



## CITY COUNCIL AGENDA ITEM

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Date: October 2, 2012

To: Mike Culpepper, Interim City Manager

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

Subject: PUBLIC HEARING - 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

### Background:

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. Proposed uses for the CB site include a McDonald's restaurant with drive thru, a two story mixed use retail/office building with drive thru and a restaurant. Proposed uses for the OM site include a hotel or office building. The conditions volunteered by the applicant include the following:

- Preliminary Site Plan as submitted.
- The development of the first two buildings of Phase I (that portion zoned CB district), within six (6) months of obtaining building permits by applicant.
- The Future Restaurant 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 Future Restaurant building and pad shall be subject to Planning Department approval and be modified by administrative approval within their jurisdiction.
- Phase II of the development (that portion zoned OM district) will only be marketed as either an office building or a hotel, as presented in the application.
- Prior to the development of Phase II, Developer shall provide the City with traffic and parking study analysis.

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.



## CITY COUNCIL AGENDA ITEM

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The Planning Commission considered this item at a number of meetings. The Planning Commission held a public hearing for this item on July 10, 2012, and recommended approval of the item.

### Recommendation:

The rezoning application is consistent with the City of Troy Master Plan. The proposed zoning districts are compatible with adjacent zoning districts and uses. The conditions volunteered by the applicant reduce potential impacts of the proposed rezoning on adjacent properties.

City Management recommends approval of the conditional rezoning application.

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City Attorney's Review as to Form and Legality

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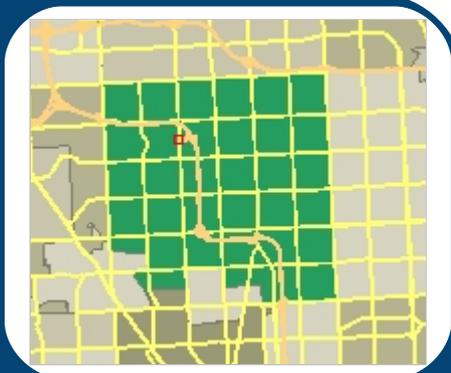
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### Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. City of Troy Master Plan (excerpt)
4. Planning Commission minutes (excerpts from 4 meetings)
5. Conditional Rezoning Agreement

# 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

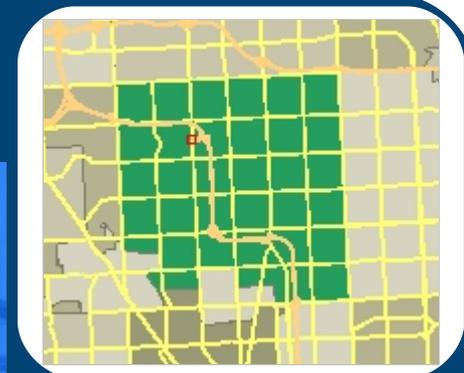
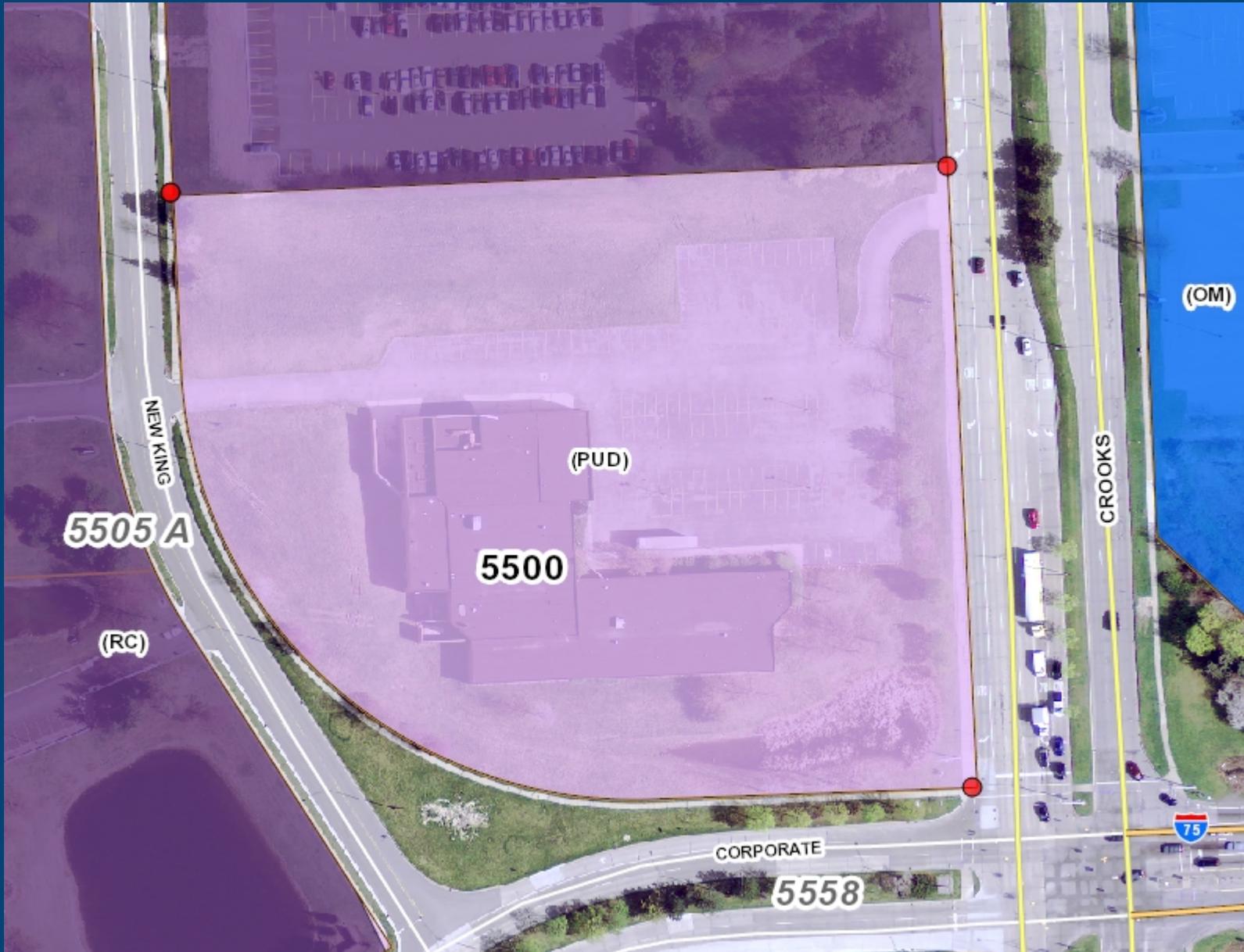


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

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**
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Printed: 6/12/2012



**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**

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

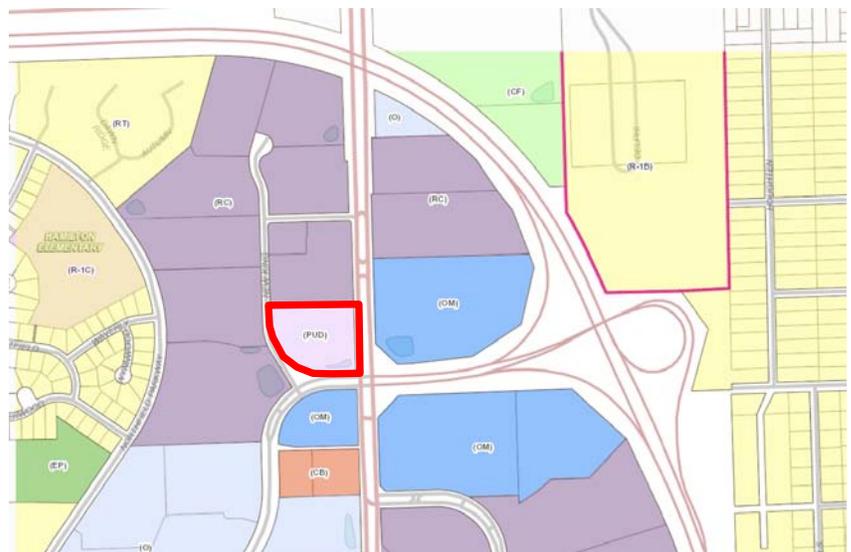
Though we have tried to be as succinct as possible, we recognize that this review is rather lengthy. As a result we have divided it into four sections: 1). Conditional Rezoning Analysis; 2). Site Plan Review; 3) Standards for Approval for Special Uses; and 4). Summary of Recommendations.

## **PART 1: CONDITIONAL 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 conducive 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
<b>Total</b>	<b>220 automobile + 2 bicycle</b>	<b>210 spaces + 11 land banked + 4 bicycle</b>

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:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
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 crosswalks 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.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<b>Parking Lot Planting (1 tree per 8 spaces)</b>	210 spaces = 26 trees	65 trees	Complies
<b>Frontage Screening (1 tree for every 30 lineal feet)</b>	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
<b>Site Landscaping (20 %</b>	53,645 sq/ft	115,960 sq/ft (43%)	Complies

of site)			
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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 crosswalks 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.

	<b>Table 6.10</b>
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.**

**Special Use Standards of Approval**

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 proposed 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***

### **Retail Building 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 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.

<b>Table 6.10</b>	
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.**

**Special Use Standards of Approval**

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.

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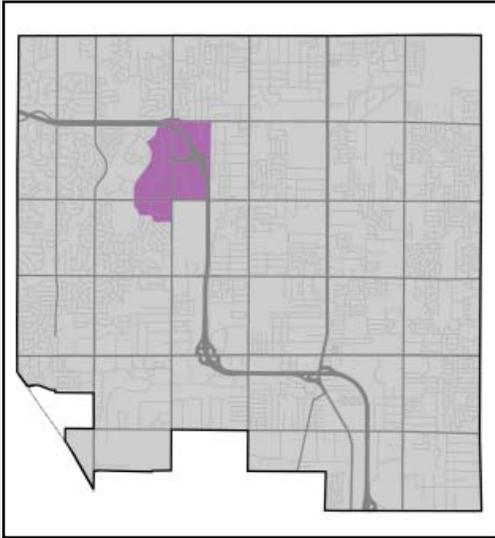
**CARLISLE/WORTMAN ASSOCIATES, INC.**



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

## 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 providing services to office developments in Northfield; Photo by Brent Savidant

### **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

Mr. Carlisle reviewed the recent revisions and multiple phases to the proposed Conditional Rezoning application. In summary, Mr. Carlisle said the application meets Zoning Ordinance requirements and the intent of the Master Plan. He recommended approval to the City Council for the Conditional Rezoning; further recommended approval for the Special Use for the retail building drive-through and McDonald's restaurant drive-through and Preliminary Site Plan approval conditioned on satisfying requirements upon Final Site Plan approval as specified in his report dated September 4, 2012.

Mr. Savidant reported the petitioner and staff met and had a productive meeting. He commended the petitioner on the revised plan.

The petitioner, Mike Gordon of Moiseev/Gordon Associates, was present. Mr. Gordon expressed confidence that he would be back before the Planning Commission for site plan approval on the second phase before the end of the year.

There was discussion on the following:

- Setbacks to the south, along Corporate Drive.
- Internal circulation.
- Landscaping; i.e., plant list (boxwood), saving trees.
- Retention pond.
- Photometric plan; i.e., shielding, intensity, pole height.
- Condition "C" as stated in petitioner letter, dated 'revised September 11, 2012', in relation to building, building footprint and parking lot design.

**Resolution # PC-2012-09 -**

Moved by: Schultz

**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.

Discussion.

Mr. Tagle asked that the Resolution make reference to the petitioner's correspondence dated "Revised September 11, 2012", with respect to Condition "C", and to clarify future restaurant building pad parameters; i.e., details of the building pad including building pad outdoor plaza.

Mr. Savidant assured the Board that planning and administrative approval would be clarified in the Conditional Rezoning Agreement and would be documented by the petitioner's correspondence and the Board's Resolution.

Discussion continued on the lighting with respect to shielding and quality.

Chair Tagle noted the photometric plan complies with the requirements of the Zoning Ordinance.

Ms. Lancaster reminded the Board that only the petitioner can offer conditions to a proposed Conditional Rezoning and that the Board cannot require conditions.

The following motion was supported and subsequently voted on.

**Resolution # PC-2012-09-064**

Moved by: Schultz  
Seconded by: Edmunds

**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.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following condition:

1. The details of the building pad including the building and outdoor plaza as represented in the petitioner's correspondence dated "Revised September 11, 2012" shall be subject to planning approval and be modified by administrative approval within their jurisdiction.

Yes: All present (8)  
Absent: Schepke

**MOTION CARRIED**

**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**

## **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.

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF TROY

CONDITIONAL REZONING AGREEMENT

This Development Agreement (“Agreement”), dated \_\_\_\_\_, 2012 is entered into by and between Tinelle Properties, LLC, a Michigan Limited Liability Company, whose address is 29850 Northwestern Hwy., Suite 200, Southfield, MI 48034 (“Developer”), and the City of Troy, a Michigan municipal corporation, having its principal offices at 500 W. Big Beaver Road, Troy, Michigan 48084 (“City”).

R E C I T A L S:

A. Developer is the owner of certain real property located in the City of Troy, Oakland County, Michigan, containing approximately 6.157 acres, as more particularly described on Exhibit A attached hereto (the “Property”).

B. Developer has applied for Conditional Rezoning pursuant to Troy’s Zoning Ordinance, Chapter 39, Section 16.04 from Planned Unit Development (“PUD”) district to one section, designated as Phase I in the attached Exhibit B, as a Community Business (“CB”) district and one section, designated Phase II in the attached Exhibit B, as a Office Mixed Use (“OM”),. (See attached Exhibit B for details of split.) That Ordinance requires that an applicant for conditional rezoning prepare a Conditional Rezoning Agreement (“Agreement”) which requires that specific provisions be included in the Agreement.

C. As part of approval of this Agreement, which will result in a rezoning of the Property from PUD district to an CB and a OM district, Developer has offered and agrees to make the improvements, proceed with the project and comply with any document submission dates and/or project completion dates, as described in this Agreement and any incorporated documents. Any conditions, representations or promises included in the Agreement have been voluntarily offered by the Developer to induce the City to rezone the land to the proposed classifications. The Developer and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to

be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Municipal Planning Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04 of the City of Troy Zoning Ordinance. The burden of the conditions on the Developer is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to Property as a result of the requirements represented in the project and/or development.

D. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property to CB and OM district shall become effective as set out in Section 3.1 of this Agreement. Once this Agreement is approved by the Troy City Council, it shall be binding upon the City, the Developer, the owner, the owner of units within the Development, any owners associations, and their agents, successors and assigns. The City's Zoning District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map within a reasonable period of time after the effective date of the rezoning.

NOW, THEREFORE, the Developer and the City, for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

## ARTICLE I

### GENERAL TERMS

1.1 This Agreement, including all incorporated documents, shall run with the land. The land is the Property described in the attached Exhibit A. Reference to "Developer" in this Agreement, and/or any incorporated documents, shall include the owner of the Property, Developer's agents, successors and assigns. It is the intent of Developer and the City to put all future owners of the Property, all future leaseholders and/or all parties in interest on notice of the rights, obligations and restrictions contained herein by recording this Agreement, including the site plan(s), if any, and any incorporated documents with the Oakland County Register of Deeds. If the project or development plan includes any type of condominium element, any termination of any condominium community or association shall not nullify or void this Agreement. As part of this Agreement and pursuant to State statute, if a Master Deed is not controlling for all or any portion of a condominium project, the terms and conditions of this Agreement shall be considered "Deed Restrictions" for any successors or assigns of the Property.

1.2 The Property shall be developed and improved in accordance with the following which shall be referred to herein as the “Conditional Rezoning Agreement Documents”:

- A. Chapter 39, Section 16.04 of the City’s Zoning Ordinance, and amendments, if any.
- B. This Conditional Rezoning Agreement.
- C. Chapter 39, Section 4.13, which set out the requirements for development in a CB district classification, and Chapter 39, Section 4.17 which sets out the requirements for development in a OM district classification, unless those requirements are amended by the Conditional Rezoning Agreement.
- D. Any other documents that are incorporated into this Agreement as Exhibit C.
- E. The site plan, as approved by the Planning Commission, attached as Exhibit D, is incorporated herein by reference.

1.3 The Ordinance amendment granting the conditional rezoning reclassifies the zoning of the Property to CB and OM districts and constitutes the land use authorization for the Property, and all use improvement of the Property shall be in substantial conformity with the provisions of the Zoning Ordinance applicable to the zoning district and this Agreement.

## ARTICLE II

### CONDITIONS FOR REZONING

2.1 In consideration for the City’s rezoning of the Property from its current classification of PUD district to a future classifications of CB and OM districts, the Developer agrees to be bound by the following conditions:

- A. The development of the first two buildings of Phase I, (CB district), within six (6) months of obtaining building permits; including the parking, drive-aisles and building pad for corner building.
- B. The Future Restaurant Building Pad of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use; but will be considered for all uses permitted in a CB district.

- C. The details of the Future Restaurant Building Pad of Phase I 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 be limited to and developed as either an office building or a hotel as presented in the approval package;
- E. Prior to the development of Phase II, Developer shall provide the City with a traffic and parking study analysis.
- F. The 25'0" high standard light poles will be turned off and/or reduced after 11:00 p.m. until sunrise. As to Phase I, no additional lighting is proposed to be building mounted to illuminate the site.

2.2 Developer represents and confirms that the Property shall not be used or developed in a manner that is inconsistent with conditions placed on rezoning as set out in this Agreement.

2.3 Developer shall be subject to the expiration provisions of Section 16.04. E. of the Zoning Ordinance and Section 5.2 of this Agreement.

### ARTICLE III

#### REZONING

3.1 Directly after approval of this Agreement, City Council shall pass a Resolution rezoning the Property from PUD district zoning classification to an CB and a OM district classifications. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

## ARTICLE IV

### DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

4.1 Developer shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents and shall receive Preliminary and Final approval in accordance with the City's Zoning Ordinance and this Agreement. If development and/or actions are undertaken on or with respect to the Property in violation of the Conditional Rezoning Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases the City may issue a stop work order relative to the property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Conditional Rezoning Agreement, the City may withhold, or, following notice and an opportunity to be heard revoke permits and certificates, in addition to or in lieu of such other lawful action to achieve compliance.

4.2 All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.

4.3 Developer shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the property including signage.

## ARTICLE V

### THE CITY'S RIGHTS AND OBLIGATIONS

5.1 The action of the City in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

5.2 Conditional Rezoning Approval shall expire following a period of two (2) years from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by the Developer of the Property. The City, through its employees and agents, shall at all times be allowed to enter onto the Property to determine if the progress of the development.

5.3 The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the City obtains any relief as a result of such litigation, Developer shall pay all court costs and attorney fees incurred by the City in connection with such suit;

5.4 If the Developer is developing the Property in non-compliance with the Conditional Rezoning Agreement, the City may issue a stop work order as to any or all aspects of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development.

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

## ARTICLE VI

### MISCELLANEOUS PROVISIONS

6.1 This Agreement may not be modified, replaced, amended or terminated except as provided for in this Agreement.

6.2 This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

6.3 If there is a conflict between the terms of any of the Conditional Rezoning Agreement Documents, such documents shall control in the following order: (a) Chapter 39, Section 16.04 of the City's Zoning Ordinance, and amendments, if any (b) this Agreement and any Conditional Rezoning Agreement Documents. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the Conditional Rezoning Agreement Documents which apply, the City in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other Ordinances which shall be applicable provided such

determination is not inconsistent with the nature and intent of the Conditional Rezoning Agreement Documents.

6.4 After consulting with their respective attorneys, Developer and City confirm that this Agreement is authorized by and consistent with all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and all Conditional Rezoning Agreement Documents, and shall not be permitted in the future to claim that the effect of the Agreement and the Conditional Rezoning Agreement Documents result in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement and the Conditional Rezoning Agreement Documents causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement and the Conditional Rezoning Agreement Documents are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

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

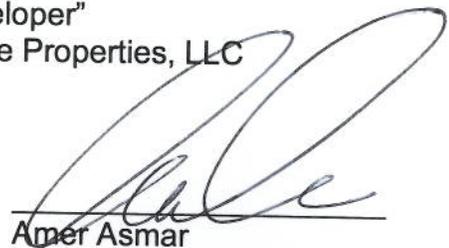
6.6 This Agreement shall be binding on, and shall inure to the benefit of the parties and their respective successors and assigns.

6.7 Developer acknowledges that if Troy City Council does not pass a resolution authorizing the rezoning of the property and/or approving the Conditional Rezoning Agreement, then the Troy Planning Commission's approval of the site plan and/or special use or conditional rezoning becomes null and void.

THIS AGREEMENT was executed by the respective parties on the date specified with the notarization of their name.

"Developer"  
Tinelle Properties, LLC

By:

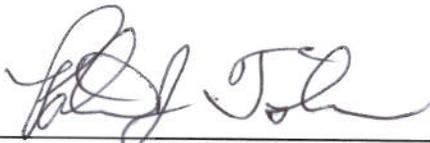
  
Amer Asmar

Its: Managing Member

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before by Amer Asmar this day of September, 2012

Patrick J. Fisher  
Notary Public, State of Michigan  
County of Oakland  
My Commission Exp. April 21, 2018  
Acting in the County of \_\_\_\_\_

  
\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
My Commission Expires: April 21 2018

CITY OF TROY, a Michigan municipal corporation

\_\_\_\_\_  
By: Janice Daniels  
Its: Mayor

By: Aileen Bittner  
Its: City Clerk

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of 20\_\_\_\_

\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

**PREPARED BY:**

Ira S. Auslander\_  
26261 Evergreen  
Suite 130  
Southfield, Michigan, 48076

**WHEN RECORDED RETURN TO:**

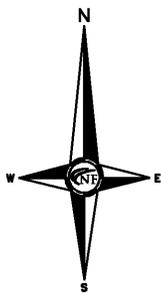
City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, Michigan 48084

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

# Exhibit A

PARENT PARCEL



N.E. CORNER  
SECTION 8  
T.2N., R.11E.  
CITY OF TROY  
OAKLAND COUNTY, MI

N87°29'34"E 601.65'

N02°30'26"W 137.51'

**Parent Parcel**

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

EAST LINE SECTION 8

Crooks Road (150' wide)

S02°30'26"E 490.18'

N02°30'26"W 2661.22'

New King St.  
(70' wide)

P.O.B.

S87°29'34"W 248.90'

S87°29'34"W  
90.00'

Corporate Drive  
(120' R.O.W.)

N02°30'26"W  
225.27' (R&M)

EAST 1/4 CORNER  
SECTION 8  
T.2N., R.11E.  
CITY OF TROY  
OAKLAND COUNTY, MI

$\Delta = 90^{\circ}00'40''$   
R = 352.68'  
T = 352.75'  
L = 554.06'  
CHD. BRG =  
N 47°30'51"W  
C = 498.81'

## LEGAL DESCRIPTION - PARENT PARCEL

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)

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

PREPARED FOR:  
TINELLE  
PROPERTIES, LLC

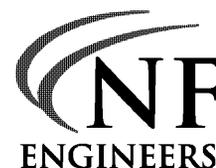
SCALE  
1" = 100'

REVISED  
10-01-12

DRAWN  
MRC

JOB NO.  
C380-02

SHEET  
1 of 3



# Exhibit A

## LEGAL DESCRIPTION – PARCELS 1 AND 2

### LEGAL DESCRIPTION - PARCEL 1

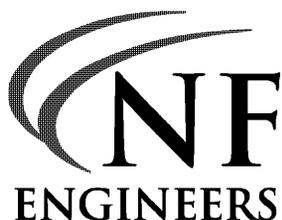
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N.02°30'26"W., 225.27' FEET ALONG THE EAST LINE OF SECTION 8 AND S.87°29'34"W., 90.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE 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 1.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 352.68 FEET, CHORD BEARING S.87°34'11"W., 1.10 FEET; THENCE N.02°30'26"W., 490.18 FEET; THENCE N.87°29'34"E., 250.00 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 122,545.00 SQUARE FEET OR 2.813 ACRES.

### LEGAL DESCRIPTION - PARCEL 2

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: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE N.02°30'26"W., 225.27' FEET ALONG THE EAST LINE OF SECTION 8; THENCE S.87°29'34"W., 338.90 FEET; THENCE 1.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 352.68 FEET, CHORD BEARING S.87°34'11"W., 1.10 FEET TO THE POINT OF BEGINNING; THENCE 552.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 352.68 FEET, CHORD BEARING N.47°25'29"W., 498.03 FEET; THENCE N.02°30'26"W., 137.51 FEET; THENCE N.87°29'34"E., 351.65 FEET; THENCE S.02°30'26"E., 490.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,681.45 SQUARE FEET OR 3.344 ACRES.



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

PREPARED FOR:  
TINELLE  
PROPERTIES, LLC

REVISED  
10-01-12

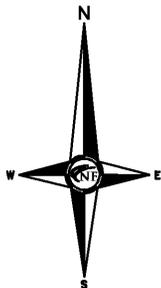
DRAWN  
MRC

JOB NO.  
C380-02

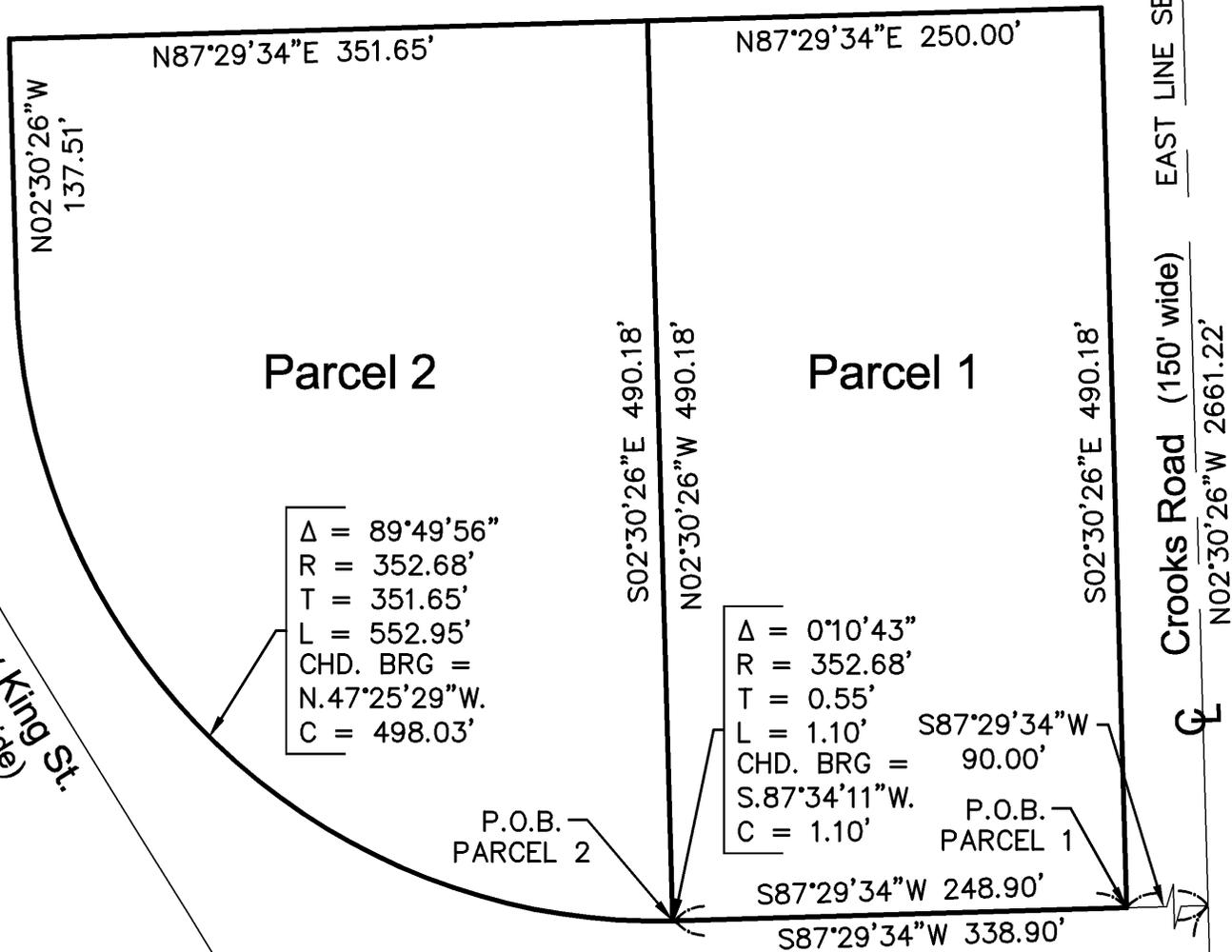
SHEET  
2 of 3

# Exhibit A

## PROPERTY SKETCH – PARCELS 1 AND 2



N.E. CORNER  
SECTION 8  
T.2N., R.11E.  
CITY OF TROY  
OAKLAND COUNTY, MI



New King St.  
(70' wide)

Corporate Drive  
(120' R.O.W.)

EAST LINE SECTION 8

Crooks Road (150' wide)

EAST 1/4 CORNER  
SECTION 8  
T.2N., R.11E.  
CITY OF TROY  
OAKLAND COUNTY, MI

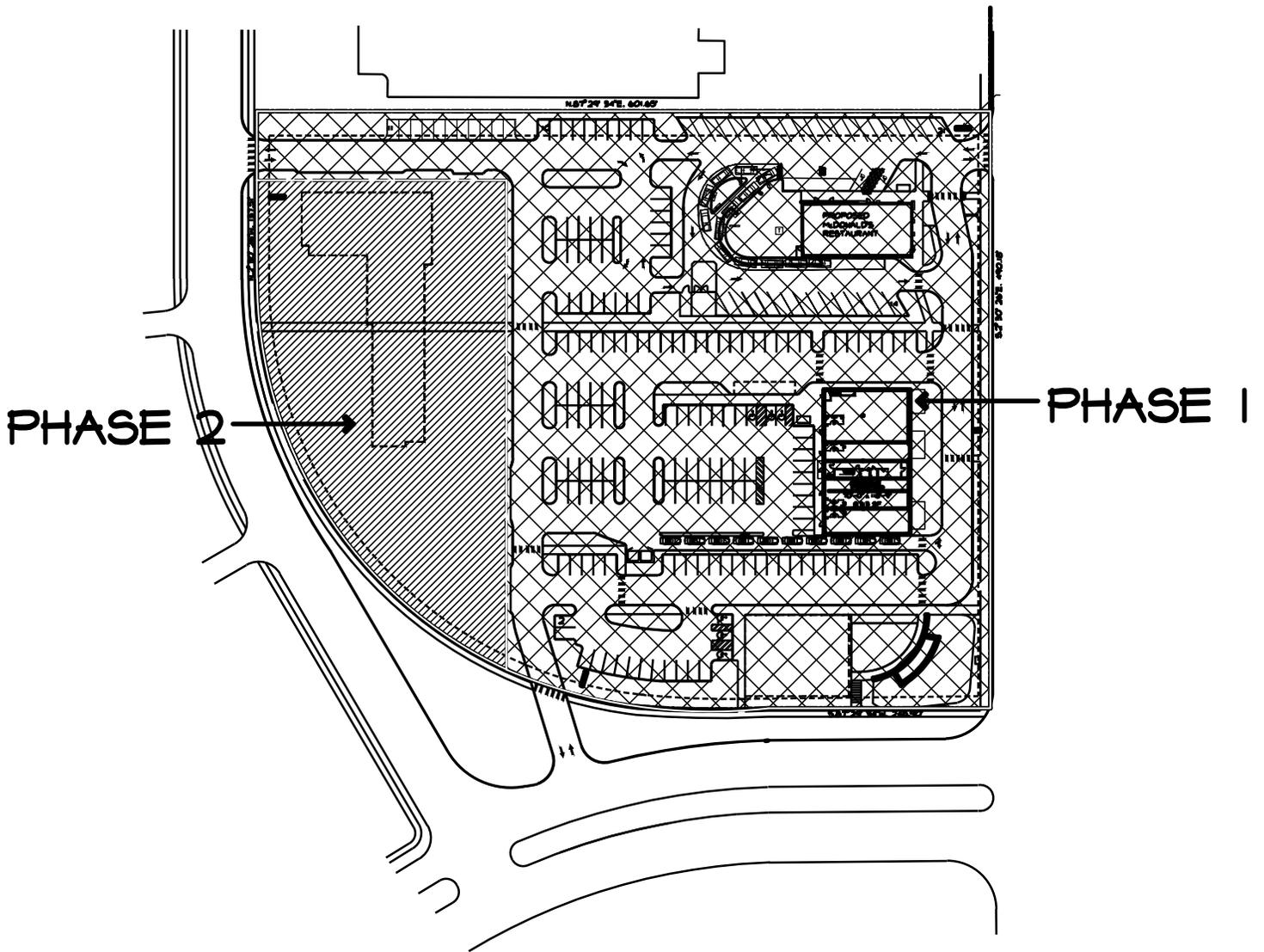


**NF ENGINEERS**  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

PREPARED FOR: TINELLE PROPERTIES, LLC	SCALE 1" = 100'	REVISED 10-01-12	DRAWN MRC	JOB NO. C380-02	SHEET 3 of 3
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EXHIBIT B

DESIGNATIONS OF PHASE I and PHASE II



**TROY PLAZA PHASING PLAN**  
**NO SCALE**

EXHIBIT C

ALL CONDITIONS AS REQUIRED BY CHAPTER 39, SECTION 16.04 OF THE  
ZONING ORDINANCE AND THE CITY OF TROY

- A. The development of the first two buildings of Phase I, (CB district), within six (6) months of obtaining building permits; including the parking, drive-aisles and building pad for corner building.
- B. The Future Restaurant Building Pad of Phase I will not be marketed to a bank, a chain drug store or any other vehicular intensive use; but will be considered for all uses permitted in a CB district.
- C. The details of the Future Restaurant Building Pad of Phase I shall be subject to Planning Department approval and be modified by administrative approval with-in their jurisdiction;
- D. The OM parcel (designated as Phase II) will be limited to and developed as either an office building or a hotel as presented in the approval package;
- E. Prior to the development of Phase II, Developer shall provide the City with a traffic and parking study analysis.
- F. The 25'0" high standard light poles will be turned off and/or reduced after 11:00 p.m. until sunrise. As to phase I, no additional lighting is proposed to be building mounted to illuminate the site.

EXHIBIT D

SITE PLAN APPROVED BY CITY OF TROY PLANNING COMMISSION

# Troy Plaza

Troy, Michigan



**Moiseev/Gordon Associates, Inc.**  
4351 Delemere Court  
Royal Oak, MI 48073  
248.549.4500 voice  
248.549.7300 facs.  
[www.mga-architects.net](http://www.mga-architects.net)

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

Project Title:  
**Troy Plaza**  
TROY, MI 48230

Sheet Title:  
**Title Sheet**

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

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

Sheet Number:  
**SP-1**

File: #01.10000.20000

## Drawing Schedule

Drawing Schedule	Issued	Issued	Issued	Issued	Issued	Issued	Issued
	Conditional Rezoning	Conditional Rezoning	Pl'n'g Comm Submittal	Pl'n'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			
I 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			
AI-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:



Moiseev/Gordon Associates, Inc.  
4351 Delemere Court  
Royal Oak, MI 48073  
248.549.4500 voice 248.549.7300 facs.  
[www.mga-architects.net](http://www.mga-architects.net)

## CIVIL ENGINEER:

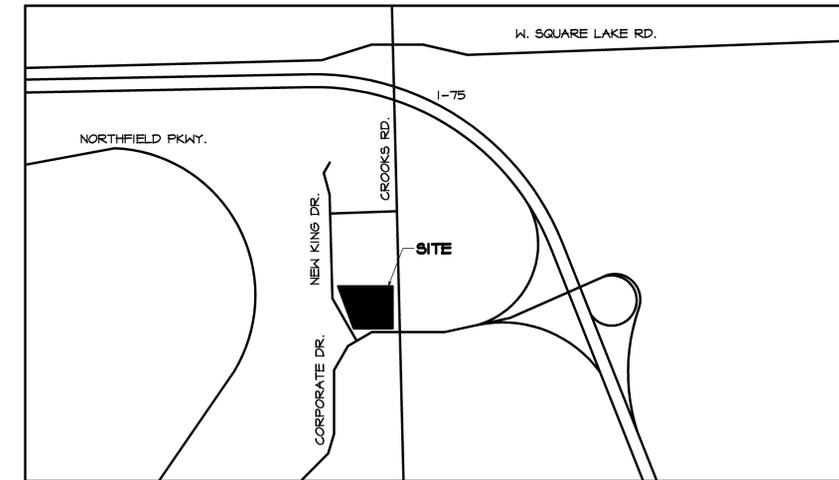
**Sitto Building & Engineering**

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

## LANDSCAPE ARCHITECT:



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



North  
**Location Map**  
Scale: N.T.S.

**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

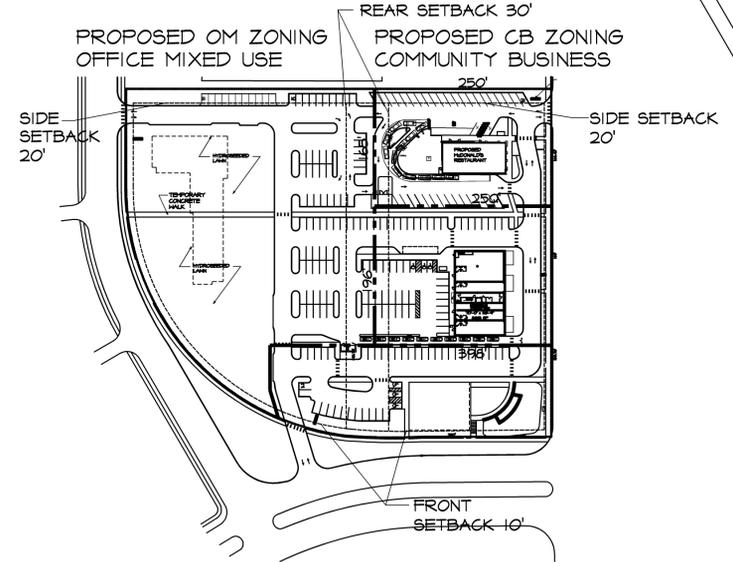
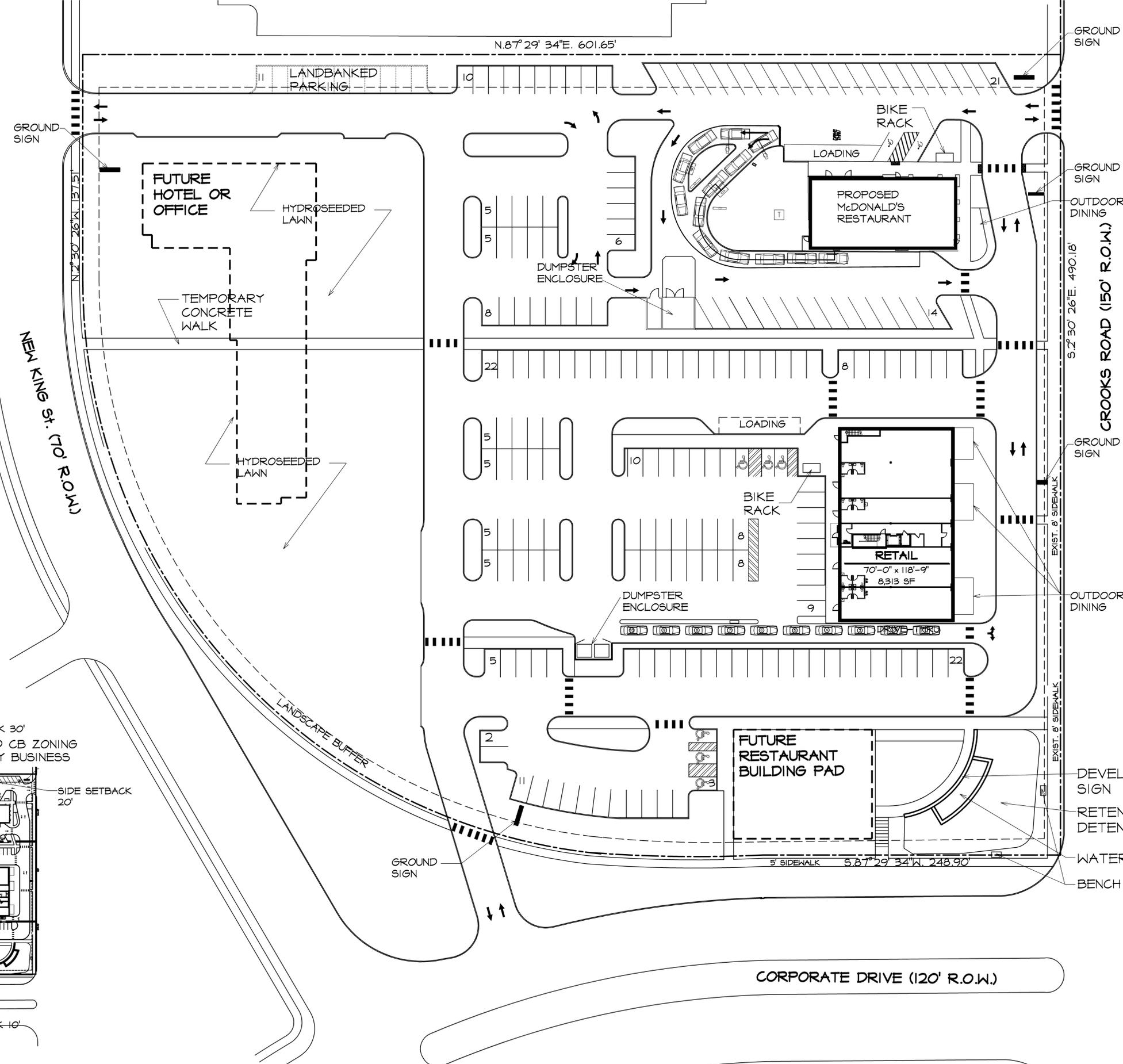
TOTAL SPACES PROPOSED: 210 INCLUDING 11 SPACES LAND-BANKED

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"



Moiseev/Gordon Associates, Inc.  
4351 Delemere Court  
Royal Oak, MI 48073  
248.549.4500 voice  
248.549.7300 faxes.

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Use figured dimensions only. Do not scale the drawings.  
Client: Tinnelle 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	04-30-12
02-14-12	Conditional Rezoning
02-27-12	06-04-12
03-13-12	Revised
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03-22-12	Plng Comm Resubmittal
04-11-12	07-30-12
	Revised
	08-15-12
	Revised
	08-28-12

Sheet Number:

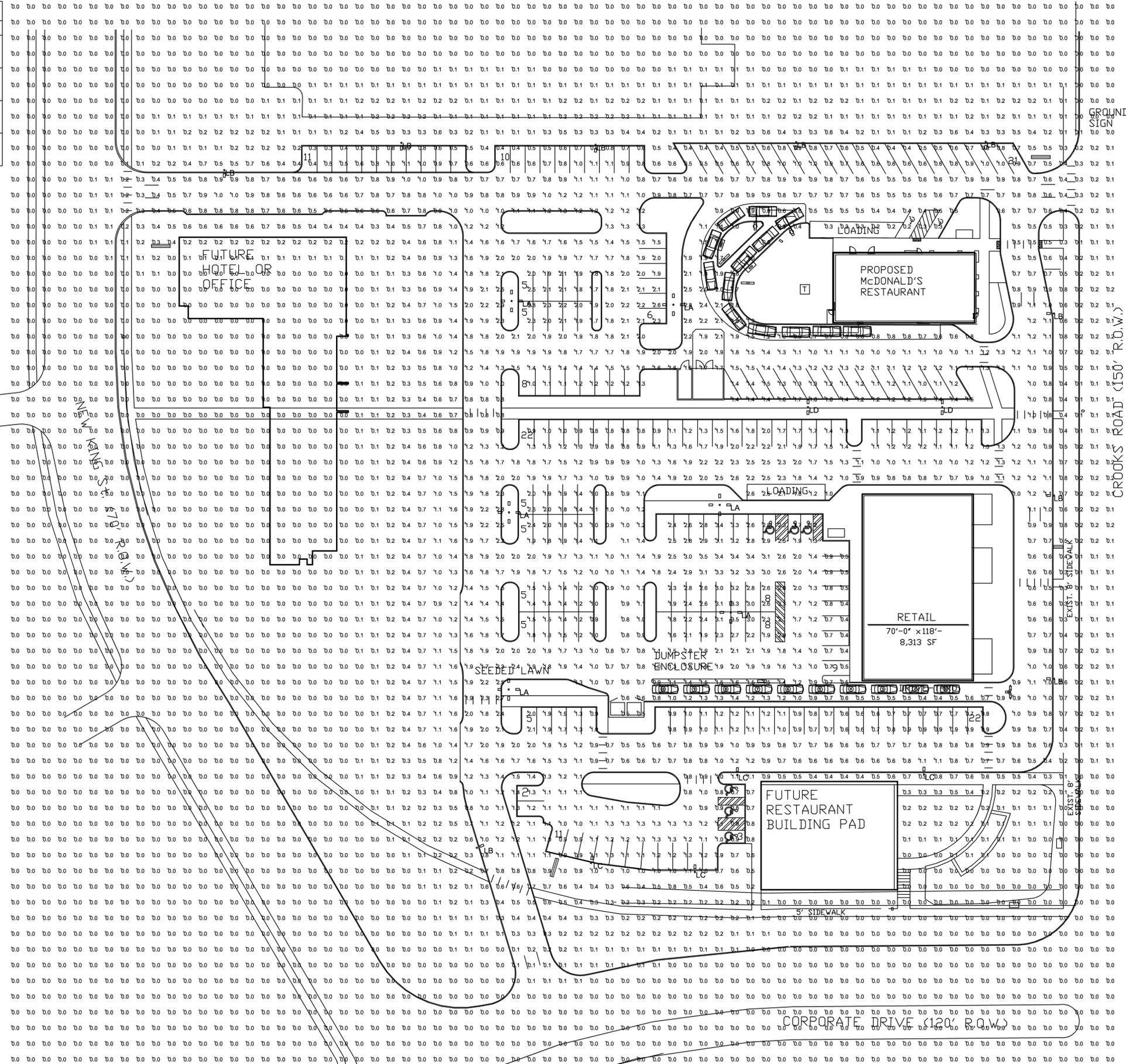
SP-2

File: #01.10000.20000

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
LA	7	LITHONIA #DSX1 LED 1 308700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEADS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_308700_50K_SR4_MVOLT.T	Absolute	0.90	293.6	
LB	9	LITHONIA #DSX1 LED 1 308700/40K SR3 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 4000K LEADS, TYPE 3 OPTICS	ONE 73.5-WATT LED, AIMED DOWN POS.	DSX1_LED_1_308700_40K_SR3_MVOLT.T	Absolute	0.90	73.5	
LC	6	LITHONIA #DSX1 LED 1 308700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEADS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_308700_50K_SR4_MVOLT.T	Absolute	0.90	73.4	
LD	2	LITHONIA #DSX1 LED 1 308700/50K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 700mA DRIVER, 5000K LEADS, TYPE 4 OPTICS	ONE 73.4-WATT LED, AIMED DOWN POS.	DSX1_LED_1_308700_50K_SR4_MVOLT.T	Absolute	0.90	146.8	

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

No.	Label	X	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



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: SITE LIGHTING PHOTOMETRIC PLAN

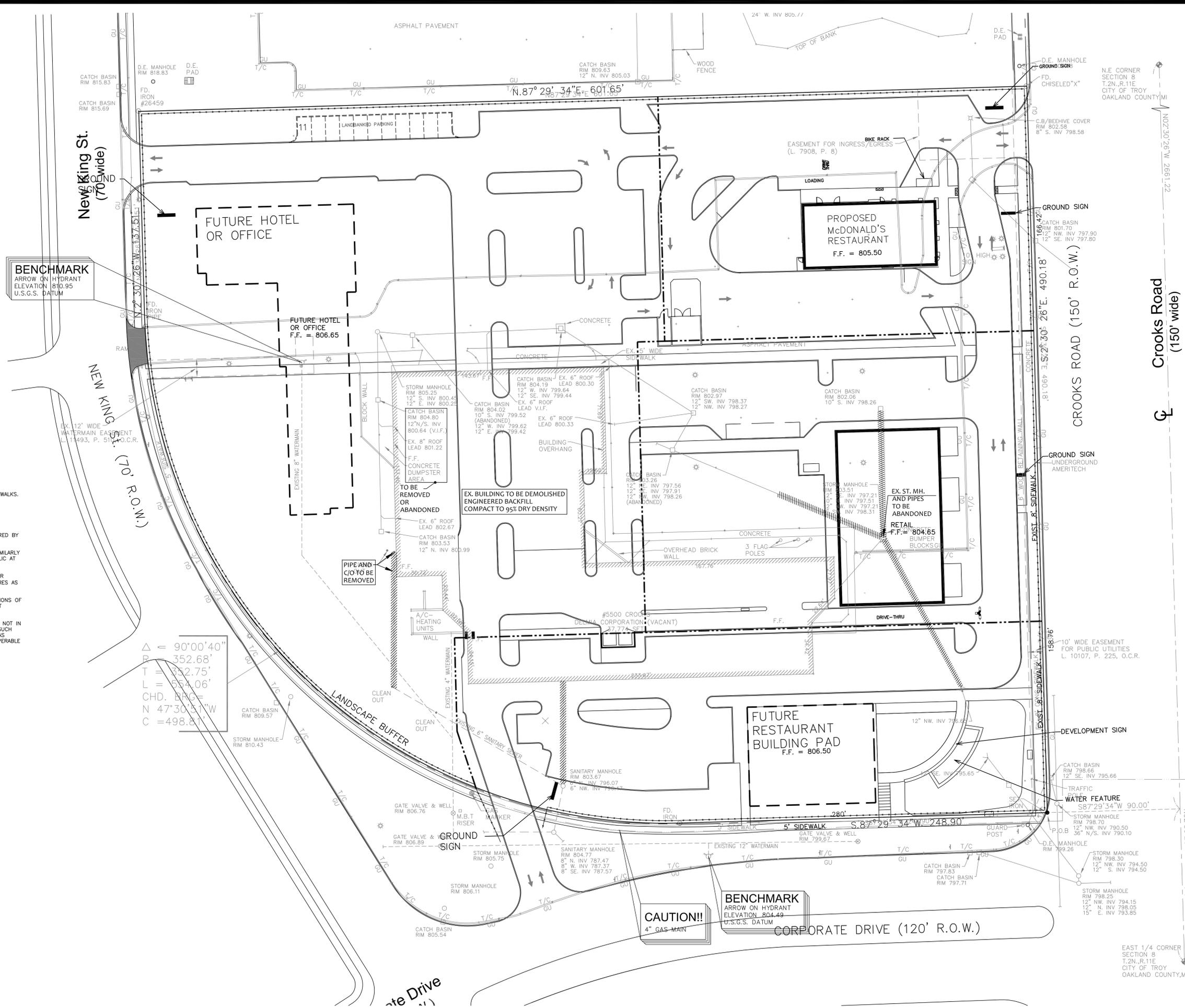
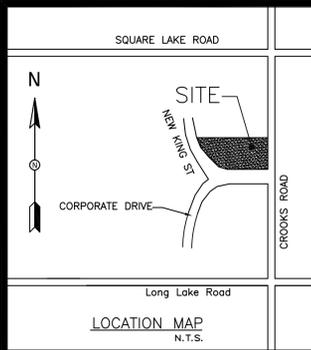
Project Number: 06418.02  
Drawn By: AJM  
Checked By:  
Approved By:  
Date: 08-09-06

Owner Review	Reasoning
02-07-12	04-30-12
02-14-12	06-04-12
02-27-12	07-09-12
02-29-12	07-16-12
03-15-12	07-30-12
03-20-12	08-15-12
03-22-12	08-28-12
04-11-12	

Sheet Number:

SP-3

File: #01.10000.20000



**STANDARD NOTES:**

1. NOTIFY THE CITY OF TROY ENGINEERING DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE START 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 OR PROPOSED, 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 REQUIRED.
2. REMOVE ALL EXISTING ON-SITE PAVEMENT, CURB AND CUTTER, AND SIDEWALKS.
3. REMOVE EXISTING BUILDING AND ABANDONE FOUNDATION, REFILL WITH ENGINEERED 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 NECESSARY 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.

$\Delta = 90^{\circ}00'40"$   
 $P = 352.68'$   
 $T = 352.75'$   
 $L = 554.06'$   
 $CHD. BRG =$   
 $N 47^{\circ}30'51"W$   
 $C = 498.81'$

**SITTO BUILDING & ENGINEERING**  
 29850 NORTHWESTERN HWY. SUITE 200 SOUTHFIELD, MI 48034  
 TEL: (248) 799-0044 FAX: (248) 246-6800  
 EMAIL: IMAD@SITTOENGINEERS.COM

**PROJECT**  
 TROY PLAZA  
 5500 NEW KING ST. TROY, MI

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

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

**NOTES**  
 PLEASE DO NOT SCALE DRAWING

**PROFESSIONAL SEAL**

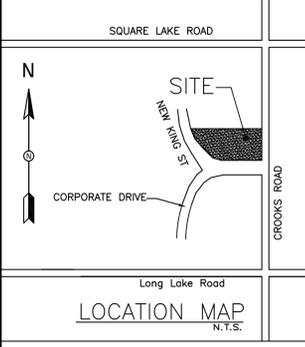
**SCALE**  
 1" = 30'

**DATE**  
 05/19/2012

**JOB NO.**  
 2012-32

**SHEET TITLE**  
 DEMOLITION PLAN

**SHEET NO.**  
 C-1



**DETECTION CALCULATIONS**  
 REQUIRED DETENTION VOLUME  
 AREA = 6.16 ACRES  
 C = 0.81  
 Q<sub>a</sub> = (A) (0.2 CFS/ACRE) = 1.23 CFS  
 Q<sub>0</sub> = Q<sub>a</sub>/AC = 0.25 CFS/ACRE  
 STORAGE TIME FOR 25-YEAR STORM  
 T = 25 + (8062.5/Q<sub>0</sub>)<sup>0.5</sup>  
 T = 155.70 MINUTES  
 V<sub>s</sub> = 12,900 (T)(T+25) - 40(Q<sub>0</sub>T)<sup>2</sup>  
 V<sub>s</sub> = 9,577.50 CUBIC FEET/ACRE-IMPERVIOUS  
 V<sub>T</sub> = V<sub>s</sub>/AC = 47,87.87 CF  
 0.22 ACRE-FOOT

**DETECTION SIZING (UNDERGROUND PIPE STORAGE)**  
 \*\* 14" DIA. HDPE PIPES @ 174 L.F. = 47,818.68 CF.

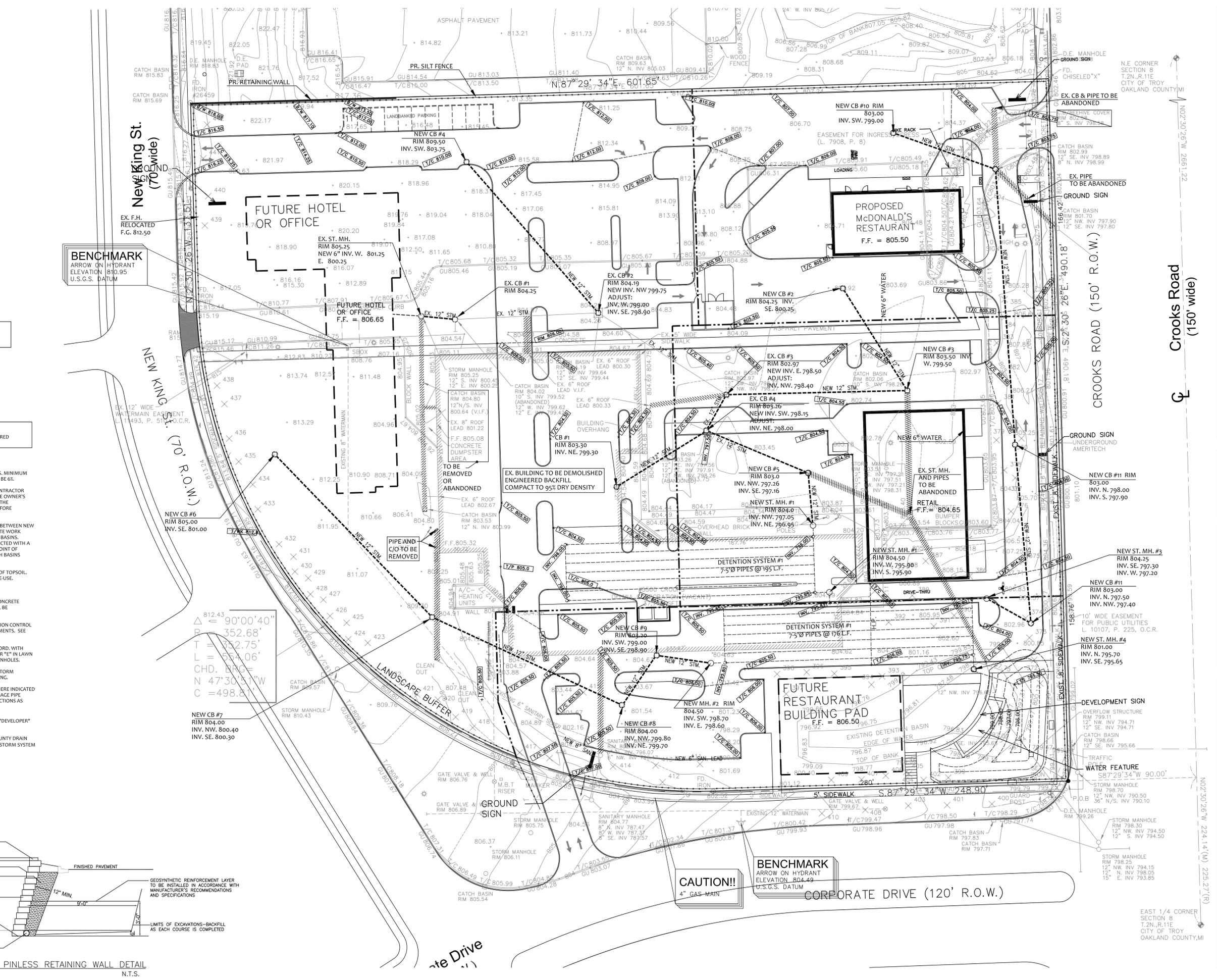
**ORIFICE CONTROL CALCULATIONS**  
 ALLOWABLE DISCHARGE (Q<sub>0</sub>) = 1.23 CFS  
 FLOW (Q) = C A (2H)<sup>1.5</sup>  
 C = 0.62  
 ORIFICE CROSS SECTION AREA (A)  
 GRAVITY (G) = 32.2 FEET/SEC<sup>2</sup>  
 H = DISTANCE FROM HIGHWATER TO CENTER OF PIPE  
 D = DEPTH OF PONDING = 5 FEET  
 A = Q<sub>0</sub> / (0.62 x (2x32.2xH)<sup>1.5</sup>) = 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:**

- SLOPE ALL PAVED SURFACES TO DRAIN TO STORM STRUCTURES. MINIMUM SLOPE ON NEW PAVED AREAS SHALL BE 0.6%, MAXIMUM SHALL BE 6%.
- 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 1-800-482-7177.
- 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.
- AREA OF BUILDINGS, WALKS, AND PAVING SHALL BE STRIPPED OF TOPSOIL. TOPSOIL SHALL BE STORED ON THIS CONSTRUCTION SITE FOR REUSE. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THIS CONSTRUCTION SITE.
- ALL FILL NECESSARY TO PROVIDE SUBGRADES FOR INTERIOR CONCRETE FLOOR SLABS, WALKS, DRIVEWAYS AND PARKING SPACES SHALL BE MICHIGAN DEPARTMENT OF TRANSPORTATION, CLASS II.
- OBTAIN PERMIT AND PROVIDE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORD WITH COUNTY AND TOWNSHIP REQUIREMENTS. SEE EROSION CONTROL NOTES AND LEGEND.
- 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.
- CONNECT ALL ROOF DOWNSPOUTS AND FOOTING DRAINS TO STORM STRUCTURES AND PROVIDE POSITIVE FLOW AWAY FROM BUILDING.
- DRAIN TILE FOR EDGE DRAINS AND SUB-PAVED 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.
- FOR THE PURPOSE OF THESE BIDDING DOCUMENTS THE TERM "DEVELOPER" SHALL BE CONTRACTOR.
- DEVELOPER SHALL OBTAIN APPROVAL FROM THE MACOMB COUNTY DRAIN COMMISSIONER AND THE MI DEP PRIOR TO CONSTRUCTING THE STORM SYSTEM AND DISCHARGE INTO THE COUNTY STORM DRAIN.
- STORM SEWER CATCH BASINS SHALL BE 4' DIA. TYPICAL.
- REFER TO CITY OF TROY DESIGN STANDARDS & DETAILS.

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



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**PROJECT**  
 TROY PLAZA  
 5500 NEW KING ST.  
 TROY, MI

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

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

**NOTES**  
 PLEASE DO NOT SCALE DRAWING

**PROFESSIONAL SEAL**

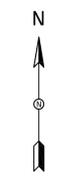
**SCALE**  
 1" = 30'

**DATE**  
 05/19/2012

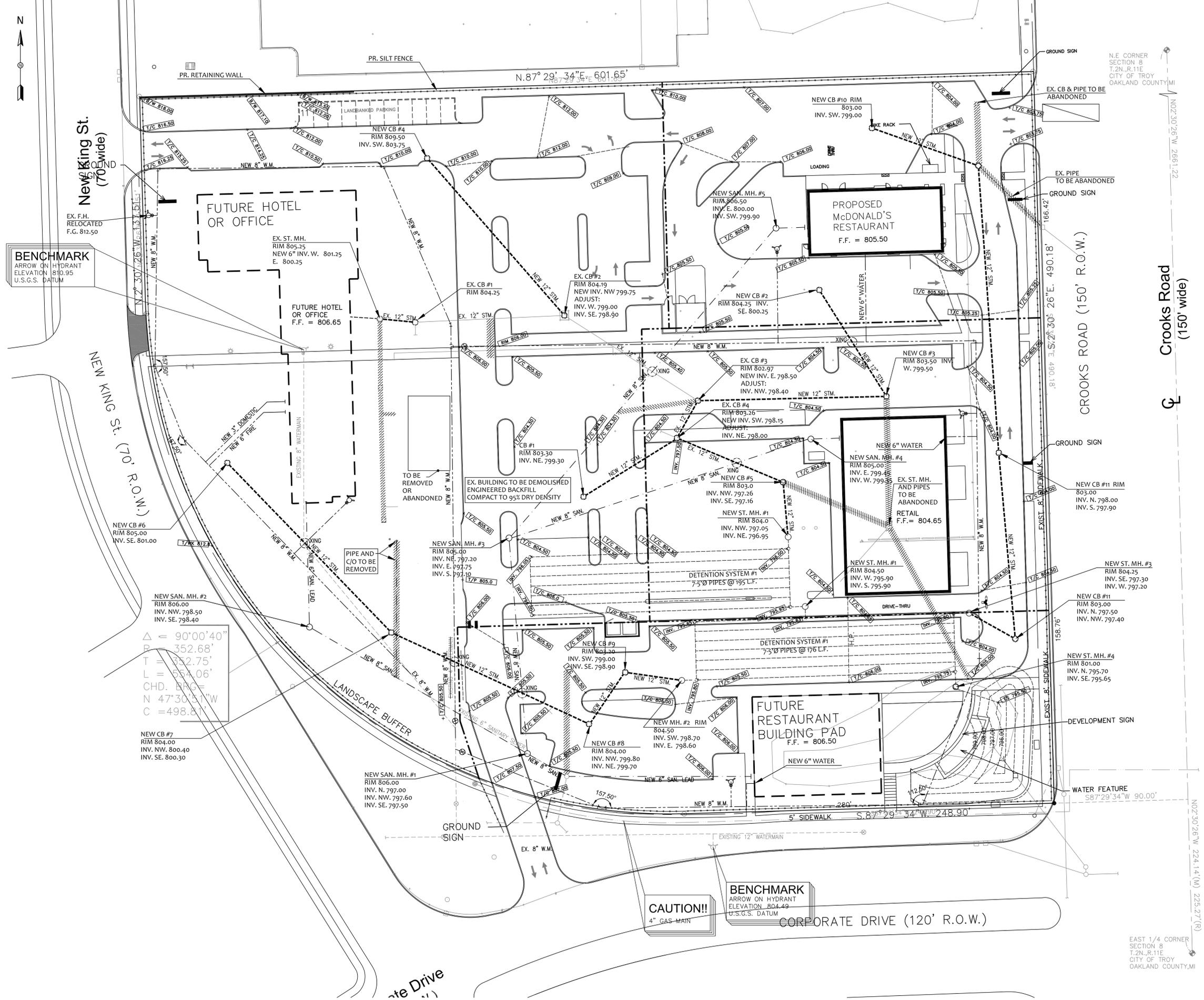
**JOB NO.**  
 2012-32

**SHEET TITLE**  
 GRADING PLAN

**SHEET NO.**  
 C-2



**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 810.95  
U.S.G.S. DATUM



$\Delta = 90^{\circ}00'40''$   
 $P = 352.68'$   
 $T = 352.75'$   
 $L = 554.06'$   
 $CHD. BRG =$   
 $N 47^{\circ}30'51''W$   
 $C = 498.81'$

N.E. CORNER  
SECTION 8  
T.2N., R.11E  
CITY OF TROY  
OAKLAND COUNTY, MI

EAST 1/4 CORNER  
SECTION 9  
T.2N., R.11E  
CITY OF TROY  
OAKLAND COUNTY, MI

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**PROJECT**  
TROY PLAZA  
5500 NEW KING ST.  
TROY, MI

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

**REVISIONS**  
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**  
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, THEN 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.

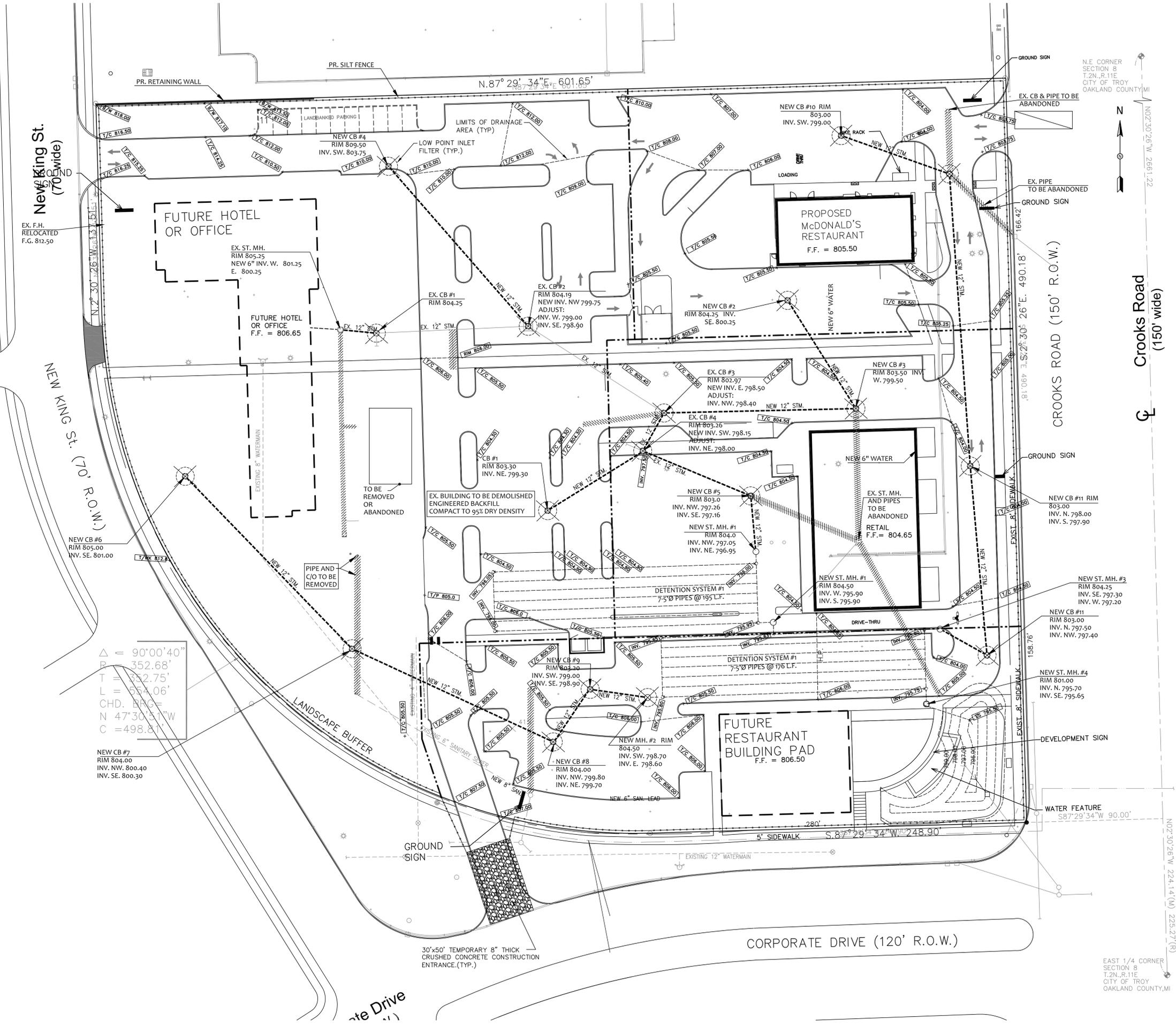
**CONSTRUCTION SEQUENCE**

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 FACILITIES.
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, T.2N., R.11E, CITY OF TROY, OAKLAND COUNTY MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT 802.267°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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**PROJECT**  
 TROY PLAZA  
 5500 NEW KING ST.  
 TROY, MI

**CLIENT**  
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 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'

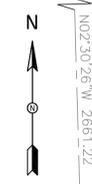
**DATE**  
 05/19/2012

**JOB NO.**  
 2012-32

**SHEET TITLE**  
 SOIL EROSION AND SEDIMENT CONTROL

**SHEET NO.**  
 C-4

N.E. CORNER SECTION 8 T.2N., R.11E CITY OF TROY OAKLAND COUNTY MI



Crooks Road (150' wide)

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

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

EAST 1/4 CORNER SECTION 8 T.2N., R.11E CITY OF TROY OAKLAND COUNTY MI

Client Name: Neumann Smith & Associates  
 Job Number: 3-C380  
 Job Location: Delmia Parking Addition  
 Date Completed: 04/03/2012

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	Pinus nigra	Austrian Pine	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	7	declining
394	Fraxinus americana	White Ash	5	poor
395	Quercus rubra	Red Oak	9	good
396	Quercus rubra	Red Oak	9	good
397	Makis spp.	Flowering Crab Apple	9	good
398	Makis 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	Makis spp.	Flowering Crab Apple	4	good
419	Makis spp.	Flowering Crab Apple	8	good
420	Gleditsia triacanthos	Honeylocust	7	good
421	Gleditsia triacanthos	Honeylocust	6	good
422	Makis 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	Makis spp.	Flowering Crab Apple	8	good
427	Makis spp.	Flowering Crab Apple	5	good
428	Makis 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

**Master Tree List**

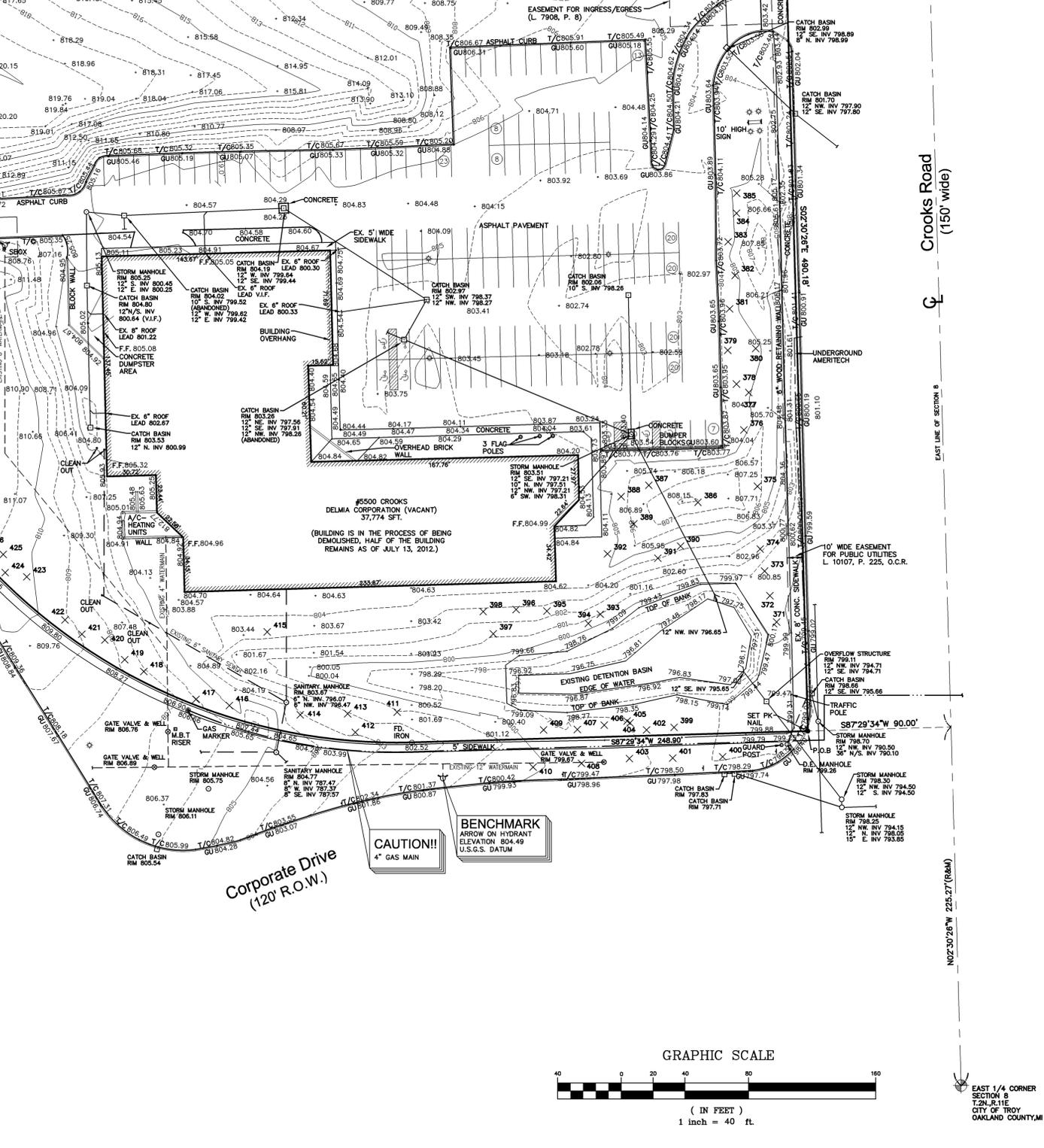
Client Name: Neumann Smith & Associates  
 Job Number: 3-C380  
 Job Location: Delmia Parking Addition  
 Date Completed: 04/03/2012

**Tree Survey Summary**

Common Name	Botanical Name	Total # trees	Percentage of Total	Average Dia. (in)	Minimum Diameter	Maximum Diameter	Median Diameter	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	Makis 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
<b>Total</b>		<b>72</b>	<b>100.00%</b>					<b>63</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>0</b>

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

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



**LEGEND**

- MANHOLE
- HYDRANT
- MANHOLE CATCH BASIN
- UTILITY POLE GUY POLE
- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- EXISTING GAS MAIN

**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 NAVAROLI, PLS  
 NO. 53503  
 DATE: 7-13-2012

**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°30'28" W, 225.27 FEET ALONG THE EAST LINE OF SECTION 8 AND S 67°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 S 84°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°30'28" 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.

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

**DESIGNED BY:**  
 M. CARNAGHI

**APPROVED BY:**  
 K. NAVAROLI

**DATE:**  
 July 13, 2012

**SCALE:**  
 1" = 40'

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

seal:



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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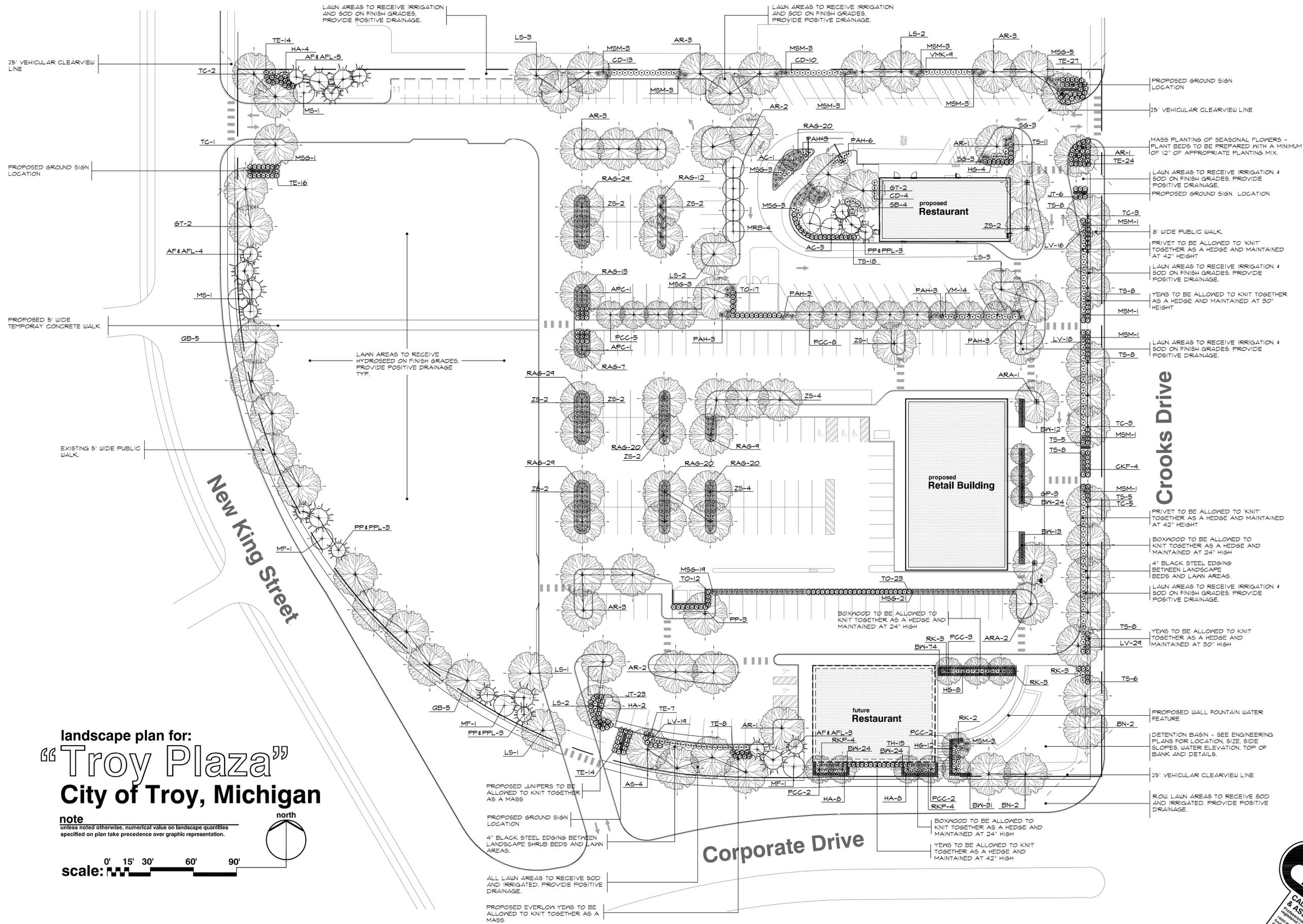
Do Not scale drawings. Use figured dimensions only

project no:

LS12.051.08

sheet no:

**LS-1** of 2



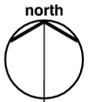
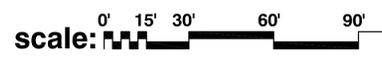
**Crooks Drive**

**Corporate Drive**

**New King Street**

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.



25' VEHICULAR CLEARVIEW LINE

PROPOSED GROUND SIGN LOCATION

PROPOSED 5' WIDE TEMPORARY CONCRETE WALK

EXISTING 5' WIDE PUBLIC WALK

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

LAWN AREAS TO RECEIVE HYDROSEED ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE TYP.

PROPOSED JUNIPERS TO BE ALLOWED TO KNIT TOGETHER AS A MASS

PROPOSED GROUND SIGN LOCATION

4" BLACK STEEL EDGING BETWEEN LANDSCAPE SHRUB BEDS AND LAWN AREAS.

ALL LAWN AREAS TO RECEIVE SOD AND IRRIGATED. PROVIDE POSITIVE DRAINAGE.

PROPOSED EVERLOW YEW TO BE ALLOWED TO KNIT TOGETHER AS A MASS

PROPOSED GROUND SIGN LOCATION

25' VEHICULAR CLEARVIEW LINE

MASS PLANTING OF SEASONAL FLOWERS - PLANT BEDS TO BE PREPARED WITH A MINIMUM OF 12" OF APPROPRIATE PLANTING MIX.

LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

PROPOSED GROUND SIGN LOCATION

8' WIDE PUBLIC WALK.

PRIVET TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 42" HEIGHT

LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

YEW TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 30" HEIGHT

LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

PRIVET TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 42" HEIGHT

BOXWOOD TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 24" HIGH

4" BLACK STEEL EDGING BETWEEN LANDSCAPE BEDS AND LAWN AREAS.

LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

YEW TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 30" HIGH

PROPOSED WALL FOUNTAIN WATER FEATURE

DETENTION BASIN - SEE ENGINEERING PLANS FOR LOCATION, SIZE, SIDE SLOPES, WATER ELEVATION, TOP OF BANK AND DETAILS.

25' VEHICULAR CLEARVIEW LINE

ROW LAWN AREAS TO RECEIVE SOD AND IRRIGATED. PROVIDE POSITIVE DRAINAGE.

BOXWOOD TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 24" HIGH

BOXWOOD TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 24" HIGH

YEW TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 42" HIGH

YEW TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 30" HIGH

YEW TO BE ALLOWED TO KNIT TOGETHER AS A HEDGE AND MAINTAINED AT 30" HIGH

## plant material list

key	SHT.L-1	botanical name	common name	size
		<b>LARGE AND SMALL DECIDUOUS TREES</b>		
GP	3	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB
AS	4	ACER SACCHARUM	SUGAR MAPLE	3" BB
AR	10	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
TL	14	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB
LS	13	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3" BB
ZS	23	ZELKOVA BERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" BB
QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
GT	4	GLEDITSIA TRI. 'NORMIS' '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
MBS	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
		<b>SHRUBS</b>		
HA	22	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5" CONT.
HG	24	HYDRANGEA M. 'GLOWING EMBERS'	'GLOWING EMBERS' HYDRANGEA	5" CONT.
CD	21	COTONEASTER A. DIVARICATUS	SPREADING COTONEASTER	3" BB
RAG	20B	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5" CONT.
VMK	9	VIBURNUM X.B. 'MOHAUK'	MOHAUK VIBURNUM	3" BB
VM	14	VIBURNUM P.T. 'MARIESI'	MARIESI DOUBLEFILE VIBURNUM	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	5" CONT.
SB	4	SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5" CONT.
LV	02	LIGUSTRUM X. 'VACARYI'	GOLDEN VICARY PRIVET	3" BB

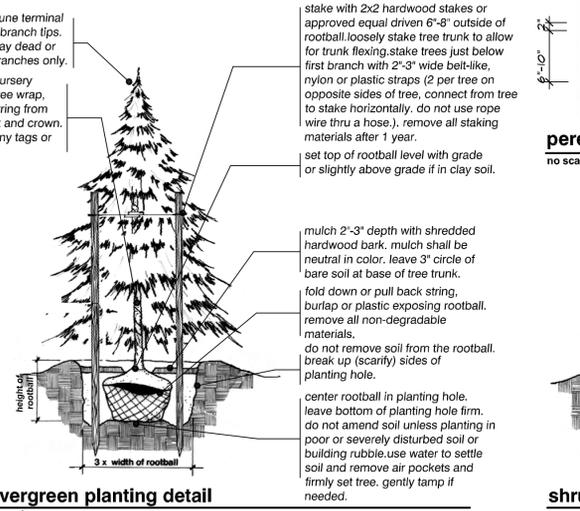
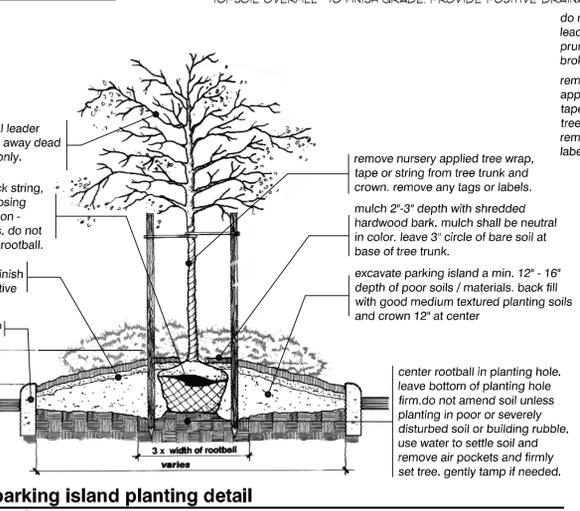
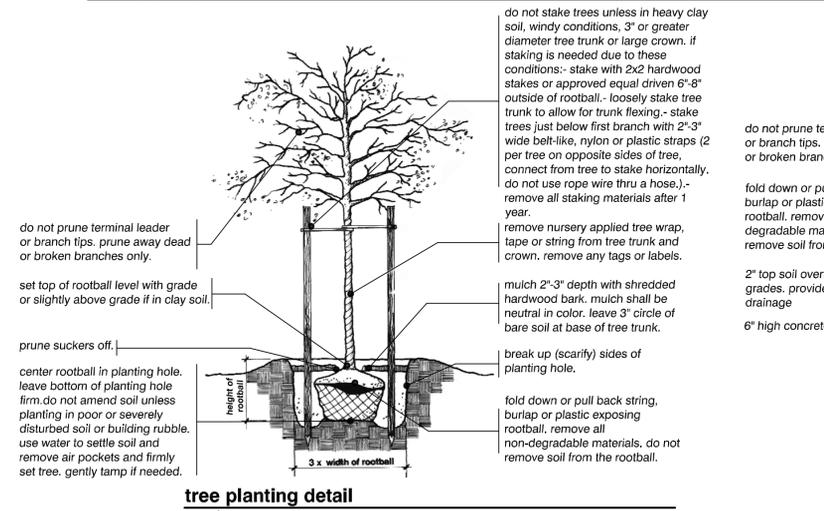
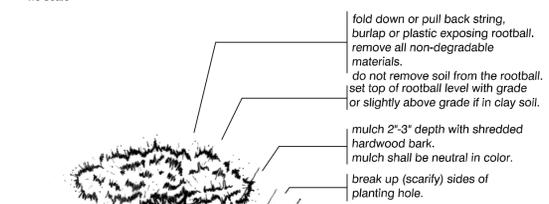
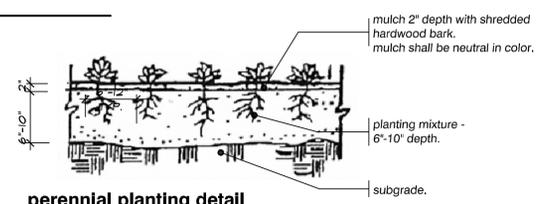
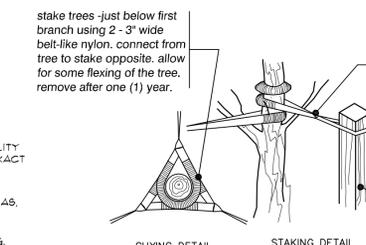
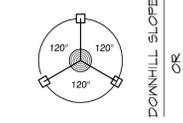
key	SHT.L-1	botanical name	common name	size
		<b>LARGE AND SMALL EVERGREENS</b>		
JT	29	JUNIPERUS S. TAMARISCIFOLIA	TAM JUNIPER	24" BB
TH	15	TAXUS X.M. 'HICKSI'	HICKS' YEW	36" BB
TS	05	TAXUS X.M. 'SEBIAN'	SEBIAN YEW	24" BB
TE	10	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	24" BB
PP	1	PICEA FUNGEN	COLORADO GREEN SPRUCE	8" BB
PPL	3	PICEA FUNGEN	COLORADO GREEN SPRUCE	10" BB
AF	1	ABIES CONCOLOR	CONCOLOR WHITE FIR	8" BB
AP	5	ABIES CONCOLOR	CONCOLOR WHITE FIR	10" BB
TO	52	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" BB
BW	102	BUXUS M. 'WINTER GEM'	WINTER GEM BOXWOOD	18" BB

## plant material list

key	quant.	botanical name	common name	size
		<b>PERENNIALS AND GRASSES</b>		
CKF	4	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	5" CONT.
PAH	21	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5" CONT.
M9M	26	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' JAPANESE SILVER GRASS	5" CONT.
M9G	59	MISCANTHUS SINENSIS 'GRACILLIMUS'	NARROW LEAVED JAPANESE SILVER GRASS	5" CONT.

## general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG (1-800-482-7171). ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
- 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.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
- 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.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES \_\_\_\_\_ 5 FT.
  - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) \_\_\_\_\_ 10 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY \_\_\_\_\_ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/2" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- 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.
  - do not prune terminal leader or branch tips. prune away dead or broken branches only.
  - remove nursery applied tree wrap, tape or string from tree trunk and crown. remove any tags or labels.
  - fold down or pull back string, burlap or plastic exposing rootball. remove all non-degradable materials. do not remove soil from the rootball.
  - 2" top soil overfill to finish grades, provide positive drainage
  - 6" high concrete curb
  - center rootball in planting hole. leave bottom of planting hole firm. do not amend soil unless planting in poor or severely disturbed soil or building rubble. use water to settle soil and remove air pockets and firmly set tree. gently tamp if needed.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF ONE YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION 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 OWNER.
- 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 PRACTICAL TO THE SIZE OF MATERIAL IT IS INTENDED TO REPLACE.
- ALL PROPOSED EVERGREEN SHRUB PLANTINGS ADJACENT TO WALKS AND ROAD ROW TO BE PROTECTED WITH DARK GREEN COLOR BURLAP SCREEN AND SPRAYED WITH WILT PREVENTOR PROTECTANT 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.



# Plant Material List, Planting Details and Notes



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

**CALVIN HALL & ASSOCIATES**  
Registered Landscape Planner, and  
Registered Landscape Architect  
1600 W. Nine Mile Road, Suite 500  
Southfield, Michigan 48075  
Phone: (248) 557-5588  
Fax: (248) 557-5416

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



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

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**plant material list and  
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site plan update	7-12-2012
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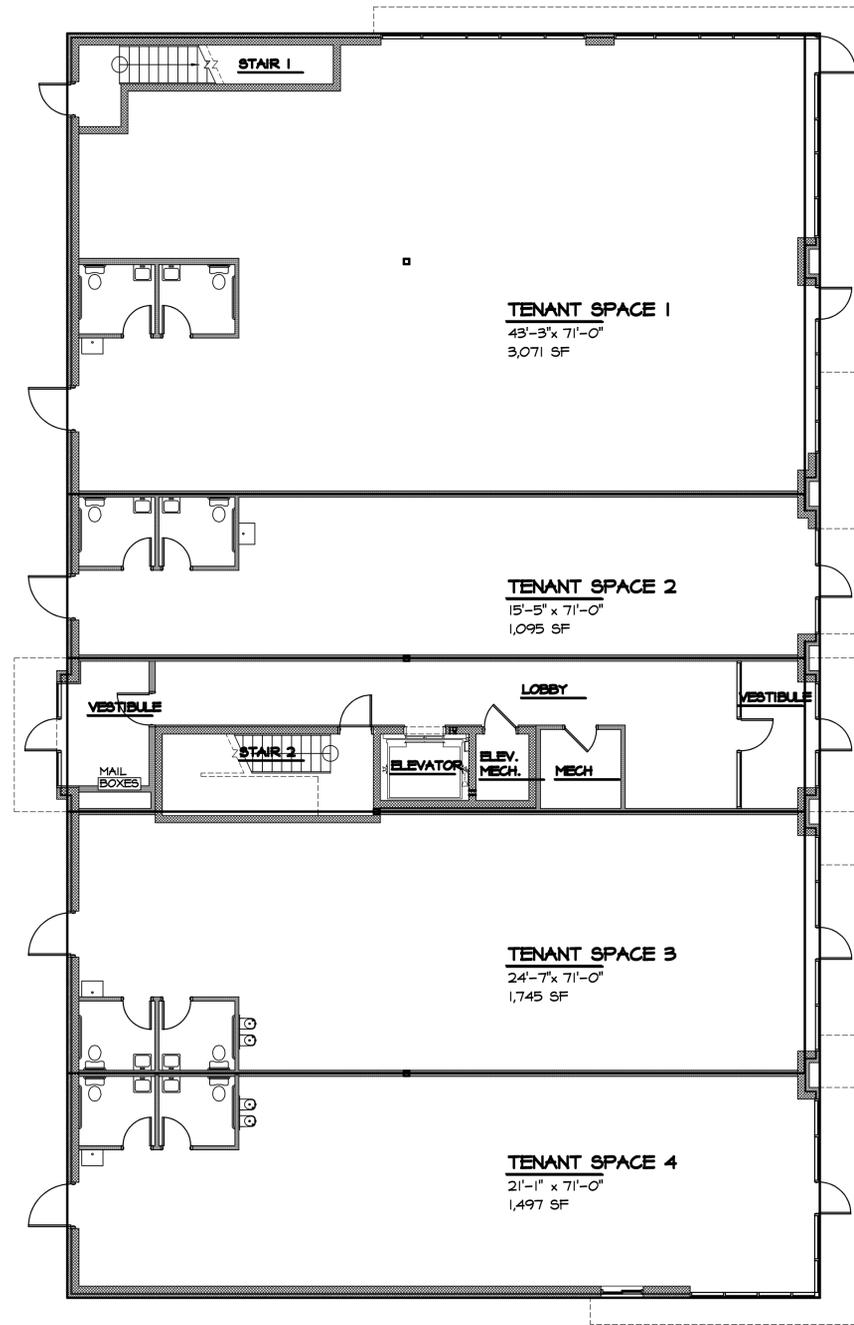
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**JP**  
checked by:  
**FP**  
date:  
**7-9-2012**

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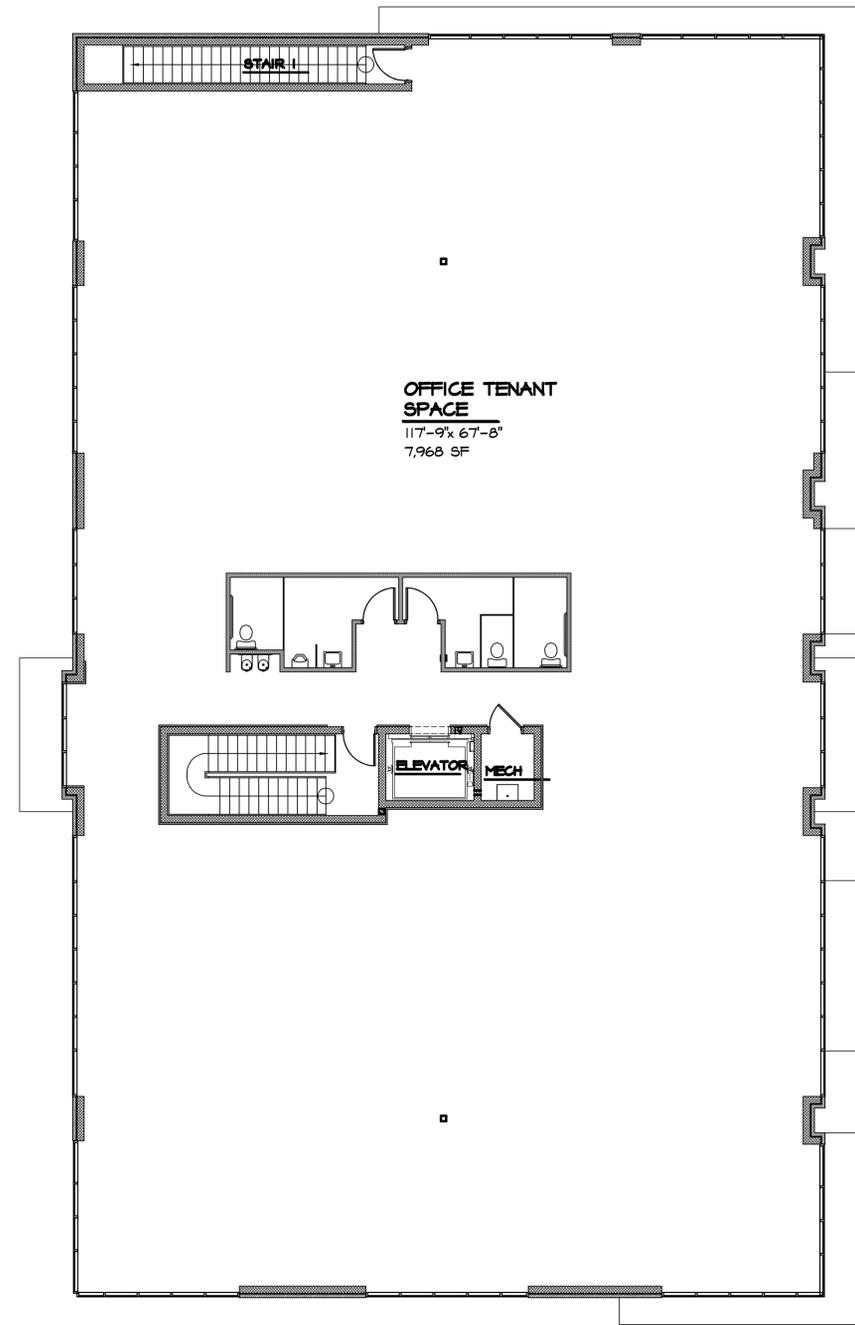
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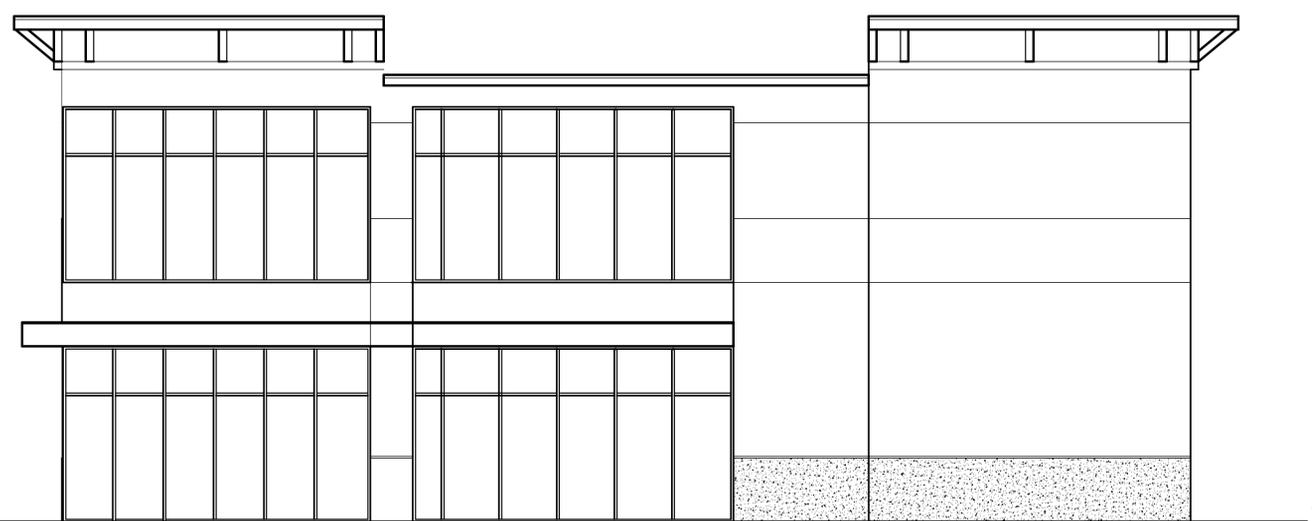
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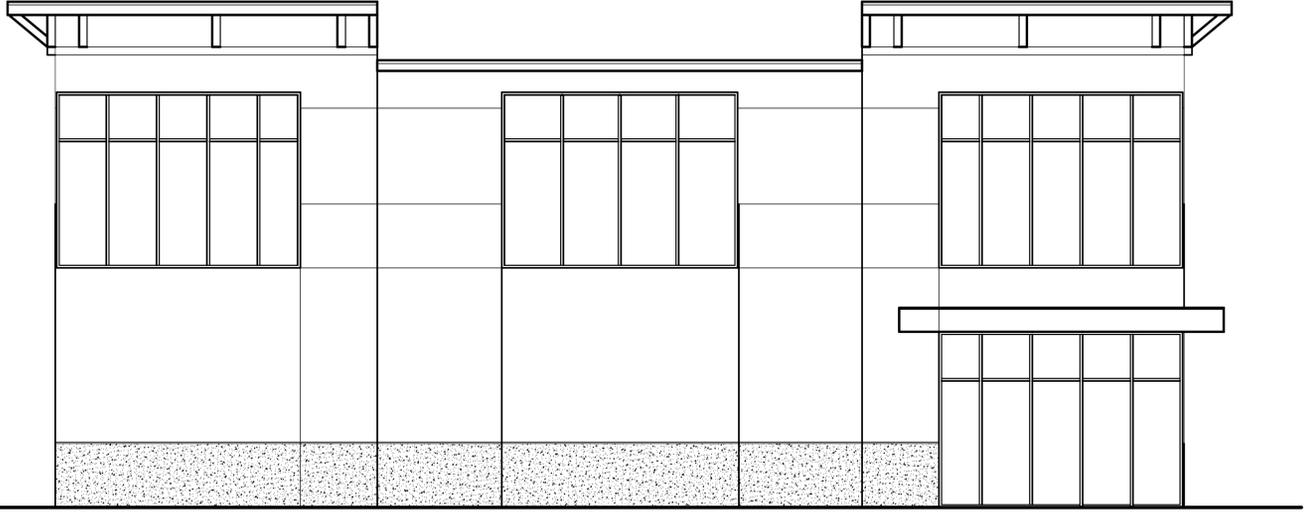
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SECOND FLOOR PLAN  
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**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



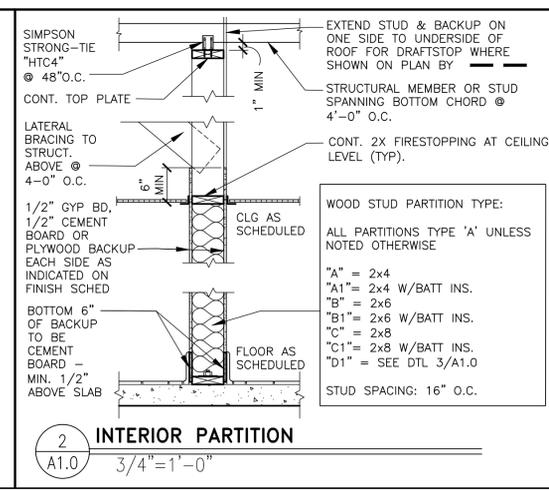
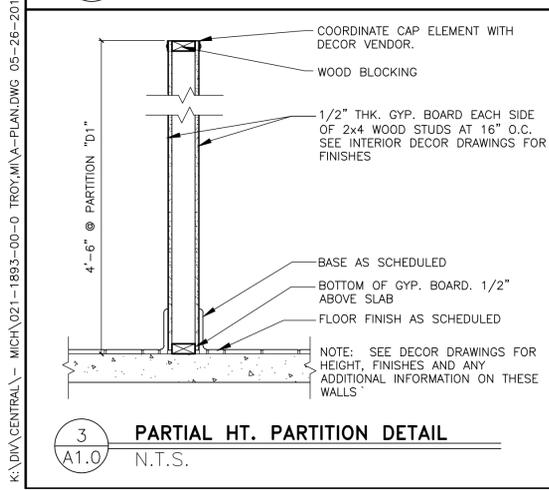
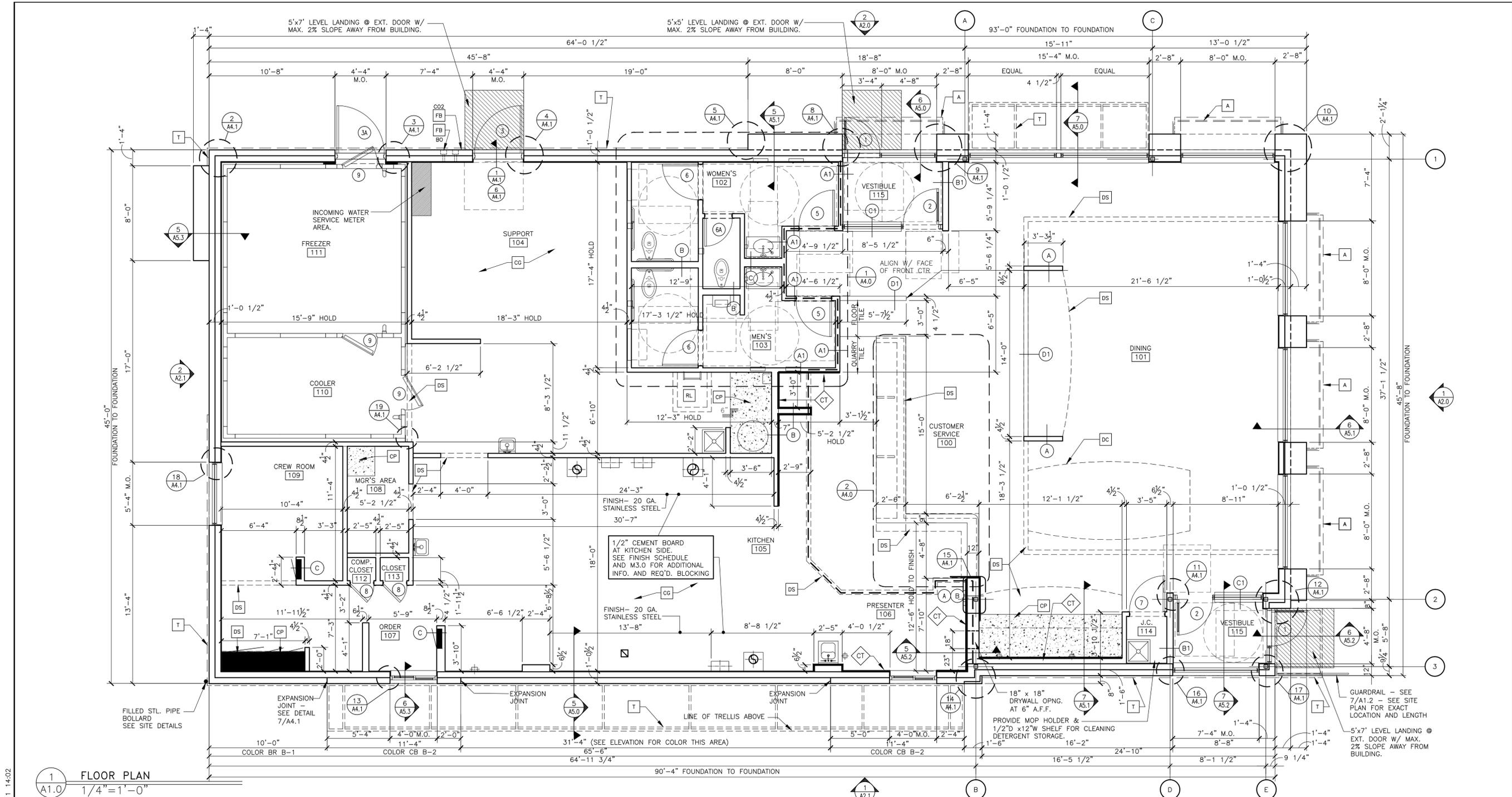
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SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 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 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00) CO2
  - FB OPTIONAL BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) BO CONFIRM USE WITH MCDONALD'S PROJECT MANAGER
  - 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

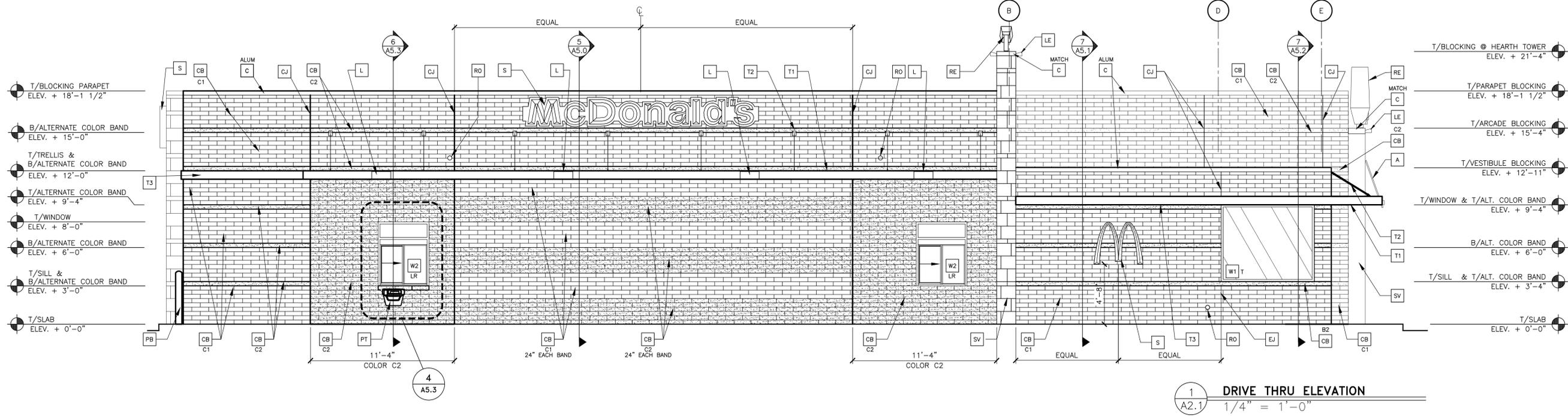
- SYMBOL LEGEND**
- A PARTITION TYPE TAG SEE 2/A1.0
  - 7 DOOR TAG - SEE DOOR SCHEDULE ON A6.0
  - CT CERAMIC WALL TILE @ CUSTOMER SERVICE AND KITCHEN SERVING AREAS - TO BE COORDINATED W/FINAL DINING DECOR SCHEME & MCDONALD'S AREA CONSTRUCTION MANAGER
  - X KEY NOTE

- GENERAL NOTES**
- EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF FINISH.
  - 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.
  - SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
  - SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
  - SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
  - 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 1-800-214-8768 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802
  - MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
  - ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
  - COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVINGS, ETC. FOR PROPER INSTALLATION HEIGHTS.

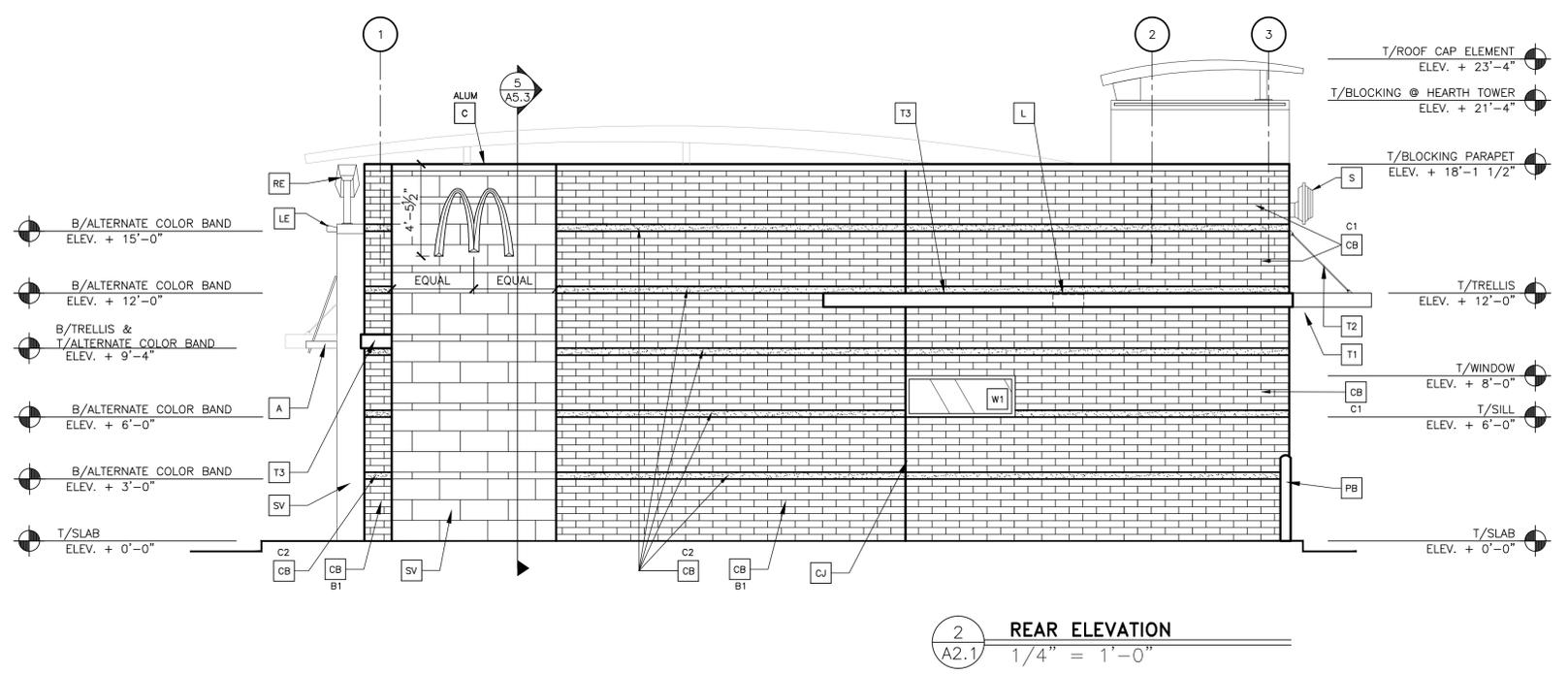
DRAWN BY: VWS		DATE: MARCH 2009		REVIEWED BY: MR		DATE ISSUED: 5/18/2011		SITE ADDRESS: 72 W. MAPLE RD TROY, MICHIGAN	
STD ISSUE DATE: MARCH 2009		REVISION: 1		DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING		SHEET NO: A1.0		TITLE: 2009 STANDARD BUILDING 4587+5 REAR - WOOD/WOOD	
PREPARED BY: Michael J. Ceferin		LICENSED ARCHITECT		2111 McDonald's Drive, Oak Brook IL 60523		PHONE: (630) 623-6204		LICENSE EXPIRES: 10/31/2011	
© 2011 McDonald's USA, LLC		McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for any purpose without the prior written consent of McDonald's USA, LLC. Use of these drawings for reference or on another project requires the contract documents for reuse on another project is not authorized.		TROY, MICHIGAN		DESCRIPTION	
REV	DATE	DESCRIPTION							



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1 DRIVE THRU ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

**KEY NOTES:**

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

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

**GLAZING REQUIREMENTS:**  
U VALUE = 0.45  
SHGC = 0.40

DRAWN BY VWS		PREPARED FOR McDonald's USA, LLC	
STD ISSUE DATE MARCH 2009	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. A2.1		ELEVATIONS	
REV	DATE	DESCRIPTION	BY