PLANNING COMMISSION MEETING AGENDA

REGULAR MEETING

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

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

September 11, 2012 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – August 28, 2012 Special/Study Meeting

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

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 978) – Proposed Troy 7-Eleven, Southeast Corner of Crooks and Wattles (3984 Crooks), Section 21, Currently Zoned NN (Neighborhood Node "I") District

CONDITIONAL REZONING REQUEST

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

OTHER BUSINESS

7. PUBLIC COMMENTS – For Items on Current Agenda

8. PLANNING COMMISSION COMMENTS

ADJOURN

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

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 28, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat (arrived 7:04 p.m.)
John J. Tagle

Absent:
Philip Sanzica

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

2. APPROVAL OF AGENDA

Resolution # PC-2012-08-058
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To amend the Agenda to include Beachview Estates Site Condominium as Agenda item 8. A.

Yes: All present (7)
Absent: Sanzica, Strat (arrived 7:04 p.m.)

MOTION CARRIED

[Mr. Strat arrived at 7:04 p.m.]

3. APPROVAL OF MINUTES

Resolution # PC-2012-08-059
Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the August 14, 2012 Regular meeting as published.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat reported there was no Zoning Board of Appeals (ZBA) meeting in August.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority (DDA) meeting in August.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the proposed Charter One Bank Branch Conditional Rezoning request, 125 Stephenson Highway and 1250 W 14 Mile Road (Planning Department File Number CR 007). The item was postponed at the August 27, 2012 City Council meeting at the request of the current property owner.

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

The petitioner was not present at this time. The Board agreed to move to Agenda item 8.A.

STUDY ITEM

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

The Board considered this item at their June 26, 2012 Special/Study meeting. After discussion, the item was postponed to allow the petitioner time to consider an alternate plan with the intent to address comments and concerns expressed by the Board.

The petitioner, Joe Maniaci of Mondrian Properties, provided revised plans utilizing the one-family cluster option. The revised plans were digitally distributed to members prior to the beginning of tonight's meeting. Mr. Savidant and Mr. Carlisle gave a cursory review of the proposed revised plans.

Mr. Maniaci was present and addressed comments and questions from staff and Board members.

The site plan as revised received favorable comments from the Board.

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

Mr. Carlisle reviewed the proposed application and recommended approval upon confirmation from the Fire Marshal that the fire access is sufficient.

The petitioner, Jeff Thompson, was present. Mr. Thompson shared some historical facts about the company.

PUBLIC HEARING OPEN

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-08-060
Moved by: Schultz
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Fisher Dynamics Metal Forming, located on the west of Crooks, south side of Maple (1625 W. Maple), Section 32, currently zoned MR (Maple Road) District, be granted.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

The Special/Study meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,

_____
John Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: September 7, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 978) – Proposed Troy 7-Eleven, Southeast Corner of Crooks and Wattles (3984 Crooks), Section 21, Currently Zoned NN (Neighborhood Node "I") District

The petitioner Harrison French & Associates LTD submitted the above referenced Preliminary Site Plan Approval application for a 7-Eleven.

The property is currently zoned NN (Neighborhood Node "I") District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item.

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

Attachments:

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

cc: Applicant
File/ SP 978

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PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP 978) – Proposed Troy 7-Eleven, Southeast Corner of Crooks and Wattles (3984 Crooks), Section 21, Currently Zoned NN (Neighborhood Node "I") District

Resolution # PC-2012-09-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for proposed Troy 7-Eleven, located on the southeast corner of Crooks and Wattles, Section 21, within the NN (Neighborhood Node) district, be granted, subject to the following:

1. Address required site plan information identified in the report prior to Final Site Plan Approval.

Yes:
No:

MOTION CARRIED/FAILED

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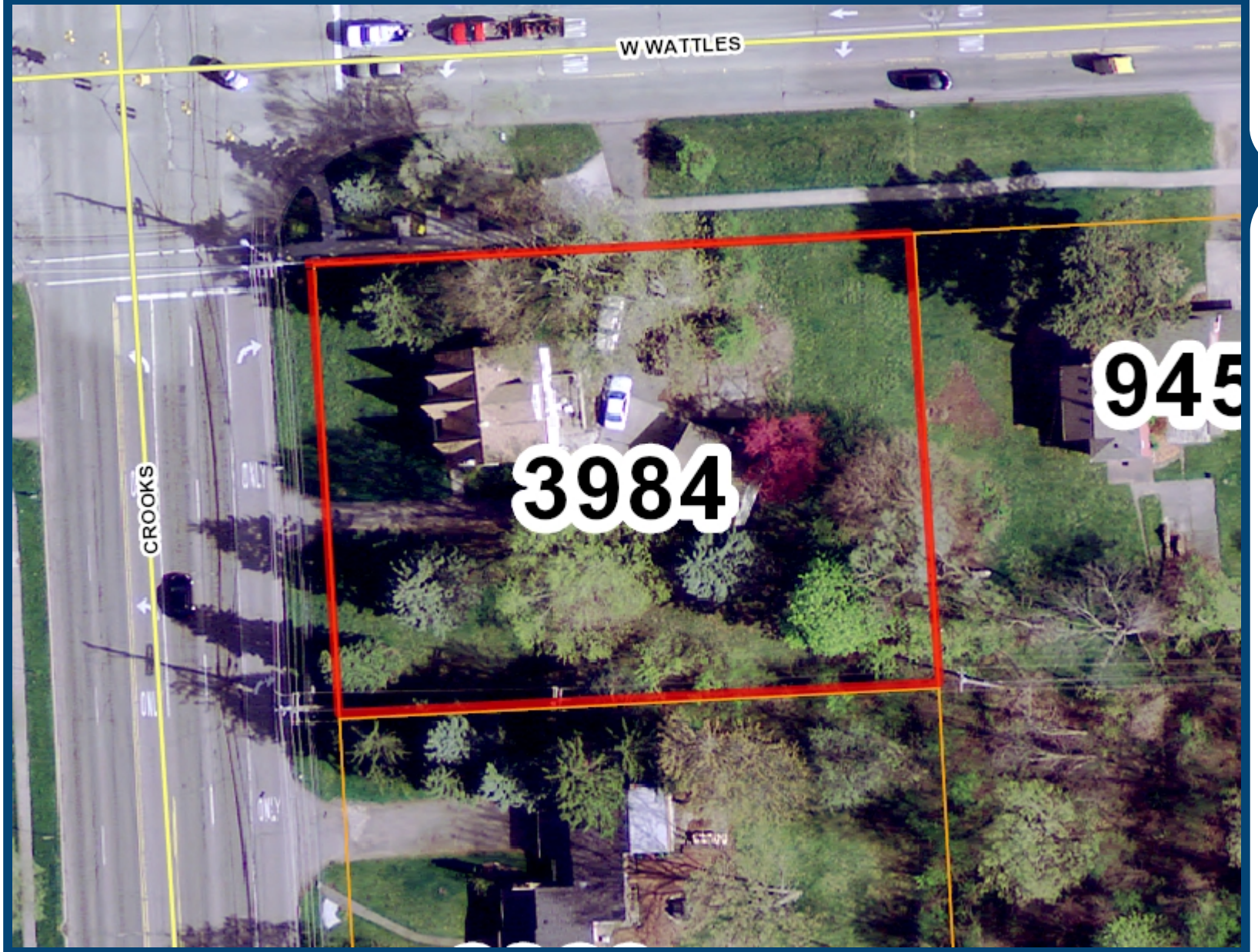
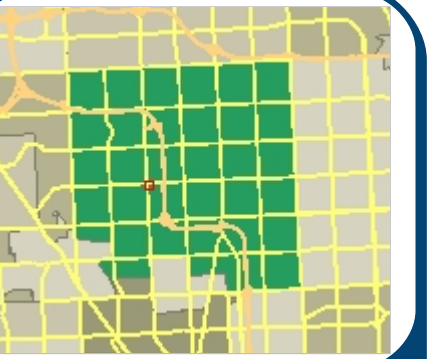
3984 Crooks, Troy 7-Eleven

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

94 0 47 94 Feet

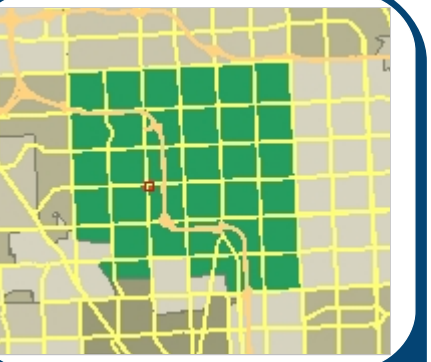
Scale 1: 562

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

Printed: 8/14/2012

3984 Crooks, Troy 7-Eleven

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Current Zoning Ordinance
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) Maple Road (Form Based)
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

125 0 62 125 Feet

Scale 1: 749

Printed: 8/14/2012

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

CARLISLE | WORTMAN associates, inc.

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

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

Date: August 28, 2012

Preliminary Site Plan Review
For
City of Troy, Michigan

Project Name:	Troy 7-Eleven
Plan Date:	August 28, 2012
Location:	Southeast corner of Crooks Road and Wattles Road
Zoning:	Neighborhood Node I
Action Requested:	Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

The applicant proposes to develop a 3,200 sq.ft 7-Eleven at the southeast corner of Crooks Road and Wattles Road. The 0.64 acre site is currently improved with a single-family home.

The site is zoned Neighborhood Node I. The building placement complies with neighborhood node building placement requirements. Two points of access to the site are proposed, one off Crooks Road and one off Wattles Road.

Location of Subject Property:
Southeast corner of Crooks Road and Wattles Road

Size of Subject Property:
0.64 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to develop a 3,200 sq.ft 7-Eleven

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

Current Zoning:
The property is currently zoned Neighborhood Node I, site type B.

Surrounding Property Details

Direction	Zoning	Use
North	Neighborhood Node I, site type B	Vacant
South	Neighborhood Node I, site type B	Single-family residential
East	Neighborhood Node I, site type B	Single-family residential
West	Neighborhood Node I, site type B	Single-family residential

SITE ARRANGEMENT

Neighborhood nodes are located at major intersections adjacent to residential neighborhoods. These nodes are intended to serve as commercial and mixed use centers serving as places to meet the basic needs of the neighborhoods, as well as the community as a whole. The key parcels within the neighborhood nodes are the corner parcels at these major intersections. Because the parcel in question is a corner parcel, its importance to develop under the regulations of Site Type B and the design standards outlined in the Neighborhood Node is a key to the future development and the implementation of Neighborhood Node I. Specifically looking at this parcel, the intent of the Neighborhood Nodes is to develop urban building forms at these major intersections. These urban building forms are predicated on buildings placed on the street, and the incorporation of architectural details, most notably ground floor story activation.

As required by the ordinance, the applicant has placed the building to the 10' build to line along Wattles Road and set the building back along Crooks Road but provided a pedestrian area. The building placement complies with the form based district requirements.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

The site is being developed as Building Form A, which is a permitted building form for Site Type B. Table 5.03.B1 establishes the dimensional requirements for the building form A:

	Required	Provided	Compliance
Front (Crooks)	10 foot build-to-line	19 feet; however applicant is proposing a 7-foot wide pedestrian area with 2-foot allowance for landscaping.	Compiles
Front (Waddles)	10 foot build-to-line	10 feet	Complies
Side	NA	NA	Complies

Open Space	30 percent	It appears that site exceeds 30% open space requirement; however detailed information has not been provided.	Information not provided
Building Height	Minimum 14 feet Maximum 45 feet	Exceeds 14 feet	Complies
Parking	Not located in front yard + screening	Not located in front yard and screened	Complies

Items to be Addressed: *Provide open space requirement information*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation:

The site will be accessed of an existing curb cut off Crooks and a new curb cut off Wattles. The applicant is providing a drive-aisle width of 24-feet. Access and circulation is sufficient.

Cross Access

The intent of neighborhood nodes is to serve as commercial and mixed use centers serving as places to meet the basic needs of the neighborhoods. By developing the corner parcel there is increased potential to develop surrounding properties including immediately adjacent properties. In order to integrate sites, provide better site circulation, and reduce the number of curb-cuts cross access is required. The applicant has provided two cross access easements and stubs at the southeast corner. These easements will allow future connection to both the south and east property when they develop in the future. The City and applicant are working on cross access easement and performance guarantee provisions, which will be approved as part of the final site plan approval.

Pedestrian access:

While, there is an existing sidewalk along Wattles Road, the applicant proposes to expand the portions to 8 feet. The sidewalk narrows to 5-feet near the Crooks Road/Wattles Road intersection. The narrowing is necessary due to location of utilities. The applicant is proposing to build a new 8-foot wide sidewalk on Crooks Road. The proposed sidewalk and ramps at the corner of Crooks and Wattles were just reconstructed as part of the RCOC Crooks Road project. There should be no changes proposed to this area as part of the project unless it is absolutely unavoidable. Pedestrian access from Crooks and Wattles will be via a pedestrian walkway from the corner. New sidewalk from the site should tie into and match the existing sidewalk at the intersection. In addition, the applicant proposes a pedestrian area in front of the crooks road elevation. The applicant notes that the proposed sidewalks will carry through each drive approach.

Items to be Addressed: *New sidewalk from the site should tie into and match the existing sidewalk at the intersection.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Retail (1 space per 250 square feet of gross feet area)	3,264 sq.ft / 250 = 13	14 spaces
Barrier Free	1	1
Bicycle Parking	2	2
Total	**13 automobile + 2 bicycle**	**14 automobile + 2 bicycle**

The applicant has provided sufficient parking. If desired, the applicant may also park at least two automobiles in the cross access stubs located at the southeast corner of the site.

Items to be Addressed: *None*

LANDSCAPING

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

	Required:	Provided:	Compliance:
Greenbelt: 10 feet in width along Crooks Road and Wattles Road	10 feet	10 feet	Compliant
Street Trees: The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Crooks: 5 street trees Wattles: 7 street trees	Crooks: 3 Wattles: 8	The applicant notes that they are not able to plant required number of street trees along Crooks due to both buried and overhead utility lines.
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	20%	Exceeds 20% requirement	Compliant
Parking Lot Landscaping: 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning	6 trees	9 trees	Compliant

commission approval.			
Screening Between Land Uses: 80% opacity	80% opacity with one of three options	Alternative 3: mix of large and narrow evergreen trees	Compliant
Detention: landscape with natural plantings and replicate a natural design and appearance	Natural planted	Natural planted	Compliant

While the applicant is short by two (2) trees along Crooks Road, the applicant exceeds the landscape requirements along Wattles Road, parking lot planting, and overall site landscaping.

Fence:

The applicant is proposing a 4' high metal decorative fence along the pedestrian plaza on the Crooks Road elevation. The fence meets ordinance requirements and will provide a buffer along Crooks Road.

Trash Enclosure:

The applicant shows one (1) new trash enclosure. The applicant proposes to screen the enclosure with brick to match the building.

Items to be Addressed*: None*

PHOTOMETRICS

The applicant has provided a lighting (photometric) plan. The applicant proposes four (4) building lights and four (4) pole parking lot lights. The applicant should confirm that building light fixture is a full cut-off fixture or a fully shielded fixture, downward directed with a flat lens to prevent glare. In addition, the applicant should install a light above the building entrance off the west façade. Lastly, the applicant shall confirm that lights will be turned-off or reduced between the hours of 11:00 p.m. and sunrise.

Items to be Addressed: *1). Confirm that building light fixture is a full cut-off fixture or a fully shielded fixture; 2). Install a light above the building entrance off the west façade; and 3). Confirm that lights will be turned-off or reduced between the hours of 11:00 p.m. and sunrise.*

DESIGN STANDARDS

Developments within neighborhood nodes must comply with Design Standards outlined in section 5.06.E.

Building Orientation and Entrance

a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street.* ***Complies***

b. *Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building.* ***Not applicable***

c. *Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:*
   I. *Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.*
   II. *Stoop or enclosed or covered porch.*
   III. *Transom and/or side light window panels framing the door opening.*
   IV. *Architectural trim or unique color treatments framing the door opening*

Not Applicable

Ground Story Activation

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

The applicant proposes a mix of storefront glass, sills, awnings, and soldier courses, to comply with this requirement. Through the use of windows as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, the applicant complies with this standard.

Transitional Features

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

Through the use of setbacks, and landscaping, the applicant has met this requirement.

Site Access and Parking

a. *Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.*

The applicant has exceeded the required parking. See parking section.

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

Not Applicable

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

Complies

III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.*

Not Applicable

IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.*

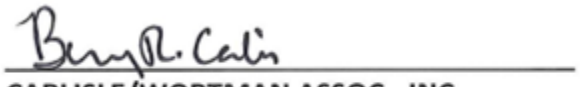
The applicant has screened their parking lot in compliance with section 13.0.2.C.

Items to be Addressed: *None*

RECOMMENDATION

The following items should be addressed by the applicant prior to site plan approval:

1. *Provide open space requirement information*
2. *New sidewalk from the site should tie into and match the existing sidewalk at the intersection;*
3. *Confirm that building light fixture is a full cut-off fixture or a fully shielded fixture*
4. *Install a light above the building entrance of the west façade*
5. *Confirm that lights will be turned-off or reduced between the hours of 11:00 p.m. and sunrise.*

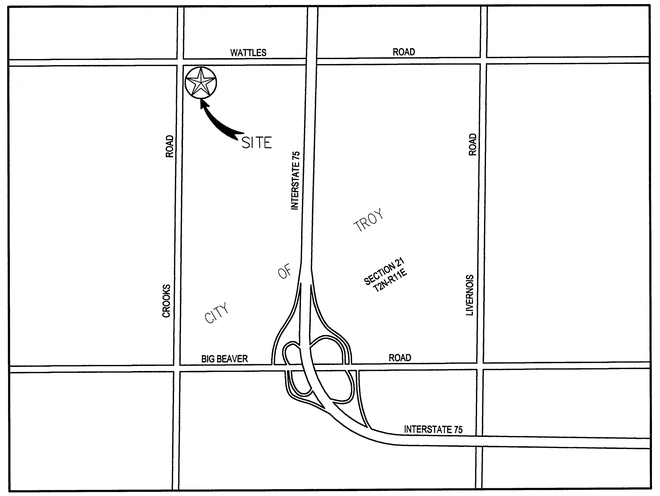


CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

7-ELEVEN

3984 CROOKS ROAD
TROY, MI 48084
OAKLAND COUNTY

Verdad
REAL ESTATE



VICINITY MAP
NO SCALE

GENERAL NOTES

1. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

FLOOD NOTE

THIS SITE IS WITHIN ZONE C PER FEMA FLOOD INSURANCE RATE MAP FOR OAKLAND COUNTY, MICHIGAN, MAP NUMBER 26125C0533F, PANEL 533 OF 704, EFFECTIVE ON SEPTEMBER 29, 2006.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE.

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

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

TROY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TROY STANDARD SPECIFICATIONS MANUAL.

2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT HIS EXPENSE.

3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.

4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.

5. THE CONTRACTOR SHALL GIVE THE CITY OF TROY 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 218-5555 (ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT).

6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.

7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF TROY, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.

8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF TROY ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.

9. THE TROY CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.

10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.

11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°54'30"E, ALONG THE NORTH LINE OF SAID SECTION 21, 248.00 FEET; THENCE S00°00'16"E, 204.00 FEET; THENCE S89°54'30"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, 248.29 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE N00°04'43"E, ALONG SAID WEST LINE, 204.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 60 FEET AND THE WEST 60 FEET THEREOF FOR WATTLES ROAD AND CROOKS ROAD RESPECTIVELY. CONTAINING 0.62 ACRES OF LAND AND SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OF RESTRICTIONS OF RECORD.

SHEET LIST

C0.0 COVER SHEET
C1.0 SITE PLAN
C2.0 GRADING PLAN
C5.0 LANDSCAPE PLAN
C6.0 TREE PRESERVATION PLAN
SHEET 1 OF 1 LIGHTING PLAN
SHEET 1 OF 1 TOPO/BOUNDARY SURVEY

BENCHMARKS

BENCHMARK #2
SET RAILROAD SPIKE IN SOUTHEAST FACE OF UTILITY POLE IN THE SOUTHEAST QUADRANT OF CROOKS ROAD AND WATTLES ROAD
ELEVATION = 742.57

BENCHMARK #3
SET CHISELED "X" ON SOUTHEAST FLANGE BOLT OF HYDRANT ON THE SOUTH SIDE OF WATTLES ROAD AND 225'± EAST OF CROOKS ROAD
ELEVATION = 737.50

BENCHMARK #5
SET RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE EAST SIDE OF CROOKS ROAD AND 39'± NORTH OF CENTERLINE OF DRIVE TO #3960
ELEVATION = 742.76

CONTACTS

DEVELOPER
VERDAD REAL ESTATE
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SOUTHLAKE, TX 76092
817-912-0524
MICHAEL MONTGOMERY

ENGINEER, ARCHITECT, & MEP
HARRISON FRENCH & ASSOC.
809 SW A ST, SUITE 201
BENTONVILLE, AR 72712
479-273-7780

PLANNING DEPARTMENT OFFICE
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R. BRENT SAVIDANT

FIRE
CITY OF TROY
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DAVID ROBERTS

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JEFF DAVIS

BUILDING INSPECTIONS DIVISION
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RICHARD KESSLER

OAKLAND COUNTY ROAD COMMISSION
ONE PUBLIC WORKS DRIVE
WATERFORD, MI 48328
248.858.4835

PARKS STREETS AND DRAINS
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KURT BOVENSIEP

WATER & SANITARY SEWER - DEVELOPMENT SERVICES OFFICE
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ANTONIO CICCHETTI

ELECTRIC
DTE
37849 INTERCHANGE DRIVE
FARMINGTON HILLS, MI 483335
248.427.2380
MARY HOBART

GAS
CONSUMERS ENERGY
1030 FEATHERSTONE ROAD
PONTIAC, MI 48342
248.858.4458
STEVE PLAWINSKI

APPLICATION TYPE	SUBMITTAL DATE
PRELIMINARY SITE PLAN	
FULL SITE PLAN	
RESUBMITTAL #1	
RESUBMITTAL #2	
RESUBMITTAL #3	
RESUBMITTAL #4	
APPROVAL	
EXTENSION	

HFA
ARCHITECTS
ENGINEERS
INTERIORS

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Verdad
REAL ESTATE

STATE OF MICHIGAN
ANDREW D. SELLERS
ENGINEER
NO. 53990
LICENSED PROFESSIONAL ENGINEER
9/4/12

COVER SHEET

REV-0

SHEET:
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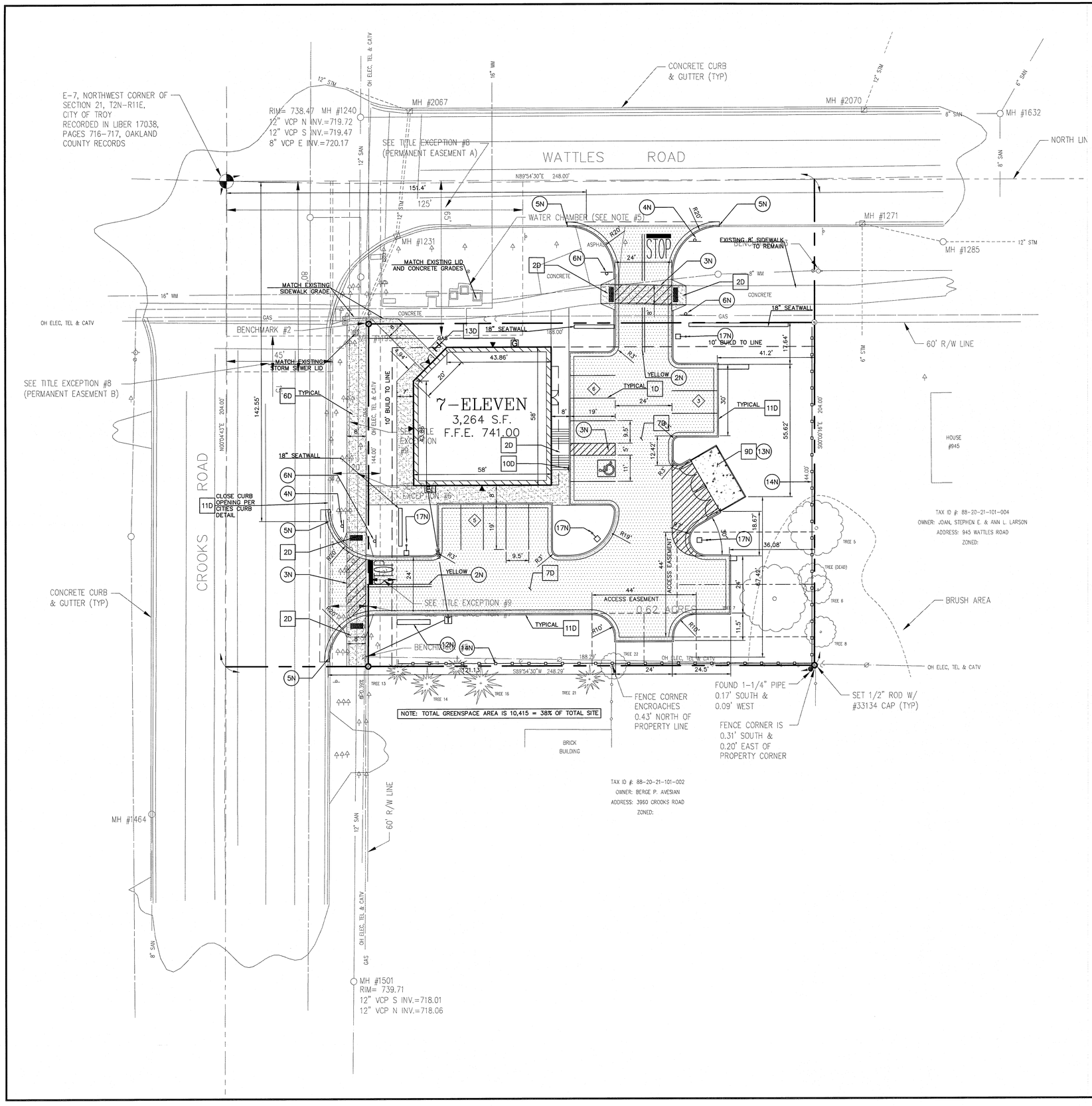

SITE SUMMARY

ZONING: NN (NEIGHBORHOOD NODES)	
BUILDING HEIGHT: 15'	
LOT AREA: 0.62 ACRES	27,098 SF
STANDARD PARKING:	
TOTAL PROVIDED	14 SPACES
BUILDING	3,264 SF
RATIO PROVIDED	4.3 / 1000 SF
TOTAL REQUIRED	13 SPACES
RATIO REQUIRED	4.0 / 1000 SF
ACCESSIBLE PARKING:	
TOTAL PROVIDED	1 SPACE
VAN	1 SPACE
TOTAL REQUIRED	1 SPACE

NOTE: TABLE INFORMATION IS BASED ON THE SITE INVESTIGATION REPORT BY HFA DATED 05-07-2012.

SCALE

20 0 20 40

1 inch = 20 ft.

EXISTING

- UTILITY MARKER
- UTILITY METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ROAD SIGN
- HAND HOLE
- PEDESTRIAN SIGNAL
- ROCK
- TREE TAG NUMBER
- MAILBOX
- GUY WIRE
- UTILITY POLE W/LIGHT
- UTILITY POLE
- WATER STOP BOX
- AIR RELEASE VALVE
- HYDRANT
- WATER MANHOLE
- WATER WELL
- WATER CHAMBER
- CURB INLET
- STORM INLET
- STORM MANHOLE
- SANITARY MANHOLE
- POST & RAIL FENCE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED

- PROPERTY LINE
- CURBING
- FIRE LANE
- BUILDING CONTROL POINT
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- TRANSFORMER
- UTILITY POLE
- WATER METER

GENERAL SITE NOTES

1. UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' OR 10'.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBING SHALL BE TYPE A PER DETAIL TYPE A CURB, UNLESS OTHERWISE NOTED.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
5. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
6. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
8. ALL SIGNS SHALL BE PER MUTCD.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.

NOTES

2N. 4" WIDE LANE STRIPING (SEE PLAN FOR COLOR)
3N. 4" WIDE PAINTED STRIPES @ 45° 2 FT ON CENTER (SEE PLAN FOR COLOR)
4N. STOP SIGN
5N. TAPER CURB TO MATCH EXISTING
6N. PEDESTRIAN CROSSING SIGN
7N. AIR AND VACUUM MACHINE
12N. MONUMENT SIGN (PER SIGN PLANS)
13N. DUMPSTER PAD
14N. 6' HIGH WOODEN FENCE
17N. LIGHTING (PER LIGHTING PLAN)

DETAILS

1D. STRIPING
2D. RAMP
6D. SIDEWALK
7D. STANDARD DUTY ASPHALT PAVING
9D. HEAVY DUTY CONCRETE PAVING
10D. SIGN BASE SUPPORTS
11D. CURB AND GUTTER
13D DECORATIVE BIKE RACK

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STATE OF MICHIGAN
AMBROSE D. SAVOY
ENGINEER
No. 53960
LICENSED PROFESSIONAL ENGINEER
9/4/12

SITE PLAN

REV-0

SHEET: C1.0

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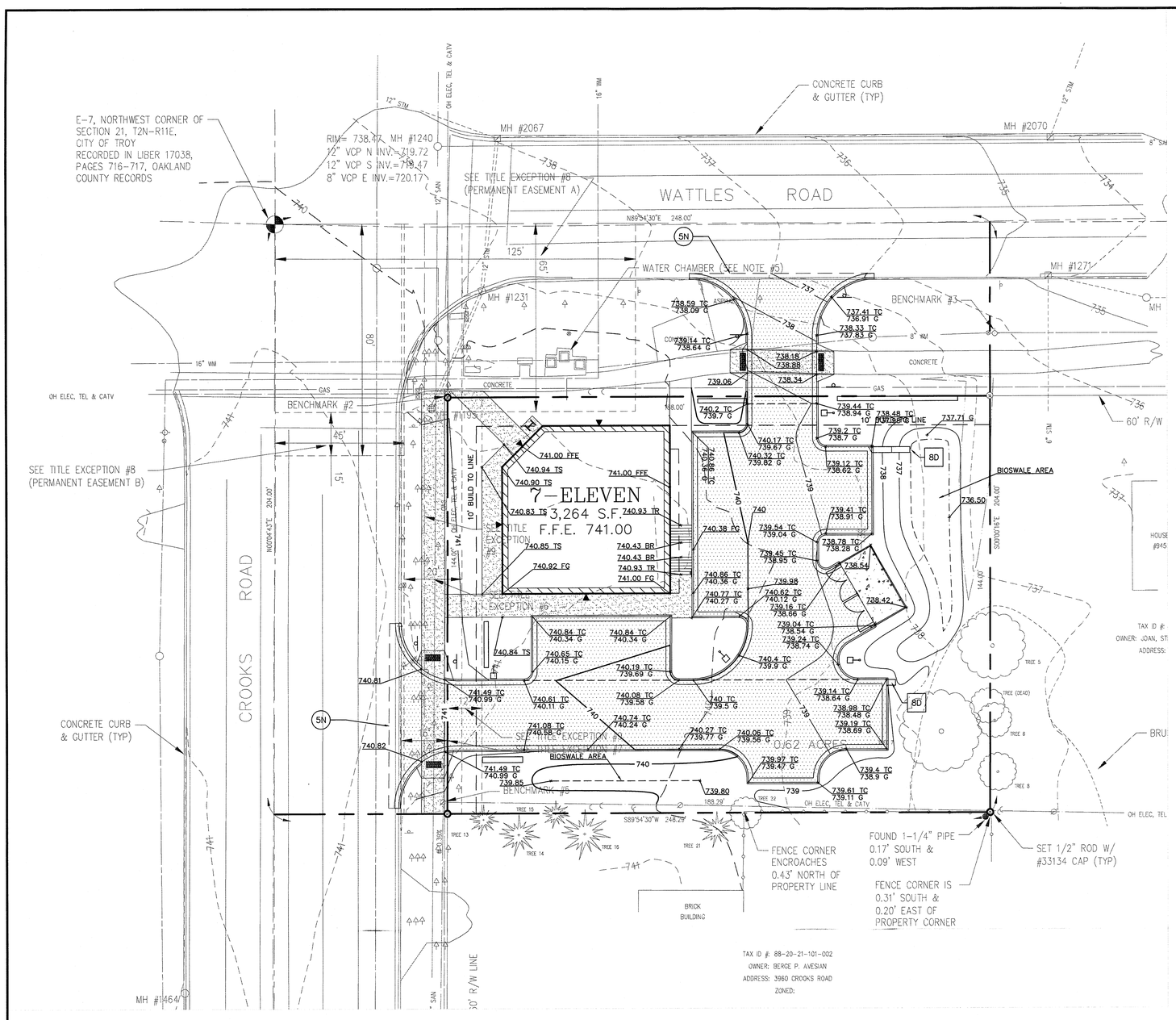

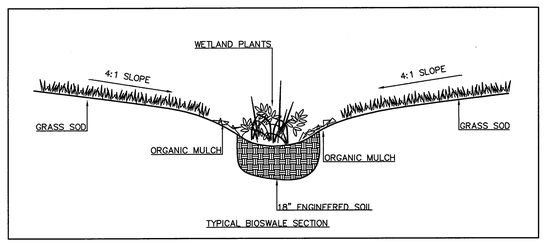

TYPICAL BIOSWALE SECTION

SCALE

20 0 20 40

1 inch = 20 ft.

EXISTING

UTILITY MARKER		WATER MANHOLE	
UTILITY METER		WATER WELL	
ELECTRICAL OUTLET		WATER CHAMBER	
ELECTRICAL PANEL		CURB INLET	
ROAD SIGN		STORM INLET	
HAND HOLE		STORM MANHOLE	
PEDESTRIAN SIGNAL		SANITARY MANHOLE	
ROCK		POST & RAIL FENCE	
TREE TAG NUMBER			
MAILBOX		DECIDUOUS SHRUB	
GUY WIRE			
UTILITY POLE W/LIGHT		CONIFEROUS SHRUB	
UTILITY POLE			
WATER STOP BOX		DECIDUOUS TREE	
AIR RELEASE VALVE			
HYDRANT		CONIFEROUS TREE	

PROPOSED

	PROPERTY LINE
	BREAKLINE
	LIMITS OF PONDING
	STORM SEWER

XXX.XX	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
G	GUTTER
TC	TOP OF CURB
TS	TOP OF SIDEWALK
TR	TOP OF RAMP
BR	TOP OF RAMP

GENERAL GRADING NOTES

1. ALL STORM PIPE MATERIAL SHALL COMPLY WITH LOCAL REGULATIONS.
2. CONTRACTOR SHALL INSURE THAT ALL STORM PIPE CONNECTIONS ARE WATER TIGHT.
3. ALL STORM SEWER STRUCTURES PLACED IN A PAVED AREA SHALL BE FLUSH WITH FINISH GRADE AND SHALL HAVE A TRAFFIC BEARING FRAME AND LID. ALL STORM SEWER STRUCTURES PLACED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
5. ALL STORM STRUCTURES SHALL HAVE A UNIFORM SMOOTH POURED MORTAR SLOPE FROM INVERT IN TO INVERT OUT.
6. ALL STORM SEWER TRENCHING AND BEDDING SHALL BE PER THE STORM SEWER TRENCH AND BEDDING DETAIL.
7. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES SHOWN. IF EXISTING GRADE ELEVATIONS ON-SITE DIFFER FROM THOSE SHOWN ON THESE PLANS AND IF ELEVATIONS AND GRADES PROPOSED ARE NOT ACHIEVABLE, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD.

NOTES

5N. SAWCUT LINE/ MATCH EXISTING ELEVATIONS

DETAILS

8D. FLUME

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TROY, MI 48084

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Verdad REAL ESTATE

STATE OF MICHIGAN
ANDREW D. SUTTS
ENGINEER NO. 53560
LICENSED PROFESSIONAL ENGINEER

9/4/12

GRADING PLAN

REV-0

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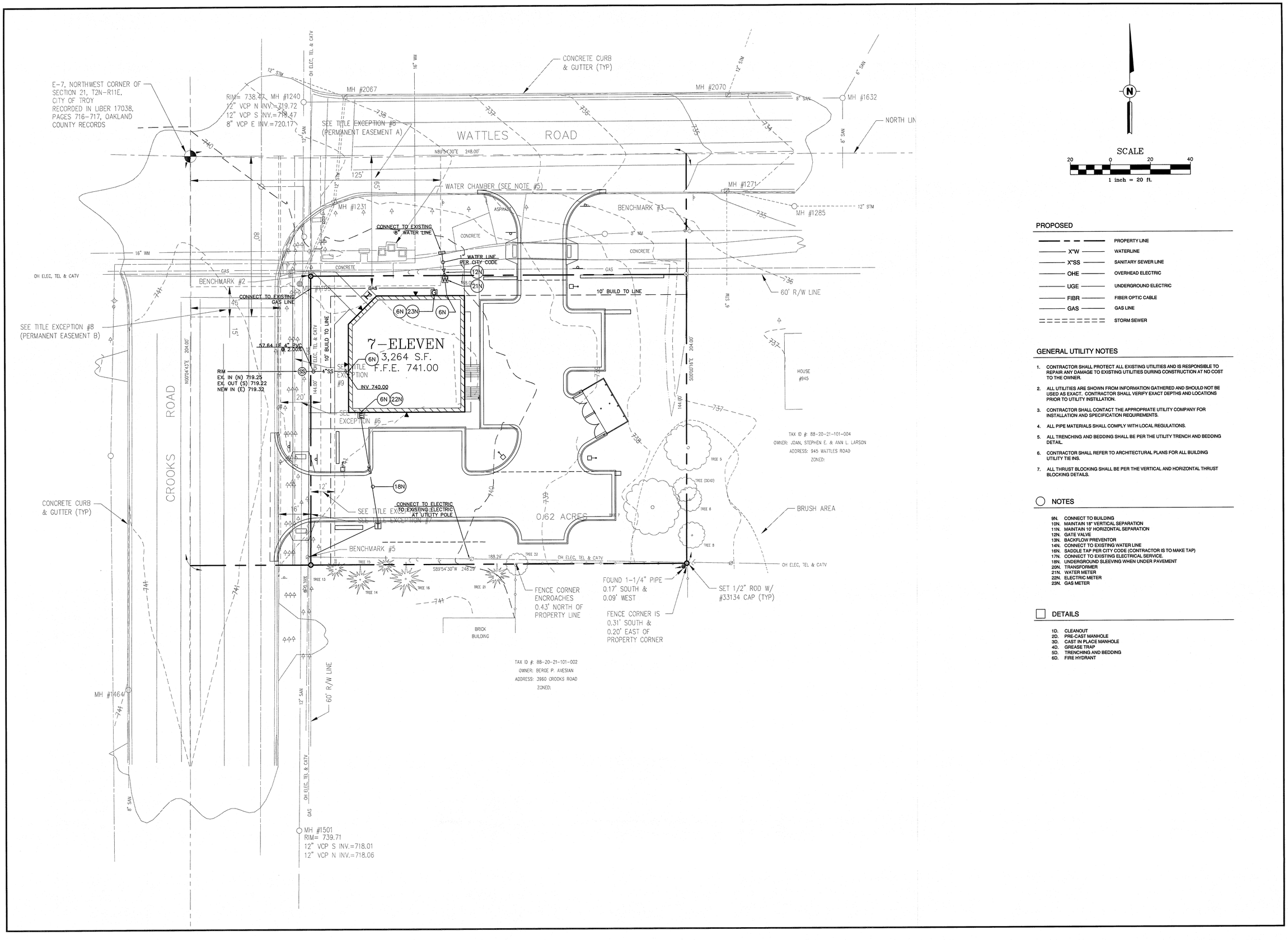

SCALE

20 0 20 40

1 inch = 20 ft.

PROPOSED

— — — —	PROPERTY LINE
X"W	WATERLINE
X"SS	SANITARY SEWER LINE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FIBR	FIBER OPTIC CABLE
GAS	GAS LINE
= = = = = = = =	STORM SEWER

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTILLATION.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
4. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
5. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
7. ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.

NOTES

9N. CONNECT TO BUILDING
10N. MAINTAIN 18" VERTICAL SEPARATION
11N. MAINTAIN 10' HORIZONTAL SEPARATION
12N. GATE VALVE
13N. BACKFLOW PREVENTOR
14N. CONNECT TO EXISTING WATER LINE
16N. SADDLE TAP PER CITY CODE (CONTRACTOR IS TO MAKE TAP)
17N. CONNECT TO EXISTING ELECTRICAL SERVICE.
18N. UNDERGROUND SLEEVING WHEN UNDER PAVEMENT
20N. TRANSFORMER
21N. WATER METER
22N. ELECTRIC METER
23N. GAS METER

DETAILS

1D. CLEANOUT
2D. PRE-CAST MANHOLE
3D. CAST IN PLACE MANHOLE
4D. GREASE TRAP
5D. TRENCHING AND BEDDING
6D. FIRE HYDRANT

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AMPERIN D. SCHMIDT
ENGINEER NO. 53960
LICENSED PROFESSIONAL ENGINEER
9/4/12

UTILITY PLAN

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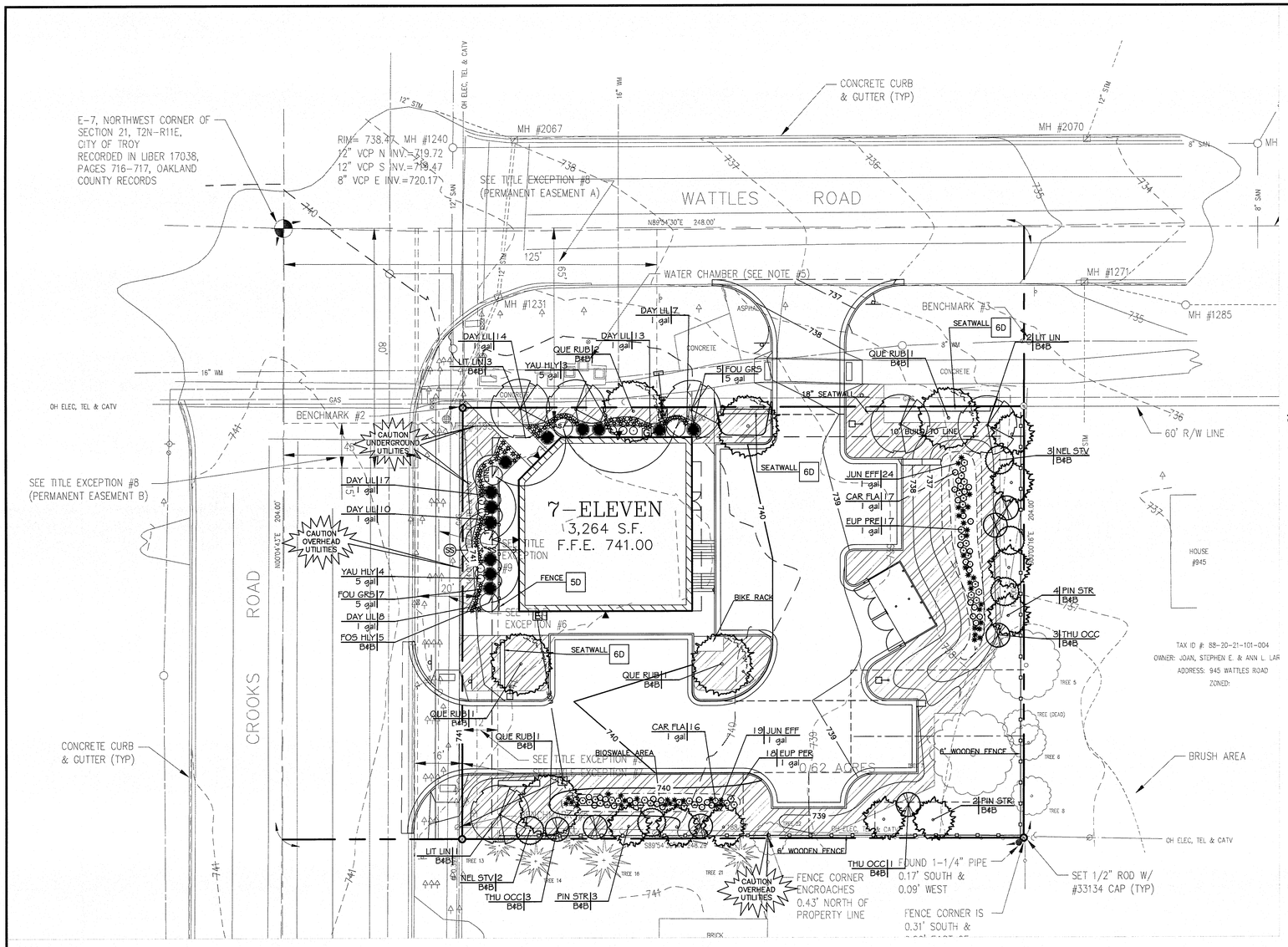

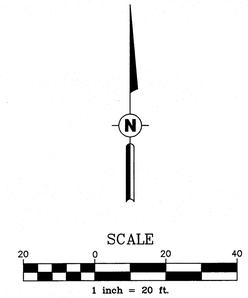

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	DETAIL
	FRX AME	6	Littleleaf Linden / Tilia cordata 'Bailey'	B & B	2 1/2" Cal	12-15' H	1/C5.1
	QUE RUB	6	Quercus Rubra / Northern Red Oak Multi-trunk w/ min 3 canes	B & B	2 1/2" Cal	12-15' H	1/C5.1
	PIN STR	9	Pinus Strobus 'Fastigiata' / White Pine	B & B		12-15' H	1/C5.1

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
	FOS HLY	5	Foster Holly / Ilex x attenuata 'Fosteri'	10 gal	3/C5.1
	NEL STV	5	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'	10 gal	3/C5.1
	THU OCC	7	Dark American Arborvitae / Thuja occidentalis 'Nigra'	10 gal	3/C5.1
	YAU HLY	7	Stoke's Dwarf Yaupon Holly /Ilex vomitoria 'Stoke's Dwarf' (Male)	5 gal	3/C5.1
	FOU GRS	12	Purple Silver Grass / Miscanthus sinensis 'Purpurascens'	5 gal	3/C5.1
	DAY LIL	69	Bonanza Dwarf Daylily / Hemerocallis x 'Bonanza'	1 gal	3/C5.1
	JUN EFF	42	Soft Rush / Juncus effusus	1 gal	3/C5.1
	CAR FLA	34	Blue Sedge / Carex flacca'	1 gal	3/C5.1
	EUP PER	35	Boneset / Eupatorum perfoliatum	1 gal	3/C5.1

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
	POA PRT	6950 sf	Kentucky Bluegrass / Poa pratensis	sod	

LANDSCAPE DETAILS

		DETAIL
5D	FENCE DETAIL	5/C5.1
6D	SEAT WALL DETAIL	6/C5.1

GENERAL LANDSCAPE NOTES

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL PLANTING AREAS, AND UNPAVED AREAS ON SITE, MUST BE COMPLETELY SODDED, SEEDED, OR HYDROSEEDED AS SPECIFIED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.

IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.

ALL SLOPES THAT EXCEED 3:1 TO BE TREATED WITH SOD. ALL OTHER UNTREATED DISTURBED AREA TO BE TREATED WITH HYDROSEED.

THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 5" BELOW FINISHED FLOOR ELEVATION.

AN UNDERGROUND IRRIGATION SYSTEM CONSISTING OF DRIP STYLE IRRIGATION FOR BED AREAS, AND POP-UP SPRAY STYLE IRRIGATION FOR TURF GRASS AREAS SHALL BE INSTALLED AND CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH RAIN, FREEZE, AND WIND SENSORS. ADJUSTABLE DRIP EMITTERS (FLOOD BUBBLERS) SHALL BE INSTALLED AT ALL PROPOSED NEW TREES AND SHALL OPERATE ON VALVES SEPARATED FROM TURF AND LANDSCAPE BED ZONES IN ORDER TO MEET THE SPECIFIC HYDROLOGIC REQUIREMENTS OF NEWLY PLANTED TREES IN ACCORDANCE WITH THE TCEQ AND CHAPTER 113.36, SECTION D, AND THE TREE TECHNICAL MANUAL SECTION 3.10.

ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED ACCORDING TO THE CITY OF TROY REQUIREMENTS.

CITY REQUIREMENTS:		REQ.	PROV.
STREET TREES	10' GREENBELT ALONG ANY PUBLIC STREET, WITH 1 TREE FOR EVERY 30 LINEAL FEET OF FRONTAGE.	11	11
LANDSCAPE AREA	10% OF THE SITE SHALL BE LANDSCAPE AREA 27,427 X 0.10 = 2743 SF	2743 S. F.	9425 S.F.
GREENSPACE AREA	AT LEAST 20% OF THE SITE SHALL BE GREENSPACE AREA	5419 S. F.	10,415 S.F. (38%)
PERIMETER SCREENING	SCREENING ACHIEVING 80% OPACITY ALONG ADJACENT PROPERTIES HAVING LESS INTENSE USAGE UTILIZING LANDSCAPE SCREENING ALTERNATIVE 3.		

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

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7-ELEVEN

7-ELEVEN
3984 CROOKS ROAD
TROY, MI 48084

PROJ NUMBER: 12-12-99007

ISSUE BLOCK

STORE NO.:	####
DOCUMENT DATE:	9/4/2012
CHECKED BY:	JWK
DRAWN BY:	CSJ

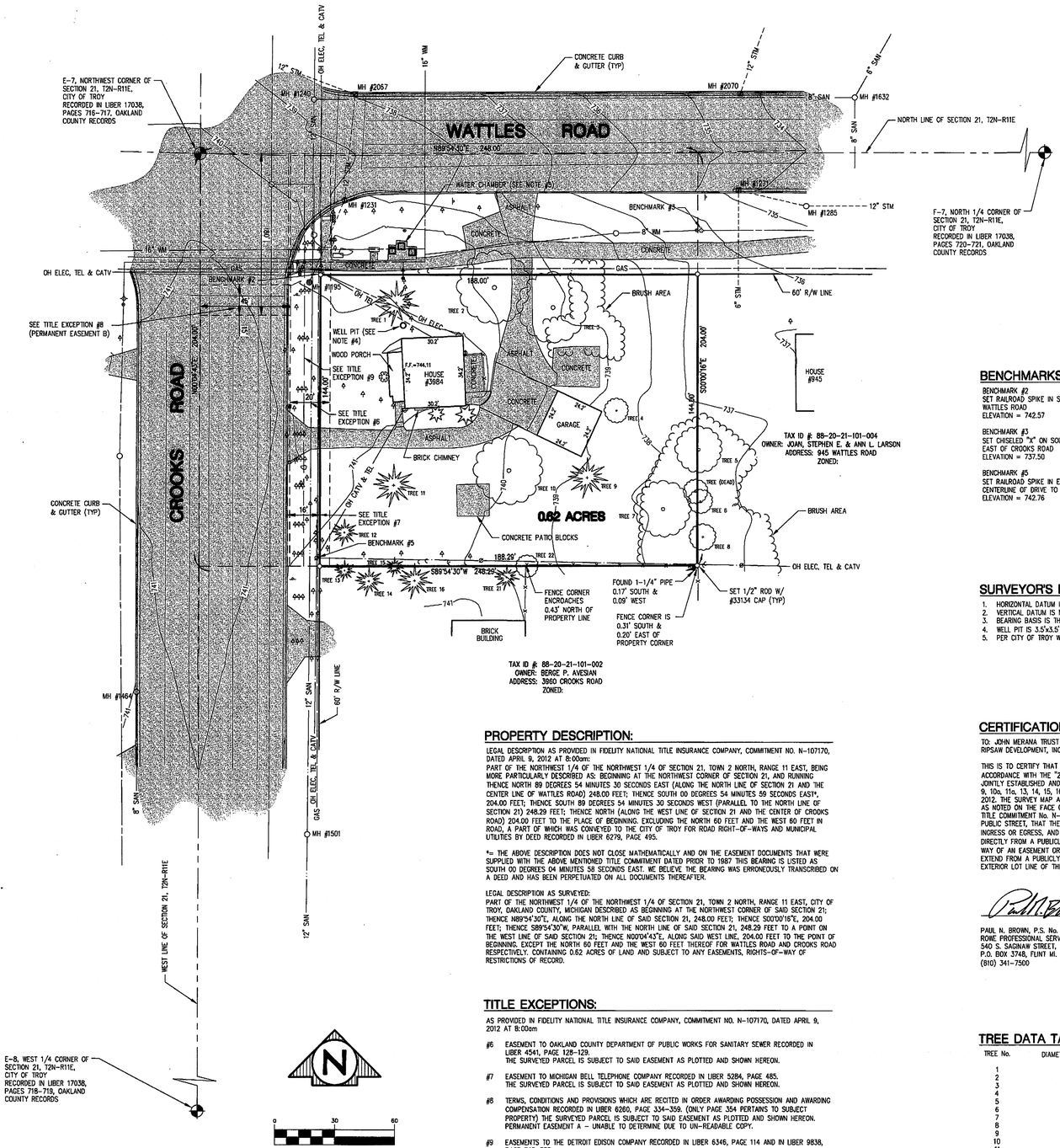
Verdad REAL ESTATE

LANDSCAPE PLAN

REV-0

SHEET: C5.0

Sep04,2012-9:34am - User james.gibson
J:\2012 Projects\12-99007 Verdad Troy, MI West Wattles Rd\Civil\Civil Dwgs\Bid Rev-0 (07-19-12)\ 12-99007 Proj.dwg



3 WORKING DAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

LEGEND:

UTILITY MARKER		WATER MANHOLE	
UTILITY METER		WATER WELL	
ELECTRICAL OUTLET		WATER CHAMBER	
ELECTRICAL PANEL		CURB INLET	
ROAD SIGN		STORM INLET	
HAND HOLE		STORM MANHOLE	
PEDESTRIAN SIGNAL		SANITARY MANHOLE	
ROCK		POST & RAIL FENCE	
TREE #	TREE TAG NUMBER		
MAILBOX		DECIDUOUS SHRUB	
GUY WIRE		CONIFEROUS SHRUB	
UTILITY POLE W/LIGHT		DECIDUOUS TREE	
UTILITY POLE		CONIFEROUS TREE	
WATER STOP BOX			
AIR RELEASE VALVE			
HYDRANT			

BENCHMARKS:

BENCHMARK #2
SET RAILROAD SPIKE IN SOUTHEAST FACE OF UTILITY POLE IN THE SOUTHEAST QUADRANT OF CROOKS ROAD AND WATTLES ROAD
ELEVATION = 742.57

BENCHMARK #3
SET CHISELED "X" ON SOUTHEAST FLANGE BOLT OF HYDRANT ON THE SOUTH SIDE OF WATTLES ROAD AND 225'± EAST OF CROOKS ROAD
ELEVATION = 737.50

BENCHMARK #5
SET RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE EAST SIDE OF CROOKS ROAD AND 39'± NORTH OF CENTERLINE OF DRIVE TO #3960
ELEVATION = 742.76

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM IS ASSUMED.
2. VERTICAL DATUM IS NAVD88.
3. BEARING BASIS IS THE NORTH LINE OF SECTION 21 PER RECORD DEED.
4. WELL PIT IS 3.5'x3.5' AND IS 4.5' DEEP.
5. PER CITY OF TROY WATER SUPPLY SYSTEM PLANS DATED 6-5-74, THIS IS WATER CHAMBER No. 6.

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION AS PROVIDED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. N-107170, DATED APRIL 9, 2012 AT 8:00am:
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 21, AND RUNNING THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST (ALONG THE NORTH LINE OF SECTION 21 AND THE CENTER LINE OF WATTLES ROAD) 248.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 59 SECONDS EAST*, 204.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST (PARALLEL TO THE NORTH LINE OF SECTION 21) 248.29 FEET; THENCE NORTH (ALONG THE WEST LINE OF SECTION 21 AND THE CENTER OF CROOKS ROAD) 204.00 FEET TO THE PLACE OF BEGINNING. EXCLUDING THE NORTH 60 FEET AND THE WEST 60 FEET IN ROAD, A PART OF WHICH WAS CONVEYED TO THE CITY OF TROY FOR ROAD RIGHT-OF-WAYS AND MUNICIPAL UTILITIES BY DEED RECORDED IN LIBER 6279, PAGE 495.

*= THE ABOVE DESCRIPTION DOES NOT CLOSE MATHEMATICALLY AND ON THE EASEMENT DOCUMENTS THAT WERE SUPPLIED WITH THE ABOVE MENTIONED TITLE COMMITMENT DATED PRIOR TO 1987 THIS BEARING IS LISTED AS SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST. WE BELIEVE THE BEARING WAS ERRONEOUSLY TRANSCRIBED ON A DEED AND HAS BEEN PERPETUATED ON ALL DOCUMENTS THEREAFTER.

LEGAL DESCRIPTION AS SURVEYED:
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°54'30"E, ALONG THE NORTH LINE OF SAID SECTION 21, 248.00 FEET; THENCE S00°00'16"E, 204.00 FEET; THENCE S89°54'30"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, 248.29 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE N00°04'43"E, ALONG SAID WEST LINE, 204.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 60 FEET AND THE WEST 60 FEET THEREOF FOR WATTLES ROAD AND CROOKS ROAD RESPECTIVELY. CONTAINING 0.62 ACRES OF LAND AND SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OF RESTRICTIONS OF RECORD.

TITLE EXCEPTIONS:

AS PROVIDED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. N-107170, DATED APRIL 9, 2012 AT 8:00am

#6 EASEMENT TO OAKLAND COUNTY DEPARTMENT OF PUBLIC WORKS FOR SANITARY SEWER RECORDED IN LIBER 4541, PAGE 128-129.
THE SURVEYED PARCEL IS SUBJECT TO SAID EASEMENT AS PLOTTED AND SHOWN HEREON.

#7 EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 5284, PAGE 485.
THE SURVEYED PARCEL IS SUBJECT TO SAID EASEMENT AS PLOTTED AND SHOWN HEREON.

#8 TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN ORDER AWARDING POSSESSION AND AWARDING COMPENSATION RECORDED IN LIBER 6260, PAGE 334-359. (ONLY PAGE 354 PERTAINS TO SUBJECT PROPERTY) THE SURVEYED PARCEL IS SUBJECT TO SAID EASEMENT AS PLOTTED AND SHOWN HEREON.
PERMANENT EASEMENT A - UNABLE TO DETERMINE DUE TO UN-READABLE COPY.

#9 EASEMENTS TO THE DETROIT EDISON COMPANY RECORDED IN LIBER 6346, PAGE 114 AND IN LIBER 9838, PAGE 348-353.
THE SURVEYED PARCEL IS SUBJECT TO THE EASEMENT RECORDED IN LIBER 6346, PAGE 114 AND SAID EASEMENT IS SHOWN HEREON. HOWEVER, NO WIDTH IS GIVEN IN THE DOCUMENT. THEREFORE, ONLY THE EASEMENT CENTERLINE IS SHOWN.
THE SURVEYED PARCEL IS SUBJECT TO THE EASEMENT RECORDED IN LIBER 9838, PAGE 348. HOWEVER, THE DOCUMENT PROVIDED IN THE ABOVE MENTIONED TITLE COMMITMENT IS UN-READABLE. THEREFORE, THE EASEMENT IS NOT SHOWN HEREON. A CALL HAS BEEN MADE TO DTE IN AN ATTEMPT TO OBTAIN A LEGIBLE COPY OF THE EASEMENT.

CERTIFICATION:

TO: JOHN MERANA TRUST DATED SEPTEMBER 10, 1997; VERDAD REAL ESTATE, INC. AND/OR ITS ASSIGNS; RIPSAW DEVELOPMENT, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND VRE TROY, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 2012. THE SURVEY MAP ALSO SHOWS UNDERGROUND STORM AND SANITARY UTILITIES. THE LEGAL DESCRIPTION AS NOTED ON THE FACE OF THIS SURVEY MATCHES EXACTLY TO THE LEGAL DESCRIPTION AS NOTED IN THE TITLE COMMITMENT No. N-107170, DATED APRIL 9, 2012. THAT THE PROPERTY HAS DIRECT ACCESS TO A PUBLIC STREET, THAT THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS, AND THAT ALL UTILITIES SERVING THE PROPERTY ENTER THE PROPERTY EITHER (A) DIRECTLY FROM A PUBLICLY DEDICATED STREET, OR (B) INDIRECTLY FROM A PUBLICLY DEDICATED STREET BY WAY OF AN EASEMENT OR EASEMENTS OVER ADJOINING PROPERTY OR PROPERTIES, AND WHICH EASEMENT(S) EXTEND FROM A PUBLICLY DEDICATED STREET, OVER THE ADJOINING PROPERTY OR PROPERTIES, TO THE EXTERIOR LOT LINE OF THE PROPERTY.

7/18/2012

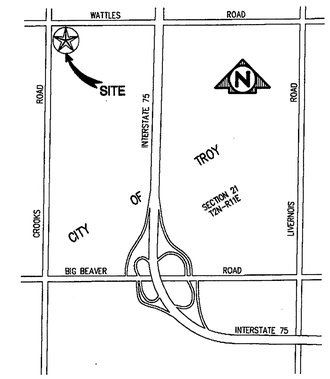
PAUL N. BROWN, P.S. No. 33134
ROWE PROFESSIONAL SERVICES COMPANY
540 S. SAGINAW STREET, SUITE 200
P.O. BOX 3748, FLINT MI. 48502
(810) 341-7500

DATE

TREE DATA TABLE:

TREE No.	DIAMETER (INCHES)	LATIN NAME	COMMON NAME
1	23	Picea pungens	Colorado spruce
2	36	Acer saccharinum	Silver maple
3	35	Acer saccharinum	Silver maple
4	12	Prunus serrulata	Japanese Flowering Cherry
5	23	Ulmus carpinifolia	Sawtooth elm
6	12	Juglans nigra	Black walnut
7	28	Aesculus glabra	Ohio buckeye
8	13	Acer negundo	Boxelder
9	21	Picea pungens	Colorado spruce
10	34	Acer saccharinum	Silver maple
11	22	Picea pungens	Colorado spruce
12	14	Picea pungens	Colorado spruce
13	11	Pinus sylvestris	Scotch Pine
14	15	Picea abies	Norway spruce
15	10	Picea abies	Norway spruce
16	18	Picea pungens	Colorado spruce
21	13	Pinus sylvestris	Scotch Pine
22	11	Acer negundo	Boxelder

LOCATION MAP: N.T.S.



MANHOLE DATA TABLE:

MH# 1195
TYPE: STORM
COVER: BEEHIVE
RIM= 740.55
12" RCP N INV.=736.15

MH# 1231
TYPE: STORM
COVER: CURB INLET
RIM= 738.65
12" RCP S INV.=734.45
12" RCP N INV.=734.45

MH# 1240
TYPE: SANITARY
COVER: SOLID
RIM= 738.47
12" VCP N INV.=719.72
12" VCP S INV.=719.47
8" VCP E INV.=720.17

MH# 1271
TYPE: STORM
COVER: CURB INLET
RIM= 734.17
8" CPP S INV.=732.57
12" RCP E INV.=730.32

MH# 1285
TYPE: STORM
COVER: SOLID
RIM= 734.50
12" RCP E INV.=730.05
12" RCP W INV.=730.15

MH# 1464
TYPE: SANITARY
COVER: SOLID
RIM= 740.53
8" VCP S INV.=732.33

MH# 1501
TYPE: SANITARY
COVER: SOLID
RIM= 739.71
12" VCP S INV.=718.01
12" VCP N INV.=718.06

MH# 1632
TYPE: SANITARY
COVER: SOLID
RIM= 732.59
8" VCP W INV.=720.99
8" VCP S INV.=721.19
6" PVC NE INV.=721.34

MH# 2067
TYPE: STORM
COVER: CURB INLET
RIM= 737.94
12" PVC W INV.=733.44
12" RCP S INV.=733.44

MH# 2070
TYPE: STORM
COVER: CURB INLET
RIM= 734.04
12" RCP N INV.=730.89

ALTA TABLE A NOTES:

1. MONUMENTS WERE PLACED AND/OR FOUND AS NOTED HEREON.
2. ADDRESSES ARE SHOWN HEREON.
3. SUBJECT PROPERTY IS WITHIN ZONE C PER FEMA FLOOD INSURANCE RATE MAP FOR OAKLAND COUNTY, MICHIGAN, MAP NUMBER 26125C0533F, PANEL 533 OF 704, EFFECTIVE ON SEPTEMBER 29, 2006.
4. THE GROSS LAND AREA IS SHOWN HEREON.
5. NOT APPLICABLE.
6.
(a) NOT APPLICABLE.
(b) THE ZONING FOR THE SUBJECT PROPERTY WAS PROVIDED BY VERDAD CAPITAL, PER THE CITY OF TROY, THE SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED "NN, NEIGHBORHOOD NODE".
BUILDING COVERAGE LIMIT: N/A
LANDSCAPE COVERAGE LIMIT: 20% MIN.
IMPERVIOUS AREA COVERAGE: 30% OPEN SPACE MIN.
SETBACKS: FRONT = 10 FEET (75% OF BUILDING FACADE MUST MEET THE REQUIRED BUILDING LINE, 25% OF THE FACADE CAN BE SET BACK TO ALLOW FOR ARCHITECTURAL CONSIDERATION.
REAR = 30 FEET
SIDE = N/A
HEIGHT AND FLOOR SPACE AREA RESTRICTIONS = NOT PROVIDED BY THE INSURER
7.
(a) THE EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN HEREON.
(b1) THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE AS FOLLOWS:
HOUSE = 1,042 SQUARE FEET
GARAGE = 593 SQUARE FEET
(b2) NOT APPLICABLE.
(c) THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE AS FOLLOWS:
THE PEAK OF THE HOUSE IS 22.6' ABOVE GRADE.
THE TOP OF THE CHIMNEY IS 24.4' ABOVE GRADE.
8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY ARE SHOWN HEREON.
9. THERE ARE NO PARKING LOTS ON OR ADJACENT TO THE SUBJECT PROPERTY, HOWEVER THE ROAD STRIPING IS SHOWN HEREON.
10.
(a) THERE ARE NO DIVISION OR PARTY WALLS ON SUBJECT PROPERTY.
(b) NOT APPLICABLE.
11.
(a) THE UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE EVIDENCE AND PLANS PROVIDED BY THE CITY OF TROY. ROWE PROFESSIONAL SERVICES COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OF SAID PLANS.
(b) NOT APPLICABLE.
12. NOT APPLICABLE.
13. THE NAMES OF THE ADJOINING OWNERS ARE SHOWN HEREON.
14. SUBJECT PROPERTY IS IN THE SOUTHEAST QUADRANT OF CROOKS ROAD AND WATTLES ROAD.
15. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS AND CONVENTIONAL METHODS ONLY.
16. AS OF THE DATE OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. AS OF THE DATE OF THIS SURVEY THERE WAS NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION OF CHANGES IN THE STREET RIGHT OF WAY. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
18. AS OF THE DATE OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. NOT APPLICABLE.
20.
(a) NOT APPLICABLE.
(b) NOT APPLICABLE.
21. NOT APPLICABLE.
22. NOT APPLICABLE.

STATE OF MICHIGAN
PAUL N. BROWN
PROFESSIONAL SURVEYOR
No. 33134

PLAN DATE: JULY 10, 2012
PROJECT MGR: PNB
REVIEWER: PNB
SCALE: 1" = 30'

ROWE PROFESSIONAL SERVICES COMPANY
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com
The ROWE Building
540 S. Saginaw St., Ste. 200; P. O. Box 3748
Flint, MI 48502

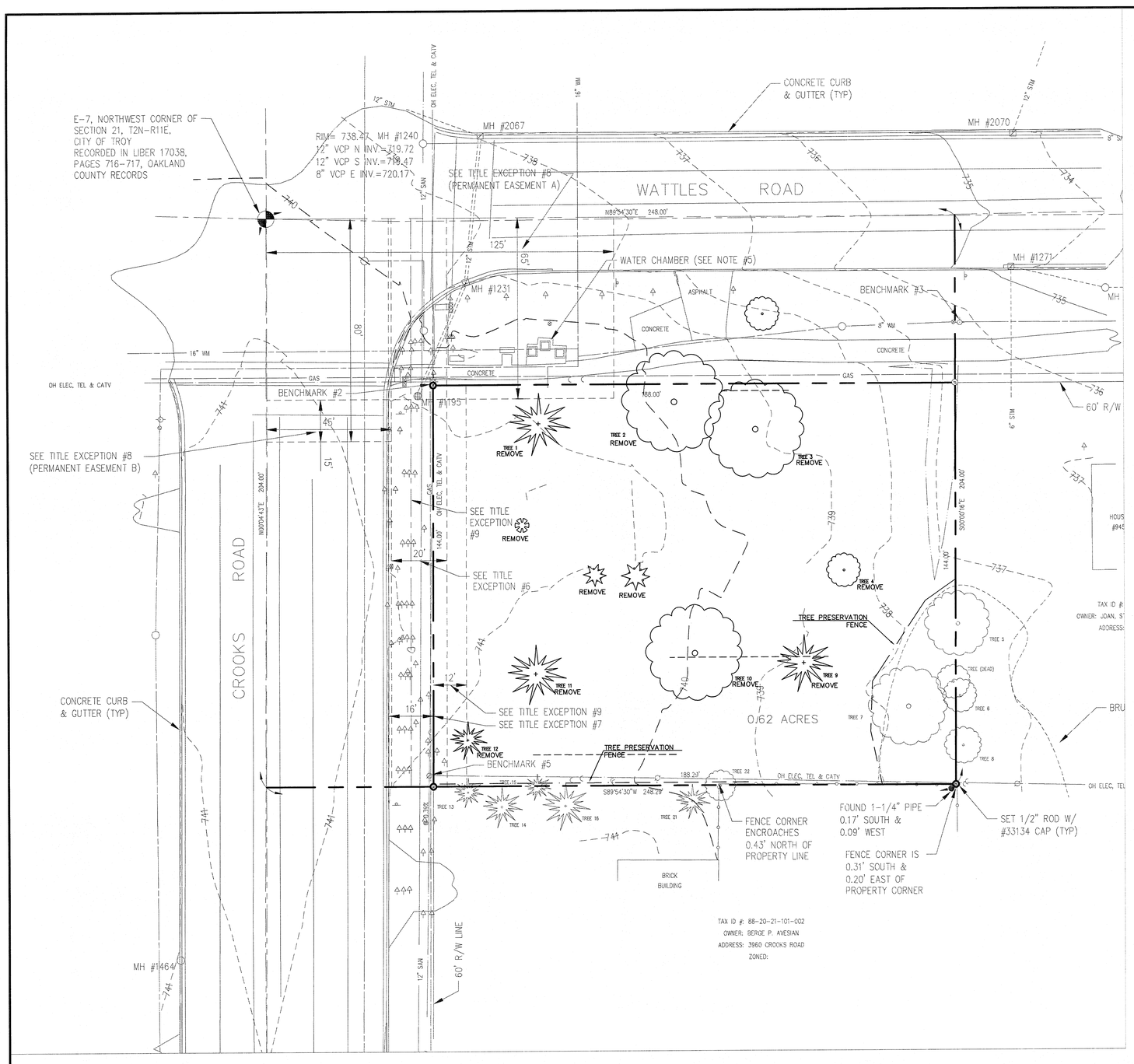
ALTA/ACSM LAND TITLE SURVEY PREPARED FOR
VERDAD REAL ESTATE, INC.

PART OF THE NORTHWEST 1/4 OF SECTION 21,
T2N-R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REV:

SHT# 1 OF 1
JOB No: 12C0123

PLOTTED: 7/18/2012 1:51 PM R:\Projects\12C0123\Dwg\Survey\SV-12C0123-10-01.dwg



SCALE

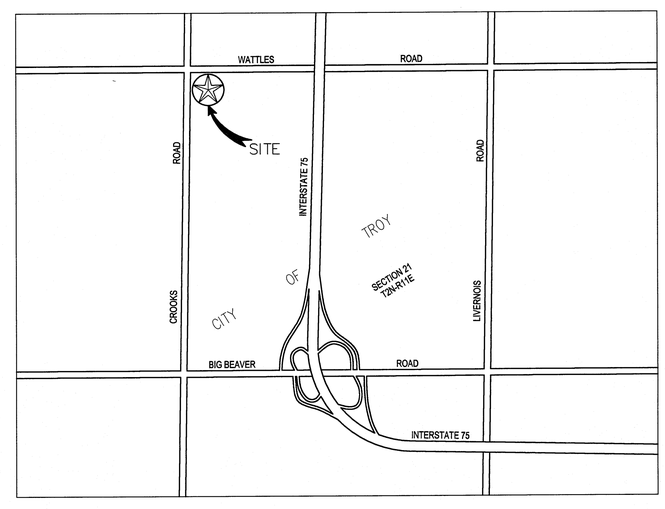
20 0 20 40

1 inch = 20 ft.

EXISTING

	UTILITY MARKER		WATER MANHOLE
	UTILITY METER		WATER WELL
	ELECTRICAL OUTLET		WATER CHAMBER
	ELECTRICAL PANEL		CURB INLET
	ROAD SIGN		STORM INLET
	HAND HOLE		STORM MANHOLE
	PEDESTRIAN SIGNAL		SANITARY MANHOLE
	ROCK		POST & RAIL FENCE
	TREE TAG NUMBER		
	MAILBOX		DECIDUOUS SHRUB
	GUY WIRE		
	UTILITY POLE W/LIGHT		CONIFEROUS SHRUB
	UTILITY POLE		
	WATER STOP BOX		DECIDUOUS TREE
	AIR RELEASE VALVE		
	HYDRANT		CONIFEROUS TREE

TREE No.	DIAMETER (INCHES)	LATIN NAME	COMMON NAME	STATUS
1	23	Picea pungens	Colorado spruce	Remove
2	36	Acer saccharinum	Silver maple	Remove
3	35	Acer saccharinum	Silver maple	Remove
4	12	Prunus serrulata	Flowering Cherry	Remove
5	23	Ulmus carpinifolia	Sawtooth elm	Save
6	12	Juglans nigra	Black walnut	Save
7	28	Arsceius glabra	Ohio buckeye	Save
8	13	Acer negundo	Boxelder	Save
9	21	Picea pungens	Colorado spruce	Remove
10	34	Acer saccharinum	Silver maple	Remove
11	22	Picea pungens	Colorado spruce	Remove
12	14	Picea pungens	Colorado spruce	Remove
13	11	Pinus sylvestris	Scotch Pine	Save
14	15	Picea abies	Norway spruce	Save
15	10	Picea abies	Norway spruce	Save
16	18	Picea pungens	Colorado spruce	Save
21	13	Pinus sylvestris	Scotch Pine	Save
22	11	Acer negundo	Boxelder	Save



VICINITY MAP

HFA ARCHITECTS ENGINEERS INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD

809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

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7 ELEVEN

7-ELEVEN

3984 CROOKS ROAD
TROY, MI 48084

PROJ NUMBER: 12-12-99007

ISSUE BLOCK		

STORE NO.:	####
DOCUMENT DATE:	9/4/2012
CHECKED BY:	JWK
DRAWN BY:	CSJ

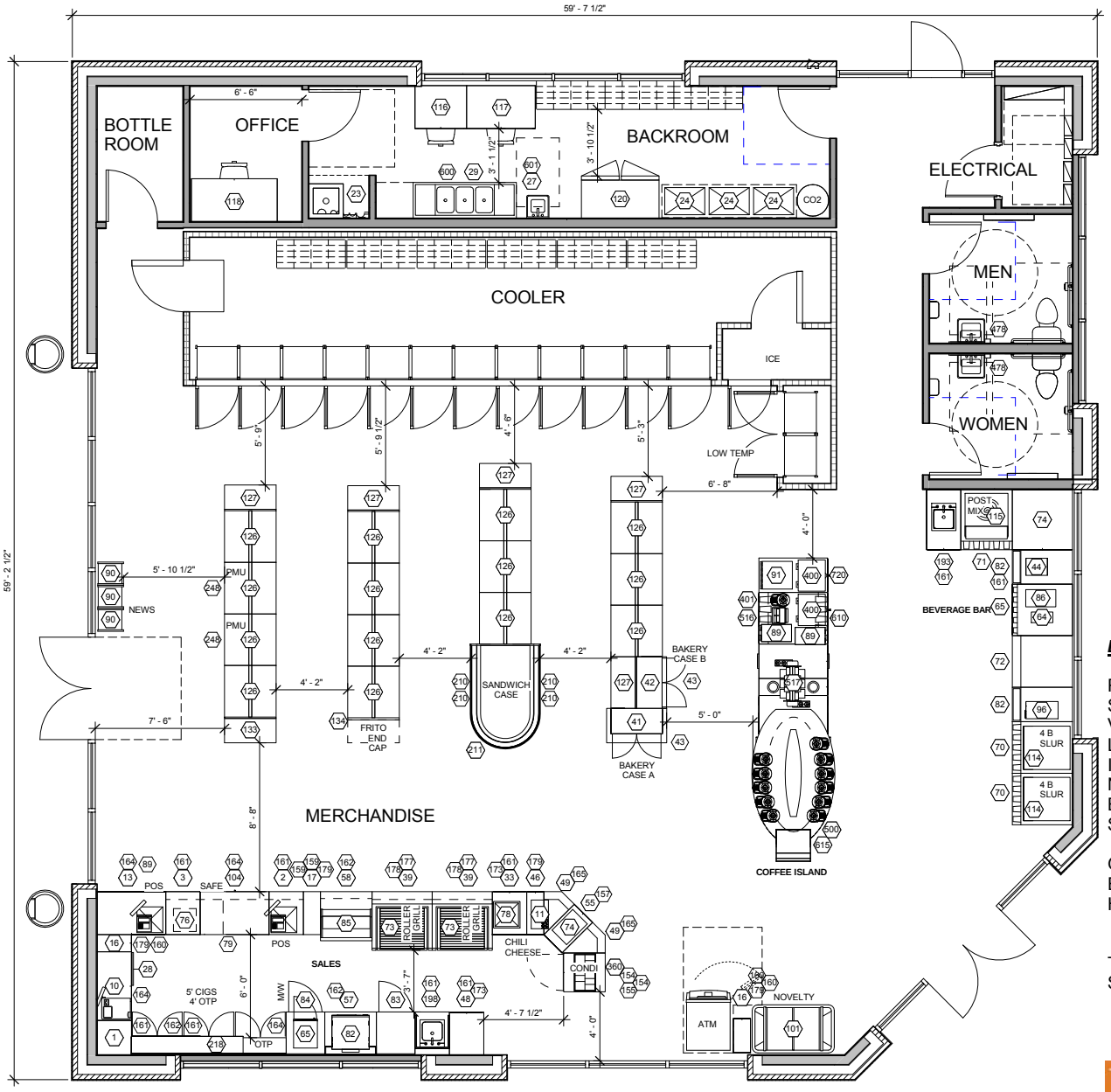
Verdad REAL ESTATE

TREE PRESERVATION PLAN

REV-0

SHEET: C6.0

Sep04,2012-9:40am - User james.gibson
J:\2012 Projects\12-99007 Verdad Troy, MI West Wattles Rd\Civil\Civil Dwgs\Bid Rev-0 (07-19-12)\ 12-99007 Proj.dwg



LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	CID
VAULT DOORS	12
LOW TEMP DOORS	2
ICE MERCH. DOORS	1 DR
NOVELTY CASE	1
BAKERY CASE	2
SLURPEE BARRELS	8
GONDOLA UNITS	29
END CAPS	6
HIGHWALLS	0
TOTAL	35
TOTAL SQ FT	= 3,267
SALES FLOOR AREA	= 2,208

TROY, MI - EQUIPMENT LAYOUT 4

9-4-2012

HFA ARCHITECTS ENGINEERS INTERIORS

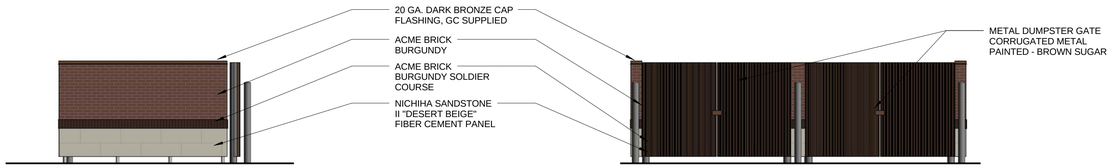
N

WEST WATTLES RD

HFA #12-99007

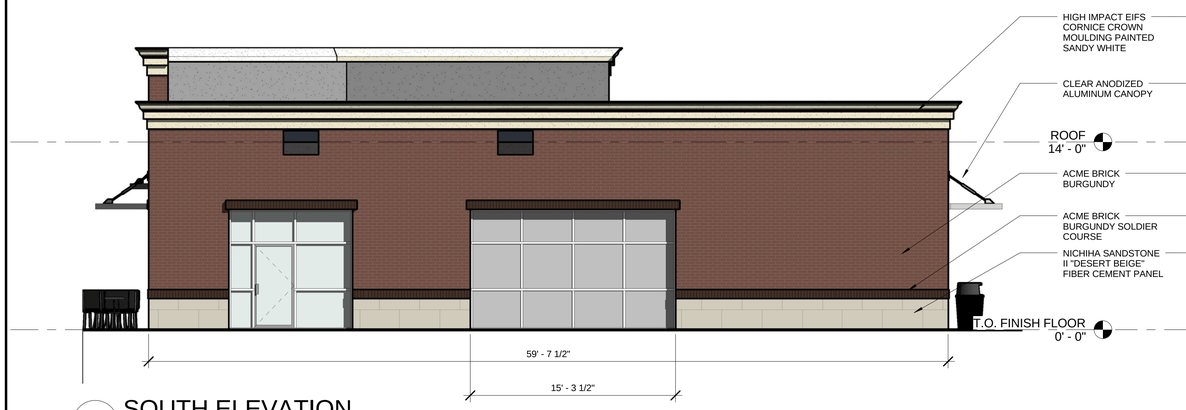
LAYOUT REVISIONS APPROVED 9-4-2012

LAYOUT LAST APPROVED 7-23-2012

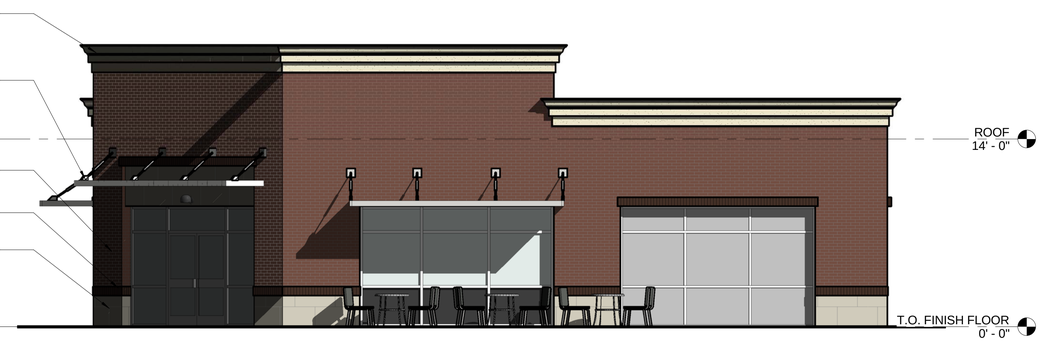


6 DUMPSTER ENCLOSURE SIDE ELEVATION
3/16" = 1'-0"

5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/16" = 1'-0"

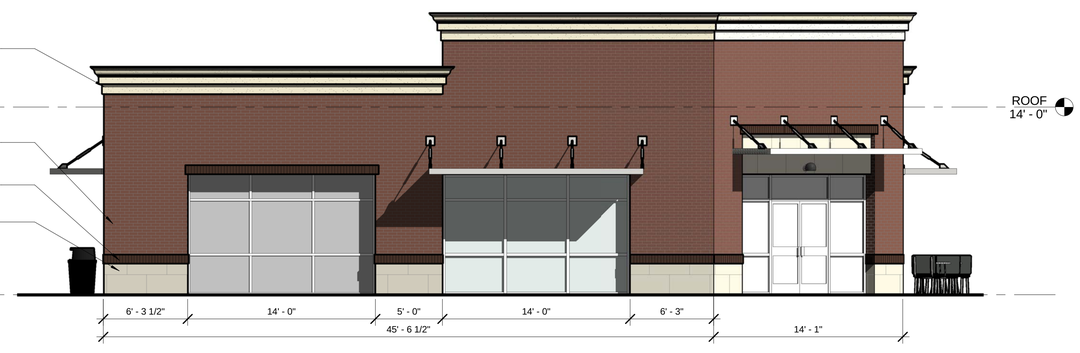


3 SOUTH ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION - CROOKS ROAD
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION - WATTLES ROAD
3/16" = 1'-0"

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
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7-ELEVEN
3984 CROOKS RD
TROY, MI 48084
JOB NUMBER: 12-12-99007

ISSUE BLOCK

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CHECKED BY:	RF
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REVIEW BOARD ELEVATIONS

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7-ELEVEN

7-ELEVEN
3984 CROOKS RD
TROY, MI 48084

JOB NUMBER: 12-12-99007

ISSUE BLOCK

STORE NO.:	
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REVIEW BOARD
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DATE: September 7, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

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

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

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

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

A public hearing was held for this item on July 10, 2012. The Planning Commission discussed this item at the June 26, 2012 Special/Study meeting and the July 24, 2012 Special/Study meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Minutes from July 10, 2012 Planning Commission Regular meeting
5. Minutes from the June 26, 2012 and July 24, 2012 Special/Study meetings

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PROPOSED RESOLUTION

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

Proposed Resolution # PC-2012-09-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the PUD to OM and CB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the West side of Crooks, North side of New King (5500 New King), in Section 8, being approximately 6 acres in size, be granted, for the following reasons:

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

Yes:
No:

MOTION PASSED / FAILED

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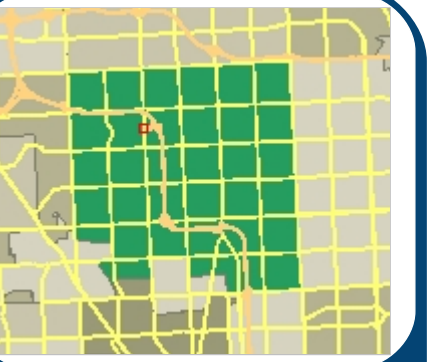
TROY PLAZA, 5500 NEW KING

City of Troy Planning Department



Legend

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

234 0 117 234 Feet

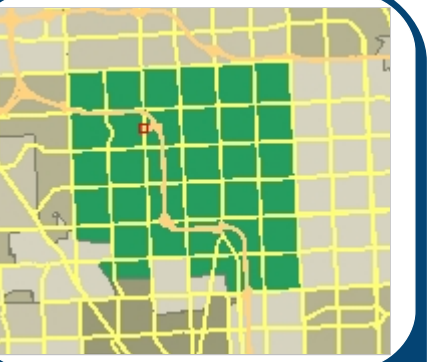
Scale 1: 1,404

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

Printed: 6/12/2012

TROY PLAZA, 5500 NEW KING

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Current Zoning Ordinance
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) Maple Road (Form Based)
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

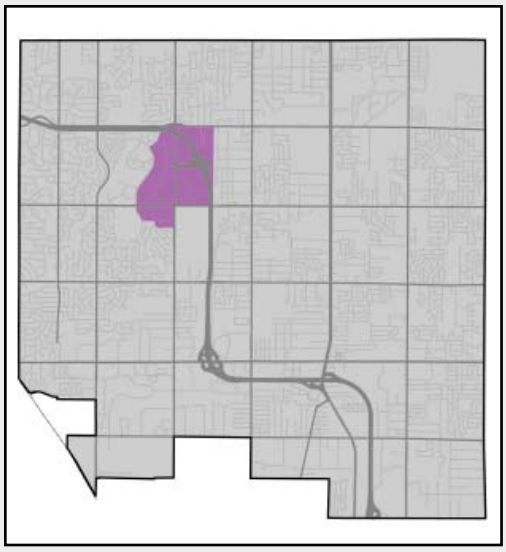
234 0 117 234 Feet

Scale 1: 1,404

Printed: 6/12/2012

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

Northfield: A Focus On Innovation



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

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

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

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

DESIGN CONCEPT

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

SITE DESIGN ATTRIBUTES

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

BUILDING DESIGN ATTRIBUTES

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

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

CARLISLE/WORTMAN ASSOCIATES, INC.
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: September 4, 2012

Conditional Rezoning, Special Use Permit and Preliminary Site Plan Review For City of Troy, Michigan

GENERAL INFORMATION

Applicant	Moiseev / Gordon Associates, Inc
Project Name:	Troy Plaza
Plan Date:	July 16, 2012
Location:	Northwest corner of Crooks Road and Corporate Drive
Zoning:	PUD
Action Requested:	Planning Commission review and recommendation to the City Council for Conditional Rezoning, Special Use Permit, and Preliminary Site Plan.
Required Information:	Deficiencies noted.

SUMMARY OF DEVELOPMENT AND PROCEDURE

We recently received a site plan and accompanying documents for a Conditional Rezoning for the parcel bounded by Crooks Road to the east, Corporate Drive to the south, and New King Street to the west. The applicant proposes to conditional rezone the site from PUD to Community Business (CM) for the portion of the site that fronts on Crooks Road and Office Mixed Use (OM) for the back end of the property that fronts on New King Drive.

After multiple conceptual reviews by the Planning Commission and revisions, the applicant has submitted a conditional rezoning to be developed in multiple phases. The first phase is the development of the front part of the site that is adjacent to Crooks Road, which includes a drive-through McDonalds, a mixed use building with a drive-through, and a restaurant building. The back part of the site which fronts on New King Street will be phase 2 of the development. The future use of this site has not been determined and will require full-site plan review prior to that approval.

The proposed development requires the following:

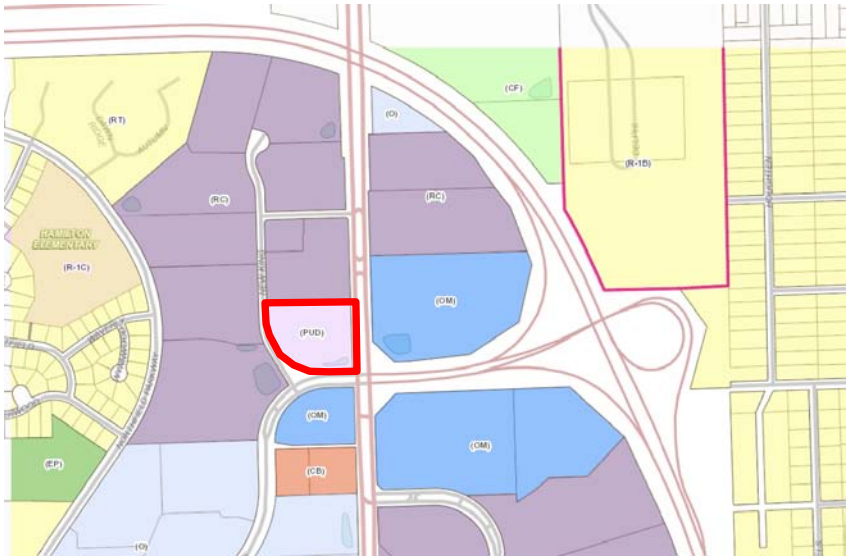
1. Conditional rezoning from PUD to CB zoning for front part of site that fronts on Crooks Road. Conditions provided by the applicant include:
    - Site Plan as submitted
    - The immediate development of the first two buildings of Phase I, (CB District), once permits are obtained.
    - The corner building of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use.
    - The details of the corner building shall be subject to planning approval and be modified by administrative approval with-in their jurisdiction.
    - The second drive-thru location in Phase I will run only with the first tenant occupancy and will expire when the first tenant surrenders the space.
2. Conditional rezoning from PUD to OM for the rear part of the site that fronts on New King Street. Conditions provided by the applicant include:
    - The OM parcel (designated as Phase II) will only be marketed as either an office building or a hotel as presented in the approval package.
    - Prior to the development of Phase II, Developer shall provide the City with a traffic and parking study analysis.
3. Preliminary Site Plan approval for CB zoned portion of the site.
4. Special Use for McDonalds drive-through.
5. Special Use for retail building drive-through.

Though we have tried to be as succinct as possible, we recognize that this review is rather lengthy. As a result we have divided it into four sections: 1). Conditional Rezoning Analysis; 2). Site Plan Review; 3) Standards for Approval for Special Uses; and 4). Summary of Recommendations.

PART 1: CONDTIONAL REZONING

SUMMARY OF CONDITIONS

The site is currently zoned Planned Unit Development. Conditions offered by the applicant include:



1. Site Plan as submitted for the CB zoned portion of development
2. The immediate development of the first two buildings of Phase I, (CB District), once permits are obtained.
3. The corner building of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use.
4. The details of the corner building shall be subject to

planning approval and be modified by administrative approval with-in their jurisdiction.

5. The OM parcel (designated as Phase II) will only be marketed as either an office building or a hotel as presented in the approval package.
6. Prior to the development of Phase II, Developer shall provide the City with a traffic and parking study analysis.

Three issues for applicant clarification:

1. In regards to condition #2, does the immediate development of the first two buildings of Phase 1 include the parking, drive-aisles, and building pad for the corner building?
2. In regards to condition #3, on the site plan and other documents the applicant notes that the corner building is intended for restaurant use. Is the applicant proposing the use of this building for restaurant use only or is the applicant proposing that if restaurant use is not marketable, any other use is permitted in the CB district other than bank or drug store?
3. In regards to condition #5, the applicant should clarify if this condition limits the future development of OM portion to office or hotel use only or if it permits all uses allowed in the OM district.

We support the proposed conditions, contingent upon clarification of the condition #2, #3 and #5, and the applicant addressing certain site planning issues (see site plan review section for more details).

Items to be Addressed: *1). Clarify if condition #2 requires the development of the parking, drive-aisles, and building pad for the corner building as part of Phase 1; 2). Clarify if condition #3 limits the future building to restaurant use only or any other use permitted in the CB district other than bank or drug store; 3). Clarify if condition #5 limits the future development of OM portion to office or hotel use only or if it permits all uses allowed in the OM district.; and 4). Address enclosed site plan issues.*

SECTION 16.04.C.3

The Zoning Ordinance identifies five (5) findings that the Plan Commission should evaluate when considering a Conditional Rezoning petition (Section 16.04.C). A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

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

   Provided clarification and specific site plan issues are addressed, the applicant has offered conditions which protect public health, safety, and welfare. The specific uses, and development as a whole will greatly enhance the area and provide alternative uses to the office oriented market. Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

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

The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conductive to be redeveloped to other uses. This site is located in the Northfield area of the Master Plan, which calls for "…other uses primarily relating to the support of workers and activities in Northfield, such as supporting commercial uses, will also be considered on a limited basis." Medical, professional, general, service-related office uses, and research–based uses are the primary focus in Northfield. However understanding the changing nature of the office market, a lack of commercial and dining amenities in the immediate area, proximity to I-75, and a renewed focus on providing a mix of land uses, the proposed additional use types are appropriate for this area. The applicant has chosen OM and CB zoning districts in due to the applicant's desired uses, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed uses will fully support and compliment the surrounding office uses in the surrounding area.

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

The proposed conditions are in accordance with all terms of the CB and OM zoning districts.

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

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

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

The site is surrounded by RC, Research Center and OM, Office Mixed Use zoning, and in proximity to CB, Community Business and O, Office zoning. The applicant has chosen OM and CB zoning districts in due to the applicant's desired uses, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed uses will fully support and compliment the surrounding office uses in the surrounding area.

Items to be Addressed: *none.*

PART 2: SITE PLAN

We have only conducted a site plan review for the CB zoned portion of the development. A condition of the rezoning offered by the applicant states that a site plan review, including a traffic and parking analysis study, will be conducted at a future date for the OM portion of the development.

BUILDING ORIENTATION AND OVERALL SITE LAYOUT

We compliment the applicant in providing a variety of uses on the site including office, retail, fast-food, and restaurant. In addition, we support the applicant including a second story on the retail building. This adds a sense of desired scale and presence to the site. We note that this is a very tough site to develop due to curb cut issues and a parcel that fronts on three streets. However large parcels such as this present an opportunity to provide building integration and connectivity. We find this site to be an opportunity to develop a well-integrated site, with a mix of varied uses that support each other and neighboring properties. In prior reviews we had expressed concerns regarding a lack of site integration, circulation issues particularly due to retail drive-through, and a lack of pedestrian amenities. However, based on the revised site plan, we compliment the applicant addressing our concerns. The applicant has made the following changes to the site plan to greatly increase site connectivity and provide for better and safer circulation:

- Rearranged internal curbing and drive-aisles, specifically around the retail drive-through.
- Provided sufficient and safe stacking for the retail drive-through.
- Removed parking in front of the retail building and replaced with large outdoor seating/plaza area. This outdoor seating area is more attractive and inviting.
- Provided outdoor dining at McDonalds.
- Provided better pedestrian access and circulation, including a walk that runs the length of the entire site and bisects it north and south.
- Compartmentalized parking areas with curbing and landscaping to provide better site circulation.
- Consolidated trash and loading areas.

Due to changes in the site plan including revised parking and drive-aisle orientation, overall we find that the site provides greater integration and cohesiveness.

Items to be Addressed: *none.*

SITE PARKING

The applicant is providing a total of 221 spaces including a proposed landbanking of 11 spaces. After site buildout, if parking is determined to be an issue, the City can require these 11 spaces be development in accordance with City standards.

	Required	Provided
McDonalds: 1 space per 70 net sq/ft	(4,200 sq.ft / 70) = 60 spaces	210 spaces + 11 land banked spaces

Retail Mixed Use Building: 1 space per 250 gross sq/ft	(16,600 sq.ft / 250) = 66 spaces	
Corner Restaurant: 1 space for each 2 seats, based on maximum seating capacity as determined by the building code in effect in the City	TBD but based on remaining spaces the restaurant can have a maximum of 190 seats.	
Barrier Free	7	8
Bicycle Parking	2	4
Loading	0	2
Total	**220 automobile + 2 bicycle**	**210 spaces + 11 land banked + 4 bicycle**

As noted in the conditions provided by the applicant, we are seeking clarification on future use of the corner building. Restaurant uses are the highest intensity uses in regards to parking. Though the final user of the future standalone restaurant has yet to be determined, based on the parking allocated for the McDonalds and retail building, there is sufficient parking to accommodate a restaurant up to 190 seats. Based on the provided site plan we find parking to be sufficient for the CB portion of the development.

The applicant has shown bicycle parking adjacent to the McDonalds and to the rear of the mixed use retail building.

Items to be Addressed: *Confirmation from applicant regarding the potential user and potential number of seats for the corner restaurant.*

AREA BULK AND DENSITY-CB Parcel

Zoning standards for the CB parcel as outlined below:

	Required:	Provided:	Compliance:
Front	10 foot setback	65 foot setback (McDonalds and Retail) 10 foot setback (Corner Restaurant)	Complies
Rear	30 foot setback	Not Applicable	Not applicable
Side	20 foot setback	75 foot setback	Complies
Maximum Height	30 feet, 2.0 story	2 stories, 28 feet	Complies

The site complies with all setback and bulk regulations.

Items to be Addressed: *none*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation:

The site provides points of access off Crooks Road, Corporate Drive, and New King Street. While it is likely that most vehicular access will utilize Crooks Road, providing access via three points will adequately distribute traffic.

The applicant recently met with staff and Steve Dearing, the City's traffic consultant, to address site circulation issues. The applicant has addressed these concerns. There are clear north/south and east/west circulation patterns. Furthermore, the access to and circulation from the drive-through for the retail building has been redesigned to provide safe and efficient site circulation. We find site circulation sufficient.

Pedestrian access:

There is an existing 8-foot wide sidewalk along Crooks Road and 5-foot wide sidewalk along Corporate Drive and New King Street. The applicant is providing crossswalks from Crooks Road to the McDonalds and the retail building. In addition, the applicant is providing an internal sidewalk that runs the entire length of the development and bisects the development north/south. Pedestrian access is sufficient.

Items to be Addressed: *none*

LANDSCAPING

The application includes a detailed landscape plan. The plan includes a mix of deciduous and evergreen trees, and shrubs. All proposed species fall within Troy regulations and are not prohibited. The plan includes a detailed planting schedule and detailed calculations regarding landscaping requirements.

	Required:	Provided:	Compliance:
Parking Lot Planting (1 tree per 8 spaces)	210 spaces = 26 trees	65 trees	Complies
Frontage Screening (1 tree for every 30 lineal feet)	Crooks: 490 feet = 16 trees	14 trees	Short by 2 trees; however applicant greatly exceeds greenbelt planting along Corporate and New King.
	Corporate: 590 feet = 20	27 trees	Complies
	New King: 350 feet = 12	14 trees	Complies
Site Landscaping (20 %	53,645 sq/ft	115,960 sq/ft (43%)	Complies

of site)			

While the applicant is short by two (2) trees along Crooks Road, the applicant greatly exceeds the landscape requirements along Corporate Drive, New King Road, parking lot planting, and overall site landscaping.

Items to be Addressed*: none*

LIGHTING

The proposed site lighting consists of twenty-four (24) pole mounted lights. The applicant has provided a lighting (photometric) plan.

Photometrics
The applicant meets all photometric requirements as outlined Article 13.

Parking Lot Lighting:
The proposed parking lot fixtures meet ordinance requirements; however the applicant has not indicated pole height. Pole height shall not exceed thirty (30) feet. The applicant shall turn-off or reduce lighting between the hours of 11:00 p.m. and sunrise.

Building Lighting:
The applicant has not indicated any building lighting. If building lighting is proposed, fixtures should be provided.

Items to be Addressed: *1). Indicate lighting pole height; 2). Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise; and 3). Indicate if any building lights are proposed. If so, submit cut sheets.*

SIGNS

The applicant has shown four (4) ground signs and one (1) development signage on the site plan. In addition, each building will have wall signage. Detailed signage is not required until final site plan review.

Items to be Addressed: *none*

FLOOR PLAN AND ELEVATIONS

Floor plans, elevations, and sample material photos have been provided for the McDonalds, retail building, and restaurant building. The architecture complies with the Supplemental Design standards including the use of material changes, projection, façade articulation and fenestration to provide architectural detail and the use of windows as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, to provide ground story activation. See supplemental design standards below for more information.

Items to be Addressed: *none*

SUPPLEMENTAL DESIGN STANDARDS

Section 4.13.D outlines supplemental design standards:

Modification to Setback Requirements

a. In CB Districts, no building shall be closer than seventy-five (75) feet from the boundary of any single-family residential zoning district. ***Not Applicable***

b. No side yards are required along the interior side lot lines of the District or along side lot lines in common with any non-residential district, provided all related conditions of this Ordinance are met. If walls or structures facing such interior or common side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided. ***The proposed site plan complies with this requirement.***

Façade Variation

a. The maximum length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

   McDonalds. The proposed façade match the current corporate design for McDonalds. The McDonalds building complies with this requirement.

   Retail Building. Through the use of varied materials, façade articulations and projections the retail building complies with this requirement.

   Restaurant Building. Through the use of varied materials, façade articulations and projections the restaurant building complies with this requirement.

Pedestrian Access / Entrance

a. Primary Entrance. The primary building entrance shall be clearly identifiable and useable and located facing the right-of-way. ***All entrances are clearly identifiable and facing the right-of-way***

b. Pedestrian Connection. A pedestrian connection shall provide a clear, obvious, publicly-accessible connection between the primary street upon which the building fronts and the building. The pedestrian connection shall comply with the following:
   I. Fully paved and maintained surface not less than five (5) feet in width.
   II. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
   III. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.

The applicant is providing crossswalks from Crooks Road to the McDonalds, and the retail building. In addition, the applicant is providing an internal sidewalk that runs the entire length of the development and bisects the development north/south. Pedestrian access is sufficient.

Off-Street Parking Location

a. Parking shall not be located in the front yard. ***Complies***

b. No more than fifty (50) percent of the total site's linear feet along the front building line shall be occupied by parking lot. ***Complies***

c. For a corner lot, the cumulative total of the site's linear feet along any building line facing a right-of-way occupied by parking shall be no more than sixty (60) percent, and the building shall be located in the corner of the lot adjacent to the intersection. ***Complies***

Items to be Addressed: *None*

PART 3: STANDARDS

This section is broken into two parts:

1. Use Standards and Special Use Standards for McDonalds Drive-Through
2. Use Standards and Special Use Standards for Retail Building Drive-Through

McDonalds Drive-Through

Use Standards

Section 6.10 provides specific use requirements for drive-through facilities. All standards outlined in Section 6.10 have been met.

A. Ingress and egress to drive-through facilities shall be part of the internal circulation of the site and integrated with the overall site design. Clear identification and delineation between the drive-through facility and the parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety. ***The ingress and egress for the drive-through is clearly intergraded into the overall site design. There is clear identification and delineation between the drive-through facility and the parking lot.***

B. Single-lane drive-throughs may be located at the side of a building. Multiple-lane drive-throughs shall be located in a manner that will be the least visible from a public thoroughfare. Canopy design shall be compatible with the design of the principal building and incorporate similar materials and architectural elements. ***The single-lane drive-through is located to the side of the building.***

C. Each drive-through facility shall provide stacking space meeting the following standards:

1. Each stacking lane shall be one-way, and each stacking lane space shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.
2. If proposed, an escape lane shall be a minimum of twelve (12) feet in width to allow other vehicles to pass those waiting to be served.
3. The number of stacking spaces per service lane shall be provided for the uses listed below. When a use is not specifically mentioned, the requirements for off-street stacking space for the use with similar needs, as determined at the discretion of the Zoning Administration, shall apply.

	Table 6.10
Use	Stacking Space Per Service Lane
Banks, Pharmacy, Photo Service, and Dry Cleaning	4
Restaurants with Drive-Through	10
Auto Washes (Self-Service)	
Entry	2
Exit	1
Auto Washes (Automatic)	
Entry	8
Exit	2

The applicant meets all drive-through standards.

<u>Special Use Standards of Approval</u>

In the CB District, restaurants with drive-through service are permitted as a special use. For any special use, according to Section 9.02.D, the Planning Commission shall *"…review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."* Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses. ***The proposed use is located in an area intended for high traffic with similar auto-oriented uses. The proposed use will not have any detrimental impact and will add a valuable service to the area.***

2. Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans. ***The use is common to a regional commercial area, and complies with the Master Plan.***

3. Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively

accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. ***The proposed site plan has adequate circulation for a drive-through use with accessory trash pickup and loading area and which does not cause any traffic conflicts. With the nature of the use as one that does not have acute peak traffic times for very large populations, and which is located in a high-intensity area, this condition is satisfied.***

4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden. ***The proposed use should not produce any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.***

5. Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards. ***The applicant has addressed all applicable ordinance standards.***

The Planning Commission is also required to generally consider the following for any special use application:

1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use. ***The proposed use is located in an area intended for auto-oriented uses. The proposed use will not have any detrimental impact and will add a valuable service to the area. The proposed use is appropriate for the character and nature of the areas.***

2. Vehicular circulation and parking areas. ***The proposed site plan has adequate circulation for a drive-through use, which does not cause any traffic conflicts.***

3. Outdoor activity, storage and work areas. ***The proposed use does not include any outdoor activity, storage, or work areas, thus this standard is not applicable.***

4. Hours of operation. ***The proposed use is in an area where similar uses provide service from early morning to evening. This is a high-intensity area and potential impact of the purposed uses is similar to those in the surrounding area.***

5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light. ***There are no anticipated secondary impacts after initial construction in this regard.***

Items to be addressed*: None*

<u>Retail Building Drive-Through</u>

Use Standards

Section 6.10 provides specific use requirements for drive-through facilities. All standards outlined in Section 6.10 have been met.

A. Ingress and egress to drive-through facilities shall be part of the internal circulation of the site and integrated with the overall site design. Clear identification and delineation between the drive-through facility and the parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety. ***The applicant has designed the site so that the retail building drive-through is clearly intergraded with the overall site design. Through the use of curbing, there is clear identification and delineation between the drive-through facility and the parking lot.***

B. Single-lane drive-throughs may be located at the side of a building. Multiple-lane drive-throughs shall be located in a manner that will be the least visible from a public thoroughfare. Canopy design shall be compatible with the design of the principal building and incorporate similar materials and architectural elements. ***The single-lane drive-through is located to the side of the building.***

C. Each drive-through facility shall provide stacking space meeting the following standards:

1. Each stacking lane shall be one-way, and each stacking lane space shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.
2. If proposed, an escape lane shall be a minimum of twelve (12) feet in width to allow other vehicles to pass those waiting to be served.
3. The number of stacking spaces per service lane shall be provided for the uses listed below. When a use is not specifically mentioned, the requirements for off-street stacking space for the use with similar needs, as determined at the discretion of the Zoning Administration, shall apply.

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Entry	2
Exit	1
Auto Washes (Automatic)	
Entry	8
Exit	2

The applicant meets all drive-through standards.

<u>Special Use Standards of Approval</u>

In the CB District, restaurants with drive-through service are permitted as a special use. For any special use, according to Section 9.02.D, the Planning Commission shall *"…review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."* Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses. ***The proposed use is located in an area intended for high traffic with similar auto-oriented uses. The proposed use will not have any detrimental impact and will add a valuable service to the area.***

2. Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans. ***The use is common to a regional commercial area, and complies with the Master Plan.***

3. Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. ***The proposed site plan has adequate circulation for a drive-through use and which does not cause any traffic conflicts. With the nature of the use as one that does not have acute peak traffic times for very large populations, and which is located in a high-intensity area, this condition is satisfied.***

4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden. ***The proposed use should not produce any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.***

5. Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards. ***The applicant has addressed all applicable ordinance standards.***

The Planning Commission is also required to generally consider the following for any special use application:

1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use. ***The proposed use is located in an area intended for high traffic with similar auto-oriented uses. The proposed use will not have any detrimental impact and will add a valuable service to the area. The proposed use is appropriate for the character and nature of the areas.***

2. Vehicular circulation and parking areas. ***The proposed site plan has adequate circulation for a drive-through use with accessory trash pickup and loading area and which does not cause any traffic conflicts. Provided further clarification from the applicant regarding the corner building use, parking is sufficient.***

3. Outdoor activity, storage and work areas. ***The proposed use does not include any outdoor activity, storage, or work areas, thus this standard is not applicable.***

4. Hours of operation. ***The proposed use is in an area where similar uses provide service to regional commercial customers from early morning to evening. This is a high-intensity area and automobile service uses are common in such areas.***

5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light. ***There are no anticipated secondary impacts after initial construction in this regard.***

PART 4: SUMMARY

We compliment the applicant in providing a variety of uses on the site including office, retail, fast-food, and restaurant. In addition, we support the applicant including a second story on the retail building. This adds a sense of desired scale and presence to the site. Based on the revised site plan, we compliment the applicant addressing our concerns. The applicant has made the following changes to the site plan to greatly increase site connectivity and provide for better and safer circulation. Due to changes in the site plan including building orientation and parking and drive-aisle orientation, overall we find that the site provides greater cohesiveness.

We support the proposed project and believe the project does meets requirements. The remaining items can be handled administratively. As such, we recommend the Planning Commission recommend to the City Council approval for the Conditional Rezoning, and grant approval for Special Use for the retail building drive-through, Special use for the McDonalds drive-through, and preliminary site plan conditioned on the applicant satisfying the following requirements for final site plan approval:

1. *Clarify if condition #2 requires the development of the parking, drive-aisles, and building pad for the corner building as part of Phase 1;*
2. *Clarify if condition #3 limits the future building to restaurant use only or any other use permitted in the CB district other than bank or drug store;*
3. *Clarify if condition #5 limits the future development of OM portion to office or hotel use only or if it permits all uses allowed in the OM district;*
4. *Indicate lighting pole height;*
5. *Lights shall be turned-off or reduced between the hours of 11:00 p.m. and sunrise; and*
6. *Indicate if any building lights are proposed. If so, submit cut sheets.*

Please contact me if you have any questions.

CARLISLE/WORTMAN ASSOCIATES, INC.

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

CONDITIONAL REZONING REQUEST

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

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

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

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

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

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

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

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

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

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

MOTION CARRIED

CONDITIONAL REZONING

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

Mr. Savidant announced the petitioner submitted three color renderings shown in the Board's digital presentation this evening but were not available at the time the agenda packet was distributed.

Mr. Carlisle gave a brief report on the proposed conditional rezoning. Mr. Carlisle addressed site planning revisions to assist in creating a more cohesive and integrated site.

The petitioner, Michael Gordon of Moiseev/Gordon Associates, was present. Mr. Gordon addressed the reason for submitting a rezoning application versus a PUD development. He indicated the proposed development would be constructed in phases; first phase, McDonald's restaurant; second phase, two-story office/retail building; third phase, free standing restaurant; and final phase, hotel.

There was general discussion on the following:

- Drive throughs; location, future uses.
- Position of buildings; closer to Crooks.
- Pedestrian traffic; walkability.
- Retention; stormwater management.
- Viability of hotel.
- Elimination of parking; provide additional green space.
- Internal directional signage.
- Outdoor restaurant seating.

Tom Geigich, real estate manager for McDonald's corporate offices, was also present. Mr. Geigich addressed the restaurant customer base, internal directional signage relating to the restaurant entrance and drive through, and outdoor seating.

The Board gave a general nod of approval of the proposed conditional rezoning application.

CONDITIONAL REZONING REQUEST

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

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

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

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

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

Yes: All present (9)

MOTION CARRIED

Revised August 29, 2012
Revised July 18, 2012
May 18, 2012

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

Re: Troy Plaza
Job No. 06418.02

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

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

Additional conditions proposed include:

A. The immediate development of the first two buildings of Phase I, (CB District), once permits are obtained.
B. The corner building of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use.
C. The details of the building shall be subject to planning approval and be modified by administrative approval with-in their jurisdiction.
D. The OM parcel (designated as Phase II) will only be marketed as either an office building or a hotel as presented in the approval package.
E. The second drive-thru location in Phase I will run only with the first tenant occupancy and will expire when the first tenant surrenders the space.
F. Prior to the development of Phase II, Developer shall provide the City with a traffic and parking study analysis.

We thank you for consideration of our proposal.

Sincerely,

es, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

Michael J. Gordon, RA

Revised August 29, 2012
Revised July 18, 2012
May 18, 2012

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

Re: Troy Plaza
Job No. 06418.02

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

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

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

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

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

We hope you look favorably upon our request.

Sincerely,

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

Troy Plaza

Troy, Michigan

Drawing Schedule

		Issued	Issued	Issued	Issued	Issued	Issued	Issued
		Conditional Rezoning	Conditional Rezoning	Pln'g Comm Submittal	Pln'g Comm Resubmittal			
SP-1	Cover Sheet	06-04-12	07-09-12	07-16-12	08-28-12			
SP-2	Site Plan	06-04-12	07-09-12	07-16-12	08-28-12			
SP-3	Site Lighting Photometric Plan		07-09-12	07-16-12	08-28-12			
C-1	Demolition Plan	06-04-12		07-16-12	08-24-12			
C-2	Grading Plan	06-04-12		07-16-12	08-24-12			
C-3	Utility Plan	06-04-12		07-16-12	08-24-12			
C-4	Soil Erosion & Sediment Control	06-04-12		07-16-12	08-24-12			
1	Boundary/Topographic/Tree Survey			07-16-12	07-16-12			
LS-1	Landscape Plan			07-16-12	08-27-12			
LS-2	Plant Material List & Details			07-16-12	08-27-12			
A-1	Retail Building Floor Plans	06-04-12		07-16-12	07-16-12			
A-2	Retail Building Elevations	06-04-12		07-16-12	07-16-12			
A1-0	McDonalds Floor Plan	06-04-12		07-16-12	07-16-12			
A2-0	McDonalds Elevations	06-04-12		07-16-12	07-16-12			
A2-1	McDonalds Elevations	06-04-12		07-16-12	07-16-12			

DEVELOPER:

tinelle PROPERTIES LLC
a Commercial Management and Development Co.

Tinelle Properties LLC
29850 Northwestern Hwy
Southfield MI 48034
248.557.5454

ARCHITECT:

MGA Architects/Designers

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

CIVIL ENGINEER:

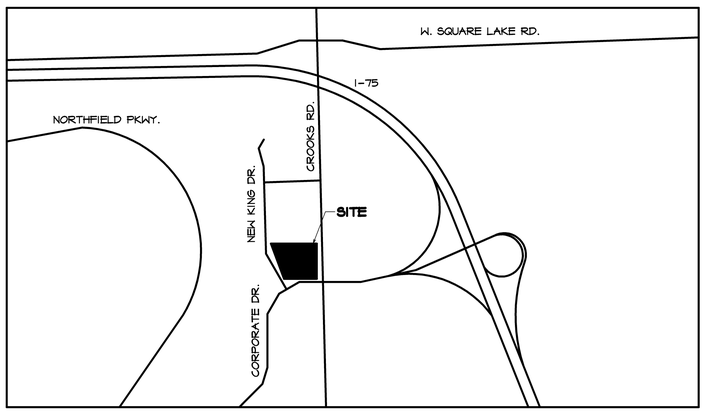
Sitto Building & Engineering

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

LANDSCAPE ARCHITECT:

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

CALVIN HALL & ASSOCIATES
Professional Land Planning and Landscape Architecture
Calvin Hall, Jr. Pres. Landscape Architect
Phone: (248) 557-5588
Fax: (248) 557-5416



North
Location Map
Scale: N.T.S.

MGA Architects/Designers

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

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net

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Use figured dimensions only.
Do not scale the drawings.

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

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
Title Sheet

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

Issued:
Owner Review 02-07-12
Owner Review 02-14-12
Owner Review 02-27-12
Owner Review 02-29-12
Owner Review 03-13-12
Owner Review 03-20-12
Owner Review 03-22-12
Owner Review 04-11-12
Owner Review 04-30-12
Conditional Rezoning 06-04-12
Revised 07-09-12
Planning Comm Submittal 07-16-12
Pln'g Comm Resubmittal 07-30-12
Revised 08-15-12
Revised 08-28-12

Sheet Number:
SP-1

File: #01.10000,20000

LAND/BUILDING/PARKING DATA AND NOTES

LAND AREA:
GROSS OVERALL PARCEL AREA: **268,226 S.F. OR 6.157 ACRES**

ZONING CLASSIFICATION: **CURRENTLY SUBJECT TO PUD #13**

PROPOSED ZONING: **OM OFFICE MIXED USE WESTERN PORTION**
CB COMMUNITY BUSINESS EASTERN PORTION

ADJACENT ZONING: **RC TO NORTH & WEST**
OM TO EAST & SOUTH

BUILDING AREA: McDONALD'S **4,200 S.F.**
RETAIL BUILDING 16,626 S.F.

BUILDING SETBACKS REQUIRED:
FRONT YARD SETBACK: **10 FEET**
SIDE YARD SETBACK: **20 FEET**
SIDE YARD SETBACK: **20 FEET**
REAR YARD SETBACK: **30 FEET**

BUILDING SETBACKS PROVIDED:
FRONT YARD SETBACK (CROOKS RD.) **65 FEET**
FRONT YARD SETBACK (CORPORATE DRIVE) **10 FEET**
SIDE YARD SETBACK (NORTH) **75 FEET**

PARKING REQUIRED:
REQUIRED PARKING WITH RESTAURANT AT CORNER PAD SITE
A RANGE BETWEEN 171 AND 220
REQUIRED PARKING WITH PAD SITE VACANT
A RANGE BETWEEN 131 AND 163
SEE ATTACHED PARKING CALCULATIONS FOR DETAIL

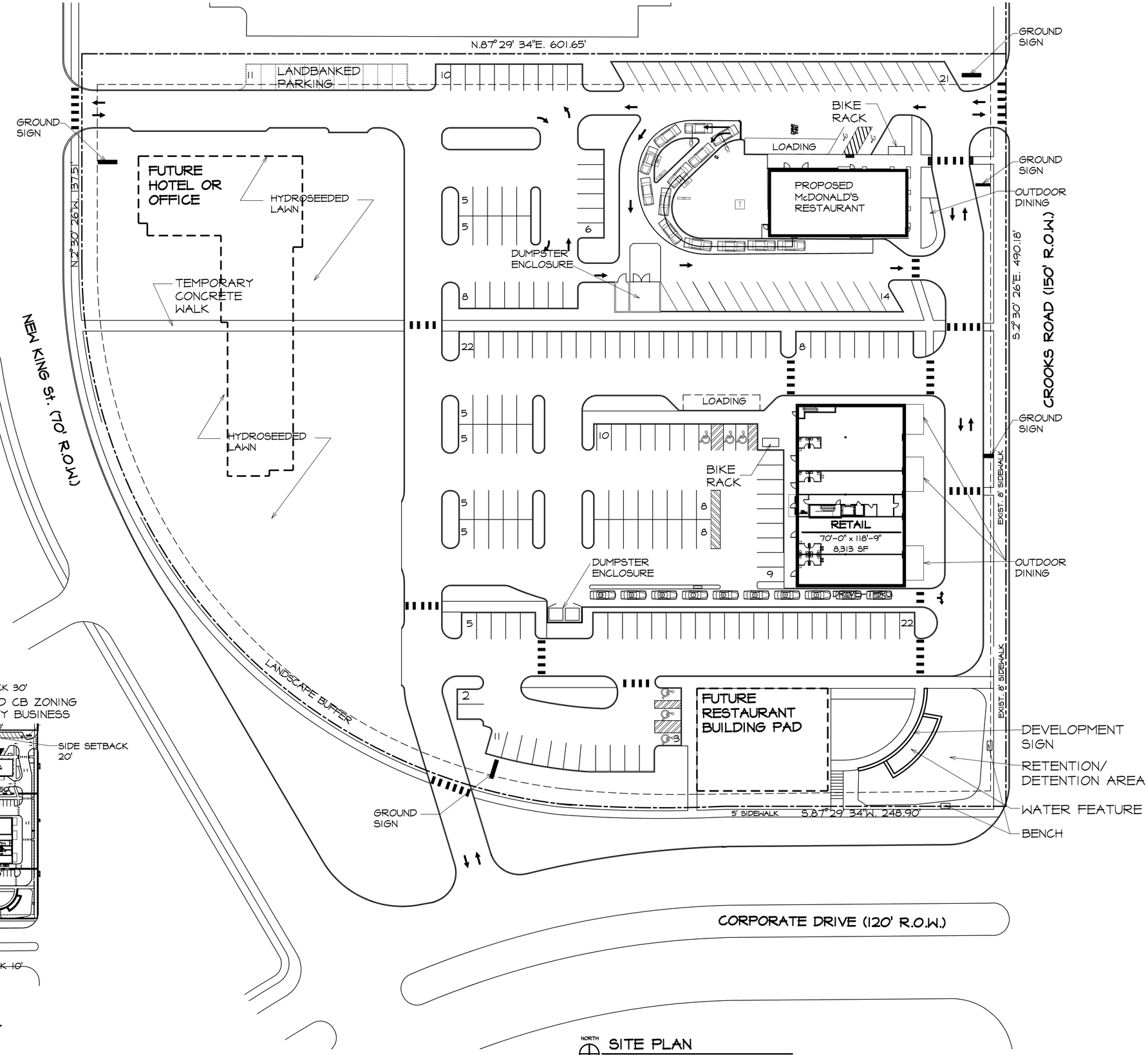
TOTAL SPACES PROPOSED: **210 INCLUDING 11 SPACES LAND BANKED**

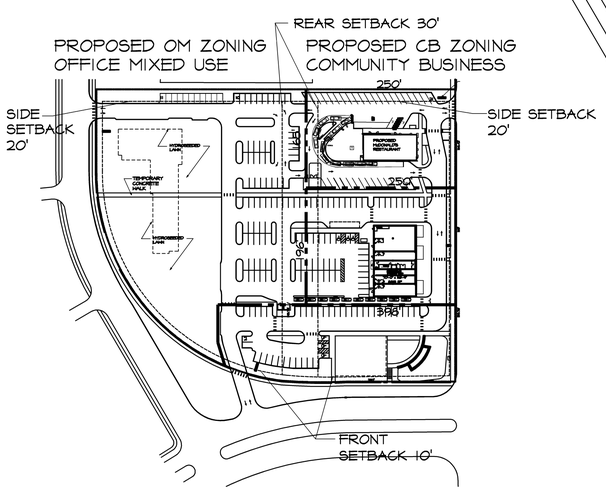
PARKING PROVIDED: 202 **SPACES**
NUMBER OF H.C. SPACES PROVIDED **8 SPACES**
TOTAL SPACES PROVIDED **210 SPACES** W/ 11 SPACES LAND BANKED

STACKING REQUIRED: **10 SPACES**
STACKING PROVIDED: **10 SPACES @ RETAIL BUILDING**
13 SPACES @ McDonalds

LOADING/ UNLOADING AREA REQUIRED:
(2) @ 10' X 50'
TOTAL LOADING/UNLOADING AREA REQUIRED: **500 S.F.**
LOADING/ UNLOADING AREA PROVIDED:
(2) @10' X 50'
TOTAL LOADING/UNLOADING AREA PROVIDED: **500 S.F.**

LANDSCAPE AND OPEN AREA REQUIRED:
SEE LANDSCAPE PLAN **20% 53,645 - S.F.**
LANDSCAPE PROVIDED:
SEE LANDSCAPE PLAN **43% 115,960 - S.F.**





NORTH
PROPOSED ZONING
NO SCALE:

NORTH
SITE PLAN
SCALE: 1" = 30'-0"

MGA Architects/Designers

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

248.549.4500 voice
248.549.7300 facs.

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

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
SITE PLAN

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

Issued:

Owner Review 02-07-12	Owner Review 04-30-12
Owner Review 02-14-12	Conditional Rezoning 06-04-12
Owner Review 02-27-12	Revised 07-09-12
Owner Review 02-29-12	Planning Comm Submittal 07-16-12
Owner Review 03-19-12	Plng Comm Resubmittal 07-30-12
Owner Review 03-20-12	Revised 08-15-12
Owner Review 03-22-12	Revised 08-28-12
Owner Review 04-11-12	

Sheet Number:
SP-2

File: #01.10000,20000

LUMINAIRE SCHEDULE

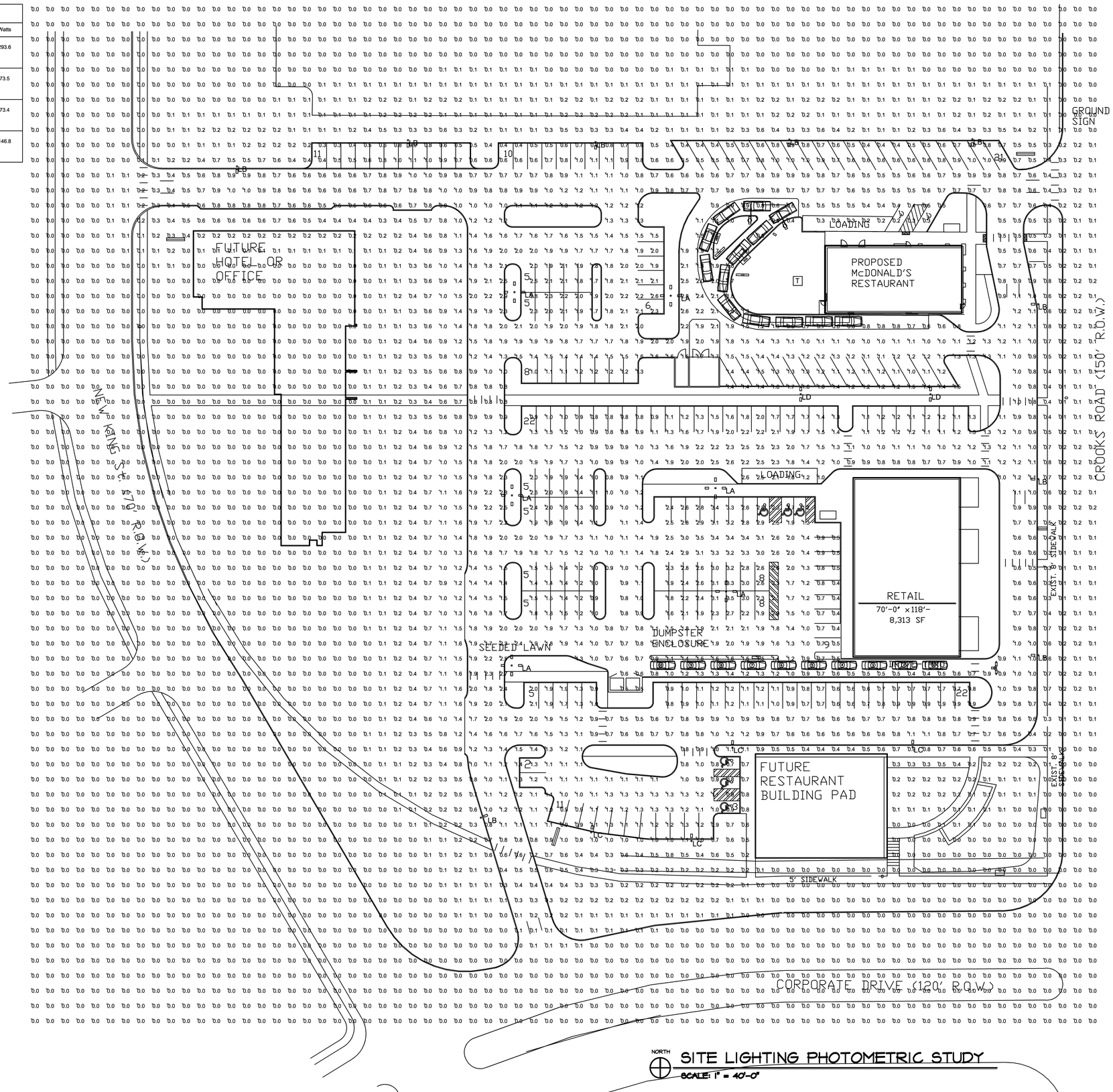
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	7	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	293.6
	LB	9	LITHONIA #DSX1 LED 1 30B700/40K SR3 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 4000K LEDS, TYPE 3 OPTICS	ONE 73.5-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_40K_SR3_MVOLT.ies	Absolute	0.90	73.5
	LC	6	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	73.4
	LD	2	LITHONIA #DSX1 LED 1 30B700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEDS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B700_50K_SR4_MVOLT.ies	Absolute	0.90	146.8

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL LTG VALUES AT GRADE	+	0.4 fc	3.5 fc	0.0 fc	N / A	N / A
PARKING AREA	*	1.2 fc	3.5 fc	0.2 fc	17.5:1	6.0:1

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	LB	3958.9	310.4	25.0	180.0	0.0
2	LB	4072.2	327.8	25.0	180.0	0.0
3	LB	4196.3	326.5	25.0	180.0	0.0
4	LB	4324.5	328.2	25.0	180.0	0.0
5	LB	4445.6	328.4	25.0	180.0	0.0
6	LA	4142.6	227.2	25.0	180.0	0.0
7	LA	4141.0	92.6	25.0	180.0	0.0
8	LA	4275.6	97.4	25.0	180.0	0.0
9	LA	4246.0	224.8	25.0	180.0	0.0
10	LB	4489.3	-13.2	25.0	270.0	0.0
11	LB	4489.3	103.4	25.0	270.0	0.0
12	LB	4489.3	219.2	25.0	270.0	0.0
13	LC	4952.9	128.4	25.0	52.5	0.0
14	LC	5016.1	68.3	25.0	38.3	0.0
15	LB	4120.4	-120.8	25.0	68.6	0.0
16	LC	4193.4	-130.5	25.0	10.3	0.0
17	LC	4259.7	-136.3	25.0	1.0	0.0
18	LA	4140.7	-20.0	25.0	180.0	0.0
19	LA	4981.1	-61.3	25.0	180.0	0.0
20	LA	4282.7	29.0	25.0	180.0	0.0
21	LC	4286.9	-74.4	25.0	1.0	0.0
22	LC	4406.2	-74.1	25.0	1.0	0.0
23	LD	4332.1	159.5	25.0	1.0	0.0
24	LD	4417.9	159.5	25.0	1.0	0.0



NORTH

SITE LIGHTING PHOTOMETRIC STUDY

SCALE: 1" = 40'-0"

MGA Architects/Designers

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

248.549.4500 voice
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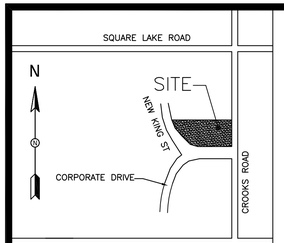


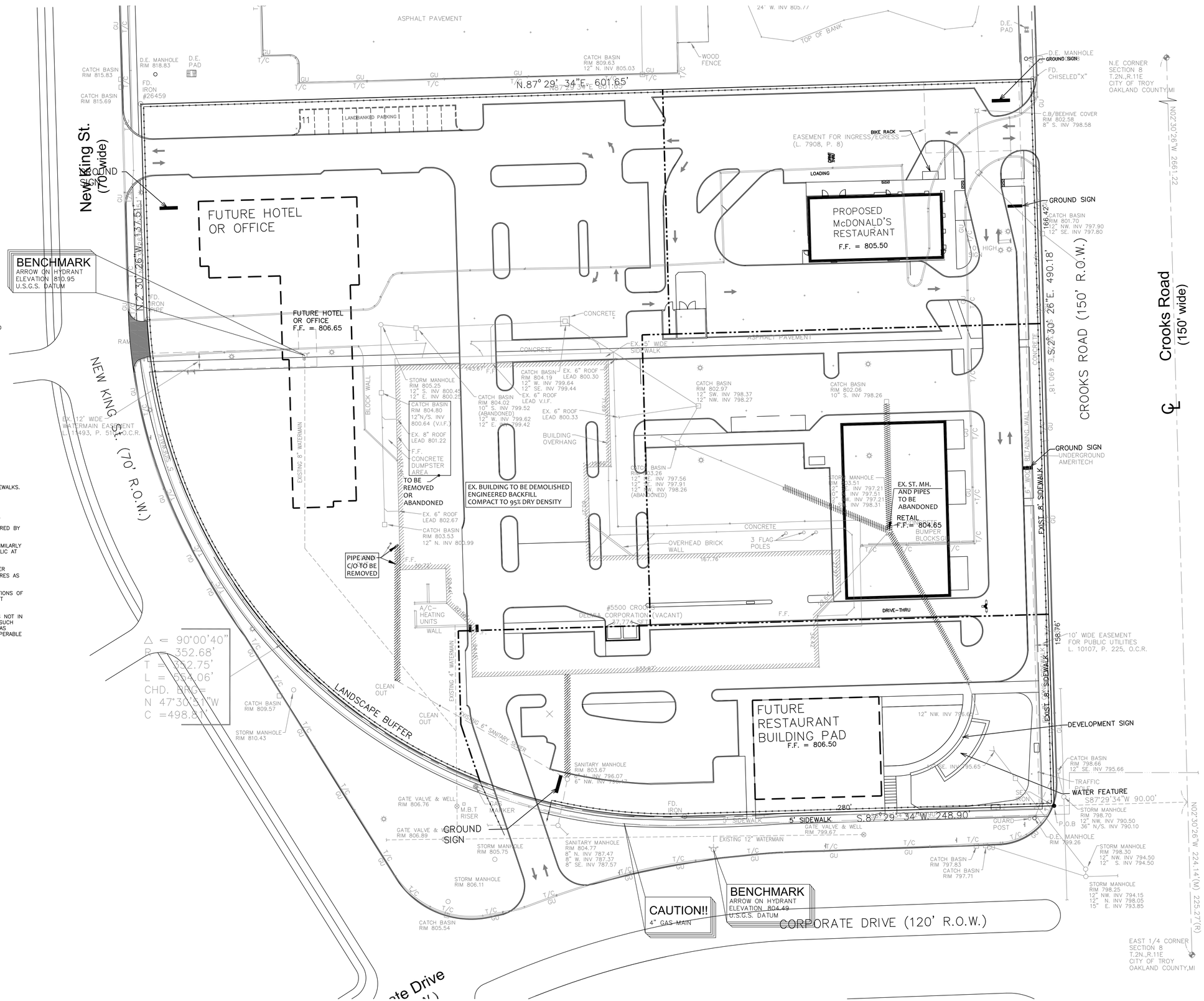
LOCATION MAP
N.T.S.

STANDARD NOTES:

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

DEMOLITION AND SAFETY NOTES:

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



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PROJECT

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5500 NEW KING ST.
TROY, MI

CLIENT

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

REVISIONS

1- 08/24/12 PER NEW SITE PLAN

NOTES

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PROFESSIONAL SEAL

SCALE

1" = 30'

DATE

05/19/2012

JOB NO.

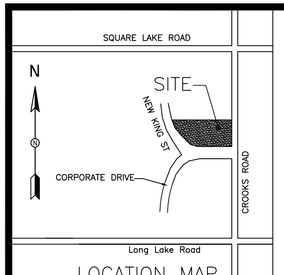
2012-32

SHEET TITLE

DEMOLITION PLAN

SHEET NO.

C-1



LOCATION MAP
N.T.S.

DETENTION CALCULATIONS

REQUIRED DETENTION VOLUME
AREA = 6.16 ACRES
C = 0.81
Qa = (A) (0.2 CFS/ACRE) = 1.23 CFS
Qo = Qa/AC = 0.25 CFS/ACRE

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

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

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

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

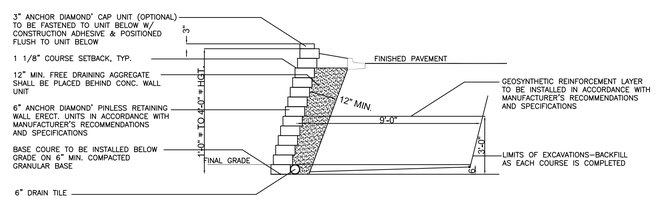
** PARKING LOT STORAGE MIGHT BE UTILIZED TO MINIMIZE THE SIZE THE UNDERGROUND STORAGE SYSTEM. A MORE DETAILED CALCULATIONS WILL BE PROVIDED FOR REVIEW AT THE FINAL CIVIL ENGINEERING DESIGN STAGE.

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

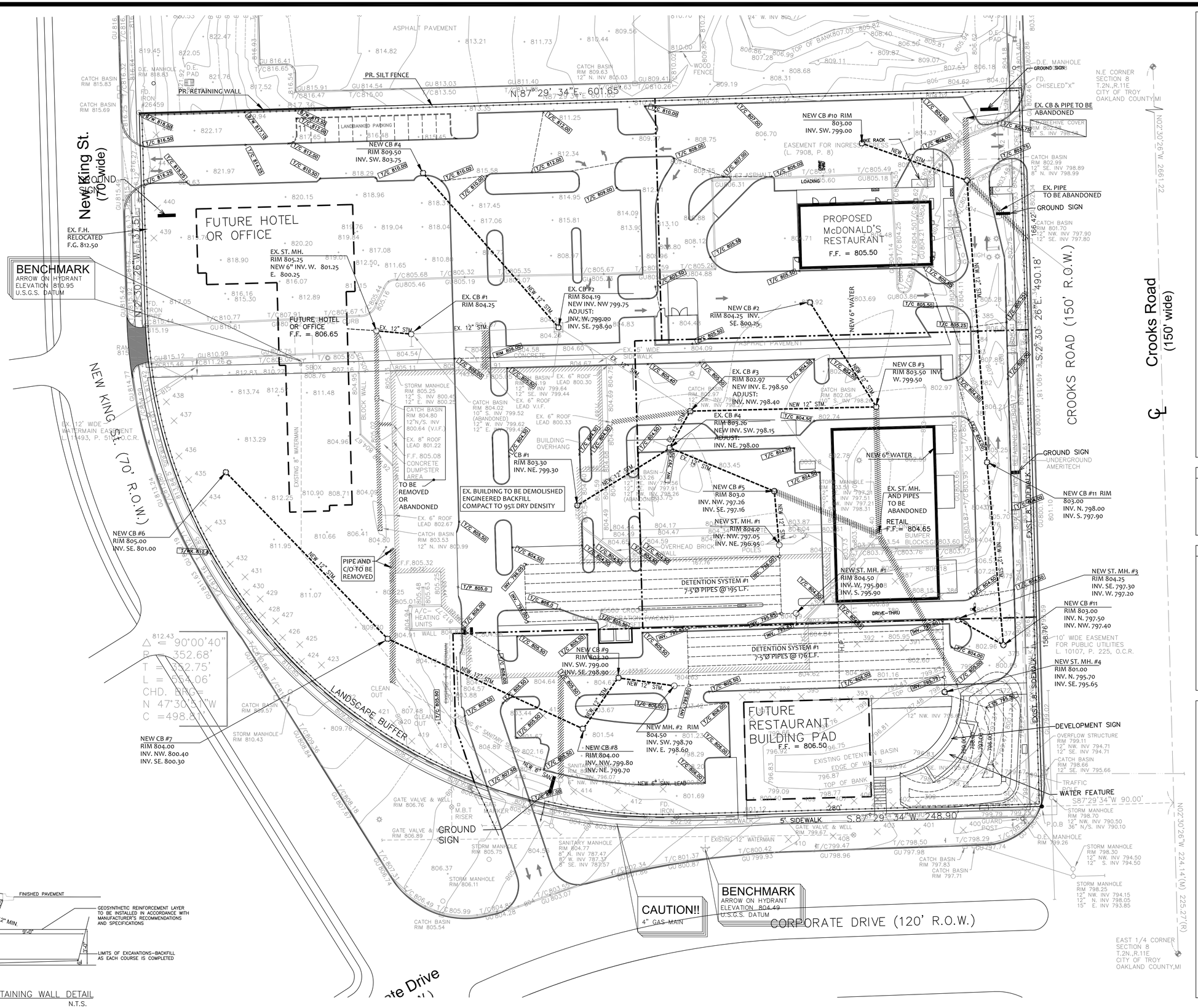
WATER TREATMENT NOTE:
PRE-MANUFACTURED WATER TREATMENT MANHOLES WILL BE UTILIZED TO PROVIDE THE STORM WATER TREATMENT AS REQUIRED BY THE CITY OF TROY.

GRADING NOTES:

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



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



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SOUTHFIELD, MI 48034

REVISIONS
1- 08/24/12 PER NEW SITE PLAN

NOTES
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PROFESSIONAL SEAL

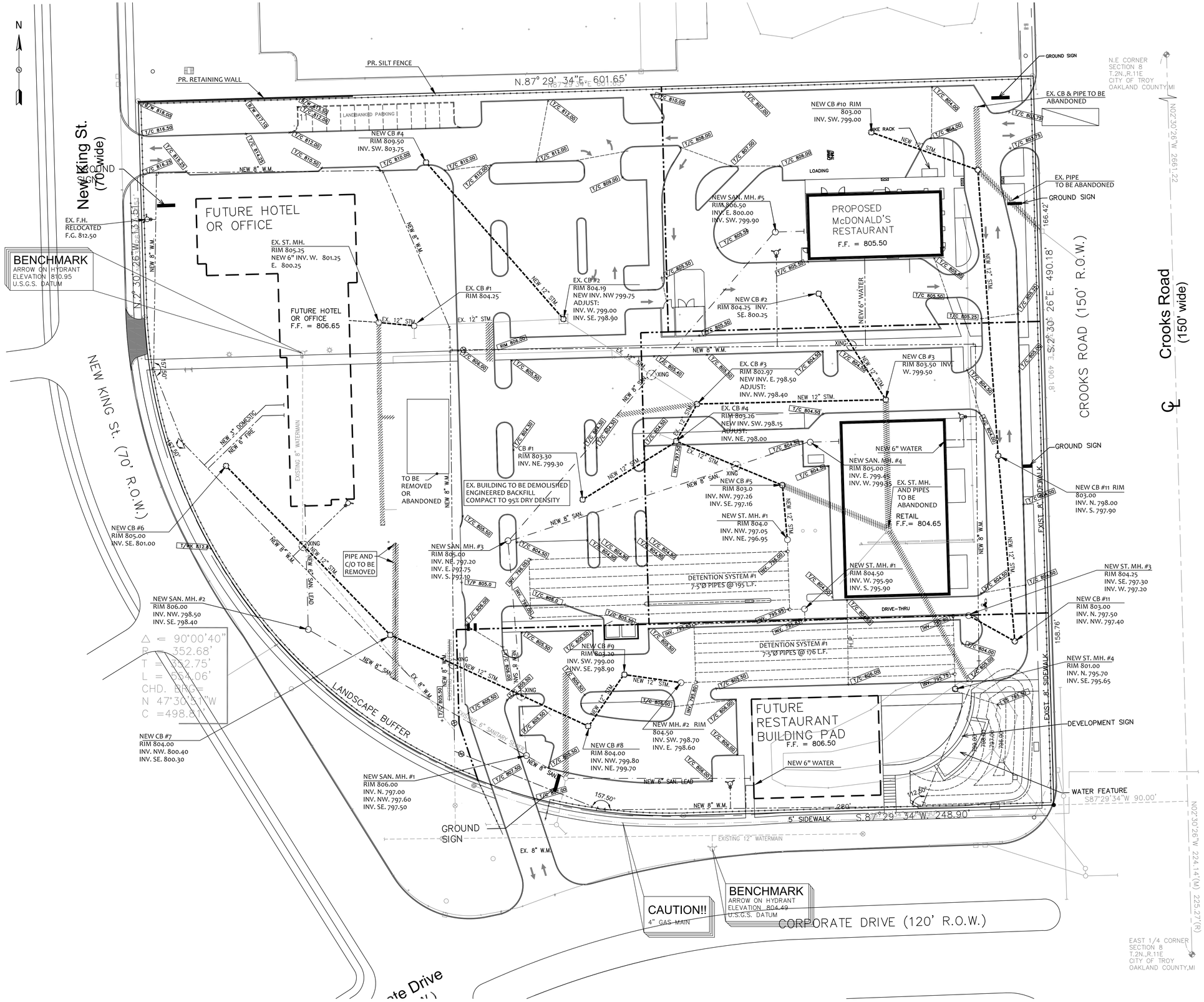
SCALE
1" = 30'

DATE
05/19/2012

JOB NO.
2012-32

SHEET TITLE
GRADING PLAN

SHEET NO.
C-2



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SHEET TITLE

UTILITY PLAN

SHEET NO.

C-3

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
2. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
5. CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
7. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
8. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADE. IF THIS CANNOT BE ACHIEVED, THAN ALL TEMPORARY PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST STAY IN PLACE AND MUST BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED.
9. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994 AS AMENDED. AN MDEQ PERMIT IS REQUIRED FOR WORK IN THE WATERCOURSE.
10. GROSS ACREAGE DISTURBED BY THIS CONSTRUCTION ACTIVITY = 6.16 Ac.

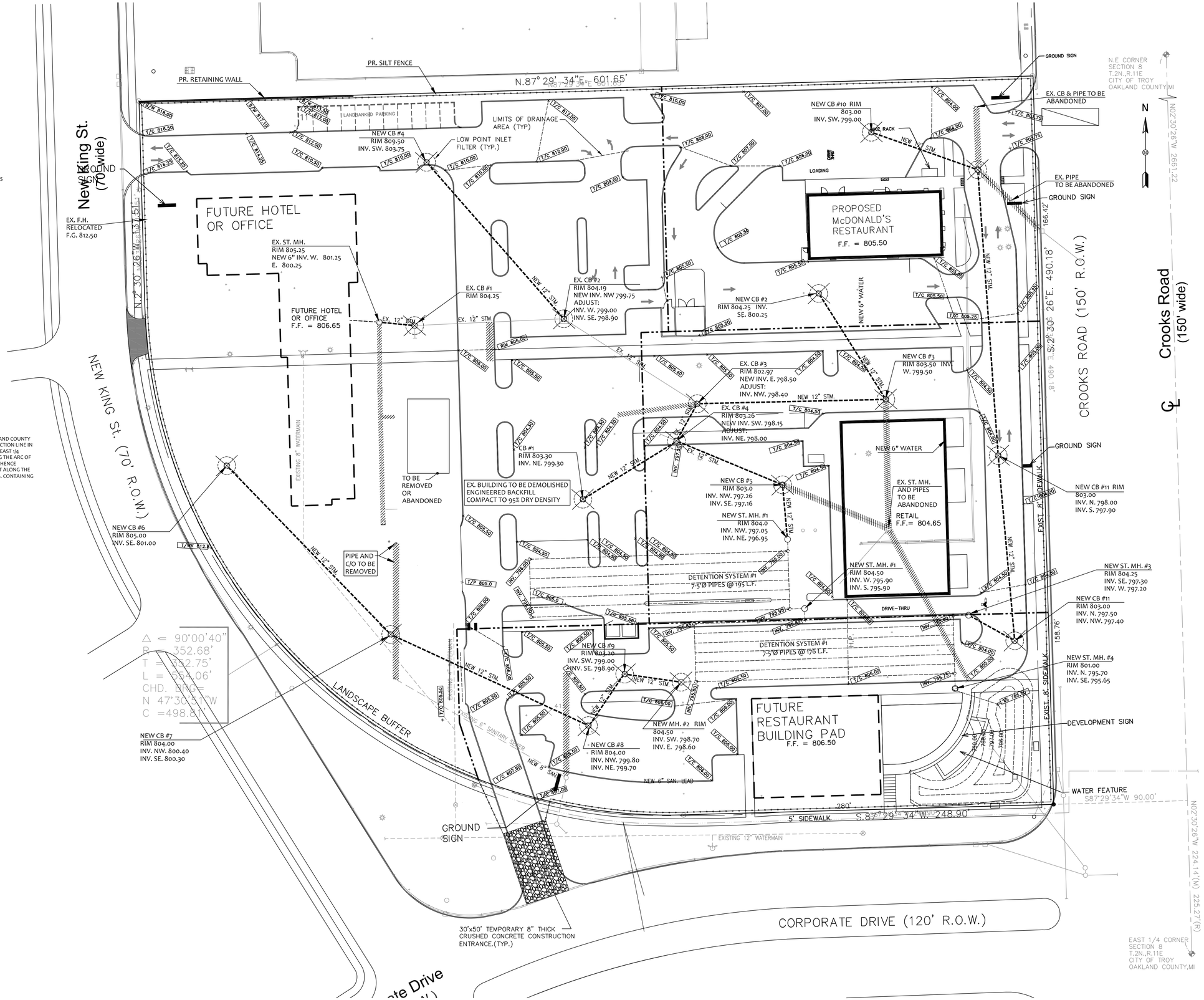
CONSTRUCTION SEQUENCE

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

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

LEGAL DESCRIPTION (FURNISHED BY CLIENT)

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



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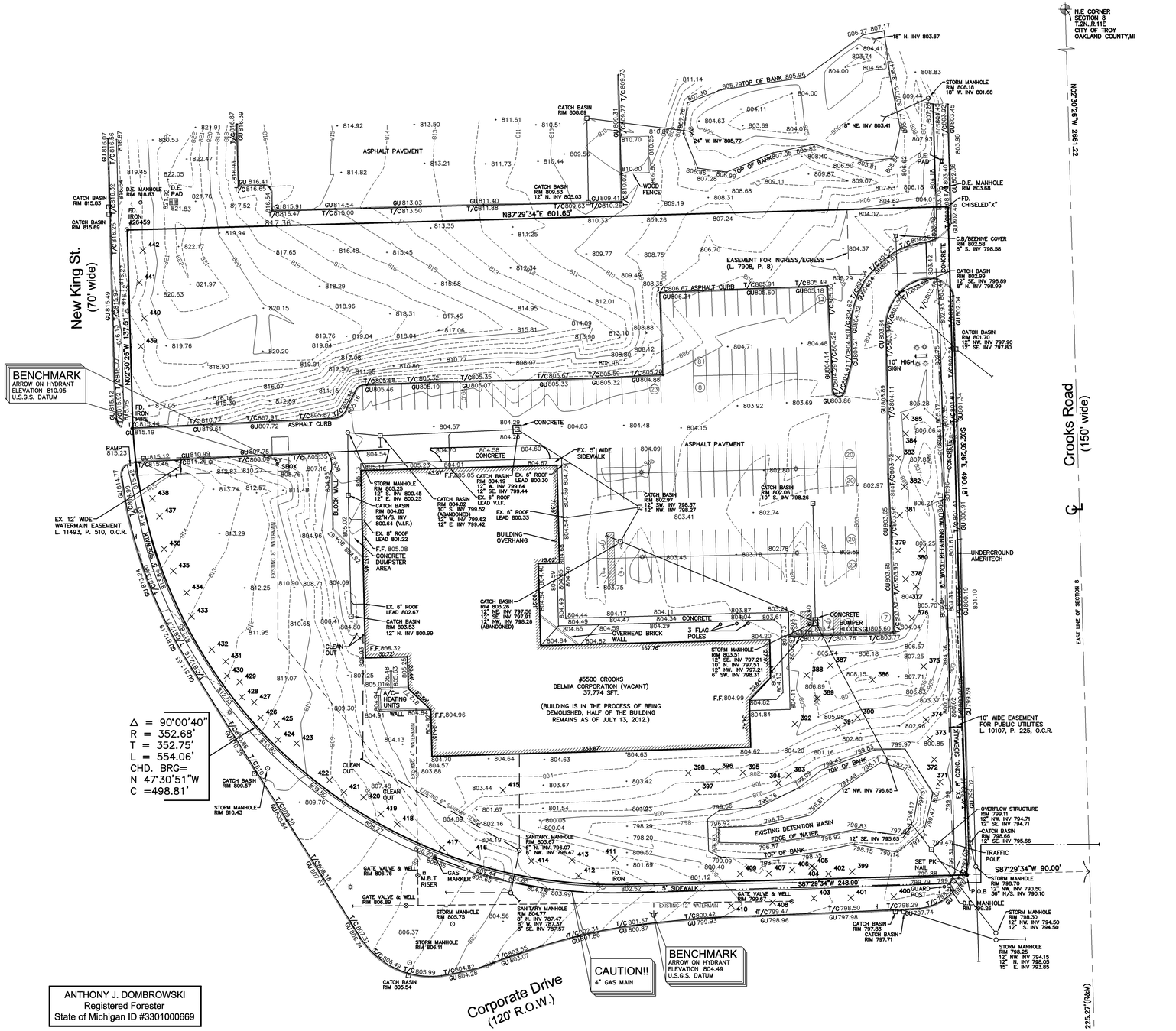
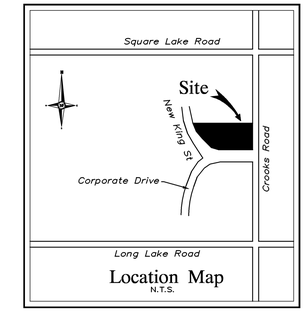
SHEET TITLE

SOIL EROSION AND SEDIMENT CONTROL

SHEET NO.

C-4





Master Tree List

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

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

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

Tree Survey Summary

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

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEY NOTE - 7/13/2012

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

CERTIFICATE OF SURVEY

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

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

LEGAL DESCRIPTION

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

CONTAINING 268,226.44 SQUARE FEET OR 6.157 ACRES.

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

TREE PRESERVATION PLAN NOTES

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

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

FLOOD HAZARD NOTE

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

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS.

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

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

LEGEND

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

NOWAK & FRAUS

Consulting Engineers
Land Surveyors
Land Planners

46777 Woodward Avenue
Pontiac, MI 48342-5032

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

SEAL

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

PROJECT
5500 New King Street
Troy, MI

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

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

SHEET
Boundary / Topographic / Tree Survey

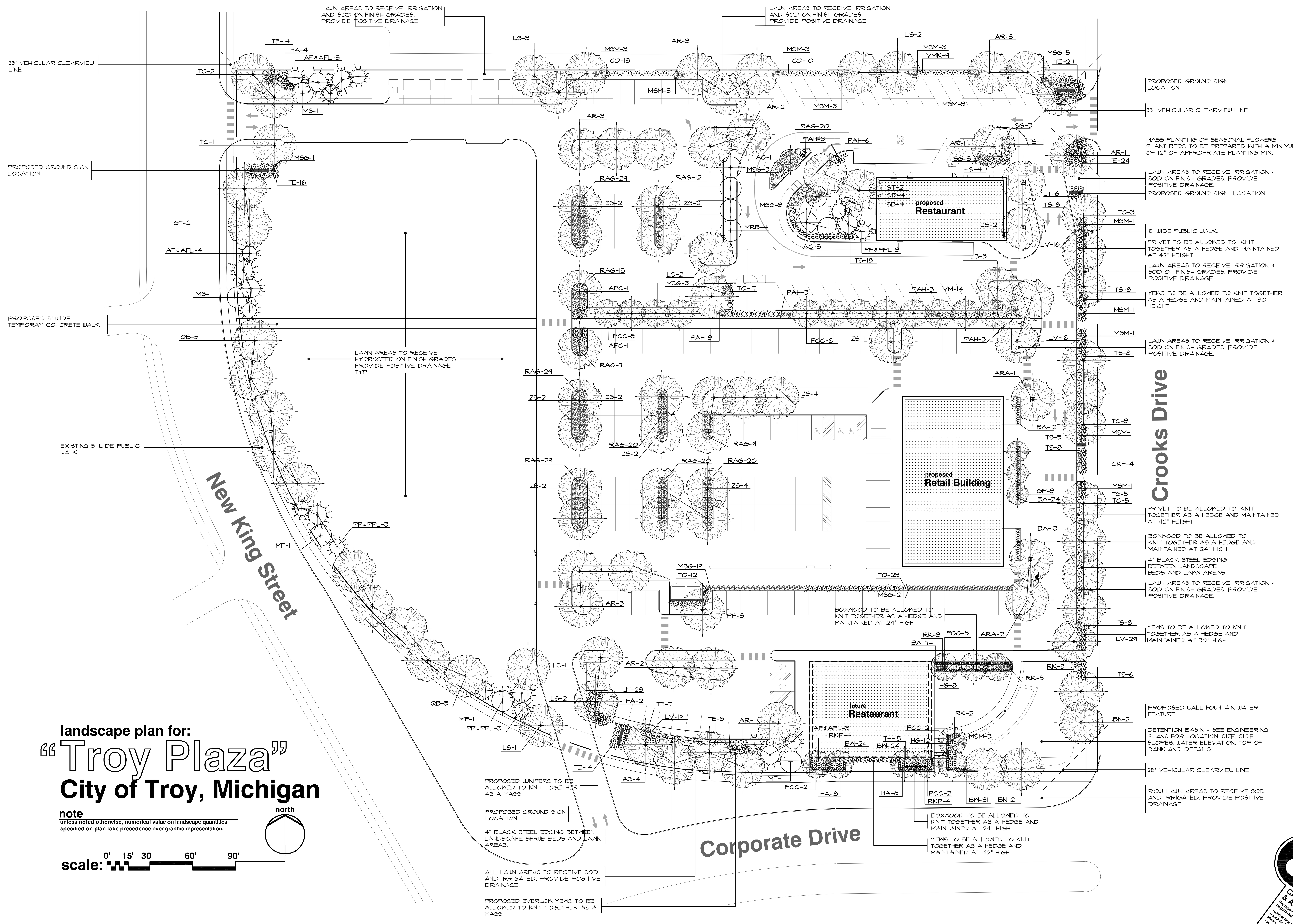
72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL: MISS DIG 1-800-482-7171 (TOLL FREE)

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

DRAWN BY:
M. CARNAGHI
DESIGNED BY:

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

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



landscape plan for:

"Troy Plaza"

City of Troy, Michigan

note

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

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

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

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

project:
Troy Plaza

project location:
City of Troy, Michigan

Crooks Road, Corporate Drive, and New King Street

sheet title:
Landscape Plan (Hotel Option)

issue/revision date:

site plan update	7-12-2012
plan submittal	7-16-2012
plan submittal	8-27-2012

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

notice:

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Do Not scale drawings. Use figured dimensions only

project no: **LS12.051.08**

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

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

plant material list

key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL DECIDUOUS TREES		
GP	3	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB
AS	4	ACER SACCHARUM	SUGAR MAPLE	3" BB
AR	18	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	3" BB
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB
BN	4	BETULUS NIGRA	RIVER BIRCH (MULTI-STEM MIN. 4-CANES)	12' BB
TC	14	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
LS	13	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" BB
ZS	23	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" BB
QB	10	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	3" BB
GT	4	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" BB
APC	2	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3" BB
PCC	22	PYRUS CALLERYANA 'CHANTICLEAR'	CLEVELAND SELECT PEAR	2" BB
MS	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB
MF	3	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" BB
MRB	4	MALUS 'RED BARON'	RED BARON CRABAPPLE	2" BB
AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI-STEM)	8' BB

key	SHT.L-1	botanical name	common name	size
		SHRUBS		
HA	22	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	*5 CONT
HG	24	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	*5 CONT
CD	27	COTONOEASTER A. DIVARICATUS	SPREADING COTONEASTER	3' BB
RAG	208	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	*3 CONT.
VHK	9	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
VM	14	VIBURNUM P.T. 'MARIESII'	MARIESI DOUBLEFILE VIBRUNUM	3' BB
RK	11	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	*5 CONT.
RKP	8	ROSA 'PINK DOUBLE KNOCKOUT'	PINK DOUBLE KNOCKOUT ROSE	*5 CONT.
SG	6	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	*3 CONT.
SB	4	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	*3 CONT.
LV	82	LIGUSTRUM X. 'VACARY'I'	GOLDEN VICARY PRIVET	3' BB

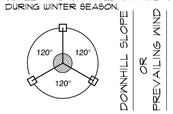
key	SHT.L-1	botanical name	common name	size
		LARGE AND SMALL EVERGREENS		
JT	29	JUNIPERUS S. TAMARISCIFOLIA	TAM JUNIPER	24" BB
TH	15	TAXUS X.M. 'HICKSI'	HICKS YEW	36" BB
TS	85	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	24" BB
TE	110	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PP	7	PICEA PUNGEN	COLORADO GREEN SPRUCE	8' BB
PPL	3	PICEA PUNGEN	COLORADO GREEN SPRUCE	10' BB ●
AF	7	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB
AFL	5	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB ●
TO	52	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' BB
BW	192	BUXUS M. 'WINTER GEM'	WINTER GEM BOXWOOD	18" BB

plant material list

key	quant.	botanical name	common name	size
		PERENNIALS AND GRASSES		
CKF	4	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	*3 CONT.
PAH	21	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	*3 CONT.
MSM	26	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' JAPANESE SILVER GRASS	*3 CONT.
MSG	59	MISCANTHUS SINENSIS 'GRACILLIMUS'	NARROW LEAVED JAPANESE SILVER GRASS	*3 CONT.

general landscape notes:

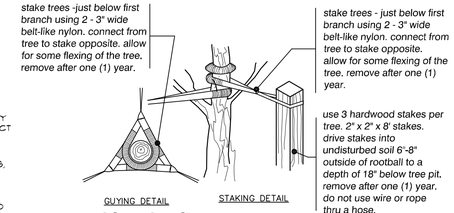
1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXIBITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OUNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY 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 OUNER 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 SHOUN 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 LAUN 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 (CRABS, 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 SHOUN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
16. ALL LAUN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAUN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAUN 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 30" OC. OR PER MANUFACTERER'S SPECIFICATION.
18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING 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 CITY 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 OUNER.
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
22. ALL PROPOSED EVERGREEN SHRUB PLANTINGS ADJACENT TO WALKS AND ROAD ROW. TO BE PROTECTED WITH DARK GREEN COLOR BURLAP SCREEN AND SPRAYED WITH WILT PRUF PLANT PROTECTOR PRODUCT DURING WINTER SEASON.



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.

STAKING/GUYING LOCATION



tree staking detail
no scale

landscape requirements:

parking lot landscape

TOTAL NO. OF PARKING SPACES PROVIDE _____ 210 SPACES

	REQUIRED	PROVIDED
NO. OF PARKING LOT TREES	27 TREES	65 + TREES
1-TREE PER 8-SPACES (210-SPACES/8-SPACES PER TREE = 26.25 TREES)		
MIN. PARKING LOT ISLAND AREA	200 SQFT.	200 SQFT. +

greenbelt requirements

TOTAL LIN. FEET OF ROAD FRONTAGE _____ 1430' ±

TOTAL NO OF GREENBELT TREES REQUIRED _____ 47.6 TREES

MINIMUM GREENBELT WIDTH _____ 10'

	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (CROOKS ROAD) (440' CROOKS ROAD R.O.W. FRONTAGE / 1-TREE PER 30' = 16.4-TREES)	16.4	14
NO. OF GREENBELT TREES (NEW KING STREET) (590' NEW KING STREET R.O.W. FRONTAGE / 1-TREE PER 30' = 19.6-TREES)	19.6	27
NO. OF GREENBELT TREES (CORPORATE DRIVE) (330' CORPORATE DRIVE R.O.W. FRONTAGE / 1-TREE PER 30' = 11.6-TREES)	11.6	14

site landscape area

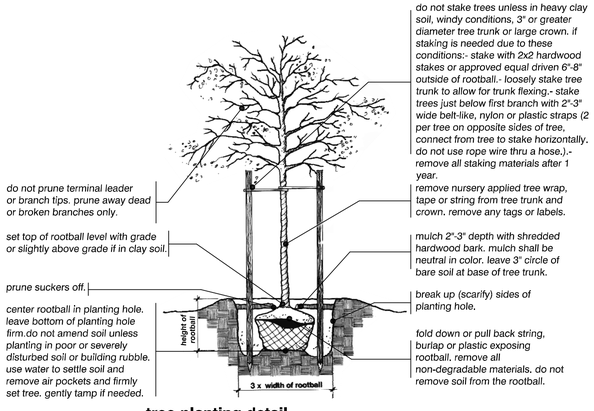
TOTAL AREAS OF RETAIL SITE (NET) _____ 268,226 SQ.FT. (6.16 ACRES ±)

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

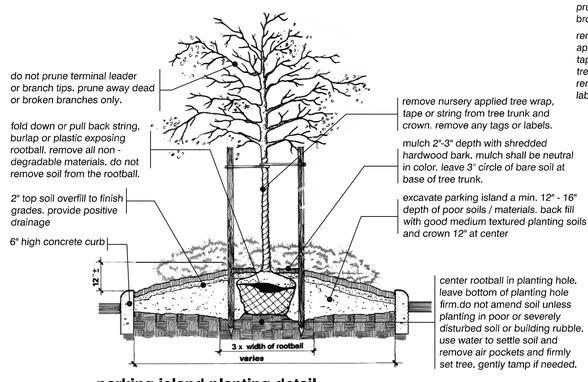
AREAS OF SITE LANDSCAPE AREAS PROVIDED _____ 115,960 SQ.FT. (43%)

SOFTSCAPE (GREENBELT, ISLANDS, FOUNDATION, PLANTERS, AND OPEN SPACE) _____ 113,311 SQ.FT.

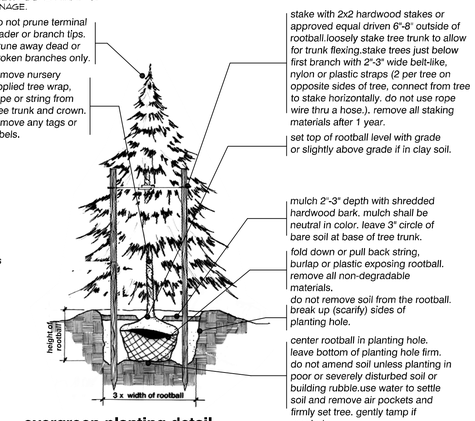
HARDSCAPE (PLAZA AREA AND OUTDOOR DINING AREAS) _____ 2,649 SQ.FT.



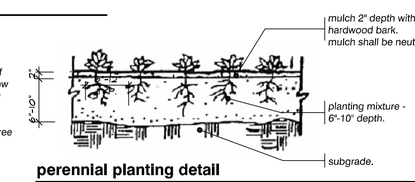
tree planting detail
no scale



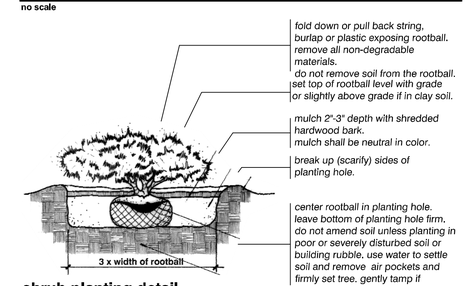
parking island planting detail
no scale



evergreen planting detail
no scale



perennial planting detail
no scale



shrub planting detail
no scale

Plant Material List, Planting Details and Notes

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

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

CALVIN HALL & ASSOCIATES
Professional Land Planner and Registered Landscape Architect
15000 W. Nine Mile Rd., suite 520
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FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
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Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

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

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

project:
Troy Plaza (Office Option)

project location:
City of Troy, Michigan

Crooks Road, Corporate Drive, and New King Street

sheet title:
plant material list and details

issue/revision date:

site plan update	7-12-2012
plan submittal	7-16-2012
plan submittal	8-27-2012

drawn by:
JP

checked by:
FP

date:
7-9-2012

notice:

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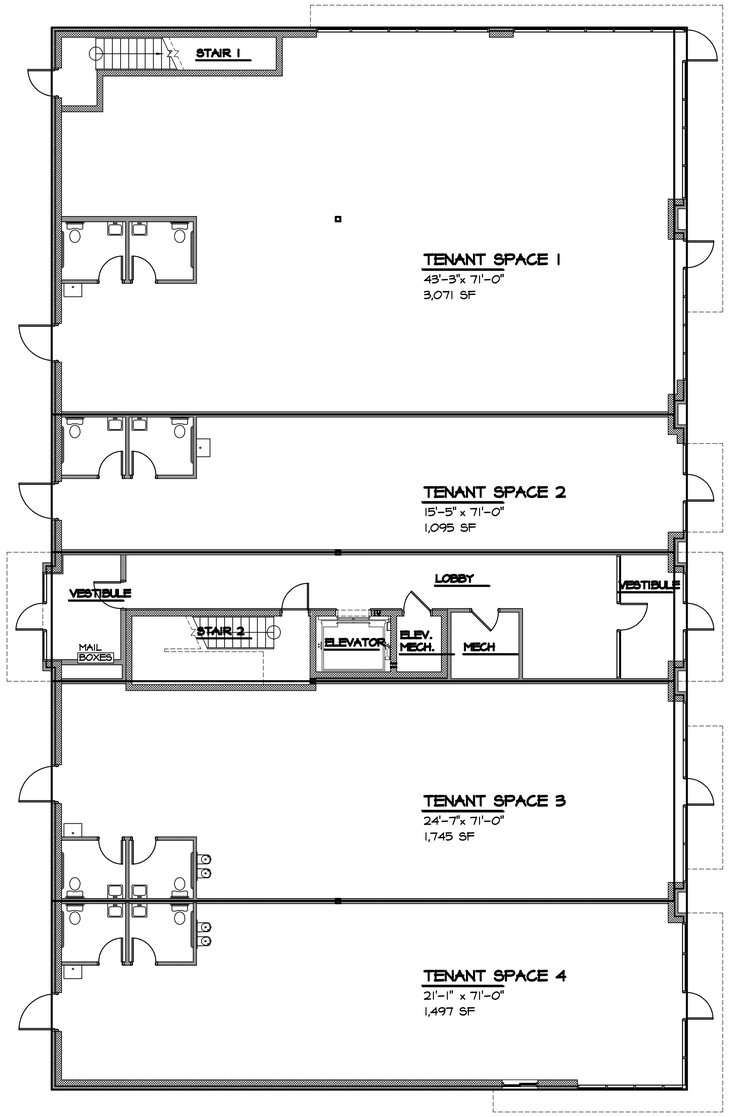
Do Not scale drawings. Use figured dimensions only

project no:
LS12.051.08

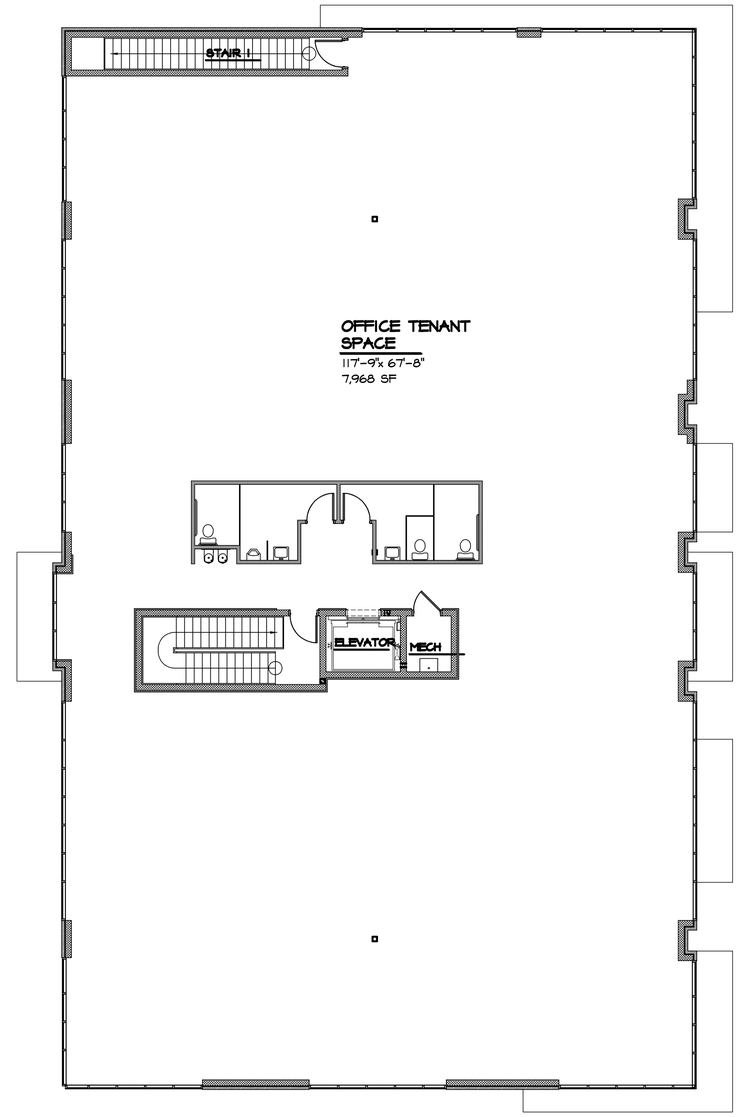
sheet no:
LS-2 of 2



NORTH

FIRST FLOOR PLAN

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



NORTH

SECOND FLOOR PLAN

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

MGA Architects/Designers

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

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net

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

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RETAIL BUILDING FIRST FLOOR PLAN

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

Issued:

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

Sheet Number:
A-1

File: #01.10000,20000

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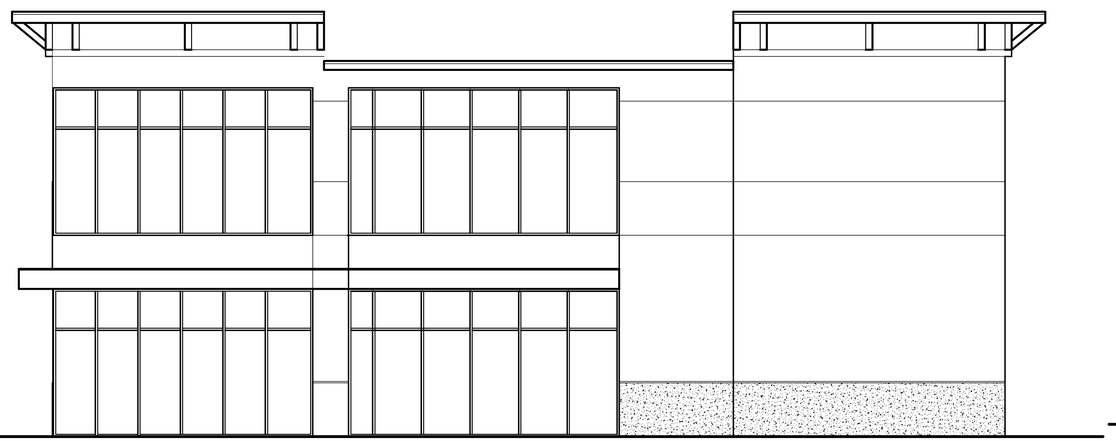
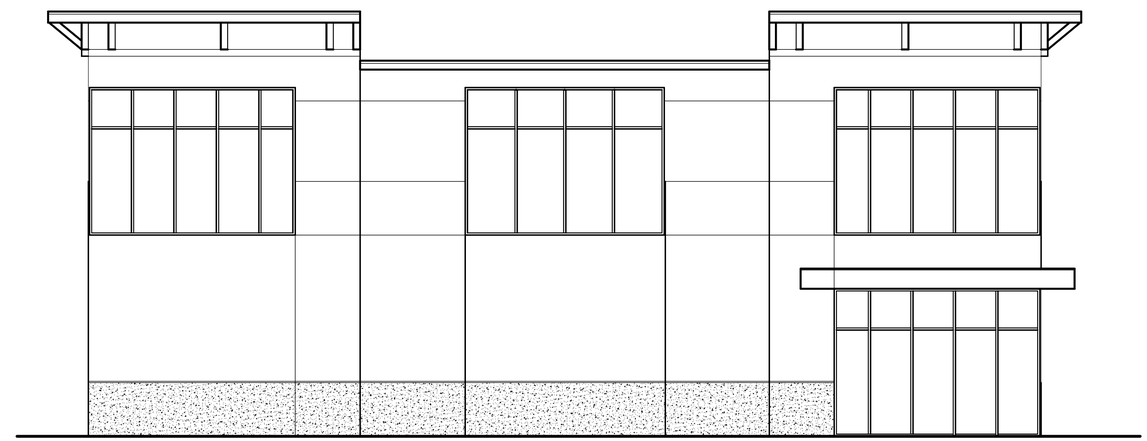
EAST ELEVATION

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



SOUTH ELEVATION

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



SOUTH ELEVATION

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

WEST ELEVATION

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

MGA Architects/Designers

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

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Tinelle Properties LLC
29850 NORTHWESTERN HIGHWAY
SOUTHFIELD, MI 48034

Project Title:
Troy Plaza
TROY, MI 48230

Sheet Title:
RETAIL BUILDING ELEVATIONS

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

Issued:

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

Sheet Number:

A-2

File: #01.10000,20000

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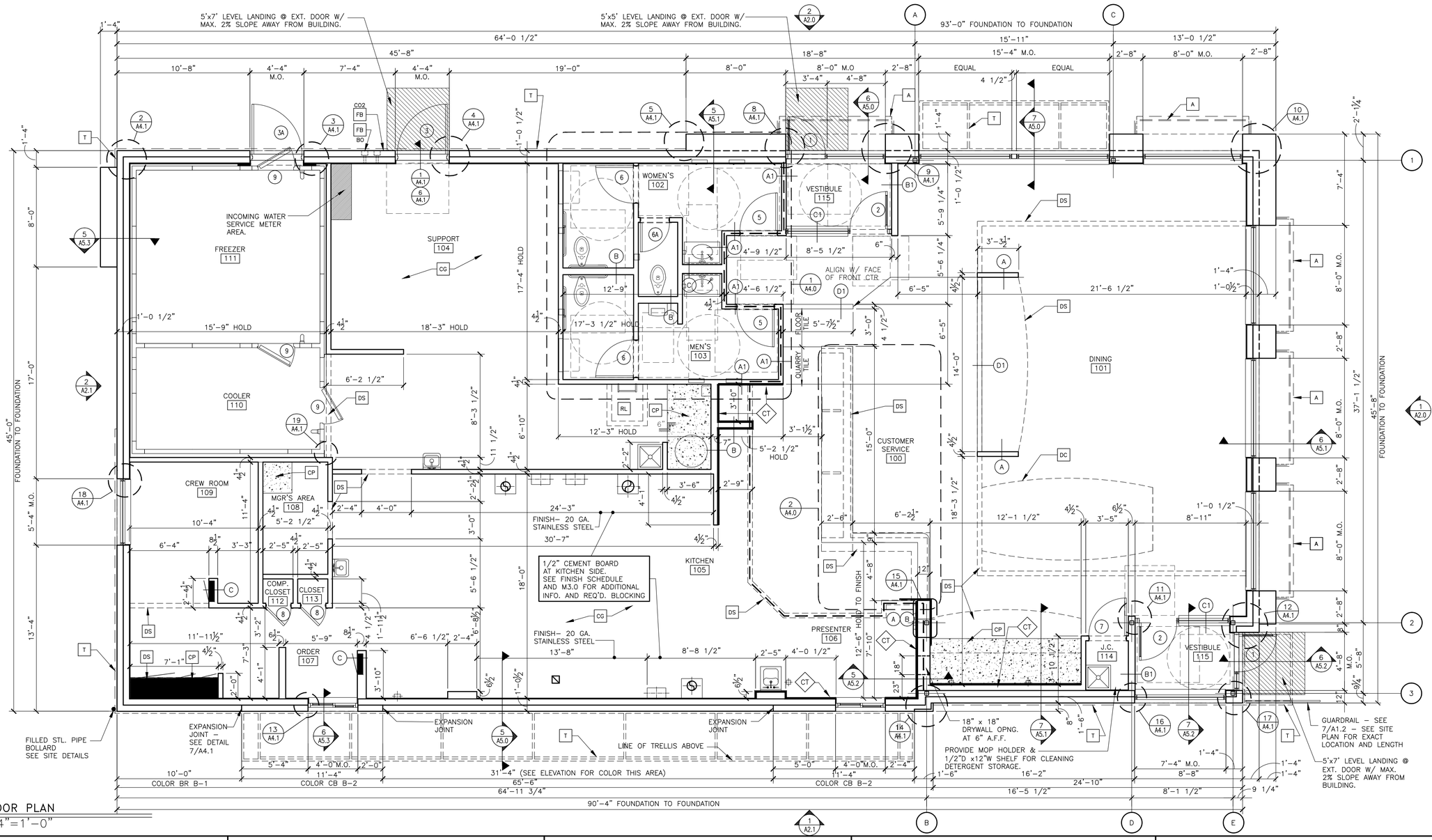
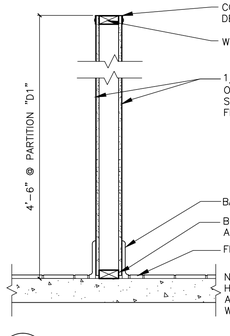
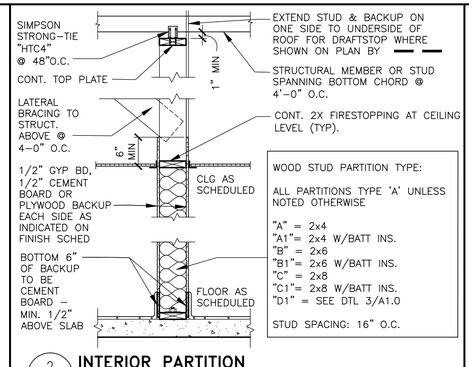


1 / A1.0 FLOOR PLAN
1/4"=1'-0"



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



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

KEY NOTES

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

SYMBOL LEGEND

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

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

GENERAL NOTES

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

REV	DATE	DESCRIPTION	BY

License Expires: 10/31/2011

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

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PREPARED FOR: McDonald's USA, LLC

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

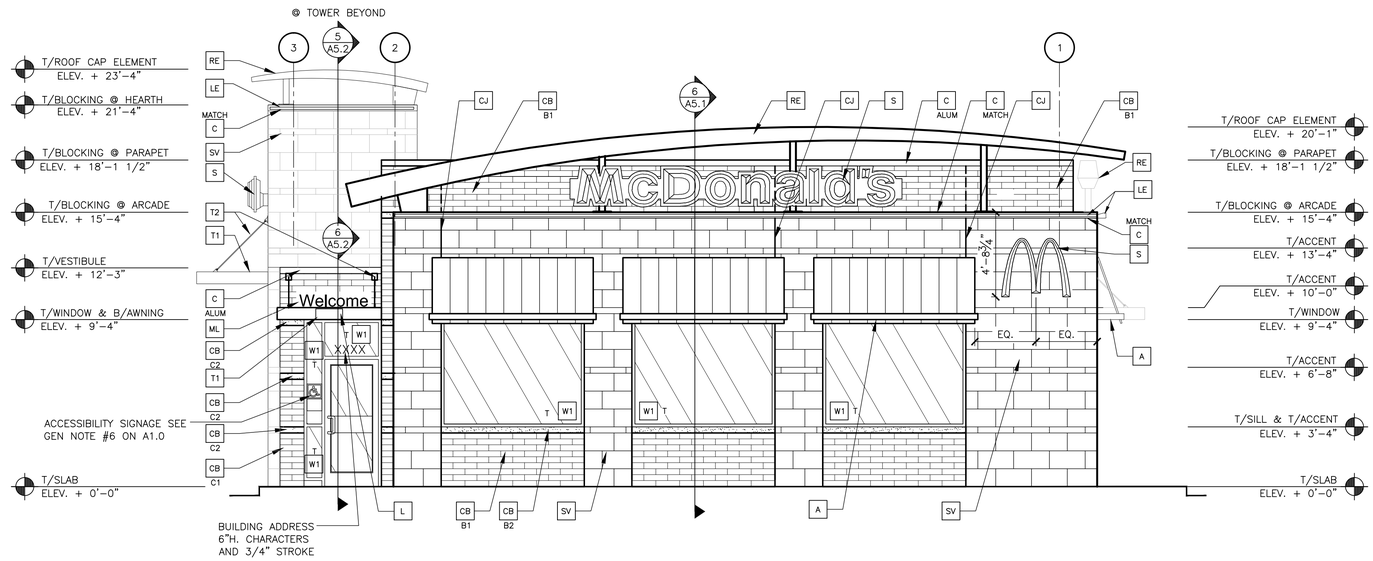
TITLE: 2009 STANDARD BUILDING 4587+5' REAR – WOOD/WOOD

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

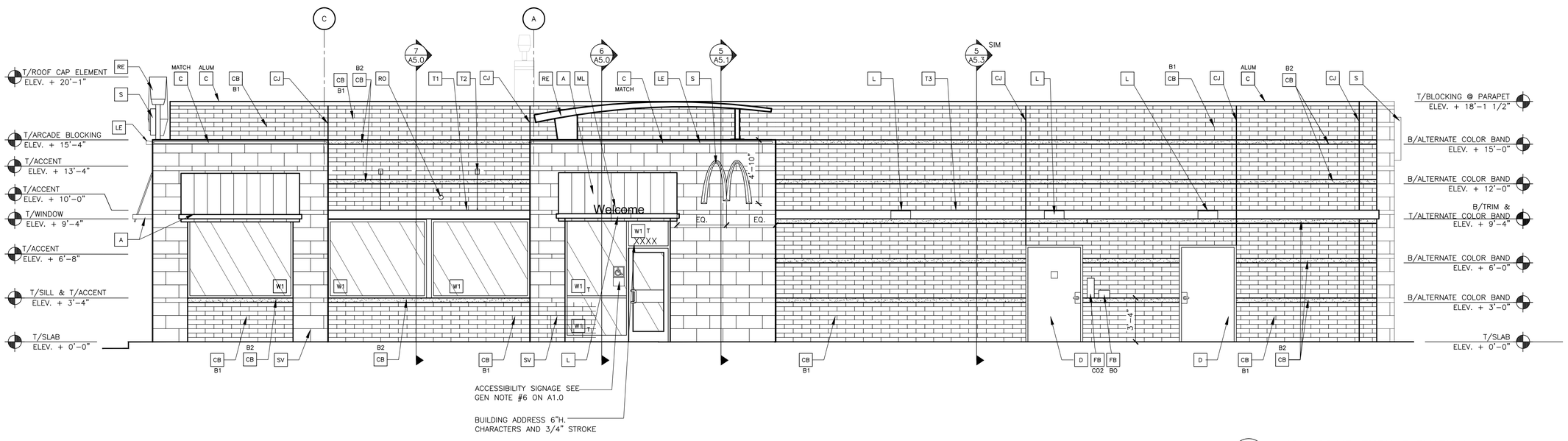
TROY, MICHIGAN

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

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



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



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

KEY NOTES:

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

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

GLAZING REQUIREMNTS:
U VALUE = 0.45
SHGC = 0.40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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

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

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

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

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

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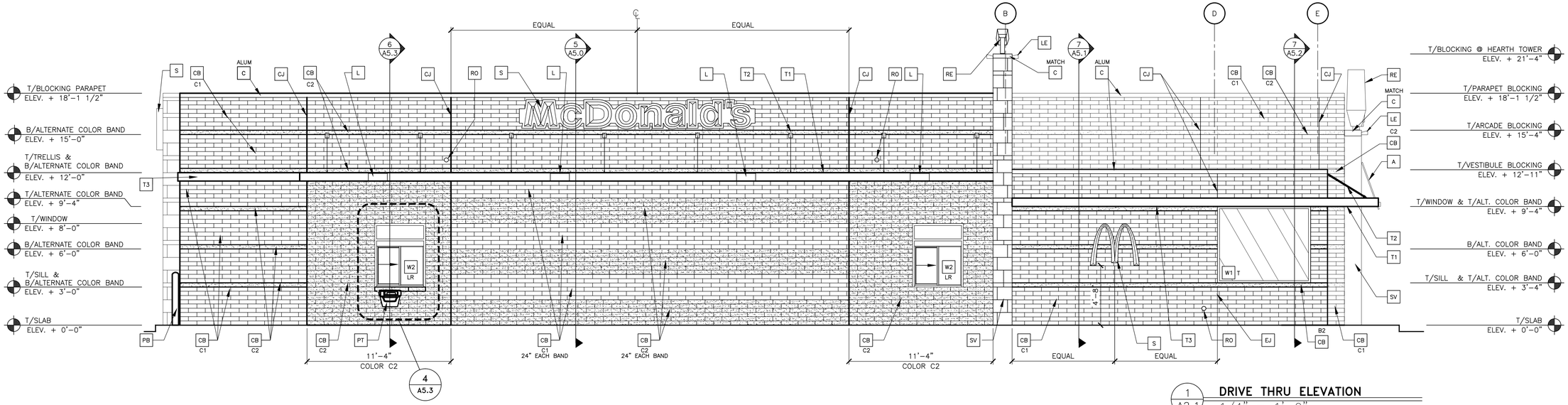
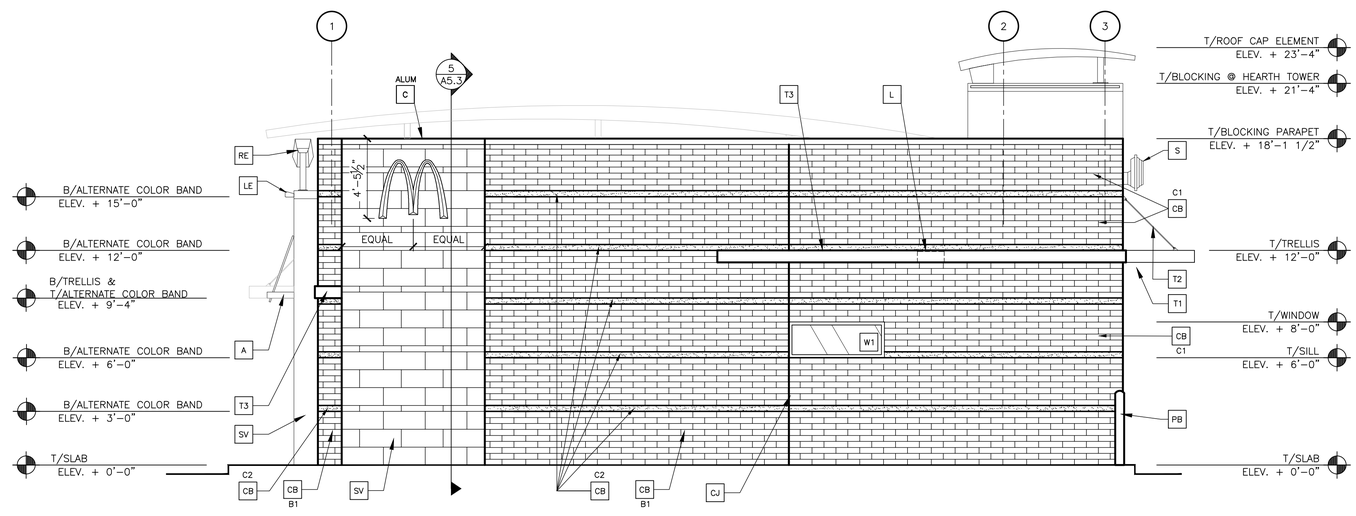


1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



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

KEY NOTES:

- A — METAL AWNING – UNDER SEPARATE PERMIT, COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C
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  COLOR:
  B1 = OLYMPIA BLEND TEXTURE, SMOOTH FACE
  B2 = MIDLAND, SMOOTH FACE
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- C MATCH — METAL COPING – COLOR TO MATCH SURROUNDNG MATERIAL
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- CJ — CONTROL JOINT, SEE DETAIL 7/A4.1
- FB C02 — CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- LE — UP & DOWN LED LIGHTING – SEE ELECTRICAL
- ML — METAL LETTERING – BY OTHERS
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — RMHC COIN COLLECTOR
- RE — ROOF CAP ELEMENT BY OTHERS
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SV — STONE VENEER– TYPE: ROCKCAST ST003, COLOR: BUFFSTONE, TEXTURE: SMOOTH, SIZE: 4"x12"x24" NOM.
  ACCENT STRIPE– TYPE: ROCKCAST ST204, COLOR: BUFFSTONE, TEXTURE: CHISELED, SIZE: 4"x4"x24" NOM.
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- T2 — TRELLIS TIE–BACK
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- W1 T — EXTERIOR WINDOW ASSEMBLY – SEE A5.0 T = TEMPERED GLASS
- W2 XX — DRIVE–THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN); AIR CURTAIN; FLYFAN/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REQD BY CODE)
  SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

SIGNAGE SUPPORT NOTE:

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GLAZING REQUIREMNTS:
U VALUE = 0.45
SHGC = 0.40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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

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

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

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

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

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