PLANNING COMMISSION
MEETING AGENDA
REGULAR 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

August 14, 2012 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – July 24, 2012 Special/Study Meeting

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

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 975) – Proposed Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 976) – Proposed Regents Park of Troy Phase II, West of Crooks, North side of Butterfield, Section 29, Currently Zoned MF (Multi Family) District

PLANNED UNIT DEVELOPMENT

7. 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

OTHER BUSINESS

8. PUBLIC COMMENTS – For Items on Current Agenda

9. PLANNING COMMISSION COMMENTS

ADJOURN

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

WTRY Broadcast Schedule *Regular Meetings, Wednesday, 6:00 p.m. and 11:00 p.m.* *Study Meetings, Wednesday, 3:00 p.m.*

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:02 p.m. on July 24, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

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

2. APPROVAL OF AGENDA

Resolution # PC-2012-07-048
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the agenda as published.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-07-049
Moved by: Sanzica
Seconded by: Krent

RESOLVED, To approve the minutes of the July 10, 2012 Regular meeting as submitted.

Yes: Edmunds, Hutson, Krent, Sanzica, Schepke, Schultz, Strat
Abstain: Kempen, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat reported on the July 17, 2012 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in July.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported that at the July 23, 2012 Regular meeting, City Council unanimously approved the proposed Zoning Ordinance Text Amendment to allow drive through financial institutions in the Big Beaver District by Special Use Approval.

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

Mr. Savidant introduced the item.

The petitioners, Arkan Jonna and Jordan Jonna of A. F. Jonna Development Company were present.

Mark Nickita, AIA, of Archive Design Studio, gave a PowerPoint presentation on the commercial project design.

Mr. Krent addressed vehicular traffic and the residential aspect of the development. He suggested moving the bank to the east and would like to see a good transitional blend between the proposed and existing residential. Mr. Krent distributed a proposed layout depicting the bank on the east side of the site.

Mr. Carlisle gave a brief history of the site and a report on the proposed development. He said the proposal meets many aspects of the Master Plan and the proposed public realm is a very significant public benefit. Mr. Carlisle addressed the findings of the traffic consultant report that the increase in density would have a negligible effect along Big Beaver. He applauded the petitioner in the massing of the building. In conclusion, Mr. Carlisle addressed site plan concerns relating to both the commercial and residential site plans.

PUBLIC HEARING OPEN

Jeanne Stine, 1915 Boulan, Troy; addressed density, vehicular and pedestrian traffic, curb cuts, egress, bank location, safety of children, traffic light/pedestrian crossing.

Barbara Dawson, 1834 Boulan, Troy, addressed cut-through traffic, dead end or cul de sac street, bank location, front vs rear parking for commercial.

Susan Tompkins, 1725 Banmoor, addressed findings of traffic study, sidewalks, pedestrian traffic.

Sharon Mitchell, 3142 McClure, Troy, addressed vehicular and pedestrian traffic.

PUBLIC HEARING CLOSED

There was discussion on:

- Vehicular traffic; cut-through traffic.
- Proposed bank.
  - Ingress/egress; potential traffic congestion.
  - Moving bank to the east.
  - Drive-through capability.
  - Newly adopted Zoning Ordinance amendment; drive through must utilize in lane or side street.
- Pedestrian walkway; width of walkway.
- Parking.
  - Front versus rear.
  - Percentage for food services.
- Material samples.
- Residential development.
  - Buffer.
  - Transition between high and low density.
  - Blend with existing neighborhood.
- Additional public amenities.
- No sidewalks; safety of children.
- Building view from rear.
  - Architectural design.
  - Landscape/ additional green.
- DDA district boundaries.

The petitioners addressed reasons for not moving the bank to the east.

- Conflict with vehicular and pedestrian bank patrons.
- Detraction of retail point position.

Resolution # PC-2012-07-050
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, 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 Consultant report.

Discussion on the motion on the table.

The petitioner advised that the proposed residential portion of the development would be inclusive of the complete application submittal.

Vote on the motion on the table.

Yes: All present (9)

MOTION CARRIED

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

Mr. Savidant gave a review on the conditional rezoning application. He read the petitioner's list of uses that would be prohibited and criteria relating to any new construction. Mr. Savidant said the application is consistent with the Master Plan and the conditions volunteered by the petitioner are reasonable. The Planning Department recommends moving the request forward to City Council with a favorable recommendation.

There was discussion on:
- Site plan approval process; conditions.
- Landscaping 30' greenbelt with coniferous trees.
- Site plan submittal not required by Zoning Ordinance.
- Conditional Rezoning Agreement, required by Zoning Ordinance.
- 50 foot total buffer to residential; 30 foot volunteered by petitioner in addition to 20 foot required setback.

Mr. Strat said he would vote no on the request because the application does not meet the intent of the State to permit conditional rezonings.

The petitioners, Daniel Stern and Jason Horton, of Lormax Stern Development Company were present. Mr. Stern announced the company has a potential viable user for the building on site.

Mr. Horton said it is their intent to plant trees along the 30' greenbelt. He briefly discussed marketing strategy for the site.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-07-051
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to IB (Integrated Industrial and Business) 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 and with the following conditions:

1. The execution of a Conditional Rezoning Agreement.
2. The application is consistent with the Master Plan.
3. The application is compatible with existing zoning districts and land uses.
4. The applicant proposes the following conditions that reduce potential impacts of the proposed IB district on abutting residential properties:
   A. The property can be used for all permitted uses allowed in the IB zoning classification *except* for the following uses which are expressly prohibited:
      a) Manufacturing and assembly uses which utilize hazardous materials or which release any odor, noise or vibration into the environment
      b) Material recovering facilities
      c) Bus terminals
      d) Building and lumber supplies
      e) Outdoor commercial recreation
      f) Outdoor storage facilities
      g) Open air businesses
      h) Adult use businesses
      i) Vehicle repair stations
      j) Vehicle auctions
      k) Vehicle washes
      l) Dry cleaners and laundries
      m) Central dry cleaning/laundry plants

n) Outdoor dining adjacent to the east and west sides and along the north rear of any buildings
o) Commercial kennels/pet day care
p) Vehicle fueling stations
q) Ambulance facilities
r) Commercial wind energy conversion systems and meteorological towers
s) Truck terminals

B. Further, that new development of the property is also subject to the following additional conditions:
a) New buildings and structures shall be subject to all applicable ordinances, site plan requirements and site plan approval.
b) Heights of new buildings shall not exceed two stories.
c) A 30 foot landscaped greenbelt shall be constructed adjacent to the north and west boundary lines that abut residential homes.
d) Truck deliveries between 11 p.m. and 8 a.m. shall be prohibited.
e) Outdoor storage of materials shall be prohibited.

Yes: Edmunds, Hutson, Kempen, Krent, Sanzica, Schepke, Schultz, Tagle
No: Strat

MOTION CARRIED

10. 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

Mr. Carlisle gave a review on the conditional rezoning application. He noted the applicant is asking for flexibility with the two proposed buildings that face New King. Mr. Carlisle said the concept and uses of the application are agreeable but there are concerns with the site plan, as noted in his report dated July 20, 2012. He stated the applicant understands the Planning Department's position and is amenable to working with the department toward a solution.

The petitioner, Michael Gordon of MGA Architects, was present. He indicated a need for flexibility with the proposed restaurant and hotel to accommodate the various standards set forth with different restaurant chains and hotel flagships. Mr. Gordon said the two front buildings facing Crooks are locked-in as a McDonald's restaurant and a mixed retail/office use.

Resolution # PC-2012-07-052
Moved by: Edmunds
Seconded by: Strat

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: All present (9)

MOTION CARRIED

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

- Warm welcome to Ed Kempen.
- Roll call votes (potential to save time if eliminated).
- Safety relating to curb cuts, pedestrian pathways and sidewalks.
- Procedure/process of Conditional Rezoning applications (study session item).

The Special/Study meeting of the Planning Commission adjourned at 9:45 p.m.

Respectfully submitted,

_____
John Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: August 9, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 975) – Proposed Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

The petitioner Sears Holdings Management Corporation submitted the above referenced Preliminary Site Plan Approval application for a new security fence surrounding the Sears Holdings Technical Center.

The property is currently zoned BB (Big Beaver) District but is controlled by a consent judgment. The consent judgment must be amended because of the proposed site plan revision. Therefore the Planning Commission is a recommendation body for this application, City Council is responsible for approving the revised site plan and consent judgment.

The building's use as a data center will not change. The applicant seeks to secure its facility by enclosing it with a fence and gates.

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

Attachments:

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

cc: Applicant
File/ SP 975

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PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 975) – Proposed Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

Resolution # PC-2012-08-
Moved by:
Seconded by:

RESOLVED, The Planning Commission hereby recommends to City Council, that Preliminary Site Plan Approval for the revised site plan for the Sears Holdings Technical Center, including a proposed eight-foot high security fence, a portion of which is located in the front yard, located north of Big Beaver, west of Coolidge (2240 Cunningham), in Section 19, Currently Zoned BB (Big Beaver) District, but controlled by Consent Judgment be granted, subject to the following:

1. Satisfy the fire departments access requirements including providing gate code or opener;
2. Replace any trees removed as a result of fence installation; and
3. Indicate what protection within their parking lot is being provided for the fence.

Yes:
No:

MOTION CARRIED/FAILED

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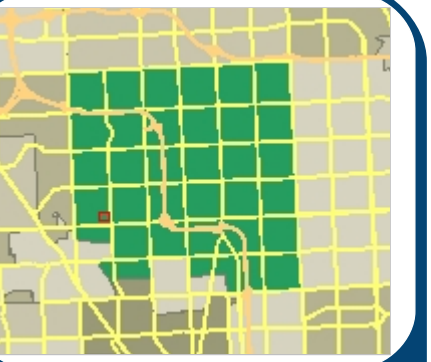
2240 Cunningham, Sears Holdings

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

390 0 195 390 Feet

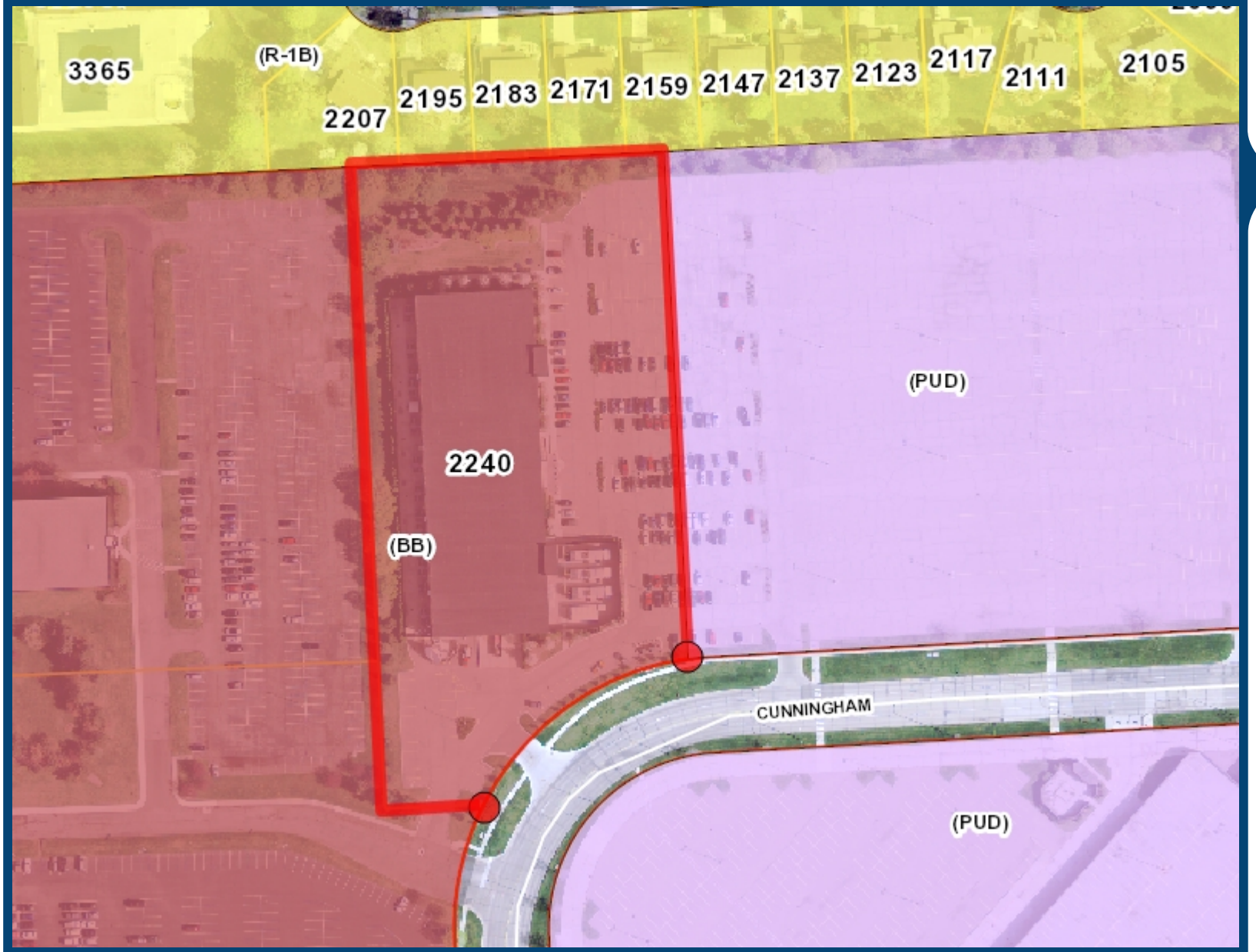
Scale 1: 2,340

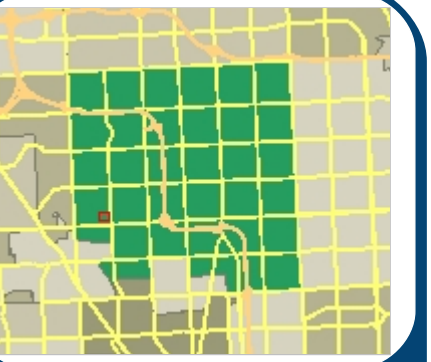
Printed: 7/5/2012

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.

2240 Cunningham, Sears Holdings

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

312 0 156 312 Feet

Scale 1: 1,872

Printed: 7/5/2012

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.

CARLISLE | WORTMAN associates, inc.

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

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

Date: July 27, 2012

Site Plan Review
For
City of Troy, Michigan

Project Name:	Sears Holdings Technical Center
Plan Date:	June 12, 2012
Location:	North side of Cunningham Drive
Zoning:	Big Beaver under Consent Judgment
Action Requested:	Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant proposes to construct an 8-foot high fence around the entirety of their parcel. The applicant indicates that the fence is required for security purposes. The fence will have two gates off Cunningham Drive to provide site access.

This property is controlled by a consent judgment. Normally a fence does not require site plan approval; however all changes to the site require and amendment to the consent judgment, including a revised site plan. Because this is a consent judgment the Planning Commission is making a recommendation to City Council regarding the site plan. The approval of the fence will require an amendment to the consent judgment by the City Council.

Proposed Fence Location

FENCE DESIGN

The proposed fence will be eight-foot metal with spikes that turn into the property. Such fence type is permitted in Troy.

The applicant is seeking relief to allow for the fence to be eight-foot high in the required front yard (adjacent to Cunningham Drive) where only 30 inches in height is permitted. Because this property is controlled by a consent judgment, the requested relief can be granted by the City Council, based on a recommendation of the Planning Commission. Due in part that this is security fence where a minimum six to eight-feet in height is necessary, and the site's location in an office area where the property's front yard is not adjacent to any residential property, the requested relief to permit an eight-foot high fence in the front yard should be considered by the Planning Commission.

Items to be Addressed: Seek a recommendation from Planning Commission for an eight-foot high fence in front yard.

ACCESS and CIRCULATION

A curb already exists between this site and the adjacent site. Access to the site will remain via the existing two curb cuts off Cunningham Drive. The applicant proposes to gate these curb cuts; however the two proposed gates will remain open during normal 8 a.m to 5 p.m. business hours. Only after normal business hours will the gates be closed. Because the gates remain open during normal business hours there should not be any car stacking along Cunningham Lane. Access and site circulation is sufficient.

The applicant will need to satisfy the fire departments access requirements including providing a gate code or opener.

Items to be Addressed: *Satisfy the fire departments access requirements including providing a gate code or opener.*

PARKING LOT LAYOUT and TOTAL PARKING PROVIDED

The site currently provides 220 spaces. The zoning ordinance does not specifically list this use. Office uses require 1 space per 300 sq/ft, which would require 287 spaces. Research and development centers and related accessory office require 1 space per 550 sq/ft, which would require 156 spaces. However due to building operations we find that this use is more consistent with research and development centers. More importantly because this is an existing site the applicant who understands their building operations assures that the provided 220 spaces is sufficient. We find that parking should be sufficient.

Items to be Addressed: *None.*

TRANSITION

The proposed fence will be partially or entirely screened from the northern single family properties due to an existing wood fence along the applicants northern property line, as well as existing vegetation and an existing berm. Some trees on the applicant's property may have to be removed as a result of the fence installation. While these trees are entirely on the applicant's property they do provide screening and cover for the adjacent single family neighbors. The applicant has indicated that any trees removed as a result of the fence installation will be replaced.

The eastern line of the fence will divide the properties parking lot with the adjacent eastern parking lot. The applicant has indicated that if they installed a greenbelt between the two parking lots and put the fence in the greenbelt, they would lose an entire aisle of parking and parking on site would not be sufficient. However, it is likely that without some curbing and curb stops this fence will be damaged by cars and snow plows. The applicant should indicate what protection they are providing the fence within their parking lot.

Items to be Addressed: *1. Replace any trees removed as result of fence installation; and 2). Indicate what protection within their parking lot is being provided for the fence.*

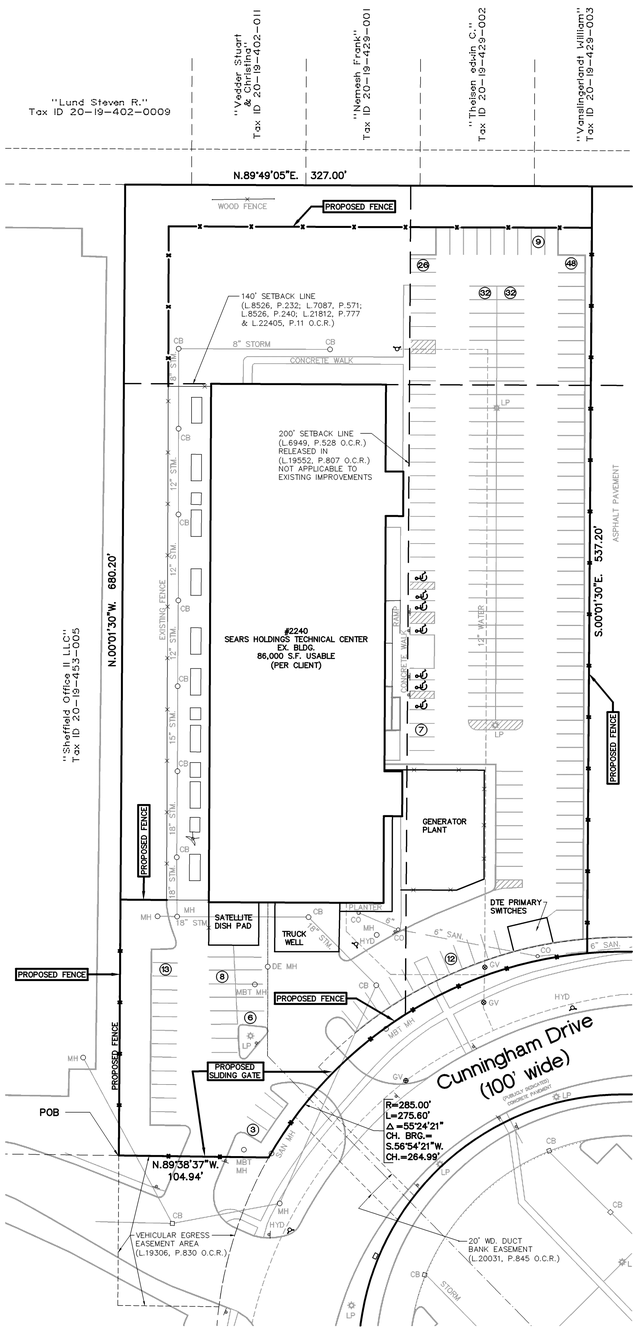
RECOMMENDATIONS

We support the proposed project and believe the project does meet the intent of the zoning ordinance. We recommend that the Planning Commission recommend approval of the proposed fence, provided the following items are addressed:

1. Obtain recommendation from the Planning Commission for an eight-foot high fence in front yard;
2. Satisfy the fire departments access requirements including providing of gate code or opener;
3. Replace any trees removed as a result of fence installation; and
4. Indicate what protection within their parking lot is being provided for the fence.

The final two items can be submitted to staff prior to City Council consideration.

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



Legend

ASPH	=	Asphalt
CONC	=	Concrete
CB	=	Catch Basin
CO	=	Clean Out
GV	=	Gate Valve
MH	=	Manhole
DE	=	Detroit Edison (Electric)
HYD	=	Hydrant
LP	=	Light Pole
UP	=	Utility Pole
L/S	=	Landscape
OH LINES	=	Overhead Lines
PH	=	Physically Handicapped
P/L	=	Property Line
PIV	=	Post Indicator Valve
ROW	=	Right of Way
SAN	=	Sanitary Sewer
STM	=	Storm Sewer
WM	=	Water Main
℄	=	Center line
F.I.	=	Found Iron
S.I.	=	Set Iron
(R)	=	Record Measurement
(M)	=	Surveyed Measurement
(TYP)	=	Typical
(O.C.R.)	=	Oakland County Records

All Utilities are underground unless otherwise noted.

50 0 10 50 100

GRAPHIC SCALE 1"=50'

AMERISTAR FENCE PRODUCTS
Montage II® – Heavy Industrial Steel Ornamental Fence System – Fusion Welded and Rackable
CONSTRUCTION SPECIFICATION – SECTION 32 31 00

PART 1 – GENERAL
1.01 WORK INCLUDED
The contractor shall provide all labor, materials and appurtenances necessary for installation of the welded ornamental steel fence system defined herein at (specify project site).

1.02 RELATED WORK
Section — — — — – Earthwork
Section — — — — – Concrete

1.03 SYSTEM DESCRIPTION
The manufacturer shall supply a total fence system of Montage II® Welded and Rackable (ATF – All Terrain Flexibility) Ornamental Steel (specify Invincible®, Classic™, Majestic™, or Genesis™) design. The system shall include all components (i.e., panels, posts, gates and hardware) required.

1.04 QUALITY ASSURANCE
The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

1.05 REFERENCES
* ASTM A653/A653M – Standard Specification for Steel Sheet, Zinc–Coated (Galvanized) or Zinc–Iron Alloy Coated (Galvannealed) by the Hot–Dip Process.
* ASTM B117 – Practice for Operating Salt–Spray (Fog) Apparatus.
* ASTM D523 – Test Method for Specular Gloss.
* ASTM D714 – Test Method for Evaluating Degree of Blistering in Paint.
* ASTM D822 – Practice for Conducting Tests on Paint and Related Coatings and Materials using Filtered Open–Flame Carbon–Arc Light and Water Exposure Apparatus.
* ASTM D1654 – Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments.
* ASTM D2244 – Test Method for Calculation of Color Differences from Instrumentally Measured Color Coordinates.
* ASTM D2794 – Test Method for Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
* ASTM D3359 – Test Method for Measuring Adhesion by Tape Test.
* ASTM F2408 – Ornamental Fences Employing Galvanized Steel Tubular Pickets.

1.06 SUBMITTAL
The manufacturer's literature shall be submitted prior to installation.

1.07 PRODUCT HANDLING AND STORAGE
Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in such a manner to ensure proper ventilation and drainage, and to protect against damage, weather, vandalism and theft.

PART 2 – MATERIALS
2.01 MANUFACTURER
The fence system shall conform to Montage II® Welded and Rackable (ATF – All Terrain Flexibility) Ornamental Steel, (specify Invincible®, Classic™, Majestic™, or Genesis™) design, (specify extended picket or flush) bottom rail treatment, (specify 2–Rail, 3–Rail or 4–Rail) style manufactured by Ameristar Fence Products, Inc., in Tulsa, Oklahoma.

2.02 MATERIAL
A. Steel material for fence panels and posts shall conform to the requirements of ASTM A653/A653M, with a minimum yield strength of 45,000 psi (310 MPa) and a minimum zinc (hot–dip galvanized) coating weight of 0.90 oz/ft2 (276 g/m2), Coating Designation G–90.

B. Material for pickets shall be 1" square x 14 Ga. tubing. The rails shall be steel channel, 1.75" x 1. 75" x .105". Picket holes in the rail shall be spaced 4.715" o.c. Fence posts and gate posts shall meet the minimum size requirements of Table 1.

2.03 FABRICATION
A. Pickets, rails and posts shall be pre–cut to specified lengths. Rails shall be pre–punched to accept pickets.

B. Pickets shall be inserted into the pre–punched holes in the rails and shall be aligned to standard spacing using a specially calibrated alignment fixture. The aligned pickets and rails shall be joined at each picket–to–rail intersection by Ameristar's proprietary fusion welding process, thus completing the rigid panel assembly (Note: The process produces a virtually seamless, spatter–free good–neighbor appearance, equally attractive from either side of the panel).

C. The manufactured panels and posts shall be subjected to an inline electrodeposition coating (E–Coat) process consisting of a multi–stage pretreatment/wash (with zinc phosphate), followed by a duplex application of an epoxy primer and an acrylic topcoat. The minimum cumulative coating thickness of epoxy and acrylic shall be 2 mils (0.058 mm). The color shall be (specify Black or Bronze). The coated panels and posts shall be capable of meeting the performance requirements for each quality characteristic shown in Table 2 (Note: The requirements in Table 2 meet or exceed the coating performance criteria of ASTM F2408).

D. The manufactured fence system shall be capable of meeting the vertical load, horizontal load, and infill performance requirements for industrial weight fences under ASTM F2408.

E. Swing gates shall be fabricated using 1.75" x 14ga Forerunner double channel rail, 2" sq. x 11ga. gate ends, and 1" sq. x 14ga. pickets. Gates that exceed 6' in width will have a 1.75" sq. x 14ga. intermediate upright. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding. Gusset plates will be welded at each upright to rail intersection. Cable kits will be provided for additional trussing for all gates leaves over 6'.

PART 3 – EXECUTION
3.01 PREPARATION
All new installation shall be laid out by the contractor in accordance with the construction plans.

3.02 FENCE INSTALLATION
Fence post shall be spaced according to Table 3, plus or minus ½". For installations that must be raked to follow sloping grades, the post spacing dimension must be measured along the grade. Fence panels shall be attached to posts with brackets supplied by the manufacturer. Posts shall be set in concrete footers having a minimum depth of 36" (Note: In some cases, local restrictions of freezing weather conditions may require a greater depth). The "Earthwork" and "Concrete" sections of this specification shall govern material requirements for the concrete footer. Posts setting by other methods such as plated posts or grouted core–drilled footers are permissible only if shown by engineering analysis to be sufficient in strength for the intended application.

3.03 FENCE INSTALLATION MAINTENANCE
When cutting/drilling rails or posts adhere to the following steps to seal the exposed steel surfaces; 1) Remove all metal shavings from cut area. 2) Apply zinc–rich primer to thoroughly cover cut edge and/or drilled hole; let dry. 3) Apply 2 coats of custom finish paint matching fence color. Failure to seal exposed surfaces per steps 1–3 above will negate warranty. Ameristar spray cans or paint pens shall be used to prime and finish exposed surfaces; it is recommended that paint pens be used to prevent overspray. Use of non–Ameristar parts or components will negate the manufactures' warranty.

3.04 GATE INSTALLATION
Gate posts shall be spaced according to the manufacturers' gate drawings, dependent on standard out–to–out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturers' gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacturer of the gate and shall be installed per manufacturer's recommendations.

3.05 CLEANING
The contractor shall clean the jobsite of excess materials; post–hole excavations shall be scattered uniformly away from posts.

Table 1 – Minimum Sizes for Montage II Posts

Fence Posts	Panel Height
2-1/2" x 12 Ga.	Up to & Including 6' Height
3" x 12 Ga.	Over 6' Up to & Including 8' Height

Gate Leaf	Gate Height		
	Up to & Including 4'	Over 4' Up to & Including 6'	Over 6' Up to & Including 8'
Up to 4'	2-1/2" x 12 Ga.	3" x 12 Ga.	3" x 12 Ga.
4'1" to 6'	3" x 12Ga.	4" x 11 Ga.	4" x 11 Ga.
6'1" to 8'	3" x 12 Ga.	4" x 11 Ga.	6" x 3/16"
8'1" to 10'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
10'1" to 12'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
12'1" to 14'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
14'1" to 16'	6" x 3/16"	6" x 3/16"	6" x 3/16"

Table 2 – Coating Performance Requirements

Quality Characteristics	ASTM Test Method	Performance Requirements
Adhesion	D3359 – Method B	Adhesion (Retention of Coating) over 90% of test area (Tape and knife test).
Corrosion Resistance	B117, D714 & D1654	Corrosion Resistance over 1,500 hours (Scribed per D1654; failure mode is accumulation of 1/8" coating loss from scribe or medium #8 blisters).
Impact Resistance	D2794	Impact Resistance over 60 inch lb. (Forward impact using 0.625" ball).
Weathering Resistance	D822 D2244, D523 (60° Method)	Weathering Resistance over 1,000 hours (Failure mode is 60% loss of gloss or color variance of more than 3 delta-E color units).

Table 3 – Montage II – Post Spacing By Bracket Type

Span	For INVINCIBLE® 8' Nominal (91-1/2" Rail)				For CLASSIC, GENESIS, & MAJESTIC 8' Nominal (92-5/8" Rail)		
Post Size	2-1/2"	3"	2-1/2"	3"	2-1/2"	3"	2-1/2"
Bracket Type	Industrial Flat Mount (BB301)*		Industrial Line 2-1/2" (BB319) 3" (BB320)		Industrial Universal 2.5" (BB302) 3" (BB303)		Industrial Flat Mount (BB301)
Post Settings ± ½" O.C.	94-1/2"	95"	94-1/2"	95"	96"	96-1/2"	96"

*Note: When using BB304 swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This will require trimming one or both ends of the panel. When using the BB301 flat mount bracket for Invincible style, rail may need to be drilled to accommodate rail to bracket attachment.

DETAIL AND SPECS WERE PROVIDED BY CLIENT AND WERE NOT DESIGNED OR PREPARED BY NOWAK & FRAUS ENGINEERS.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

Site Data

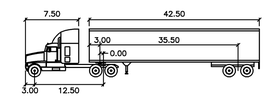
Zoned: BB (Big Beaver Road District)

Site Containing: 200,867 Sq. Ft. or 4.61 Acres.

Total parking required:
1 space per 550 s.f. of usable floor area.
86,000 s.f. (per client) / 550 = 157 spaces including 6 barrier free spaces.

Total parking provided: 209 spaces including 7 barrier free spaces.

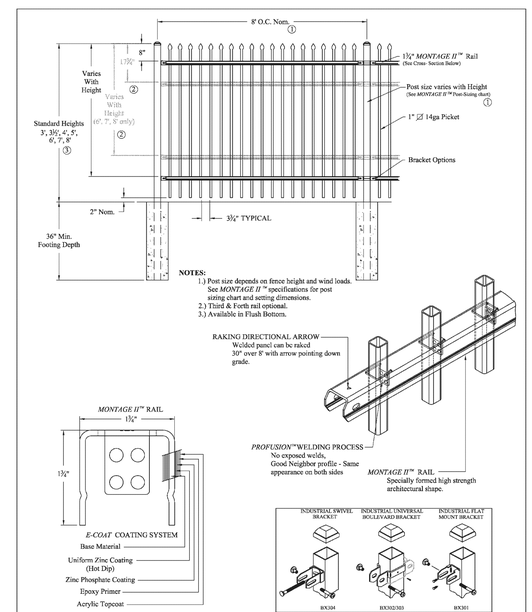
SEAL
STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER
Brad Brickel



WB–50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

Truck Turn Data



HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

MONTAGE II CLASSIC 2/3/4-RAIL			
DR: RTM	SH. 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: b	

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

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

PROJECT LOCATION
"Data Center"
2240 Cunningham Dr.

Part of the S.E. 1/4
of Section 19
T.2N., R.11E.
City of Troy,
Oakland County, Michigan

SHEET
Proposed Fence

DATE/ REVISION
5–01–2012 ISSUE DATE
5–15–2012 REV. PER CLIENT
6–12–2012 REV. PER CLIENT
7–30–2012 REV. PER CITY

DRAWN BY:
A.G./N.N.

DESIGNED BY:

APPROVED BY:
B.B.

DATE:
05-01-2012

SCALE:
1"=50'

N/F JOB NO. D696

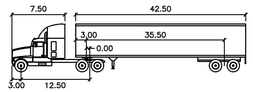
SHEET NO. 1 of 1

Proposed Legal Description for the Data Center

Part of the Southeast ¼ of Section 19, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as follows: Beginning at a point which is North 00 degrees 21 minutes 23 seconds East 102.01 feet along the North and South ¼ line of Section 19, and North 89 degrees 30 minutes 00 seconds East, 360.04 feet and North 00 degrees 21 minutes 23 seconds East, 1008.94 feet and South 89 degrees 38 minutes 37 seconds East, 872.52 feet from the South ¼ corner of Section 19, Town 2 North, Range 11 East; thence North 00 degrees 01 minutes 30 seconds West, 680.20 feet; thence North 89 degrees 49 minutes 05 seconds East, 327.00 feet; thence South 00 degrees 01 minutes 30 seconds East, 537.20 feet; thence Southwesterly 275.60 feet along a curve concave to the Southeast (radius of 285.00 feet, central angle of 55 degrees 24 minutes 21 seconds, long chord bears South 56 degrees 54 minutes 21 seconds West 264.99 feet); thence North 89 degrees 38 minutes 37 seconds West, 104.94 feet to the point of beginning.

Legal Description - Temporary Ingress/Egress Easement

An easement for ingress and egress, part of the Southeast ¼ of Section 19, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as follows: Beginning at a point which is North 00 degrees 21 minutes 23 seconds East 102.01 feet along the North and South ¼ line of Section 19, and North 89 degrees 30 minutes 00 seconds East, 360.04 feet and North 00 degrees 21 minutes 23 seconds East, 1008.94 feet and South 89 degrees 38 minutes 37 seconds East, 872.52 feet and North 00 degrees 01 minutes 30 seconds West, 680.20 feet and North 89 degrees 49 minutes 05 seconds East, 327.00 feet and South 00 degrees 01 minutes 30 seconds East, 464.64 feet from the South ¼ corner of Section 19, Town 2 North, Range 11 East; thence North 89 degrees 08 minutes 05 seconds East, 131.67 feet; thence South 00 degrees 14 minutes 00 seconds East, 72.36 feet; thence South 89 degrees 30 minutes 00 seconds West, 107.83 feet; thence Southwesterly 24.33 feet along a curve concave to the Southeast (radius of 285.00 feet, central angle of 04 degrees 53 minutes 29 seconds, long chord bears South 87 degrees 03 minutes 17 seconds West 24.32 feet); thence North 00 degrees 01 minutes 30 seconds West, 72.56 feet to the point of beginning.



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

Truck Turn Data

Site Data

Zoned: BB (Big Beaver Road District)

Site Containing: 200,867 Sq. Ft. or 4.61 Acres.

Total parking required:
1 space per 550 s.f. of usable floor area.
86,000 s.f. (per client) / 550 = 157 spaces including 6 barrier free spaces.

Total parking provided: 209 spaces including 7 barrier free spaces.

Legend

ASPH	= Asphalt
CONC	= Concrete
CB	= Catch Basin
CO	= Clean Out
GV	= Gate Valve
MH	= Manhole
DE	= Detroit Edison (Electric)
HYD	= Hydrant
LP	= Light Pole
UP	= Utility Pole
L/S	= Landscape
OH LINES	= Overhead Lines
PH	= Physically Handicapped
P/L	= Property Line
PIV	= Post Indicator Valve
ROW	= Right of Way
SAN	= Sanitary Sewer
STM	= Storm Sewer
WM	= Water Main
℄	= Center line
F.I.	= Found Iron
S.I.	= Set Iron
(R)	= Record Measurement
(M)	= Surveyed Measurement
(TYP)	= Typical
(O.C.R.)	= Oakland County Records

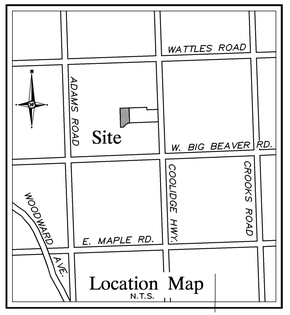
= No parking

= Proposed Landscape

All Utilities are underground unless otherwise noted.

50 0 10 50 100

GRAPHIC SCALE 1"=50'

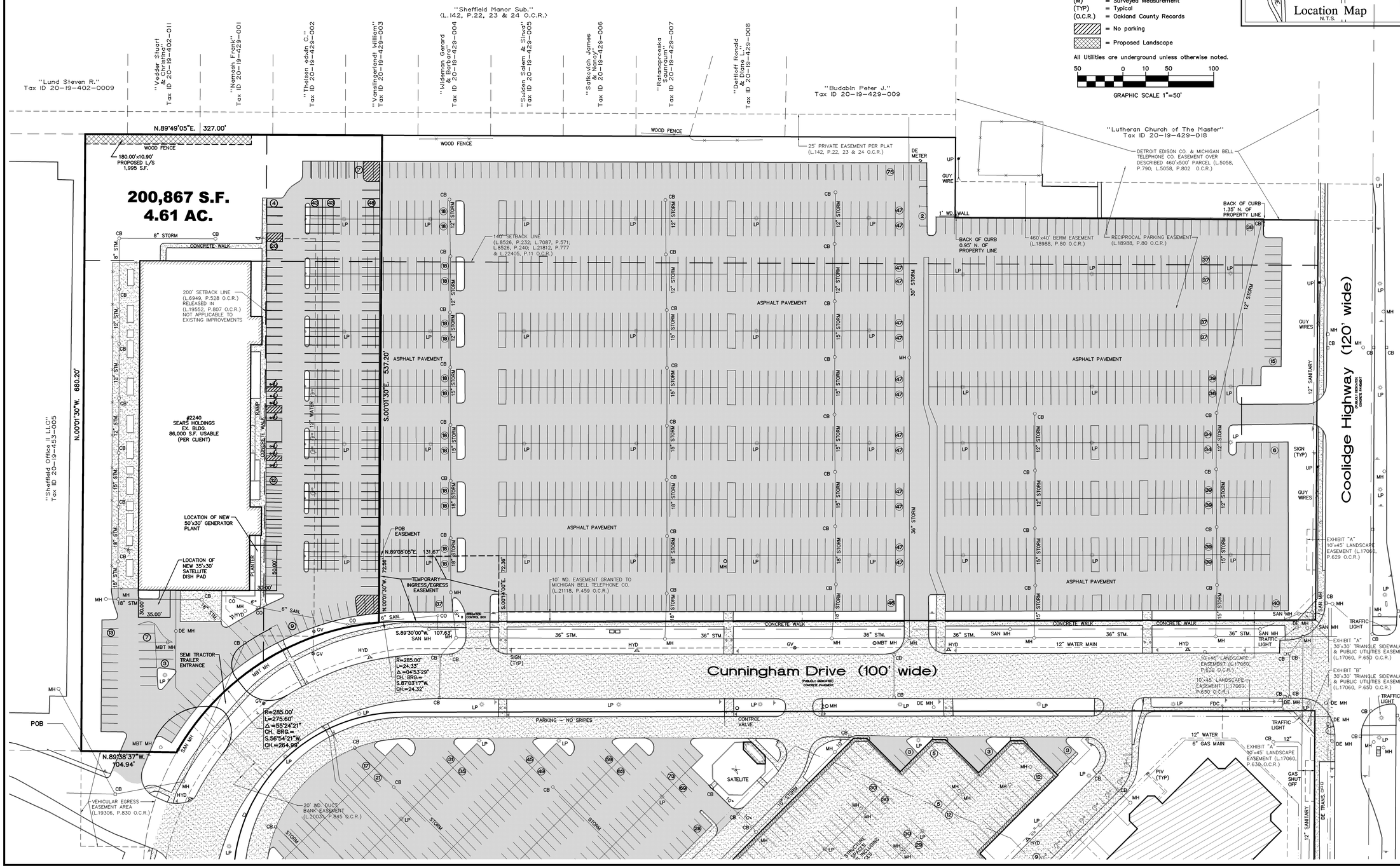


NOWAK & FRAUS

Consulting Engineers
Land Surveyors
Land Planners

1310 N. Stephenson Highway
Royal Oak, MI 48067-1508

Tel. (248) 399-0886
Fax. (248) 399-0805



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

PROJECT LOCATION

"Data Center"
2240 Cunningham Dr.

Part of the S.E. 1/4
of Section 19
T.2N., R.11E.
City of Troy,
Oakland County, Michigan

SHEET

Site Plan

DATE/ REVISION
10-26-05 ORIGINAL DATE
12-08-05 REVISED PER CLIENT
12-12-05 ADD PR. ING./EG. EASE.
12-27-05 REVISED PER CLIENT
01-13-06 REVISED PER CLIENT
06-26-06 REVISED PER CLIENT
07-30-12 REVISED SITE DATA ONLY

DRAWN BY: A.G.

DESIGNED BY:

APPROVED BY: J.P.F.

DATE: 6-26-2006

SCALE: 1"=50'

N/F JOB NO. D696

SHEET NO. 1 of 1

N:\2000\FILES\D696\PROPOSED FENCE PLAN\D696_SITPLAN (OLD-A).dwg, 7/25/2012 4:44:27 PM

BEFORE

Classic Style Fence Topper

AFTER

BEFORE

Classic Style Fence Topper

BEFORE

AFTER - Rear Entrance

AFTER - Cunningham Drive Entrance

BEFORE

Classic Style Fence Topper

AFTER

BEFORE

AFTER

DATE: August 9, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 976) – Proposed Regents Park of Troy Phase II, West of Crooks, North side of Butterfield, Section 29, Currently Zoned MF (Multi Family) District

The petitioner Village Green submitted the above referenced Preliminary Site Plan Approval application for Regents Park of Troy Phase II.

The property is currently zoned MF (Multi Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item.

This Phase II project will add 58 apartment units adjacent to the existing Regents Park facility.

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

Attachments:

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

cc: Applicant
File/ SP 976

G:\SITE PLANS\SP 976 Regents Park of Troy Sec 29\SP-976 PC Memo 08 14 12.docx

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 976) – Proposed Regents Park of Troy Phase II, West of Crooks, North side of Butterfield, Section 29, Currently Zoned MF (Multi Family) District

Resolution # PC-2012-08-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for proposed Regents Park of Troy Phase II, located west of Crooks on the north side of Butterfield, Section 29, within the MF (Multi-Family Residential) district, be granted, subject to the following:

1. Provide minimum floor area per unit information;
2. Add one additional tree along Butterfield Road;
3. Obtain variance from the Building Code Board of Appeals to allow for a 6-foot high fence where only 30-inchs is allowed in the front yard;
4. Provide trash enclosure details; and
5. Submit fixture and pole details and revised photometrics that comply with Section 13.05 as part of final site plan review.

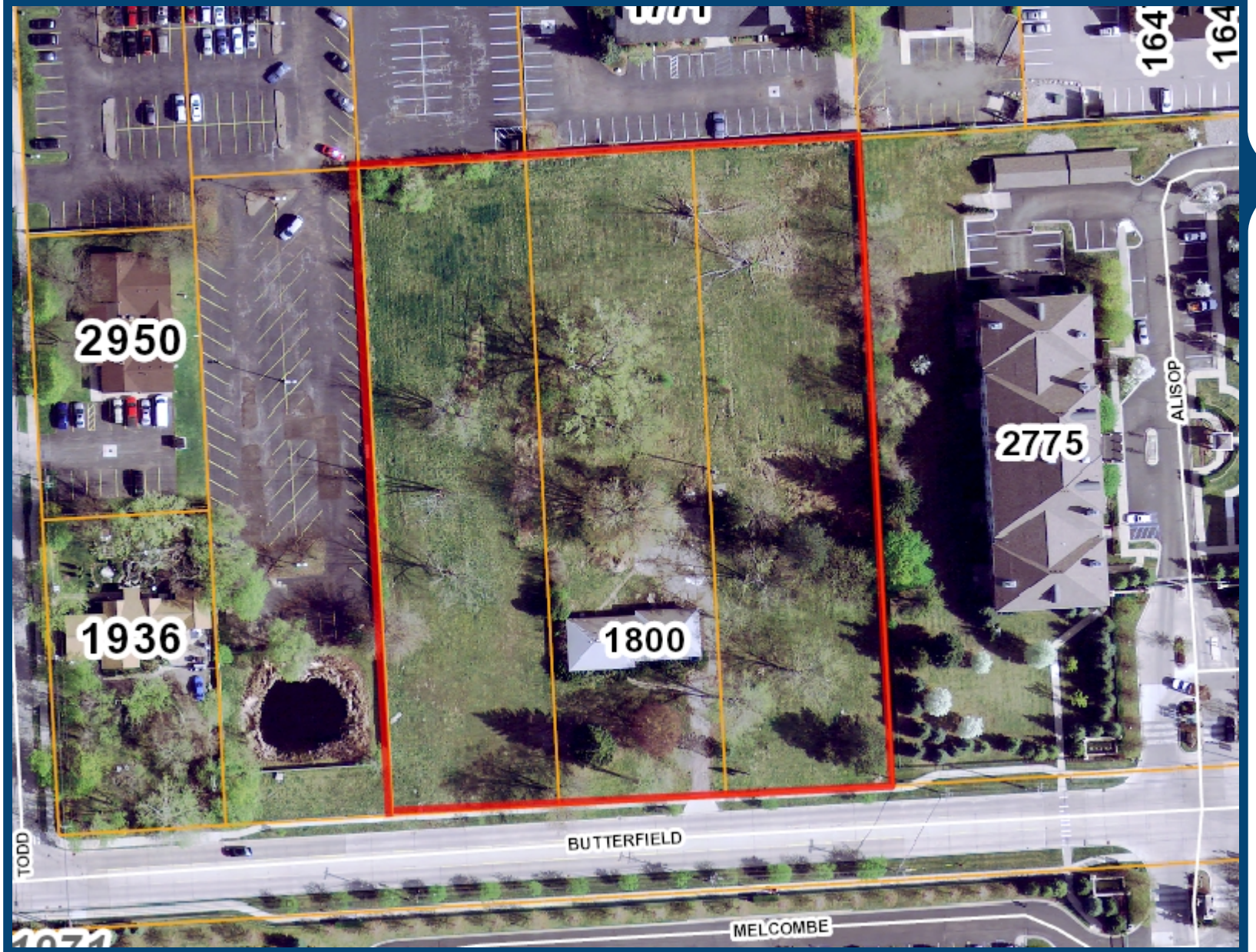
Yes:
No:

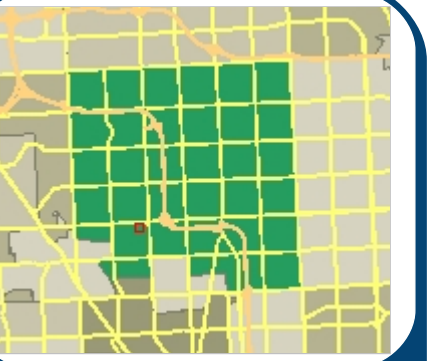
MOTION CARRIED/FAILED

G:\SITE PLANS\SP 976 Regents Park of Troy Sec 29\SP 976 PC Resolution 08 14 2012.doc

REGENTS PARK OF TROY, PHASE II

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

187 0 94 187 Feet

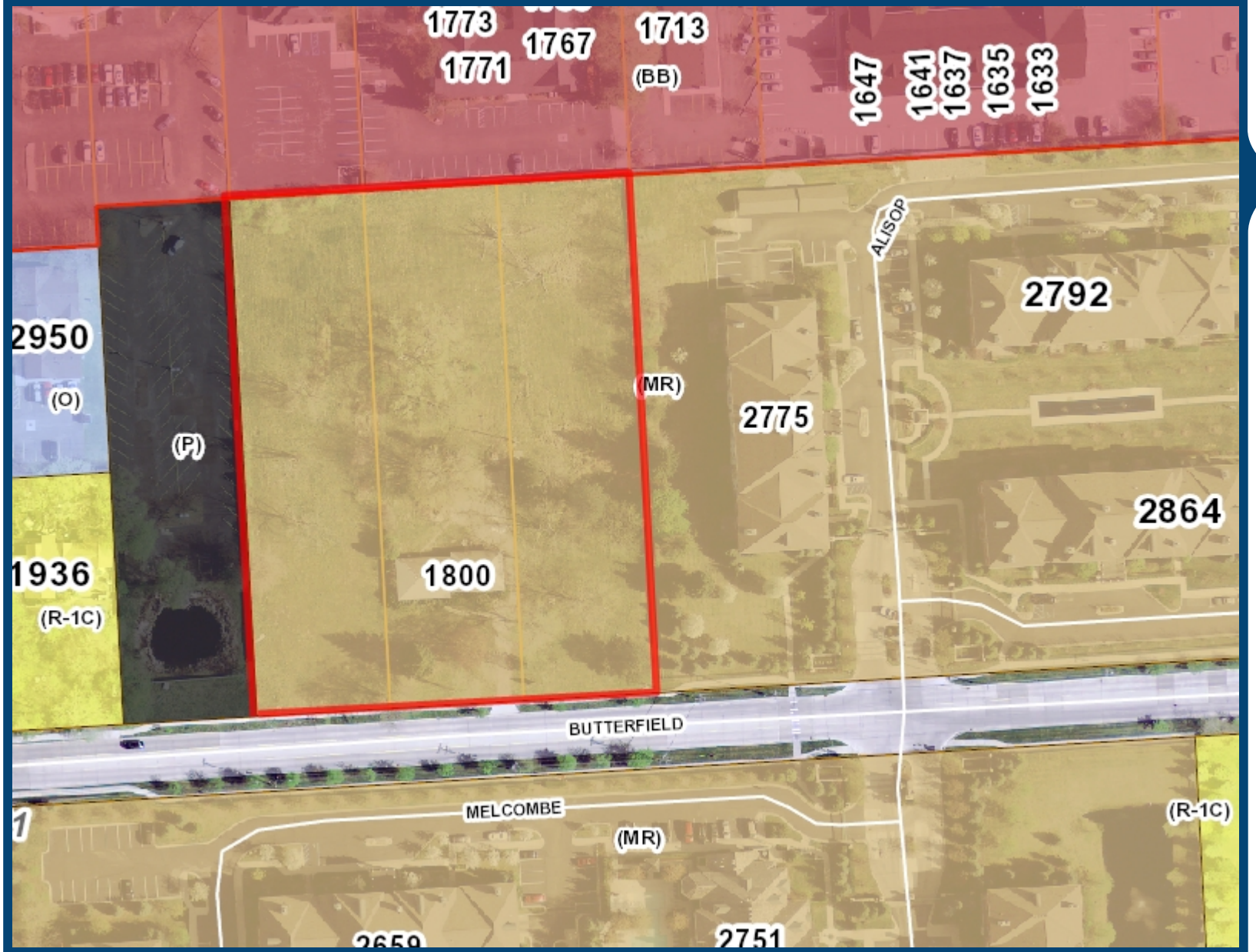
Scale 1: 1,123

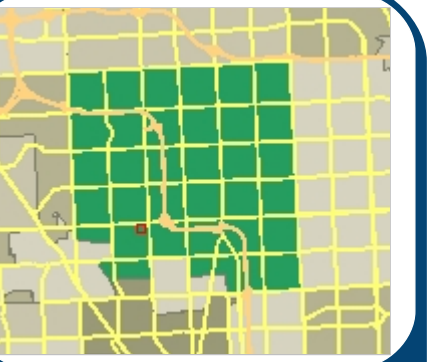
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 7/17/2012

REGENTS PARK OF TROY, PHASE II

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: 7/17/2012

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.

CARLISLE | WORTMAN associates, inc.

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

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

Date: August 10, 2012

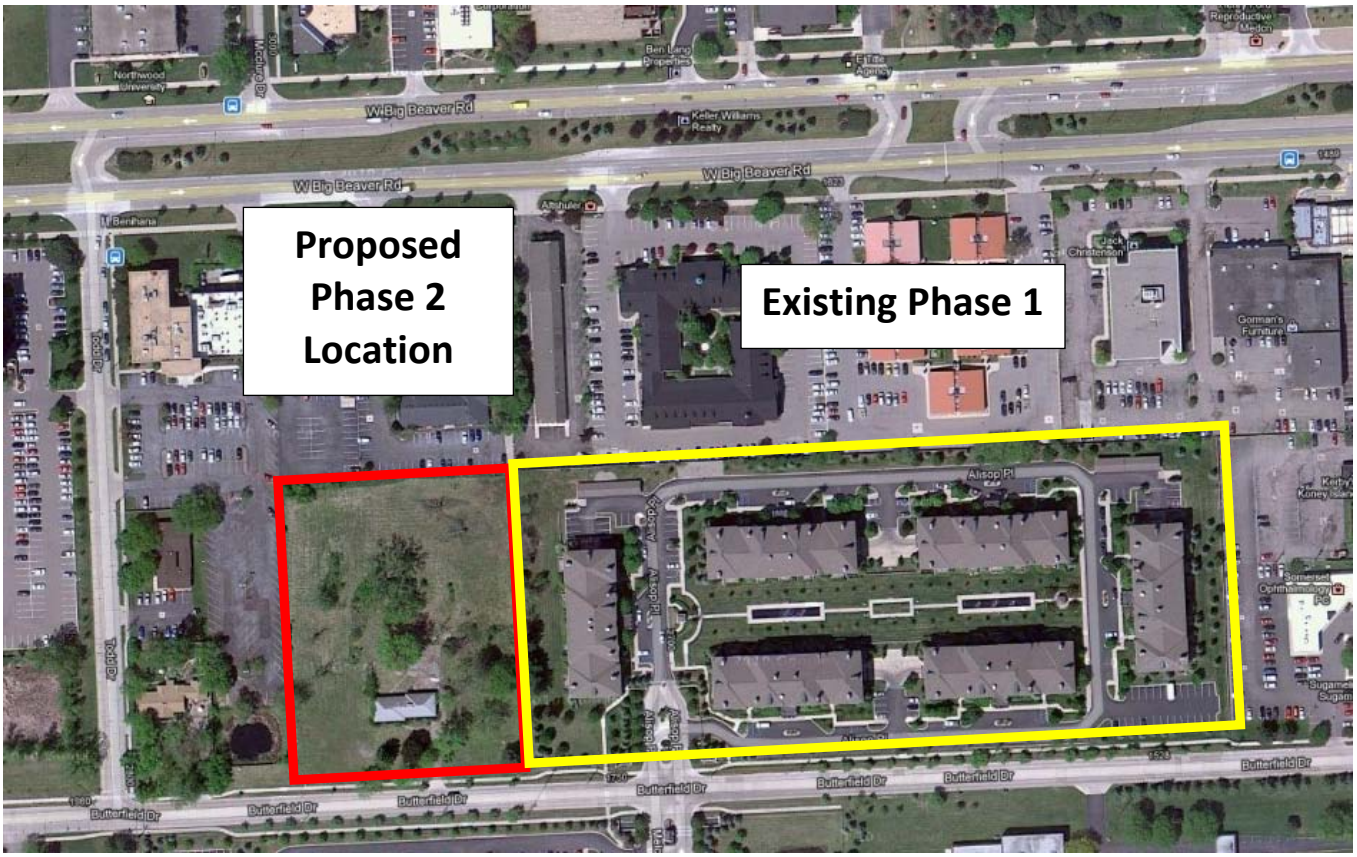
Preliminary Site Plan Review
For
City of Troy, Michigan

Project Name:	Regents Park of Troy-Phase II
Plan Date:	July 13, 2012
Location:	North side of Butterfield Road, just west of Alisop Place
Zoning:	MF, Multiple Family Residential District
Action Requested:	Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

Regents Park proposes Phase 2 of their development. Phase 2 includes two (2) buildings (Building 12 and 13) totaling 58 apartments, and 116 off-street parking spaces, including 70 in an underground garage. Phase 2 is located directly west of the existing Phase 1 development, and is intended to match existing Phase 1. Phase 2 property includes three (3) parcels, which totals 3.0 acres in size, and is currently improved with a vacant single-family home. Phase 2 will be accessed from the common entrance that serves Phase 1 as well. There will not be an additional curb cut on Butterfield Avenue.

Location of Subject Property:
North side of Butterfield Avenue, just west of Alisop Place



Size of Subject Property:
3.0 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to use the site to build two (2) buildings totaling 58 apartments, and 116 off-street parking spaces, 70 of which are located in an underground garage.

Current Use of Subject Property:
The subject property is currently improved with one single-family house.

Current Zoning:
The property is currently zoned MF, Multiple Family Residential District.

Surrounding Property Details

Direction	Zoning	Use
North	BB, Big Beaver Form Based District	Office
South	MF, Multiple-Family Residential District	Apartments: Regent Park
East	MF, Multiple-Family Residential District	Apartments: Regent Park
West	P, Parking	Parking for Office Building and Benihana on Big Beaver

SITE ARRANGEMENT

The proposed site layout consists of two buildings that are placed parallel to Butterfield Road. The buildings face an internal common courtyard, and are surrounded on three sides with parking and a drive-aisle. Pedestrian circulation is provided around the buildings and to the existing Phase 1 development to the east.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Table 4.08.C establishes the requirements for the MR District. The requirements and the proposed dimensions are as follows:

	Required / Allowed:	Provided:	Compliance:
Units Per Acre	24	19.3	Complies
Height	8 Stories, 100 feet	5 stories, 60-feet	Complies
Front	30-foot setback	67.5 feet	Complies
Rear	35-foot setback	72.5 feet	Compiles
Side	30-foot setback	107.0 feet	Complies
Distance between buildings	30 feet	Minimum 77.5 feet	Complies
Minimum Floor Area Per Unit	Efficiency or 1 bedroom: 600 2 bedroom: 800 3 bedroom: 1,000 4 bedroom: 1,200	No Information Provided	Not Enough Information
Maximum Lot Area Covered by Buildings	35 percent	19.5	Complies

MR Supplemental Regulations

In addition to the table of area, width, height and setback requirements, the MR district includes the following additional supplemental regulations that must be met:

1. **Setbacks Adjacent to Single-Family Residential.**

Not Applicable

2. **Primary Entrance. The primary building entrance to each building shall be clearly identifiable.**

The primary entrance for each building is clearly identifiable and is highlighted by a drop-off/pick-up area.

3. **Pedestrian Connection. A pedestrian connection shall provide a clear, obvious, publicly-accessible connection between the primary street upon which the building fronts and the site.**

Pedestrian circulation is provided via a 5-foot sidewalk around the buildings and to the existing Phase 1 development to the east. The site is well served by pedestrian connections.

4. **Off-Street Parking Location.**
    a. **No more than fifty (50) percent of the required front yard shall be occupied by off-street parking.**

Complies

    b. **For a corner lot, no more than fifty (50) percent of the required yards along public road frontage shall be occupied by off-street parking.**

Not applicable

5. **Recreation Space. All multiple-family developments in an MF District shall contain an area or areas provided for common recreation which is the equivalent of four hundred and fifty (450) square feet per dwelling unit.**

Based on 58 units, 26,100 sq/ft of common recreation area must be provided. Such common recreation areas shall be located and designed in a manner which is appropriate to meet the recreational needs of the prospective residents of the development. The intent is to provide sufficient on-site open space for residents use. Such recreational facilities may include, but not be limited to, swimming pools, tennis courts, playgrounds, picnic areas, playfields, and jogging trails. The site exceeds the 26,100 sq/ft recreation space requirement, most of which is located in the courtyard.

Items to be Addressed: *1). Provide minimum floor area per unit information.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential (2 spaces per unit)	56 units = 116 spaces	116 spaces including 70 in an underground garage.
Barrier Free	5	5
Bicycle Parking	2	0
Total	**116 automobile + 2 bicycle**	**116 spaces + 0 bicycle**

Items to be Addressed: *1). Provide at least two bicycle spaces.*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation:

Phase 2 will be accessed from the common entrance that serves Phase 1 as well. There will be no additional curb cut on Butterfield Avenue. As noted the two buildings are surrounded on three sides with a parking and Avenue-aisle. Vehicular access and circulation are sufficient.

Pedestrian access:

The site is well served by pedestrian connections including internal connections between Phase 1 and Phase 2, as well as connections between Phase 2 and the Butterfield Avenue sidewalk.

Items to be Addressed: *None*

LANDSCAPING

The site is currently encumbered with numerous mature trees. The applicant indicates that all existing on-site trees will be removed as part of the site grading process. However, the applicant has provided a detailed landscape plan. The plan includes a mix of deciduous and coniferous trees, deciduous and coniferous shrubs, and perennials. All proposed species fall within Troy regulations and are not prohibited.

Detailed calculations regarding how the site meets the landscaping requirements was not provided on the plan. These calculations should be provided on the landscape plan as part of the final site plan submittal.

	Required:	Provided:	Compliance:
Greenbelt	Butterfield Avenue: One deciduous tree for every 30 lineal feet = 10 trees	9 trees	Add one additional tree along Butterfield.
20% site landscaping	A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	It appears that the site meets the 20% requirement; however detailed calculations were not provided	Not enough information provided.
Parking Lot Landscaping. 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	6 trees required.	9 trees	Complies

The applicant notes 10 Autumn Blaze Maples along Butterfield however only 9 trees are shown on the plan. The applicant needs to add one additional Autumn Blaze Maple along Butterfield.

Fence:

Consistent with Phase 1, the applicant proposes a 6-foot high chain link fence along Butterfield Avenue. In residential districts, the maximum fence height permitted in a required front yard is 30-inches. The applicant will need to obtain a variance from the Building Board of Appeals to allow for a 6-foot high fence where only 30-inches is allowed. The applicant notes that the fence is for security purposes.

Trash Enclosure:

The applicant shows two (2) new trash enclosures both located north of Building 12. The applicant is required to screen these trash enclosures as outlined in Section 13.03. Trash enclosure screening details have not been provided.

Items to be Addressed*: 1). Submit detailed landscape calculations; 2). Add one additional tree along Butterfield Road; 3). Obtain variance from the building board of appeals to allow for a 6-foot high fence where only 30-inchs is allowed; and 4). provide trash enclosure details.*

PHOTOMETRICS

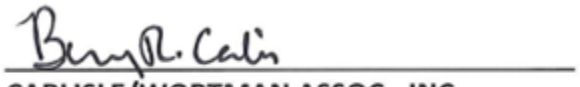
Phase 1 does not include parking lot lighting. The applicant included a Photometric Plan for Phase 2, but titled the drawing "Electrical Plan" (Sheet SP-9.0). The Photometric Plan meets the requirements of Section 13.05 except light intensity along Butterfield needs to be reduced to 1.0 foot candle or less. Fixture and pole details that comply with Section 13.05 should be submitted as part of the final site plan review.

***Items to be Addressed**: 1). Fixture and pole details that comply with Section 13.05 should be submitted as part of the final site plan review; 2) Reduce lighting intensity to 1.0 foot candle or less along all property lines.*

RECOMMENDATION

We support the proposed project and believe the project does meets requirements. The remaining items can be handled administratively. As such, we recommend the Planning Commission approve the preliminary site plan conditioned on the applicant satisfying the following requirements for final site plan approval:

1. *Provide minimum floor area per unit information;*
2. *Add one additional tree along Butterfield Road;*
3. *Obtain variance from the building board of appeals to allow for a 6-foot high fence where only 30-inchs is allowed;*
4. *Provide trash enclosure details; and*
5. *Fixture details and photometrics that comply with Section 13.05 should be submitted as part of the final site plan review.*



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

REGENTS PARK OF TROY PHASE II

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE PLAN

OWNER
VGP PHASE II LAND, LLC
30833 NORTHWESTERN HIGHWAY, SUITE 300
FARMINGTON HILLS, MICHIGAN 48334
(248) 851-9600 PHONE
(248) 851-6161 FAX

DEVELOPER
VILLAGE GREEN COMPANIES
30833 NORTHWESTERN HIGHWAY, SUITE 300
FARMINGTON HILLS, MICHIGAN 48334
(248) 851-9600 PHONE
(248) 851-6161 FAX

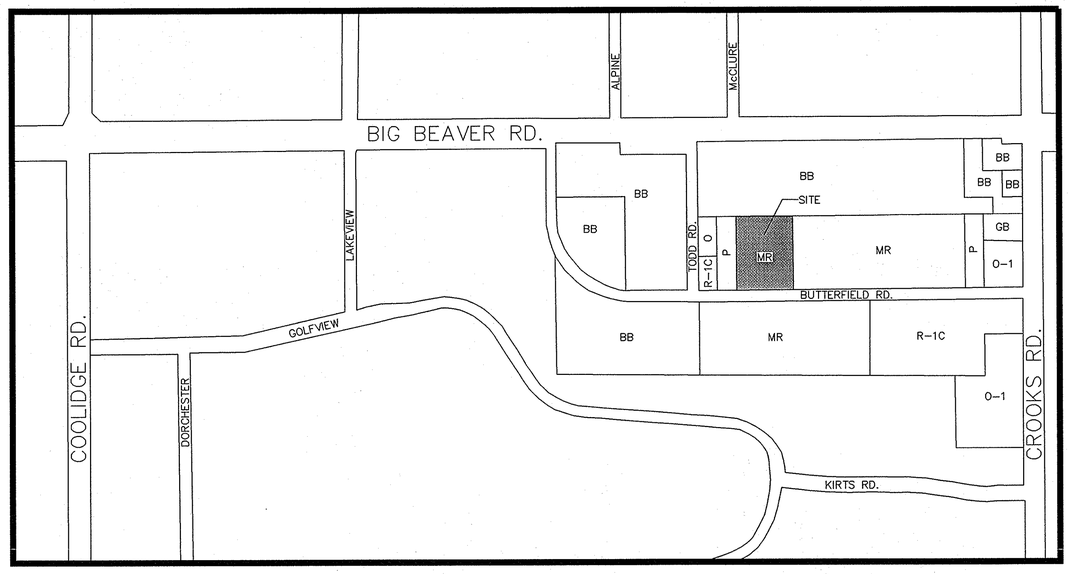
ENIGINEER/SURVEYOR
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48976
(248) 447-2000 PHONE
(248) 447-2001 FAX

LANDSCAPE ARCHITECT
DAMON FABER ASSOCIATES
401 SECOND AVENUE N., SUITE 410
MINNEAPOLIS, MINNESOTA 55401
(612) 332-7522 PHONE

ARCHITECT
BKV GROUP
343 SOUTH DEARBORN, SUITE 201
CHICAGO, ILLINOIS 60604
(312) 335-2647 PHONE

PROPERTY DESCRIPTION
Lots 30, 31 and 32 of "Supervisor's Plat of Butterfield Farm", as recorded in Liber 48, Page 44, Oakland County, Michigan.

BENCHMARK
Arrow on Hydrant,
South side of Butterfield Avenue,
600'± east of Todd Street
Elev. = 714.70



SITE MAP
SCALE: 1" = 500'

LEGEND

835	EXIST. CONTOUR
835	PROP. CONTOUR
× 854.6	EXIST. SPOT ELEVATION
× 854.6	PROP. SPOT ELEVATION
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
G	GUTTER
—— — — ——A——	EXIST. STORM SEWER
— — — — — — R——	PROP. STORM SEWER
○	EXIST. MANHOLE
●	PROP. MANHOLE
- - - - - - - - -ED- -	PROP. EDGE DRAIN
□ ○	EXIST. CATCH BASIN/INLET
■ ●	PROP. CATCH BASIN/INLET
}— —	END SECTION/HEAD WALL
— — — — —{	CULVERT
—— — — ——A——	EXIST. SANITARY SEWER
— — — — — — S——	PROP. SANITARY SEWER
∘C.O.	EXIST. CLEANOUT
•C.O.	PROP. CLEANOUT
—— — — ——W——	EXIST. WATERMAIN
— — — — — — W——	PROP. WATERMAIN
o+-	EXIST. HYDRANT
•+-	PROP. HYDRANT
P.I.V.	EXIST. POST INDICATOR VALVE
P.I.V.	PROP. POST INDICATOR VALVE
—— — M — ——	EXIST. SHUTOFF OR CURB BOX
— — — M — — —	PROP. SHUTOFF OR CURB BOX
—— — ‡ — ——	EXIST. GATE VALVE IN BOX
— — — ‡ — — —	PROP. GATE VALVE IN BOX
—— — ⊕ — ——	EXIST. GATE VALVE IN MANHOLE
— — — ⊕ — — —	PROP. GATE VALVE IN MANHOLE
—— — — — — —e——	EXIST. OVERHEAD ELECTRIC
— — — — — — — e — —	PROP. OVERHEAD ELECTRIC
—— — — — — —ue——	EXIST. UNDERGROUND ELECTRIC
✲	EXIST. LIGHT POLE
✱	PROP. LIGHT POLE
∘U.P.	EXIST. UTILITY POLE
←—	GUY WIRE
E	EXIST. ELECTRIC TRANSFORMER
E	PROP. ELECTRIC TRANSFORMER
—— — — — — —t——	EXIST. OVERHEAD TELEPHONE
—— — — — — —ut——	EXIST. UNDERGROUND TELEPHONE
—— — — — — —g——	EXIST. GAS
— — — — — — — G — —	PROP. GAS
□g	EXIST. GAS RISER
□t	EXIST. TELEPHONE RISER
—— — — ——CURB——	EXIST. CURB AND GUTTER
— — — — — — CURB — —	PROP. CURB AND GUTTER
—— — — — — —W——	CENTERLINE OF DITCH OR EDGE OF WATER
// — — — — — — //	FENCE
	EXIST. SIGN
	PROP. SIGN
	DRAINAGE DIRECTION
R	SIDEWALK RAMP
F.F.	FINISH FLOOR ELEV.
F.G.	FINISH GRADE
B.F.	BASEMENT FLOOR
G.F.	GARAGE FLOOR
	SECTION CORNER
	CONTROL POINT
∘F	FOUND IRON PIPE
∘S	SET IRON PIPE
◎F	FOUND CONCRETE MONUMENT
◎S	SET CONCRETE MONUMENT
×F	FOUND PK NAIL
×S	SET PK NAIL
×F	FOUND LEADED CHISEL HOLE
×S	SET LEADED CHISEL HOLE
∘F-RR	FOUND REROD
	APPROX. LOCATION OF SOIL BORING
	APPROX. LOCATION OF MONITORING WELL
	APPROX. LOCATION OF PENETRATION TEST
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE
	EXIST. TREE OR BRUSH LIMIT
	INLET FILTER

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STATE OF MICHIGAN
MICHAEL R. MOTTE
ENGINEER
NO. 55598
LICENSED PROFESSIONAL ENGINEER
7/13/2012

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OAKLAND COUNTY, MICHIGAN

CLIENT
VILLAGE GREEN
REGENTS PARK OF TROY PHASE II
COVER SHEET

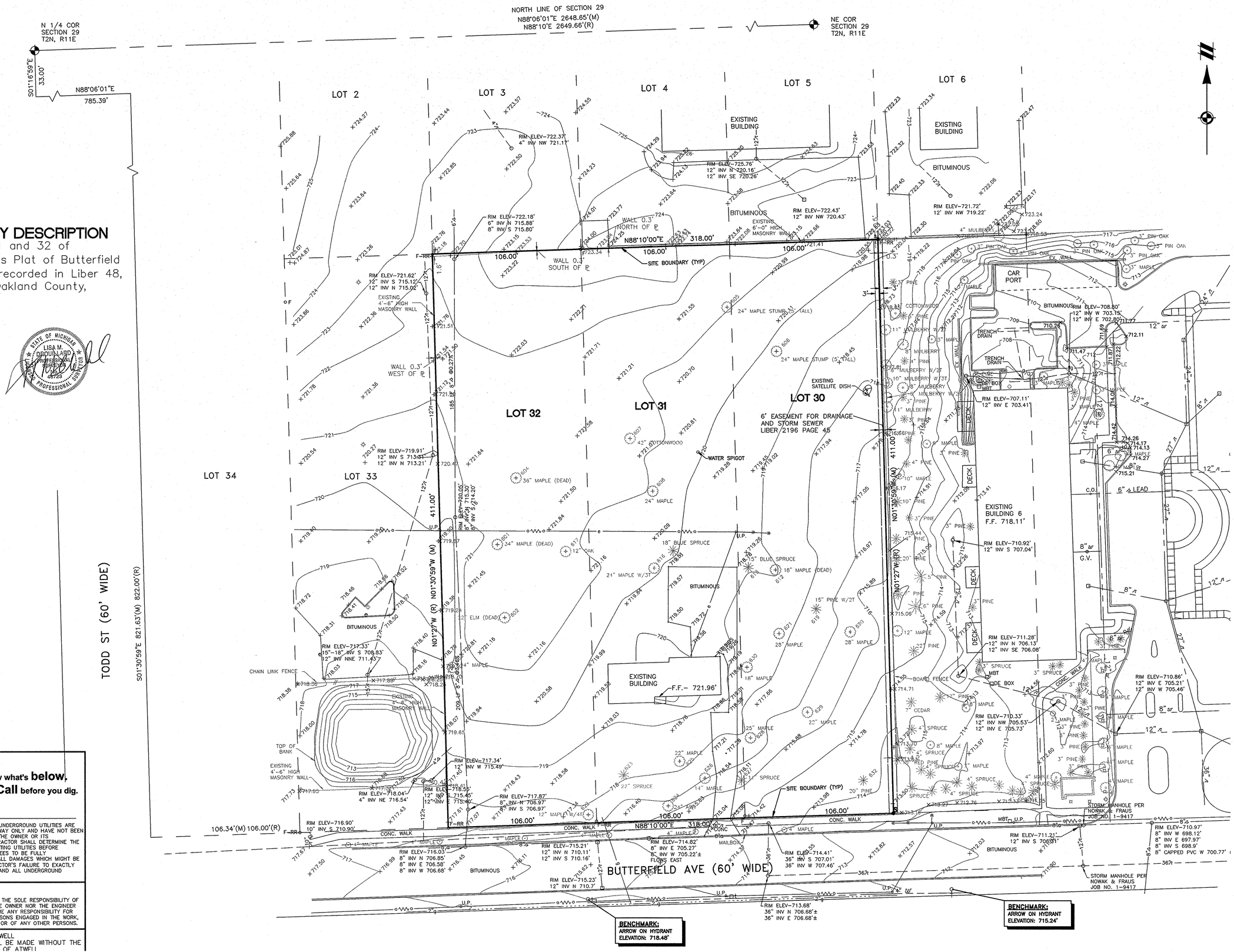
DATE 07/13/2012

REVISIONS

ATWELL

SCALE 0

DR. -- CH. --
P.M. M. MOTTE
BOOK --
CAD FILE: 12000275SP-01-CV
JOB 12000275
FILE CODE: --
SHEET NO. SP-1.0



PROPERTY DESCRIPTION

Lots 30, 31 and 32 of "Supervisor's Plat of Butterfield Farm", as recorded in Liber 48, Page 44, Oakland County, Michigan.

STATE OF MICHIGAN
LISA M. DROUILLARD
PROFESSIONAL SURVEYOR
No. 47123
PROFESSIONAL SURVEYOR

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SECTION 29 TOWN 2 NORTH, RANGE 11 EAST
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OAKLAND COUNTY, MICHIGAN

CLIENT
VILLAGE GREEN
REGENTS PARK OF TROY
PHASE II

TOPOGRAPHIC SURVEY

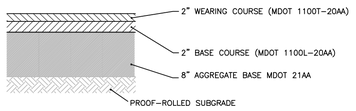
DATE 07/13/2012

REVISIONS

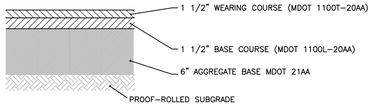
ATWELL

SCALE 0 15 30
1" = 30 FEET

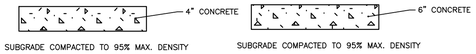
DR. -- CH. --
P.M. M. MOTTE
BOOK --
CAD FILE: 12000275SP-02-T
JOB 12000275
FILE CODE: --
SHEET NO. SP-2.0



DEEP STRENGTH ASPHALT
NO SCALE

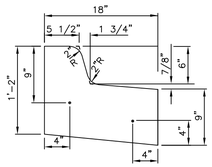


STANDARD BITUMINOUS PAVEMENT
NO SCALE

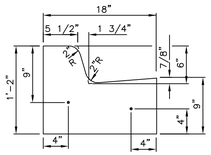


4" CONCRETE SIDEWALK
NO SCALE

6" CONC. PAVEMENT FOR GARAGE DRIVEWAY
NO SCALE

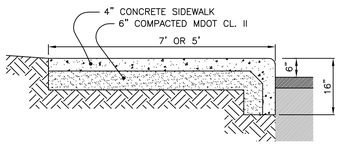


PITCH OUT CURB

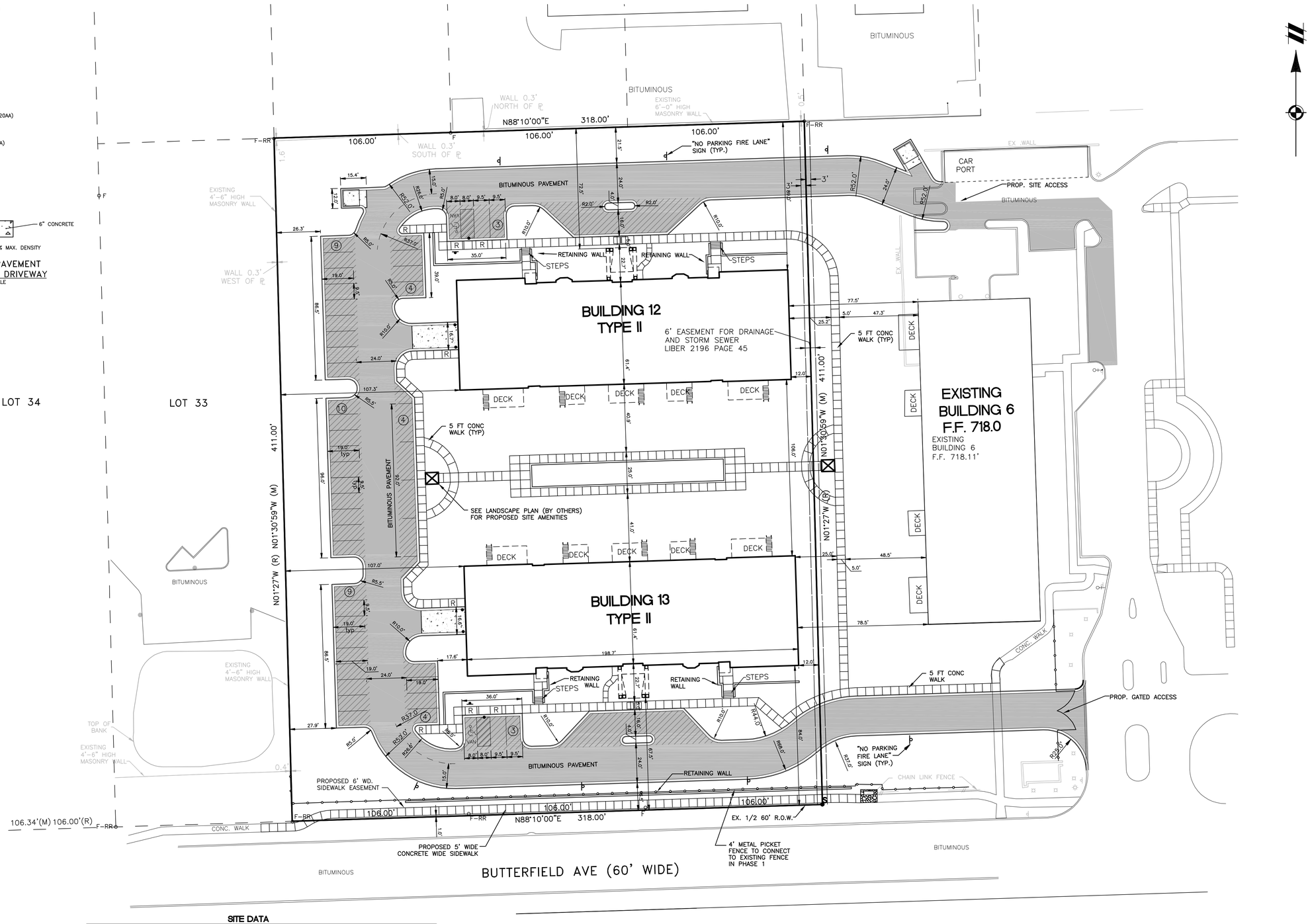


PITCH IN CURB

F2 CURB DETAIL
NO SCALE



INTEGRAL CURB AND SIDEWALK
NO SCALE



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SITE DATA

Site Area

Gross Site Area	3.0 ac
Net Site Area	3.0 ac (no acreage is lost to ROW)
Zoning	MR - MULTIFAMILY RESIDENTIAL

Apartment Development Program

one bedroom	26
two bedroom	28
three bedroom	4
Total apartments proposed	58

Site Area

Landscape	1.40 ac
Building	0.58ac
Pavement/Sidewalk	1.02ac

Parking

Parking Required	2 spaces per unit = 116 (5 Barrier free spaces)
Parking Provided	116 spaces (5 Barrier free spaces)

Building Height

Mean Height	60'
Height in Stories	5

Setbacks

	Required	Provided
Front (along Butterfield)	30'	67.5'
Rear (adjacent to exl. office bldg.)	30'	72.5'
Side (west property line)	30'	107.0'

Spacing Between Buildings

Required:	30'
Proposed Buildings:	106'
Existing Building:	77.5'

Density

Density per Zoning = 3 Ac. x 24 Units / Ac. = 72 Units
Proposed Density = 29 Units per Building x 2 Buildings = 58 Units

Building Area

Max. % of Lot Area Covered by Buildings: 35%
Coverage Proposed: 25,452 sf / 130,680 sf: 19.5%

DEEP STRENGTH ASPHALT

STANDARD ASPHALT

PROPERTY DESCRIPTION

Lots 30, 31 and 32 of "Supervisor's Plat of Butterfield Farm", as recorded in Liber 48, Page 44, Oakland County, Michigan.

NOTE:

1.) FIRE PROTECTION SHALL BE IN COMPLIANCE WITH THE CITY OF TROY'S FIRE DEPARTMENT'S REQUIREMENTS.

2.) ALL WATER MAIN SHALL BE 12" IN DIAMETER.

3.) ALL UTILITIES SHALL BE UNDERGROUND.

4.) SEE LANDSCAPE ARCHITECT PLANS FOR RETAINING WALL DETAIL.

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SECTION 29
TOWN 2 NORTH, RANGE 11 EAST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

CLIENT
VILLAGE GREEN
REGENTS PARK OF TROY
PHASE II

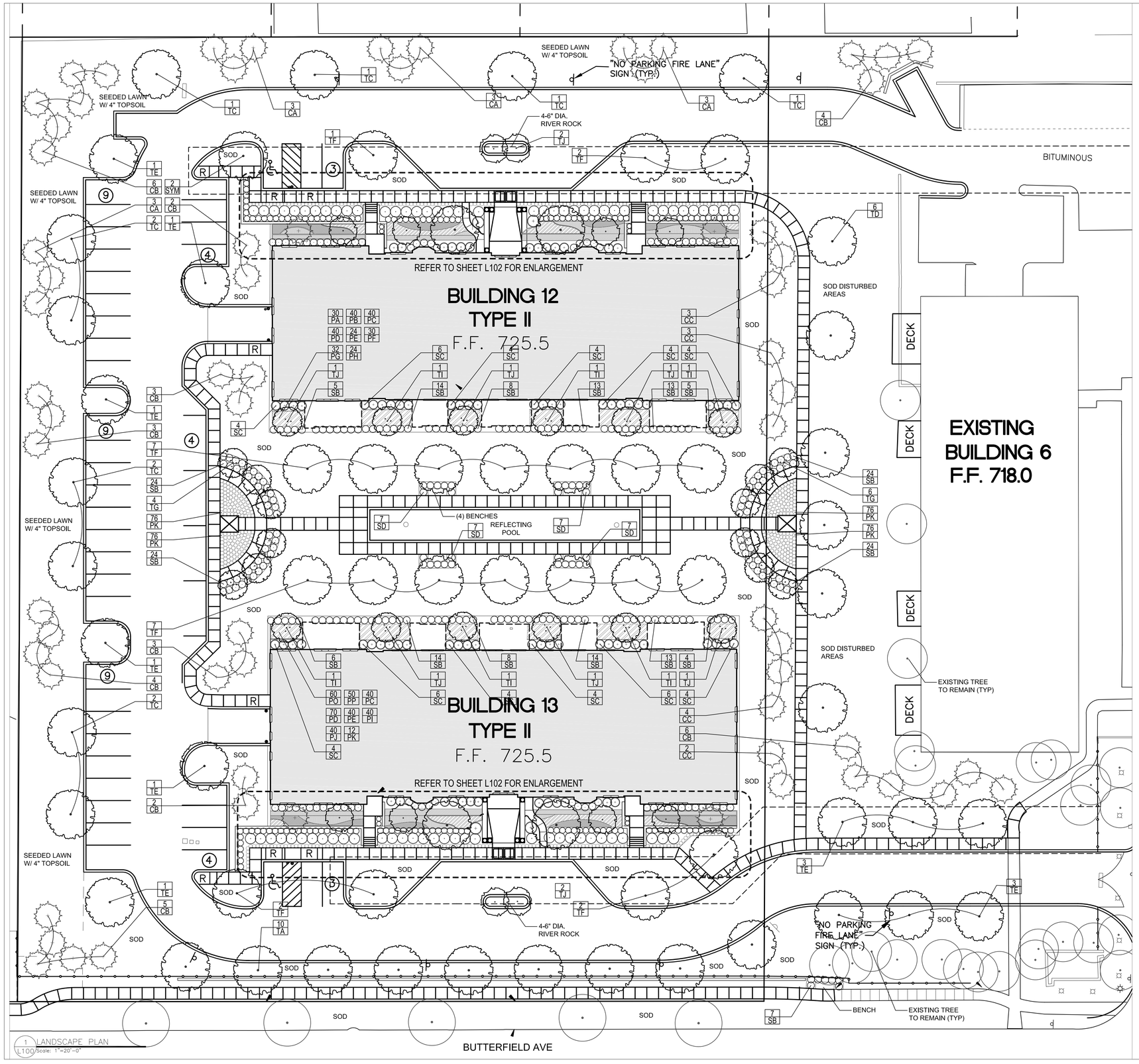
PRELIMINARY LAYOUT PLAN

DATE 07/13/2012

REVISIONS

ATWELL

SCALE 0 15 30
1" = 30 FEET
DR. -- CH. --
P.M. M. MOTTE
BOOK --
CAD FILE: 12000275DP-03-L
JOB 12000275
FILE CODE: --
SHEET NO. SP-3.0



GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
6. EXISTING CONTOURS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
7. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
8. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
11. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
12. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES.

PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
3. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
4. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
5. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
6. PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
7. PLANTING AREAS RECEIVING SHRUBS AND PERENNIALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL.
8. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
9. 3/16" THICK BLACK STEEL EDGER TO BE USED TO SEPARATE SHRUBS AND PERENNIALS FROM SOD.
10. PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH. SHRUB BEDS TO RECEIVE WEED BARRIER FABRIC.
11. CONIFEROUS & DECIDUOUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
12. CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
13. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
14. CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY (EXISTING) IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS. CONTRACTOR TO USE LIMITS OF WORK AS NEW LIMITS OF IRRIGATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
3. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
5. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
6. LANDSCAPE CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH REPRODUCIBLE SHOP DRAWINGS OF IRRIGATION SYSTEM.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. ADJUSTMENTS TO SOD PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

0 10' 20' 40'
SCALE 1"=20'-0"
NORTH

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Regents Park of Troy
Phase II

STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

REVISIONS	No.	DATE

DATE	7-13-2012
DRAWN BY	MS
CHECKED BY	JS
COMMISSION NO.	173201

LANDSCAPE PLAN

SP-4.0

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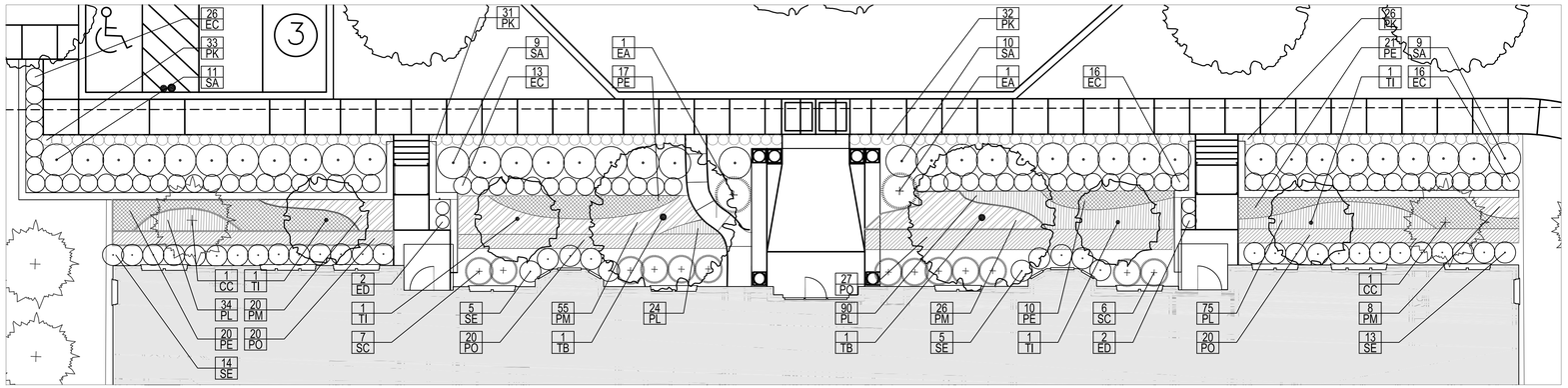
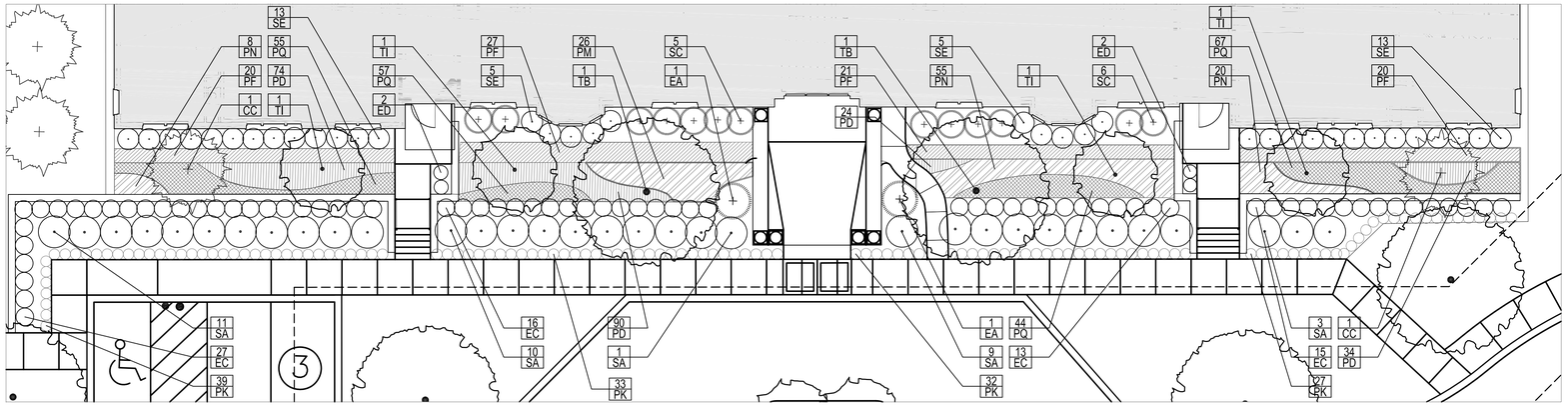


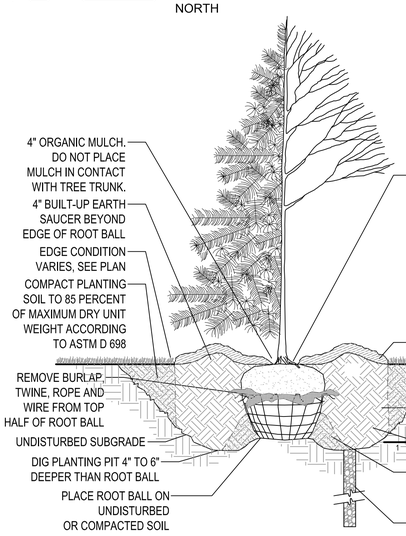
1 L102 LANDSCAPE PLAN ENLARGEMENT
Scale: 1"=10'-0"



2 L102 LANDSCAPE PLAN ENLARGEMENT
Scale: 1"=10'-0"

0 5' 10' 20'

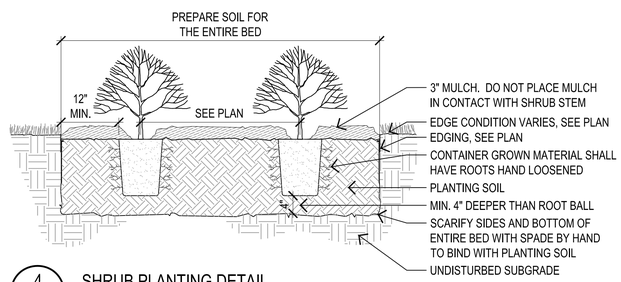
NORTH



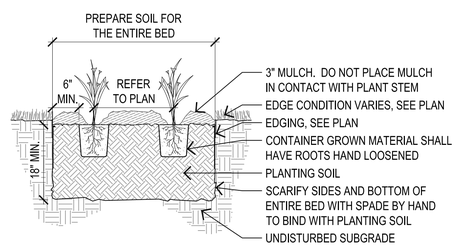
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO EXTERIOR PLANTING

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (½" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

3 L102 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"
PLANTING DETAIL - TREE.DWG



4 L102 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"
PLANTING DETAIL - SHRUB.DWG



5 L102 PERENNIAL PLANTING DETAIL
SCALE: 3/4" = 1'-0"
PLANTING DETAIL - PERENNIAL.DWG

SYM	QTY.	VERIFY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS / ANSI Z60.1 SPECIFICATIONS
DECIDUOUS TREE							
TA	10		AUTUMN BLAZE RED MAPLE	Acer x f. 'Autumn Blaze'	3" CAL.	B & B	SINGLE LEADER
TB	4		COLUMNAR ENGLISH OAK	Quercus fobur 'Fastigiata'	3.5" CAL.	B & B	MATCHED SPECIMEN
TC	10		COMMON HACKBERRY	Celtis occidentalis	3" CAL.	B & B	MATCHED SPECIMEN
TD	6		GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	3" CAL.	B & B	MATCHED SPECIMEN
TE	12		SWEET GUM	Liquidambar styraciflua	3" CAL.	B & B	SINGLE LEADER
TF	21		CLEVELAND SELECT PEAR	Pyrus calleryana 'Cleveland Select'	3.5" CAL.	B & B	MATCHED SPECIMEN
TG	10		SERVICEBERRY	Amelanchier canadensis	10' HGT.	B & B	CLUMP FORM
TH	-		SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	3" CAL.	B & B	MATCHED SPECIMEN
TI	14		SNOWDRIFT CRABAPPLE	Malus 'Snowdrift'	2.5" CAL.	B & B	MATCHED SPECIMEN
TJ	10		RED BARRON CRABAPPLE	Malus 'Red Barron'	2.5" CAL.	B & B	MATCHED SPECIMEN
CONIFEROUS TREE							
CA	12		CONCOLOR FIR	Abies concolor	8' HGT.	B & B	UNSHEARED, FULL FORM TO GROUND
CB	38		GREEN SPRUCE	Picea pungens	8' HGT.	B & B	UNSHEARED, FULL FORM TO GROUND
CC	16		GREEN SPRUCE	Picea pungens	14' HGT.	B & B	UNSHEARED, FULL FORM TO GROUND
DECIDUOUS SHRUBS							
SA	73		SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	24" HGT.	#5 CONT.	PLANT 4' O.C., TRIM LIGHTLY INTO HEDGE
SB	220		REGAL PRIVET	Ligustrum obtusifollium regelianum	24" HGT.	#5 CONT.	PLANT 3' O.C., TRIM LIGHTLY INTO HEDGE
SC	85		FRAGRANT VIBURNUM	Viburnum carlesii	24" HGT.	#5 CONT.	PLANT 4' O.C., TRIM LIGHTLY INTO HEDGE
SD	28		GREEN MOUND CURRANT	Ribes alpinum 'Green Mound'	24" HGT.	#5 CONT.	PLANT 2' O.C.
SE	73		NEARLY WILD ROSE	Rosa 'Nearly Wild'	18" HGT.	#3 CONT.	PLANT AS SHOWN
CONIFEROUS SHRUBS							
EA	4		KETLERI JUNIPER	Juniper ketleri	8' HGT.	B & B	MATCHED SPECIMEN
EB	-		CAP YEW	Taxus capitata	4' HGT.	B & B	MATCHED SPECIMEN
EC	142		DENSE YEW	Taxus x m. 'Densiformis'	30" HGT.	B & B	MATCHED SPECIMEN, TRIM INTO HEDGE
ED	8		HICK'S YEW	Taxus x. 'Hicksii'	6' HGT.	B & B	MATCHED SPECIMEN
PERENNIALS							
PA	30		DELPHINIUM - BLUE & WHITE	Delphinium 'Magic Fountain' Var.	12" HT.	#1 CONT.	PLANT 18" O.C.
PB	40		PURPLE CONEFLOWER	Echinaccea purpurea 'Magnus'	12" HT.	#1 CONT.	PLANT 18" O.C.
PC	80		BLOODY CRANESBILL	Geranium sanguineum	12" HT.	#1 CONT.	PLANT 15" O.C.
PD	332		FRANCEE HOSTA	Hosta f. 'Francee'	12" HT.	#1 CONT.	PLANT 24" O.C.
PE	132		PURPLE CORAL BELLS	Heuchera a. 'Purple Palace'	12" HT.	#1 CONT.	PLANT 15" O.C.
PF	118		SIBERIAN IRIS	Iris sibirica 'Ceasar's Brothers'	12" HT.	#1 CONT.	PLANT 24" O.C.
PG	32		DWARF FOUNTAIN GRASS	Pennisetum 'Hameln'	12" HT.	#1 CONT.	PLANT 18" O.C.
PH	24		BLACK-EYED SUSAN	Rudebeckia f. 'Goldsturm'	12" HT.	#1 CONT.	PLANT 24" O.C.
PI	40		CARLTON DAFFODIL	Daffodil		BULB	PLANT IN FALL WITH BULB BOOSTER
PJ	40		CRANESBILL	Geranium sanguineum	12" HT.	#1 CONT.	PLANT 12" O.C.
PK	569		STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	12" HT.	#1 CONT.	PLANT 18" O.C.
PL	223		ORCHID FROST DEAD NETTLE	Lamium m. 'Orchid Frost'	12" HT.	#1 CONT.	PLANT 12" O.C.
PM	135		MRS. MOON SAGE	Pulmonaria s. 'Mrs. Moon'	12" HT.	#1 CONT.	PLANT 18" O.C.
PN	83		MAY NIGHT SALVIA	Salvia 'May Night'	12" HT.	#1 CONT.	PLANT 15" O.C.
PO	147		FANAL ASTILBE	Astilbe x. ar. 'Fanal'	12" HT.	#1 CONT.	PLANT 24" O.C.
PP	50		BLEEDING HEART	Dicentia eximaia	12" HT.	#1 CONT.	PLANT 18" O.C.
PQ	223		THREADLEAF COREOPSIS	Coreopsis v. 'Moonbeam'	12" HT.	#1 CONT.	PLANT 18" O.C.

6 L102 PLANT SCHEDULE

BKV GROUP

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STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Michigan.

Date

License Number

REVISIONS	No.	DATE

DATE	7–13–2012
DRAWN BY	MS
CHECKED BY	JS
COMMISSION NO.	173201

ENLARGEMENT & PLANT SCHEDULE

SP–4.1

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PLAN KEY

(–)	DOOR MARK, SEE TO SHT A7.01
(–)	WINDOW MARK, SEE SHT A7.02
◇	PARTITION MARK SEE SHT A7.03
▬	1 HR ASSEMBLY CONSTRUCTION SEE SHT A7.03 & A8.01
▬	2 HR ASSEMBLY CONSTRUCTION SEE SHT A7.03 & A8.01

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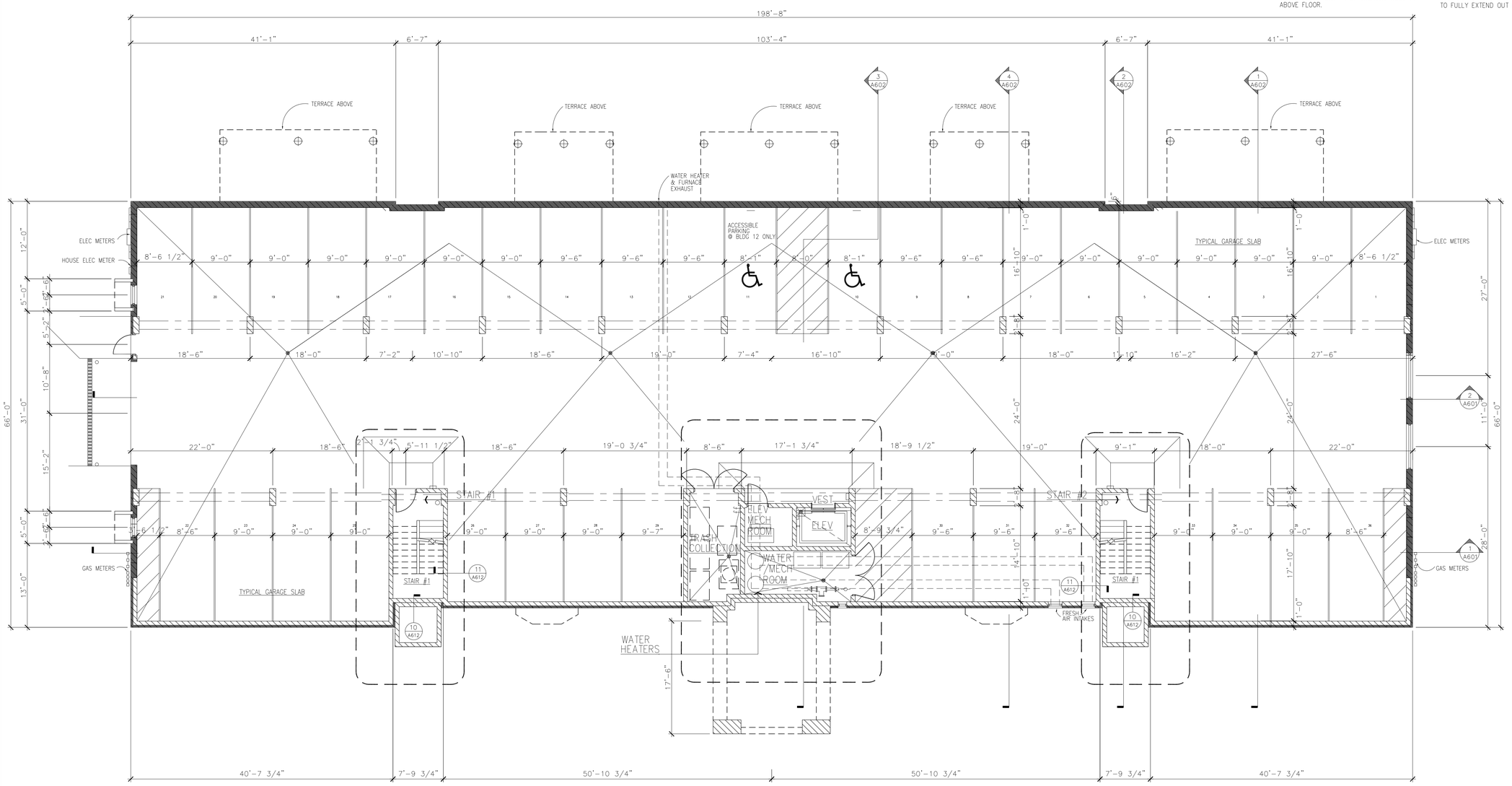
61083.00\FPNOTE + ZB



1 A100 GARAGE LEVEL FLOOR PLAN
Scale: 1/8"=1'-0"

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy
Phase II

STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

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DRAWN BY	MMR/CLC
CHECKED BY	SCS
COMMISSION NO.	173201

GARAGE LEVEL FLOOR PLAN

SP-5.0

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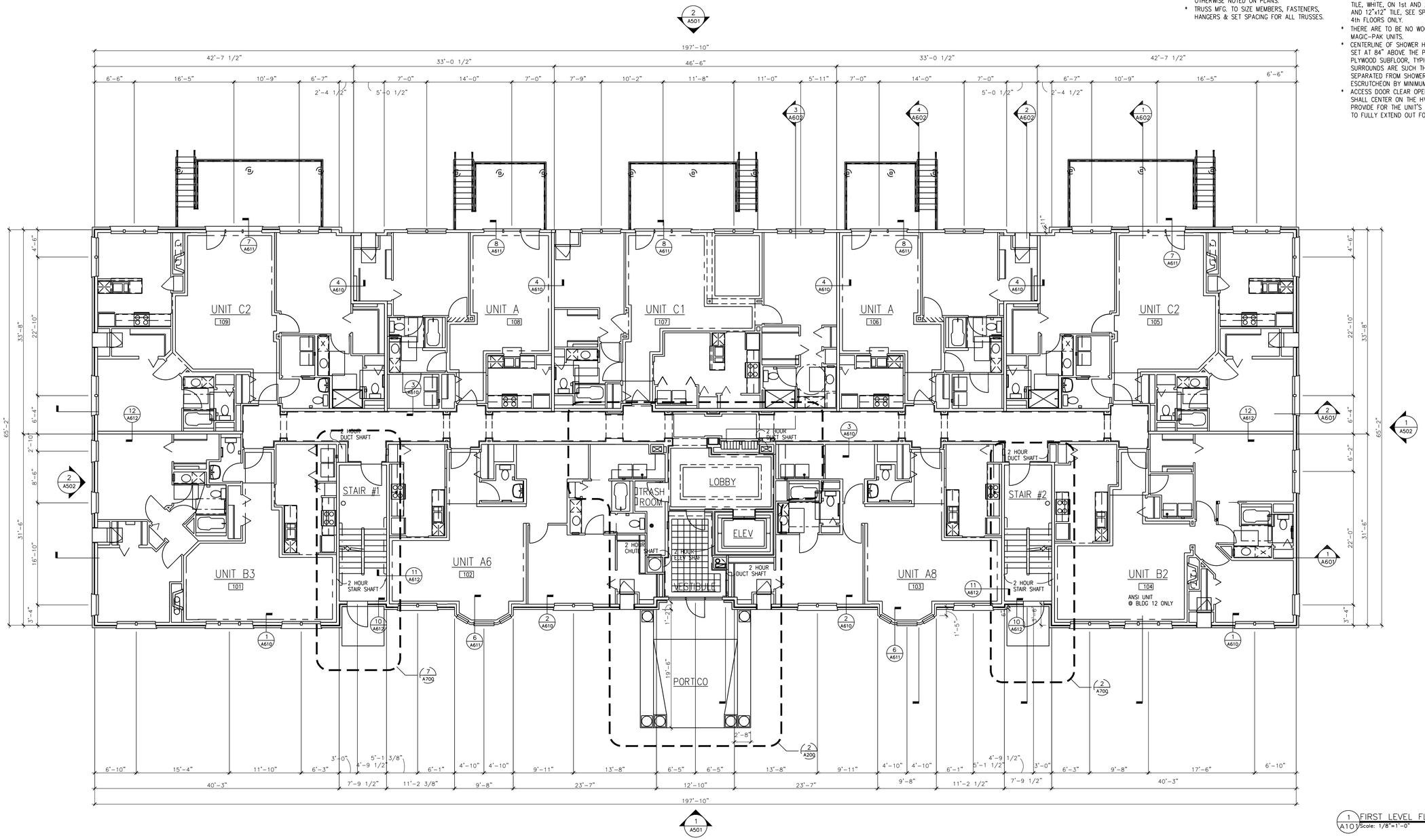

1 FIRST LEVEL FLOOR PLAN
A101 Scale: 1/8"=1'-0"

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy Phase II

STATE OF MICHIGAN JACK BOARMAN ARCHITECT No. 33020 LICENSED ARCHITECT

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CHECKED BY	SCS
COMMISSION NO.	173201

FIRST LEVEL FLOOR PLAN

SP-5.1

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PLAN KEY

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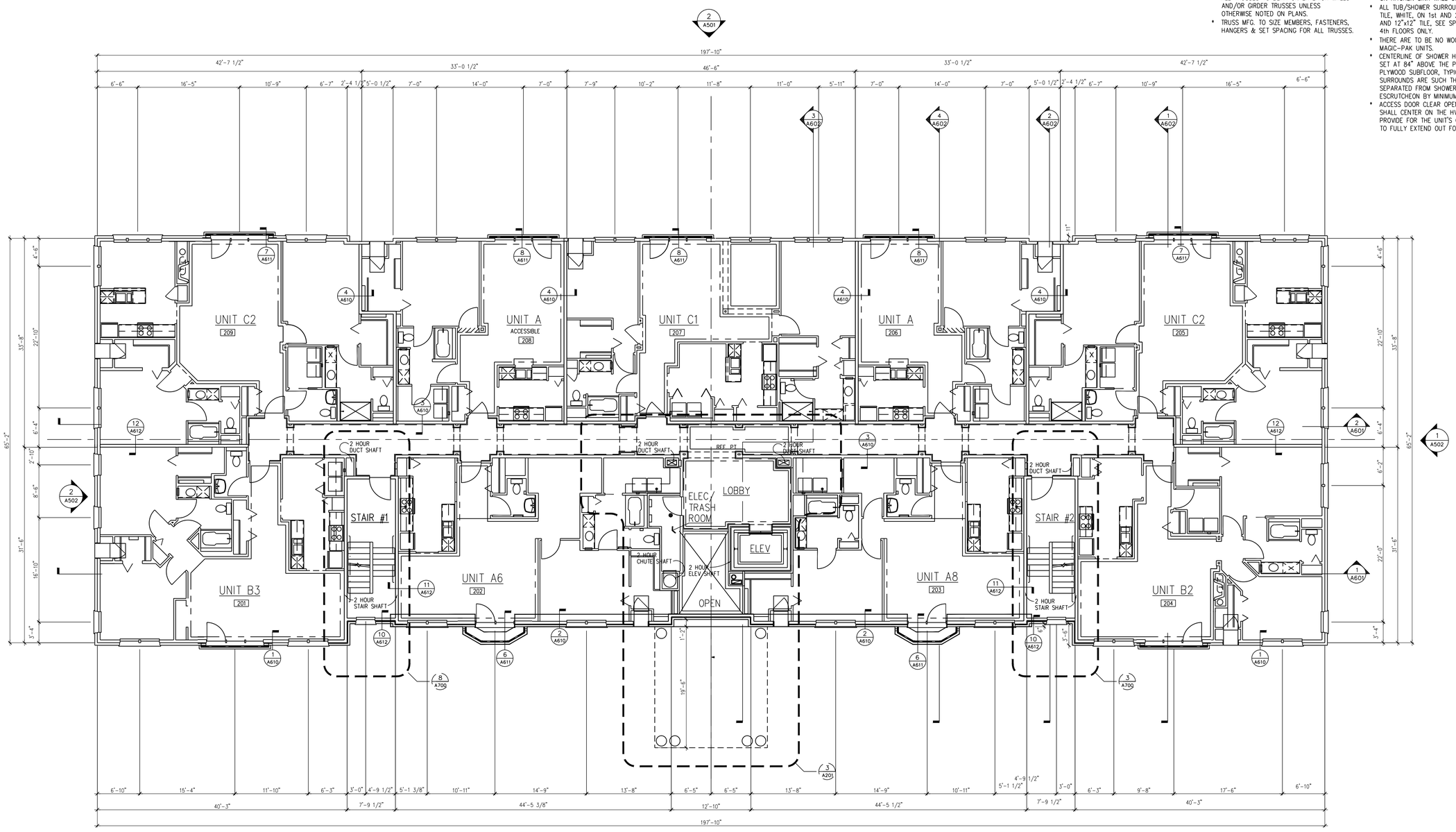

1 A102 SECOND LEVEL FLOOR PLAN
Scale: 1/8"=1'-0"

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

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SECOND LEVEL FLOOR PLAN

SP-5.2

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PLAN KEY

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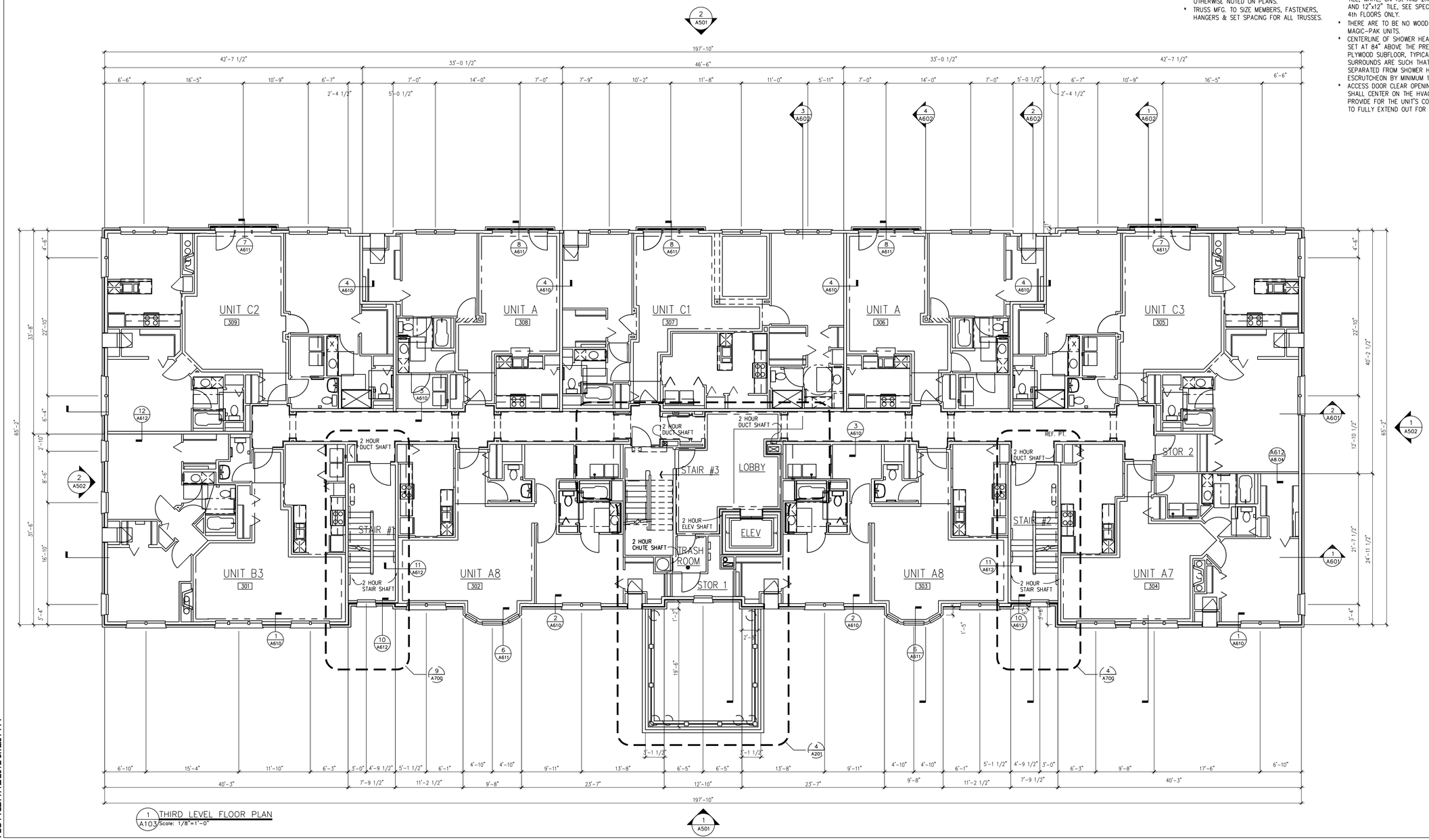
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET & DETAILS.
- ALL INTERIOR PARTITIONS ARE TYPE A UNLESS OTHERWISE NOTED.
- ALL EXPOSED PIPING IN GARAGE TO BE PROTECTED WITH METAL BOLLARDS FROM AUTOMOBILE IMPACT.
- ALL KITCHEN AND BATH COUNTERTOPS SHALL NOT HAVE SIDESPLASHES. ALL VANITY TOPS SHALL BE CULTURED MARBLE WITHOUT BACKSPLASH.
- PROVIDE 6"x6" TILE, WHITE, ABOVE BACKSPLASH TO CABINET UNDERSIDE ON KITCHEN SINK WALL ONLY.
- ALL TUB/SHOWER SURROUNDS SHALL BE 6"x6" TILE, WHITE, ON 1st AND 2nd FLOORS ONLY; AND 12"x12" TILE, SEE SPECS, ON 3rd AND 4th FLOORS ONLY.
- THERE ARE TO BE NO WOOD BASES AT HVAC MAGIC-PAK UNITS.
- CENTERLINE OF SHOWER HEAD PIPE SHALL BE SET AT 84" ABOVE THE PRECAST PLANK OR PLYWOOD SUBFLOOR, TYPICAL. VERIFY SURROUNDS ARE SUCH THAT THEY ARE SEPARATED FROM SHOWER HEAD PIPE AND ESCRUTCHEON BY MINIMUM 1 INCH.
- ACCESS DOOR CLEAR OPENING TO HVAC UNIT SHALL CENTER ON THE HVAC UNIT AND PROVIDE FOR THE UNIT'S COMPONENT CHASSIS TO FULLY EXTEND OUT FOR SERVICING.

61083.00\FPNOTE + ZB



1 THIRD LEVEL FLOOR PLAN
A103 Scale: 1/8"=1'-0"

PLOTTED: 7/12/2012 3:12:31 PM

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy Phase II

STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

REVISIONS	No.	DATE

DATE	07/13/2012
DRAWN BY	MMR/CLC
CHECKED BY	SCS
COMMISSION NO.	173201

THIRD LEVEL FLOOR PLAN

SP-5.3

© 2010 BKV Group, Inc. EOE

PLAN KEY

- DOOR MARK, SEE TO SHT A7.01
- WINDOW MARK, SEE SHT A7.02
- PARTITION MARK SEE SHT A7.03
- 1 HR ASSEMBLY CONSTRUCTION SEE SHT A7.03 & A8.01
- 2 HR ASSEMBLY CONSTRUCTION SEE SHT A7.03 & A8.01

FLOOR PLAN NOTES

- ALL INTERIOR LOAD BEARING PARTITIONS TO BE 2 x 6 WOOD STUDS, SPACING PER STRUCTURAL DWGS.
- ALL INTERIOR NON-LOAD BEARING PARTITIONS TO BE 3 1/2" WOOD STUDS @ 24" MAXIMUM, SPACING AS PER STRUCT. DWGS. UNLESS NOTED OTHERWISE.
- ALL UNDIMENSIONED PARTITIONS ( ) ARE 3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON PLANS.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- BALLOON FRAME ALL EXTERIOR WALLS (ABOVE 9'-1") TO UNDERSIDE OF ROOF SHEATHING – PROVIDE FIRESTOPPING EVERY 8'-0" VERTICALLY IN WALLS > 8'-1".
- ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
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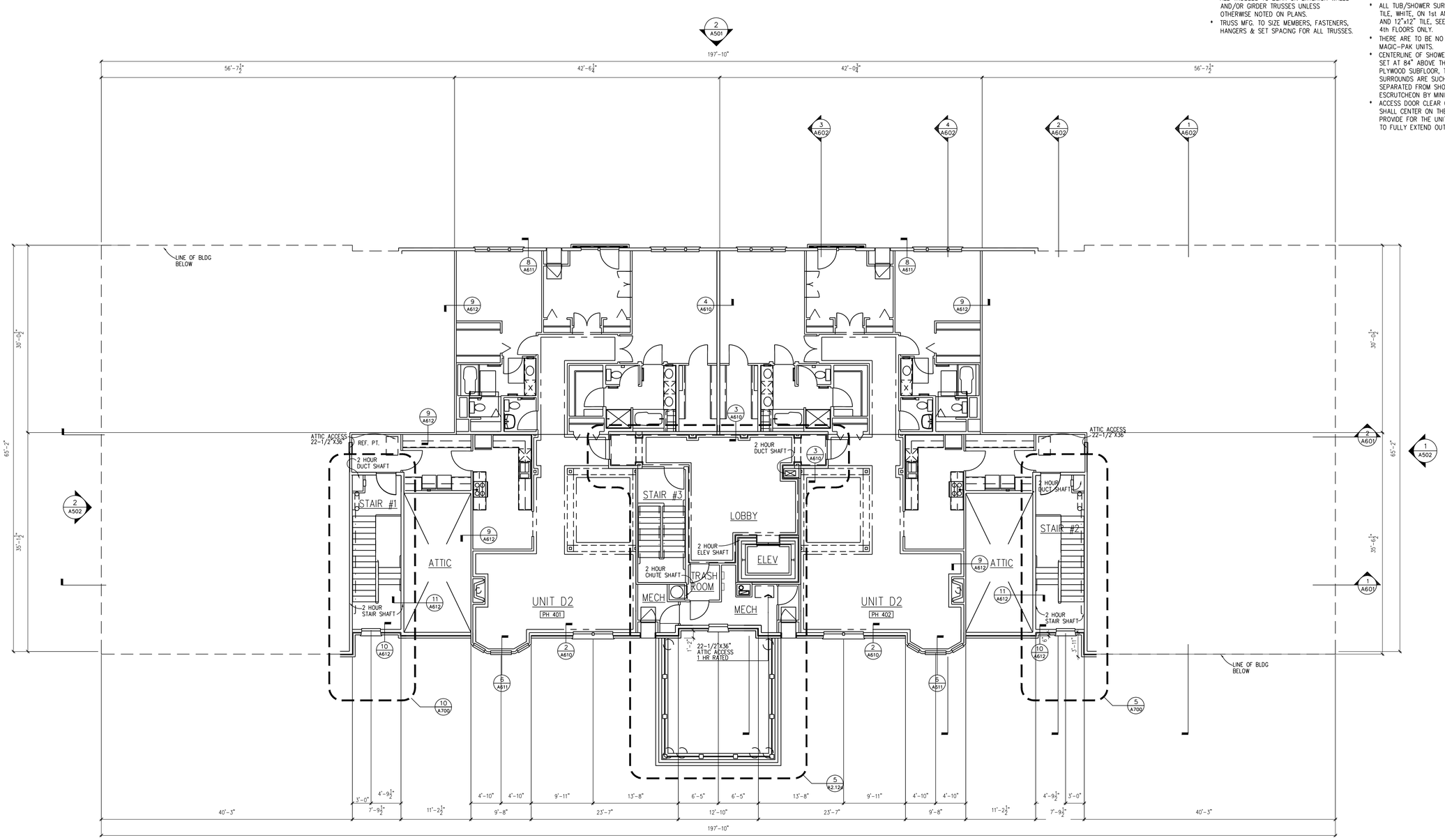
61083.00\FPNOTE + ZB



1 A104 FOURTH LEVEL FLOOR PLAN
Scale: 1/8"=1'-0"

PLOTTED: 7/12/2012 3:13:07 PM

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy Phase II

STATE OF MICHIGAN JACK BOARMAN ARCHITECT No. 33020 LICENSED ARCHITECT

REVISIONS	No.	DATE

DATE	07/13/2012
DRAWN BY	MMR/CLC
CHECKED BY	SCS
COMMISSION NO.	173201

FOURTH LEVEL FLOOR PLAN

SP-5.4

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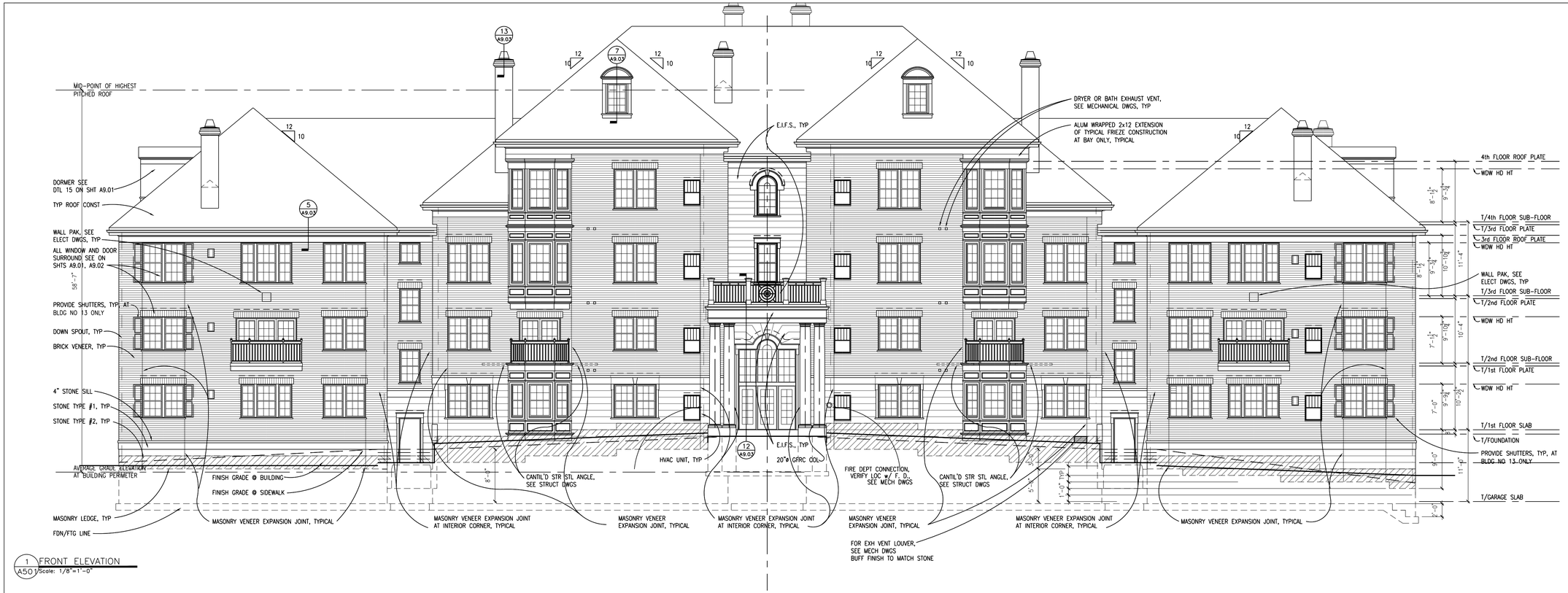
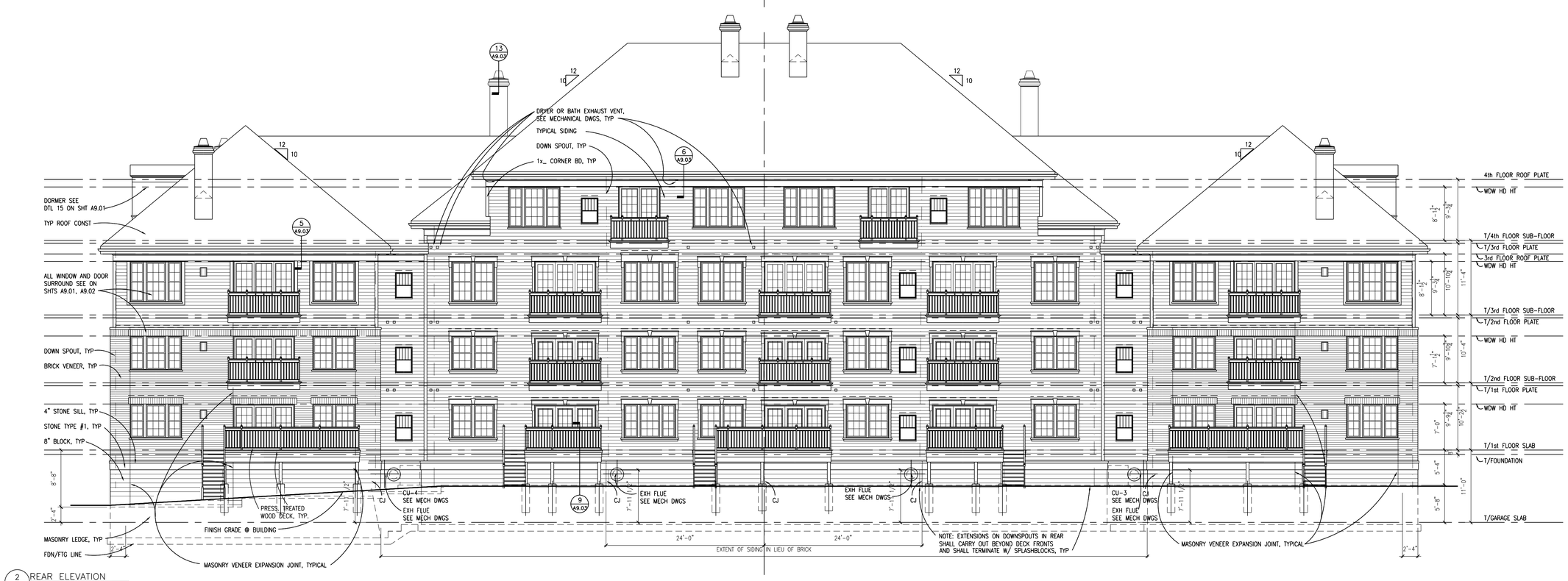


1 FRONT ELEVATION
A501 Scale: 1/8"=1'-0"



2 REAR ELEVATION
A501 Scale: 1/8"=1'-0"

PLOTTED: 7/12/2012 4:25:38 PM

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy Phase II

STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

REVISIONS	No.	DATE

DATE	07/13/2012
DRAWN BY	MMR/CLC
CHECKED BY	SCS
COMMISSION NO.	173201

EXTERIOR ELEVATIONS

SP-6.0

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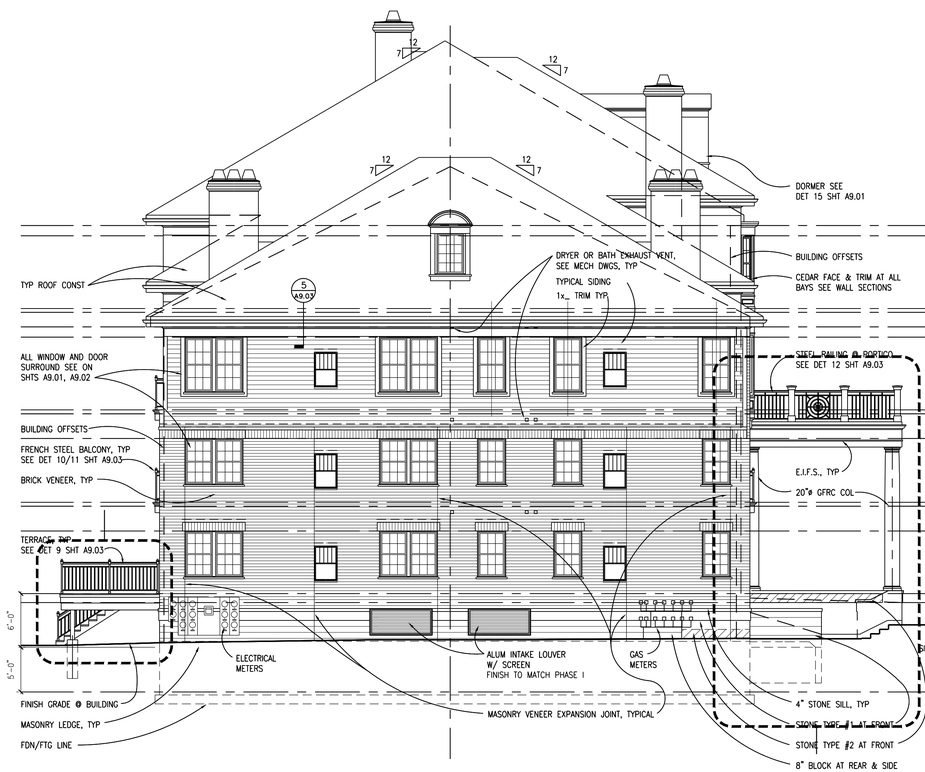
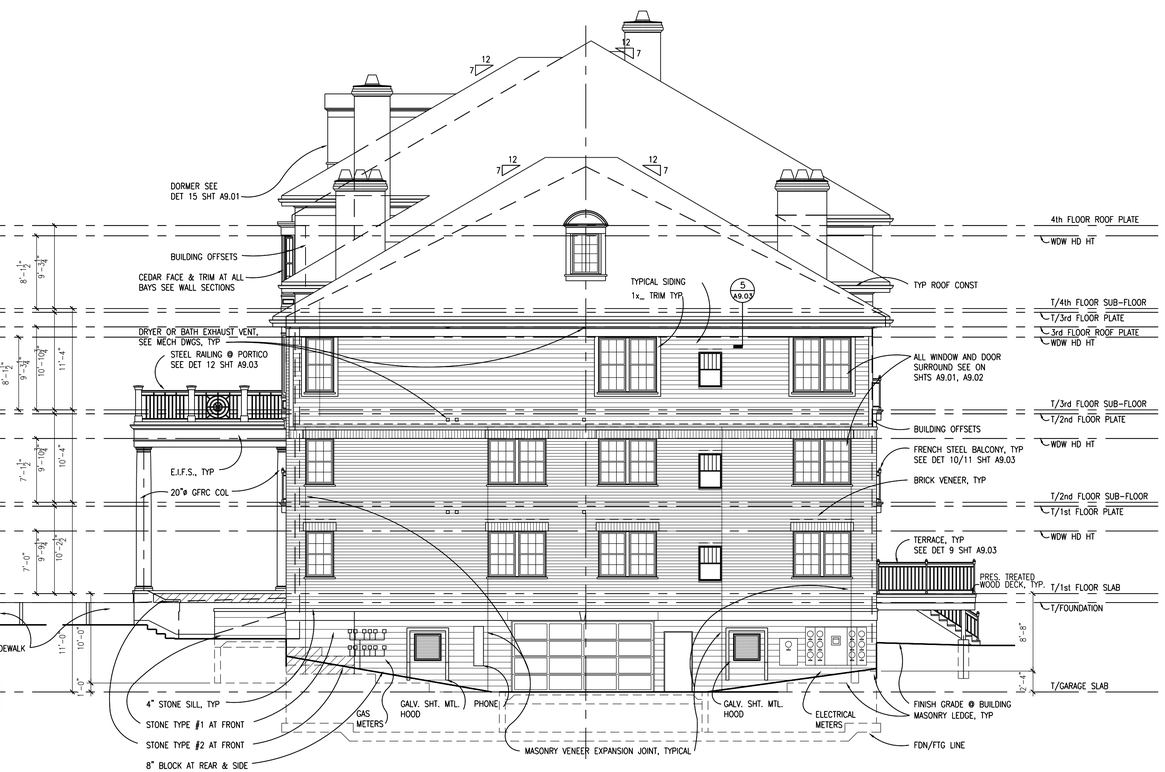
ELEVATION NOTES

- BRICK VENEER, NOMINAL 12"x4"x4" WHERE SHOWN.
- STONE TYPE #1 – "CAST STONE", w/ LIQUID WATER REPELLANT COATING, NOMINAL 24"x12"x4", WHERE SHOWN.
- STONE TYPE #2 – "DOLOMITIC LIMESTONE" w/ CLEAR WATERPROOF COATING, NOMINAL 24"x12"x4", WHERE SHOWN.
- STONE TYPE #3 – "OOLITIC LIMESTONE–GREY." USED FOR SILLS, HEADERS AND KEYSTONES, AS SHOWN.
- E.I.F.S. – EXTERIOR INSULATION AND FINISH SYSTEM, WHERE SHOWN.
- TYP SIDING SHALL BE 4" HARDBOARD SIDING, WHERE SHOWN.
- PROVIDE DIRECT CONNECTION AT ALL DOWN-SPOUTS AT GRADE TO STORM DRAIN; SEE ROOF PLAN FOR LOCATIONS.
- PROVIDE FLASHING OVER ALL WINDOW, DOOR HVAC UNIT, AND VENT OPENINGS.
- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED w/ BUILDING PAPER AND SHINGLES.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MINIMUM 3'-0" PENETRATION ABOVE ROOF.
- ROOF VENTS TO BE SCREENED & BAFFLED TO PREVENT BACKFLOW.
- WRAP BOX EAVES WITH RAIN GUTTER TYP
- ALL TRIM SHALL HAVE SMOOTH FINISH.
- FOUNDATION MASONRY BLOCK SHALL BE SPLIT-FACED 12" DEEP REINFORCED CONCRETE MASONRY UNITS.



2 LEFT ELEVATION
A502 Scale: 1/8"=1'-0"



1 RIGHT ELEVATION
A502 Scale: 1/8"=1'-0"

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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy
Phase II

STATE OF MICHIGAN
JACK BOARMAN
ARCHITECT
No. 33020
LICENSED ARCHITECT

REVISIONS	No.	DATE

DATE	07/13/2012
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COMMISSION NO.	173201

EXTERIOR ELEVATIONS

SP–6.1

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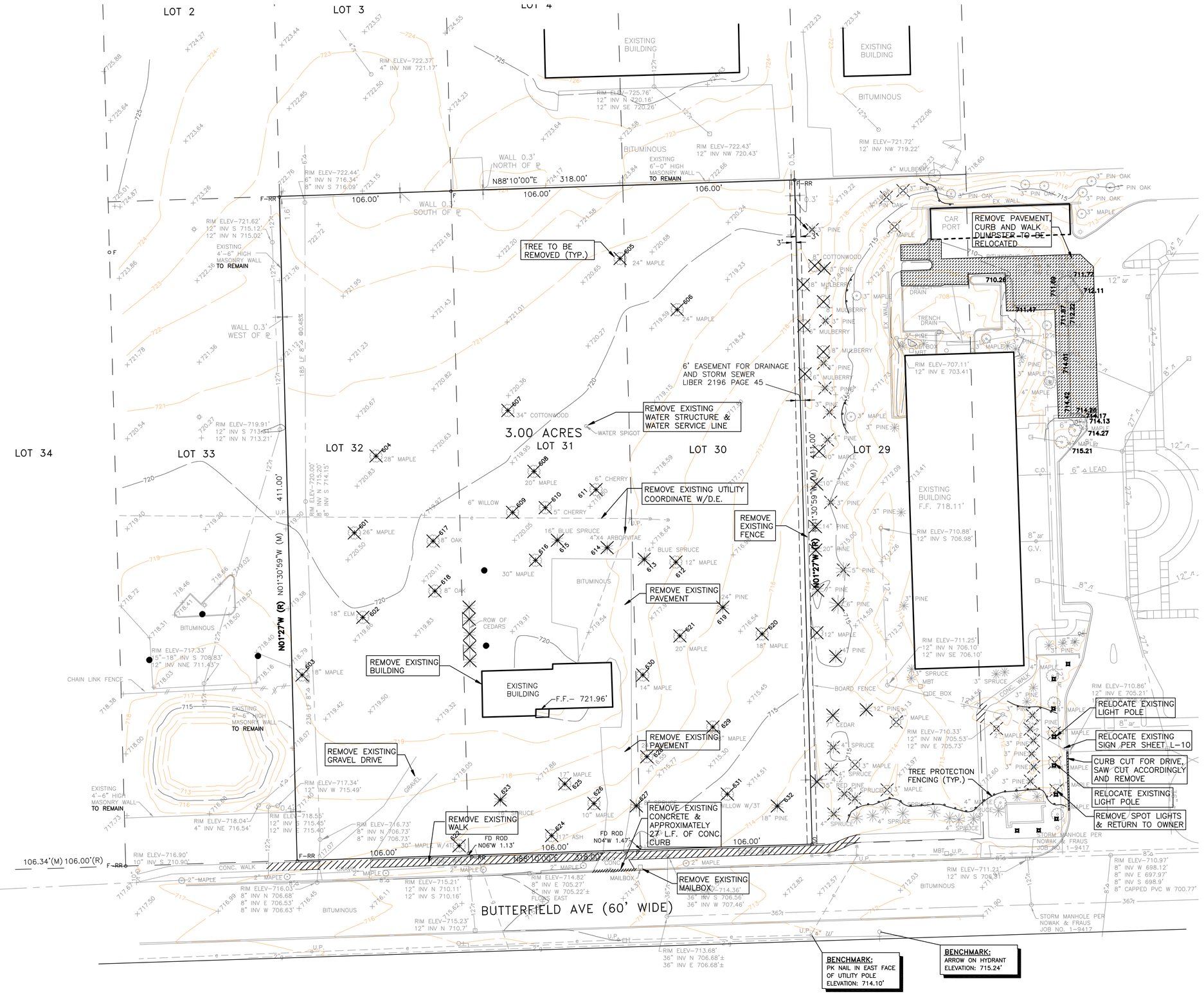

NOTE:
A DEMOLITION PERMIT WILL BE REQUIRED FROM THE CITY OF TROY'S BUILDING DEPARTMENT.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 29
TOWN 2 NORTH, RANGE 11 EAST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

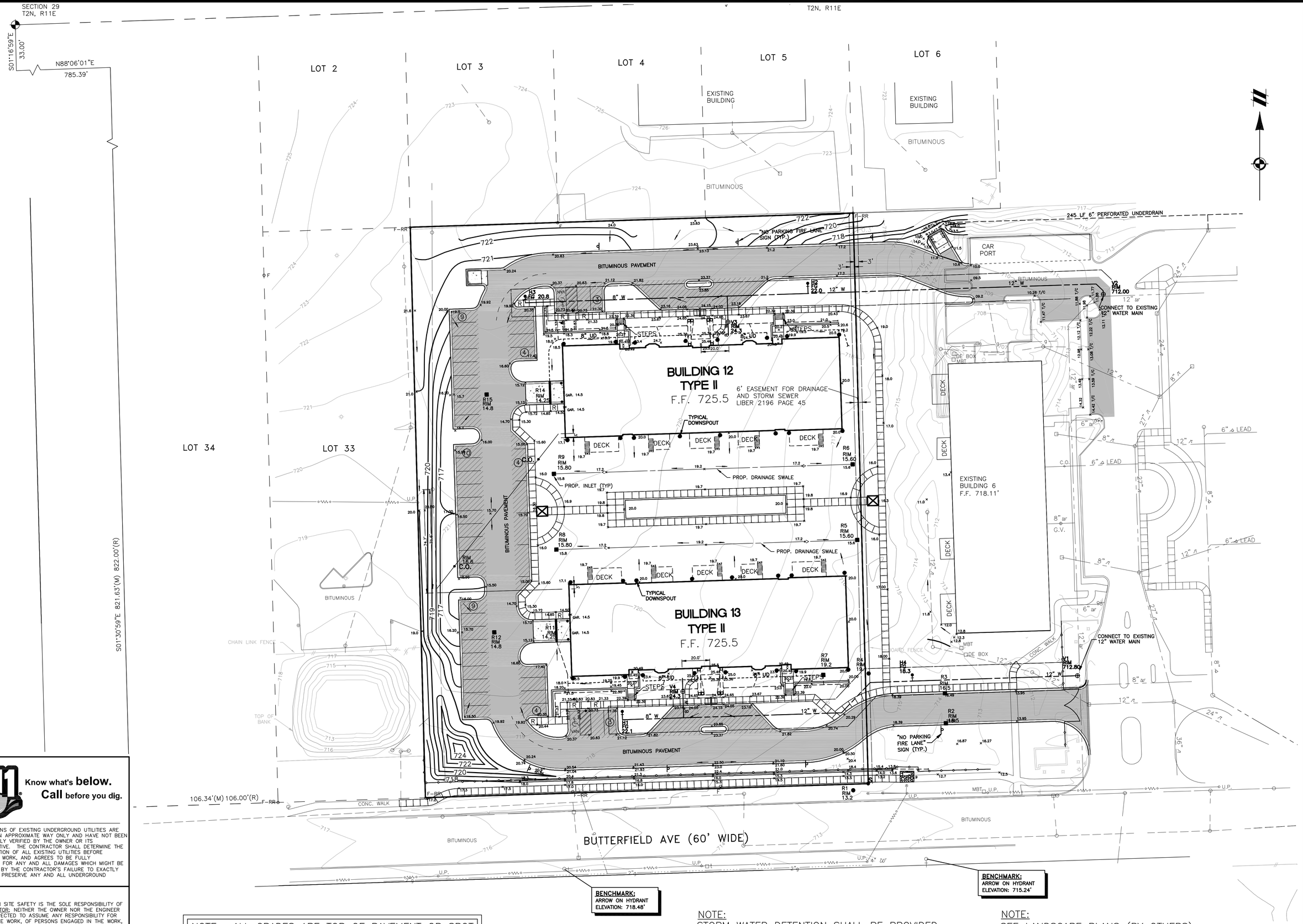
CLIENT
VILLAGE GREEN
REGENTS PARK OF TROY
PHASE II
DEMOLITION/TREE PRESERVATION PLAN

DATE 07/13/2012

REVISIONS

ATWELL

SCALE 0 15 30
1" = 30 FEET
DR. -- CH. --
P.M. M. MOTTE
BOOK --
CAD FILE: 12000275-08-D
JOB 12000275
FILE CODE: --
SHEET NO.
SP-8.0



NOTE: ALL GRADES ARE TOP OF PAVEMENT OR SPOT GRADES UNLESS OTHERWISE NOTED.

NOTE:
STORM WATER DETENTION SHALL BE PROVIDED WITHIN THE OWNER'S PROPERTY LIMITS.

NOTE:
SEE LANDSCAPE PLANS (BY OTHERS) FOR RETAINING WALL GRADES

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CITY OF TROY
OAKLAND COUNTY, MICHIGAN

CLIENT
VILLAGE GREEN
REGENTS PARK OF TROY
PHASE II

PRELIMINARY GRADING PLAN

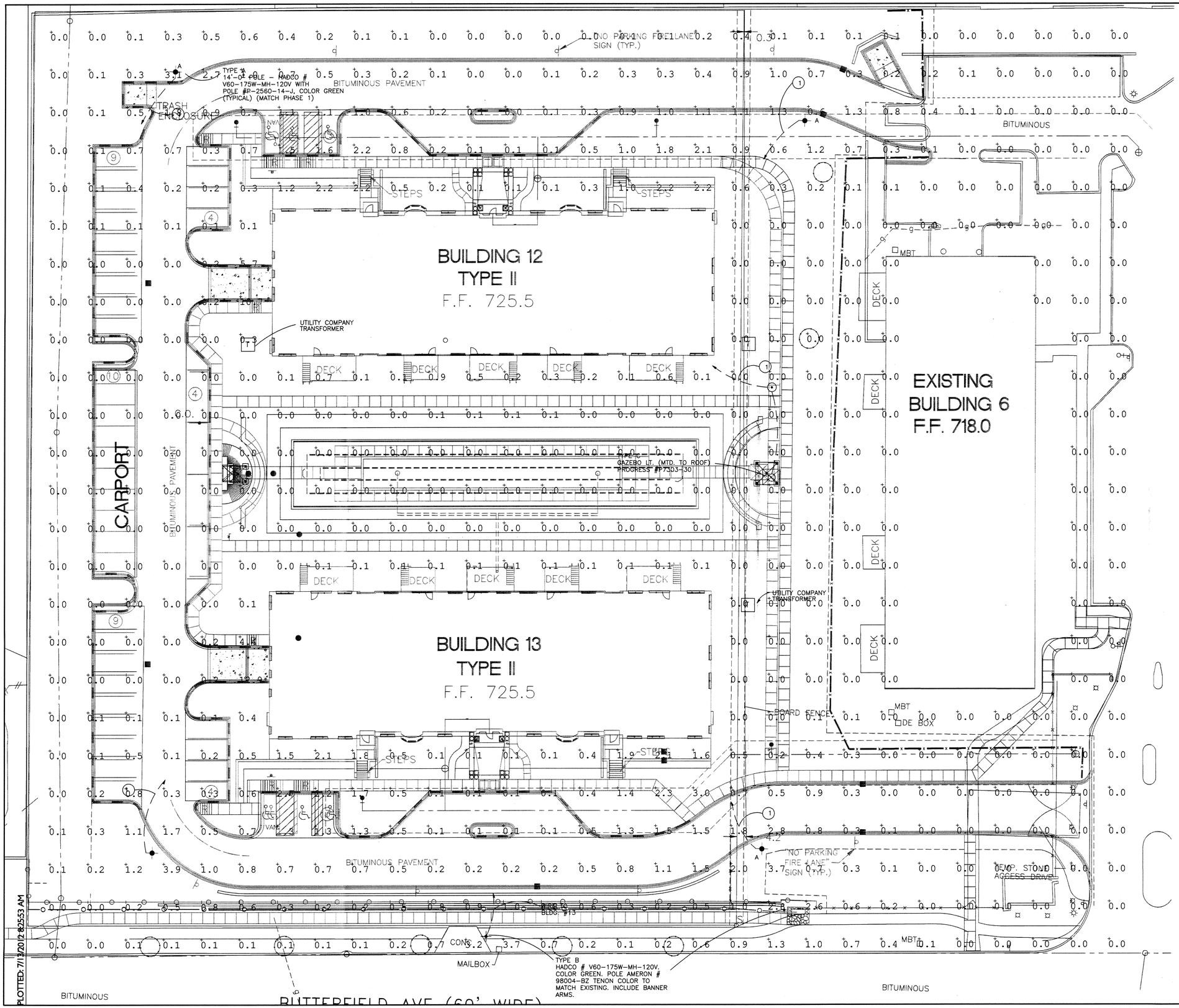
DATE 07/13/2012

REVISIONS

ATWELL

SCALE 0 15 30
1" = 30 FEET

DR. -- CH. --
P.M. M. MOTTE
BOOK --
CAD FILE: 12000275SP-07-G
JOB 12000275
FILE CODE: --
SHEET NO.
SP-7.0



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SITE APPROVAL APPLICATION NOT FOR CONSTRUCTION

Regents Park of Troy

STATE OF MICHIGAN SCOTT L. MALLEK ENGINEER NO. 58372 PROFESSIONAL ENGINEER

Scott L. Mallek 7-13-12

REVISIONS	No.	DATE
DATE	07/13/2012	
DRAWN BY	MMR/CLC	
CHECKED BY	SCS	
COMMISSION NO.	173201	

PRELIMINARY ELECTRICAL SITE PLAN

SP-9.0

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DATE: August 8, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: 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 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 Planning Commission is a recommending body for this item. The applicant seeks the following approvals from City Council 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 Master Plan classifies this area as Big Beaver Corridor. A description of this classification is attached.

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.

A public hearing was held for this item at the July 24, 2012 Planning Commission Special/Study meeting.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc., dated August 7, 2012
3. Letter prepared by OHM, City Traffic Consultant, dated July 26, 2012
4. City of Troy Master Plan (excerpt)
5. Minutes from July 24, 2012 Planning Commission Special/Study meeting (excerpt).

G:\PUD's\PUD 004 Big Beaver Center (formerly The Monarch)\Big Beaver Center\PC Memo 08 14 12.doc

PROPOSED RESOLUTION

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-2012-08-
Moved by:
Seconded by:

WHEREAS, AF Jonna Development submitted an application for a Planned Unit Development, including a 24,000 square foot retail building and a 3,500 square foot bank branch along Big Beaver Road, with 16 single family residential units to the north; and,

WHEREAS, The application is consistent with the City of Troy Master Plan; and,

WHEREAS, The commercial component along Big Beaver achieves many of the goals of the Big Beaver Corridor Study; and,

WHEREAS, The pedestrian amenities proposed by the applicant along Big Beaver 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; and

WHEREAS, The residential component serves as a suitable transition between the commercial component and the existing residential neighborhood to the north; and,

WHEREAS, The application is compatible with adjacent properties and uses.

THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends that City Council approve of the rezoning of the northern two parcels (3128 Alpine and 3141 McClure) from R-1B One Family Residential District to PUD Planned Unit Development, and that these two parcels be included in the proposed PUD; and,

BE IT FINALLY RESOLVED, The Planning Commission hereby recommends that City Council concurrently approve the Concept Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Big Beaver Center PUD.

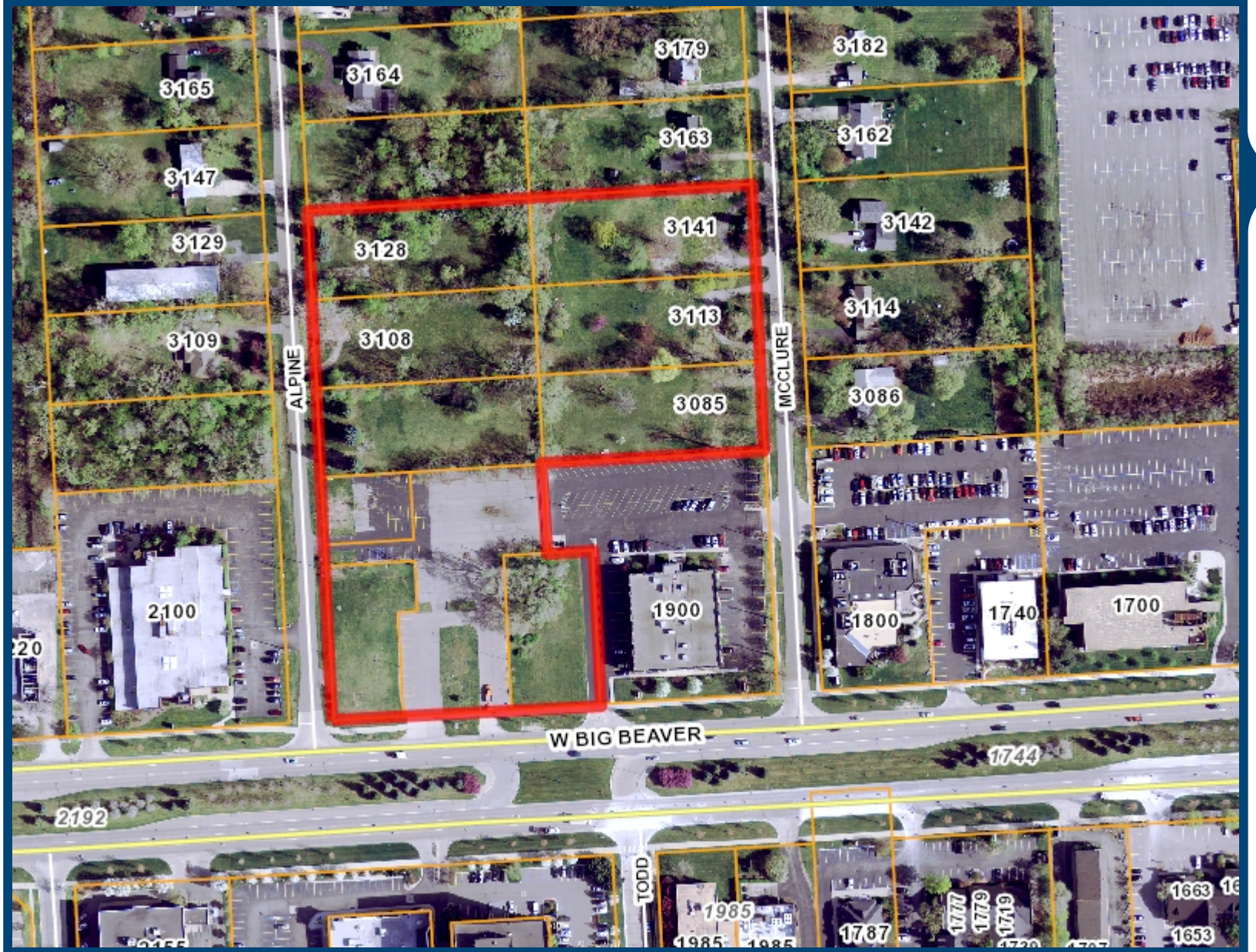
Yes:
No:

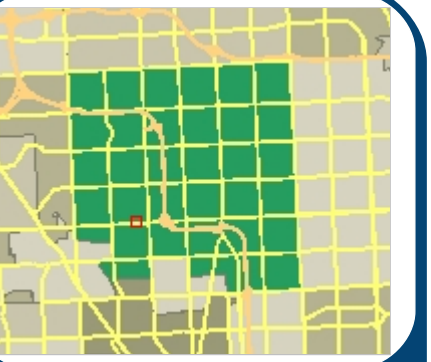
MOTION CARRIED/FAILED

G:\PUD's\PUD 004 Big Beaver Center (formerly The Monarch)\Big Beaver Center\Proposed PC Resolution 08 14 2012.doc

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

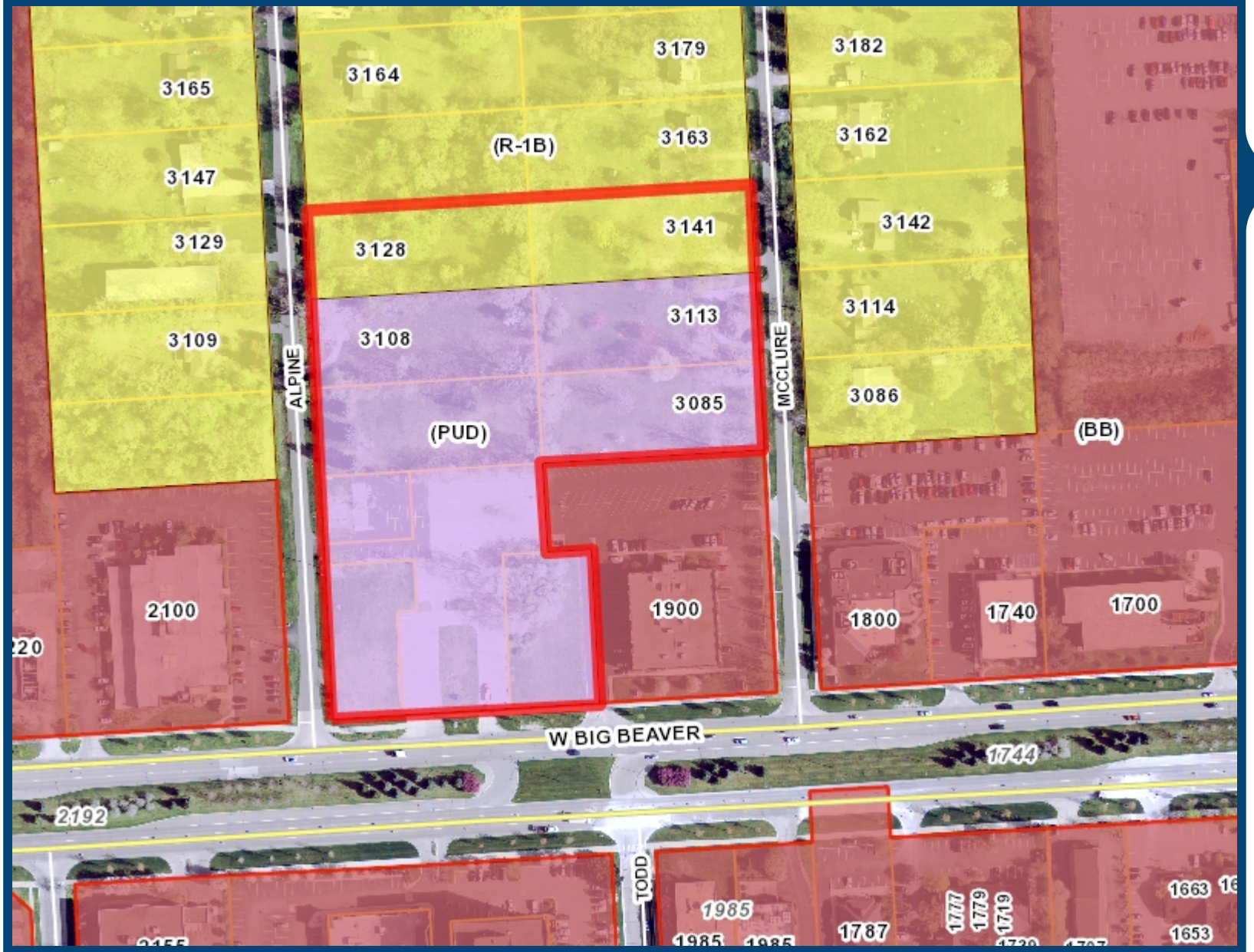
Scale 1: 2,390

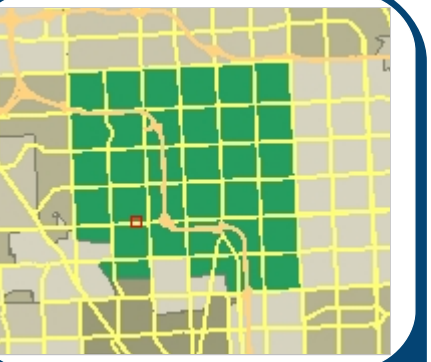
Printed: 3/8/2012

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

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.

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: August 7, 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:	August 6, 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.

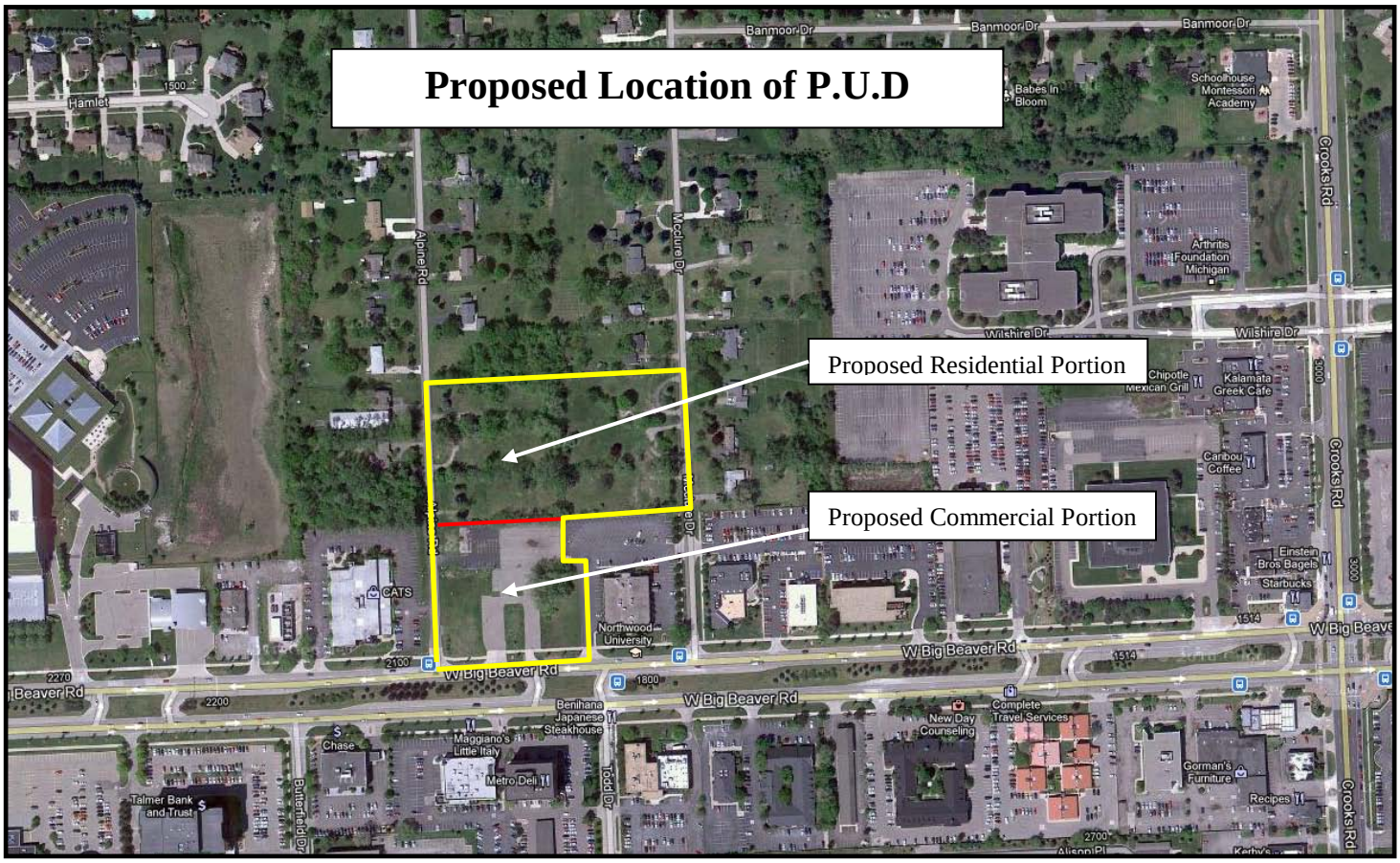
At this meeting the applicant is seeking approval of both Concept and Preliminary Planned Unit Development. Please note that if the Planning Commission recommends approval on the Concept PUD, and Preliminary PUD the matter is then forwarded to the City Council. This matter will not come back before the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

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.

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*

PRIOR PLANNING COMMISSION REVIEW

On July 24, 2012 the Planning Commission reviewed the proposed PUD. At that meeting the following issues were raised by either our staff report, the Planning Commission, or through public comments:

- Traffic and Development Access
- Commercial Site Planning Issues
- Residential Site Planning Issues

Please refer to our July 18, 2012 memo for details regarding a complete Site Plan Review. Since the July 24, 2012 meeting the applicant has addressed the following issues:

TRAFFIC and DEVELOPMENT ACCESS

A concern was raised regarding the potential impact the development would have in regards to traffic and site access. Specifically the concern was traffic impact on Alpine Road and the single-family neighborhood to the north, automobile stacking and access onto and from Big Beaver Road, and the total number of curb cuts. The City's traffic consultant, Stephen Dearing from OHM, has provided the Commission with a memo outlining traffic impact. A copy of the memo is provided in the packet.

COMMERCIAL SITE PLANNING ISSUES

The following site planning issues were raised in our review. Listed below is each issue and how each issues has been addressed by the applicant.

1) **Reduce parking to provide for more landscape area.**

The applicant has increased the total amount of landscaping by adding planter boxes between the parking area and the rear façade of the retail building. Such landscaping is used to soften the back façade as well as mirror the landscaping provided along the Big Beaver façade.

2) **Incorporate bicycle parking as part of the pedestrian realm on Big Beaver.**

The applicant has added bicycle parking. Such parking is located next to plaza that fronts on Big Beaver.

3) **Address any recommendations based on the review by OHM in regards to traffic, parking, access, and circulation.**

The applicant has addressed the traffic and egress recommendations outlined in Mr. Dearing's review, specifically reducing the bank egress point from 24-feet in width to 14-feet.

4) **Provide turning template for delivery trucks and fire trucks.**

The applicant has provided a turning template for delivery trucks and fire trucks. The template confirms that circulation is sufficient.

5) **Indicate the material used as part of the expanded sidewalk.**

The applicant has provided materials and engineering details for the expanded sidewalk along Big Beaver.

6) Consider pedestrian style pole lighting in pedestrian realm.

The applicant has added eight (8) decorative 8-foot high pedestrian style lights spaced out along the entire frontage of Big Beaver. Pole style and light fixtures should be provided as part of the final site plan submittal.

7) Provide preliminary grading and utilities.

The applicant has provided necessary preliminary grading and utilities.

8) Add additional landscaping to comply with 20% site landscaping requirement. Consider a green roof.

Based on the lot size, the applicant is required to provide approximately 22,000 sq/ft of landscaped area, which may include both soft and hardscaped area. While the total amount of landscape area on the site has increased from 12% to 14% the applicant is still deficient by approximately 5,500 sq/ft. The Planning Commission is able to grant relief from this requirement.

Due to the building form requirements of the Big Beaver corridor, and the desire to build more "urban" style developments, obtaining 20% site landscaping is often difficult to obtain. The Planning Commission should consider granting relief from this 20% landscaping requirement.

9) Reduce the maximum lighting to no greater than 20 foot candles.

The applicant has not resubmitted a photometric plan. The applicant shall submit a revised photometric plan for final site plan review.

10) Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise.

The applicant has not resubmitted a photometric plan. The applicant shall submit a revised photometric plan noting that lights will be turned off during these hours for final site plan review.

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.

The applicant has not resubmitted a photometric plan. The applicant shall submit a revised photometric plan for final site plan review.

12) Submit sign package.

Though not required by ordinance we did encourage the applicant to submit a sign package for the entire site that will carry a consistent theme and greatly advance building design. While generalized sign locations have been shown on the elevations, the applicant has noted that final signage styles

and locations have not been determined. Sign package and sign permits can be submitted as part of building permit application.

13) Confirm location of bank transformer. Move behind bank building if necessary.

The applicant has moved the bank transformer out of the planter that fronts on Big Beaver and closer to the bank.

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.

The applicant has not submitted samples, swatches, or manufactures specification sheets. The applicant has been advised to bring to the meeting.

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

The applicant has provided sufficient screening of the drive-thru that both balances the need for screening as well as provides clear site lines for egressing cars.

Items to be Addressed: Seek relief to provide less than the required 20% site landscaping as part of PUD approval.

RESIDENTIAL SITE PLANNING ISSUES

The following site planning issues were raised in our review. Listed with each issue is how the applicant has addressed them:

1) Submit a zoning calculation table.

The applicant has provided a complete zoning calculation table for every lot.

2) Increase the northern rear yard setbacks to 45 feet.

The applicant has increased the northern rear yard setbacks to 45-feet. In addition the applicant has provided significant landscape screening within the 45-feet setback.

3) Submit sample floor plans and elevations.

The applicant has provided sample floor plans and elevations.

4) Provide sidewalks along their entire portion that fronts on McClure Road and Alpine Drive.

The applicant has provided 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.**

The applicant has not submitted samples, swatches, or manufactures specification sheets. The applicant has been advised to bring to the meeting.

6) **Provide preliminary grading and utilities.**

The applicant has provided necessary preliminary grading and utilities.

7) **Identify trees to be removed.**

The applicant has identified the trees for removal.

8) **Applicant is encouraged to selectively clear only those trees necessary and attempt to preserve as many significant trees as possible.**

Applicant has noted they that intend to preserve as many significant trees as possible. In addition, the applicant proposes significant planting of deciduous and coniferous trees along the new roadway and along the northern and southern property line.

9) **Increase frontage screening on Alpine Drive and McClure Road as required by ordinance.**

The applicant has increased the total amount of screening required in the greenbelt along Alpine Drive and McClure Road.

Items to be Addressed: none

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.

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. 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.***

Because tenants have been identified, the provision of 148 parking spaces should sufficiently serve the development.

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 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 PUD 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. The proposed development is greatly reduced in scale and potential impact to the adjacent single-family neighborhood than what was previously approved for this site. The proposed development is compatible with and will serve the adjacent neighborhood to the north.

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. The pedestrian amenities proposed by the applicant 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. 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.

Furthermore, all previously noted site plan issues have either been addressed by the applicant or are required to be submitted as part of final site plan review. We support the proposed project and believe the project does meet or exceed minimum requirements. As such we recommend approval.

Benjamin R. Carlisle

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

July 26, 2012

Mr. William Huotari, PE
Deputy City Engineer
City of Troy
500 W Big Beaver Road
Troy, MI 48084

Re: Big Beaver Center Site Plan

Dear Mr. Huotari:

As requested, I have reviewed the site plan for the proposed Big Beaver Center, located on the north side of Big Beaver Road between Alpine and McClure Roads. My understanding is that you wish my comments on a number of traffic related questions that have been raised, such as what should be the appropriate number and location of the access driveways.

The existing site has three driveways to Big Beaver Road, two entirely within the parcel and a shared drive with the office building to the east which houses the Detroit Auto Dealers Assoc. and the Troy Program Center of Northwood University. The two drives within the parcel are to be removed in their entirety. There are currently four drives to Alpine Rd, one for the office / retail portion of the site and three for former residential houses. The plan would retain four accesses, one new street intersection for the residential portion of the site, and two full access and a single one-way drive for the retail portion. The retail portion will have cross access to a single full access drive to McClure Rd. And the five existing driveways on McClure for former residential houses will be replaced with one new street intersection with McClure.

Big Beaver Rd represents high-speed and high-volume travel movements. The removal of two existing drives by way of the proposed plan is entirely appropriate and commendable; it promotes access management on this principal arterial and conforms with the Big Beaver Corridor Plan developed by the City of Troy. By way of contrast, both Alpine and McClure Roads are local streets, who's primary function is to provide essentially unlimited access to adjoining properties. With the particular plan being reviewed, there is no change in the number of points of access for Alpine, and the number is being reduced for McClure. However, even if the number of drives were to be increasing for either street, this is exactly what these local roads are designed for. Reducing the number of drives will not in any way change the anticipated modest traffic volumes that will be using the development property. Rather, it would just change the density of traffic as choices are limited.

Indeed, the only issue I note with the property's access plan is the one-way drive that provides the exit to the proposed bank drive-through lanes. This driveway is very close to the intersection of Alpine and Big Beaver. Its proximity may lead to problems with bank traffic leaving the site when other traffic is queuing along Alpine waiting to turn onto Big Beaver. I recommend that the developer investigate shifting this drive as far to the north of the intersection with Big Beaver as possible.

I understand that there is also a call for the local street proposed for the residential development portion of the site to be made a cul-de-sac instead of extending between Alpine and McClure. While dead end roads were very common in the post-war, suburban-style pattern of development, they are today recognized as less than desirable. Simply put, the principle reason

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for limiting dead end streets is risk acceptance – how many people / homes / businesses should be put at risk of being isolated if something happens to block their sole point of access. This is usually related to the need for emergency service providers to get through.

Obviously, there are other reasons to limit the length of cul-de-sacs. They tend to require more effort to maintain (i.e. snow plowing, longer dead-end utilities), distort circulation patterns (especially for pedestrians), and sociologists believe they promote a sense of social isolation and inhibit building neighborhood cohesiveness. For these reasons, cul-de-sac streets are considered very undesirable and should be utilized sparingly and only in cases of extreme topography or wetland conditions.

I have heard in other communities the argument that maybe the shortcomings of cul-de-sac streets can be mitigated by providing an "emergency only" access. This is sophistry and dishonest. If provided, how would one prevent its routine use? If some physical barrier is provided, such as breakaway bollards, then how would the access be maintained? This is especially important in Michigan, given our winters and the need for snow removal. If an access is unavailable for three to four months a year, it would be fallacious to claim the benefit of providing it.

There was one other point I believe you wish me to comment on. It has been suggested that the bank portion of the development be shifted from the west to east side of the site. As already noted, there is a problem with the location of the exit only driveway to Alpine Road. So making this change would resolve that issue. But there is also a downside to this idea. Banks and other businesses with drive-though windows must entirely rely on travel flow patterns that allow the vehicles to present the driver's side to the window. If the queuing provided on the site plan happened to be inadequate, the existing plan would mean additional queuing within the parking lot, and in truly extreme cases out to Alpine. On the other hand, positioning the bank on the east side of the site, adjacent to the shared use driveway, may mean that any spill backs with be out to Big Beaver Rd, a far more undesirable consequence. I do not view that there is any fundamental advantage with the bank being located on the east or west side of the site. So long as my concern for the proximity of the exit drive to Big Beaver is addressed, there is no pressing reason to require the bank location to be changed.

I hope this discussion helps address some of the questions that have been raised. If you wish any clarification, please feel free to contact me.

Sincerely,
Orchard, Hiltz & McCliment, Inc.

Stephen B. Dearing, PE, PTOE
Manager of Traffic Engineering Services

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.

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

Mr. Savidant introduced the item.

The petitioners, Arkan Jonna and Jordan Jonna of A. F. Jonna Development Company were present.

Mark Nickita, AIA, of Archive Design Studio, gave a PowerPoint presentation on the commercial project design.

Mr. Krent addressed vehicular traffic and the residential aspect of the development. He suggested moving the bank to the east and would like to see a good transitional blend between the proposed and existing residential. Mr. Krent distributed a proposed layout depicting the bank on the east side of the site.

Mr. Carlisle gave a brief history of the site and a report on the proposed development. He said the proposal meets many aspects of Master Plan and the proposed public realm is a very significant public benefit. Mr. Carlisle addressed the findings of the traffic consultant report that the increase in density would have a negligible effect along Big Beaver. He applauded the petitioner in the massing of the building. In conclusion, Mr. Carlisle addressed site plan concerns relating to both the commercial and residential site plans.

PUBLIC HEARING OPEN

Jeanne Stine, 1915 Boulan, Troy; addressed density, vehicular and pedestrian traffic, curb cuts, egress, bank location, safety of children, traffic light/pedestrian crossing.

Barbara Dawson, 1834 Boulan, Troy, addressed cut-through traffic, dead end or cul de sac street, bank location, front vs rear parking for commercial.

Susan Tompkins, 1725 Banmoor, addressed findings of traffic study, sidewalks, pedestrian traffic.

Sharon Mitchell, 3142 McClure, Troy, addressed vehicular and pedestrian traffic.

PUBLIC HEARING CLOSED

There was discussion on:

- Vehicular traffic; cut-through traffic.

- Proposed bank.
  - Ingress/egress; potential traffic congestion.
  - Moving bank to the east.
  - Drive-through capability.
  - Newly adopted Zoning Ordinance amendment; drive through must utilize in lane or side street.
- Pedestrian walkway; width of walkway.
- Parking.
  - Front versus rear.
  - Percentage for food services.
- Material samples.
- Residential development.
  - Buffer.
  - Transition between high and low density.
  - Blend with existing neighborhood.
- Additional public amenities.
- No sidewalks; safety of children.
- Building view from rear.
  - Architectural design.
  - Landscape/ additional green.
- DDA district boundaries.

The petitioners addressed reasons for not moving the bank to the east.
- Conflict with vehicular and pedestrian bank patrons.
- Detraction of retail point position.

Resolution # PC-2012-07-050
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, 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 Consultant report.

Discussion on the motion on the table.

The petitioner advised that the proposed residential portion of the development would be inclusive of the complete application submittal.

Vote on the motion on the table.

Yes: All present (9)

MOTION CARRIED

A.F. Jonna Development Co.

Big Beaver Center (Retail & Bank)

City Of Troy, Michigan.

FRONT ELEVATION

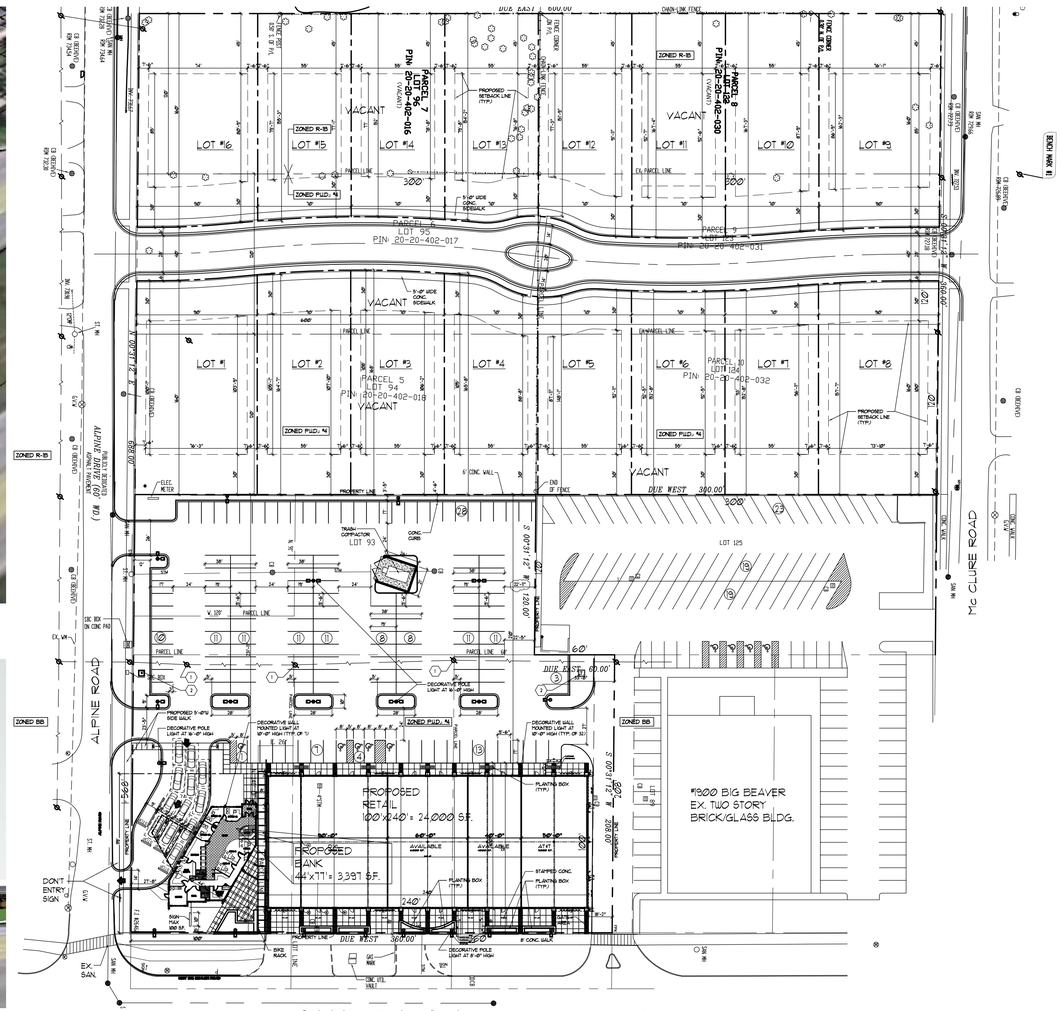
NOT TO SCALE

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

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER
RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

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.
3	PER CITY COMMENTS	08/06/12	I.M.

SHEET TITLE

COVER SHEET

DWG. NO.

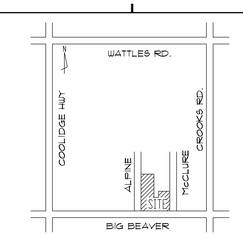
G0.1.0

of

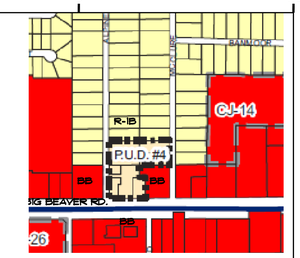
Big Beaver Center

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

08/06/2012 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. 19,000 S.F. / 250= 76 SPACES		
RESTAURANT (5,000 S.F.)	1 SPACE / 2 SEATS 120 SEATS / 2= 60 SPACES		
TOTAL	153 SPACES + 12 STACKING SPACES	148 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 13.03-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 85.01.05
	S.F.		
	HIGH		

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:
LS-1 LANDSCAPE PLAN
LS-2 LANDSCAPE PLAN-SINGLE FAMILY
LS-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
A3.0.1 RETAIL FLOOR PLAN & ELEVATIONS
A3.0.2 RETAIL ELEVATIONS
A3.0.3 RESIDENTIAL SAMPLE FLOOR PLANS
A3.0.4 RESIDENTIAL SAMPLE ELEVATIONS
A-1 BANK FLOOR PLAN
A-2 BANK ELEVATIONS

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ISSUANCES

NO	DESCRIPTION	DATE	BY
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3	PER CITY COMMENTS	08/06/12	I.M.

SHEET TITLE

ZONING ANALYSIS

DWG. NO.

G0.0.1

RESIDENTIAL LOT #1			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		14,643.27 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		90'-0"	
MAX. LOT COVERAGE		4,392.98 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #2			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,671.75 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,501.53 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #3			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,711.39 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,513.42 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #4			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,080.53 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,324.16 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #5			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,614.89 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,184.67 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #6			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,655.22 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,196.57 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #7			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,841.60 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,252.48 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #8			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		14,227.07 S.F.	
ZONED	P.U.D.: #4	P.U.D.: #4	
LOT WIDTH		90'-0"	
MAX. LOT COVERAGE		4,268.12 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		30'-0"	

RESIDENTIAL LOT #9			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		14,510.65 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		90'-0"	
MAX. LOT COVERAGE		4,327.120 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #10			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,548.39 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,464.52 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #11			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,743.00 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,522.9 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #12			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		11,268.62 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,380.59 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #13			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,813.66 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,245.9 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #14			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,686.18 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,205.85 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #15			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		10,722.26 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		70'-0"	
MAX. LOT COVERAGE		3,216.68 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

RESIDENTIAL LOT #16			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED	PROVIDED	REFERENCE
PROPERTY AREA		14,176.66 S.F.	
ZONED	P.U.D.: #4 / R-1B	P.U.D.: #4	
LOT WIDTH		90'-0"	
MAX. LOT COVERAGE		4,253.00 S.F MAX. (30%)	
MIN. FLOOR AREA		3,000 S.F.	
BUILDING HEIGHT		30'-0"	
BUILDING SETBACKS			
FRONT		30'-0"	
SIDE		7'-6"	
REAR		45'-0"	

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
08-06-2012

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.
3	PER CITY COMMENTS	08/06/12	I.M.

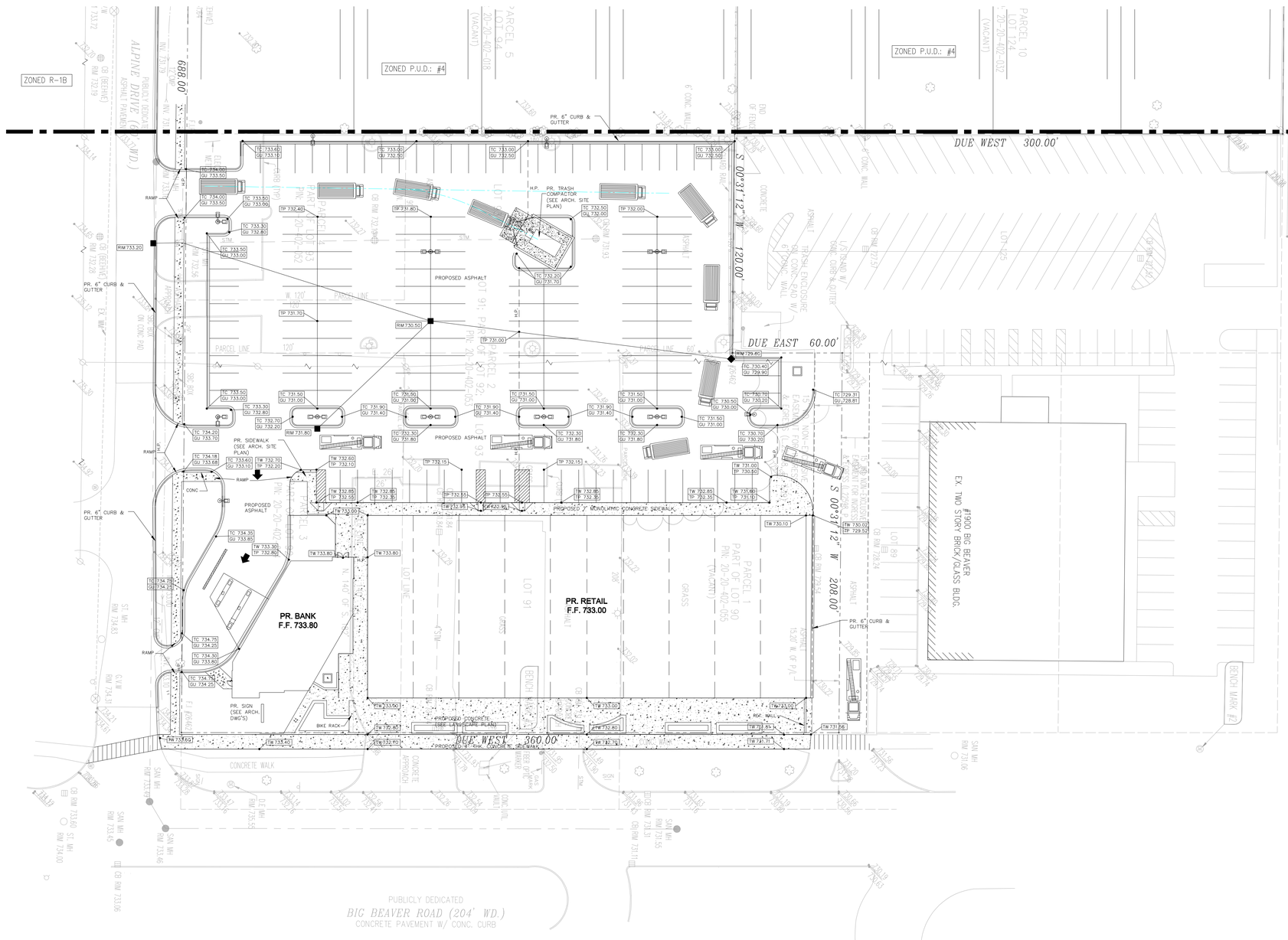
SHEET TITLE

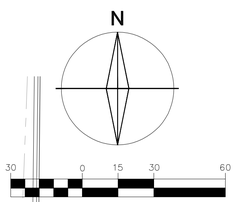
RESIDENTIAL ZONING ANALYSIS

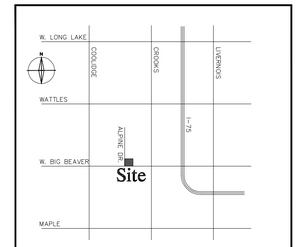
DWG. NO.

G0.0.2

of







Location Map
N.T.S.

GENERAL NOTES

UNDERGROUND STORM WATER DETENTION SHALL BE PROVIDED ACCORDING TO CITY OF TROY REQUIREMENTS.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE PROPOSED SITE PLAN, SHEET A0.1.3 AND LANDSCAPE PLAN.

ALL PAVING AND GRADING SHALL CONFORM TO THE CITY OF TROY STANDARDS AND REQUIREMENTS.

ALL WORK WITHIN THE BIG BEAVER ROAD RIGHT-OF-WAY SHALL CONFORM TO ROAD COMMISSION FOR OAKLAND COUNTY PERMIT REQUIREMENTS.

THERE ARE SUFFICIENT FACILITIES ALONG BIG BEAVER ROAD TO SERVICE THIS DEVELOPMENT.

EXISTING SERVICE LEADS (SEWERS AND WATER) WILL BE LOCATED AND REUSED AS PRACTICABLE FOR THIS DEVELOPMENT. LOCATED REDUNDANT SERVICE LEADS WILL BE CAPPED AND ABANDONED AT THE PROPERTY LINE.

FLOOD PLAIN REFERENCE IS FEMA DFIRM PANEL 26125C0533 AND THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AREA.

Engineering

Civil Engineers ▫ Land Planning
Land Surveying

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
P: 248.682.6001
E: ormana@sbcglobal.net

PROJECT
Big Beaver Center

CLIENT
A.F. Jonna Development and Management Co.
4036 Telegraph Road
Suite 201
Bloomfield Hills, Michigan
48302
(248) 593-6200

SEAL

SHEET
Preliminary
Paving & Grading Plan

PROJECT LOCATION
City of Troy, Michigan
Big Beaver Road at
Alpine Drive

Know what's below
Call before you dig.

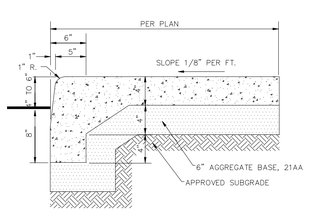
REVISIONS

Date	Description
08-06-2012	REVISED PER COMMENTS
07-29-2012	SITE PLAN APPROVAL
07-20-2012	REVISED PER CITY COMMENTS
05-28-2012	SITE PLAN APPROVAL

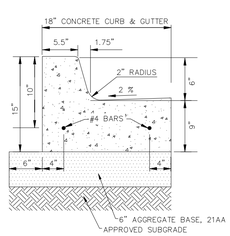
Designed by:	Drawn by:
A.O.	S.R.M.
Approved by:	Date:
A.O.	05-28-2012
Scale:	
1" = 30'	
Job No.:	Sheet:
1026	C-1

LEGEND

MANHOLE	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
HYDRANT / GATE VALVE	EXISTING WATERMAIN
MANHOLE / CATCH BASIN	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
C.O. / MANHOLE	PR. SANITARY SEWER
HYDRANT / GATE VALVE	PR. WATER MAIN
INLET / C.B. / MANHOLE	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PR. GUTTER ELEVATION
BC 600.00	PR. BACK OF CURB
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF PVMT. ELEVATION
FG 600.00	FINISH GRADE ELEVATION



MONOLITHIC CURB AND WALK
N.T.S.



CONCRETE CURB DETAIL 'A'
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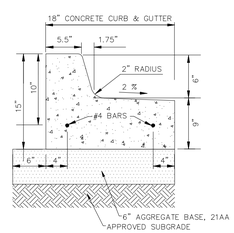

CONCRETE CURB DETAIL 'B'
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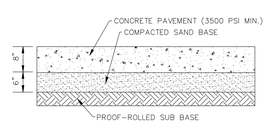

8" CONCRETE SECTION
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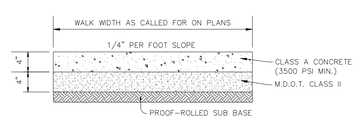
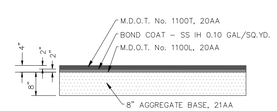
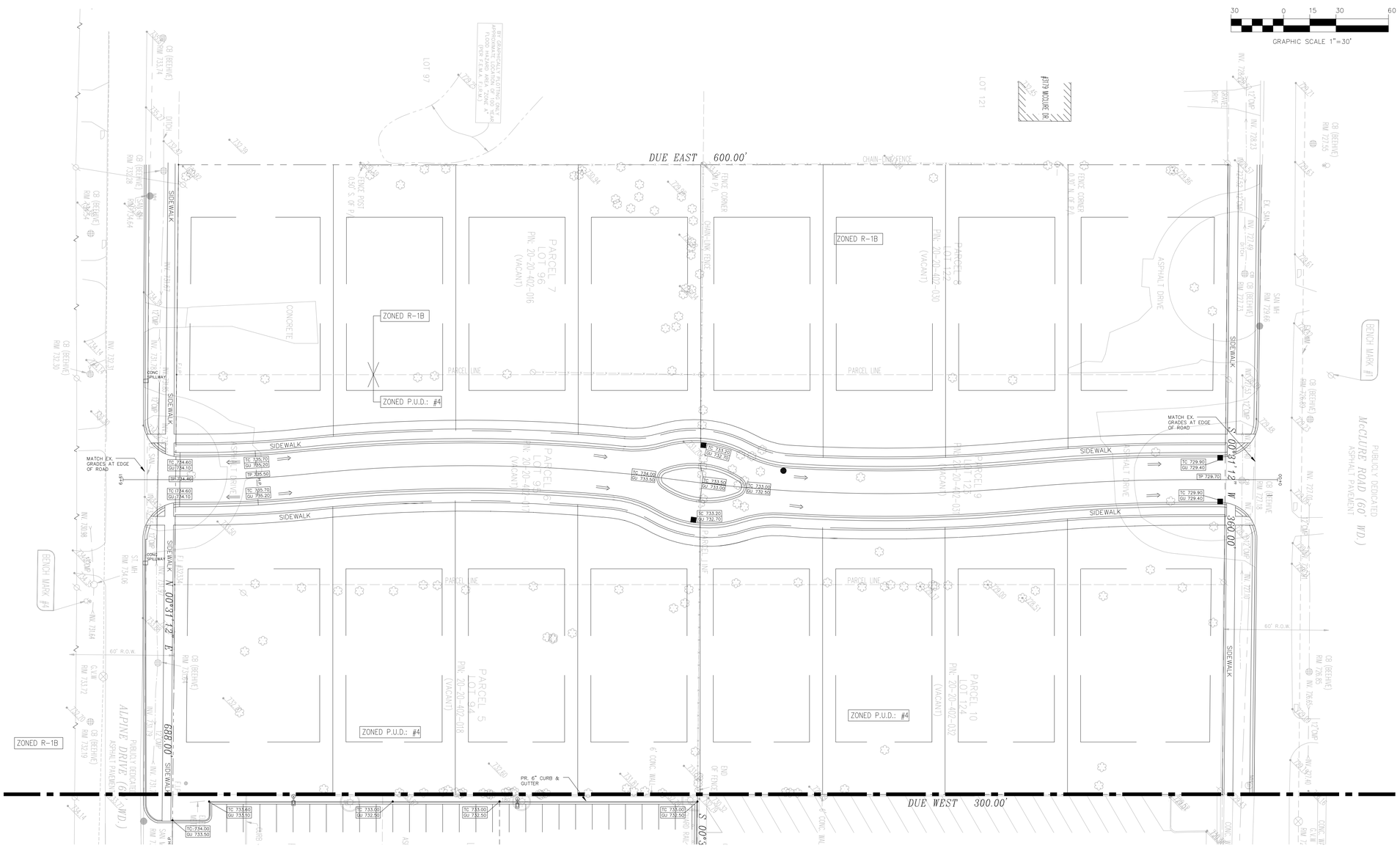
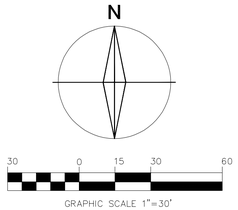


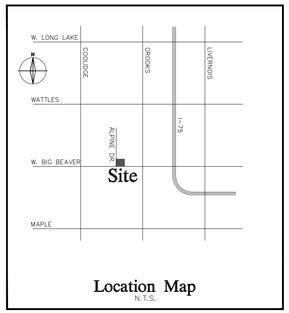
CONCRETE PAD SECTION
N.T.S.



4" ASPHALT PAVING SECTION
N.T.S.







GENERAL NOTES

REFER TO SHEET C-1.

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	SAN. CLEAN OUT
HYDRANT, GATE VALVE	EXISTING WATERMAIN
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OEngineering

Civil Engineers ◦ Land Planning
Land Surveying

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PROJECT
Big Beaver Center

CLIENT
A.F. Jonna Development and Management Co.
4036 Telegraph Road
Suite 201
Bloomfield Hills, Michigan
48302
(248) 593-6200

SEAL

SHEET
Preliminary
Paving & Grading Plan

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City of Troy, Michigan
Big Beaver Road at
Alpine Drive

811 Know what's below Call before you dig.

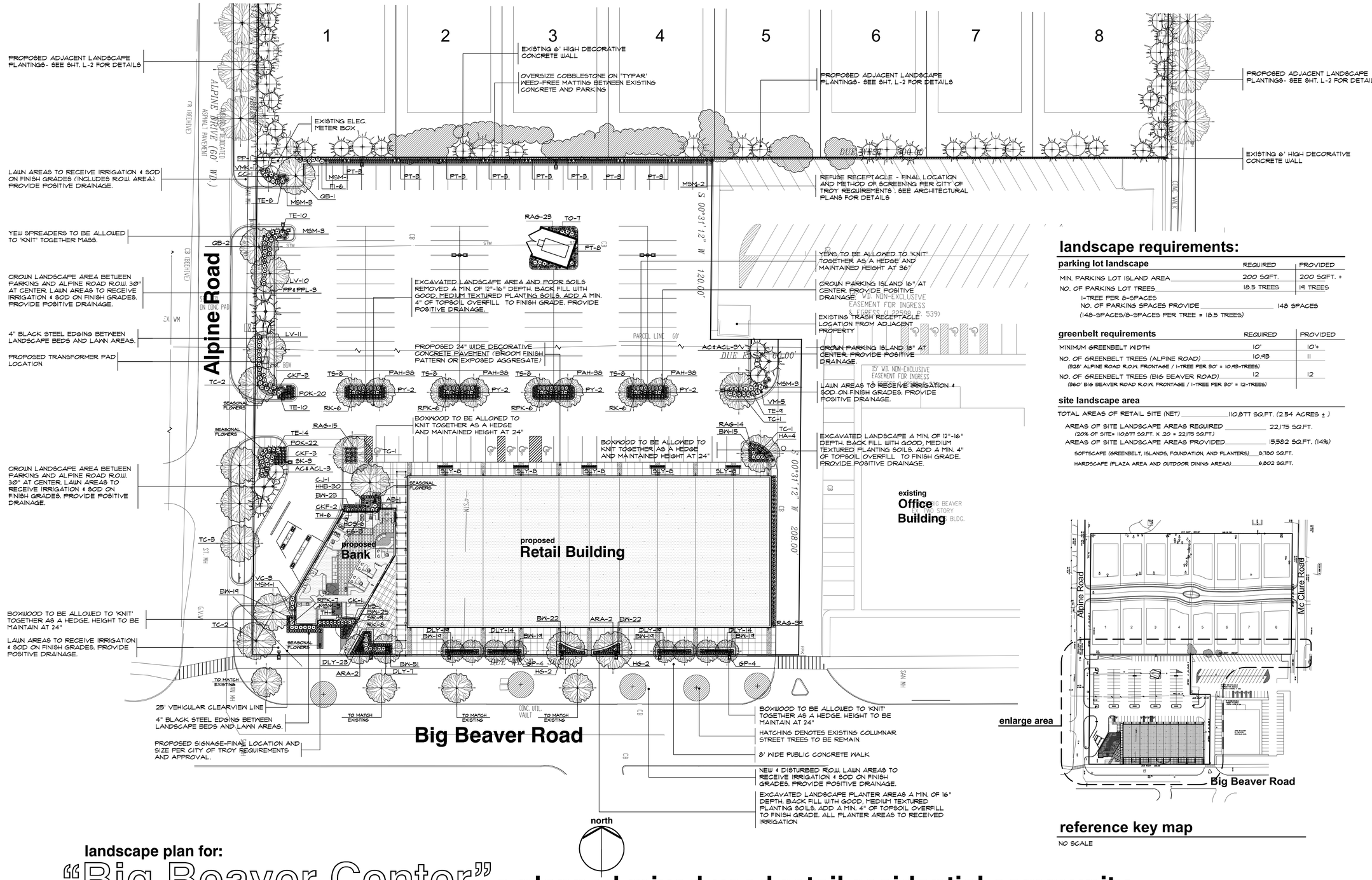
REVISIONS

Date	Description
07-29-2012	SITE PLAN APPROVAL

Designed by:	Drawn by:
A.O.	S.R.M.
Approved by:	**Date:**
A.O.	07-29-2012

Scale:
1" = 30'

Job No.:	Sheet:
1026	C-2



reference key map

NO SCALE

landscape requirements:

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

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 15,582 SQ.FT. (14%)

SOFTSCAPE (GREENBELT, ISLANDS, FOUNDATION, AND PLANTERS) 8,780 SQ.FT.

HARDSCAPE (PLAZA AREA AND OUTDOOR DINING AREAS) 6,802 SQ.FT.

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 (or the state of your dig tip)

CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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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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
plan updates	8-2-2012

drawn by: JP, SZ
checked by: FP
date: 7-10-2012

notice:
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project no: LP12.006.08

sheet no: LS-1 of 3

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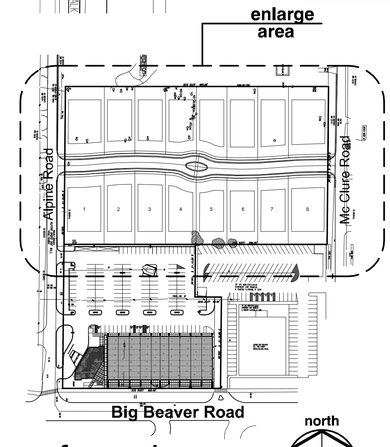

reference key map

NO SCALE

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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

landscape requirements:

buffer requirements	REQUIRED	PROVIDED
NO. OF BUFFER TREES (Mc CLURE ROAD) (320' Mc CLURE ROAD R.O.W. FRONTAGE / 1-EVERGREEN TREE PER 10' = 32-TREES)	32	32
NO. OF BUFFER TREES (ALPINE ROAD) (320' ALPINE ROAD R.O.W. FRONTAGE / 1-EVERGREEN TREE PER 10' = 32-TREES)	32	32

street tree requirements	REQUIRED	PROVIDED
NO. OF STREET TREES (Mc CLURE ROAD) (320' Mc CLURE ROAD R.O.W. LOT FRONTAGE / 1-TREE PER 50' = 32-TREES)	6.4	8
NO. OF STREET TREES (ALPINE ROAD) (320' ALPINE ROAD R.O.W. LOT FRONTAGE / 1-TREE PER 50' = 32-TREES)	6.4	8
NO. OF STREET TREES (INTERIOR ROAD) (1600' INTERIOR ROAD R.O.W. LOT FRONTAGE / 1-TREE PER 50' = 32-TREES)	32	34

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plan updates	8-2-2012

drawn by: **JP, SZ**
checked by: **FP**
date: **7-10-2012**

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project no: **LP12.006.08**

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

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1000 W. Maple Rd., Suite 220
Troy, Michigan 48084
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plant material list

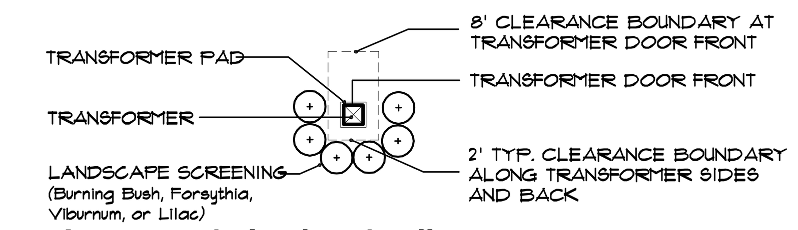
key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				LARGE AND SMALL DECIDUOUS TREES		
AS	-	15	15	ACER SACCHARUM 'MAJESTY'	MAJESTY SUGAR MAPLE	3" BB
ARA	4	-	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	6" BB
QB	3	12	15	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
TC	10	15	25	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
SR	1	-	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC (MULTI-STEM)	10' BB
CC	1	-	1	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	10' BB
AB	1	-	1	AMENLANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI STEM)	10' BB
PY	8	2	10	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	3" BB
GP	8	-	8	GINGKO BIOLOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO (MALE)	5" BB
CJ	1	-	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" BB

key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				SHRUBS		
VC	3	-	3	VIBURNUM CARLESSI	KOREAN SPICE VIBRUNUM	3' BB
HG	7	-	7	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#5 CONT
SK	3	-	3	SYRINGA P. 'MISS KIM'	"MISS KIM' DWARF LILAC	3' BB
FI	6	-	6	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	3' BB
VMK	6	-	6	VIBURNUM XB. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
LV	21	-	21	LIGUSTRUM X. VICARYI	GOLDEN VICARY PRIVET	3' BB
RK	20	6	26	ROSA 'KNOCKOUT (PP11836)	DOUBLE KNOCKOUT ROSE	#5 CONT
SB	-	-	-	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#5 CONT
HA	4	-	4	HYDRANGEA A. ANNABELLE	ANNABELLE HYDRANGEA	#5 CONT
HS	1	-	1	HIBISCUS S. 'LUCY'	LUCY ROSE-OF-SHARON	#5 CONT
RPK	19	-	19	ROSA PINK KNOCKOUT (PP15070)	PINK KNOCKOUT ROSE	#5 CONT
RAG	91	-	91	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT

key	quant. sht. L-1	quant. sht. L-2	quant. total	botanical name	common name	size
				LARGE AND SMALL EVERGREENS		
BW	249	-	-	BUXUS X 'WINTER GEN'	WINTER GEM BOXWOOD	18" BB
TS	32	-	-	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	30" BB
TE	51	36	87	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PS	-	6	6	PINUS STROBUS	EASTERN WHITE PINE	10' BB
PSL	-	5	5	PINUS STROBUS	EASTERN WHITE PINE	12' BB ○
AC	4	27	31	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB
ACL	2	23	25	ABIES CONCOLOR	CONCOLOR WHITE FIR	12' BB ○
PP	3	34	37	PICEA PUNGENS	COLORADO GREEN SPRUCE	10' BB
PPL	1	25	26	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	30	HEUCHERA 'BERRY SMOOTHIE'	BERRY SMOOTHIE CORAL BELLS	#1 CONT
PAH	152	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT
CKF	17	CALAMAGROSTIS X. A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	#2 CONT
MSM	16	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT
HOS	6	HOSTA 'GOLDEN TIARA"	GOLDEN TIARA HOSTA	#2 CONT
DLY	86	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT
SLY	60	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	#1 CONT
PT	30	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#1 CONT
POK	44	PENNISETUM ORIENTALE 'KARLEY ROSE'	'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS	#3 CONT

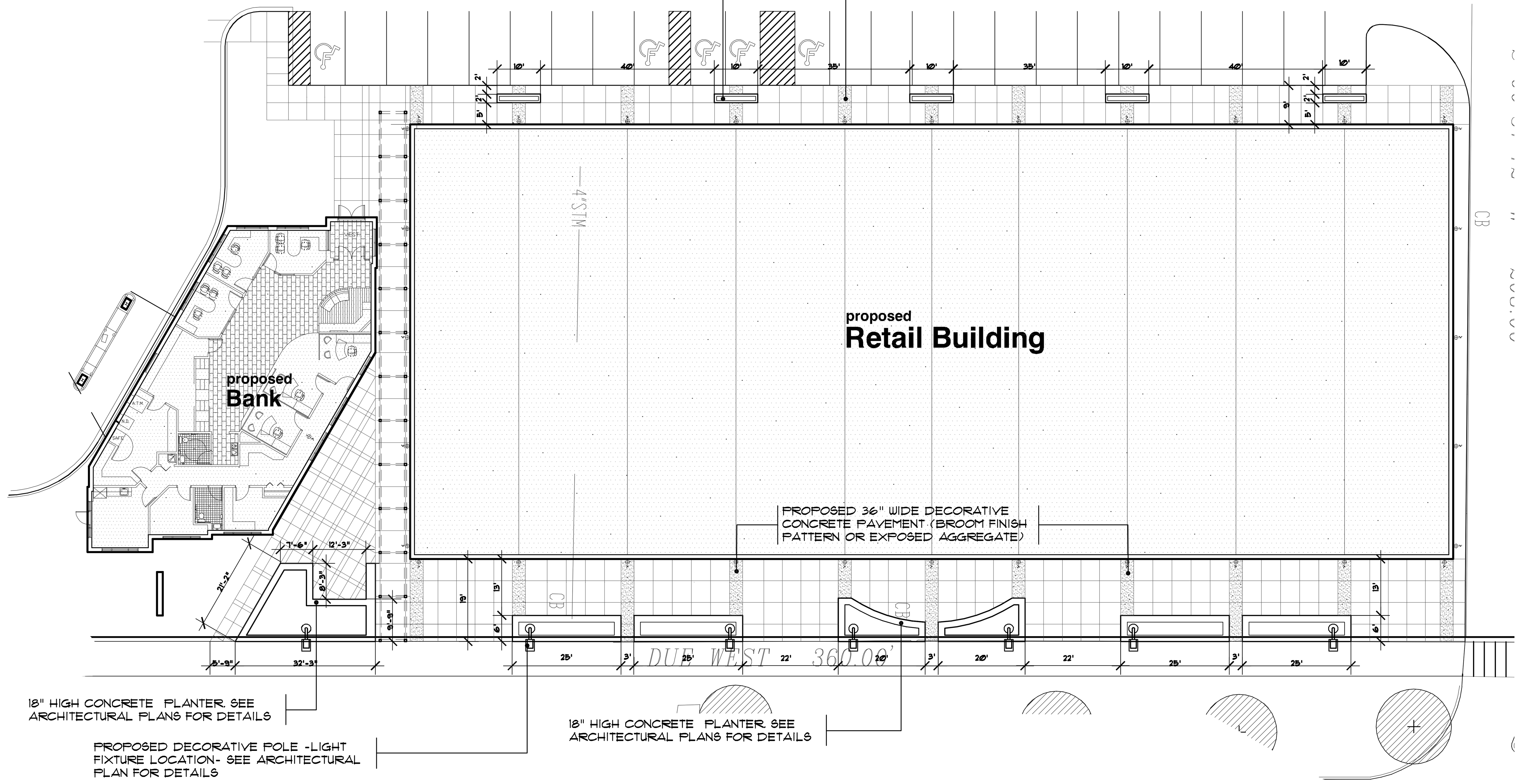


transformer pad planting detail

NO SCALE

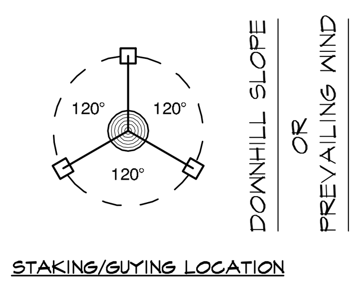
A MINIMUM OF 2' SEPERATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE BLDG., THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 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

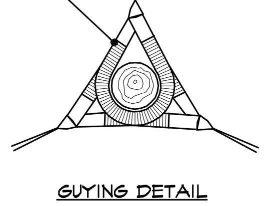
SCALE 1"=20'-0"

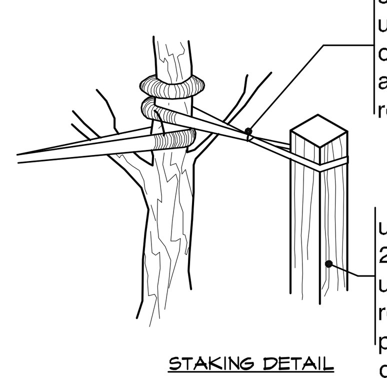


stake trees -just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

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.



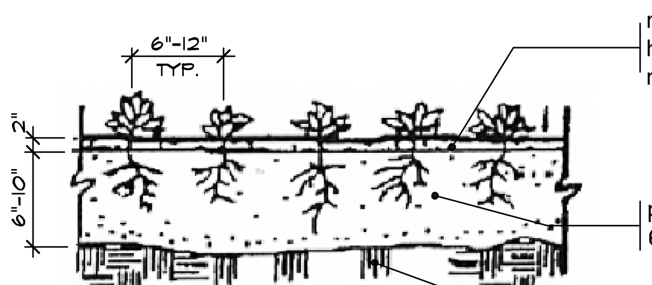


stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

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



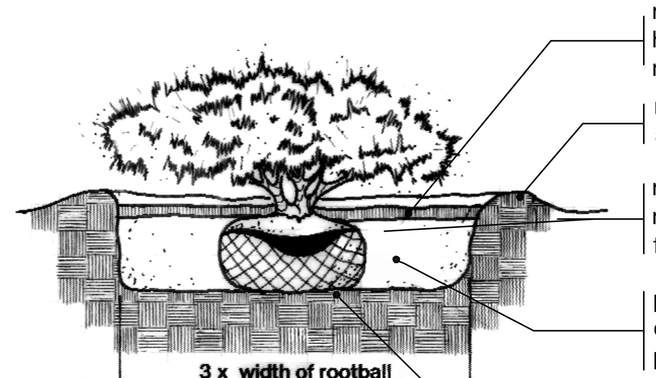
mulch 2" depth with shredded hardwood bark. mulch shall be neutral in color.

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.

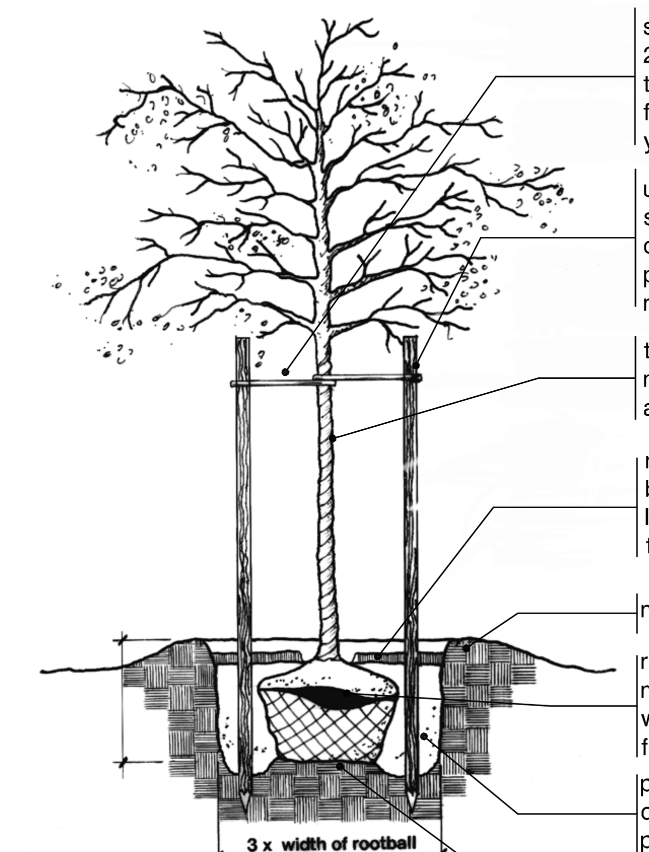
remove all non-biodegradable materials from the rootball. all burlap from top 1/3 of rootball.

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.

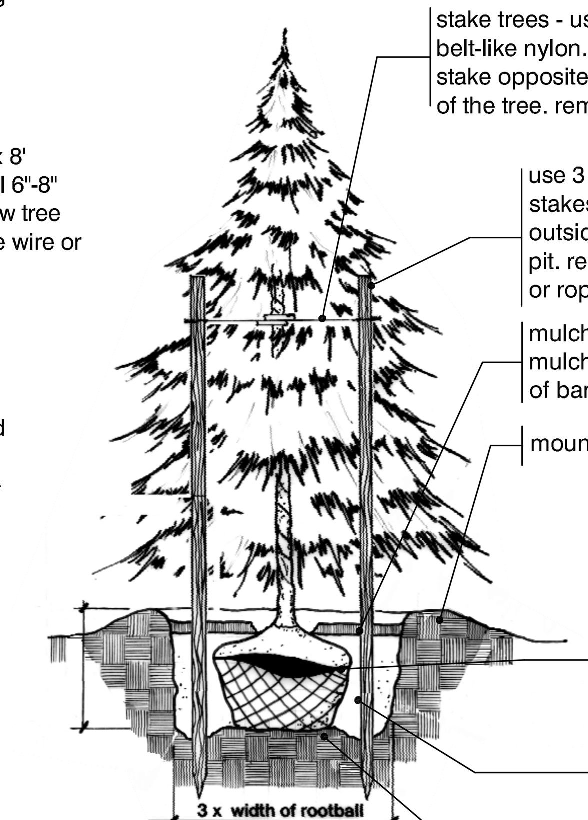
remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

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.

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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 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
plan updates	8-2-2012

drawn by: JP

checked by: FP

date: 7-10-2012

notice:

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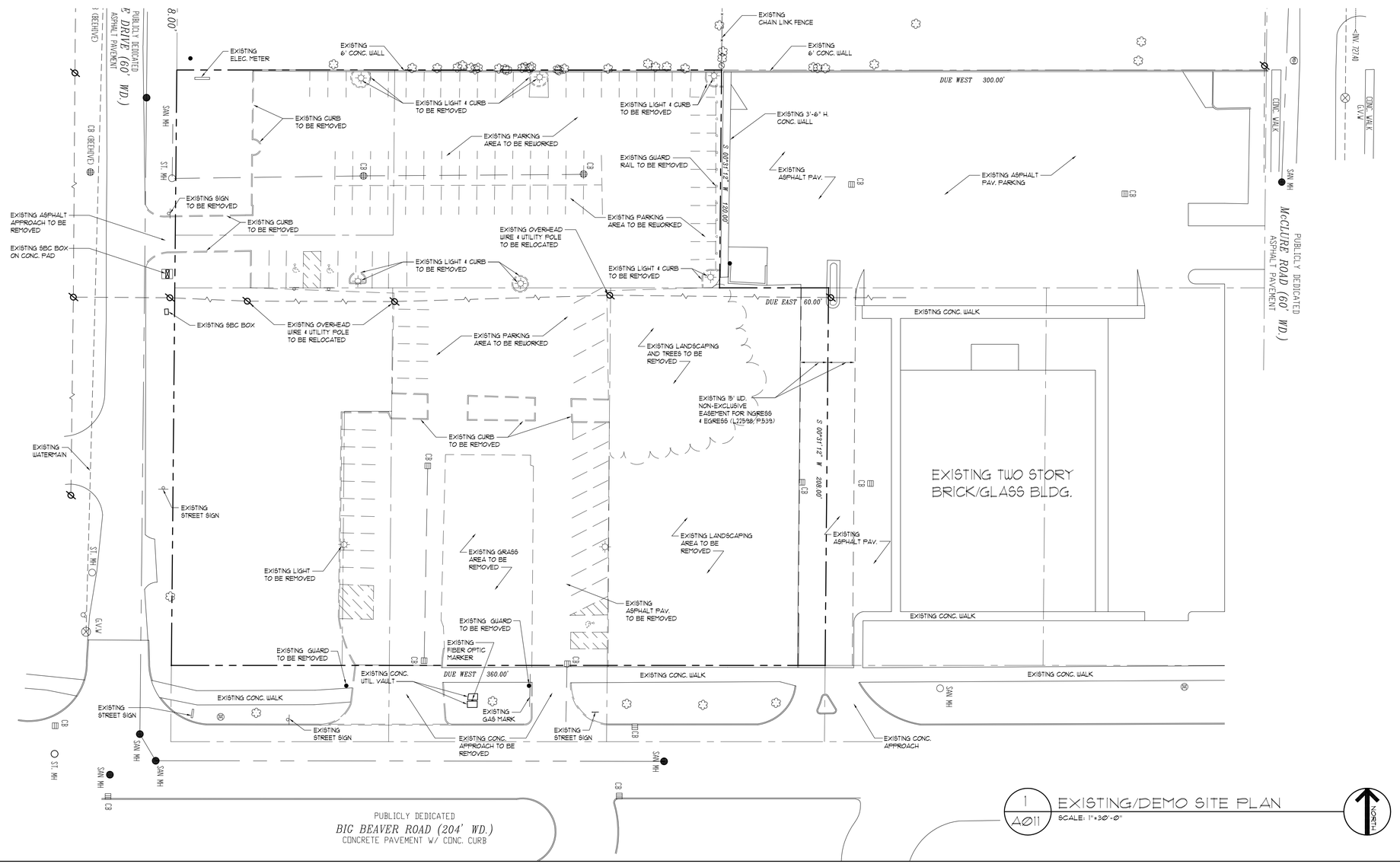
Do Not scale drawings. Use figured dimensions only

project no: LP12.006.08

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



1 A011 EXISTING/DEMO SITE PLAN

SCALE: 1"=30'-0"

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

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

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.
3	PER CITY COMMENTS	08/06/12	I.M.

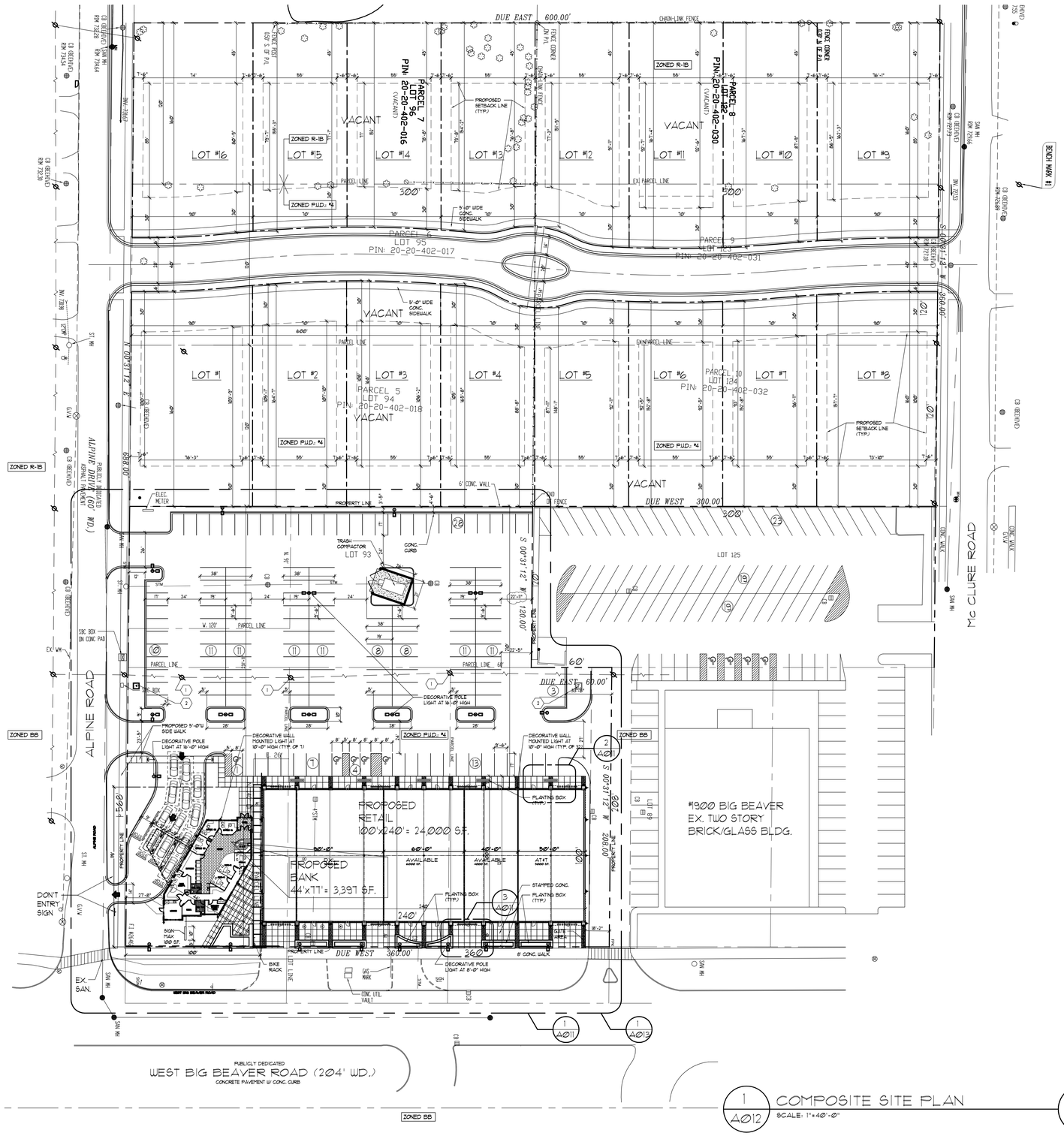
SHEET TITLE

EXISTING/ DEMO SITE PLAN

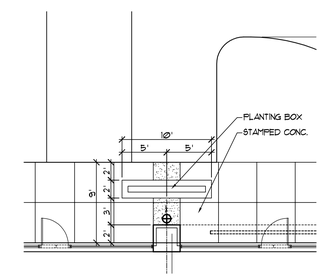
DWG. NO.

A0.1.1

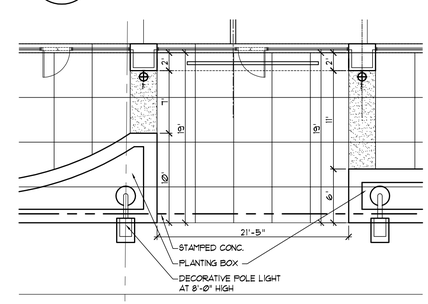
of



1 A012 COMPOSITE SITE PLAN
SCALE: 1"=40'-0"



2 A012 PLANTING BOX DETAIL
SCALE: 1/8"=1'-0"



3 A012 PEDESTRIAN PLANTING BOX DETAIL
SCALE: 1/8"=1'-0"

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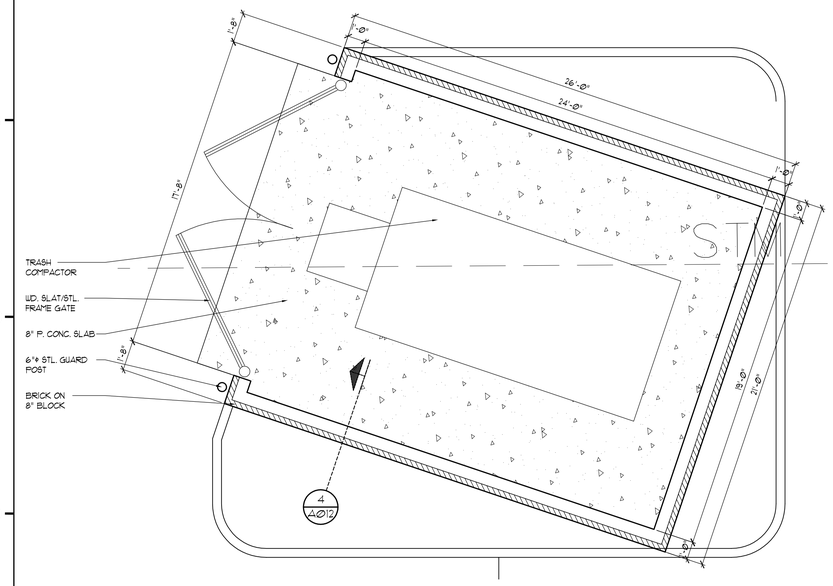
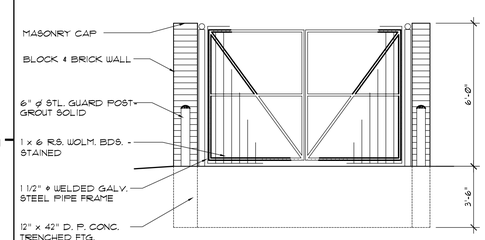
3	PER CITY COMMENTS	08/06/12	I.M.

SHEET TITLE
COMPOSITE SITE PLAN

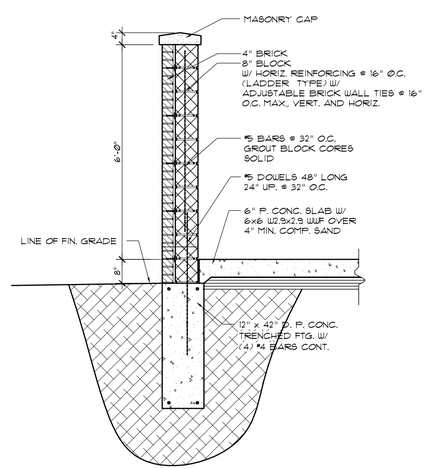
DWG. NO.
A0.1.2
of



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



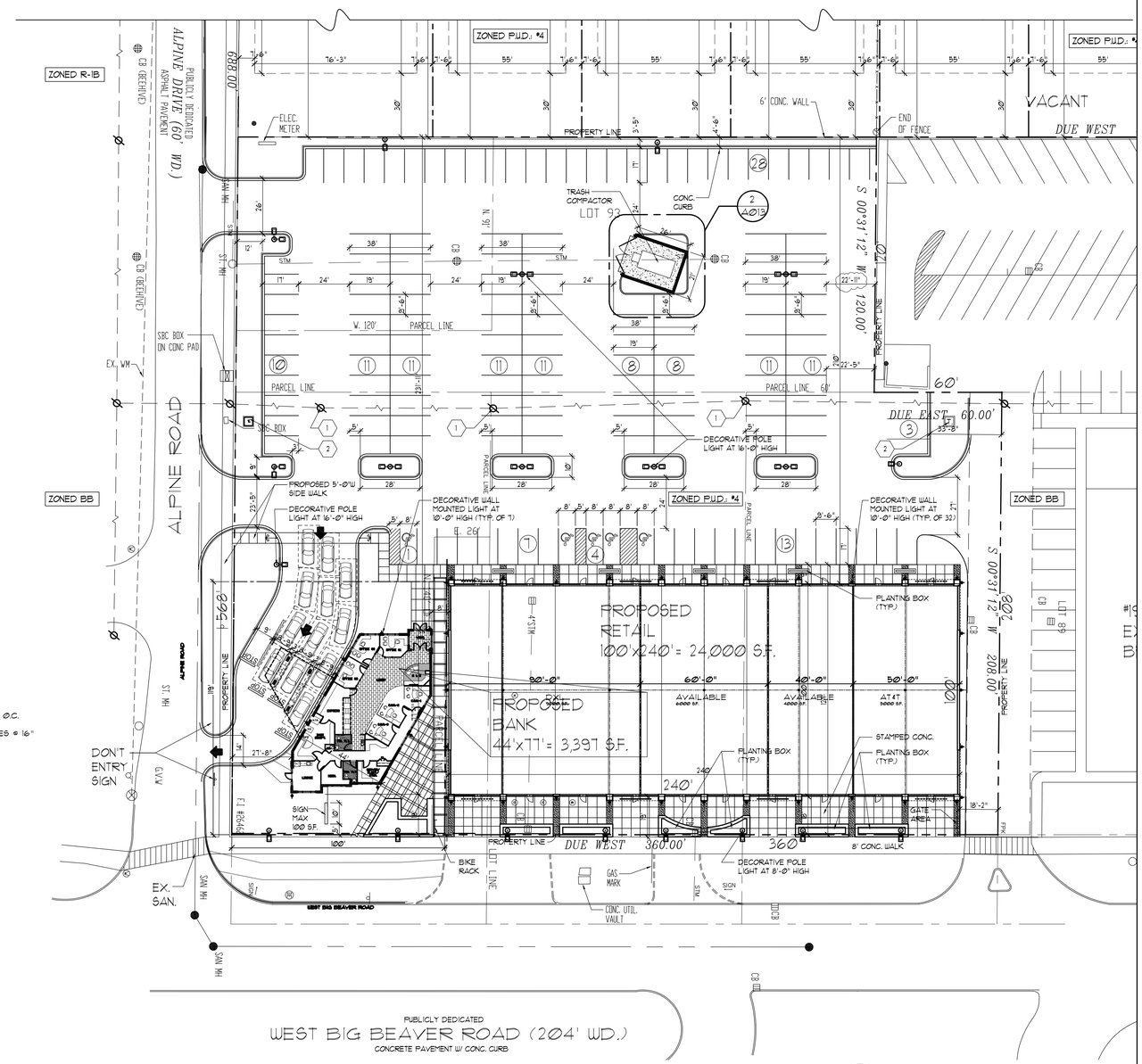
3 A012 REFUSE ELEVATION
SCALE: 1/4" = 1'-0"



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

SITE PLAN KEYED NOTES:

1. EXISTING LIGHT POLE TO BE RELOCATED.
2. ELECTRICAL TRANSFORMER LOCATION TO BE LOCATED AS RECOMMENDED BY DTE AND ELECTRICIAN.



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

SERRA - MARKO & ASSOCIATES
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
08-06-2012

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.
3	PER CITY COMMENTS	08/06/12	I.M.

SHEET TITLE

PROPOSED SITE PLAN

DWG. NO.

A0.1.3

of

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

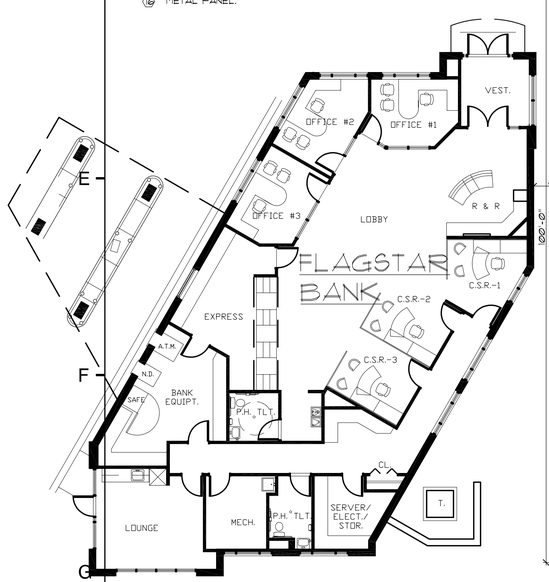
ELEVATION KEYED NOTES

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.

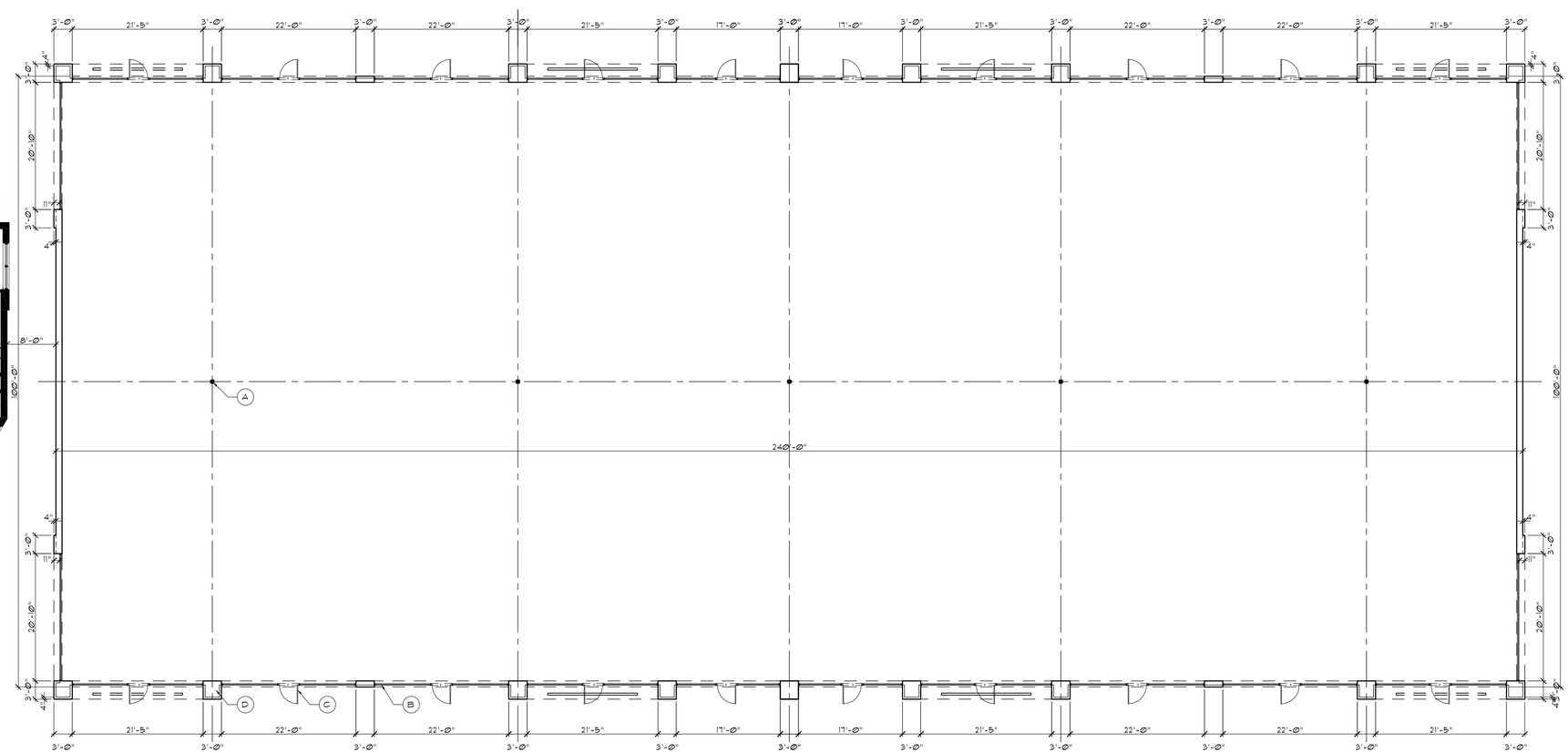
FLOOR PLAN KEYED NOTES:

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

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



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
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

ADDRESS:
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TROY, MI

JOB NO.	A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
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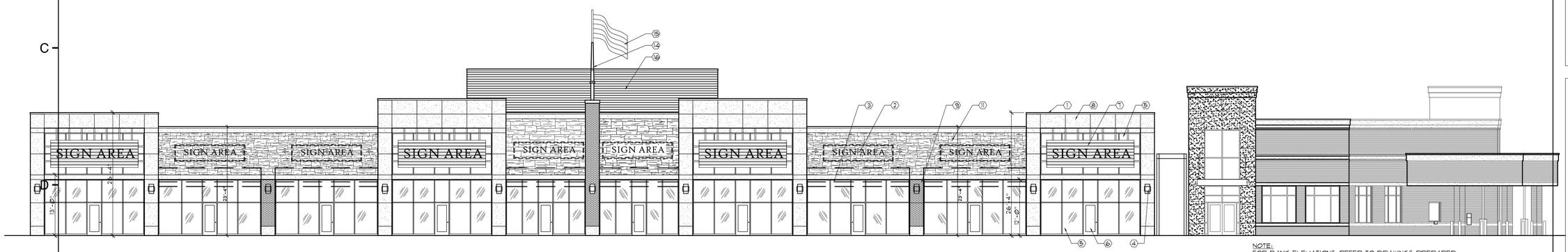
2	SITE PLAN APPROVAL	07/10/12	I.M.
3	PER CITY COMMENTS	08/06/12	I.M.

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 / A3.0.2 SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"



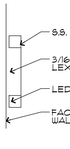
NOTE:
FOR BANK ELEVATIONS, REFER TO DRAWINGS PREPARED BY MICHAEL A. BOGGIO ASSOC. ARCHITECTS.

1 / A3.0.2 NORTH ELEVATIONS
SCALE: 3/32" = 1'-0"

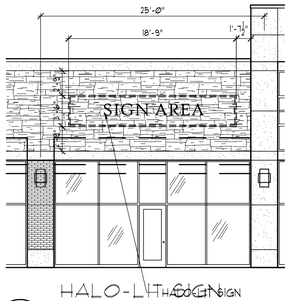
SIGNAGE NOTES:
1. THE AVERAGE HEIGHT OF SIGN LETTERS OR COMPONENTS SHALL NOT EXCEED 36" WITH NO LETTER LARGER THAN 42".

2. THE EXTREME OUTER LIMITS OF SIGH SHALL NOT EXCEED 75% OF THE STORE WIDTH.

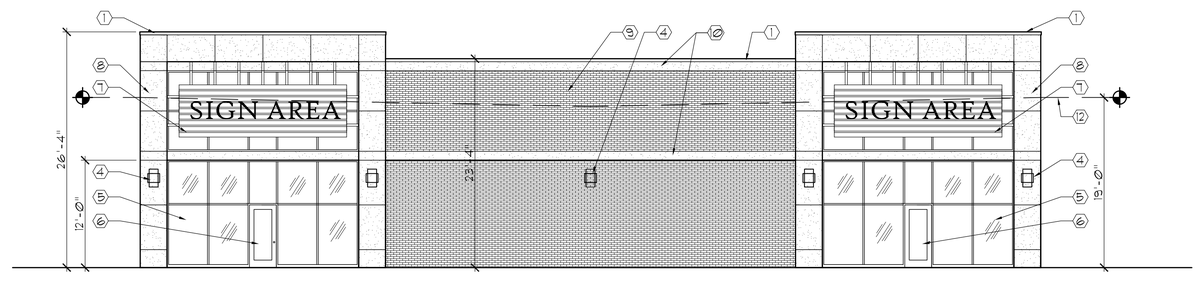
3. SIGNS TO BE HALO-LIT SIGNS.



6 / A3.0.2 HALO-LIT SIGN DETAIL
SCALE: 1/2" = 1'-0"



5 / A3.0.2 HALO-LIT SIGN ELEVATION
SCALE: 1/8" = 1'-0"



4 / A3.0.2 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
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12. ROOF LINE
13. PAINTED GALVANIZED STEEL.
14. FLAG POLE.
15. FLAG.
16. METAL PANEL.

SERRA - MARKO & ASSOCIATES
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

JOB NO. A11-1133

ISSUANCES

NO	DESCRIPTION	DATE	BY
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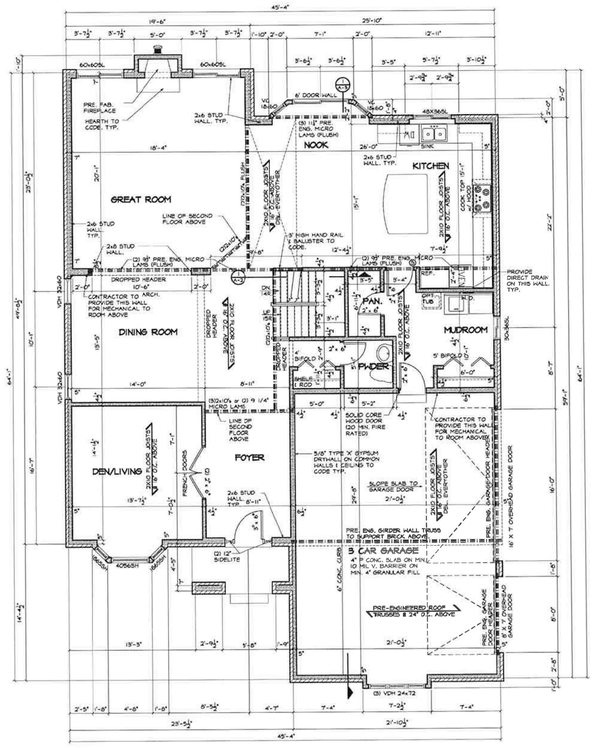
2	SITE PLAN APPROVAL	07/10/12	I.M.
3	PER CITY COMMENTS	08/06/12	I.M.

SHEET TITLE

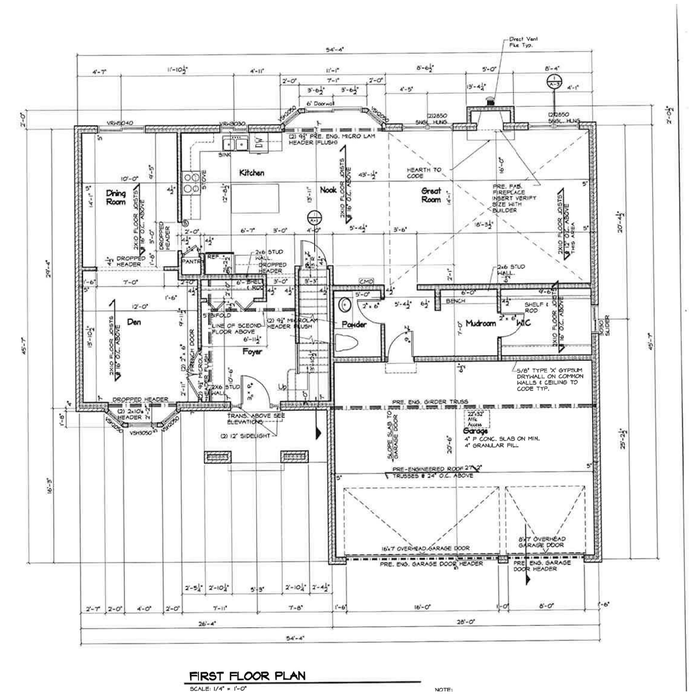
PROPOSED ELEVATIONS

DWG. NO.

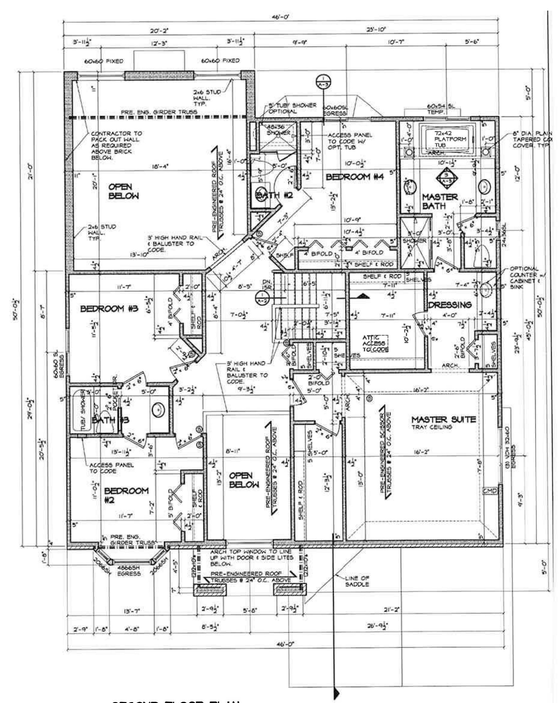
A3.0.2



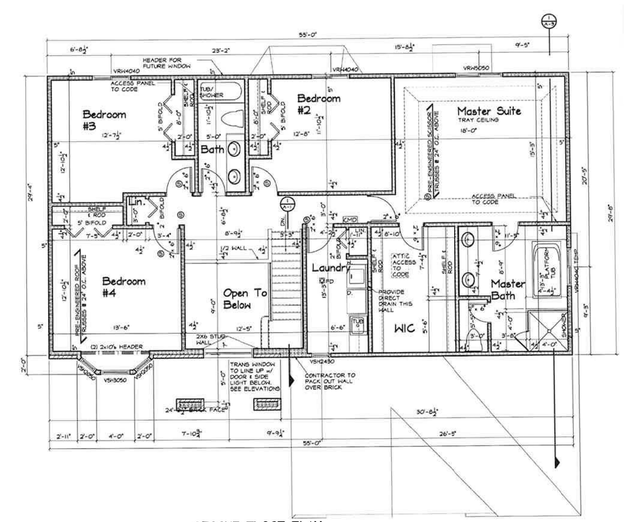
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA = 1,882 SF



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA = 1,646 SF



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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BIG BEAVER CENTER
RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

ADDRESS:
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ISSUANCES

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3	PER CITY COMMENTS	08/06/12	I.M.

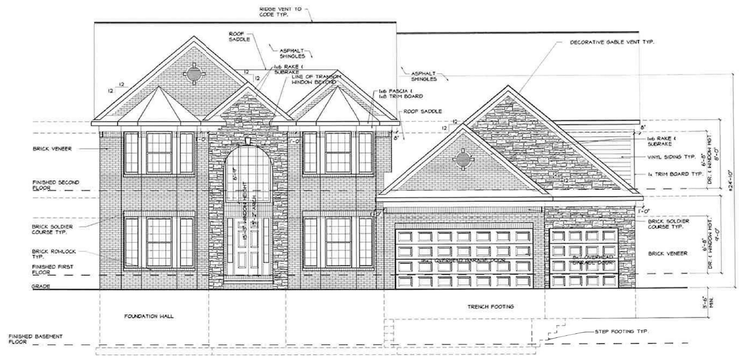
SHEET TITLE

RESIDENTIAL SAMPLE
FLOOR PLANS

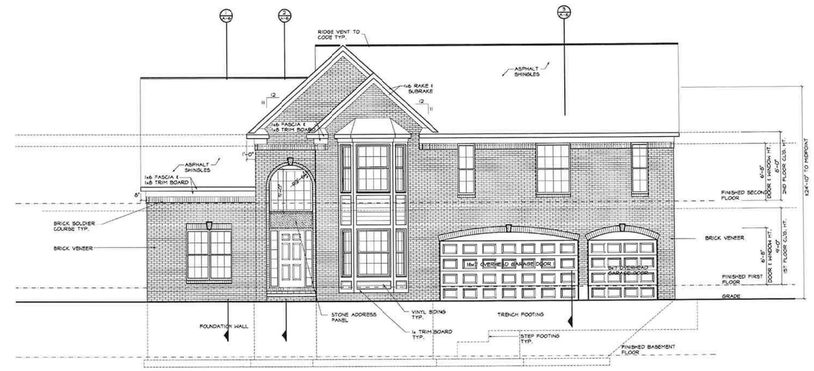
DWG. NO.

A3.0.3

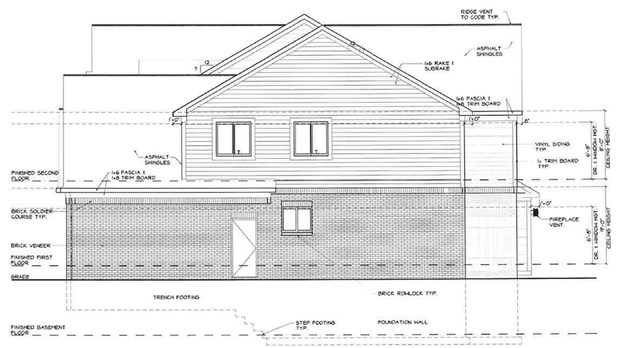
of



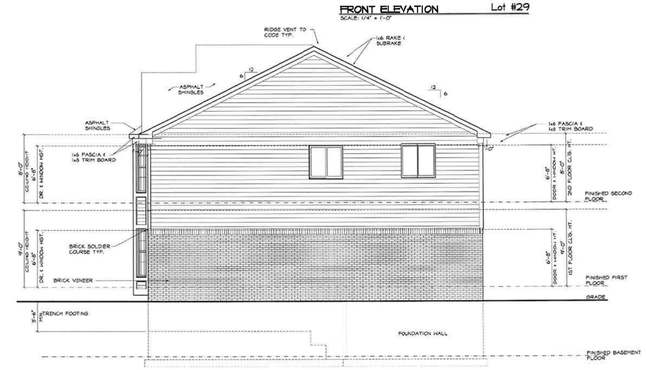
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



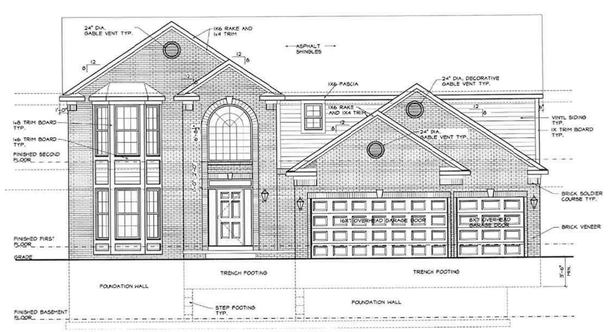
FRONT ELEVATION Lot #29
SCALE: 1/4" = 1'-0"



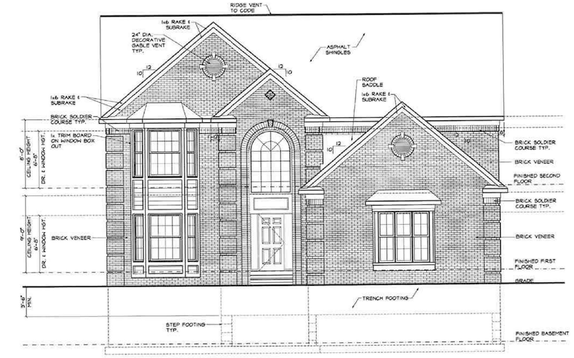
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



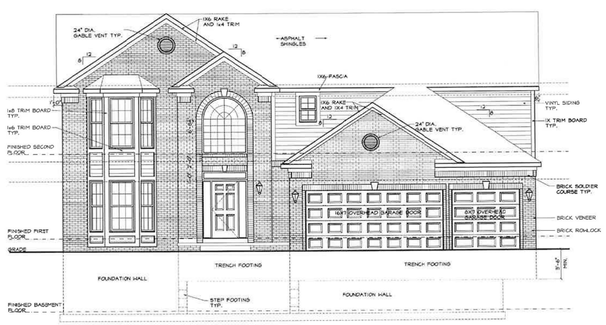
RIGHT ELEVATION Lot #29
SCALE: 1/4" = 1'-0"



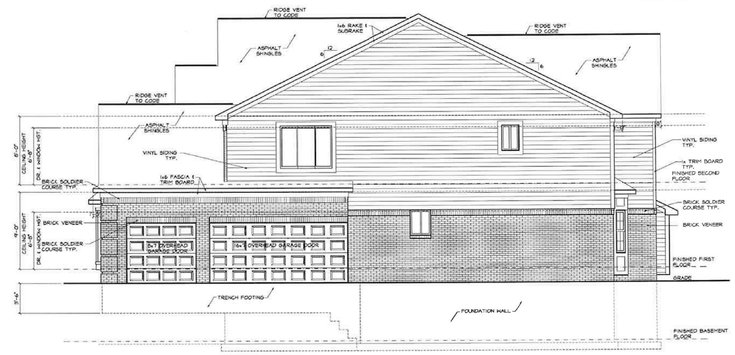
FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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

NOTE:
TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTE:
PROVIDE ROOF VENTILATION TOTAL OF 1/300 OF ROOF W/ 50% IN EAVE TYP.

NOTE:
PROVIDE FLASHING WHERE REQUIRED BY CODE TYP.

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

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
08-06-2012

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.
3	PER CITY COMMENTS	08/06/12	I.M.

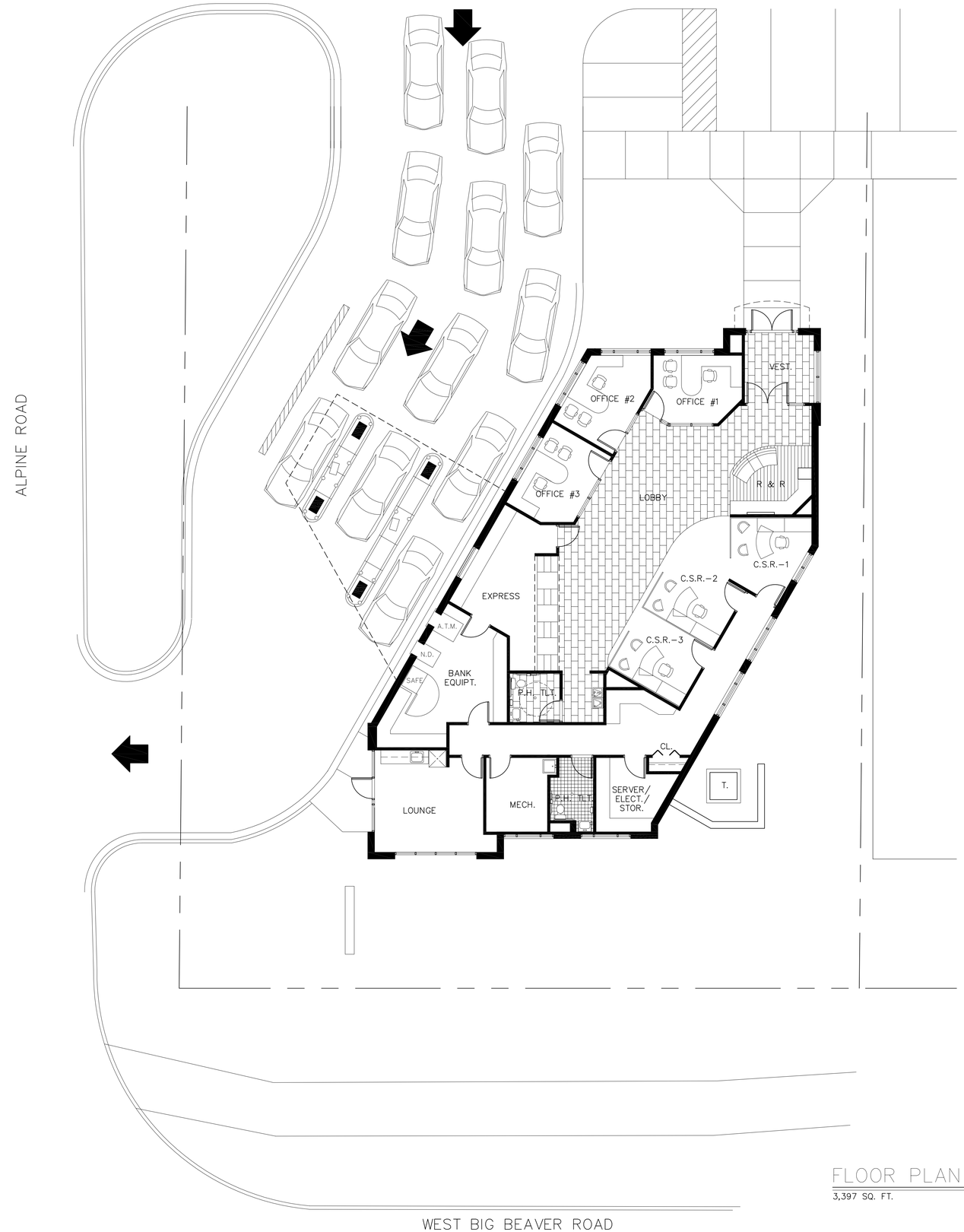
SHEET TITLE

RESIDENTIAL SAMPLE ELEVATIONS

DWG. NO.

A3.0.4

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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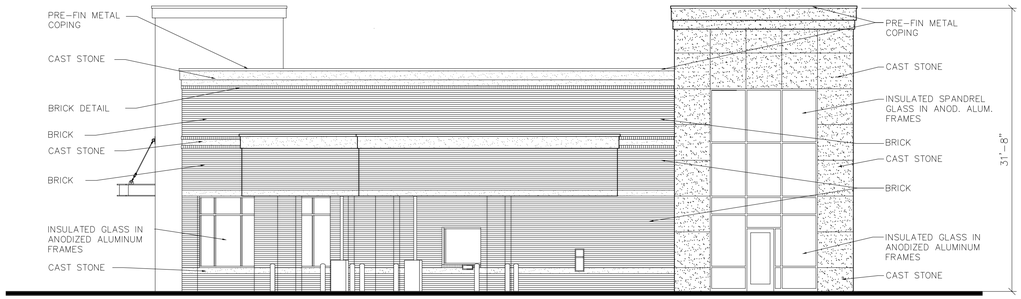
Sheet Title:
FLOOR PLAN

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

Sheet No.
A-1

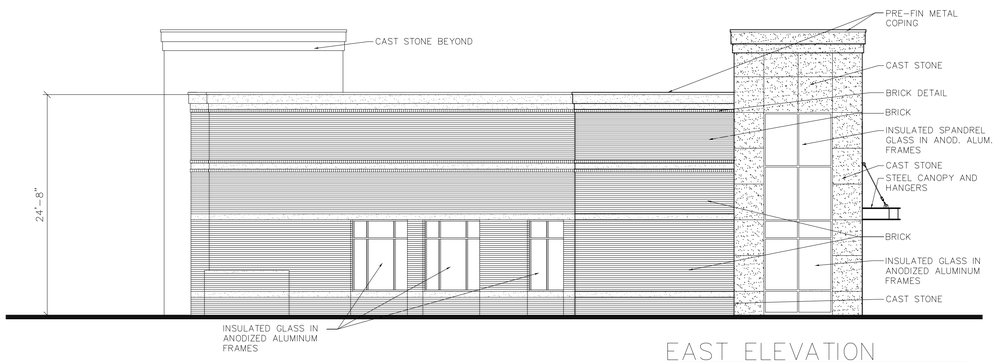


WEST ELEVATION

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