



**PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING**

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

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Karen Crusse, Michael W. Hutson, Tom Krent
Gordon Schepke, Thomas Strat and John J. Tagle

January 13, 2015

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – December 9, 2014 Planning Commission Regular meeting
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

OTHER BUSINESS

6. ELECTION OF OFFICERS FOR 2015
7. PUBLIC COMMENT – Items on Current Agenda
8. PLANNING COMMISSION COMMENT

ADJOURN

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

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 9, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Steve Gottlieb
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-12-063

Moved by: Krent
Seconded by: Gottlieb

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-12-064

Moved by: Tagle
Seconded by: Crusse

RESOLVED, To approve the minutes of the November 25, 2014 Special/Study meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

OTHER BUSINESS

5. POTENTIAL PRELIMINARY SITE PLAN APPLICATION – Potential Multifamily Residential Development, Southeast corner of Maple Road and Axtell (2785 West Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant introduced the revised site plan since last presented to the Board in October.

Mr. Carlisle highlighted significant revisions to the conceptual site plan.

Present were Steven Schafer of Schafer Development and Jason Van Ryn of Nederveld Associates.

Discussion items:

- Access points; elimination on Maple Road, two on Axtell.
- Streetscape treatments along Maple and Axtell; landscaping, lighting.
- Open space centrally located; pool, pavilion, clubhouse, destination point.
- Elevations and floor plans; architecture, color.
- Urban type living; fits surrounding area.
- Stormwater management; green features.
- 250 units, approximately 500 residents.
- Vehicular, pedestrian traffic circulation.
- Bicycle friendly.
- Project name; *The Mark of Troy*.
- ‘Pilot’ project for future development.

6. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

General Planning Commission comments followed.

The Regular meeting of the Planning Commission adjourned at 7:39 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2014 PC Minutes\Draft\2014 12 09 Regular Meeting_Draft.doc

DATE: January 8, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

The petitioner Stonefield Engineering and Design submitted the above referenced Preliminary Site Plan application for a proposed multi-tenant retail development on Big Beaver Road.

The property is currently zoned BB (Big Beaver Form Based) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

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

Attachments:

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

G:\SITE PLANS\SP 1001 Multi Tenant Development Sec 22\SP-1001 PC Memo 01 13 2015.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

Resolution # PC-2015-10-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Multi-Tenant Development, located on the northeast corner of Big Beaver and Talbot (335 E. Big Beaver), Section 22, within the BB (Big Beaver Form Based) District, be granted, subject to the following:

1. Confirm that any vegetation within the corner clearance is less than thirty (30) inches in height.
2. Add two (2) street trees along Big Beaver Road.
3. Extend sidewalk from building to the north through easement.
4. Provide material samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED



Legend:

- Aerial
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

167 0 83 167 Feet

Scale 1: 1,000



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (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
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

267 0 133 267 Feet

Scale 1: 1,600



CARLISLE

WORTMAN
associates, inc.

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

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

January 8, 2015

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Stonefield Engineering and Design
Project Name:	Big Beaver Qdoba
Plan Date:	January 7, 2015
Location:	Northeast corner of Big Beaver Road and Talbot Street
Zoning:	BB, Big Beaver Form-based district
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

We received a site plan and accompanying documents for a proposed commercial development on the northeast corner of Big Beaver Road and Talbot Street. The 1.6 acre parcel is currently developed as a two-story office building.

The applicant is proposing a 3,000 sf free-standing Qdoba at the hard corner of Big Beaver Road and Talbot Street, and an interior 9,900 sf mixed tenant retail and restaurant building fronting Big Beaver. The Qdoba will not have a drive-thru. The buildings are placed 17-feet off the Big Beaver right-of-way to allow for improvements in the pedestrian realm along Big Beaver. Access to the site will be via a curb cut off Talbot Street. There will not be a curb cut on Big Beaver.

The property is zoned Big Beaver Form-Based District. The proposed development and use are by-right and require Site Plan Review approval from the Planning Commission.

Location of Subject Property:

Northeast corner of Big Beaver Road and Talbot Street

Proposed Uses of Subject Parcel:

Qdoba Mexican Restaurant and a multiple tenant retail/restaurant building

Current Use of Subject Property:

Office Building

Current Zoning:

The property is currently zoned Big Beaver Form Based Code, Street Type A/Site Type C.



Direction	Zoning	Use
North	R1-E, Single Family Residential	Single Family Residential
South	BB, Big Beaver Form Based	Big Beaver ROW/Office
East	BB, Big Beaver Form Based / Single Family Residential	Office / Single Family Residential
West	BB, Big Beaver Form Based / Single Family Residential	Office / Single Family Residential

MASTER PLAN

The site is located within the Big Beaver Corridor district in the Troy 2008 Master Plan. The intent of the Big Beaver District is to have ground level spaces front on Big Beaver occupied by shops, entertainment, restaurant, and similar uses that stimulate interest and activity. The upper-level floors should be occupied by office and residential uses. The intent for future development along Big Beaver is building from lot line to lot line that incorporates vertically integrated mixed-use commercial, office and residential towers.

We have discussed with the applicant mixed use or a second story. Though mixed use or a second story is desired, the applicant notes that due to market issues they were unable to do so. However, looking at the area as a mixed use area as a whole and based on the building placement and proposed uses, the development is consistent with the Master Plan.

Items to be Addressed: None.

BUILDING ORIENTATION AND OVERALL SITE LAYOUT

The proposed development is replacing the existing two-story office building. The removal of the existing building and placement along Big Beaver brings the site into conformance with the Big Beaver Form Based District. All parking is located in the rear of the building and screened from Big Beaver. The existing access point of Talbot Street will remain.

The site to the east is currently a medical office. The site may be redeveloped in the future. As requested, the applicant has included a cross access easement which would allow the redevelopment of the medical office site to be incorporated into this site.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The site is being developed with two Building Form A buildings. Building Form A is a permitted building form for Site Type C. Table 5.03.B1 establishes the dimensional requirements for the building form A:

	Required / Allowed	Provided	Compliance
Front (Big Beaver)	10 foot build-to-line	17-feet	Complies with Planning Commission Approval
Rear	30 foot minimum	188 feet	Complies
Side	0 foot	11.4 feet	Complies
Open Space	30 percent	32 percent	Complies
Building Height	Minimum 14 feet Maximum 45 feet	29-feet, 8-inches	Complies
Parking	Big Beaver: Not located in front yard and screening	Not located in front yard and screened	Complies

The building has been setback 17-feet to incorporate a plaza/streetscape and outdoor seating. The improvements in the plaza include planter boxes, benches, bike racks, pedestrian scale lights, and trash cans.

Items to be Addressed: None

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Qdoba: 1 space per 2 seats	64 seats = 32 spaces	87
Retail: 1 space per 250 gross sq/ft	5,900 sf / 250 = 24 spaces	
Proposed Restaurant: 1 space per 2 seats	62 seats = 31 spaces	
Barrier Free	4	4
Bicycle Parking	2	6
Loading	0	0
Total	87 automobile + 2 bicycle	87 spaces + 6 bicycle

The applicant has provided the required 87 spaces + 6 bicycle spaces. Parking is sufficient based on the proposed uses.

Items to be Addressed: None

LANDSCAPING/HARDSCAPE BIG BEAVER

The applicant has provided a landscape plan.

	Required:	Provided:	Compliance:
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Talbot: 9	Talbot: 9	Complies
<u>Parking Lot Screening:</u> Screened via three (3) foot berm or approved landscaping or screen wall.	Talbot: Berm or approved landscape or screen wall	24-30" yew along the entire length of Talbot	Complies with Planning Commission approval
<u>Site landscaping:</u> A minimum of fifteen percent (15%) of	15%	30%	Compliant

the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.			
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	11 trees	11 trees	Compliant

It appears that some of the proposed landscaping encroaches into 25-foot corner clearance. Vegetation within the corner clearance must be less than thirty (30) inches in height.

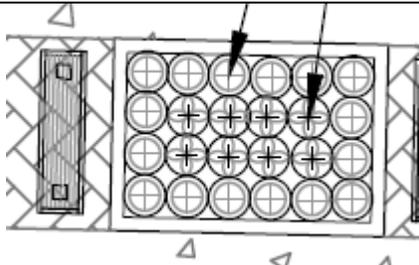
Transformer / Trash Enclosure:

The applicant is screening the transformer with a dense Arborvitae screen. A trash enclosure is proposed along the western edge of the parking lot. The trash enclosure will be screened with split face block.

Items to be Addressed: Confirm that any vegetation within the corner clearance is less than thirty (30) inches in height.

PEDESTRIAN CIRCULATION

There is an existing sidewalk along Big Beaver. The applicant is improving the pedestrian realm in front of the development with the installation of a pedestrian/plaza space and outdoor seating. The improvements in the plaza include planter boxes, benches, bike racks, pedestrian scale lights, and trash cans.

	<p>Planter Box: Applicant providing three (3) street trees along Big Beaver. Add two (2) additional street trees to strengthen pedestrian realm.</p>
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Paver: Herringbone pattern



Street Light



Benches

 A photograph showing two black metal bike racks mounted on a brick patio. The racks are positioned in front of a brick wall. In the background, there are trees and a building.	<p>Bike Rack</p>
 A photograph of a red metal trash receptacle with a slatted design. It is placed on a brick patio with green foliage in the background.	<p>Trash Receptacle: Black</p>

The applicant should extend the sidewalk between the building and the parking lot north through the area of the proposed easement to service the eastern parking lot.

Items to be Addressed: 1). Add two (2) street trees along Big Beaver; and 2). Extend sidewalk from building north through easement.

SITE ACCESS, and CIRCULATION

Access to the site is provided via a curb-cut of Talbot. As requested the applicant has provided a cross access easement to the medical office development to the west. The cross access provides better

circulation and reduces the number of curb cuts on Big Beaver if the medical office site should ever be redeveloped.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans and elevations. The architecture complies with the Big Beaver Form Based District standards including the use of material changes, projections, façade articulation and fenestration and windows. The architecture provides architectural detail as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, to provide ground story activation. See design standards below for more information.

The building will be constructed primarily of brick and glass. The applicant doesn't indicate brick color or canopy details. As required, the applicant needs to submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Items to be Addressed: *Submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.*

UTILITIES

An existing utility pole just south of the existing approach on Talbot is shown on the "Existing Conditions Plan" but is not shown on the proposed plans. The proposed approach on Talbot is moved to the south which places this pole in the middle of the proposed approach. The pole will need to be relocated.

Items to be Addressed: None.

LIGHTING

The applicant has submitted a lighting and photometric plan. In addition to building lighting and pedestrian street lighting along Big Beaver, the applicant is proposing four (4) double-headed pole lights and one (1) single-headed pole lights in the parking lot.

The photometric plans complies with ordinance requirements.

Items to be Addressed: None.

DESIGN STANDARDS

The Big Beaver design standards provide the Planning Commission with direction when reviewing the proposed design features of this development.

Façade Variation.

The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet.

Through the use of material changes, projections, façade articulation and fenestration, the all buildings comply with this standard.

Pedestrian Access / Entrance.

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

All elevations, including all retail building tenant spaces, are accessible from Big Beaver.

- b. *Pedestrian Connection. The pedestrian connection shall be fully paved and maintained surface not less than five (5) feet in width.*

The applicant has provided significant improvements to the pedestrian realm along Big Beaver.

- c. *Additional Entrances. In addition to the primary façade facing front façade and/or the right-of-way, if a parking area is located in the rear or side yard, must also have a direct pedestrian access to the parking area that is of a level of materials quality and design emphasis at least equal to that of the primary entrance.*

Complies

Ground Story Activation.

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

The applicant meets the transparency requirement.

Transitional Features

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

Due to proximity of other commercial uses, the commercial development is not more intense which would require transitional features. In the rear the applicant will provide a screen wall and landscaping.

Site Access and Parking

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

The applicant has provided the required parking.

- b. *Location.*

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

Not Applicable.

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

All the parking is located to the rear of the building and complies with parking location requirements.

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

Not Applicable

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

The applicant has screened their parking lot in compliance with section 13.02.C.

Items to be Addressed: None

SUMMARY OF FINDINGS

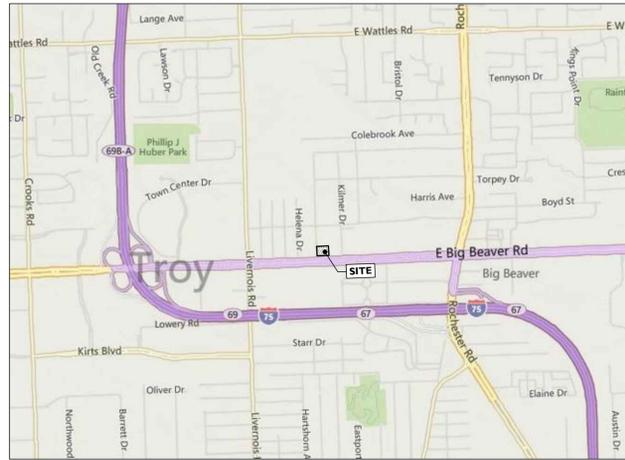
We support the development of this site, and find that the plan and development details are consistent with the vision along Big Beaver and the requirements of Big Beaver Form Based District. We recommend preliminary site plan approval with the following conditions:

- 1) *Confirm that any vegetation within the corner clearance is less than thirty (30) inches in height.*

- 2) *Add two (2) street trees along Big Beaver.*
- 3) *Extend sidewalk from building north through easement.*
- 4) *Provide samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.*



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



SOURCE: BING MAPS © 2014.

LOCATION MAP

SCALE: 1" = 2000'±

SITE DEVELOPMENT PLANS FOR PROPOSED RESTAURANT & MULTI-TENANT RETAIL

PARCEL ID: 20-22-380-033
335 BIG BEAVER ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN



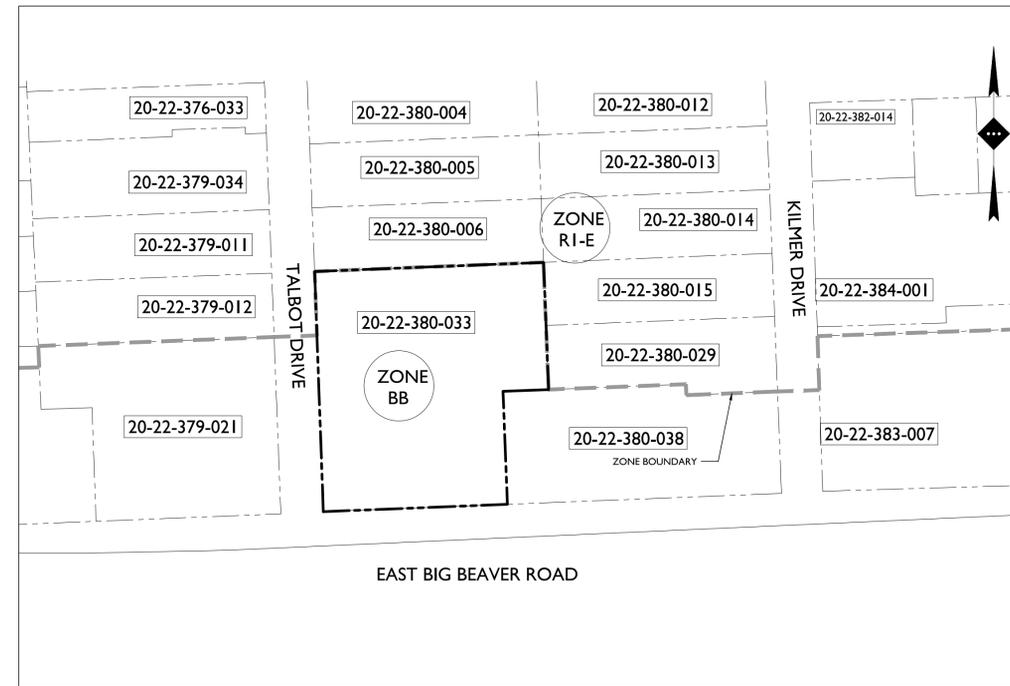
Know what's below.
Call before you dig.



SOURCE: GOOGLE EARTH PRO © 2014.

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: CITY OF TROY, PARCEL MAP & ZONING MAP

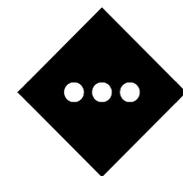
AERIAL MAP

SCALE: 1" = 100'±

PLAN REFERENCE MATERIALS:

- THE PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY ENTITLED "TOPOGRAPHIC SURVEY", PREPARED BY KEM-TEC & ASSOCIATES, DATED 09/29/2014
 - SITE DEVELOPMENT PLAN ENTITLED "PROPOSED RESTAURANT & MULTI-TENANT RETAIL", PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC., LAST REVISED 11/12/2014.
 - ARCHITECTURAL PLANS ENTITLED "ALRIG RETAIL DEVELOPMENT", PREPARED BY SAROKI ARCHITECTURE, LAST REVISED 11/11/2014.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO © 2014.
 - LOCATION MAP OBTAINED FROM BING MAPS © 2014.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

PLANS PREPARED BY:



STONEFIELD

engineering & design, llc.

Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI

www.stonefieldeng.com

2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302

Phone 248.309.3807

CITY STANDARD DETAILS

DRAWING TITLE	SHEET #
ROAD & PAVING DETAILS	1 OF 1
SANITARY DETAILS I	1 OF 2
SANITARY DETAILS II	2 OF 2
SESC DETAILS	1 OF 1
STORMWATER DETAILS	1 OF 1
WATER DETAILS	1 OF 1

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
STORMWATER MANAGEMENT PLAN	C-9
LANDSCAPING PLAN	C-10
CONSTRUCTION DETAILS	C-11

REV	DATE	COMMENT
02	01/07/2015	REVISED PER CITY PLANNING COMMENTS
01	12/29/2014	REVISED PER CITY PLANNING COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.

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www.stonefieldeng.com

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Phone 248.309.3807

SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 20-22-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
LICENSED PROFESSIONAL ENGINEER

MTP/JRJ/M TP
DRAWN BY CHECKED BY

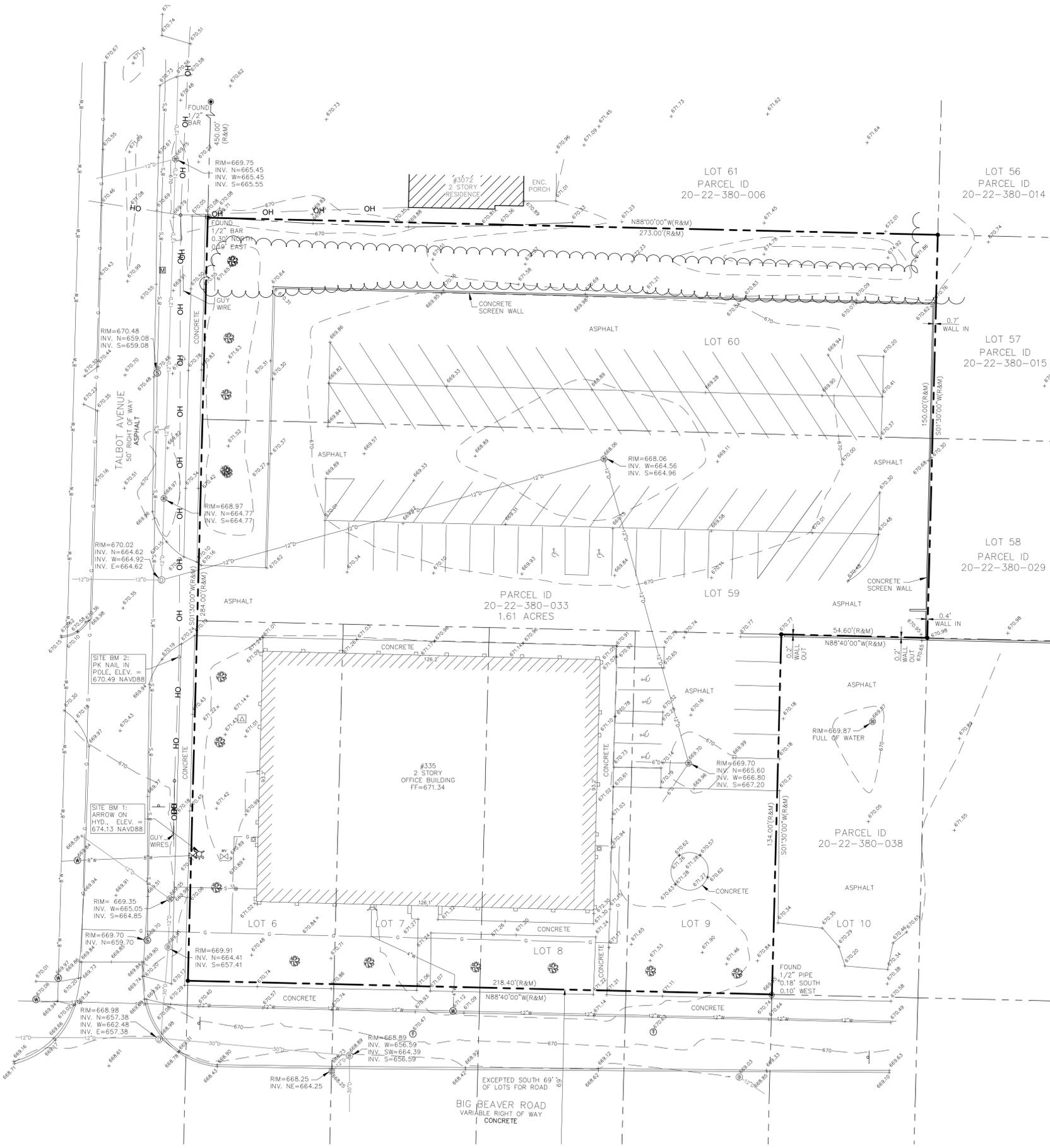
STONEFIELD
engineering & design, llc.

DATE: 11/19/2014 PROJECT ID: T-14411
SCALE: AS SHOWN SHEET: 01 OF 11

TITLE:
COVER SHEET

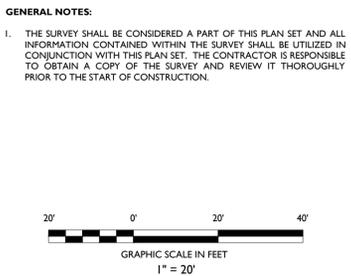
DRAWING:
C-1

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SYMBOL	DESCRIPTION
(R&M)	SET 1/2" REBAR WITH CAP OR NAIL
(R)	FOUND MONUMENT (AS NOTED)
(M)	RECORD AND MEASURED DIMENSION
○	RECORD DIMENSION
○	MEASURED DIMENSION
○	GROUND POINT
○	COMMUNICATION MANHOLE
○	TRANSFORMER
○	UTILITY POLE
○	GAS METER
○	CLEANOUT
○	SANITARY MANHOLE
○	ROUND CATCH BASIN
○	SQUARE CATCH BASIN
○	STORM DRAIN MANHOLE
○	FIRE HYDRANT
○	FIRE DEPARTMENT CONNECTION
○	WATER GATE MANHOLE
○	WATER VALVE
○	MAIL BOX
○	SINGLE POST SIGN
○	HANDICAP PARKING
○	TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	BUILDING
---	CENTERLINE DITCH
---	CURB
---	PAVEMENT
OH	OVERHEAD UTILITY LINE
T	COMMUNICATION LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE

PROPERTY DESCRIPTION
 LOTS 6, 7, 8, & 9, EXCEPTING THEREFROM THE SOUTH 69 FEET, AND ALL OF LOTS 59 & 60; BIG BEAVER, A PART OF S.W. 1/4 OF SECTION 22, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 21 OF PLATS, PAGE 19 OF OAKLAND COUNTY RECORDS. METES & BOUNDS OF THE SITE ARE AS SHOWN ON THE PLAN.



GENERAL NOTES:
 1. THE SURVEY SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

REVISED PER CITY PLANNING COMMENTS	REVISION	DATE	COMMENT
02	01/07/2015		
01	12/29/2014		
	REV		

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
 engineering & design, llc.

Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
 www.stonefielddesign.com

2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
 Phone 248.309.3807

SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 20-22-380-033
 335 BIG BEAVER ROAD
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
 LICENSED PROFESSIONAL ENGINEER

MTP/JRJ/M TP
 DRAWN BY CHECKED BY

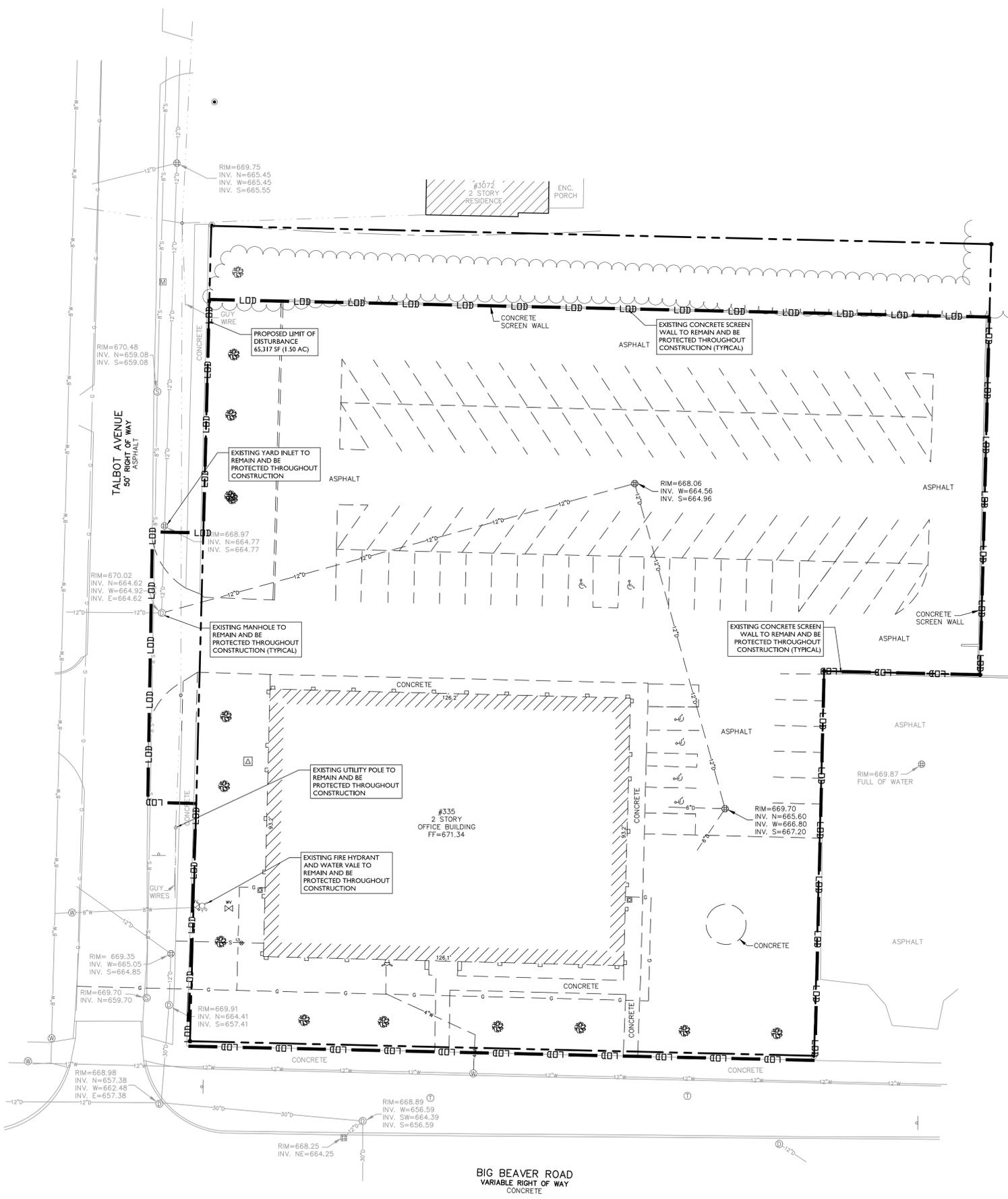
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DATE: 11/19/2014 PROJECT ID: T-14411
 SCALE: 1" = 20' SHEET: 02 OF 11

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

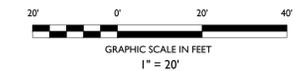
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SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	PROPOSED LIMITS OF DISTURBANCE
---	EXISTING OBJECTS TO BE REMOVED

DEMOLITION LIMIT NOTE:
ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED

- DEMOLITION NOTES**
- ALL ONSITE STRUCTURES AND IMPROVEMENTS ON SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE OTHER SITE PLAN AND GEOTECHNICAL DOCUMENTS AND ASSOCIATED REPORTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 - UNLESS AT THE WRITTEN CONSENT OF BOTH THE OWNER AND GOVERNING AGENCIES, EXPLOSIVES SHALL NOT BE USED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 - ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 - DEMOLISHED DEBRIS SHALL NOT BE BURIED ON-SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING THE SITE PLAN IMPROVEMENTS.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE SIDEWALK CLOSURE SIGNS AND PEDESTRIAN TRAFFIC CONTROL MEASURES. SIDEWALK IN RIGHT-OF-WAY IS NOT TO BE REMOVED UNTIL THE TIME IMMEDIATELY PRECEDING NEW SIDEWALK CONSTRUCTION IN RIGHT-OF-WAY.



REV	DATE	COMMENT
02	01/07/2015	REVISED PER CITY PLANNING COMMENTS
01	12/29/2014	REVISED PER CITY PLANNING COMMENTS

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 Phone 248.308.3807

PROPOSED RESTAURANT & MULTI-TENANT RETAIL
QDOBA
 PARCEL ID: 30-32-380-033
 335 BIG BEAVER ROAD
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

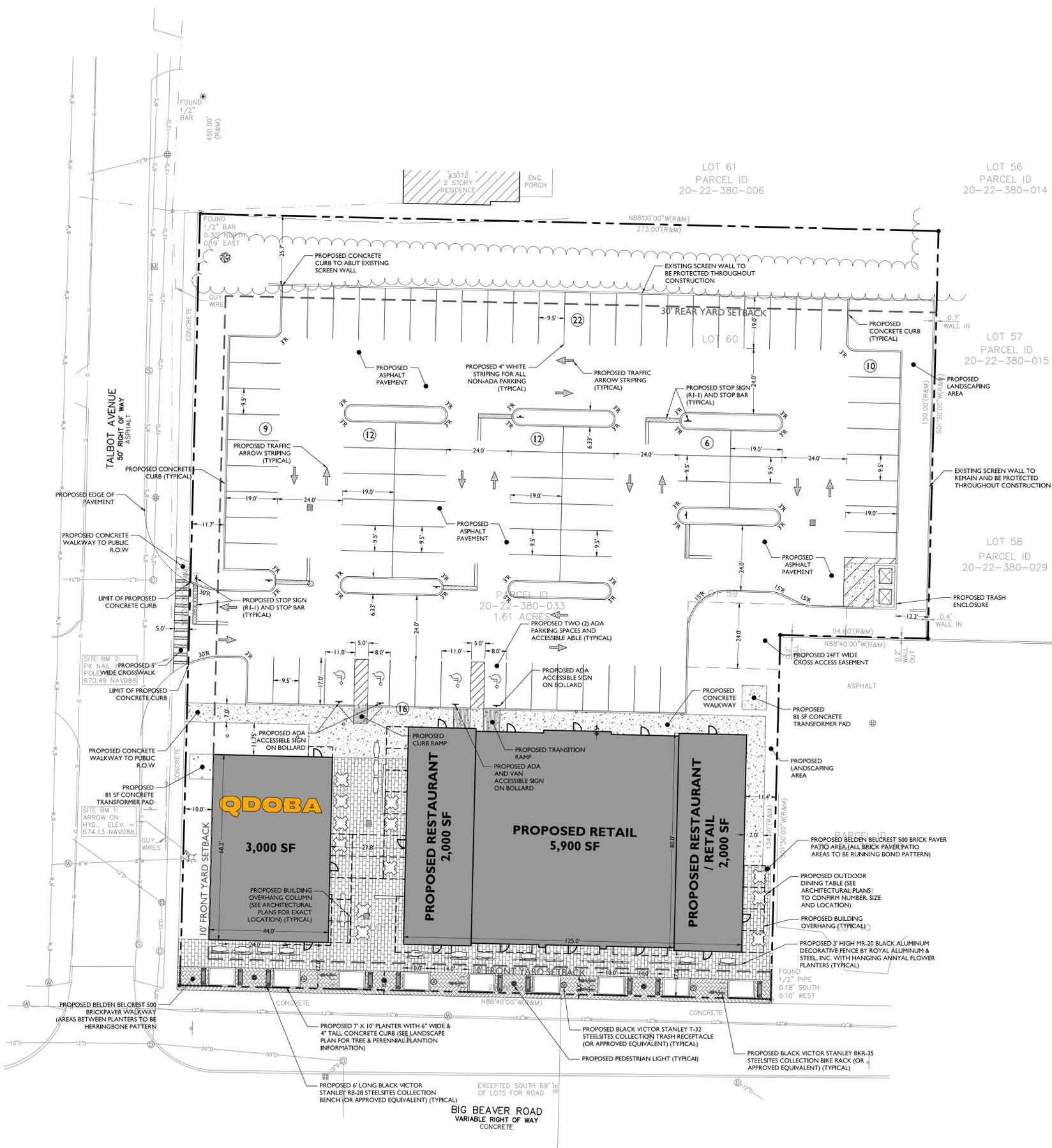
MICHIGAN LICENSE No. 6201061061
 LICENSED PROFESSIONAL ENGINEER

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DATE: 11/19/2014 PROJECT ID: T-1441
 SCALE: 1" = 20' SHEET: 03 OF 11

TITLE:
DEMOLITION PLAN

DRAWING:
C-3



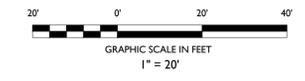
SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY / LOT
---	ZONING SETBACK
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED BUILDING
---	PROPOSED CONCRETE AREA
---	PROPOSED SITE BRICK PAVEMENT
---	PROPOSED SIGN
---	PARKING STALL COUNTER

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO OVERSEE CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- CROSSWALKS, LETTERED MARKINGS AND STOP BARS SHALL BE THERMOPLASTIC STRIPING.

TABLE OF LAND USE AND ZONING		
PARCEL ID: 20-22-380-033		
BIG BEAVER DISTRICT (BB)		
PROPOSED USE	PERMITTED USE	PROPOSED
RESTAURANT	RESTAURANT	
RETAIL	RETAIL	
ZONING REQUIREMENTS	REQUIRED	PROPOSED
FRONT YARD SETBACK (BIG BEAVER)	10 FT	17 FT
FRONT YARD SETBACK (TALBOT)	10 FT	10 FT
SIDE YARD SETBACK	0 FT	11.4 FT
REAR YARD SETBACK	30 FT	> 100 FT
MINIMUM BUILDING HEIGHT	1 STORY OR 14 FT	1 STORY OR 14 FT
MAXIMUM BUILDING HEIGHT	< 3 STORIES OR 45 FT	< 3 STORIES OR 45 FT
MINIMUM OPEN SPACE	30 % (21,065 SF)	32.1 % (22,558 SF)

PARKING REQUIREMENTS		
ORDINANCE SECTION	REQUIRED	PROPOSED
§TABLE 13.06-A	RETAIL 1 SPACE PER 250 GFA (5,900 SF / (250 SF)) = 24 SPACES	87 SPACES
	SIT-DOWN RESTAURANT 1 SPACE PER 2 SEATS (62 SEATS) / (1/2 SEATS) = 31 SPACES	
	QDOBA (SIT-DOWN RESTAURANT) 1 SPACE PER 2 SEATS (64 SEATS) / (1/2 SEATS) = 32 SPACES	
	TOTAL 24 SPACES + 63 SPACES 87 SPACES	
§TABLE 13.06-B	90 DEGREE PARKING 9.5 FT X 19 FT W/ 24 FT AISLE	9.5 FT X 19 FT W/ 24 FT AISLE
§SECTION 13.06.C.2	ONE TREE PER 8 PARKING SPACES (12 TREES)	15 TREES
§SECTION 13.06.C.3	10 FT PAVED AREA SETBACK FOR LOT LINES THAT ABUT RESIDENTIAL ZONED PROPERTIES	12.2 FT (SIDE YARD) 25.7 FT (REAR YARD)



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Phone 248.309.3807

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 20-22-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SITE DEVELOPMENT PLANS

MICHIGAN LICENSE No. 620106161
LICENSED PROFESSIONAL ENGINEER

MTP/JRJ/M TP
DRAWN BY CHECKED BY

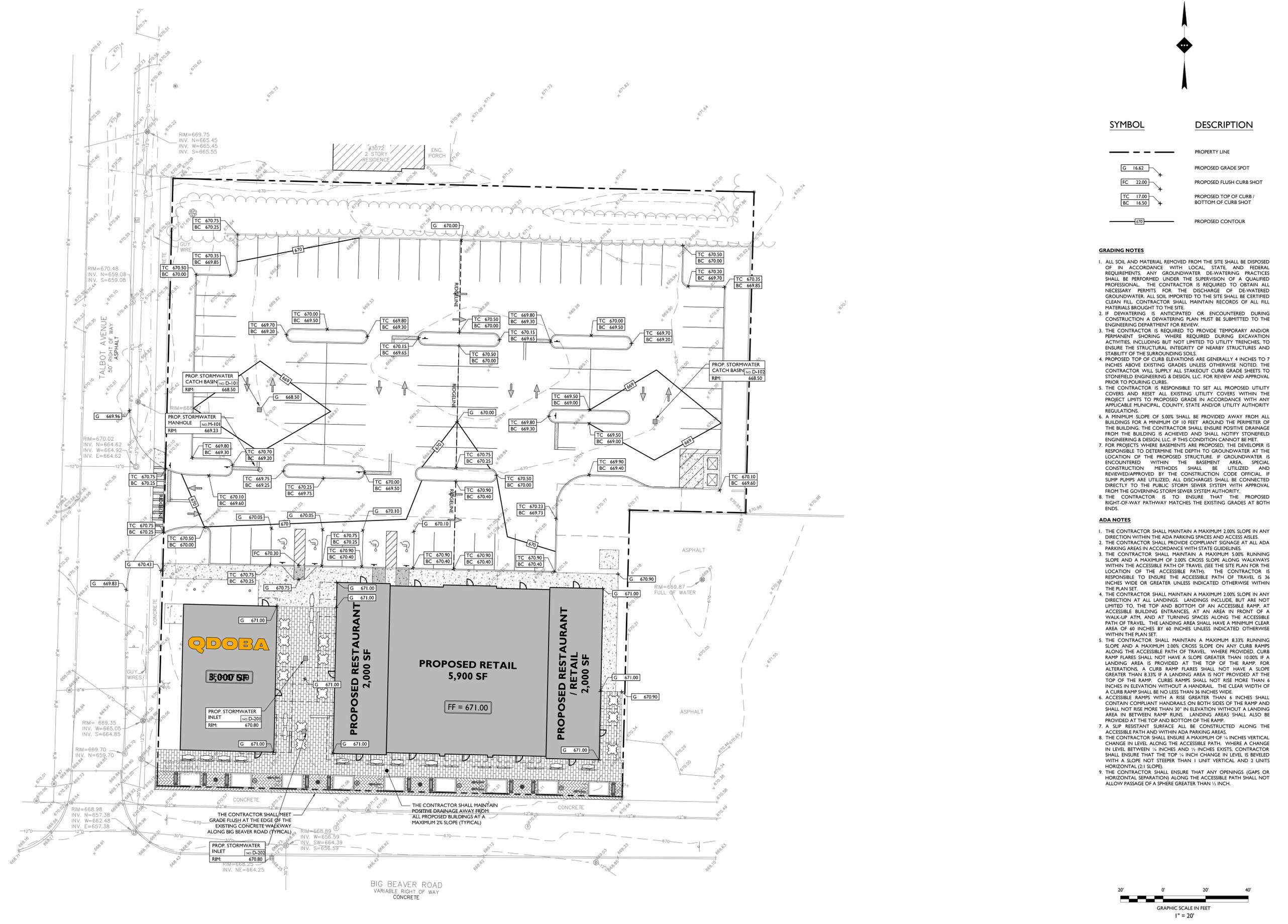
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DATE: 11/19/2014 PROJECT ID: T-14111
SCALE: 1" = 20' SHEET: 04 OF 11

TITLE:
SITE PLAN

DRAWING:
C-4

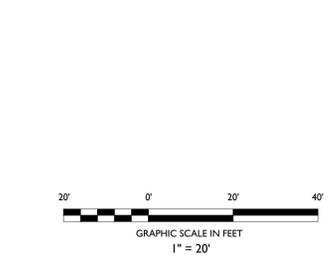
T:\2014\14111_AUGUS_13E_BIG BEAVER_1201_HIC\CD\20140702-04-SITE.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
G 16.62	PROPOSED GRADE SPOT
FC 22.00	PROPOSED FLUSH CURB SHOT
TC 17.00 BC 16.50	PROPOSED TOP OF CURB / BOTTOM OF CURB SHOT
---	PROPOSED CONTOUR

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - A MINIMUM SLOPE OF 5.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET AROUND THE PERIMETER OF THE BUILDING. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
 - THE CONTRACTOR IS TO ENSURE THAT THE PROPOSED RIGHT-OF-WAY PATHWAY MATCHES THE EXISTING GRADES AT BOTH ENDS.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL WHERE PROVIDED. CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE ALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4" INCHES AND 1/2" INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4" INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2" INCH.



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01	12/29/2014	REVISED PER CITY PLANNING COMMENTS

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SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 30-32-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE NO. 6201061061
LICENSED PROFESSIONAL ENGINEER

MTP/JRJ/M TP
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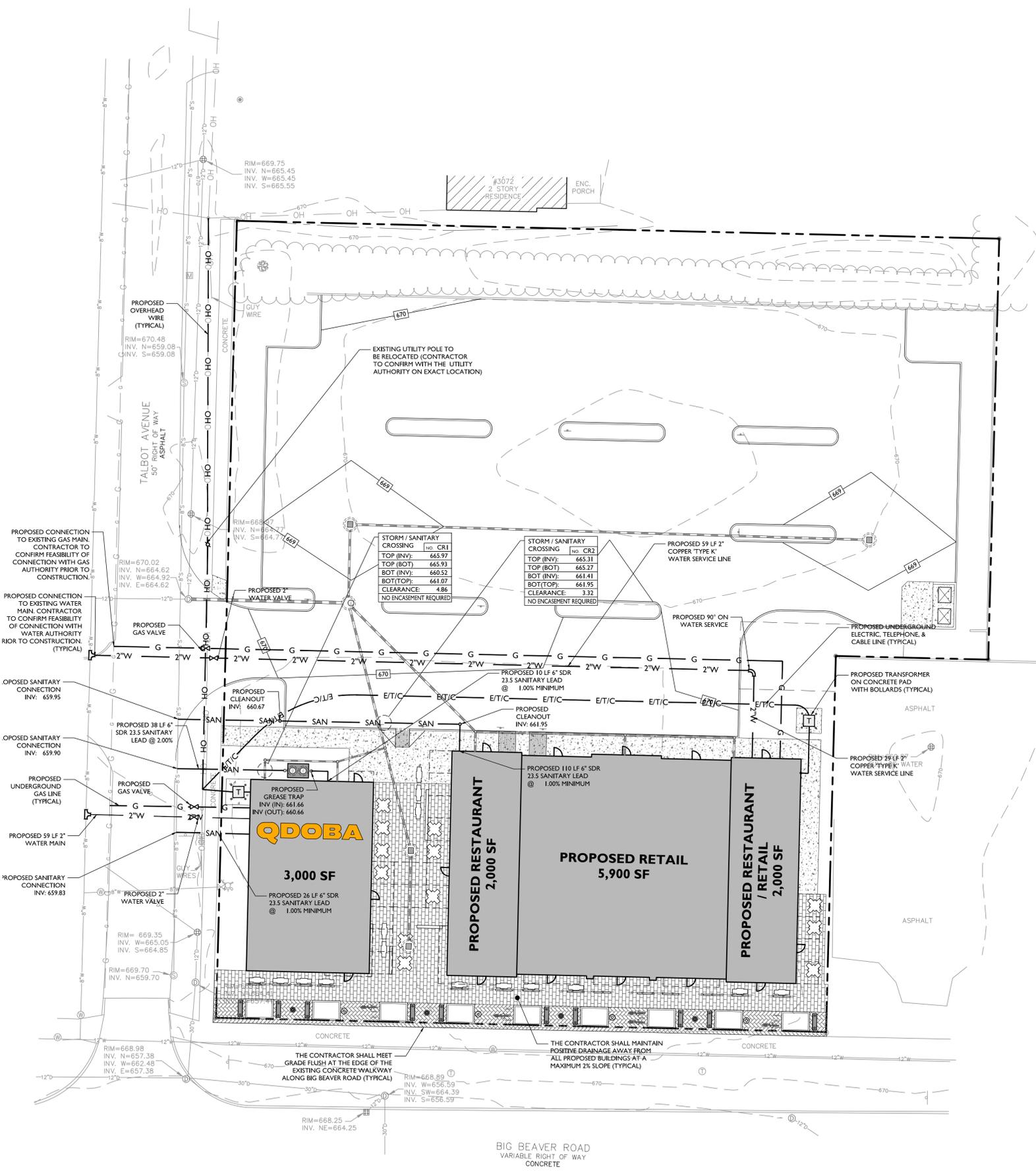
STONEFIELD
engineering & design, llc.

DATE: 1/11/2014 PROJECT ID: T-1411
SCALE: (H) 1"=20' SHEET: 05 OF 11

TITLE:
GRADING PLAN

DRAWING:
C-5

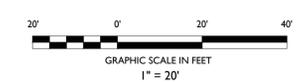
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SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
SAN	PROPOSED SANITARY SEWER
2"W	PROPOSED UNDERGROUND 2" WATER LINE
G	PROPOSED UNDERGROUND FIRE PROTECTION LINE
E/T/C	PROPOSED UNDERGROUND ELECTRIC/PHONE/CABLE LINE

UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER, WATER, AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AND STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
7. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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SITE DEVELOPMENT PLANS

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 30-32-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
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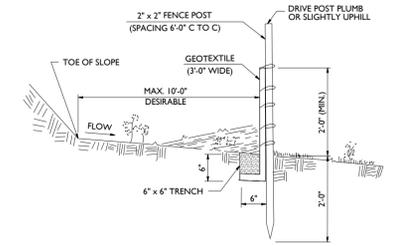
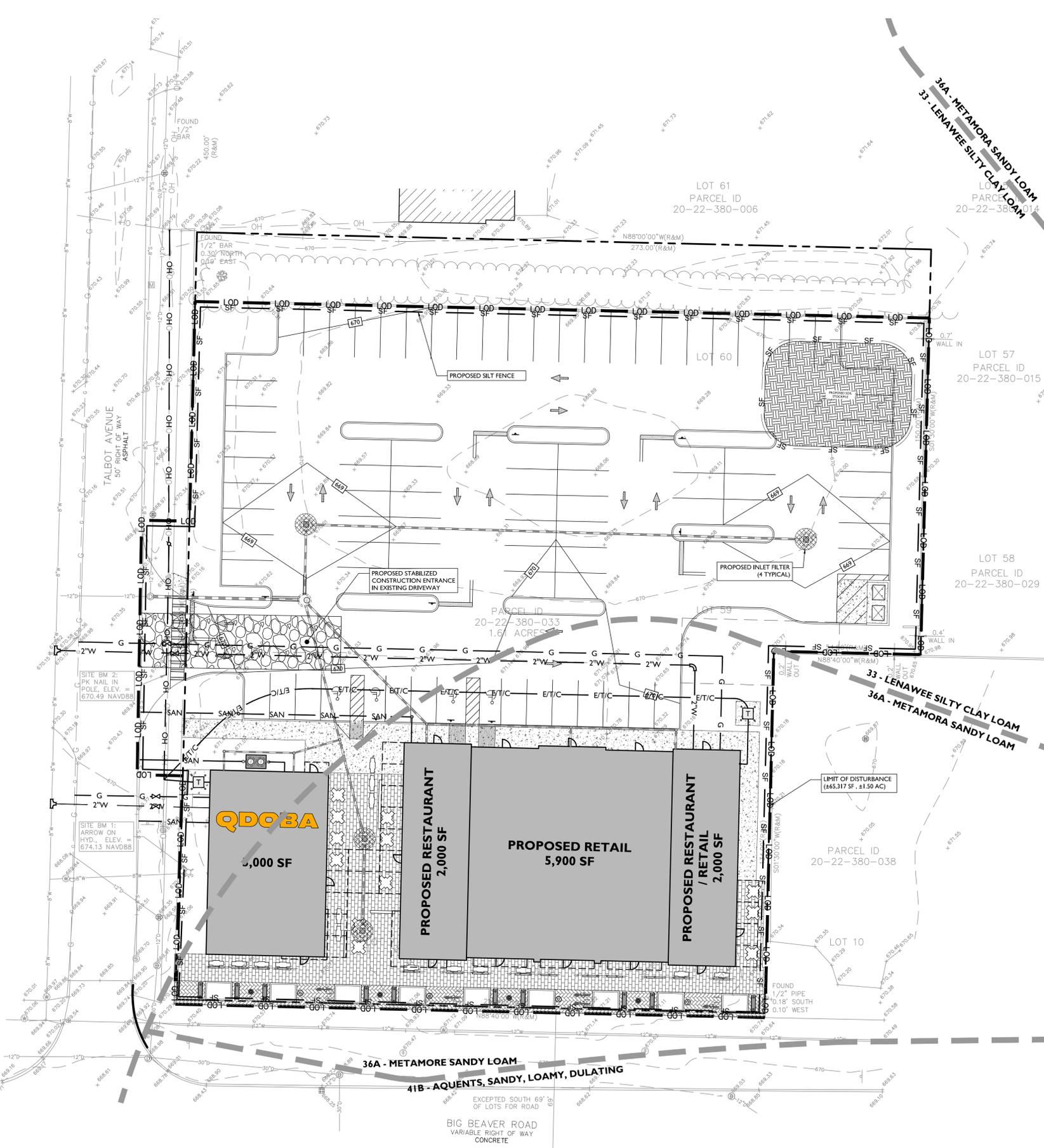
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DATE: 11/19/2014 PROJECT ID: T-14411
SCALE: 1" = 20' SHEET: 06 OF 11

TITLE:
UTILITY PLAN

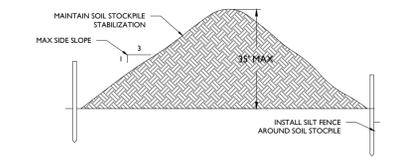
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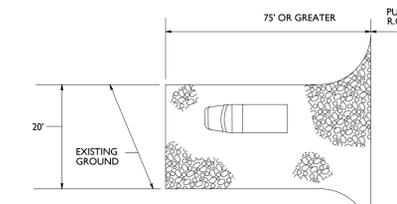


- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. BURY BOTTOM 1\"/>

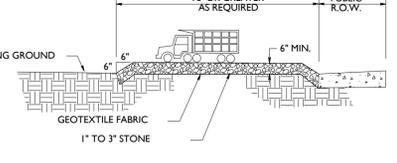
SILT FENCE DETAIL
NOT TO SCALE



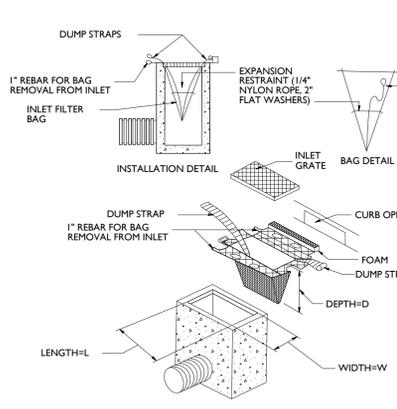
SOIL STOCKPILE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



INLET FILTER BAG DETAIL
NOT TO SCALE

SYMBOL	DESCRIPTION
	PROPOSED SOIL STOCKPILE
	PROPERTY LINE
	EXISTING SOIL BOUNDARY
	LIMIT OF DISTURBANCE
	SILT FENCE
	INLET FILTER

- SEQUENCE OF CONSTRUCTION**
1. INSTALL SOIL EROSION MEASURES
 2. DEMOLISH EXISTING STRUCTURES. ALL EXPOSED SOIL AREAS FOR DEMOLITION SHALL BE STABILIZED TEMPORARILY UNTIL NEXT PHASE OF CONSTRUCTION BEGINS.
 3. ROUGH GRADING AND TEMPORARY SEEDING.
 4. INSTALL INLET FILTERS.
 5. COMMENCE BUILDING CONSTRUCTION AND SITE IMPROVEMENTS
 6. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING.
 7. REMOVE SILT FENCE AND SOIL EROSION MEASURES.

- EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.

33 - Lenawee Silty Clay Loam

SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	C/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80"
SOIL PERMEABILITY	0.20 TO 0.57 INCHES / HR
DEPTH TO WATER TABLE	ABOUT 0 INCHES

SOURCE: INFORMATION OBTAINED FROM COUNTY SOIL SURVEY AND GEOTECHNICAL REPORT

36A - Metamora Sandy Loam

SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	C/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80"
SOIL PERMEABILITY	0.20 TO 0.57 INCHES / HR
DEPTH TO WATER TABLE	12 - 24 INCHES

SOURCE: INFORMATION OBTAINED FROM COUNTY SOIL SURVEY AND GEOTECHNICAL REPORT

41B Aqents, Sandy, Loamy, Undulating

SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	A/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80"
SOIL PERMEABILITY	5.95 TO 19.98 INCHES/HR
DEPTH TO WATER TABLE	ABOUT 0 INCHES

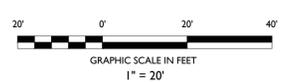
SOURCE: INFORMATION OBTAINED FROM COUNTY SOIL SURVEY AND GEOTECHNICAL REPORT

- FLOOD HAZARD AREA NOTES:**
1. THERE ARE NO RIPARIAN ZONES ON SITE.
 2. THERE ARE NO FLOODWAYS ON SITE.
 3. NO PORTION OF THE SITE IS WITHIN THE 100-YR FLOOD AREA.
 4. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1927 DATUM.

- ENVIRONMENTAL NOTES:**
1. THERE ARE NO WETLANDS ON SITE.
 2. THERE ARE NO STREAMS OR WATERWAYS ON SITE.
 3. REFER TO STORMWATER MANAGEMENT REPORT FOR SOIL INFORMATION AND LAND USE FOR SURROUNDING AREA.

PROPERTY DESCRIPTION

LOTS 6, 7, 8, & 9, EXCEPTING THEREFORM THE SOUTH 69 FEET, AND ALL OF LOTS 59 & 60; BIG BEAVER, A PART OF S.W. 1/4 OF SECTION 22, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 21 OF PLATS, PAGE 19 OF OAKLAND COUNTY RECORDS. METES & BOUNDS OF THE SITE ARE AS SHOWN ON THE PLAN.



REV	DATE	COMMENT
02	01/07/2015	REVISED PER CITY PLANNING COMMENTS
01	12/29/2014	REVISED PER CITY PLANNING COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.

Rutherford, NJ · New York, NY · Islandia, NY · Bloomfield Hills, MI
www.stonefielddesign.com

2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 20-22-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
LICENSED PROFESSIONAL ENGINEER

MTP/JRJ/M TP
DRAWN BY CHECKED BY

STONEFIELD
engineering & design, llc.

DATE: 11/19/2014 PROJECT ID: T-14111
SCALE: 1" = 20' SHEET: 08 OF 11

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-8**



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED CONTOUR
	PROPOSED STORMWATER PIPE
	PROPOSED STORMWATER STRUCTURES

- EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

- EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.

- DRAINAGE NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 2. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER, WATER, AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 3. CONTRACTOR SHALL START CONSTRUCTION OF ANY STORMWATER LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
 4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK. CONTRACTOR RESPONSIBLE TO CONFIRM ROOF LEADER LOCATIONS WITH CANOPY AND BUILDING PLANS.

REV	DATE	COMMENT
02	01/07/2015	REVISED PER CITY PLANNING COMMENTS
01	12/29/2014	REVISED PER CITY PLANNING COMMENTS

NOT APPROVED FOR CONSTRUCTION

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2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.309.3807

SITE DEVELOPMENT PLANS
PROPOSED RESTAURANT & MULTI-TENANT RETAIL

QDOBA

PARCEL ID: 30-32-380-033
335 BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201061061
LICENSED PROFESSIONAL ENGINEER

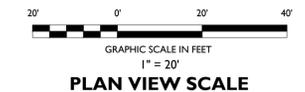
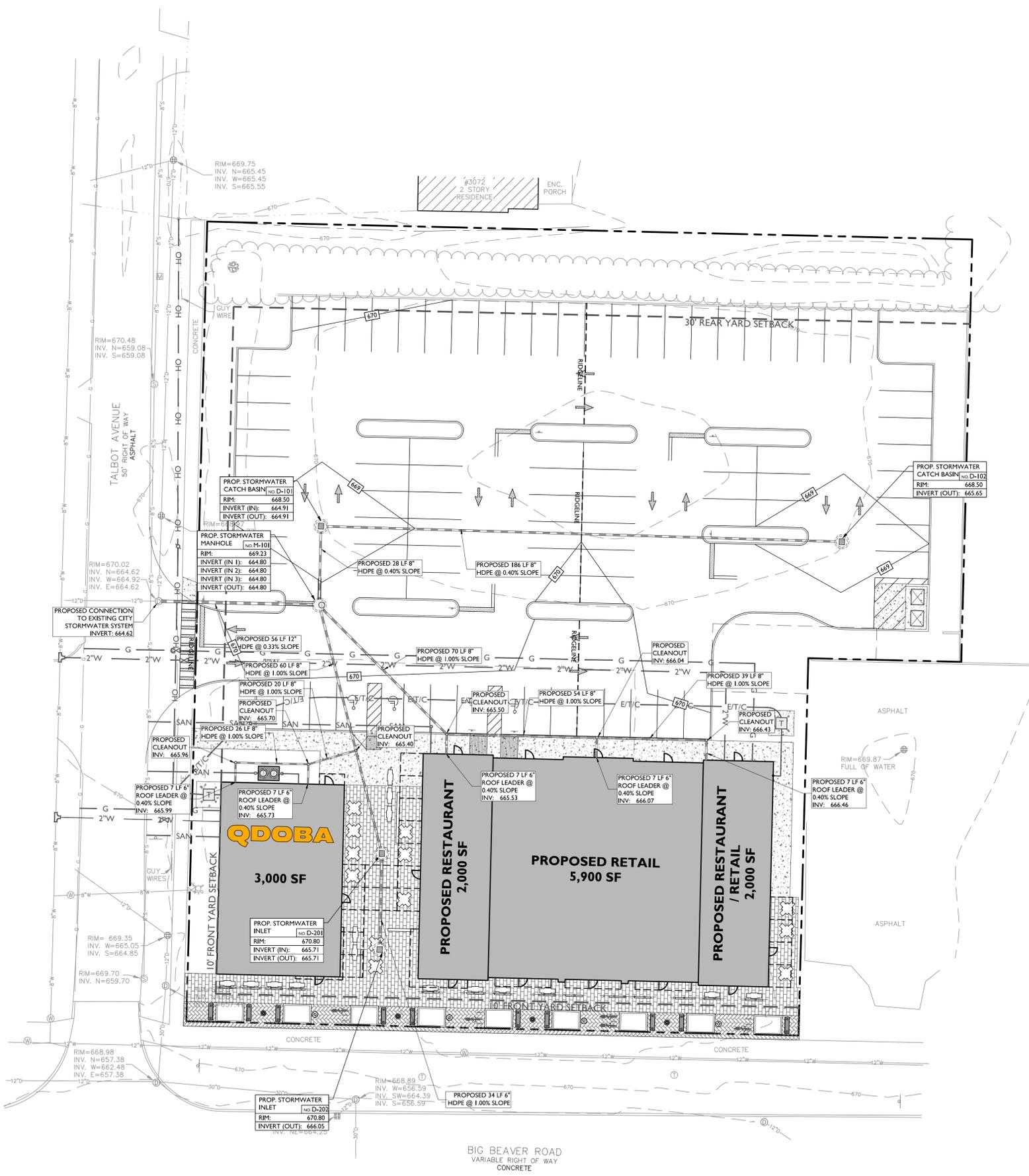
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DATE: 11/19/2014 PROJECT ID: T-14411
SCALE: (H) AS SHOWN SHEET: 09 OF 11

TITLE:
STORMWATER MANAGEMENT PLAN

DRAWING:
C-9



T:\0411411_AJUNG_18E_BIG BEAVER_T01 - H:\CADD\010209-99\STORMING



2 North Context Elevation
SCALE: 1/8" = 1'-0"



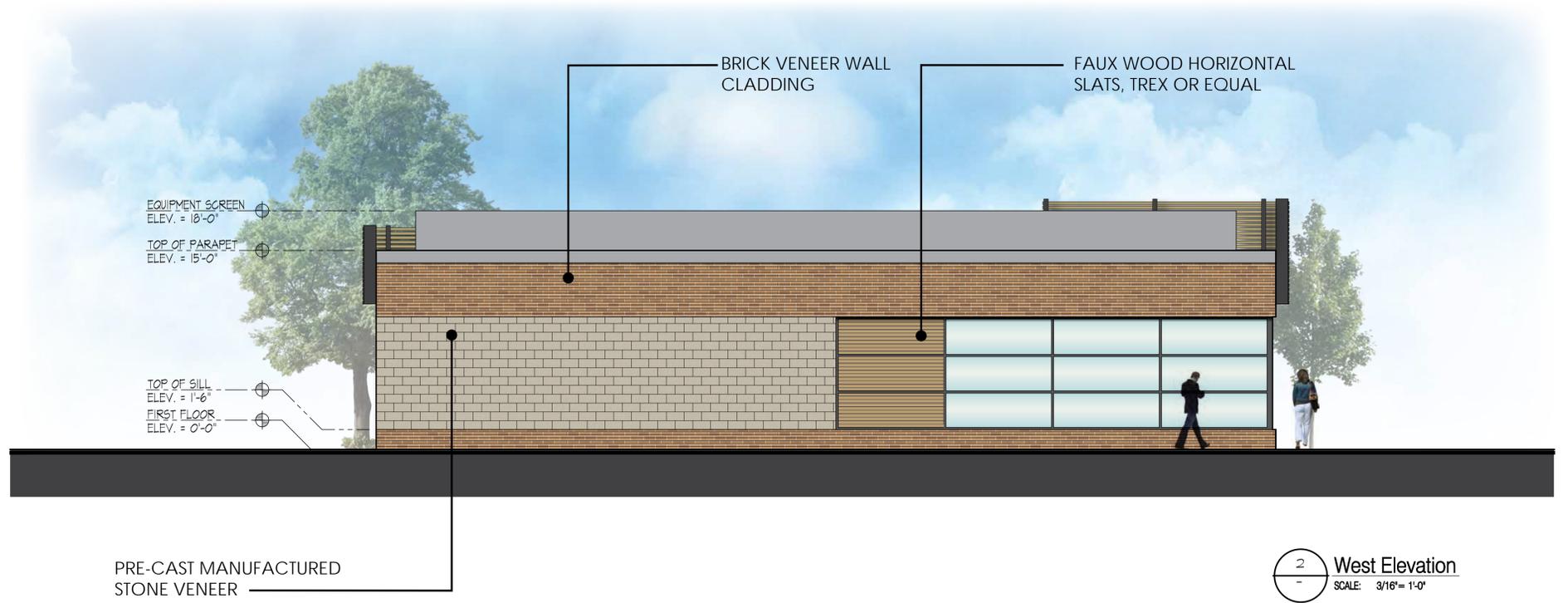
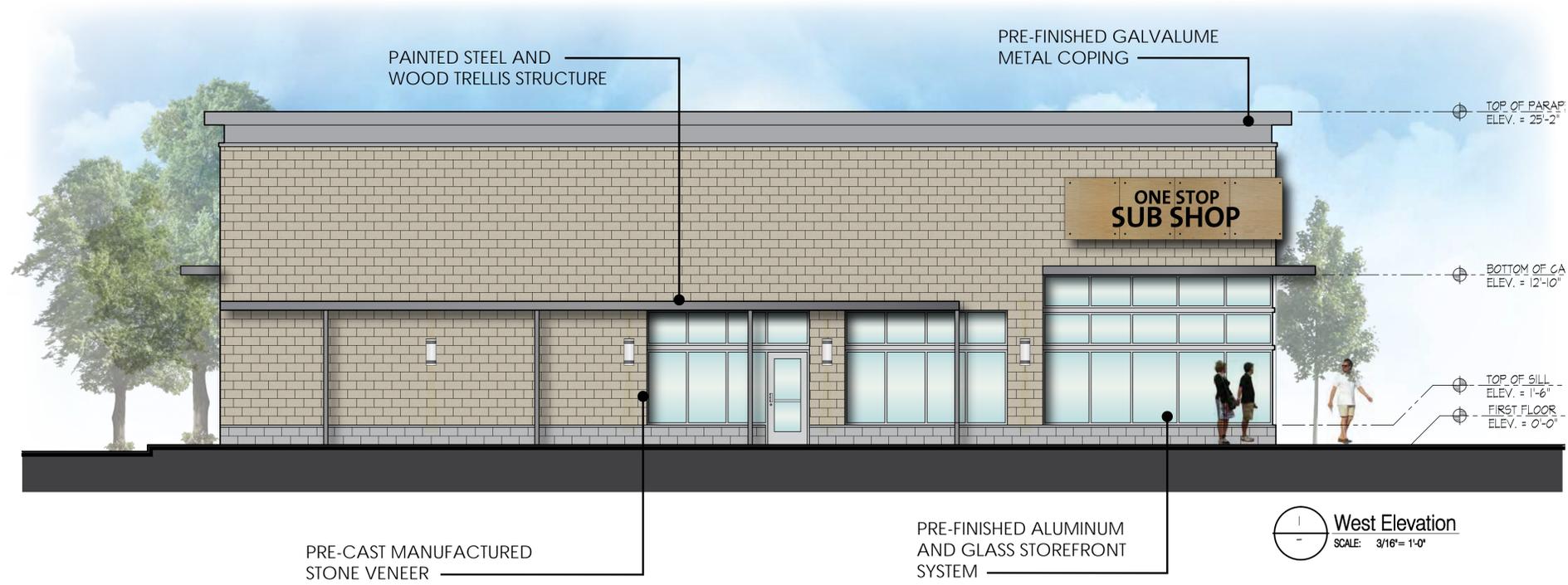
1 South Context Elevation
SCALE: 1/8" = 1'-0"

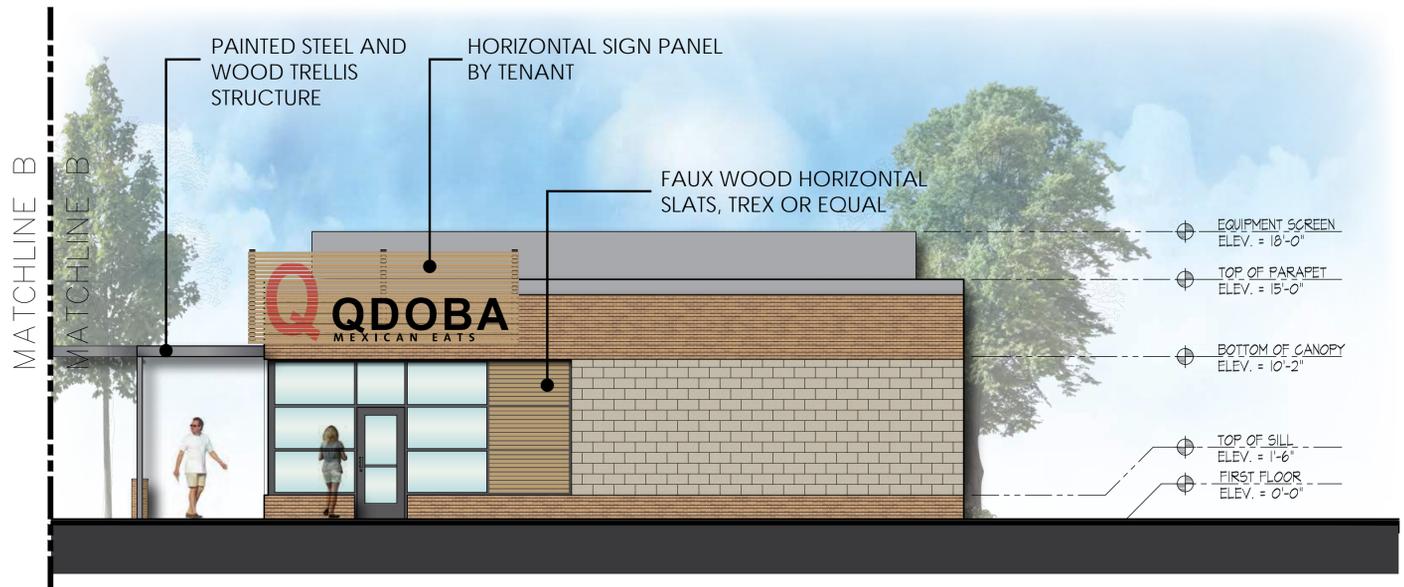


1 South Elevation
SCALE: 3/16" = 1'-0"



2 South Elevation
SCALE: 3/16" = 1'-0"





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



2 North Elevation
SCALE: 3/16" = 1'-0"



DATE: January 8, 2015
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: ELECTION OF OFFICERS FOR 2015

The Planning Commission By-Laws call for the election of Officers (Chairperson and Vice Chairperson) and recommendation of appointment of Zoning Board of Appeals Representative each January at the Planning Commission Regular meeting.

The Chair shall take nominations from the floor for each position, with the election following immediately thereafter.

Article 3 of the Planning Commission By-Laws is attached for your information.

Attachments:

1. Planning Commission By-Laws (excerpt).

G:\PLANNING COMMISSION\Planning Commission Elections PC Memo 01 13 15.doc

ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF ZONING BOARD OF APPEALS (ZBA) REPRESENTATIVES

- Section 1. Each January at the Regular Meeting, the Planning Commission shall:
- A. Conduct elections of Officers (Chairperson and Vice Chairperson); and
 - B. Recommend appointment for a Zoning Board of Appeals Representative.

The Chairperson shall take nominations from the floor with the election immediately thereafter.

- Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a Zoning Board of Appeals Representative.

- Section 3. The Planning Commission Officers shall take office immediately following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The Zoning Board of Appeals Representative shall assume his or her responsibilities following confirmation of the appointment by City Council. The Zoning Board of Appeals Representative shall hold office for a term of one (1) year, or until a successor is appointed by City Council and assumes office.

- Section 4. The Method of Voting on Nominees shall be as follows:

- A. The Chairperson shall ask for nominations from the floor. A second shall not be required in order to nominate a person as an Officer or Zoning Board of Appeals Representative. The Chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the Chairperson that there are no further nominations, the Chairperson shall inquire “are there further nominations?” If there are no further nominations, the Chairperson shall declare the nominations closed.
- B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.
- C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by a roll call vote.

- D. If there is more than one nominee for a position, voting shall take place by calling a rotating roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the Chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.

ARTICLE IV – MEETINGS

- Section 1. All meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the place, date and time of the meeting.
- Section 2. All meetings shall be conducted in accordance with generally accepted parliamentary procedure. The current version of Robert's Rules of Orders can serve as a guide.
- Section 3. Regular Meetings of the Planning Commission shall be held on the second and fourth Tuesday of each month at 7:00 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan. Site Location Meetings may be scheduled by the Planning Commission at any reasonable time in accordance with the Open Meetings Act. Any changes in the date or time of any meeting shall be posted and noticed in accordance with the Open Meetings Act. When a Regular Meeting date falls on or near a legal holiday, the Planning Commission may schedule a meeting on a suitable alternate date in the same month.
- Section 4. The Chairperson may call Special Meetings. In addition, it shall be the duty of the Chairperson to call a Special Meeting when requested to do so by an affirmative vote of a majority of the Planning Commission members present. The business which the Planning Commission may perform at a Special Meeting may be the same business that the Planning Commission performs at a Regular Meeting. Notice of the time, date and place of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Planning Director shall notify all members of the Planning Commission not less than 48 hours in advance of a Special Meetings.
- Section 5. The Chairperson may call Study Meetings. At Study Meetings, the Planning Commission shall not vote on any of the following matters: (1) any matter requiring a public hearing, (2) matters which must be finally approved by the Planning Commission such as Site Plan review applications and Special Use Requests, and (3) matters where the Planning Commission is acting in an advisory capacity, such as, Rezoning