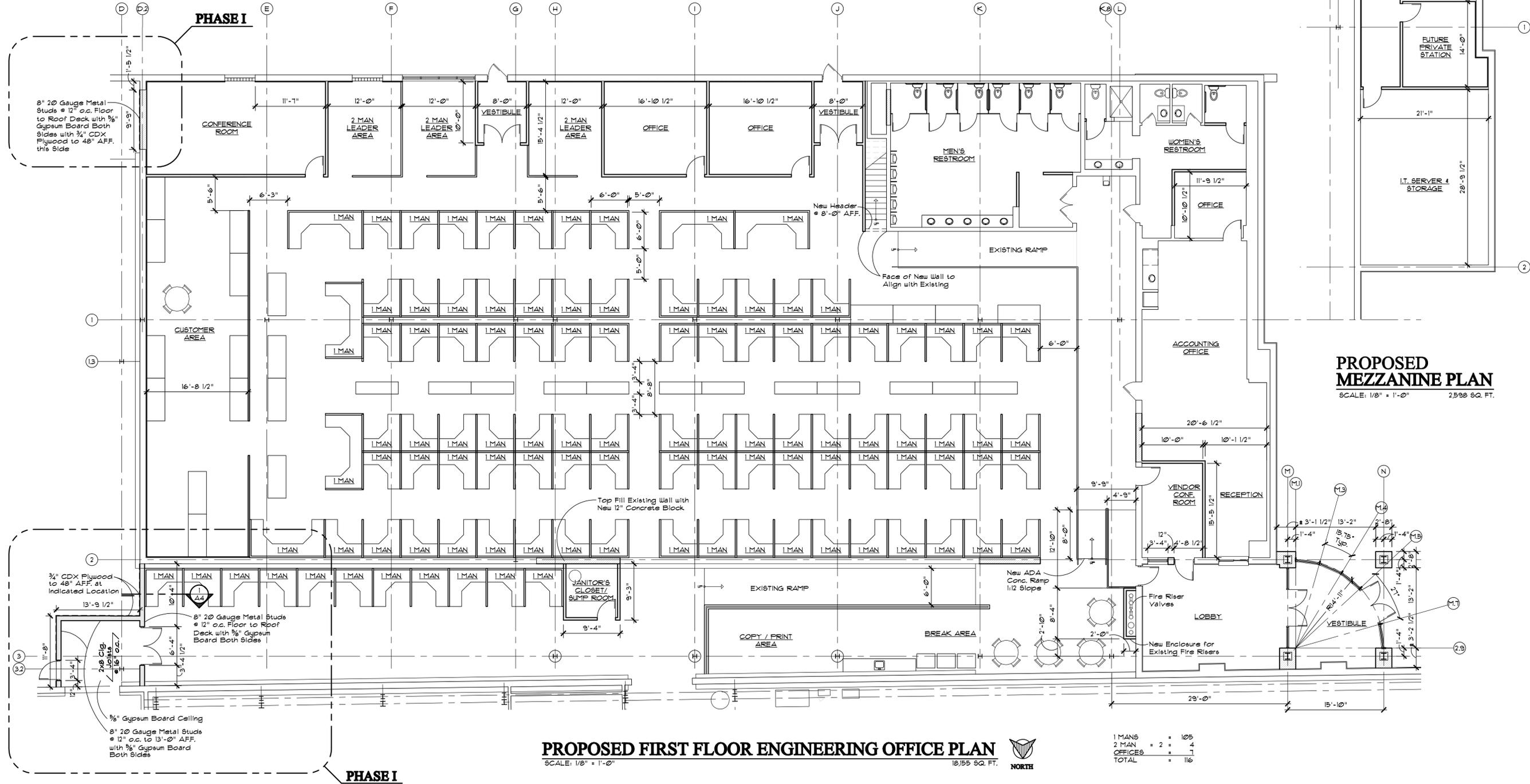
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SHEET NO.
A-3



WALL SECTION
SCALE: 3/4" = 1'-0"



PROPOSED MEZZANINE PLAN
SCALE: 1/8" = 1'-0" 2,500 SQ. FT.

PROPOSED FIRST FLOOR ENGINEERING OFFICE PLAN
SCALE: 1/8" = 1'-0" 10,155 SQ. FT.

1 MAN	=	105
2 MAN	=	4
OFFICES	=	1
TOTAL	=	116



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1100 FIDMONT AVENUE
TROY, MICHIGAN 48063
TEL: 313-271-1111
WWW.MBAENGINEERING.COM

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- 6-25-12
- 7-13-12
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- 7-20-12
- 7-21-12

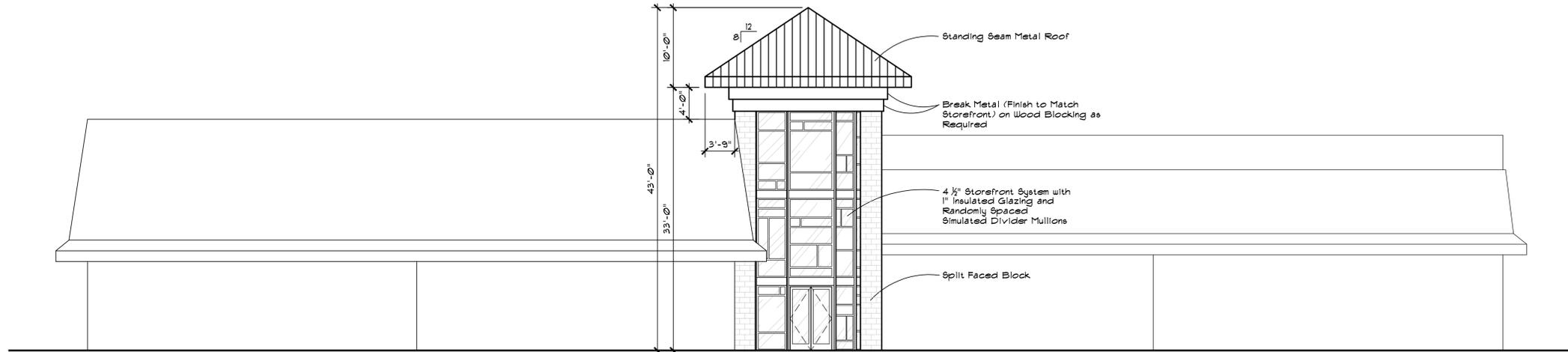
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SHEET NO.
A-4

MBA Eng A1-Uru A-5.dwg 5/4/2012 9:51 AM



PROPOSED WEST ELEVATION

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

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KEVIN D. HART, AIA



PLANNING PROFESSIONALS
 REGISTERED PROFESSIONAL ARCHITECT
 700 EAST MAPLE STREET 5TH FLOOR
 ANN ARBOR, MI 48106

SHEET NO.

A-5

MORTGAGE SURVEY

Certified to: Standard Federal Bank



J.M.P. PLASTICS, INC. AND PHILIP F. GRECO TITLE COMPANY

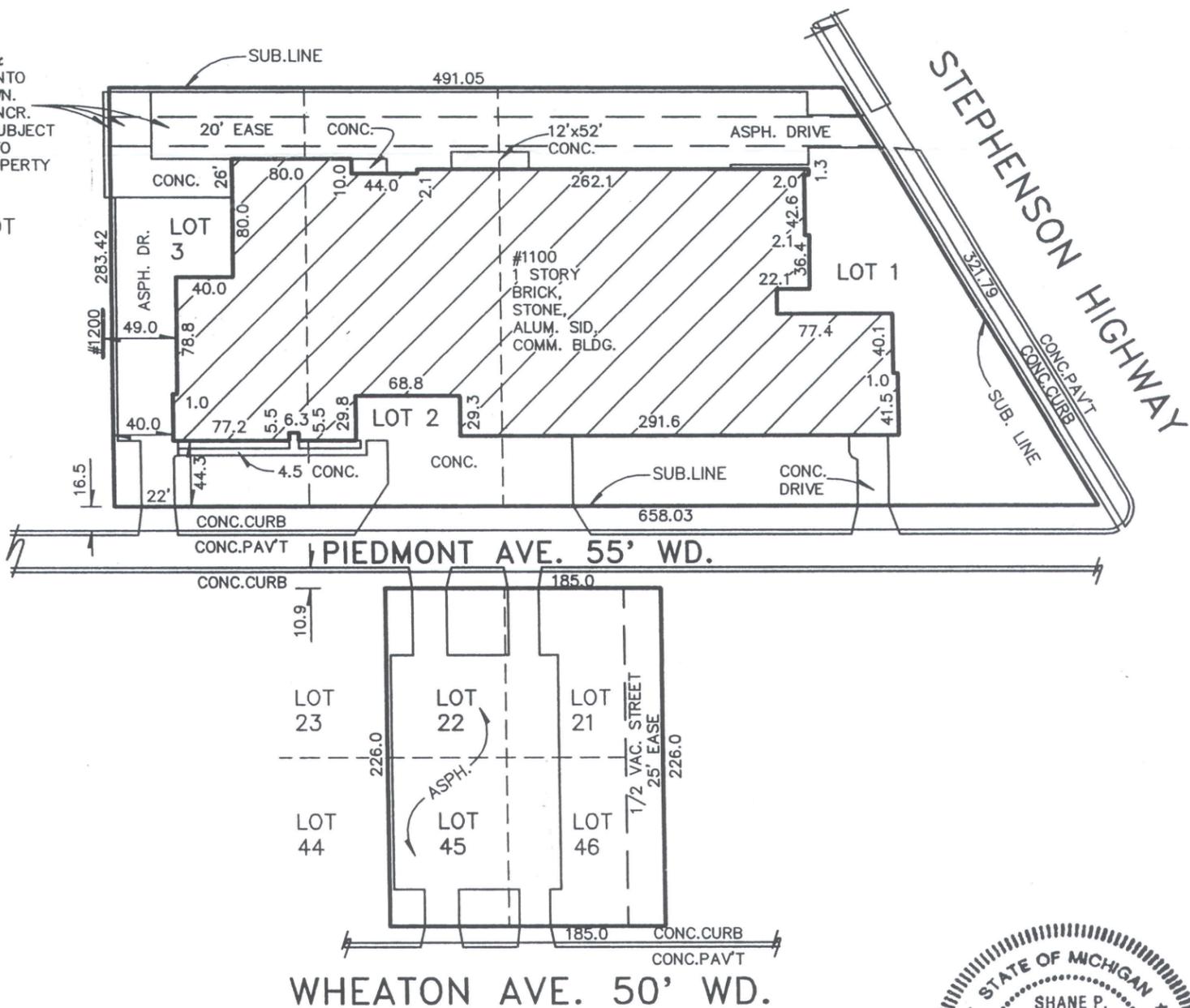
Applicant: J.M.P. PLASTICS, INC.

Property Description:

Lots 1, 2 and 3, Piedmont Industrial Park, AND Lots 21, 22, 45 and 46, and the Easterly 1/2 (25 feet) of vacated Parkton Avenue; PIEDMONT INDUSTRIAL PARK, a resubdivision of part of Lot 40 of Supervisor's Plat No. 10, of part of the N.E. 1/4 of Sec. 27 & part of the N.W. 1/4 of Sec. 26, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 120 of Plats, Page 21 of Oakland County Records.



NOTE: ASPH. & CONC. ENCR. INTO EASE AS SHOWN. ALSO CONC. ENCR. ENCR. FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY AS SHOWN.



I HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.

Certified to all Title Companies.

Shane P. Azbell
 SHANE P. AZBELL P.S. 46724

JOB NO: 02-26875 SCALE: 1"=100'
 DATE: 08/28/02 DR BY: B.K.

REVISED: 03/12/03
 -EASE REMOVED
 -CERTIFICATION



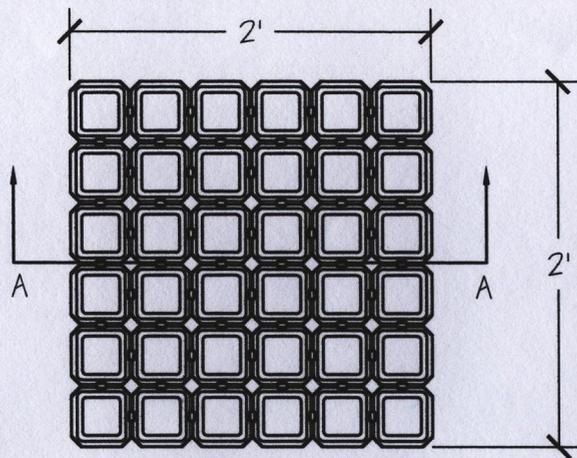
KEM-TEC
 LAND SURVEYORS

22556 Gratiot Avenue
 Eastpointe, MI 48021-2319
 (586) 772-2222
 FAX: (586) 772-4048

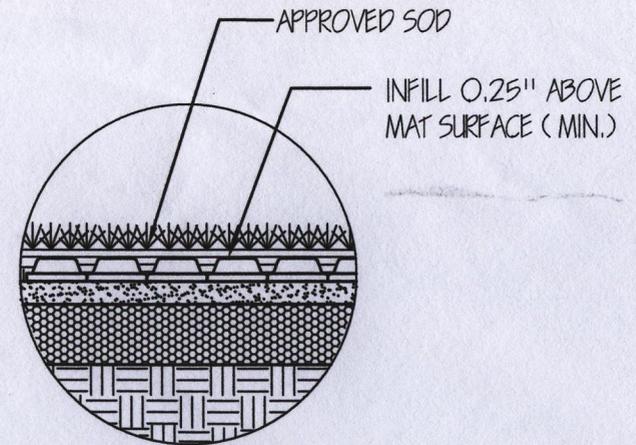


KEM-TEC WEST
 LAND SURVEYORS

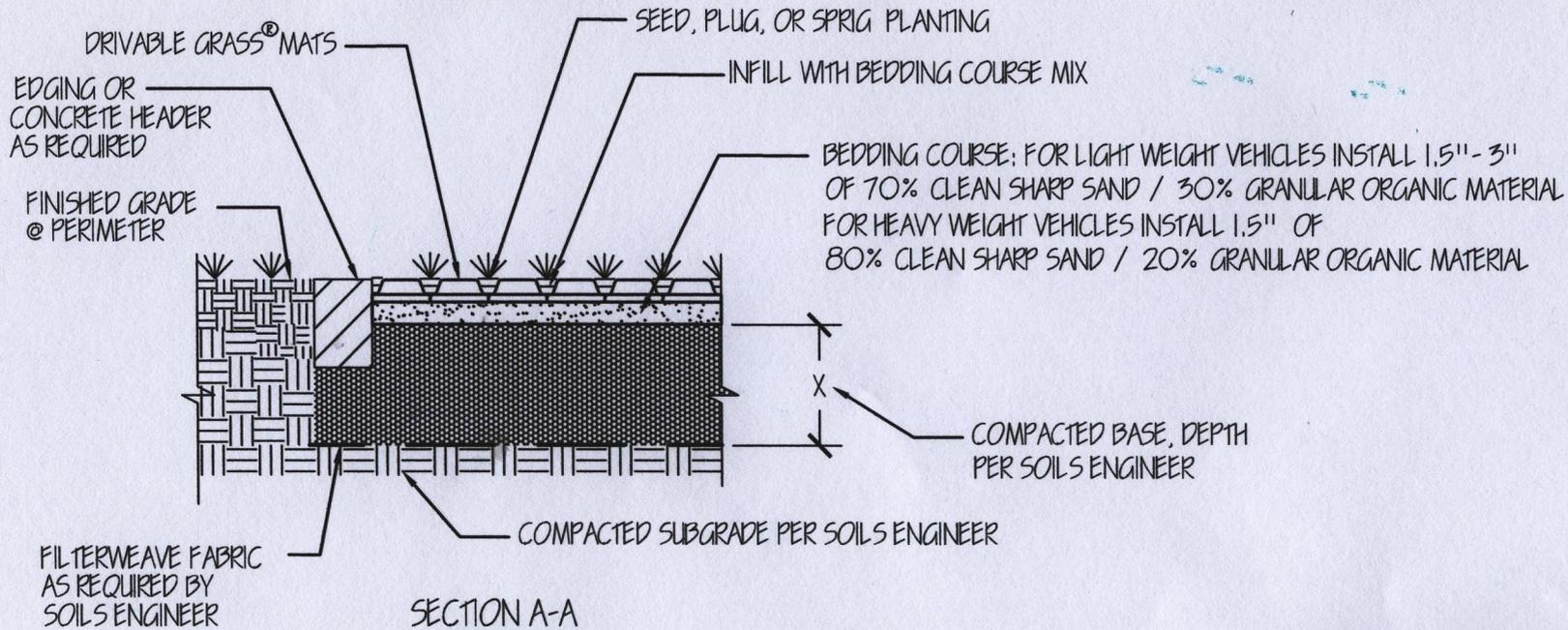
800 E. Stadium
 Ann Arbor, MI 48104-4355
 (734) 994-0888 * (800) 433-6133
 FAX: (734) 994-0867



PLAN VIEW



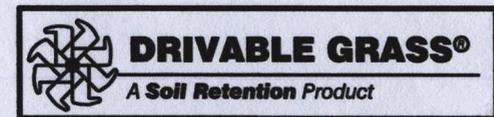
OPTIONAL SOD PLANTING



SECTION A-A

TYPICAL COMMERCIAL DRIVABLE GRASS[®] DETAIL

SCALE: 1" = 1'



PROTECTED BY US AND INTERNATIONAL PATENTS AND TRADEMARKS

NOTE: FOR STORMWATER MANAGEMENT APPLICATIONS INCLUDING STORAGE AND INFILTRATION, ALTERNATE INFILLS, BASE MATERIAL, AND DRAINAGE MAY BE REQUIRED









