# CITY COUNCIL AGENDA ITEM

Date: September 4, 2012

To: Michael Culpepper, Interim City Manager

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

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

## Background

The applicant, AF Jonna Development, has submitted an application for a Planned Unit Development. The Monarch PUD received Final PUD Approval from City Council on December 19, 2005. The development featured two residential towers (12 stories and 23 stories tall) that included 155 condominiums and 9 live-work units, 18,000 square feet of retail, a 319-space parking structure and 52 villa townhouse units to the north. Construction never started for this project, and the property went into foreclosure. The applicant has purchased the property and proposes 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 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 attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the PUD application. The attached letter prepared by OHM, the City's Traffic Engineer, addresses traffic concerns for the proposed development.

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

The Planning Commission held a public hearing on this item on July 24, 2012. The Planning Commission recommended approval of this item on August 14, 2012.

# CITY COUNCIL AGENDA ITEM

Recommendation

The proposed project is consistent with the City of Troy Master Plan and achieves many of the goals of the Big Beaver Corridor Study. In addition, the project meets the Standards for Approval set forth in Section 11.03 of the Zoning Ordinance and is compatible with surrounding land uses and zoning districts.

City Management recommends approval of Big Beaver Center Planned Unit Development, as recommended by the Planning Commission, the Planning Consultant and the Traffic Consultant.

_____ _____

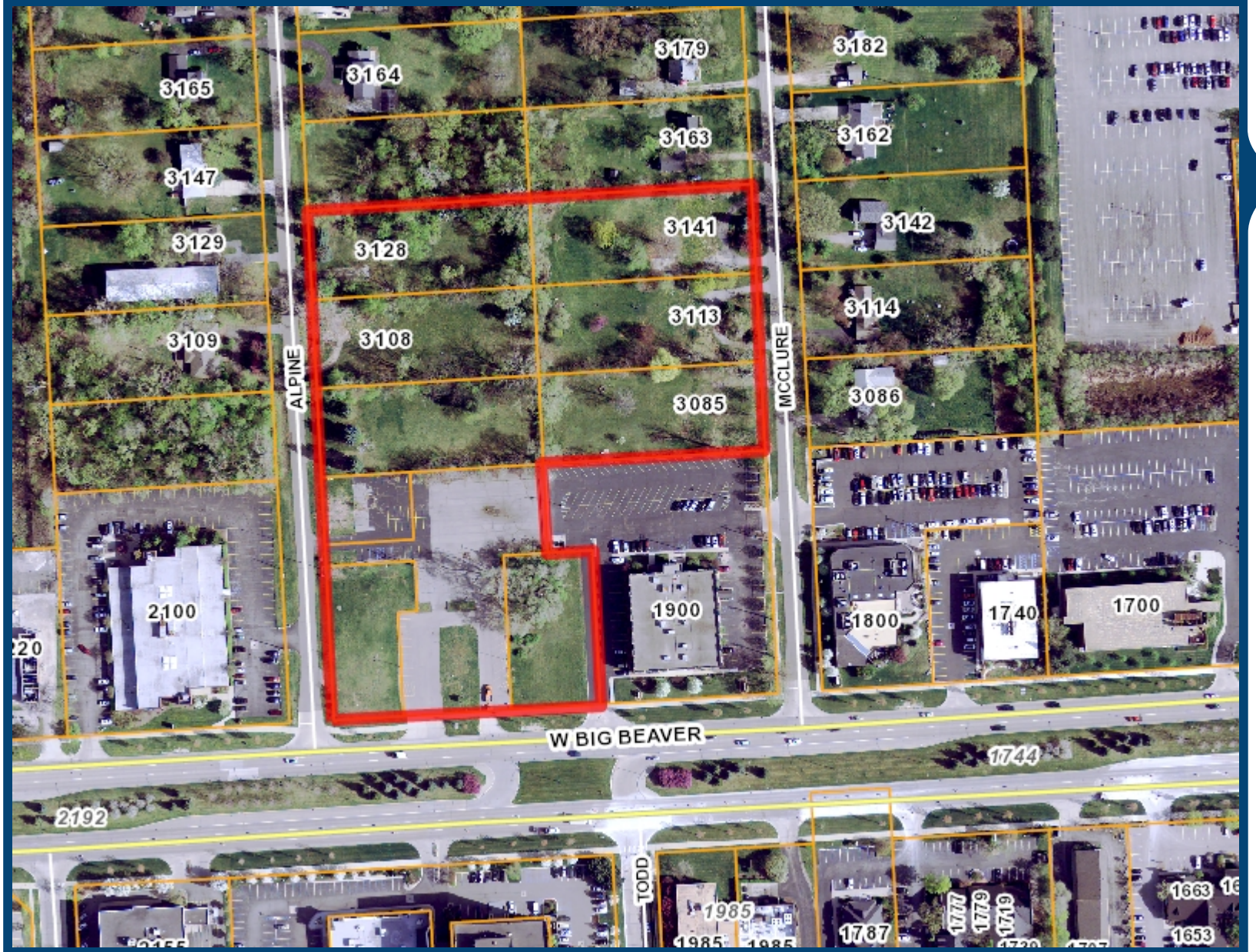
City Attorney's Review as to Form and Legality Date

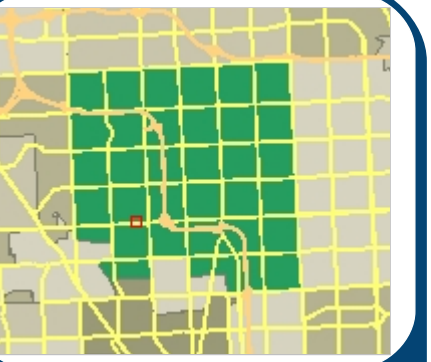
Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Letter prepared by OHM, the City's Traffic Engineer.
4. City of Troy Master Plan (excerpt)
5. Minutes from the July 24, 2012 Planning Commission Special/Study meeting (excerpt).
6. Minutes from the August 14, 2012 Planning Commission Regular meeting (excerpt)
7. Public comment (4)
8. PUD Agreement

# 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

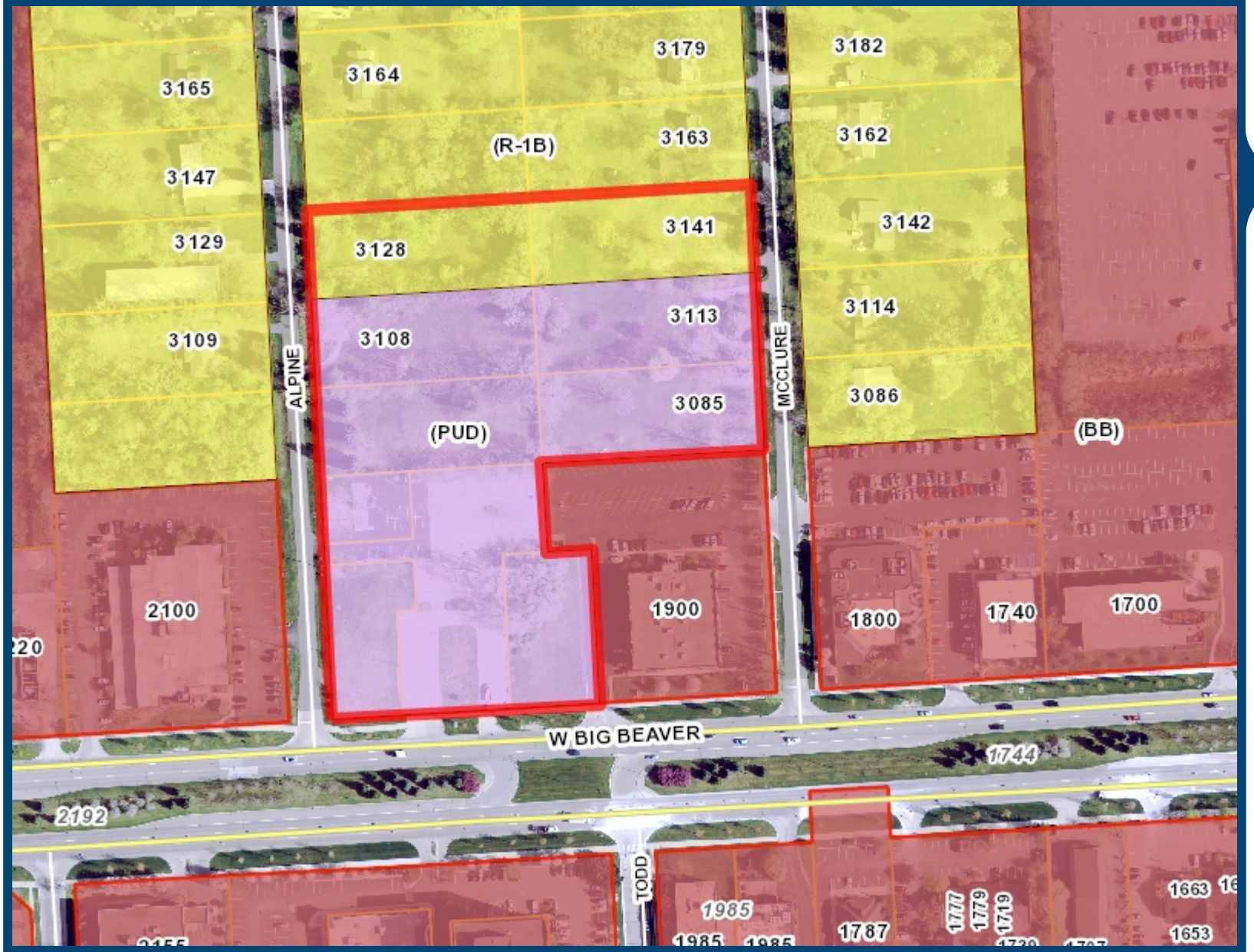
Scale 1: 2,390

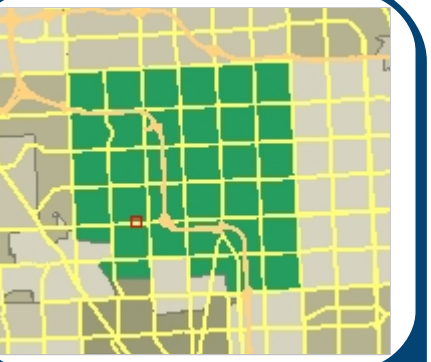
Printed: 3/8/2012

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
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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.

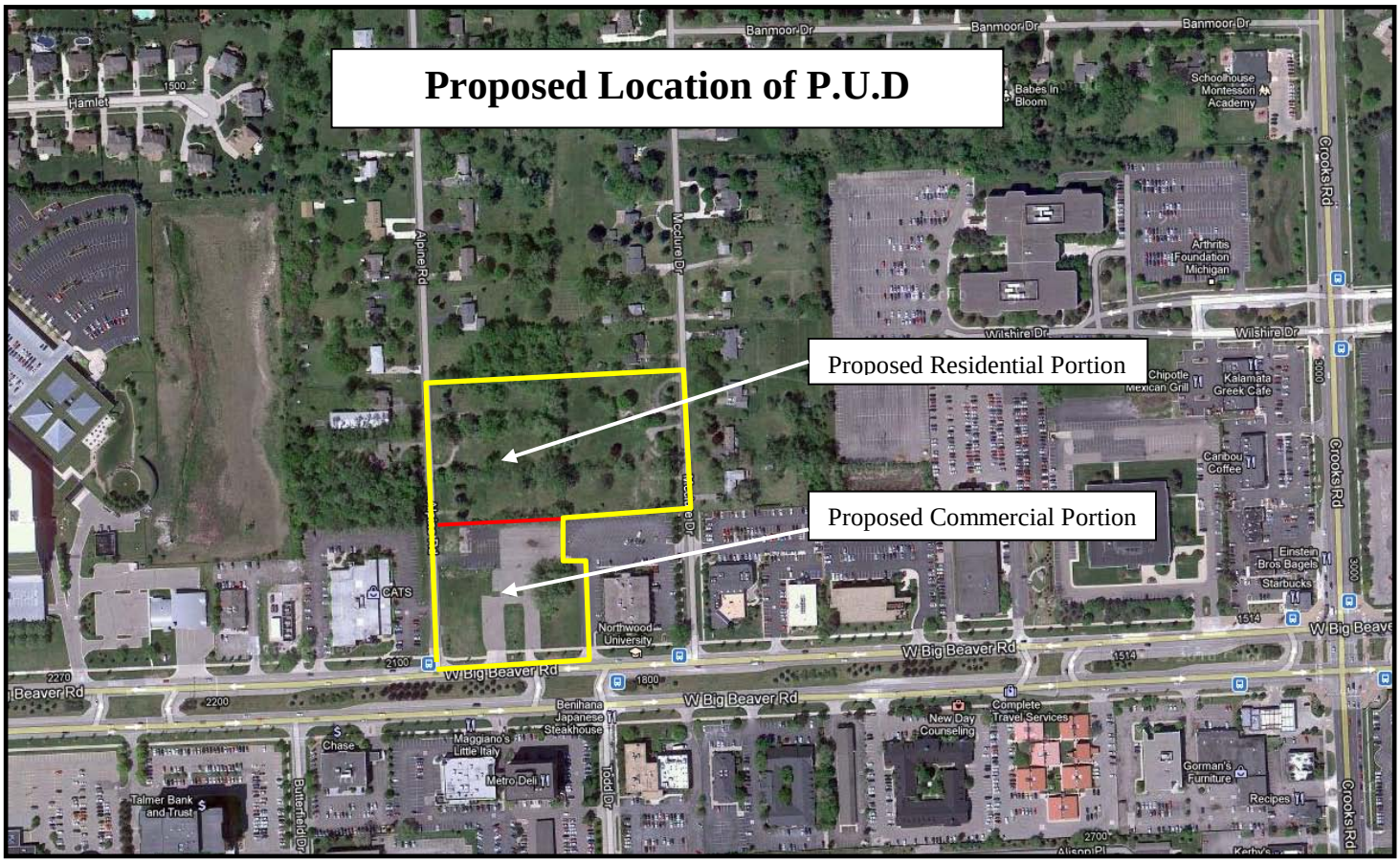
At this meeting the applicant is seeking approval of both Concept and Preliminary Planned Unit Development. Please note that if the Planning Commission recommends approval on the Concept PUD, and Preliminary PUD the matter is then forwarded to the City Council. This matter will not come back before the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



34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427
www.ohm-advisors.com

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**

## 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

Mr. Carlisle reviewed how the applicant addressed commercial and residential site plan issues since the last review. He addressed traffic issues and the City's traffic consultant's report prepared by Stephen Dearing of Orchard, Hiltz & McCliment (OHM). Mr. Carlisle reported the applicant addressed all outstanding issues with the exception of providing the required 20% site landscaping. Mr. Carlisle expressed support for the proposed project and recommended approval.

There was discussion on:
- PUD zoning with respect to future commercial uses.
- PUD development agreement.
- Landscaping requirement/deficiency in relation to urban style development.

Mr. Krent addressed concerns with the proposed access drives, curb cuts and potential traffic problems on Alpine.

The petitioner, Arkan Jonna of AF Jonna Development, 4036 Telegraph, Bloomfield Hills, was present and addressed the following:
- Underlying zoning; need for flexibility in re-leasing spaces in future.
- Hardscaping and landscaping.
- Traffic.
- Materials and building samples (on display).
- Parking in relation to restaurant usage.

***Resolution # PC-2012-08-057***
Moved by: Krent
Seconded by: Sanzica

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

**MOTION CARRIED**

Mr. Krent requested to place a substitute motion on the floor. Ms. Lancaster advised that only a member of the majority vote could place a substitute motion on the floor.

Mr. Krent stated his proposed substitute motion would incorporate the following provisions and read as follows:

> ***THEREFORE BE IT RESOLVED***, The bank branch is to be located on the east end of the Big Beaver Road property frontage for the following reasons. Its proposed location at the west end of the Big Beaver Road frontage imposes a detrimental traffic impact to the residents north of the project. Additionally, the proposed west location creates a potential traffic hazard between vehicles entering Alpine Road from Big Beaver Road and vehicles exiting the bank drive-through lanes because of the bank's exit lanes' close proximity to Big Beaver Road.
>
> ***BE IT FURTHER RESOLVED***, The access to the retail parking lot from Alpine Road and the access to Alpine Road from the retail parking lot shall be limited to one curb cut which shall be located at the northernmost end of the retail parking lot to reduce traffic congestion on Alpine Road at the Big Beaver Road intersection. This one curb cut will be a directional driveway that is curved toward Big Beaver Road making it difficult to turn north onto Alpine.

Ms. Lancaster said it appears that flipping or moving the building is a change to the design and advised that it is the discretion of the Board whether the proposed substitute motion is a re-design of the proposed site plan. She said the substitute motion, as proposed, should be open for discussion and is at the discretion of the Board whether the motion should be entertained.

Mr. Sanzica said he recognizes and sympathizes with the concerns expressed by Mr. Krent and respects his interest in the proposed application. Mr. Sanzica said he could not support the substitute motion as proposed because the City's traffic consultant's opinion is in support of the design.

Chair Tagle asked if any member of the Board would support entertaining the substitute motion as proposed by Mr. Krent.

There was no response; therefore, no motion on the table.

The minutes hereby reflect the concerns and reasons for the dissenting vote by Mr. Krent on Resolution # PC-2012-08-057.

**From:** Susan Tompkins
**To:** Planning
**Subject:** PUD 4 (Big Beaver Center Planned Unit Development)
**Date:** Monday, July 23, 2012 10:16:26 PM

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Attention Troy Planning Department,

I am writing in regard to the possible future development referred to as PUD 4 (Big Beaver Center Planned Unit Development). I am concerned about the entrances to the development and the effect on the adjoining neighborhood. If entrances and exits are allowed onto McClure and Alpine Streets, traffic will considerably increase into the residential neighborhood behind the development, Muer's Garden Farms.

Due to the entrances to the commercial buildings that are already there, traffic flows all day, through the residential neighborhood, to and from these buildings to Crooks Rd. Often, cars are speeding to get to lunch, work, or home for the day. We do not have sidewalks; consequently, children and adults must walk on the roads through the neighborhood. Our children have to walk to school through the neighborhood. When my children want to go for walks, I check the time to make sure it is not lunch hour or the end of the day when traffic is its heaviest. It is simply not desirable to add more traffic. Please consider our families and homes when planning the development.

Sincerely,
Susan Tompkins

**From:** Stephen Krason
**To:** Planning
**Subject:** Comments: PUD 004 Big Beaver Center Sec 20
**Date:** Tuesday, July 24, 2012 1:59:41 PM

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Dear Planning Commission,

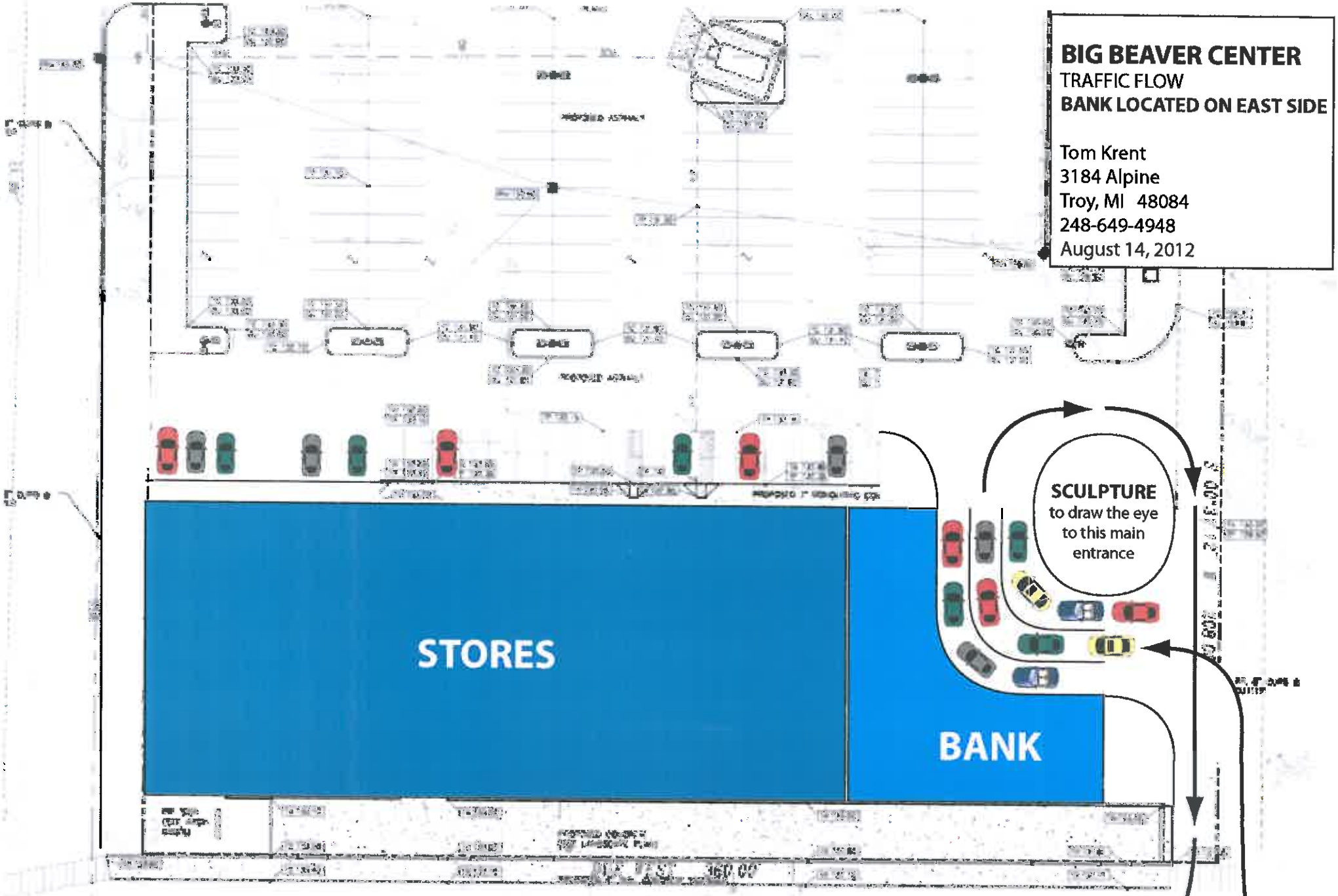
The planned development on Big Beaver between Alpine and McClure concerns me greatly. You are extending a shopping center and other development into a neighborhood that will dramatically increase the amount of traffic in a neighborhood where kids play in the street every day and walk to school in the streets as we don't have sidewalks. People will use Alpine, McClure, Muer, Boulan, and Banmoor as through streets to and from Crooks as it is much quicker than using Big Beaver due to the turn arounds. This is a very bad idea and will put our kids at risk and the increase in traffic noise is going to completely change this quiet neighborhood for the worst and will very likely degrade our property values. We moved here for the quiet and safe neighborhood for our children which it will no longer be if this goes through. We cannot put commercial interests above that of the people who live here.

We are completely opposed to having either of these residential lots (3128 Alpine, 3141 McClure) rezoned as commercial/PUD.

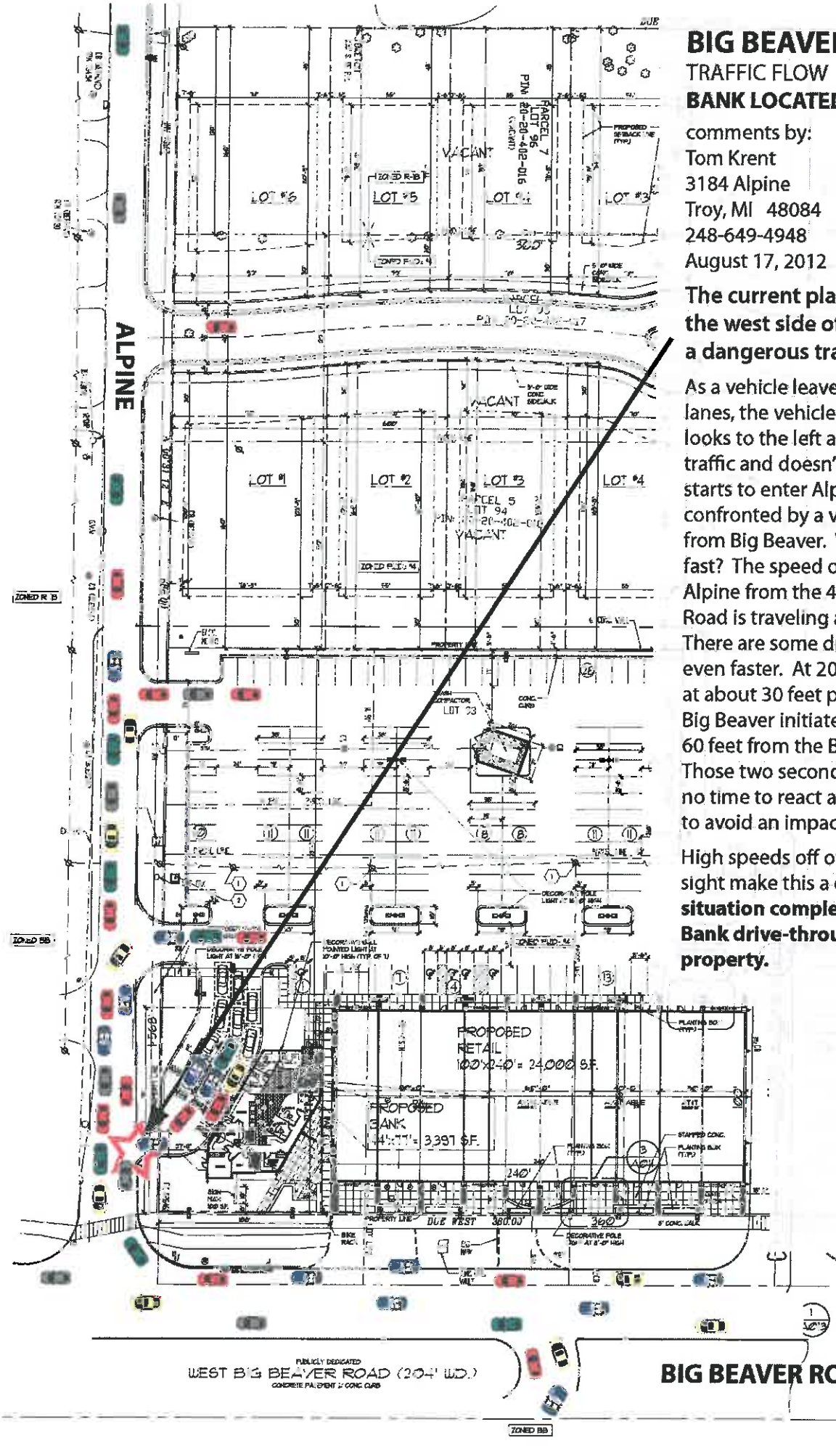
We are not opposed to development on Big Beaver at Alpine, but it should not extend into the neighborhood and should not have entrances on Alpine or McClure.

Sincerely,

Stephen and Kelly Krason
3376 Alpine




**This plan allows a driver to enter the Bank Drive-Through from Big Beaver while decelerating from 45 miles per hour without immediately crossing traffic as happens when the Bank is located on the west side of the property. Additionally, the traffic exiting the retail parking lot and Bank Drive-Through has a clear line of sight of vehicles entering the Bank Drive-Through.**




# BIG BEAVER CENTER

TRAFFIC FLOW

**BANK LOCATED ON WEST SIDE**

comments by:
Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948
August 17, 2012

**The current plan has the Bank located on the west side of the property. This creates a dangerous traffic situation.**

As a vehicle leaves the Bank drive-though lanes, the vehicle is facing west. The driver looks to the left and right for possible cross traffic and doesn't see any. The driver then starts to enter Alpine and may immediately be confronted by a vehicle turning onto Alpine from Big Beaver. Why would this happen so fast? The speed of a vehicle turning onto Alpine from the 45 m.p.h. traffic on Big Beaver Road is traveling approximately 15-20 m.p.h. There are some drivers that make that turn even faster. At 20 m.p.h., the vehicle is traveling at about 30 feet per second. When a driver on Big Beaver initiates a turn, the vehicle is about 60 feet from the Bank drive-through exit. Those two seconds give both drivers virtually no time to react and make evasive maneuvers to avoid an impact.

High speeds off of Big Beaver and a poor line of sight make this a dangerous situation. **It is a situation completely avoided by moving the Bank drive-through to the east side of the property.**

# BIG BEAVER CENTER

TRAFFIC FLOW

**BANK LOCATED ON EAST SIDE**

suggestions by:
Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948
August 17, 2012

**Having the Bank located on the east side of the property as opposed to locating it on the west side of the property eliminates a dangerous traffic situation.**

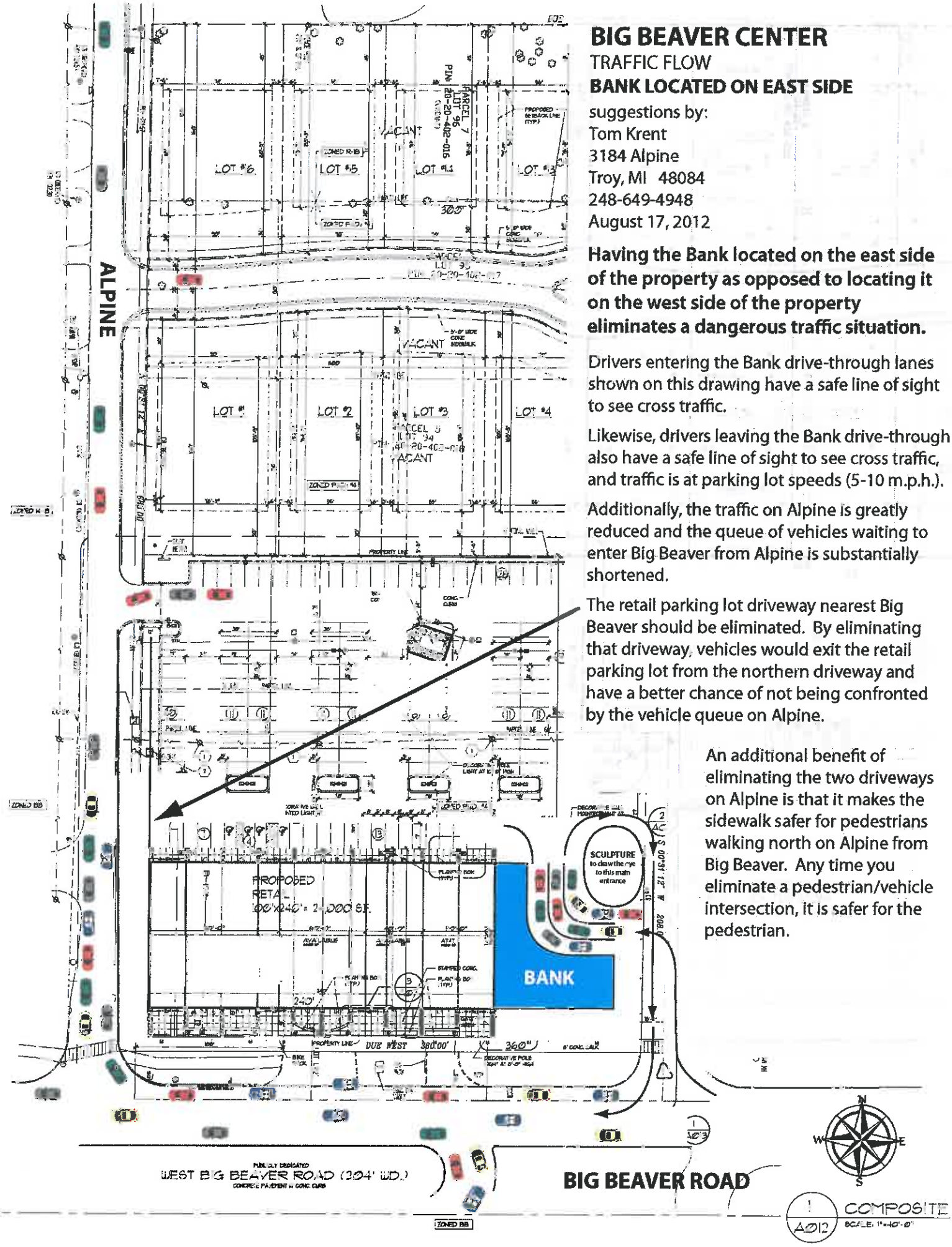
Drivers entering the Bank drive-through lanes shown on this drawing have a safe line of sight to see cross traffic.

Likewise, drivers leaving the Bank drive-through also have a safe line of sight to see cross traffic, and traffic is at parking lot speeds (5-10 m.p.h.).

Additionally, the traffic on Alpine is greatly reduced and the queue of vehicles waiting to enter Big Beaver from Alpine is substantially shortened.

The retail parking lot driveway nearest Big Beaver should be eliminated. By eliminating that driveway, vehicles would exit the retail parking lot from the northern driveway and have a better chance of not being confronted by the vehicle queue on Alpine.

An additional benefit of eliminating the two driveways on Alpine is that it makes the sidewalk safer for pedestrians walking north on Alpine from Big Beaver. Any time you eliminate a pedestrian/vehicle intersection, it is safer for the pedestrian.



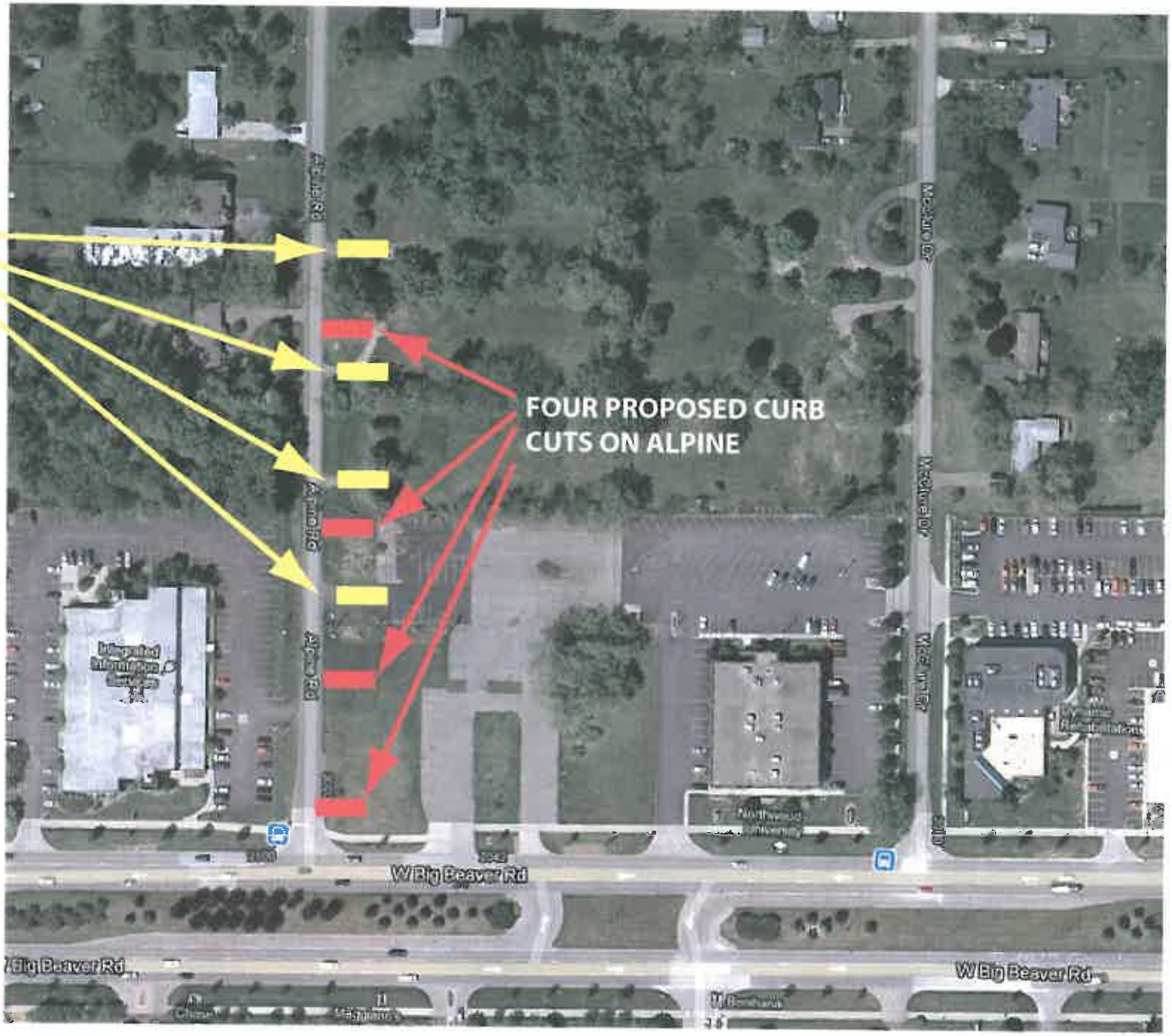
I have provided this map showing the existing project area for the Big Beaver Center and comparing the existing curb cuts now on Alpine from the property in yellow and the proposed curb cuts by AF Jonna Development in red.

## FOUR EXISTING CURB CUTS ON ALPINE

In a letter dated July 26, 2012, from Stephen B. Dearing, PE, PTOE, Manager of Traffic Engineering Services, Orchard, Hiltz & McCliment, Inc. to William Huotari, PE, Deputy City Engineer, City of Troy, Mr. Dearing states the following.

"There are currently four drives to Alpine Rd., one for the office/retail portion of the site and three from 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."

**What Mr. Dearing states is not exactly true. If not examined carefully, one may think that the four existing driveways onto Alpine are just being "retained". They will not be retained. Instead, four new curb cuts will be created. To make this clear, the three single family home driveways and the one business driveway from a prior print shop that operated from a former single family ranch house are vastly different from what is proposed by this development. The proposed curb cuts will provide access to Alpine from a new street with 16 houses, a parking lot for 6 retail stores and a bank, and three exiting lanes from the bank's drive-through tellers.**




BIG BEAVER CENTER
CURB CUTS ON ALPINE

submitted by: Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948

Note:
The term "curb cuts" refers to driveways and street intersections.

date drawn: August 14, 2012

| | |
|---|---|
| **From:** | Brent Savidant |
| **To:** | Kathy Czarnecki |
| **Subject:** | Fwd: FW: Alpine Rd. and Big Beaver |
| **Date:** | Wednesday, September 05, 2012 7:38:59 PM |

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Needs to be added to memo with other public comment

*Sent from my Verizon Wireless 4G LTE DROID*

-------- Original Message --------
Subject: FW: Alpine Rd. and Big Beaver
From: Mark F Miller <MillerMF@troymi.gov>
To: Brent Savidant <SavidantB@troymi.gov>
CC:

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**From:** Cynthia A Stewart
**Sent:** Wednesday, September 05, 2012 7:26 AM
**To:** Dane Slater (djlkslater@aol.com); Dave Henderson (davehenderson@wideopenwest.com); Doug Tietz; Janice Daniels (janice.daniels@troymi.gov); Jim Cambell (jkcampbell@comcast.net); Lori G Bluhm; Maureen McGinnis (mmcginnis@dmcginnis.com); Mike Culpepper; wade.fleming@proforma.com
**Cc:** Mark F Miller
**Subject:** FW: Alpine Rd. and Big Beaver

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**From:** Chad O'Kulich [mailto:COKulich@cranbrook.edu]
**Sent:** Tuesday, September 04, 2012 10:02 PM
**To:** undisclosed-recipients
**Subject:** Alpine Rd. and Big Beaver

Dear City Council,

Please don't permit the traffic flow onto Alpine Rd. from the Big Beaver Center. We are very concerned about the safety for all of the children in our neighborhood. I ask you to imagine that you were living in our neighborhood and this was happening to you. Wouldn't you try and put a stop to it? Would you want the increased traffic around your children?

Respectfully,

***Chad O'Kulich***

**1805 Boulan Dr.**
**Troy, MI**

**BIG BEAVER CENTER**

**STATE OF MICHIGAN**

**COUNTY OF OAKLAND**

**CITY OF TROY**

# DEVELOPMENT AGREEMENT FOR "BIG BEAVER CENTER" PLANNED UNIT DEVELOPMENT

This Development Agreement ("Agreement") dated _____, 2012 is entered into by and between Big Beaver Center, LLC, a Michigan limited liability company, whose address is c/o AF Jonna Development, LLC, 4036 Telegraph Road, Suite 201, Bloomfield Hills, Michigan 48302 ("Developer"), and the **City of Troy,** a Michigan municipal corporation, having its principal offices at 500 W. Big Beaver Road, Troy, Michigan 48084 ("City").

## R E C I T A L S:

A. Developer is the owner of certain real property located in the City of Troy, Oakland County, Michigan, containing approximately 7.5 acres, located on the north side of Big Beaver between Alpine Road and McClure Road, which is more particularly described in **Exhibit A** hereto (the "Property").

B. The Property was previously owned by Big Beaver Alpine, LLC, a Michigan limited liability company, which, with Big Beaver Office, LLC, a Michigan limited liability company, applied to the City for approval of a Planned Unit Development and on December 19, 2005 a Resolution was passed by Troy City Council approving the Development Agreement for Monarch Private Residences and rezoning a portion of the property to Planned Unit Development (the "Monarch PUD"). The Development

Agreement and Resolution was executed and recorded in Liber 38068, Page 761, Oakland County Records on May 31, 2006;

C. The Monarch Private Residences Project and Development contemplated to be constructed pursuant to the Monarch Planned Unit Development Agreement (the "Monarch Project") never occurred and the Monarch PUD was abandoned and all agreements related to said Monarch PUD, including the Development Agreement recorded in Liber 38068, Page 761, Oakland County Records were rescinded by resolution of Troy City Council on September 10, 2012; however, the Troy City Council resolution continues the zoning of the Property as PUD;

D. The Developer has acquired title to the Property, a portion of which was previously encumbered by the Monarch PUD. That portion of the Property which was not part of the Monarch PUD is described on the attached **Exhibit B** and is hereinafter referred to as the "Additional Property."

E. The Additional Property is included in Developer's application for PUD. Developer PUD Agreement includes a rezoning of the Additional Property to PUD (hereinafter reference to "Property" shall include the Additional Property described in **Exhibit B**).

F. The Developer filed an application and has petitioned for a new PUD in order to develop a mixed use project consisting of commercial uses on approximately 2.5 acres of the Property (hereinafter the "Commercial Portion"), more particularly described on the attached **Exhibit C** and the remaining five acre portion described on **Exhibit D** to be developed for residential uses (the "Residential Portion"). The Commercial Portion and the Residential Portion are collectively the "Project" or the "Big Beaver Center PUD";

G. The Developer has agreed to undertake construction of the various public roads and public and private utility improvements necessary for the Project. Developer agrees to construct the Development in two phases, both of which are set forth on **Exhibit E** attached hereto (the "Land Development Plan"). The City Council of the City has issued preliminary plan approval for the rezoning of the Property in accordance with this PUD as required by the City's Zoning Ordinance;

H. In connection with the grant of rezoning of the Property to PUD, Chapter 39, Section 11.06 E. of the City's Zoning Ordinance requires the execution of a Planned Unit Development Agreement which incorporates the Concept Development Plan, including a summary description of the nature and character of the proposed development; a statement of the conditions upon which the Concept Development Plan Approval by the City Council is based; a summary of public improvements and financial guarantees to complete those improvements; and other documents enumerated as PUD Documents, and which requires Concept Development Plan Approval by City Council as part of the grant of rezoning of the Property to PUD. However, Developer chose to present a the Concept Development Plan as a Preliminary Development Plan pursuant to Chapter 39, Section 11.07 which was approved by the Planning

Commission on August 14, 2012. As part of PUD plan approval, Developer has offered and agreed to make the improvements and to proceed with the undertakings described in the PUD Documents which Developer and the City agree were necessary and roughly proportional to the burden imposed in order to (i) ensure that the public services and facilities affected by the Project will be capable of accommodating increased services and facility loads caused by the Project, (ii) protect the natural environment and conserve natural resources, (iii) ensure compatibility with adjacent uses of land, (iv) promote use of the Property in an economically desirable manner and (v) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et. seq*. and Chapter 39, Article 11 of the City of Troy Zoning Ordinance.

I. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, once City Council has granted rezoning to Big Beaver Center Planned Unit Development and approved this Agreement and the Concept Development Plan, including final site plans, landscaping plans and the other PUD Documents, this Agreement is effective on the date the City's Zoning Ordinance is amended to grant rezoning of the Property to PUD (the "Effective Date") and to be binding upon the City, the Developer, and their successors and assigns.

NOW, THEREFORE, as an integral part of the grant of the rezoning of the Property to Big Beaver Center Planned Unit Development, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

## ARTICLE I

## GENERAL TERMS

1.1 This Agreement, incorporates all PUD Documents, and shall run with the land. Reference in this Agreement or any PUD Documents to "Developer" shall include Developer's respective successors and assigns. Any reference to condominium communities, individual unit owners or the associations referenced therein, shall include their successors and assigns. It is the intent of the City and Developer to put all future owners of the Property or parties in interest on notice of the rights, obligations and restrictions contained herein by recording this Agreement with the Oakland County Register of Deeds. The terms and conditions of this Agreement shall be considered "Deed Restrictions" for any successors or assigns of the Property, and shall be incorporated by reference in any master deed or other restrictions created in connection with the development and/or use of the Property.

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

A. Chapter 39, Article 11 of the City's Zoning Ordinance, and amendments, if any.

B. The Big Beaver Center Planned Unit Development Concept Development Plan/Preliminary Development Plan Application, submitted by Developer to the Planning Department on March 8, 2012. Information included in the Concept Development Plan/Preliminary Development Plan Application includes but is not limited to the following:

1. GENERAL:

a. G0.1.0 Cover sheet (prepared by Serra-Marko & Associates and dated 8-6-2012)
b. G0.0.1 Zoning Analysis (prepared by Serra-Marko & Associates and dated 8-6-2012)
c. G0.0.2 Residential Zoning Analysis (prepared by Serra-Marko & Associates and dated 8-6-2012)
d. C-1 Preliminary Paving & Grading Plan (prepared by Orman Engineering and dated 8-6-2012)
e. C-2 Preliminary Paving & Grading Plan (prepared by Orman Engineering and dated 7-29-2012)

2. LANDSCAPE:

a. LS-1 Landscape Plan (prepared by Calvin Hall & Associates and dated 8-2-2012)
b. LS-2 Landscape Plan – Single Family (prepared by Calvin Hall & Associates and dated 8-2-2012)
c. LS-3 Plant Material List, Planting Details & Notes (prepared by Calvin Hall & Associates and dated 8-2-2012)

3. ARCHITECTURAL AND SITE PLAN:

a. A0.1.1 Existing/Demo Site Plan (prepared by Serra-Marko & Associates and dated 8-6-2012)
b. A0.1.2 Composite Site Plan (prepared by Serra-Marko & Associates and dated 8-6-2012)
c. A0.1.3 Proposed Site Plan (prepared by Serra-Marko & Associates and dated 8-6-2012)
d. A3.0.1 Proposed Floor Plan & Front Elevation (prepared by Serra-Marko & Associates and dated 8-6-2012)
e. A3.0.2 Proposed Elevations (prepared by Serra-Marko & Associates and dated 8-6-2012)
f. A3.0.3 Residential Sample Floor Plans (prepared by Serra-Marko & Associates and dated 8-6-2012)
g. A3.0.4 Residential Sample Elevations (prepared by Serra-Marko &

Associates and dated 8-6-2012)

h. A-1 Bank Floor Plan (prepared by Michael A. Boggio Assoc. Architects and dated 7-10-2012)

i. A-2 Bank Elevations (prepared by Michael A. Boggio Assoc. Architects and dated 7-10-2012)

4. LIGHTING:

a. A0.3.1 Photometric Plan (prepared by Serra-Marko & Associates and dated 8-6-2-12)

b. A0.3.2 Photometric Schedules & Cut Sheets (prepared by Serra-Marko & Associates and dated 8-6-2012)

c. C9307-DWG01 Lighting Specifications (prepared by Philips HADCO and dated 02-17-2012)

d. C9307-DWG02 Lighting Specifications (prepared by Philips HADCO and dated 02-20-2012)

e. C9307-DWG03 Lighting Specifications (prepared by Philips HADCO and dated 02-20-2012)

C. Signage: All signs shall comply with the requirements for "B" uses in Chapter 85-Signs of the Troy Code of Ordinances. Exception: Developer shall be permitted for one additional pedestrian-scaled projecting sign per business shall be permitted. Such sign shall be designed to attract and inform pedestrians. No such projecting sign shall exceed 12 square feet per sign fact. The location of all ground signs shall be subject to review and approval by the City Engineer.

D. Any and all conditions of the approval of the City Council pertaining to the Big Beaver Center Planned Unit Development Concept Development/Preliminary Development Plan as specifically reflected in the resolution of the official minutes of the meeting at which such approval is granted.

E. An Affidavit of Property Ownership to be recorded with the Oakland County Register of Deeds prior to commencement of construction and prior to the sale or lease of any portion of the Project, containing the legal description of the entire Property, specifying the date of Concept Development/Preliminary Development Plan approval and rezoning of the Planned Unit Development by City Council, and declaring that all future development of the Property has been authorized, restricted and required to be carried out in accordance with this Agreement and the Ordinance amendment granting rezoning to Big Beaver Center Planned Unit Development.

F. The drive-through shown in the Composite Site Plan for the

Commercial Phase is hereby expressly approved and Developer shall not be required to separately seek a special use approval or permit for the same.

G. Developer shall have the right hereunder to modify the interior floor plans for the Commercial Phase without the City's consent (but subject to compliance with all other applicable City ordinances), so long as the exterior elevations for the improvements in the Commercial Phase do not change. Further, all side setbacks established for the Commercial Phase set forth in the PUD Documents shall only apply to the east and west boundary of the Commercial Phase and not to any interior boundaries created between two or more parcels created due to a transfer of ownership of a portion of the Commercial Phase.

H. The proposed floor plan and elevations for the Residential Phase referenced above are merely guidelines for the residential structures to be constructed therein. The Developer of the Residential Phase shall have the right to modify the Floor Plans and Elevations of the residential structures, provided that in all events the following minimum requirements are satisfied: (i) all residential structures shall be two story structures with 90% of the front façade (excluding doors and windows) being brick; (ii) the six feet of the side elevations which are not otherwise windows or garage doors shall be brick; (iii) minimum floor area for each structure shall be 3,000 square feet; (iv) any deviations from the referenced residential criteria may be approved by the City of Troy Building Department administratively.

1.3 Troy City Council Resolution #CC-2012-09-_____and this Big Beaver Center Planned Unit Development Agreement shall be considered an amendment to the Zoning Ordinance and the Zoning Map, reclassifying the zoning of the Property, which was not previously rezoned to PUD under the now abandoned Monarch PUD, to PUD and constitutes the land use authorization for the Property, and all use and improvement of the Property shall be in substantial conformity with such Ordinance and the PUD Documents referenced herein. Uses permitted in the Commercial Phase are all uses permitted in the "BB Big Beaver District" for Street Type A, Site Type A as set out in Chapter 39 of the Troy Zoning ordinance.

## ARTICLE II

## DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

2.1 The Preliminary Development Plan (PDP) application submitted per the requirements of Section 11.07 of Chapter 39, Article 11 of the City's Zoning

Ordinance, shall meet and conform to the criteria of the Concept Development/Preliminary Development Plan. The Final Development Plan application submitted per the requirements of Section 11.08 of Chapter 39, Article 11 of the City's Zoning Ordinance, shall meet and conform to the criteria of the Concept Development Preliminary Development Plan.

2.2 Developer shall have the right to develop the Property in accordance with the PUD Documents as per Chapter 39, Article 11 of the City's Zoning Ordinance. Any changes to the Plan shall be approved in accordance with the PUD Documents and the City's Zoning Ordinance.

2.3 The Project may be developed in two phases. The phases may proceed simultaneously and otherwise overlap. The first phase ("Commercial Phase") shall consist of 3,397 square foot freestanding drive-through bank and a 24,000 square foot commercial building. The second phase ("Residential Phase") shall be 16 detached single family residential lots. Both the Commercial Phase and the Residential Phase are shown on Sheet AO.1.2 - Composite Site Plan.

2.4 List of Conditions Offered in Exchange for PUD Consideration. As part of the PUD approval and as conditions of said approval and to satisfy the PUD zoning standards, Developer shall: (a) undertake the Commercial Phase undertaking shown on **Exhibit F** during the development of the Commercial Phase; (b) undertake the Residential Phase undertaking shown on **Exhibit G** during the development of the Residential Phase. The public benefit provided by Developer shall, in addition to the items set forth above, include the elimination of existing blight by redevelopment of the Property with desirable and compatible land uses that provide a logical transition with the surrounding properties, and the creation of an attractive gateway to the City of Troy.

2.5 If the Developer should determine to sell or lease parts of the Residential Phase in the form of a condominium, Developer shall submit to the Troy City Attorney the proposed Master Deed and Bylaws for the Project (collectively the "Master Deed") for review and approval. If the Master Deed satisfies the requirements of this Development Agreement and other applicable City ordinances then approval shall not be unreasonably withheld. The Master Deed shall acknowledge that each unit owner and the Condominium Association (the "Association") identified therein will be bound by the terms and provisions of this Agreement. The Master Deed shall comply with all statutes of the State of Michigan and City Ordinances and be recorded with the Oakland County Register of Deeds after the Effective Date of the amendment of the Zoning Ordinance to rezone the Property to PUD.

2.6 The Master Deed, if adopted, shall obligate the Association to maintain the general common elements of the Residential Phase, to the extent included in and as more particularly set forth in the Master Deed, in good working order and appearance, including, without limitation, storm water drainage and retention facilities, private roadways, landscaping, parking areas, sidewalks, water features, common structures and facilities, and common areas or elements. In addition, the Master Deed shall provide that the Residential Phase is controlled by the PUD Documents. The Master

Deed shall also contain provisions for the performance of Developer's maintenance obligations under this Agreement and the PUD Documents. No portion of the Commercial Phase shall be required to be part of or subject to the Master Deed or otherwise be part of the Association created thereby.

2.7 Each unit owner of any portion of the Residential Phase shall be a member of the Association, as applicable, at all times during the term of ownership and, and subject to the assessments of the Association. The Association shall be authorized to perform the functions and duties delegated and assigned under the Master Deed.

2.8 The Master Deed shall prohibit exterior modification of the units within the Residential Phase which are in conflict with the PUD Documents.

2.9 Developer shall have the right to separate ownership of the Commercial Phase in two or more owners and in connection therewith, create a Reciprocal Easement and Maintenance Agreement ("REMA") for the improvements located within several portions of the Commercial Phase which obligates the owners and/or occupants of the improvements within the Commercial Phase to maintain the general common elements of the Commercial Phase, to the extent included in and as more particularly set forth in the Reciprocal Easement Agreement, in good working order and appearance, including, without limitation, storm water drainage and retention facilities, private roadways, landscaping, parking areas, sidewalks, water features, common structures and facilities, and common areas or elements.

2.10 Until such time as an association is formed for the Residential Phase or the Developer's responsibilities are otherwise formally transferred for the Commercial Phase or any part thereof pursuant to the REMA, Developer shall maintain all common areas, storm water drainage and retention facilities, landscaped areas, parking areas and sidewalks in the Project in good working order and appearance. Developer may establish an Association or Associations to assume the maintenance obligations set forth in this Article II, this Planned Unit Development Agreement and otherwise, in which event the Association or Associations shall succeed to the Developer's obligations for those portions of the Property defined in the instrument establishing each Association, and Developer shall be relieved of all obligation and liability with respect thereto. The Developer expressly has the right to form separate associations to perform such maintenance obligations for the Residential Phase and the Commercial Phase.

2.11 Developer, or any successor Association or Associations or obligated party, shall maintain the landscaping and related improvements located within a Phase of the Project in a neat an orderly appearance, substantially free from refuse and debris and, shall promptly replace any dead or dying plants and shrubs. If the weather does not allow for immediate removal and replacement, then it shall be done as soon as possible, but in no event shall it be longer than the end of the current planting season.

2.12 Developer shall comply with the City Code and Ordinances, make any necessary application for permits and obtain any necessary permits for the use of temporary sales trailers and/or sale and advertising signs.

## ARTICLE III

## PUBLIC IMPROVEMENTS

3.1 Water and Sanitary Sewer Systems. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems, including any required water hydrants. Such improvements shall be designed and constructed in accordance with the Final Development Plan, approved engineering construction plans and all applicable City, County and State standards, codes, regulations, ordinances and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions and easements to reach the area to be served, shall be provided by and at the sole expense of the Developer shall be completed, approved and dedicated to (as required by the City in its discretion) the City to the extent necessary to fully service all proposed and existing facilities, structures and uses in the Project. Except as provided in Section 4.4 below, all water and sanitary system improvements required for a particular Phase shall be completed before construction of said Phase of the development and shall be completed, approved and dedicated to and accepted by the City, to the extent necessary to fully service all proposed and existing facilities, structures and uses, within the Phase of the Development to be served thereby, prior to issuance of any building permits as more fully described in Section 4.4 below. The water and sanitary sewer improvements within and for a particular Phase must be completed such that such Phase shall, upon completion and dedication of such improvements, be fully sufficient to provide the required capacity for water and sewer services to such Phase according to the applicable laws, ordinances, codes, regulations and standards at the time of construction of each such Phase. With respect to each Phase of the Development, the Developer shall post security in the form of cash or check or certificate of deposit, irrevocable letter of credit (issued by an institution doing business in Oakland County) or a performance bond (the "Security"), as specified in a separate agreement approved by the City. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction of the water and sanitary sewer systems plus 10% refundable cash deposit. The Agreement shall also authorize the City, at its option, to complete these improvements as required by the City Engineer, if Developer fails to complete the water and sanitary sewer improvements in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. In such case, building permits for the applicable phase of the development to be served by the water and sanitary sewer improvements in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion. The water and sanitary sewer improvements shall be completed and approved prior to issuance of any certificates of occupancy for the last building within the Phase of that development. At the Developer's request, but not more frequently than once a month, the Security may be reduced by the same percentage as the percentage of completion of the water and sanitary sewer improvements as determined by the City's engineer in the exercise of reasonable discretion. The balance of any Security shall be returned to Developer within thirty (30) days following the determination of the City that the water and sanitary

sewer improvements have been completed per the approved engineering plans. A minimum of ten (10) percent of the security shall be maintained by the City until such time as final approval has been issued for all improvements required for a particular Phase.

3.2 Storm Water Drainage. The Developer, at its sole expense, shall construct and maintain a storm water and retention system for each Phase, which system shall include the improvements provided in this Agreement, and shall be installed in accordance with the PUD Documents, the approved engineering construction plans and all applicable ordinances, laws, codes, standards and regulations. All drainage improvements necessary for each Phase of the Project shall be completed and approved prior to issuance of any Certificate of Occupancy for any structure for any Phase. During the development of the Project, the Developer shall be obligated to maintain any than existing storm drainage and retention system and facilities in a fully operational condition. Upon completion of the storm drainage and retention system, the Developer may assign its responsibility with respect to such maintenance to an Association if allowable by applicable Master Deed or to parties to the REMA. In such case, the obligation shall be solely that of the Association. For each Phase, the Developer shall post security in the form of cash or check or certificate of deposit, irrevocable letter of credit (issued by an institution doing business in Oakland County) or a performance bond (the "Security"), as specified in a separate agreement approved by the City. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction of the storm drainage system plus 10% refundable cash deposit. The Agreement shall also authorize the City, at its option, to complete the drainage improvements as required by the City Engineer, if Developer fails to complete the drainage improvements in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. In such case, building permits for the applicable phase of the development to be served by the drainage improvements in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion. The drainage improvements shall be completed and approved prior to issuance of any certificates of occupancy for the last building within the Phase of that development. At the Developer's request, but not more frequently than once a month, the Security may be reduced by the same percentage as the percentage of completion of the drainage improvements as determined by the City's engineer in the exercise of reasonable discretion. The balance of any Security shall be returned to Developer within thirty (30) days following the determination of the City that the drainage improvements have been completed per the approved engineering plans. A minimum of ten (10) percent of the security shall be maintained by the City until such time as final approval has been issued for all improvements required for a particular Phase.

3.3 All construction, repair, maintenance and replacement of the storm drainage and retention system which are Developer's responsibility, as described in this Section, shall be the sole obligation of the Developer and its successors in ownership except for storm water retention, which can be shifted to any successor Association by Master Deed as

to parties subject to the REMA. Any such Master Deed REMA shall require ongoing maintenance, repair and improvement of such storm drainage and retention system by the Association or the parties to the REMA. During the development of the applicable phase, the Developer shall be obligated to maintain the storm drainage and retention system and facilities in a fully operational condition. Upon the installation of the final or topcoat of asphalt on the roads within a phase, the Developer may assign its responsibility with respect to such maintenance to the Association as provided in the applicable Master Deed or by the REMA as Deed Restrictions herein. Thereafter, the obligation shall be solely that of the Association or the parties to the REMA. The proper functioning, maintenance and repair of the applicable portion of such drainage and retention facilities shall be a condition for issuance of any and all building permits for construction of dwellings on the Property and for issuance of certificates of occupancy.

3.4 Sidewalks, Drives, Entryways and Parking Lots. All drives, entryways, sidewalks, and parking lots (the "paving improvements") within a Phase of the Project shall be designed, situated and constructed in accordance with the Final Site Plan all requirements and applicable ordinances of the City, the PUD Documents and the approved engineering construction plans. All internal drives, entryways, sidewalks, and parking lots will be private except as otherwise set forth herein. Upon completion of the road in the Residential Phase in accordance with the requirement of the City for a public road, connecting Alpine Road and McClure Road, the Developer shall dedicate same to the City and the City shall accept such dedication. The Developer, its successors and assigns, shall provide in any Master Deed, provisions for emergency access for public entities and their personnel. The Developer shall post security in the form of cash or check or certificate of deposit or irrevocable letter of credit (issued by an institution doing business in Oakland County) or a performance bond (the "Security"), as specified in a separate agreement approved by the City. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction plus 10% refundable cash deposit. The Agreement shall also authorize the City, at its option, to complete the sidewalks, drives, entryways and parking lots as required by the City Engineer, if Developer fails to complete the sidewalks, drives, entryways and parking lots in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. In such case, building permits for the applicable phase of the development to be served by the sidewalks, drives, entryways, and parking lots in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion. The sidewalks, drives, entryways, and parking lots shall be completed and approved prior to issuance of any certificates of occupancy for the last building within the Phase of that development.

3.5 Prior to the issuance of the first certificate of occupancy in the Commercial Phase, parking spaces shall be provided necessary to serve that Commercial Phase, and shall consist of, at a minimum, striping on a base course of asphalt, as determined by the City Engineer for all entranceways and internal drive areas to provide for access for construction traffic, City personnel, emergency and fire fighting equipment to the Commercial Phase. Further, the Developer shall also sign an agreement that requires

completion and approval of the paving of all areas referenced in this Paragraph serving the Commercial Phase (including topcoat, parking lot striping, and permanent traffic control signing on site) prior to the issuance of the certificate of occupancy for the Commercial Phase. At the Developer's request, but not more frequently than once a month, the Security may be reduced by the same percentage as the percentage of completion of the paving improvements as determined by the City's engineer in the exercise of reasonable discretion. The balance of any Security shall be returned to Developer within thirty (30) days following the determination of the City that the paving improvements have been completed per the approved engineering plans. A minimum of ten (10) percent of the security shall be maintained by the City until such time as final approval has been issued for all improvements required for a particular Phase.

Developer, its successors and assigns, shall be responsible for maintenance and repair of the drives, entranceways, sidewalks, and parking lots during the period of construction, and shall also keep streets abutting the Project free from debris and repair any damage to the streets abutting the Project (subject to City of Troy requirements) caused by construction activities on or for the Property or the Project and use of abutting streets for construction purposes. If the Developer fails to maintain and repair the streets, boulevards, drives, entranceways, parking lots and abutting streets, as required by this Paragraph, the City may issue stop work orders and/or withhold issuance of further approvals, permits and occupancy certificates for that Phase of the Project until such failure is cured in addition to any enforcement authorization or remedy provided herein, or any other agreement. At all times during and after completion of construction, Developer, its successor and assigns, shall cause all drives, entranceways and parking lots to be maintained, repaired and kept in an unimpeded, unobstructed, safe and passable condition at all times to allow for the free flow and circulation of traffic throughout the Project, except for temporary closures or obstruction due to repairs or snow. The responsibility and obligation for such ongoing maintenance and repair shall be that of the Developer, its successors and assigns. Developer shall incorporate provisions in any and all Master Deeds stating that property owners and the Association are bound by the obligations and restrictions herein.

3.6 Developer shall have the right, subject to City approvals, to assign its maintenance and repair obligations under this Agreement to one or more Associations. Upon the assignment to and assumption by the Association of Developer's maintenance and repair obligations, Developer shall have no further obligations or liability with respect thereto.

3.7 For purposes of maintenance obligations set forth in this Paragraph, the term "maintenance," "maintain" and "maintained" shall mean and include regular inspections.

## ARTICLE IV

## THE CITY'S RIGHTS AND OBLIGATIONS

4.1 The City, in each instance, shall endeavor to provide by written thirty

(30) days notice to Developer documentation of any and all deficiencies and shall provide Developer with a time period in which to cure any deficiencies under this agreement, which shall be enough time for Developer, its successors, or assigns, to cure the deficiency. It is understood, however, that each phase shall stand on its own. Any defect or violation that affects a phase shall not be grounds to penalize the other Phase, and the City's remedies should be exercised as to each phase only.

If, following the expiration of the period set forth to cure any deficiencies, such deficiencies have not been cured, the City shall there upon have the power and authority, but not the obligation, to take any of the following actions, in addition to any actions authorized under City ordinance and/or State law:

(a) Demand that the non-performance, deficiency or obligation be fulfilled, performed or completed before Developer assigns its obligations to the Association and set a specific date to complete the performance, fulfill the obligation or correct the deficiency. If Developer has not completed the performance, fulfilled the obligation or corrected the deficiency by the date specified, the Developer shall not assign its obligations to the Association and the City may proceed under paragraph 4.1(b).

(b) Enter upon the Property, or cause its agents or contractors to enter upon the Property and perform such obligation or take such corrective measures as reasonably found by the City Administration to be appropriate. In addition to any financial assurance given to ensure completion of the improvements, the additional costs and expense of making and financing such action by the City, including without limitation notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of ten (10%) percent of the total of all such costs and expenses incurred, shall be paid by Developer within thirty (30) days of City's invoicing to Developer. .

(c) The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the PUD Documents.

(d) The City may issue a stop work order as to any or all aspects of that Phase of the Project, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of that Phase of the Project regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of that phase of the Project.

4.2 At any time throughout the period of development and construction of any part of the Project, the City, its contractors, representatives, consultants and agents, shall be permitted and are hereby granted authority to enter upon all or any portion of the Property for the purpose of inspecting and/or completing the respective improvements, and for the purposes of inspecting for compliance with and enforcement

of the PUD Documents.

4.3 To the extent the PUD Documents deviate from the City of Troy Development Standards, Zoning Ordinance or other City ordinances, or any amendments thereto, the PUD Documents shall control. All improvements constructed in accordance with the PUD Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

4.4 Upon proper application by the Developer, payment of the required fees and submission of construction plans indicating compliance with the codes and ordinances of the City, the City shall approve and issue a Building Permit for two model residential units until the Residential units within the Residential Phase are entirely constructed and one or more temporary sale trailers. Such model Building Permits shall be issued prior to the recording of any Master Deed for the Residential Phase, issuance of separate tax parcel identification numbers for any such units and prior to the activation of the water supply to the site provided that:

(a) Property damage due to fire shall be at the owner's sole risk making such application;

(b) Access to the construction site shall be surfaced with gravel or similar material to accommodate the weight of fire apparatus as approved by the City; and

(c) Unless the Developer finds an adequate water source to the construction site, the City fire department may prohibit the building of structures or reasonably limit the number of structures to be constructed.

## ARTICLE V

## MAINTENANCE OBLIGATIONS

5.1 The Developer and any successor Association and any of their successors and assigns shall indemnify and hold harmless the City, from and against any and all claims for injuries and/or damages arising out of their use or maintenance of the areas owned by the City but maintained by the Developer or the Association, except those claims arising from the negligence or willful misconduct of the City, its agents or employees.

5.2 If a Master Deed is recorded, the Developer or any successor Association shall establish and levy assessments against the units within the Residential Phase for the purpose of performing the Association's maintenance and repair obligations under this Agreement, in addition to any maintenance obligations for the Residential Phase's common elements, including, but not limited to: storm drainage facilities, streets, entranceway improvements, landscaping, irrigation systems, sidewalks, and for any other proper purposes. If the Developer or successor

Association fails to fulfill the obligations as set out in this Agreement and the PUD Documents, the City may take any action available to it under Article IV against the individual property owners of each unit on a pro-rata basis and/or the Association, including, but not limited to, assessing a lien against the individual property owners on a pro-rata share. The foregoing notwithstanding, as the Commercial Phase and Residential Phase are independent from each other with respect to required infrastructure and improvements, the City shall assess liens against the Commercial Phase solely if the Developer (its successors or assigns) fails to maintain the improvements located within the Commercial Phase as herein required and the City shall assess liens against the Residential Phase solely if the Developer (its successors or assigns, including the Association) fails to maintain the improvements located within the Residential Phase as herein required. Provided, however, if the Developer determines that the Residential Phase must utilize portions of the storm water system located on the Commercial Phase, the Developer shall have the right, upon approval of such plans by the City, to allow the Residential Phase to utilize those improvements on the Commercial Phase and execute and deliver a Storm Water Easement and Maintenance Agreement between the Residential Phase and Commercial Phase which shall obligate the parties to undertake the repair, maintenance and replacement obligations of the Developer pursuant to this Agreement and upon transfer of those repair, maintenance and replacement obligations to the owners of the Commercial Phase and the Association (with responsibility for the common areas of the Residential Phase) or the owners of the Residential Phase, the Developer shall be released of all direct responsibility therefore.

## ARTICLE VI

## MISCELLANEOUS PROVISIONS

6.1 Nothing in this Agreement is intended to prevent Developer from including in any Master Deed terms and conditions which do not bind the City or are more restrictive requirements and standards with respect to the Project as long as those terms and conditions are not in conflict with this Agreement or the PUD Documents, and as long as such terms and conditions are in compliance with State and Federal law.

6.2 This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement. Developer shall have the right to delegate its rights and obligations under this Agreement to a successor Association as set out in this Agreement. Until the rights and responsibilities under this Agreement are transferred to an Association or to a third party under the REMA, Developer and the City shall be entitled to modify, replace, amend or terminate this Agreement, without requiring the consent of any other person or entity whatsoever, regardless of whether such person has any interest in the Property, including unit owners, mortgages of co-owners, and others.

6.3 This Agreement shall be governed by and construed in accordance

with the laws of the State of Michigan.

6.4 If there is a conflict between the terms of any of the PUD Documents, such documents shall control in the following order: (a) the Concept Development/Preliminary Development Plan; (b) this Agreement; and (c) Chapter 39, of the City's Zoning Ordinance, and amendments, if any. Where there is a question with regard to applicable regulations for a particular aspect of the Project, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents which apply, the City in the reasonable exercise of its discretion, shall determine the regulations of the City's Ordinances that are applicable, provided such determination is not inconsistent with the nature and intent of the PUD Documents.

6.5 The terms of the PUD Documents, including this Agreement, have been negotiated by the undersigned parties and such documentation represents the product of the joint efforts and agreement of the Developer and the City. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the PUD Documents, and shall not be permitted in the future to claim that the effect of these PUD Documents results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the PUD Documents causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the PUD Documents are necessary and roughly proportional to the burden imposed in order to ensure that services and facilities affected by the Big Beaver Center Planned Unit Development will be capable of accommodating increased services and facility loads, traffic and storm water drainage caused by the development thereof, to protect the natural environment and conserve natural resources, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially and economically desirable manner, and to achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq*. It is further agreed and acknowledged hereby that all of such improvements are substantially related to the burdens to be created by the Project contemplated hereby, and all such improvements and the requirements and regulations of the Property under the PUD Documents and Zoning Ordinance, without exception, are clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

6.6 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

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

THIS AGREEMENT was executed by the respective parties on the date specified with the notarization with their name, and shall take effect on the date of adoption by the Troy City Council of the Zoning Ordinance amendment granting rezoning of the Property to Big Beaver Center Planned Unit Development.

***[Signatures Follow]***

**IN WITNESS WHEREOF**, Developer has caused this Development Agreement to be executed the day and year first above written.

**"Developer"**

Big Beaver Center, LLC,
a Michigan limited liability company

By:_____
Name: Jordan Jonna
Dated:_____ Its: Co-Manager

By:_____
Name: Scott Jonna
Dated:_____ Its: Co-Manager

STATE OF MICHIGAN )
) SS
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by Jordan Jonna, the Co-Manager of Big Beaver Center, LLC, a Michigan limited liability company, on behalf of the company.

_____
Print Name:_____
Notary Public, Oakland County, Michigan
My Commission Expires:_____
Acting in the County of Oakland

STATE OF MICHIGAN )
) SS
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by Scott Jonna, the Co-Manager of Big Beaver Center, LLC, a Michigan limited liability company, on behalf of the company.

_____
Print Name:_____
Notary Public, Oakland County, Michigan
My Commission Expires:_____
Acting in the County of Oakland

**"City"**

CITY OF TROY, a Michigan Municipal Corporation

By:_____
Name: Janice Daniels
Dated:_____ Its: Mayor

By:_____
Name: Aileen Bittner
Dated:_____ Its: City Clerk

STATE OF MICHIGAN )
) SS.
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Janice Daniels, Mayor and Aileen Bittner, City Clerk of the **City of Troy**, a Michigan municipal corporation, on behalf of the Corporation.

_____
Print Name:_____
Notary Public, Oakland County, Michigan
My Commission Expires:_____
Acting in the County of Oakland

| **DRAFTED BY:** | **WHEN RECORDED RETURN TO:** |
| --- | --- |
| Joseph M. Fazio<br>Miller Canfield Paddock and Stone PLC<br>101 N. Main Street, 7th Floor<br>Ann Arbor, Michigan 48104 | Aileen Bittner<br>City Clerk<br>City of Troy<br>500 W. Big Beaver Road<br>Troy, Michigan 48084 |

**Exhibit A to Big Beaver Center PUD**
**Legal Description of the Property**

Land situated in the County of Oakland, City of Troy, State of Michigan, is described as follows:

PARCEL 1:

Lot 90, EXCEPT the South 42 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland county Records.

Tax Item No. 20-20-402-055

PARCEL 2:

Lot 91, also the East 26 feet of the North 140 feet of the South 182 feet of Lot 92 and Lot 93, EXCEPT the North 91 feet of the West 120 feet of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS FOLLOWS:

Part of Lots 91, 92 and 93, all described as Beginning at Southwest corner of Lot 93; thence
North 00 degrees 31 minutes 12 seconds East 29 feet; thence East 120 feet;
North 00 degrees 31 minutes 12 seconds East 91 feet; thence East 180 feet;
South 00 degrees 31 minutes 12 seconds West 120 feet; thence West 60 feet;
South 00 degrees 31 minutes 12 seconds West 208 feet; thence West 146 feet;
North 00 degrees 31 minutes 12 seconds East 140 feet; thence East 26 feet;
North 00 degrees 31 minutes 12 seconds East 68 feet; thence West 120 feet to the Point of Beginning, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-053

PARCEL 3

Lot 92, EXCEPT the South 42 feet also EXCEPT the East 26 feet of the North 140 feet of the South 182 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-054

PARCEL 4

The North 91 feet of the West 120 feet of Lot 93, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-052

PARCEL 5

Lot 94, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-018

PARCEL 6

Lot 95, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-017

PARCEL 7

Lot 96, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-016

PARCEL 8

Lot 122, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-030

PARCEL 9

Lot 123, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-031

PARCEL 10

Lot 124, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-032

**Exhibit B to Big Beaver Center PUD**
**Legal Description of the Additional Property**

Land situated in the County of Oakland, City of Troy, State of Michigan, is described as follows:

PARCEL 7

Lot 96, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-016

PARCEL 8

Lot 122, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-030

**Exhibit C to Big Beaver Center PUD**
**Legal Description of the Commercial Portion**

Land situated in the County of Oakland, City of Troy, State of Michigan, is described as follows:

PARCEL 1:

Lot 90, EXCEPT the South 42 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland county Records.

Tax Item No. 20-20-402-055

PARCEL 2:

Lot 91, also the East 26 feet of the North 140 feet of the South 182 feet of Lot 92 and Lot 93, EXCEPT the North 91 feet of the West 120 feet of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS FOLLOWS:

Part of Lots 91, 92 and 93, all described as Beginning at Southwest corner of Lot 93; thence
North 00 degrees 31 minutes 12 seconds East 29 feet; thence East 120 feet;
North 00 degrees 31 minutes 12 seconds East 91 feet; thence East 180 feet;
South 00 degrees 31 minutes 12 seconds West 120 feet; thence West 60 feet;
South 00 degrees 31 minutes 12 seconds West 208 feet; thence West 146 feet;
North 00 degrees 31 minutes 12 seconds East 140 feet; thence East 26 feet;
North 00 degrees 31 minutes 12 seconds East 68 feet; thence West 120 feet to the Point of Beginning, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-053

PARCEL 3

Lot 92, EXCEPT the South 42 feet also EXCEPT the East 26 feet of the North 140 feet of the South 182 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-054

PARCEL 4

The North 91 feet of the West 120 feet of Lot 93, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-052

**Exhibit D to Big Beaver Center PUD**
**Legal Description of the Residential Portion**

Land situated in the County of Oakland, City of Troy, State of Michigan, is described as follows:

PARCEL 5

Lot 94, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-018

PARCEL 6

Lot 95, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-017

PARCEL 7

Lot 96, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-016

PARCEL 8

Lot 122, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-030

PARCEL 9

Lot 123, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-031

PARCEL 10

Lot 124, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.

Tax Item No. 20-20-402-032

**Exhibit E to Big Beaver Center PUD**
**Land Development Plan**

See the following described drawing on file with the City of Troy:

A0.1.2. Composite Site Plan (prepared by Serra-Marko & Associates and dated 8-6-2012)

## EXHIBIT F

## COMMERCIAL PHASE UNDERTAKING

1. Mass the commercial buildings on the frontage facing Big Beaver Road in furtherance of the City's Master Plan for Big Beaver corridor.

2. Install enhanced ornamental sidewalks and hardscaping in excess of City requirement.

3. Install, maintain, repair and replace enhanced landscaping in excess of City requirement.

4. Install, maintain, repair and replace ornamental lighting in excess of Code requirements.

## EXHIBIT G

## RESIDENTIAL PHASE UNDERTAKINGS

1. Construct pursuant to City Code requirements and thereafter dedicate to the City the road connecting Alpine Road and McClure Road;

2. Install sidewalks on both sides of the to be constructed road not otherwise required by City Code.

3. Install an ornamental island within the roadway which will be dedicated to the City.

4. Install additional landscaping along the road as well as along Alpine Road and McClure Road in excess of that required by City Code.

5. Establish side set back requirements in excess of that required by City Code.

6. Establish rear set back requirements in excess of that required by City Code.

# A.F. Jonna Development Co.

# Big Beaver Center (Retail & Bank)

## City Of Troy, Michigan.

FRONT ELEVATION

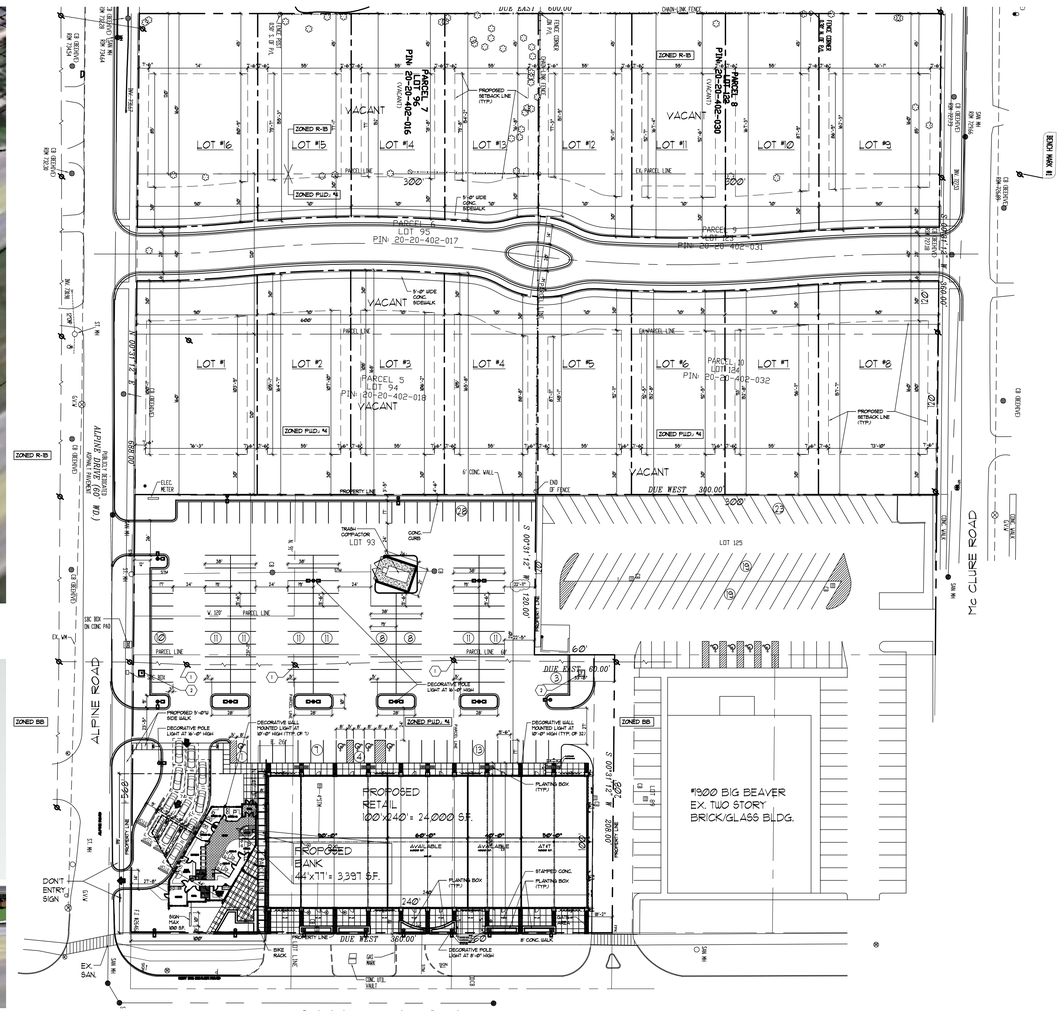
NOT TO SCALE

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.

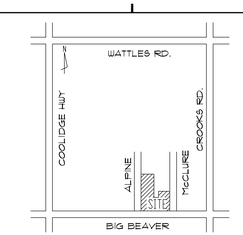
G0.1.0

of

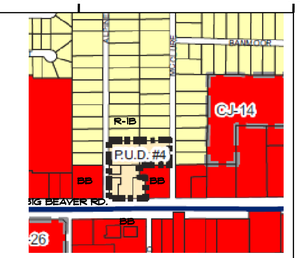
# Big Beaver Center

## 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



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

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


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. |

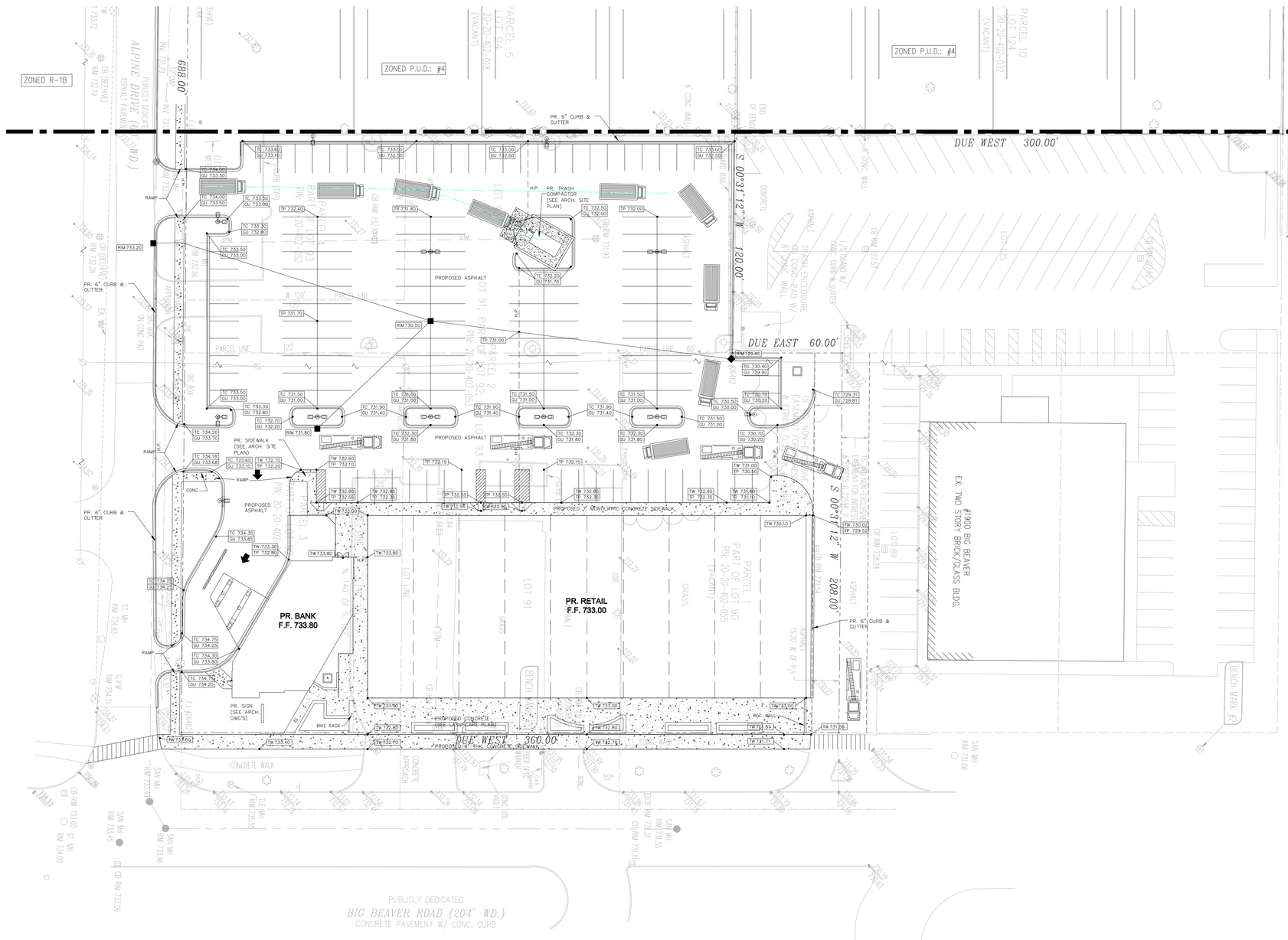
SHEET TITLE

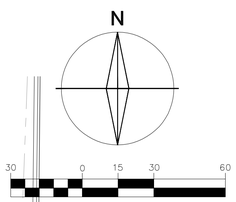
RESIDENTIAL ZONING ANALYSIS

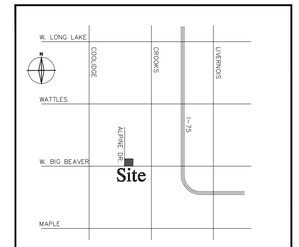
DWG. NO.

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.

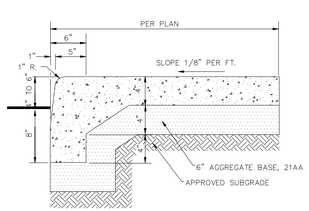
REVISIONS

| 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 |

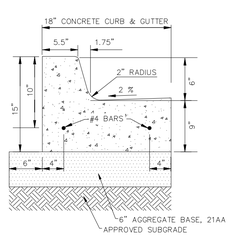
| Designed by: | Drawn by: |
|---|---|
| A.O. | S.R.M. |
| Approved by: | Date: |
| A.O. | 05-28-2012 |
| Scale: | |
| 1" = 30' | |
| Job No.: | Sheet: |
| 1026 | C-1 |

## LEGEND

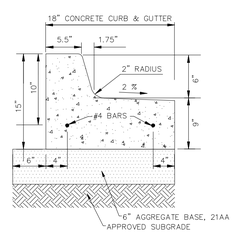
| | |
|---|---|
| MANHOLE | EXISTING SANITARY SEWER |
| | SAN. CLEAN OUT |
| HYDRANT / GATE VALVE | EXISTING WATERMAIN |
| MANHOLE / CATCH BASIN | EXISTING STORM SEWER |
| | EX. R. Y. CATCH BASIN |
| | EXISTING BURIED CABLES |
| UTILITY POLE / GUY POLE / GUY WIRE | OVERHEAD LINES |
| | LIGHT POLE |
|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



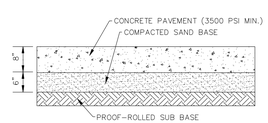

MONOLITHIC CURB AND WALK
N.T.S.



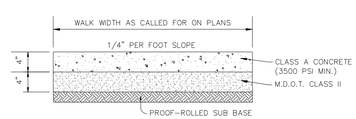

CONCRETE CURB DETAIL 'A'
N.T.S.



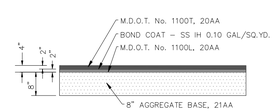

CONCRETE CURB DETAIL 'B'
N.T.S.



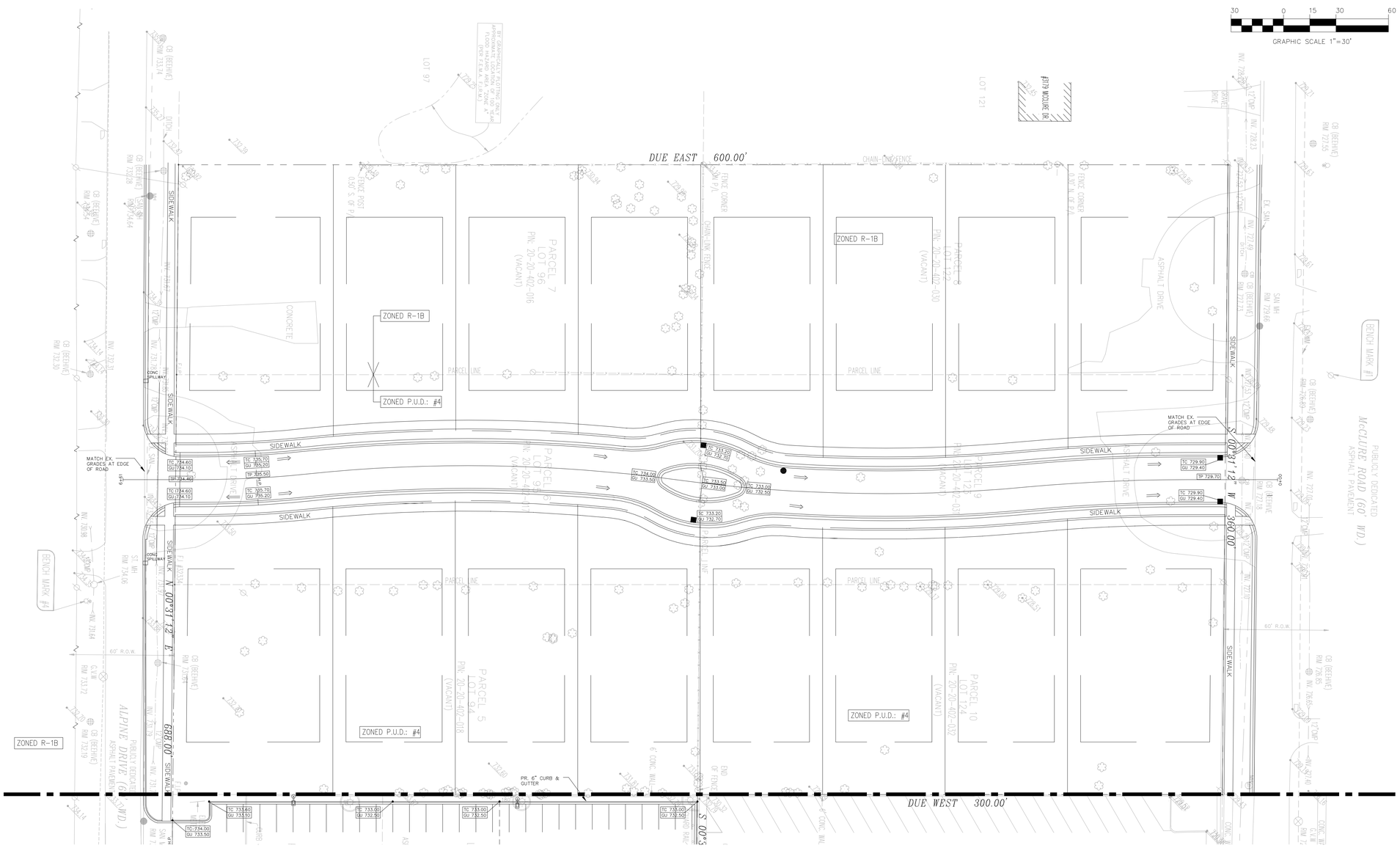

8" CONCRETE SECTION
N.T.S.

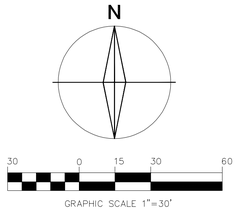


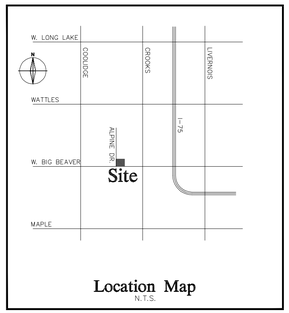

CONCRETE PAD SECTION
N.T.S.




4" ASPHALT PAVING SECTION
N.T.S.




## GENERAL NOTES

REFER TO SHEET 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 |


OEngineering

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

811 Know what's below Call before you dig.

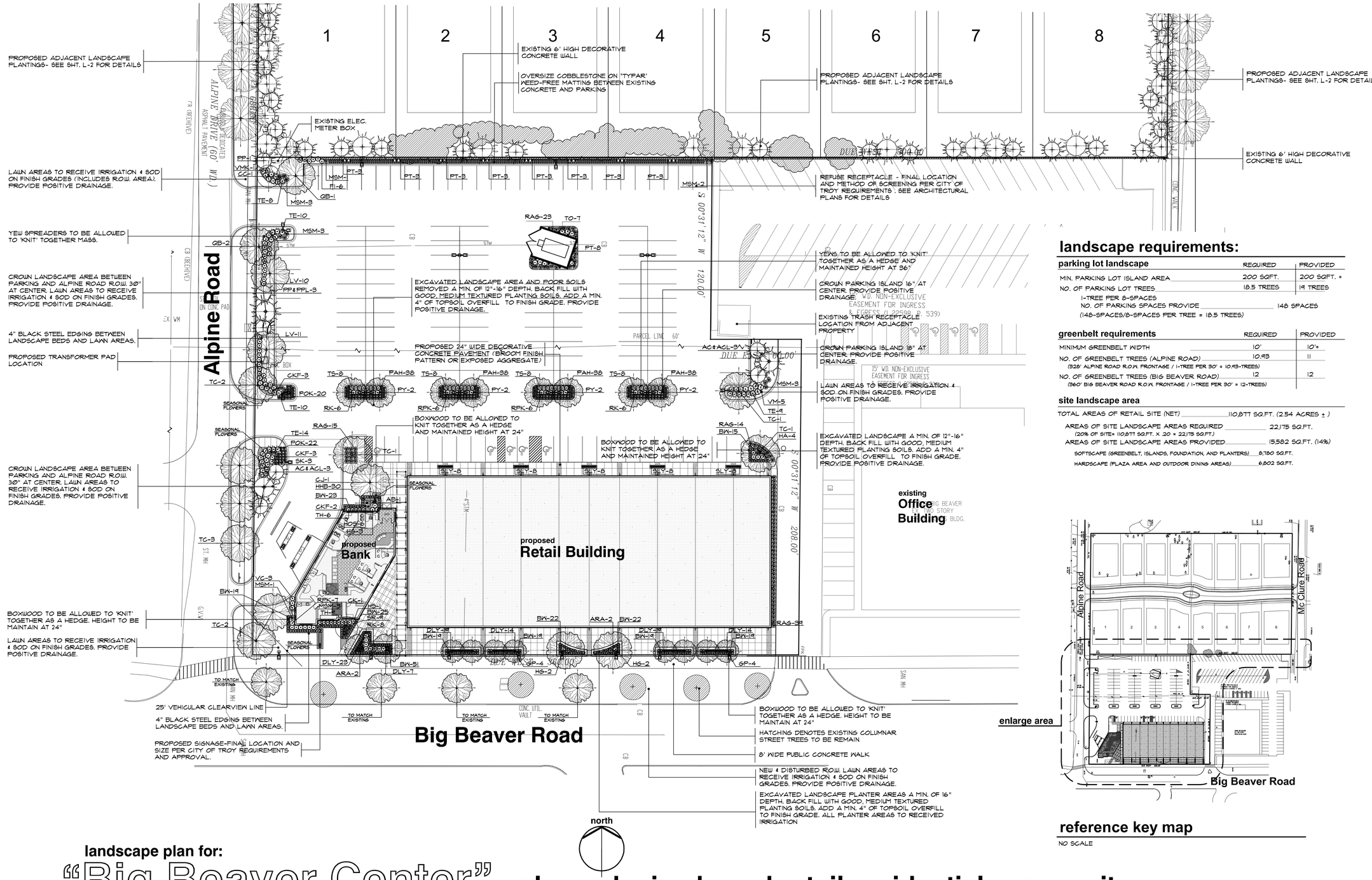
REVISIONS

| 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.


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


seal:

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

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

project:
**Big Beaver Center**

project location:
**City of Troy, Michigan**
Big Beaver Road

sheet title:
**landscape plan-single family**

issue/revision date:

| | |
|---|---|
| plan updates | 2-6-2012 |
| plan updates | 2-23-2012 |
| plan updates | 3-5-2012 |
| plan updates | 5-7-2012 |
| plan updates | 5-30-2012 |
| plan updates | 7-10-2012 |
| plan updates | 8-2-2012 |

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


notice:
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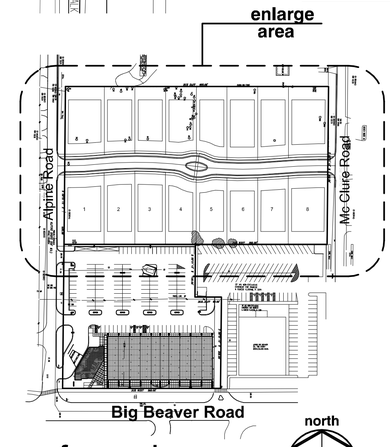
Do Not scale drawings. Use figured dimensions only


project no: LP12.006.08

sheet no: LS-1 of 3


CALVIN HALL & ASSOCIATES
Professional Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416




## reference key map

NO SCALE

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

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

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

## 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 |

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


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


seal:

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

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

project:
**Big Beaver Center**

project location:
**City of Troy, Michigan**
Big Beaver Road

sheet title:
**landscape plan-single family**

issue/revision date:

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


CALVIN HALL & ASSOCIATES
Professional Land Planner and Registered Landscape Architect
1000 W. Maple Rd., Suite 220
Troy, Michigan 48084
Phone: (248) 362-8072
Fax: (248) 362-3416

## plant material list

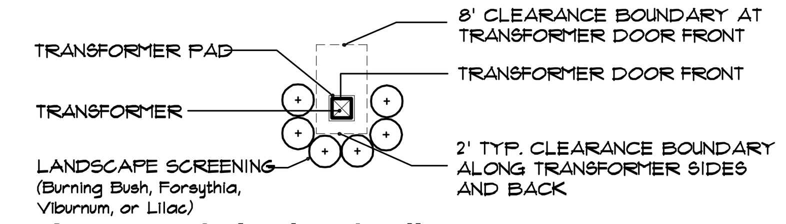
| key | quant. sht. L-1 | quant. sht. L-2 | quant. total | botanical name | common name | size |
|---|---|---|---|---|---|---|
| | | | | LARGE AND SMALL DECIDUOUS TREES | | |
| AS | - | 15 | 15 | ACER SACCHARUM 'MAJESTY' | MAJESTY SUGAR MAPLE | 3" BB |
| ARA | 4 | - | 4 | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG 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 o |
| AC | 4 | 27 | 31 | ABIES CONCOLOR | CONCOLOR WHITE FIR | 10' BB |
| ACL | 2 | 23 | 25 | ABIES CONCOLOR | CONCOLOR WHITE FIR | 12' BB o |
| PP | 3 | 34 | 37 | PICEA PUNGENS | COLORADO GREEN SPRUCE | 10' BB |
| PPL | 1 | 25 | 26 | PICEA PUNGENS | COLORADO GREEN SPRUCE | 12' BB o |
| 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 |

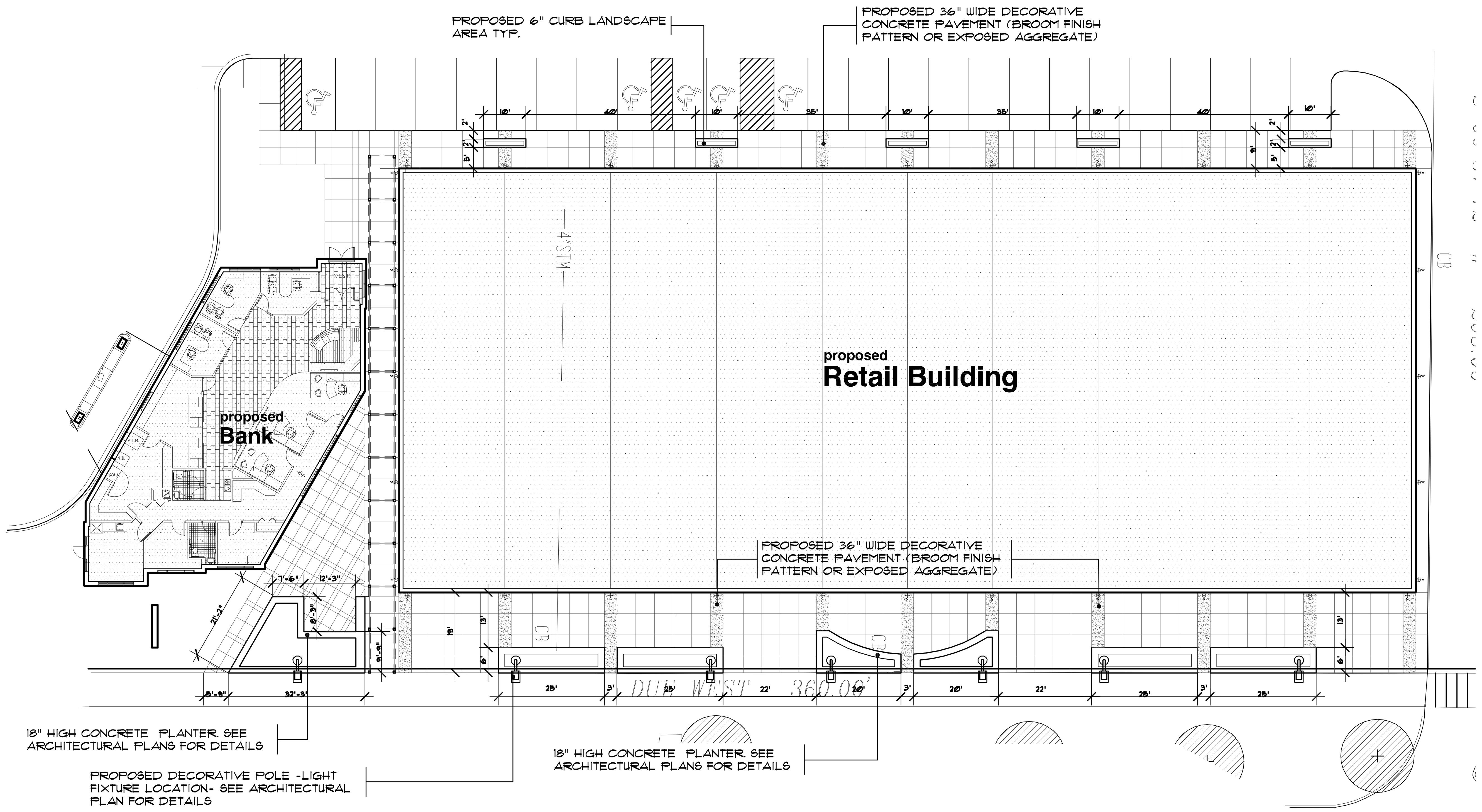



### transformer pad planting detail

NO SCALE

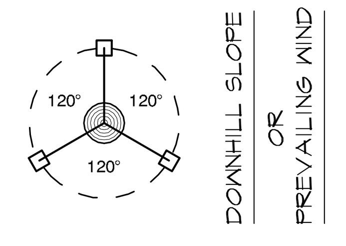
A MINIMUM OF 2' SEPERATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE BLDG., THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF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

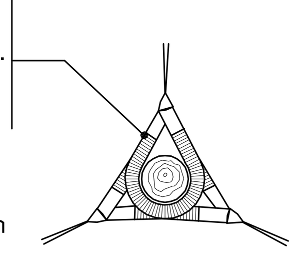



STAKING/GUYING LOCATION

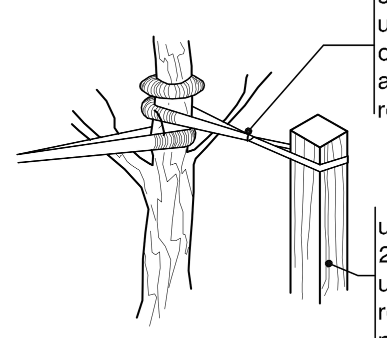
stake trees -just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

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.



GUYING DETAIL



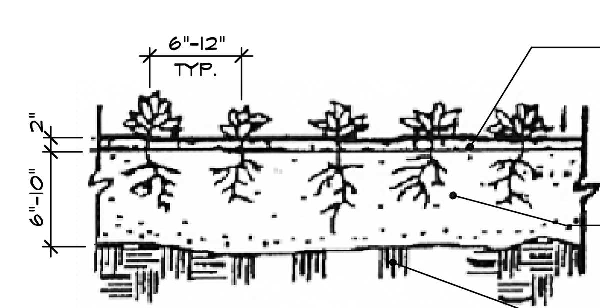
STAKING DETAIL

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

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

### tree staking detail

no scale



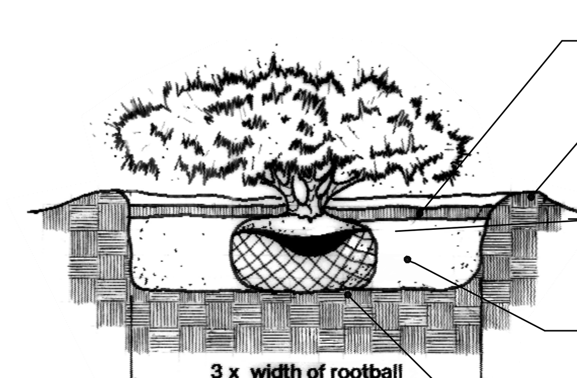

mulch 2" depth with shredded hardwood bark. mulch shall be neutral in color.

planting mixture - 6"-10" depth.

subgrade.

### perennial planting detail

no scale




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

mound to form saucer around shrub.

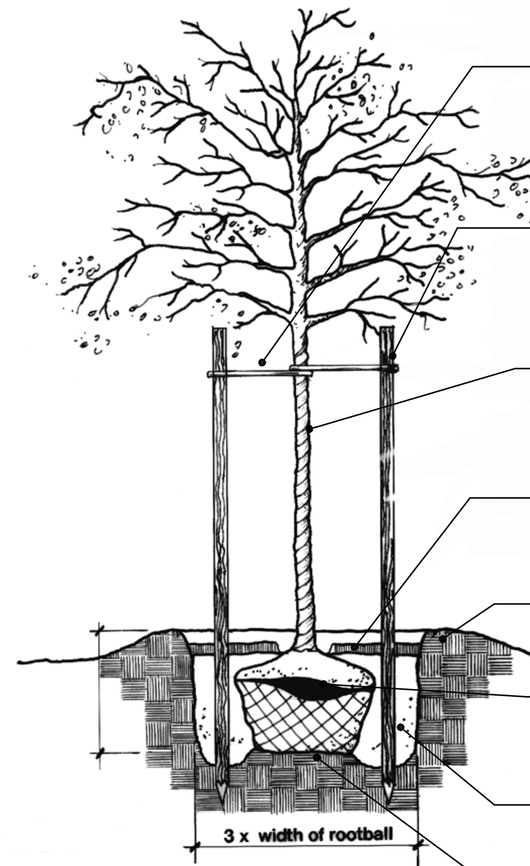
remove all non-biodegradable materials from the rootball. all burlap from top 1/3 of rootball.

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

scarify subgrade.

### shrub planting detail

no scale




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

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

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

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

mound to form tree saucer.

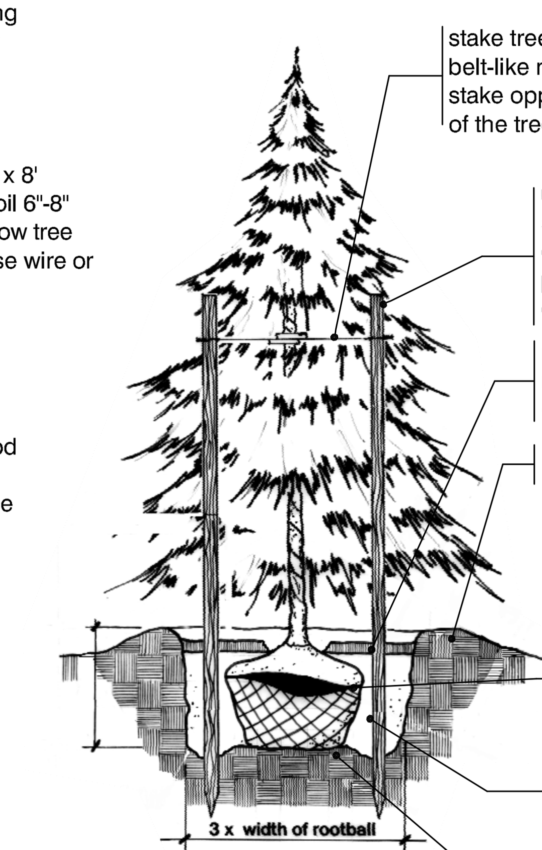
remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

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

scarify subgrade and planting pit sides to 4" depth.

### tree planting detail

no scale




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

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

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

mound to form tree saucer.

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

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

scarify subgrade and planting pit sides to 4" depth.

### evergreen planting detail

no scale

# Plant Material List, Planting Details and Notes


FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075

ph. (248) 557-5588
fax. (248) 557-5416


seal:

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

client:

**A.F. JONNA Development and Management Co.**

4036 Telegraph Road, suite 201
Bloomfield Hills, Michigan 48302
ph. (248) 593-6200

project:

**Big Beaver Center**

project location:

**City of Troy, Michigan**
Big Beaver Road

sheet title:

**landscape plan-single family**

issue/revision date:

| | |
|---|---|
| plan updates | 2-6-2012 |
| plan updates | 2-23-2012 |
| plan updates | 3-5-2012 |
| plan updates | 5-7-2012 |
| plan updates | 5-30-2012 |
| plan updates | 7-10-2012 |
| plan updates | 8-2-2012 |

drawn by:
**JP**

checked by:
**FP**

date:
**7-10-2012**

notice: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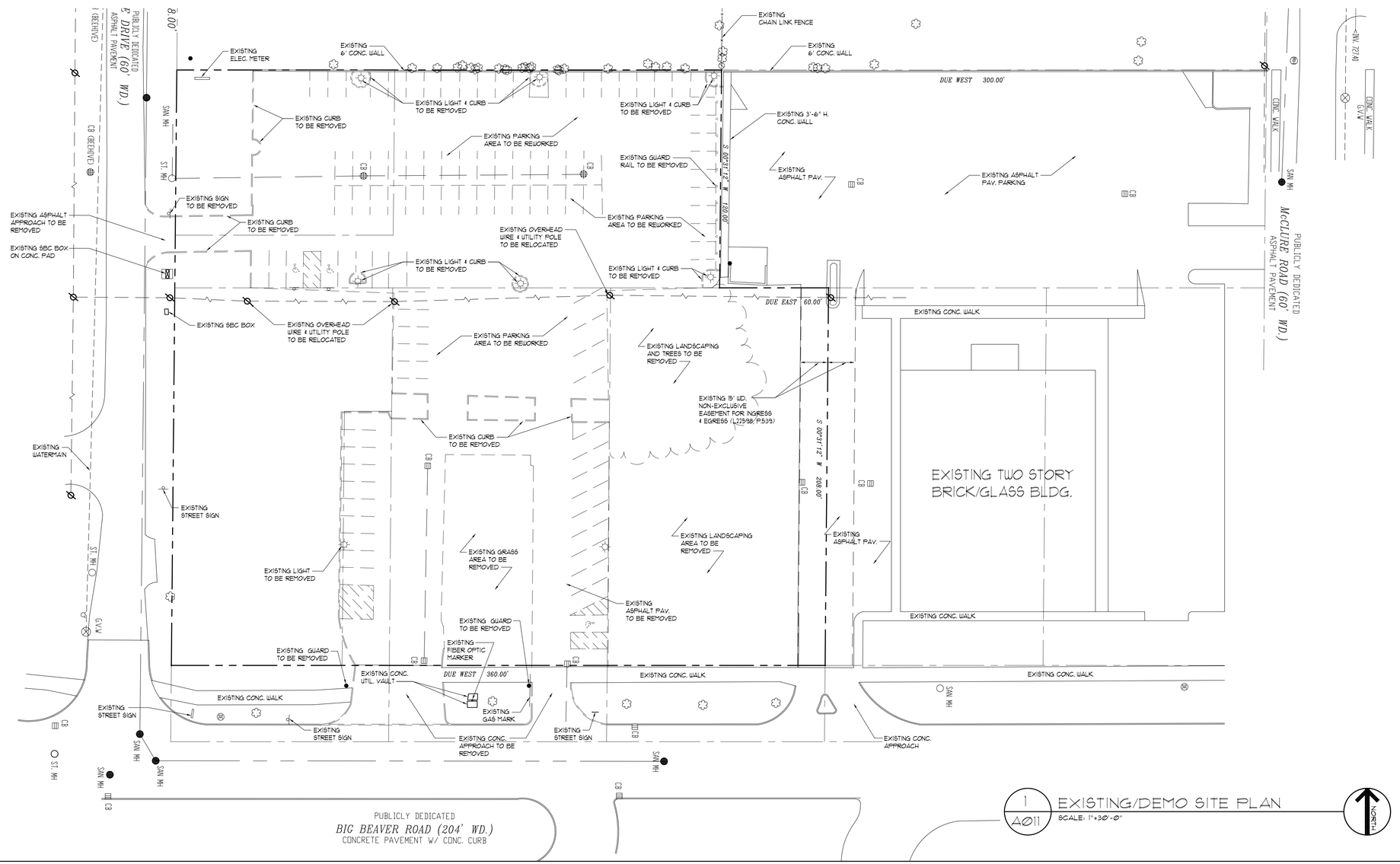
project no:
**LP12.006.08**

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
Phone: (248) 557-5588
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. |

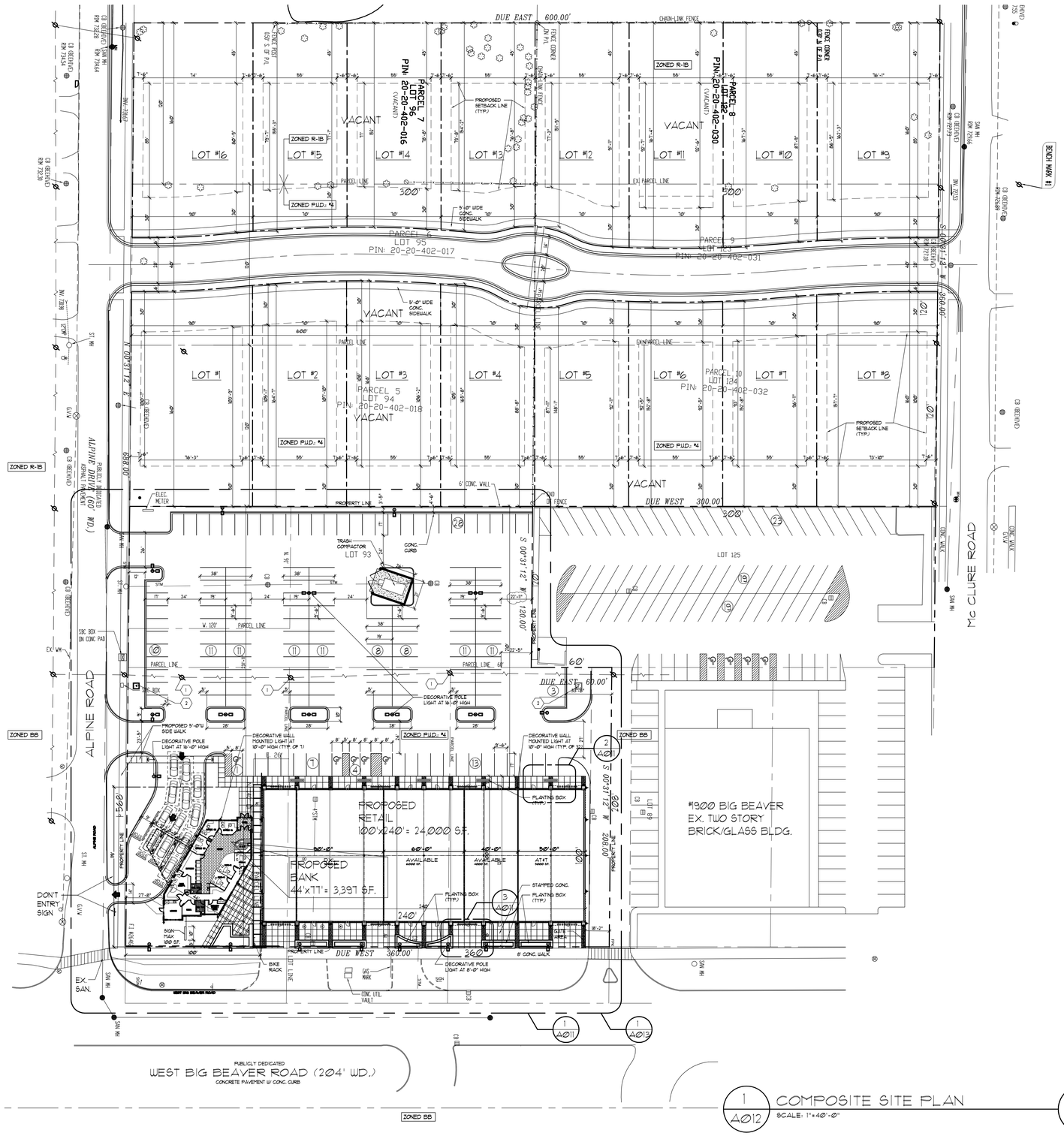
SHEET TITLE

EXISTING/ DEMO SITE PLAN

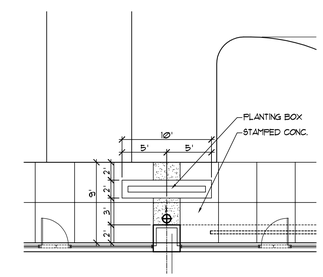
DWG. NO.

A0.1.1

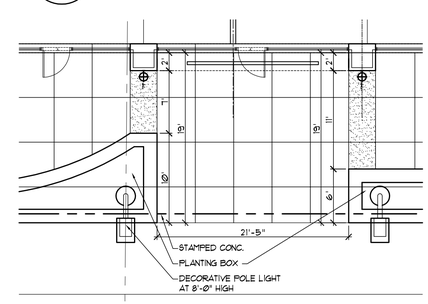
of




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"

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

SITE PLAN APPROVAL
08-06-2012

ADDRESS:
BIG BEAVER & ALPINE RD.
TROY, MI

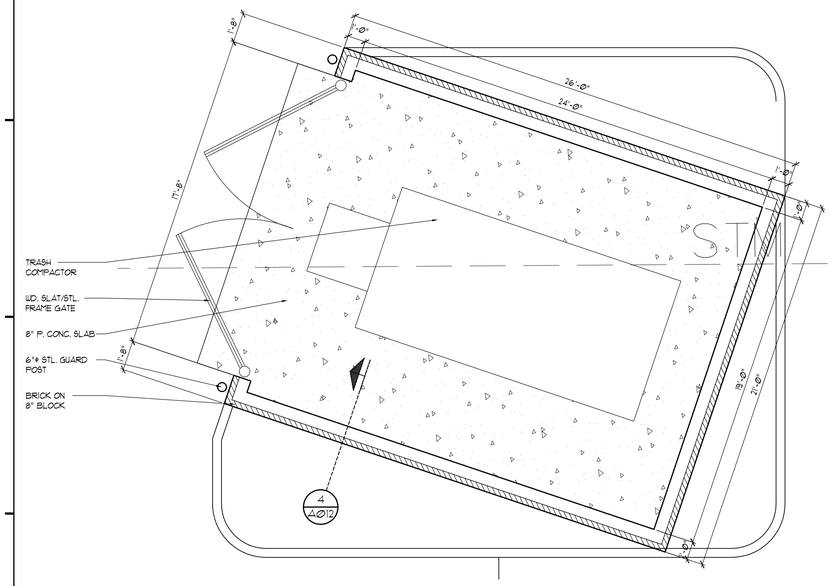
JOB NO. A11-1133

ISSUANCES

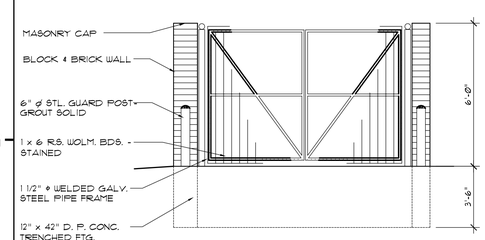
| NO | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | SITE PLAN APPROVAL | 05/29/12 | I.M. |
| 2 | SITE PLAN APPROVAL | 07/10/12 | I.M. |
| 3 | PER CITY COMMENTS | 08/06/12 | I.M. |

SHEET TITLE
COMPOSITE SITE PLAN

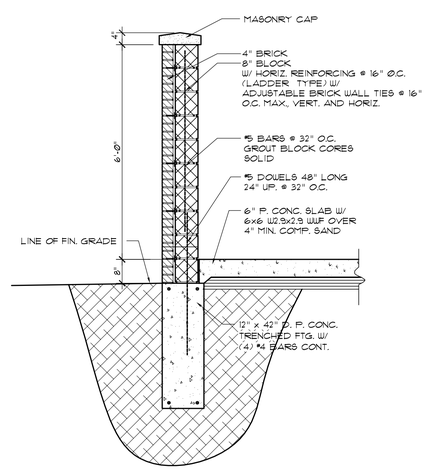
DWG. NO.
A0.1.2
of




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



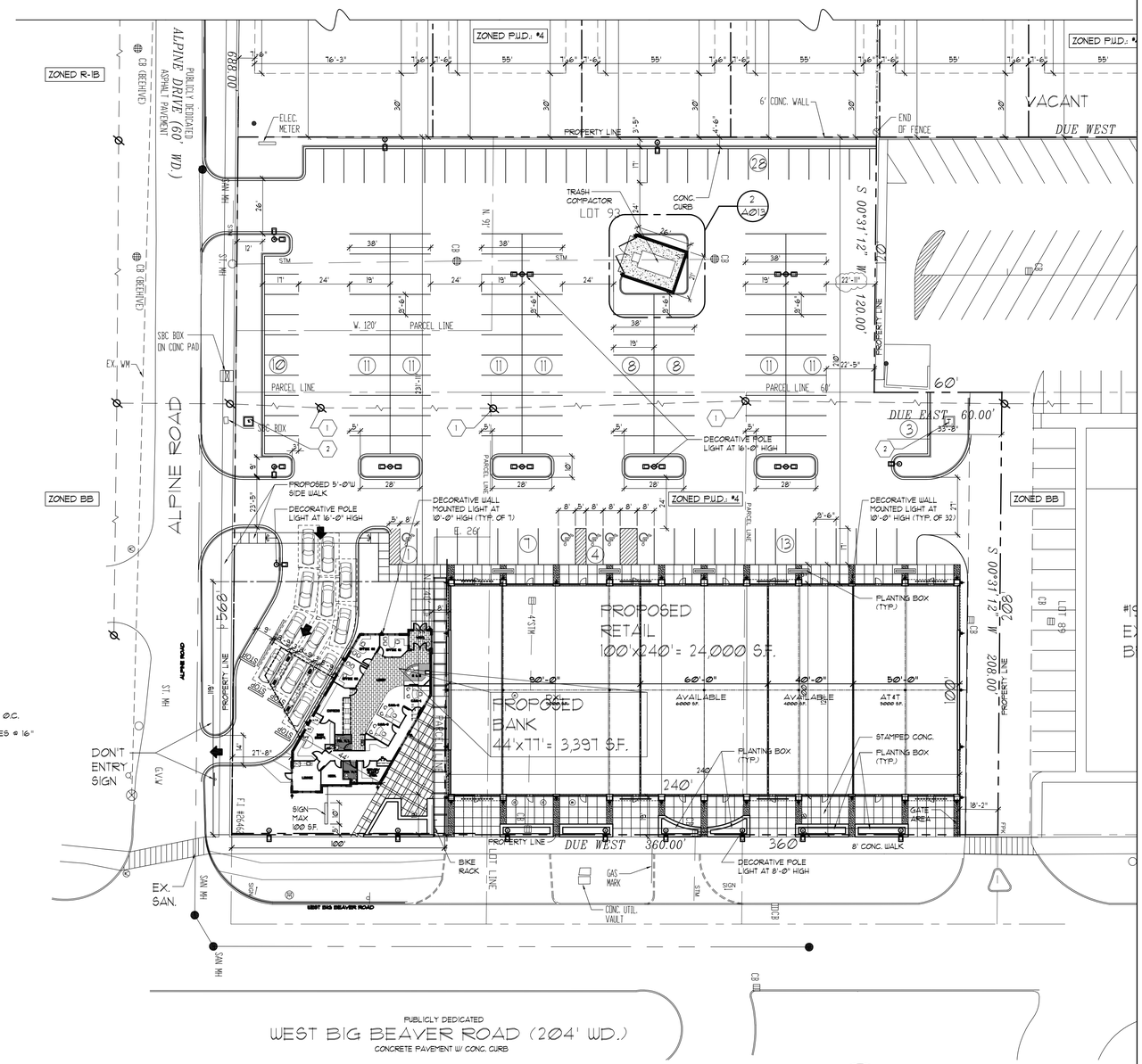

3 A012 REFUSE ELEVATION
SCALE: 1/4" = 1'-0"




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
Tel: 248.457.6903 Fax: 248.457.6906
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Website: www.s-m-associates.com


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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
BIG BEAVER CENTER RETAIL & BANK

SITE PLAN APPROVAL
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.

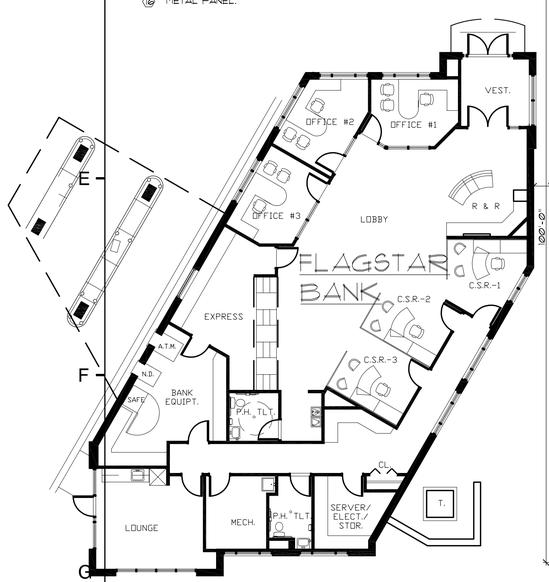
## ELEVATION KEYED NOTES

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.

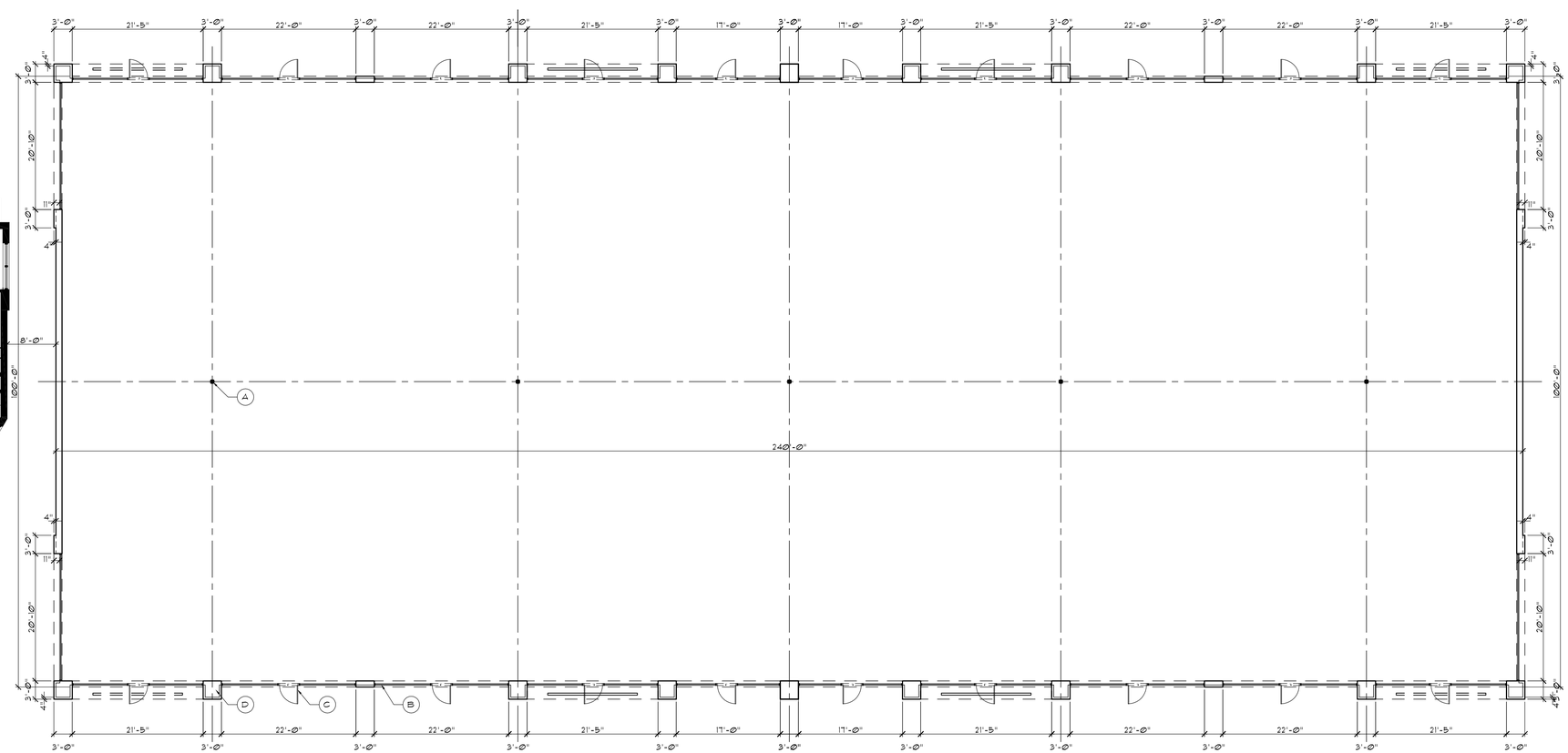
## FLOOR PLAN KEYED NOTES:

- 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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|---|---|

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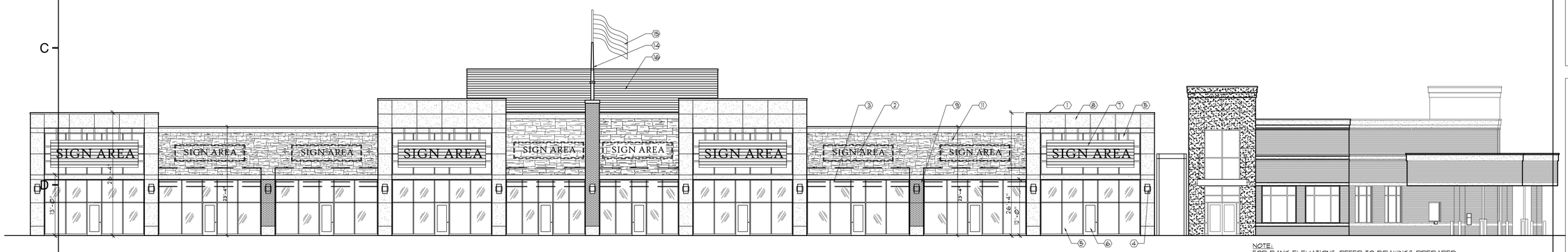
| 3 | PER CITY COMMENTS | 08/06/12 | I.M. |

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"



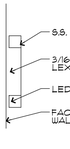

NOTE:
FOR BANK ELEVATIONS, REFER TO DRAWINGS PREPARED BY MICHAEL A. BOGGIO ASSOC. ARCHITECTS.

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

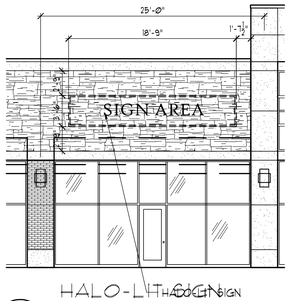
SIGNAGE NOTES:
1. THE AVERAGE HEIGHT OF SIGN LETTERS OR COMPONENTS SHALL NOT EXCEED 36" WITH NO LETTER LARGER THAN 42".

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

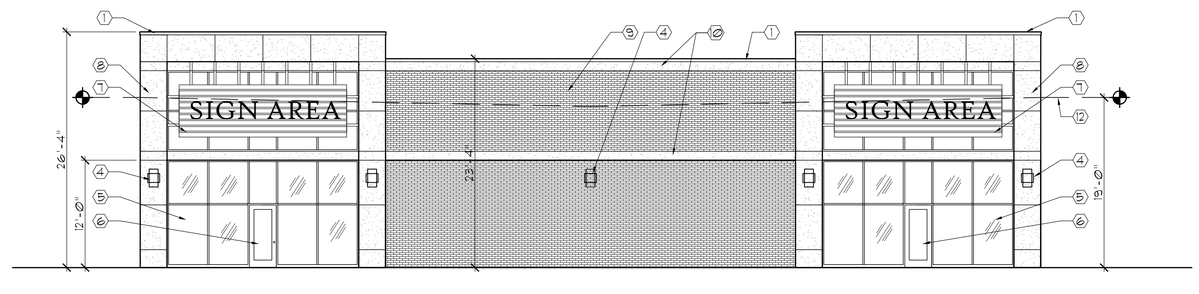
3. SIGNS TO BE HALO-LIT SIGNS.




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
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15. FLAG.
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

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SITE PLAN APPROVAL
08-06-2012

ADDRESS:
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TROY, MI

JOB NO. A11-1133

ISSUANCES

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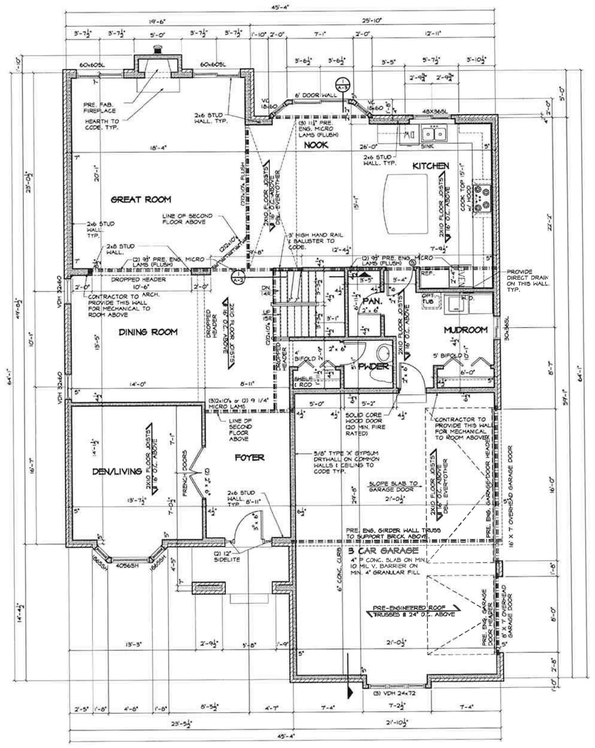
| 3 | PER CITY COMMENTS | 08/06/12 | I.M. |

SHEET TITLE

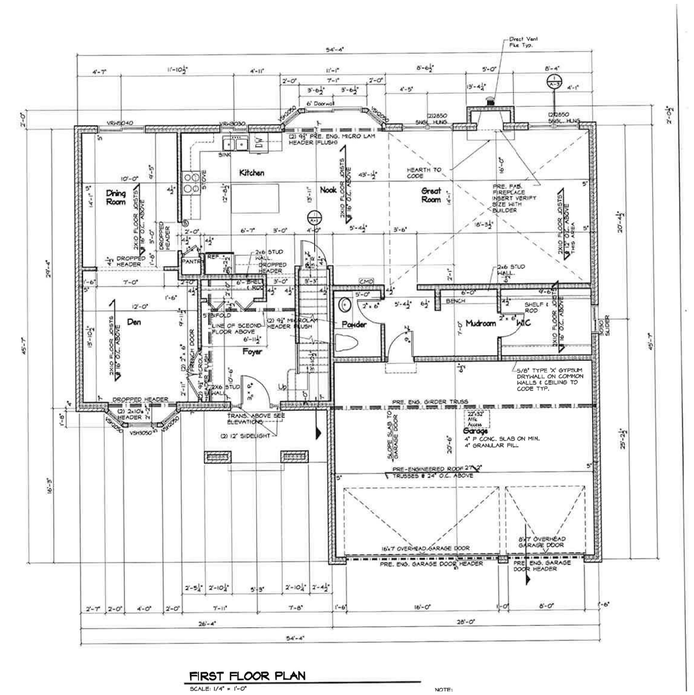
PROPOSED ELEVATIONS

DWG. NO.

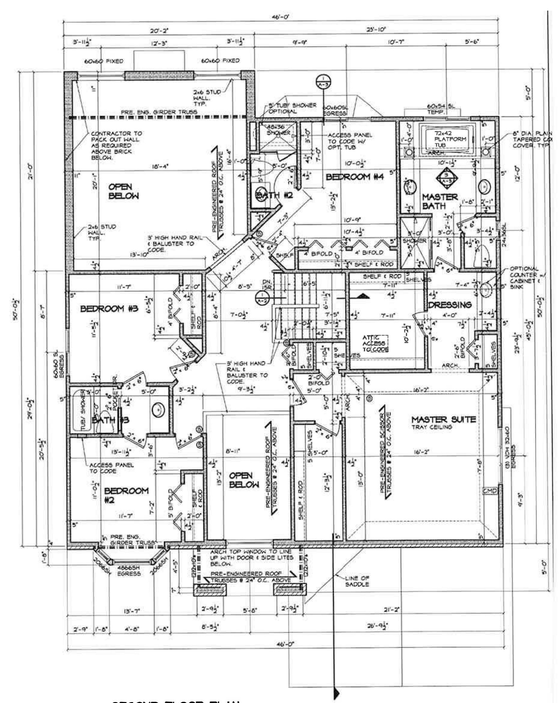
A3.0.2



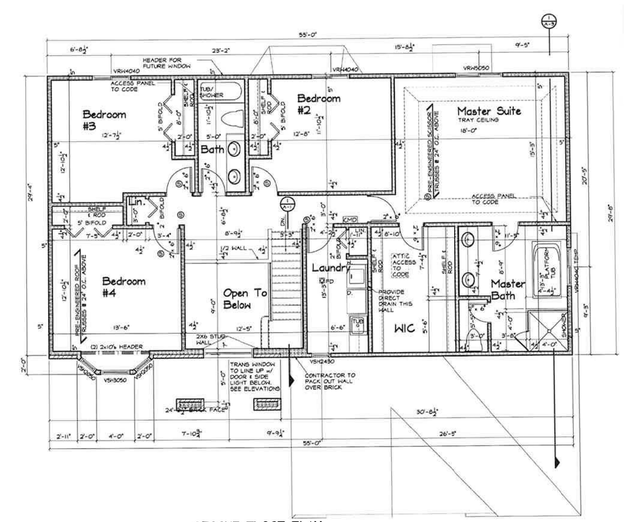

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA = 1,882 SF




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"

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

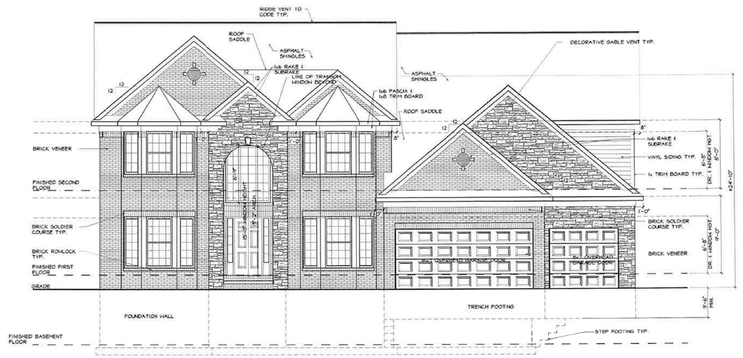
SHEET TITLE

RESIDENTIAL SAMPLE
FLOOR PLANS

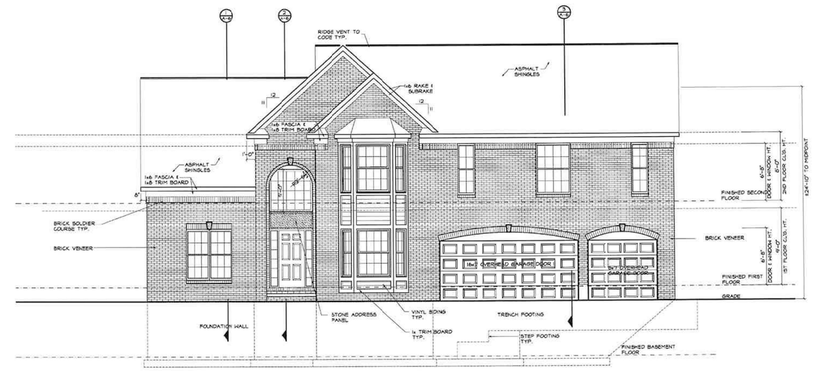
DWG. NO.

A3.0.3

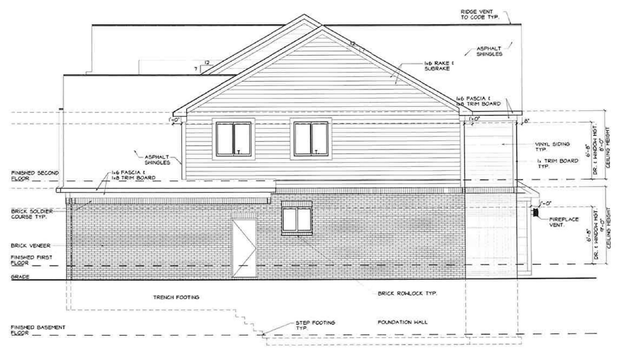
of



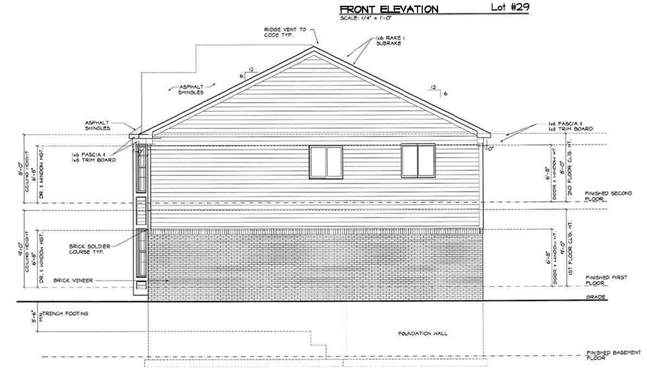
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



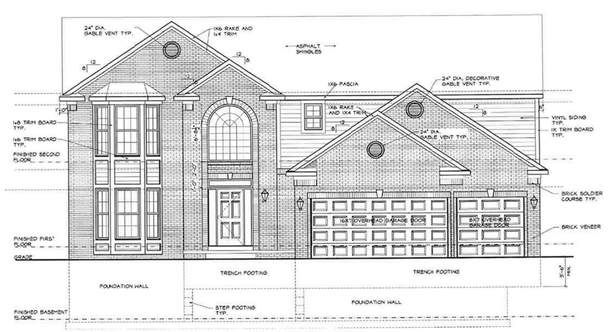
FRONT ELEVATION Lot #29
SCALE: 1/4" = 1'-0"



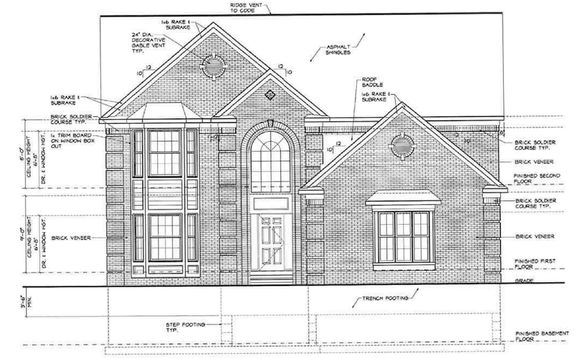
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



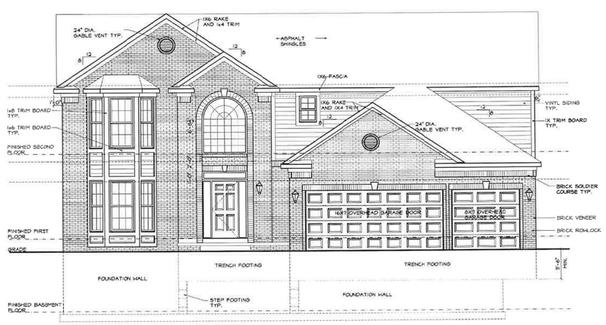
RIGHT ELEVATION Lot #29
SCALE: 1/4" = 1'-0"



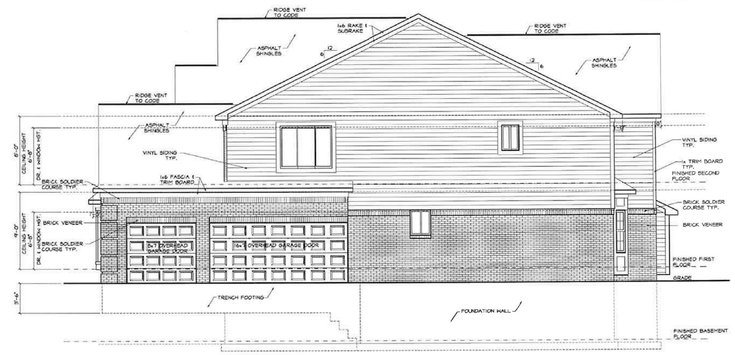
FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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
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08-06-2012

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TROY, MI

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|---|---|

ISSUANCES

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

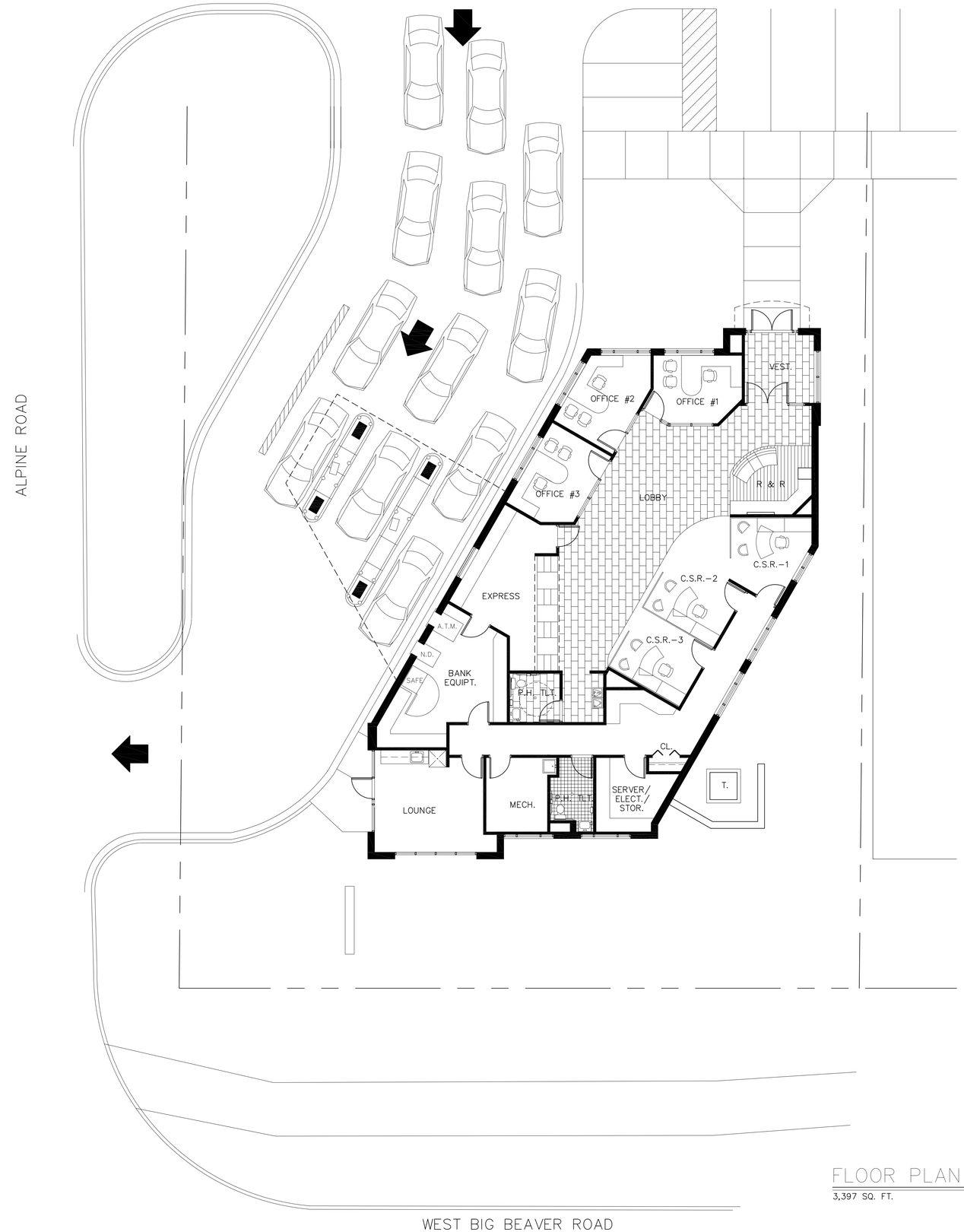
SHEET TITLE

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

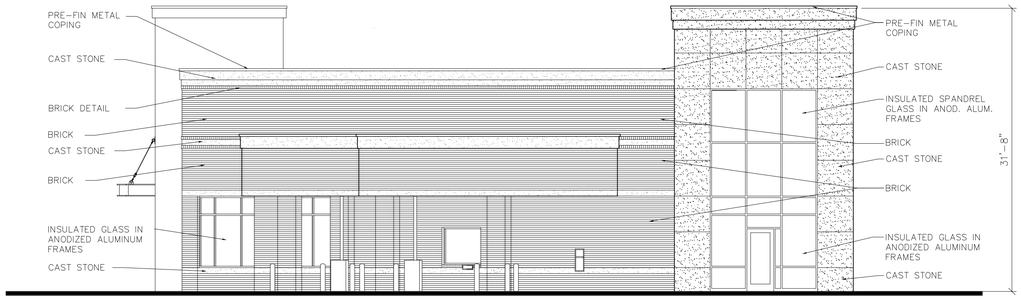
PROPOSED
FLAGSTAR BANK
WEST BIG BEAVER ROAD
TROY, MICHIGAN

\\Server\cad files\Projects\FLAGSTAR\FLAG BANK\Flag2012FLOOR.dwg

Sheet Title:
FLOOR PLAN

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

Sheet No.
A-1

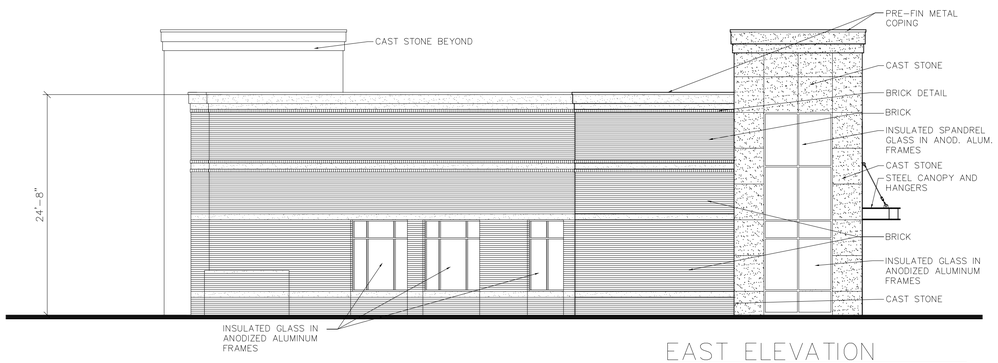



WEST ELEVATION

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

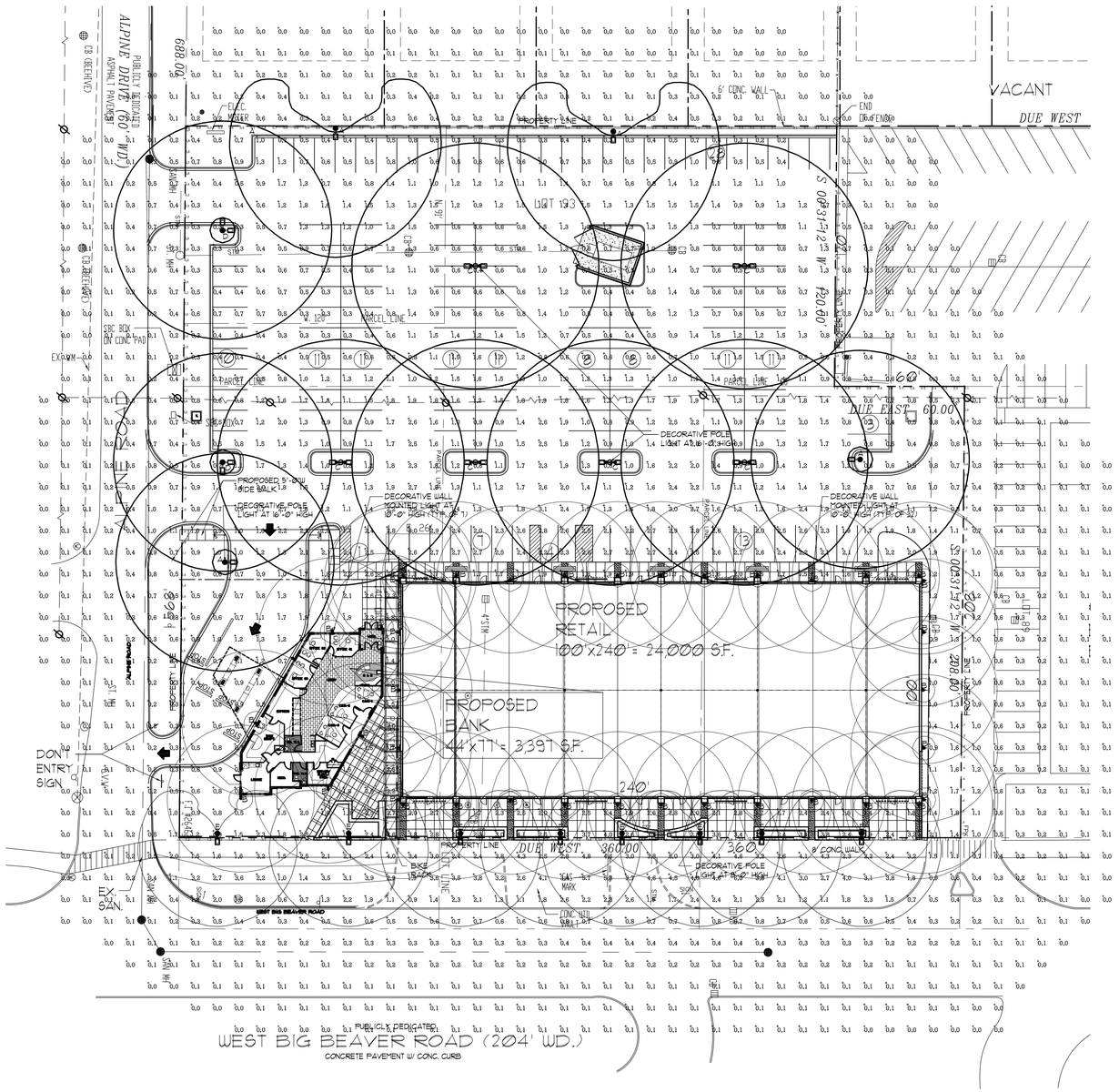
PROPOSED
FLAGSTAR BANK
WEST BIG BEAVER ROAD
TROY, MICHIGAN

\\Server\wet files\Drawings\FLAGSTAR\FLAGSTAR-BIGBEAVER.dwg

Sheet Title:
ELEVATIONS

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

Sheet No.
A-2




NOTE:
LIGHTING TO BE ON A TIME CLOCK.

1 / A031 PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

NORTH


SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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SHEET TITLE

PHOTOMETRIC PLAN

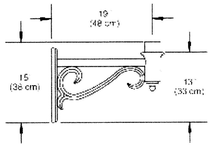
DWG. NO.

A0.3.1

## Wall Mount (PTW2280) Specification Sheet

Project Name: Location: MFG: Philips Hadco

Fixture Type: Catalog No.: Qty:




### Ordering Guide

Example: PTW2280 A

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

### Specifications

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

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

**WARRANTY:**
Three-year limited warranty.

**Height :**
15" (38 cm)

**Length:**
19" (48 cm)

ISO 9001:2008 Registered

Page 1 of 1

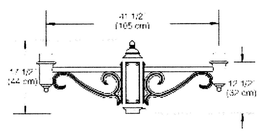
PHILIPS HADCO

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

## Twin (PTH2220) Specification Sheet

Project Name: Location: MFG: Philips Hadco

Fixture Type: Catalog No.: Qty:




### Ordering Guide

Example: PTH2220 P3 A

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

### Specifications

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

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

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

**WARRANTY:**
Three-year limited warranty.

**Height :**
17 1/2" (44 cm)

**Length:**
41 1/2" (105 cm)

**EPA:**
1.35 sq. ft.

ISO 9001:2000 Registered

Page 1 of 1

PHILIPS HADCO

Note: Hadco reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Littlestown, PA 17340 tel(717) 359-7131 fax (717) 359-9289 www.hadco.com Copyright 2008 Philips

## Calculation Data

**Luminaire Schedule**

| Symbol | Qty | Label | Arrangement | Absolute Lumens | Watts | LLF | BUG Rating | Description |
|---|---|---|---|---|---|---|---|---|
| A | 4 | RL54-5V-4K-80-3-CN-14 Ft | SINGLE | 6771 | 84.8 | 0.930 | B3-U5-G2 | RL54 LED Post Top, GX2 80 LED Lumilock, Type V, 4000K, 14 Ft. Mtg. Ht. |
| B | 39 | RL52-5V-4K-40-3-CN-10 Ft | SINGLE | 3642 | 43.6 | 0.930 | B2-U4-G3 | RL52 LED Post Top, GX2 40 LED Lumilock, Type V, 4000K, 10 Ft. Mtg. Ht. on Wall |
| C | 6 | 2-RL54-5V-4K-80-3-CN-14 Ft | BACK-BACK | 6771 | 169.6 | 0.930 | B3-U5-G2 | Twin RL54 LED Post Tops, GX2 80 LED Lumilock, Type V, 4000K, 14 Ft. Mtg. Ht., Back-to-Back |
| D | 2 | RL34-3V-4K-80-3-CN-14 Ft | SINGLE | 6883 | 85.2 | 0.930 | B2-U5-G3 | RL34 LED Post Top, GX2 80 LED Lumilock, Type III, 4000K, 14 Ft. Mtg. Ht. |
| E | 8 | RL34-3V-4K-80-3-CN-8 Ft | SINGLE | 6883 | 85.2 | 0.930 | B2-U5-G3 | RL34 LED Post Top, GX2 80 LED Lumilock, Type III, 4000K, 8 Ft. Mtg. Ht. |

**Calculation Summary**

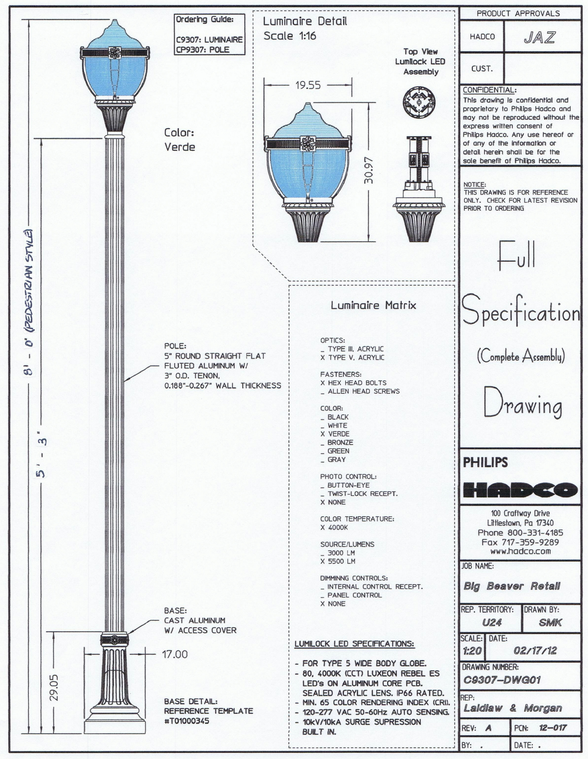
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
|---|---|---|---|---|---|---|---|---|
| Property Line | Illuminance | Fc | 1.22 | 4.9 | 0.1 | 12.20 | 49.00 | 5 Ft Grid |
| Bank Drive-Thru Area | Illuminance | Fc | 0.92 | 2.1 | 0.4 | 2.30 | 5.25 | 10 Ft Grid |
| Parking Lot | Illuminance | Fc | 1.12 | 3.2 | 0.1 | 11.20 | 32.00 | 10 Ft Grid |

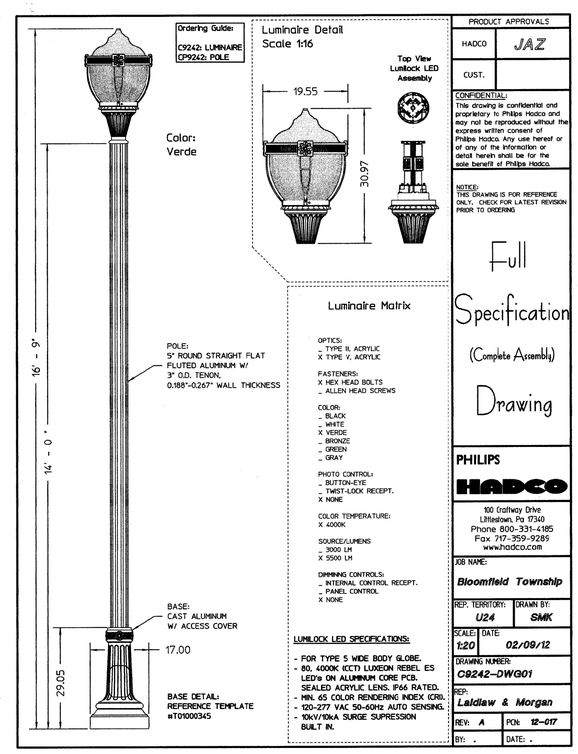
100 Craftway | P.O. Box 128
Littlestown, PA 17340
Phone: 717-359-7131
Fax: 717-359-9515
www.hadco.com

| Date: | Project ID# | REV: | Issued By: | Program: | JOB NAME: |
|---|---|---|---|---|---|
| 08.09.2012 | 120217-U24-60 | C | PMD | AGI32 -V2.04 REV01 | Big Beaver Retail Application Report |

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

**PHILIPS HADCO**





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

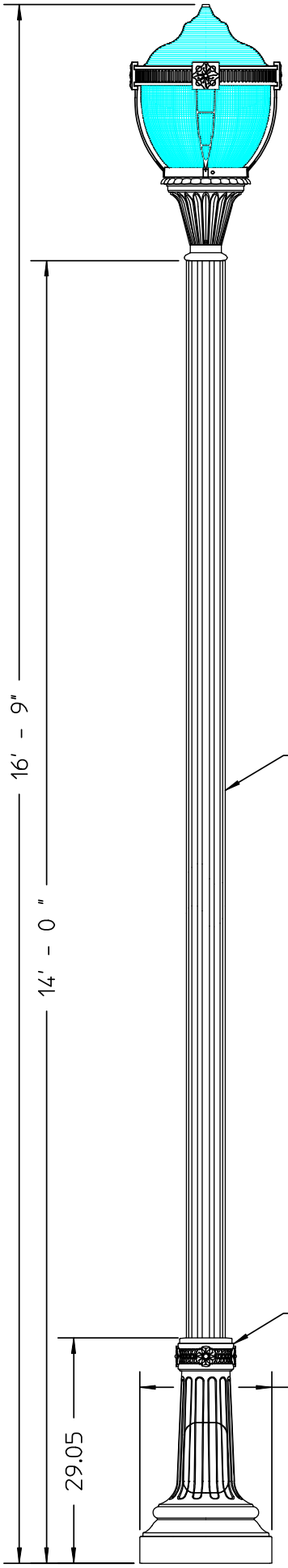
| JOB NO. | A11-1133 |
|---|---|

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
PHOTOMETRIC SCHEDULES & CUT SHEETS

DWG. NO.
A0.3.2




**Ordering Guide:**

C9307: LUMINAIRE
CP9307: POLE

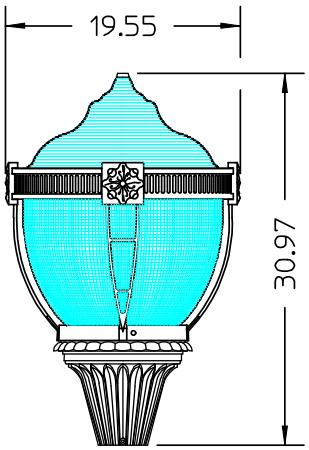
Color:
Verde

POLE:
5" ROUND STRAIGHT FLAT
FLUTED ALUMINUM W/
3" O.D. TENON,
0.188"-0.267" WALL THICKNESS

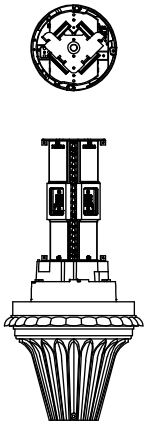
BASE:
CAST ALUMINUM
W/ ACCESS COVER

BASE DETAIL:
REFERENCE TEMPLATE
#T01000345

## Luminaire Detail
Scale 1:16




Top View
Lumilock LED
Assembly



## Luminaire Matrix

OPTICS:
_ TYPE III, ACRYLIC
X TYPE V, ACRYLIC

FASTENERS:
X HEX HEAD BOLTS
_ ALLEN HEAD SCREWS

COLOR:
_ BLACK
_ WHITE
X VERDE
_ BRONZE
_ GREEN
_ GRAY

PHOTO CONTROL:
_ BUTTON-EYE
_ TWIST-LOCK RECEPT.
X NONE

COLOR TEMPERATURE:
X 4000K

SOURCE/LUMENS
_ 3000 LM
X 5500 LM

DIMMINNG CONTROLS:
_ INTERNAL CONTROL RECEPT.
_ PANEL CONTROL
X NONE

**LUMILOCK LED SPECIFICATIONS:**

- FOR TYPE 5 WIDE BODY GLOBE.
- 80, 4000K (CCT) LUXEON REBEL ES LED's ON ALUMINUM CORE PCB. SEALED ACRYLIC LENS. IP66 RATED.
- MIN. 65 COLOR RENDERING INDEX (CRI).
- 120-277 VAC 50-60Hz AUTO SENSING.
- 10kV/10kA SURGE SUPRESSION BUILT IN.

| PRODUCT APPROVALS | |
|---|---|
| HADCO | JAZ |
| CUST. | |

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NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

# Full Specification (Complete Assembly) Drawing

PHILIPS HADCO

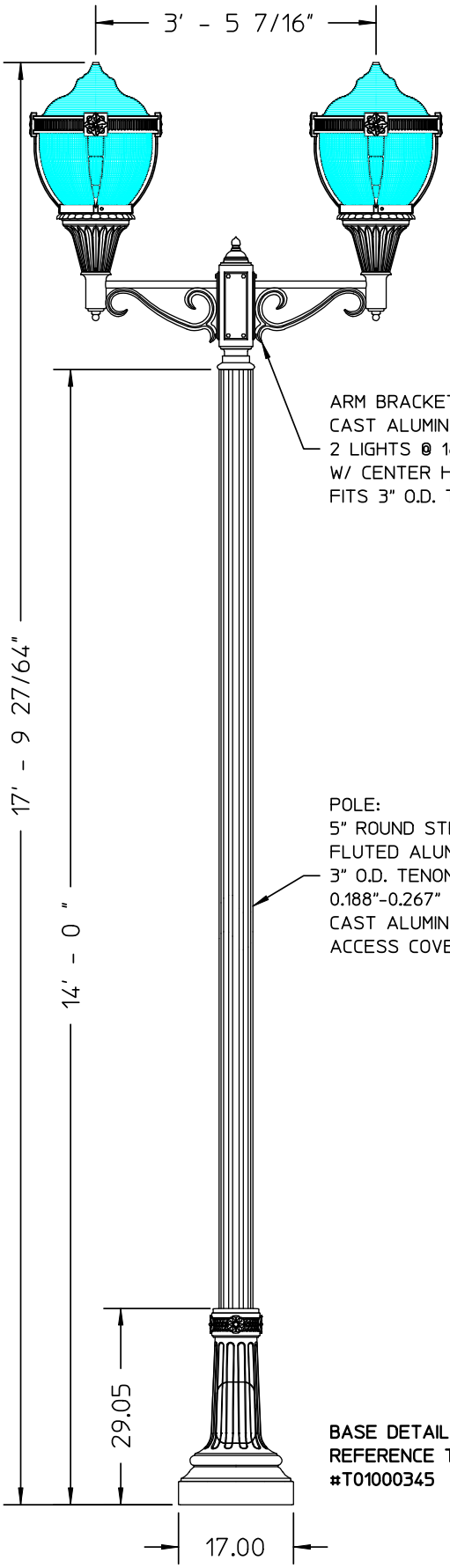
100 Craftway Drive
Littlestown, Pa 17340
Phone 800-331-4185
Fax 717-359-9289
www.hadco.com

| | |
|---|---|
| JOB NAME: Big Beaver Retail | |
| REP. TERRITORY: U24 | DRAWN BY: SMK |
| SCALE: 1:20 | DATE: 02/17/12 |
| DRAWING NUMBER: C9307-DWG01 | |
| REP: Laidlaw & Morgan | |
| REV: A | PCN: 12-017 |
| BY: . | DATE: . |

Ordering Guide:

C9307: LUMINAIRE
CA9307: ARM BRACKET
CP9307: POLE

Color:
Verde

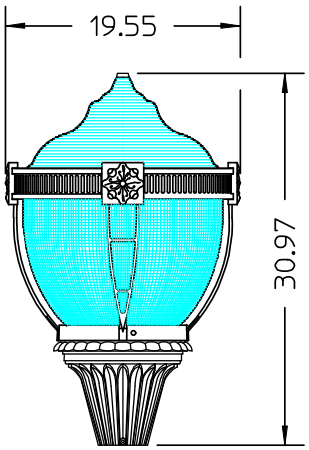



ARM BRACKET:
CAST ALUMINUM,
2 LIGHTS @ 180°
W/ CENTER HUB THAT
FITS 3" O.D. TENON

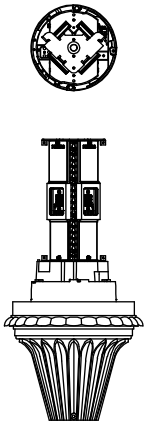
POLE:
5" ROUND STRAIGHT FLAT
FLUTED ALUMINUM W/
3" O.D. TENON,
0.188"-0.267" WALL THICKNESS,
CAST ALUMINUM BASE W/
ACCESS COVER

BASE DETAIL:
REFERENCE TEMPLATE
#T01000345

Luminaire Detail
Scale 1:16




Top View
Lumilock LED
Assembly



OPTICS:
_ TYPE III, ACRYLIC
X TYPE V, ACRYLIC

FASTENERS:
X HEX HEAD BOLTS
_ ALLEN HEAD SCREWS

COLOR:
_ BLACK
_ WHITE
X VERDE
_ BRONZE
_ GREEN
_ GRAY

PHOTO CONTROL:
_ BUTTON-EYE
_ TWIST-LOCK RECEPT.
X NONE

COLOR TEMPERATURE:
X 4000K

SOURCE/LUMENS
_ 3000 LM
X 5500 LM

DIMMINNG CONTROLS:
_ INTERNAL CONTROL RECEPT.
_ PANEL CONTROL
X NONE

LUMILOCK LED SPECIFICATIONS:

- FOR TYPE 5 WIDE BODY GLOBE.
- 80, 4000K (CCT) LUXEON REBEL ES LED's ON ALUMINUM CORE PCB. SEALED ACRYLIC LENS. IP66 RATED.
- MIN. 65 COLOR RENDERING INDEX (CRI).
- 120-277 VAC 50-60Hz AUTO SENSING.
- 10kV/10kA SURGE SUPRESSION BUILT IN.

PRODUCT APPROVALS

| | |
|---|---|
| HADCO | JAZ |
| CUST. | |

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# Full Specification (Complete Assembly) Drawing

PHILIPS HADCO

100 Craftway Drive
Littlestown, Pa 17340
Phone 800-331-4185
Fax 717-359-9289
www.hadco.com

JOB NAME: Big Beaver Retail

| | |
|---|---|
| REP. TERRITORY: U24 | DRAWN BY: SMK |
| SCALE: 1:25 | DATE: 02/20/12 |
| DRAWING NUMBER: C9307-DWG02 | |
| REP: Laidlaw & Morgan | |
| REV: A | PCN: 12-017 |
| BY: . | DATE: . |

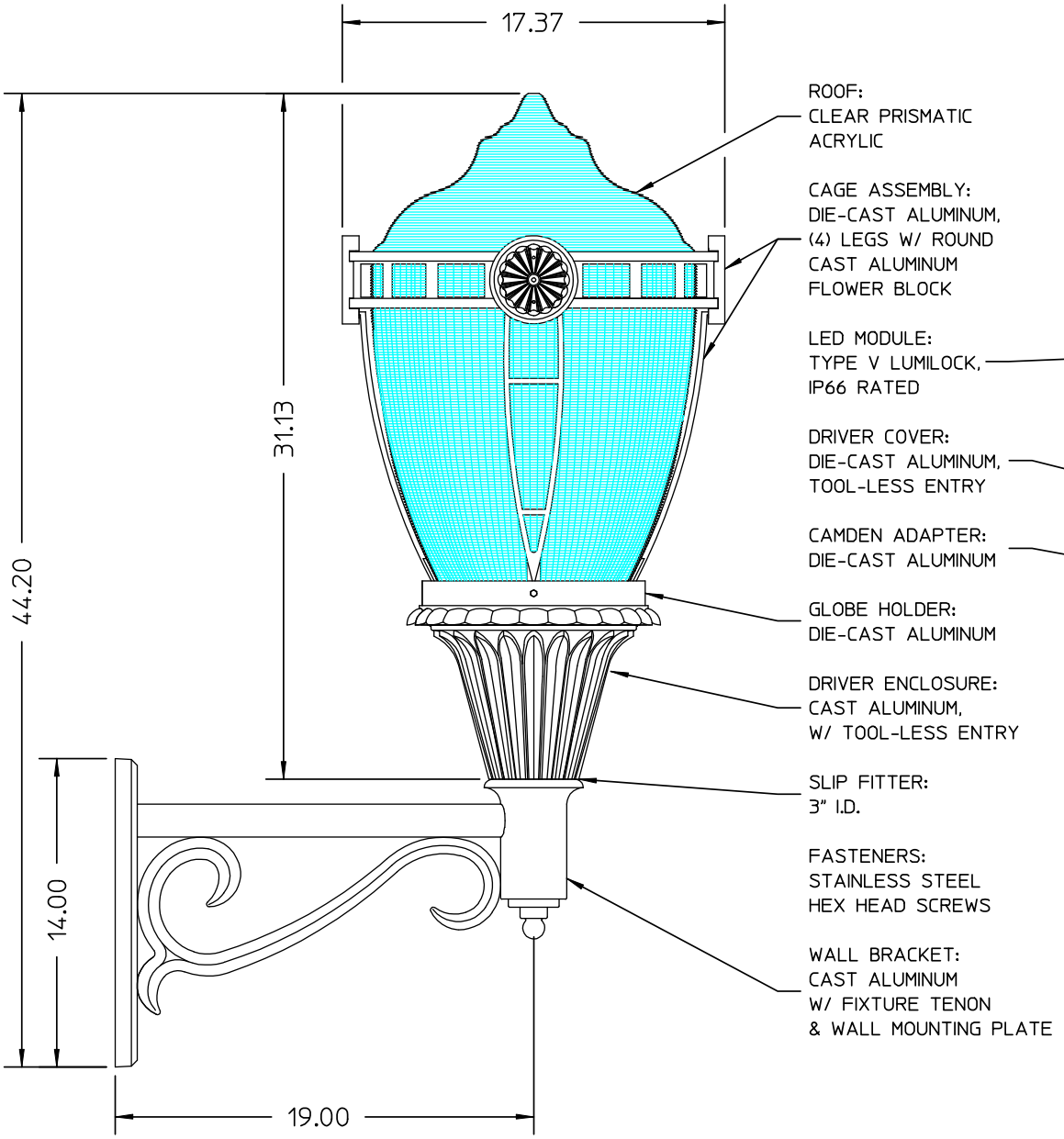
**Ordering Guide:**

C9307A: LUMINAIRE
CA9307A: WALL BRACKET

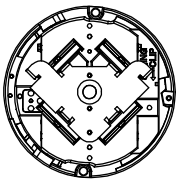
Color:
Verde

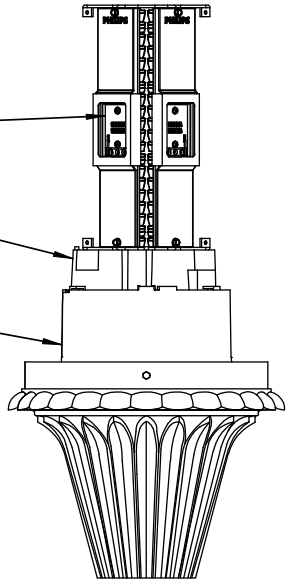
**LUMILOCK LED SPECIFICATIONS:**

- FOR TYPE 5 NARROW BODY GLOBE.
- 40, 4000K (CCT) LUXEON REBEL ES LED's ON ALUMINUM CORE PCB. SEALED ACRYLIC LENS, IP66 RATED.
- MINIMUM 65 COLOR RENDERING INDEX (CRI).
- 120-277 VAC, 50-60Hz AUTO SENSING.
- 10kV/10kA SURGE SUPRESSION BUILT IN.




Top View
Lumilock LED Assembly





# Full Specification Fixture Drawing

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| PRODUCT APPROVALS | |
|---|---|
| HADCO | JAZ |
| CUST. | |

PHILIPS HADCO
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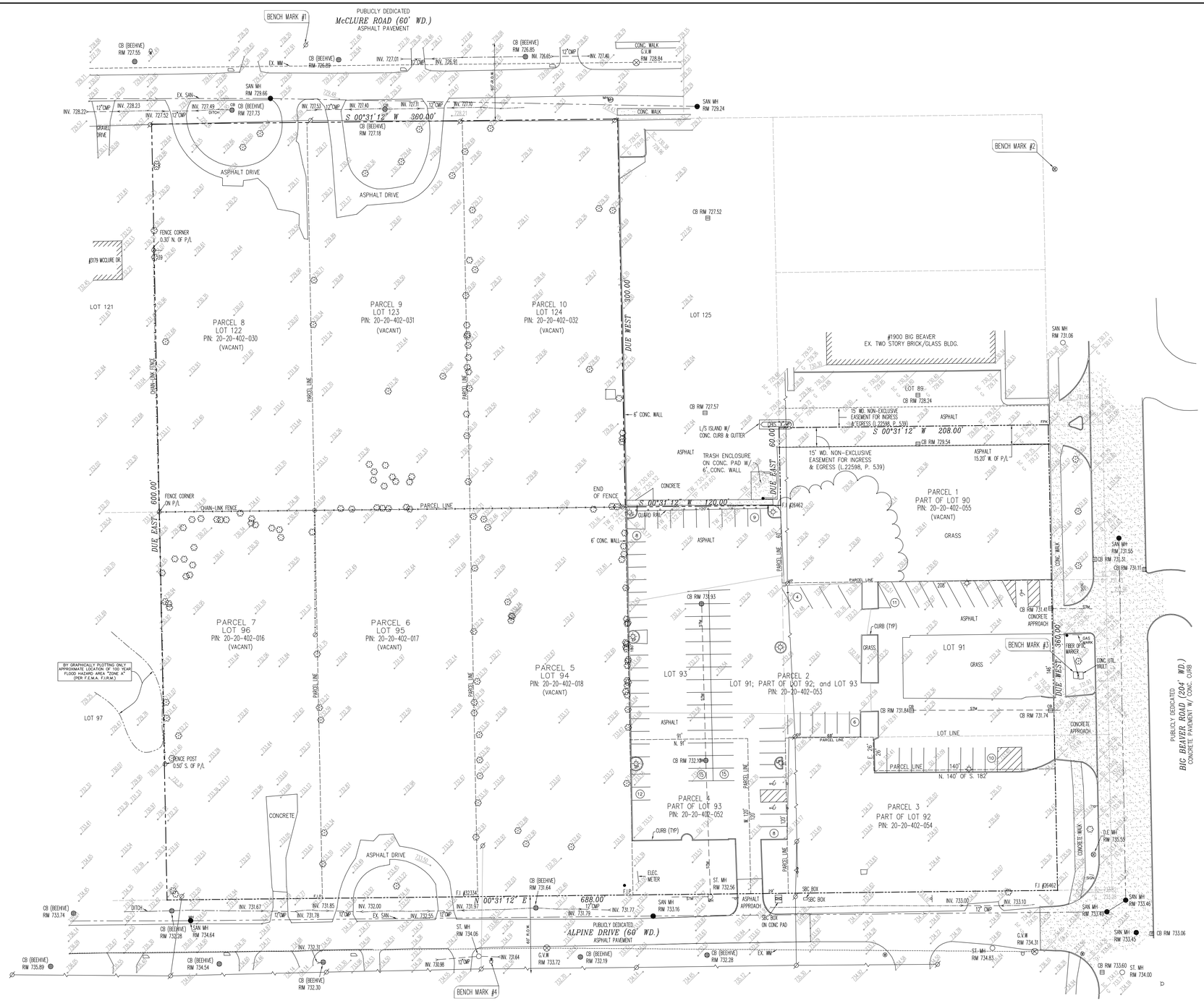
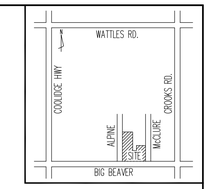
Littlestown, Pa 17340
Phone 800-331-4185
Fax 717-359-9289
www.hadco.com

| JOB NAME: | REP. TERRITORY: |
|---|---|
| Big Beaver Retail | U24 |

| SCALE: | DATE: | DRAWN BY: | DRAWING NUMBER: |
|---|---|---|---|
| 1:8 | 02/20/12 | SMK | C9307-DWG03 |

| REP: | REV: | PCN: |
|---|---|---|
| Laidlaw & Morgan | A | 12-017 |
| | BY: . | DATE: . |




LOCATION MAP
(N.T.S)

BENCH MARK:

B.M #1: NAIL IN NORTH FACE OF UTILITY POLE
ELEV. = 729.17 (NAVD 88)

B.M #2: CITY OF TROY B.M #0941 N. RIM OF EDISON MANHOLE N. SIDE OF BIG BEAVER @ BLDG. #1900
ELEV. = 729.51 (NAVD 88)

B.M #3: CITY OF TROY B.M #0942 N.E CORNER M H N-SIDE BIG BEAVER @ BLDG. #2038
ELEV. = 732.78 (NAVD 88)

B.M #4: ARROW ON FIRE HYDRANT
ELEV. = 736.18 (NAVD 88)

PROPERTY DESCRIPTION

Land situated in the County of Oakland, City of Troy, State of Michigan, is described as follows:

**PARCEL 1:**
Lot 90, EXCEPT the South 42 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-055

**PARCEL 2:**
Lot 91, also the East 26 feet of the North 140 feet of the South 182 feet of Lot 92 and Lot 93, EXCEPT the North 91 feet of the West 120 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45.
PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS FOLLOWS:
Part of Lots 91, 92 and 93, all described as Beginning at Southwest corner of Lot 93; thence North 00 degrees 31 minutes 12 seconds East 29 feet; thence East 120 feet; thence North 00 degrees 31 minutes 12 seconds East 91 feet; thence East 180 feet; thence South 00 degrees 31 minutes 12 seconds West 120 feet; thence West 60 feet; thence South 00 degrees 31 minutes 12 seconds West 208 feet; thence West 146 feet; thence North 00 degrees 31 minutes 12 seconds East 140 feet; thence East 26 feet; thence North 00 degrees 31 minutes 12 seconds East 68 feet; thence West 120 feet to the Point of Beginning, of MUER GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45,
Oakland County Records.
Tax Item No. 20-20-402-053

**PARCEL 3:**
Lot 92, EXCEPT the South 42 feet also EXCEPT the East 26 feet of the North 140 feet of the South 182 feet, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-054

**PARCEL 4:**
The North 91 feet of the West 120 feet of Lot 93, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-052

**PARCEL 5:**
Lot 94, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-018

**PARCEL 6:**
Lot 95, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-017

**PARCEL 7:**
Lot 96, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-016

**PARCEL 8:**
Lot 122, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-030

**PARCEL 9:**
Lot 123, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-031

**PARCEL 10:**
Lot 124, of MUER'S GARDEN FARMS, according to the plat thereof as recorded in Liber 15 of Plats, page 45, Oakland County Records.
Tax Item No. 20-20-402-032

*LEGEND*

| *EXISTING* | *PROPOSED* |
|---|---|
| GAS | |
| SANITARY (SAN) | |
| STORM (STM) | |
| WATERMAIN (WM) | |
| OVERHEAD WIRE | |
| UNDERGROUND CABLE | |
| EX. DITCH OR SWALE CENTERLINE | |
| EASEMENTS | |
| RAILROAD | |
| CHAIN LINK FENCE | |
| WOOD FENCE | |
| WIRE FENCE, | |
| GUARD RAIL | |

AMERITECH
WATER SHUT OFF
TELEPHONE RISER
TELEPHONE
C.O. SEWER CLEAN OUT
GAS METER
GAS VALVE /GAS MANHOLE
MANHOLE
CATCH BASIN
GATE VALVE IN WELL (G.V.W)
FIRE HYDRANT
STORM MANHOLE (ST. MH.)
FENCE POST
UTILITY POLE
UTILITY POLE W/ LAMP EXTENSION
SIGNAL POLE
PUBLIC LIGHTING MH.
ELECTRIC RISER OR METER
CATHODIC PROTECTION
GUY WIRE
HIGH TENSION TOWER
FLAG POLE
GUARD/METAL POST
STEEL COLUMN
MAILBOX
SIGN
PARKING METER
BILLBOARD OR LARGE SIGN
BASKETBALL HOOP
VENT PIPE
FILLER CAP
TRAFFIC SIGNAL MANHOLE
MONITOR WELL
TS 655.50 / TC 655.00 — TOP OF CURB ELEVATION / TOP OF PAVEMENT ELEVATION OR
TW — TOP OF WALK
CULV — CULVERT
CMP — CORRUGATED METAL PIPE
F.F. — FINISH FLOOR ELEVATION
SECTION CORNER
• F.I. — FOUND IRON
• F.M. — FOUND MONUMENT
• F.P.K. — FOUND P.K. NAIL
• F.S. — FOUND P.S.
MARKER POST
LIGHT POLE
TRAFFIC SIGNAL
D.E MANHOLE
TELEPHONE MANHOLE
SPOT ELEVATION
TS 655.50 / TC 655.00 — TOP OF CURB ELEVATION / GUTTER ELEVATION
• S.P.K. — SET P.K. NAIL
CHIS "X" — CHISELED "X"
T/C 641.80 / GU 641.30 — PROPOSED TOP OF CURB & PROPOSED GUTTER

– THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE WE CAN NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN.

811
Know what's below
Call before you dig.


SURVEY TECH
LAND SURVEYING CIVIL ENGINEERING
3253 LYNHURST CT., OAKLAND MI 48306
TEL (248) 670-6556 FAX (248) 377-8883


TOPOGRAPHIC SURVEY

DEVELOPER: A. F. JONNA

| SCALE: 1"=40' | DATE: 12-27-2011 | JOB # : 11351 | SHEET: |
|---|---|---|---|
| DRAWN BY: | CHECKED BY: | APPROVED BY: | |

# SUPPLEMENTAL DOCUMENTS PROVIDED BY TOM KRENT

# Memo

TO: MIKE CULPEPPER

FROM: TOM KRENT

DATE: 8/20/12

**SUBJECT: BIG BEAVER CENTER PUD RESOLUTION**

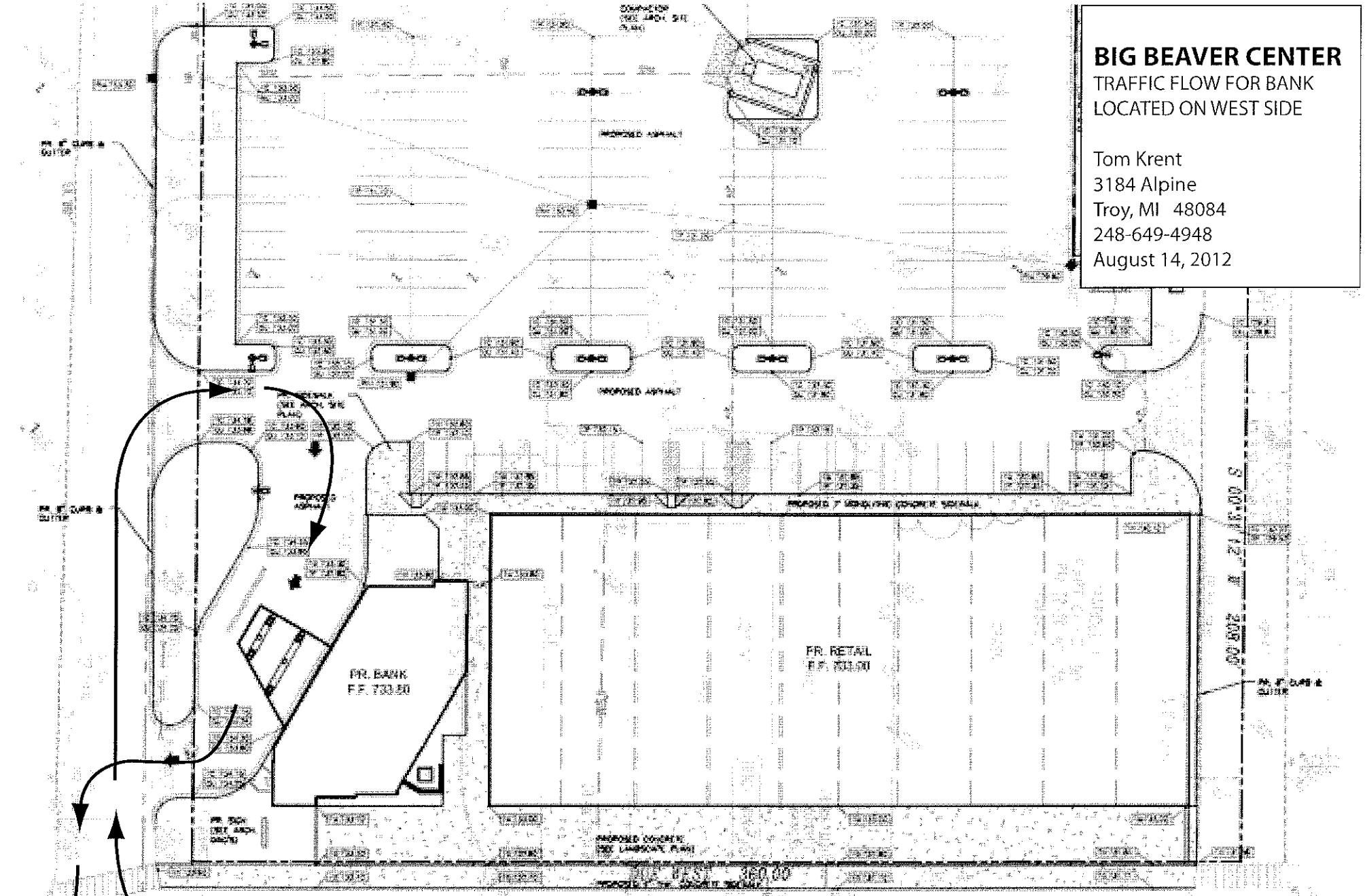
---

Mike,

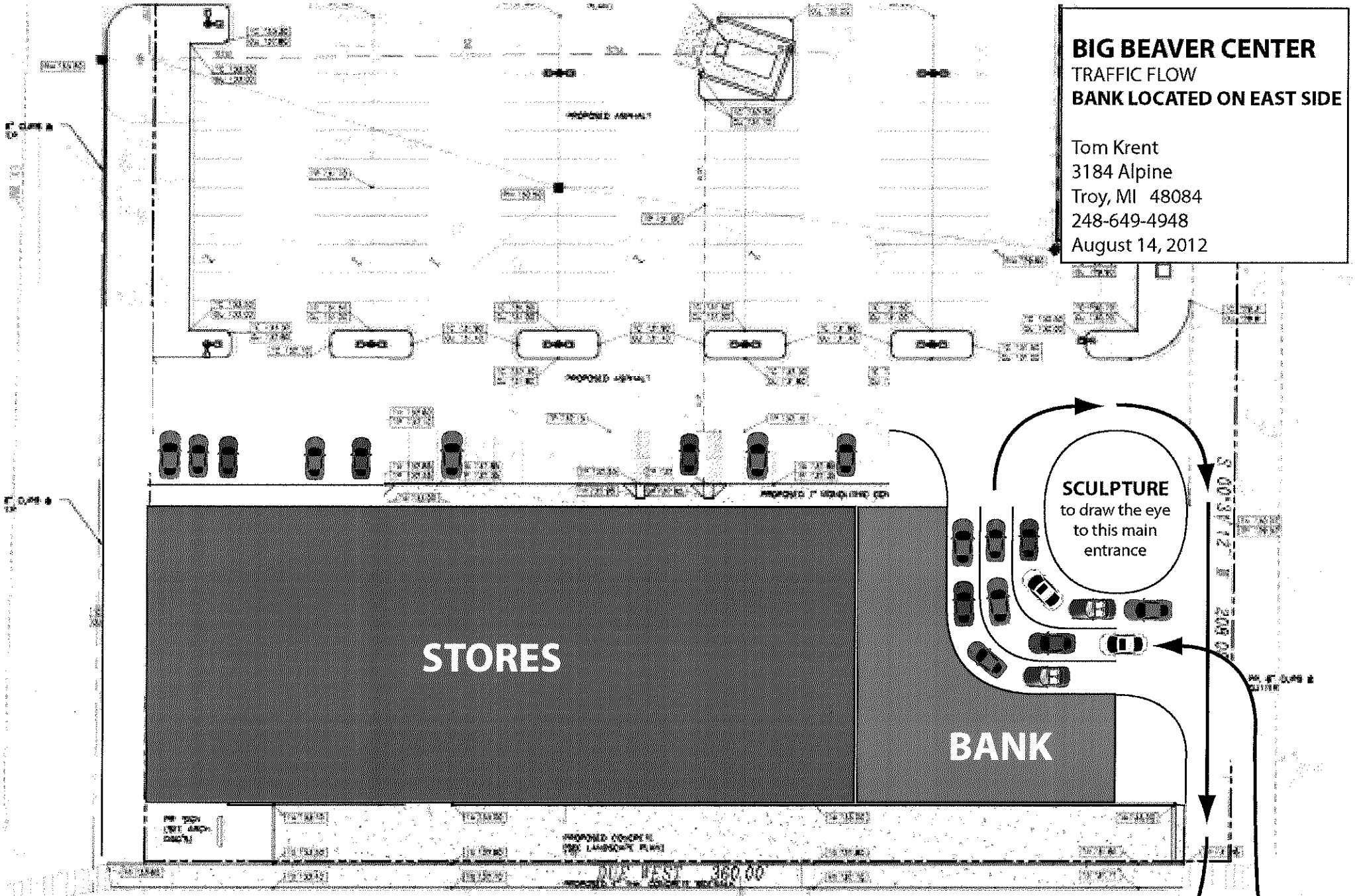
After talking with various people, I've decided to make a small change in my suggestions for the Big Beaver Center PUD. Some of the neighbors feel that making the driveway access to the retail parking lot curved toward Big Beaver Road will penalize residents in our subdivision as they travel to and from that shopping area parking lot. So, I eliminated that small detail from the enclosed drawings and text.

Tom Krent

3184 Alpine
Troy, MI 48084
**T** 248-649-4948
**F** 248-649-4126
tomkrent@wideopenwest.com




**This plan is proposed by AF Jonna Development. In this plan a driver that turns onto Alpine from Big Beaver is immediately confronted by vehicles exiting the Bank Drive-Through. The driver is decelerating from 45 miles per hour and has virtually no time to react to vehicles exiting the drive-through lanes. This is a potential accident waiting to happen.**




**This plan allows a driver to enter the Bank Drive-Through from Big Beaver while decelerating from 45 miles per hour without immediately crossing traffic as happens when the Bank is located on the west side of the property. Additionally, the traffic exiting the retail parking lot and Bank Drive-Through has a clear line of sight of vehicles entering the Bank Drive-Through.**

# BIG BEAVER CENTER

TRAFFIC FLOW

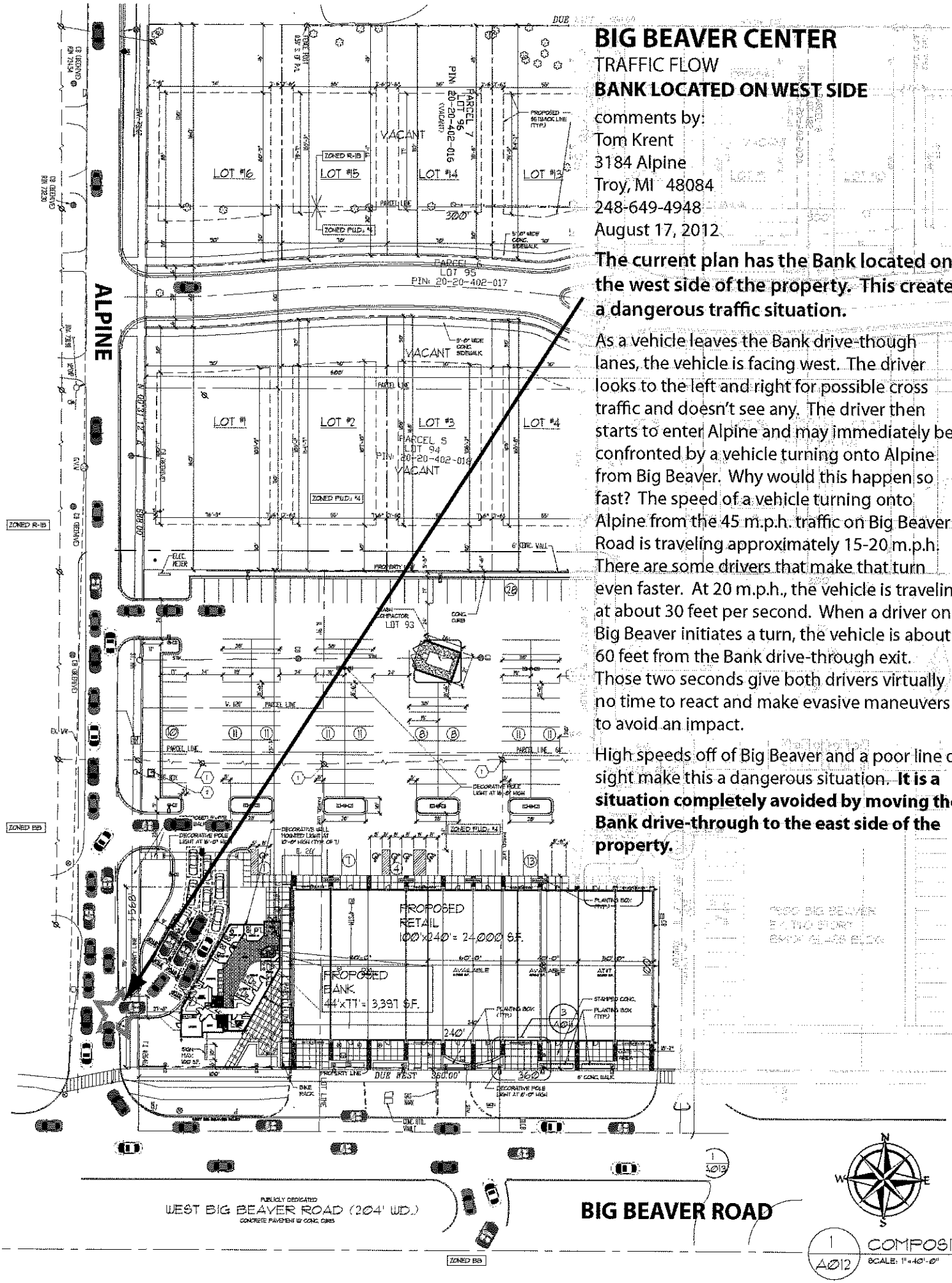
**BANK LOCATED ON WEST SIDE**

comments by:
Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948
August 17, 2012

**The current plan has the Bank located on the west side of the property. This creates a dangerous traffic situation.**

As a vehicle leaves the Bank drive-though lanes, the vehicle is facing west. The driver looks to the left and right for possible cross traffic and doesn't see any. The driver then starts to enter Alpine and may immediately be confronted by a vehicle turning onto Alpine from Big Beaver. Why would this happen so fast? The speed of a vehicle turning onto Alpine from the 45 m.p.h. traffic on Big Beaver Road is traveling approximately 15-20 m.p.h. There are some drivers that make that turn even faster. At 20 m.p.h., the vehicle is traveling at about 30 feet per second. When a driver on Big Beaver initiates a turn, the vehicle is about 60 feet from the Bank drive-through exit. Those two seconds give both drivers virtually no time to react and make evasive maneuvers to avoid an impact.

High speeds off of Big Beaver and a poor line of sight make this a dangerous situation. **It is a situation completely avoided by moving the Bank drive-through to the east side of the property.**



# BIG BEAVER CENTER

TRAFFIC FLOW

**BANK LOCATED ON EAST SIDE**

suggestions by:
Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948
August 17, 2012

**Having the Bank located on the east side of the property as opposed to locating it on the west side of the property eliminates a dangerous traffic situation.**

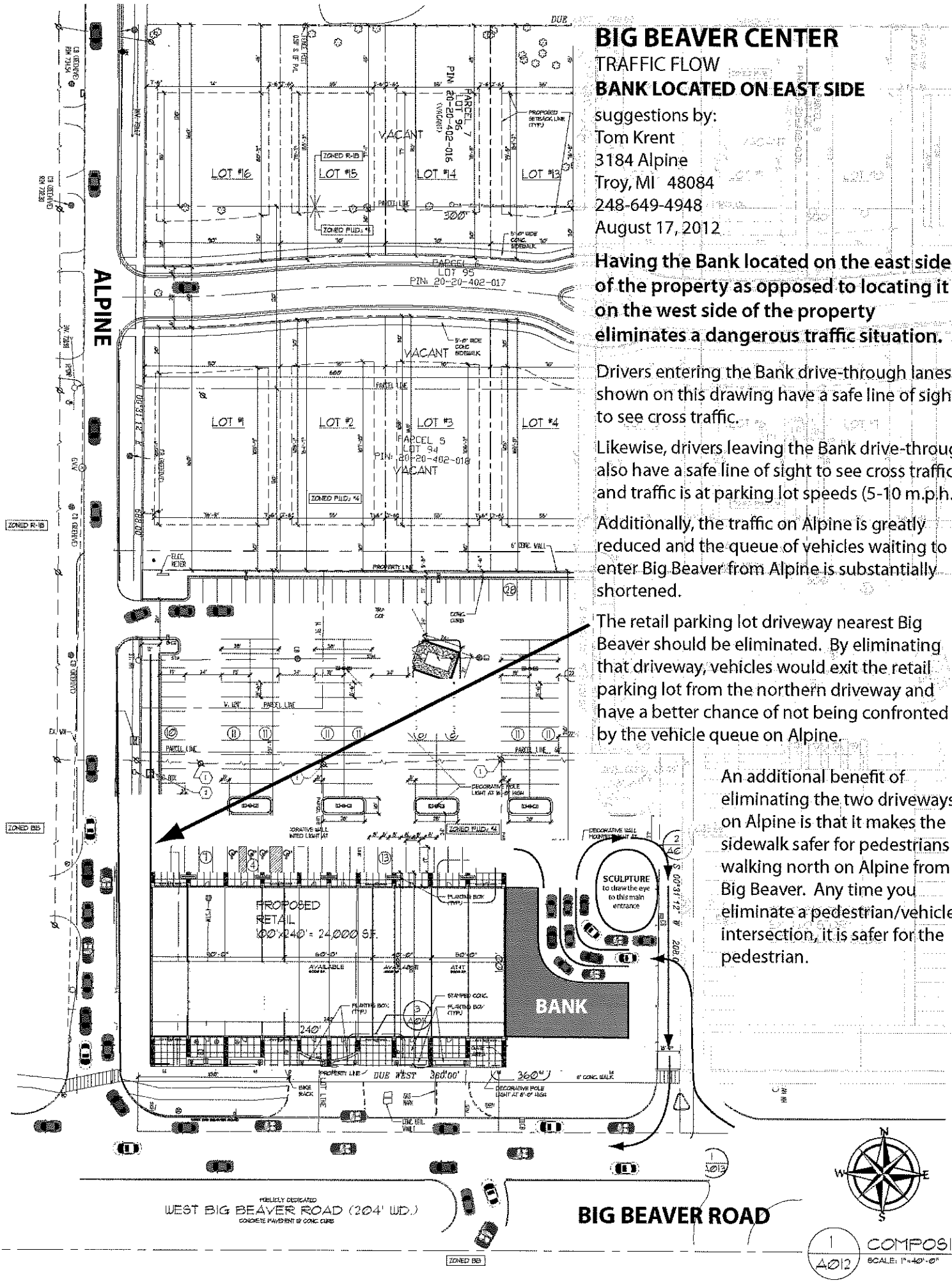
Drivers entering the Bank drive-through lanes shown on this drawing have a safe line of sight to see cross traffic.

Likewise, drivers leaving the Bank drive-through also have a safe line of sight to see cross traffic, and traffic is at parking lot speeds (5-10 m.p.h.).

Additionally, the traffic on Alpine is greatly reduced and the queue of vehicles waiting to enter Big Beaver from Alpine is substantially shortened.

The retail parking lot driveway nearest Big Beaver should be eliminated. By eliminating that driveway, vehicles would exit the retail parking lot from the northern driveway and have a better chance of not being confronted by the vehicle queue on Alpine.

An additional benefit of eliminating the two driveways on Alpine is that it makes the sidewalk safer for pedestrians walking north on Alpine from Big Beaver. Any time you eliminate a pedestrian/vehicle intersection, it is safer for the pedestrian.



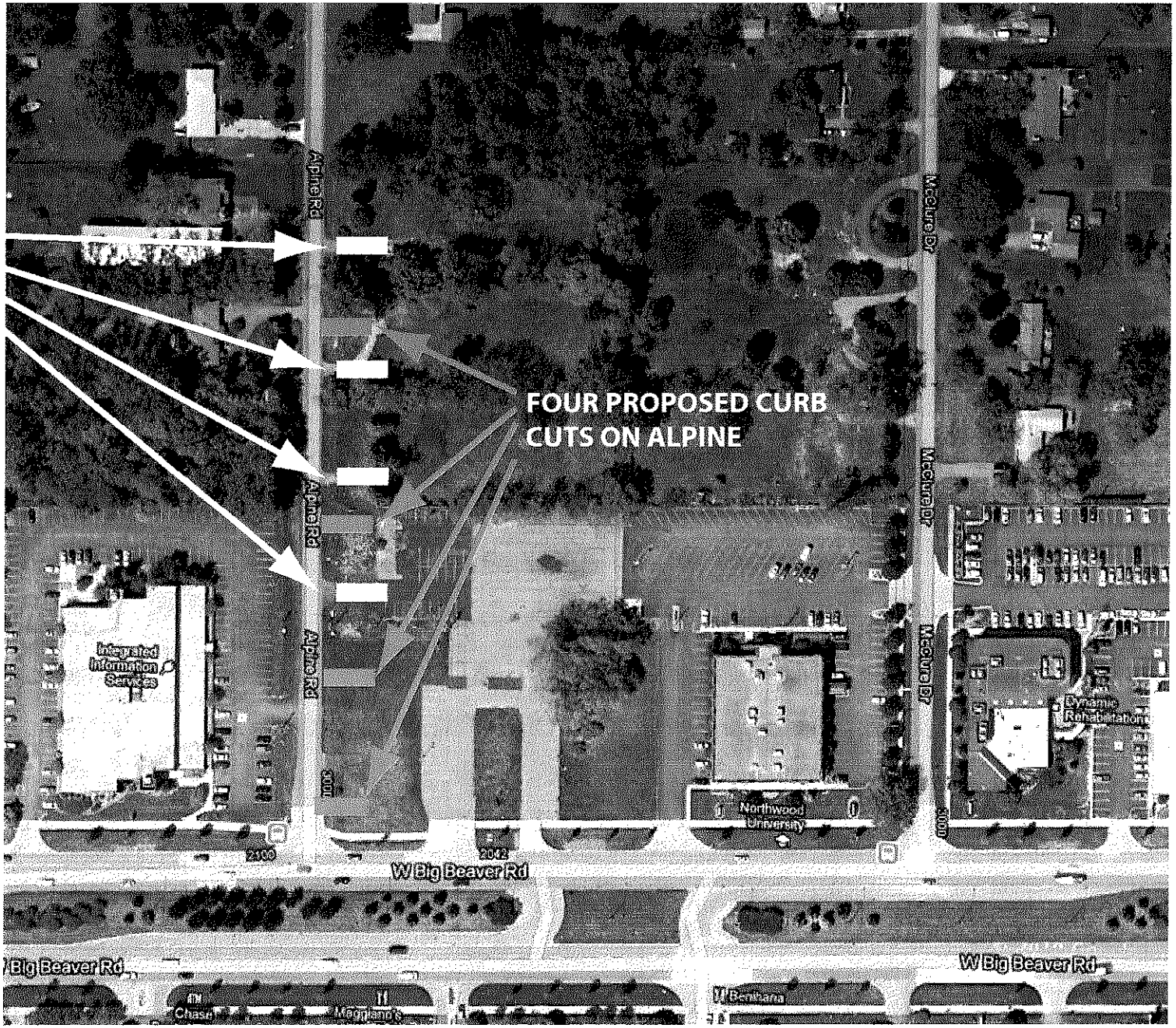
I have provided this map showing the existing project area for the Big Beaver Center and comparing the existing curb cuts now on Alpine from the property in yellow and the proposed curb cuts by AF Jonna Development in red.

## FOUR EXISTING CURB CUTS ON ALPINE

In a letter dated July 26, 2012, from Stephen B. Dearing, PE, PTOE, Manager of Traffic Engineering Services, Orchard, Hiltz & McCliment, Inc. to William Huotari, PE, Deputy City Engineer, City of Troy, Mr. Dearing states the following.

"There are currently four drives to Alpine Rd., one for the office/retail portion of the site and three from 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."

**What Mr. Dearing states is not exactly true. If not examined carefully, one may think that the four existing driveways onto Alpine are just being "retained". They will not be retained. Instead, four new curb cuts will be created. To make this clear, the three single family home driveways and the one business driveway from a prior print shop that operated from a former single family ranch house are vastly different from what is proposed by this development. The proposed curb cuts will provide access to Alpine from a new street with 16 houses, a parking lot for 6 retail stores and a bank, and three exiting lanes from the bank's drive-through tellers.**



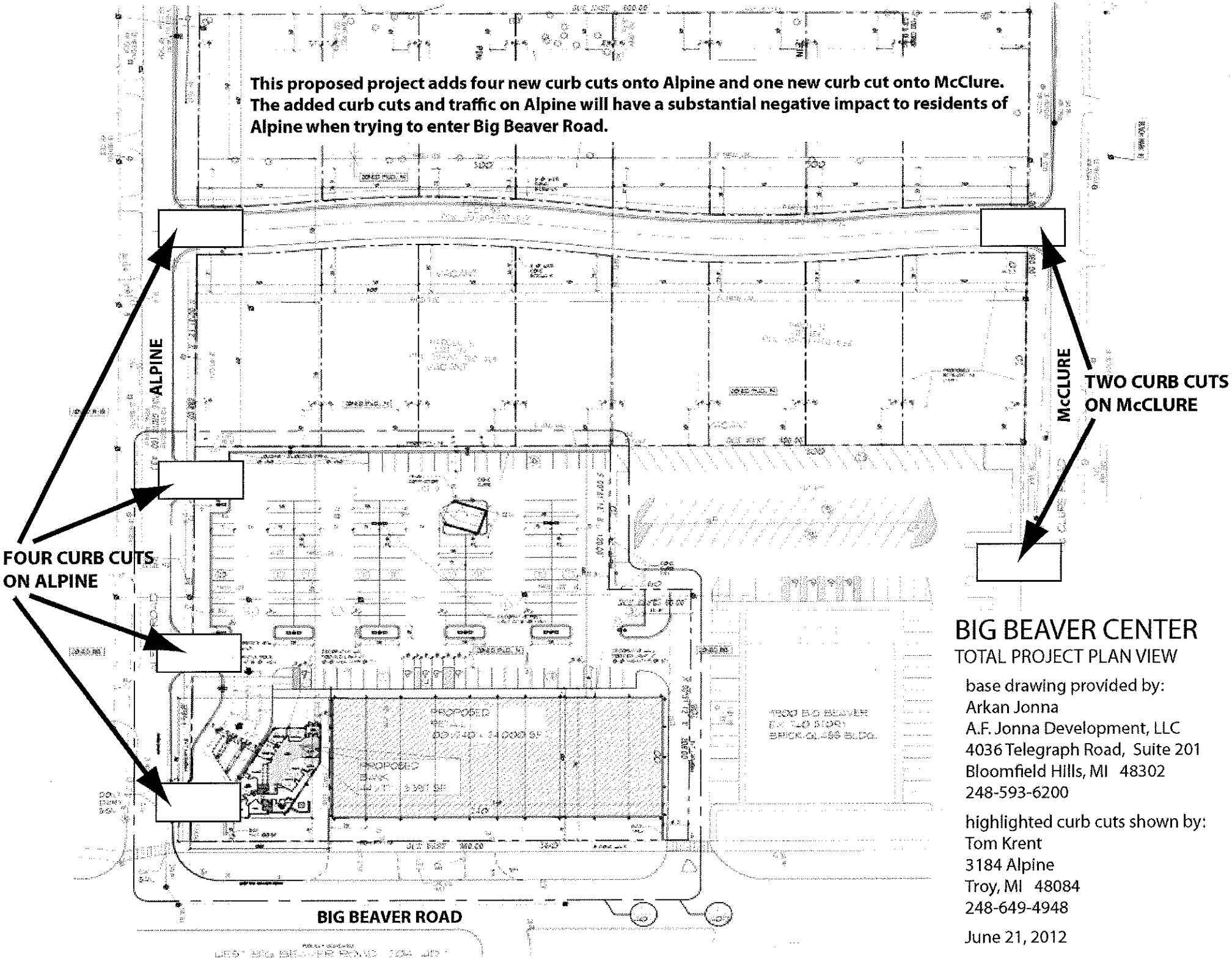

# BIG BEAVER CENTER

CURB CUTS ON ALPINE

submitted by: Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948

Note:
The term "curb cuts" refers to driveways and street intersections.

date drawn: August 14, 2012


This proposed project adds four new curb cuts onto Alpine and one new curb cut onto McClure. The added curb cuts and traffic on Alpine will have a substantial negative impact to residents of Alpine when trying to enter Big Beaver Road.
ALPINE
McCLURE
TWO CURB CUTS ON McCLURE
FOUR CURB CUTS ON ALPINE
BIG BEAVER ROAD
BIG BEAVER CENTER
TOTAL PROJECT PLAN VIEW
base drawing provided by:
Arkan Jonna
A.F. Jonna Development, LLC
4036 Telegraph Road, Suite 201
Bloomfield Hills, MI 48302
248-593-6200
highlighted curb cuts shown by:
Tom Krent
3184 Alpine
Troy, MI 48084
248-649-4948
June 21, 2012

July 26, 2012

OHM
est. 1962

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



34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427
www.ohm-advisors.com

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

***Substitute Resolution # PC-2012-08-***

Moved by: Tom Krent
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,

***THEREFORE BE IT RESOLVED***, The bank branch is to be located on the east end of the Big Beaver Road property frontage for the following reasons. Its proposed location at the west end of the Big Beaver Road frontage imposes a detrimental traffic impact to the residents north of the project. Additionally, the proposed west location creates a potential traffic hazard between vehicles entering Alpine Road from Big Beaver Road and vehicles exiting the bank drive-through lanes because of the bank's exit lanes' close proximity to Big Beaver Road.

***BE IT FURTHER RESOLVED***, The access to the retail parking lot from Alpine Road and the access to Alpine Road from the retail parking lot shall be limited to one curb cut which shall be located at the northernmost end of the retail parking lot to reduce traffic congestion on Alpine Road at the Big Beaver Road intersection.

***BE IT FURTHER 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**

# Memo

TO: Mike Culpepper, City Manager, City of Troy

FROM: Tom Krent, resident, 3184 Alpine

DATE: 9/5/12

**SUBJECT: Submission of Resident Petitions regarding the Big Beaver Center PUD**

---

I would like copies of these petitions included in the Troy City Council agenda packets for the September 10, 2012, Troy City Council meeting. These 112 signatures are from residents in the area north of the proposed Planned Unit Development know as Big Beaver Center. These residents would like the Troy City Council members to know that they are in favor of relocating the proposed bank to the east end of the property along Big Beaver. Additionally, they are asking City Council to eliminate the proposed southern curb cut on Alpine to the retail parking lot. Both of these changes will improve public safety by lessening vehicle to vehicle contact at the bank drive-through exit and pedestrian to vehicle contact along Alpine Road. Additionally, it will reduce traffic flow from the commercial businesses through the residential streets north of the development.

Tom Krent

3184 Alpine
Troy, MI 48084
248-649-4948
tomkrent@wideopenwest.com

# BIG BEAVER CENTER PETITION

This petition refers to the Planned Unit Development project to be voted on by the Troy City Council. The project developer is A. F. Jonna Development and Management Company. The project is located on the north side of Big Beaver Road between Alpine and McClure Roads in Troy, Michigan. The petitioners listed below are very concerned about the detrimental traffic safety and traffic flow that this project brings to the area. We are asking the Troy City Council to make the following revisions to this project that will improve the traffic safety and traffic flow for vehicular drivers and pedestrians.

1) The proposed bank with its drive-through teller lanes is to be moved from the west side of the property to the east side of the property.
2) The vehicular traffic access on Alpine Road to and from the retail parking lot north of the retail stores and bank will be limited to one access. That Alpine Road access will be located at the northernmost end of the retail parking lot.

| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Edna Johnson | Edna Johnson | 3164 Alpine | 8-28-12 |
| GEORGE W. REED | George W Reed | 3147 ALPINE | 8-28-12 |
| Brenda Bodenbach (MARY) | Brenda Bodenbach (Mary) | 3355 ALPINE | 8-28-12 |
| Eugene I West | Eugene I. West | 3205 Alpine | 8-28-12 |
| MAY ALAM | May Alam | 3204 Alpine | 8/28/12 |
| Michael Alam | M Alam | 3185 Alpine | 8/28/12 |
| CHAD OKULICH | [illegible] | 1805 BOULAN DR. | 8-28-12 |
| Carol Gollihar | Carol J Gollihar | 1781 Boulan Dr | 8/29/12 |
| Charlotte Clingerman-Rolter | Charlotte J Clingerman-Rolter | 1731 Boulan | 8/29/12 |
| Christina Chen | Christina Chen | 1709 Boulan | 8/29/12 |
| Teri Carter | Teri Carter | 1685 Boulan | 8-29-12 |
| Lindsey Rubio | [illegible] | 1685 Boulan | 8-29-12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Joanne Losey | Joanne Losey | 1535 Boulan | 8-28-12 |
| Daniel Luca | [illegible] | 1881 Boulan Dr. | 8-29-12 |
| Leah Luca | [illegible] | 1881 Boulan Dr. | 8-29-12 |
| Barbara Dawson | Barbara Dawson | 1834 Boulan Dr | 8.29.12 |
| Barbara A. Berbenchuk | Barbara A Berbenchuk | 1630 Boulan Rd. | 8-29-12 |
| PENELOPE M. SEABORN | Penelope M Seaborn | 1952 Boulan Rd | 8-29-12 |
| DAVID BOLTINCK | [illegible] | 3470 ALPINE | 8-29-12 |
| Janice Sutherland | Janice Sutherland | 1926 Boulan | 8-29-12 |
| Lannis Sutherland | Lannis Sutherland | 1926 Boulan | 8-29-12 |
| John GLASS | John Glass | 1900 Boulan | 8-29-12 |
| Hector Boltynek | Hector Boltynek | 1860 Boulan | 8-29-12 |
| Matt Dawson | Matthew J. Dawson | 1834 BOULAN | 8-29-12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| SHAHID HUSSAIN | | 1756 BOULAN DRIVE | 08/29/12 |
| DOUGLAS PORATH | | 1734 BOULAN | 08/29/12 |
| Kathleen L Porath | | 1734 Boulan | 8/29/12 |
| KEN FIEKACZ | | 1660 BOULAN | 08/29/12 |
| Lisa Weber | | 1660 Boulan | 08/29/12 |
| EDWARD BERBERICHUK | | 1630 BOULAN | 8/29/12 |
| Cheryl A. Conn Cheryl A. Conn | | 1876 Boulan Dr | 8/29/12 |
| PAMELA STAGE | | 3457 alpine | 8-29-12 |
| Heather Olszkowicz | | 3243 Alpine | 8/29/12 |
| Mike Olszkowicz | | 3243 Alpine | 8/29/12 |
| Heather Bultynck | | 3470 Alpine | 8/29/12 |
| TOM KRENT | | 3184 ALPINE | 8/29/12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Jason Renner | [illegible] | 1685 Boulan Dr. | 8/29/12 |
| Ramone Alwarsgi | [illegible] | 1565 Boulan | 8/29/12 |
| Linda S White | Linda S White | 1505 Boulan | 8/29/12 |
| Stanley M. Bey | Stanley M. Bey | 1480 Boulan | 8/29/12 |
| CHRISTINE BEY | Christine Bey | 1480 BOULAN | 8/29/12 |
| Tina J. Bey | Tina J. Bey | 1480 Boulan | 8/29/12 |
| Maria Manzanares | Maria Manzanares | 1570 Boulan Dr | 8/29/12 |
| Mercedes Lupa | Mercedes Lupa | 1570 Boulan Dr | 8/29/12 |
| MING HUNG HSU | [illegible] | 1608 Boulan Dr | 8/29/12 |
| WEIHAN CAO | [illegible] | 1833 Boulan Dr | 8/29/12 |
| Shirley JORDAN | Shirley Jordan | 3268 ALPINE Rd | 8.29.12 |
| Eleanor M West | Eleanor M West | 3205 Alpine Dr | 8-29-12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Charles C. Johnson | Charles C. Johnson | 3164 Alpine | 9/1/12 |
| Betty Ann Reed | Betty Ann Reed | 3147 Alpine | 9/1/12 |
| Candice Jones | Candice Jones | 3224 Alpine | 9-1-12 |
| Steve Jones | Steve Jones | 3224 Alpine | 9/1/12 |
| Sandra Cyplik | Sandra Cyplik | 3375 Alpine | 9/1/12 |
| ELENA FERNANDEZ | Elena Fernandez | 3356 Alpine | 9/1/12 |
| Richard Burkhart | Richard Burkhart | 3436 Alpine Rd. | 9/1/12 |
| Phyllis Burkhart | Phyllis Burkhart | 3436 Alpine Rd. | 9/1/12 |
| Deborah A. Nelson | Deborah A. Nelson | 3453 Alpine Rd | 9/1/12 |
| RICHARD G. SCHOENHERR | Richard G. Schoenherr | 3461 ALPINE | 9.1.12 |
| SANDRA J SCHOENHERR | Sandra J Schoenherr | 3461 ALPINE | 9-1-12 |
| Marli Ford | Marli Ford | 1984 Inner | 9/1/12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Fred Ford | [illegible] | 1984 MUER DR | 9-1-12 |
| CAROLE GROSS | Carole Gross | 1965 MUER | 9-1-12 |
| RONALD GROSS | Ronald Gross | 1965 MUER | 9-1-12 |
| AVTAR CHHINA | Avtar Chhina | 1940 MUER | 9-1-12 |
| SHAWINDERJIT K CHHINA | Shawinderjit K Chhina | 1940 MUER DR | 9-1-12 |
| Jaspaul Chhina | Jaspaul Chhina | 1940 MUER Dr. | 9-1-12 |
| SURJAN S CHHINA | Surjan S Chhina | 1940 MUER DR | 9-1-12 |
| Jasdeep Chhina | Jasdeep Chhina | 1940 Muer Dr | 9-1-12 |
| Kyle Mihm | Kyle Mihm | 1565 Muer Dr | 9-1-12 |
| STEVE BILLINGS | Steve Billings | 1564 MUER | 9-1-12 |
| DIMPLE BILLINGS | Dimple Billings | 1564 Muer | 9-1-12 |
| Dennis Johnson | [illegible] | 1673 Muer | 9-3-12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Christy Johnson | Christy Johnson | 1673 Muer Dr. | 9-3-12 |
| Traci Peterson | [illegible] | 1732 MUER DR. | 3SEP 12 |
| John A Peterson | John A. Peterson | 1732 muer Dr. | 3 Sept 2012 |
| Entela Stafa | [illegible] | 1612 Muer Dr | 3 Sep 12 |
| Erik Edoff | [illegible] | 1605 muer Dr. | 9/3/12 |
| Wendy Edoff | Wendy Edoff | 1605 Muer Dr. | 9/3/12 |
| Michelle Burrell | [illegible] | 1581 Muer Dr. | 9/3/12 |
| AL BURRELL | [illegible] | 1581 Muer Dr. | 9/3/12 |
| LISA Bultynck | [illegible] | 1535 Muer Dr | 9/3/12 |
| EDWARD KANASTY | [illegible] | 1515 MUER | 9-3-12 |
| Judy Kanasty | [illegible] | 1515 Muer | 9-3-12 |
| Nantu Roy | [illegible] | 1465 MUER | 9-3-12 |

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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| MITALI ROY | Mitali Roy | 1465 Muer St. | 9.3.2009 |
| Ali Saad | [illegible] | Muer Ave | 8/3/12 |
| Lana Saad | [illegible] | Muer Dr. | 9/3/12. |
| NANCY COYLE | Nancy C Coyle | 3463 MCCLURE DR | 9/4/12 |
| Jill Howard | Jill Howard | 3229 McClure Dr. | 9-4-12 |
| Bruce Eichner | [illegible] | 3086 McClure Dr | 9/4/12 |
| Ibrahim Sassine | [illegible] | 3226 McClure | 9/4/12 |
| Leila Kuzma | KUZMA LEILA | 3300 MCCLURE | 9/04.12 |
| Bill F. Tompkins | [illegible] | 1725 Banmoor | 9/4/2012 |
| Scott Chavaux | [illegible] | 1705 Banmoor | 9-4-12 |
| JULIA BERRY | Julia Berry | 1575 Banmoor | 9-4-12 |
| JAMES BERRY | James Berry | 1575 Banmoor | 9-4-12 |

# BIG BEAVER CENTER PETITION

This petition refers to the Planned Unit Development project to be voted on by the Troy City Council. The project developer is A. F. Jonna Development and Management Company. The project is located on the north side of Big Beaver Road between Alpine and McClure Roads in Troy, Michigan. The petitioners listed below are very concerned about the detrimental traffic safety and traffic flow that this project brings to the area. We are asking the Troy City Council to make the following revisions to this project that will improve the traffic safety and traffic flow for vehicular drivers and pedestrians.

1) The proposed bank with its drive-through teller lanes is to be moved from the west side of the property to the east side of the property.
2) The vehicular traffic access on Alpine Road to and from the retail parking lot north of the retail stores and bank will be limited to one access. That Alpine Road access will be located at the northernmost end of the retail parking lot.

| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| Alan Farroh | [illegible] | 1755 Muer St | 9-4-12 |
| DEAN SIMONO | [illegible] | 3482 McCLURE St | 9/4/12 |
| ROSEMARY SIMONO | Rosemary Simono | 3482 McClure | 9/4/2012 |
| MARK BERES | Mark Beres | 3322 McClure | 9/4/2012 |
| JENNIFER BERES | Jennifer Beres | 3322 McCLURE | 9-4-12 |
| Don Morley | Don MORLEY | 1710 Banmoor | 9-4-12 |
| Frederick O.R. Miesterfeld | Frederick O.R. Miesterfeld | 1576 Banmoor | 9/4/12 |
| Margaret Miesterfeld | Margaret Miesterfeld | 1576 Banmoor Dr | 9/4/12 |
| Neng Chen | [illegible] | 1556 Banmoor Dr | 9/4/12 |
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| Print Name | Sign Name | Street Address | Date |
|---|---|---|---|
| SRINIVASA RAO KOTTAPALLI | Srinivasa Kottapalli. | 1507 BANMOOR DR TROY, MI | 09/04/2012 |
| James Myer | James Myer | 1491 Banmoor | 09-4-2012 |
| Suzi Malashenko | Suzi Malashenko | 1455 Banmoor Dr | 9/4/12 |
| Kathryn Stompo | Kathryn Stompo | " " | " " |
| Jerry A. De Busschere | Jerry A. DeBusschere | 1885 BANMOOR DR | 9/4/12 |
| Amy Caley-Barr | A Barr | 3165 Alpine Dr. | 9/4/2012. |
| Theresa A. Matheys-Krent | Theresa A. Matheys-Krent | 3184 Alpine Rd. | 9-4-2012 |
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