



**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
Ollie Apahidean, Karen Crusse, Carlton M. Faison, Michael W. Hutson
Tom Krent, Padma Kuppa and John J. Tagle

August 25, 2015

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – August 11, 2015
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

PLANNED UNIT DEVELOPMENT

8. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda
10. 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 August 11, 2015 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

- Ollie Apahidean
- Karen Crusse
- Donald Edmunds
- Michael W. Hutson
- Padma Kuppa
- Tom Krent
- Philip Sanzica
- John J. Tagle

Also Present:

- R. Brent Savidant, Planning Director
- Allan Motzny, Assistant City Attorney
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Kurt Bovensiepe, Public Works Manager
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-08-051

Moved by: Edmunds
 Seconded by: Sanzica

RESOLVED, To reverse the order of Agenda items 5 and 6.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-08-052

Moved by: Crusse
 Seconded by: Apahidean

RESOLVED, To approve the minutes of the July 28, 2015 Regular meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 1009) – Proposed Sedona Taphouse Restaurant, South side of Big Beaver, East of Livernois (198 E Big Beaver), Section 27, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported on revisions to the application since last reviewed by the Planning Commission as relates to cross access easements, parking lot layout, pedestrian spine and landscaping. Mr. Carlisle recommended Preliminary Site Plan Approval with conditions as identified in his report dated August 7, 2015.

Present were Martin Knollenberg, and Thomas Strat and Thomas Desmond of Thomas Strat Architects.

Mr. Strat circulated building material samples.

There was discussion on:

- Stormwater management; regional detention pond.
- Parking lot layout; turning radius for delivery trucks.
- Pedestrian spine; walkway.
- Internal review by Engineering.

Mr. Knollenberg addressed:

- Restaurant character and menu.
- Agreement from Troy Officentre to share 25 parking spaces.
- Engineering department confirms regional detention pond can be used for stormwater management.

Chair Edmunds opened the floor for public comment.

Colin Maguire of Loomis, Ewert, Parsley, Davis & Gotting P.C., was present to represent Mamta Holdings. He addressed a communication distributed to the Planning Commission relating to concerns that his client has with respect to density, parking and ingress/egress.

Ganesh Reddy of Mamta Holdings, 3270 W. Big Beaver, addressed concerns with existing drainage. Mr. Reddy circulated photographs of recent standing water and copies of a cross access easement agreement recorded for Troy Officentre, dated the 10th of May 1988.

Chair Edmunds closed the floor for public comment.

Mr. Motzny stated the applicant must meet parking requirements of the Zoning Ordinance and if preliminary approval is granted based on shared parking, a Shared Parking Agreement must be in place prior to Final Site Plan approval.

Mr. Knollenberg stated traffic would be directed to the rear of the restaurant and parking would be discouraged on the Mamta Holdings property. Mr. Knollenberg said valet services also would be offered.

Resolution # PC-2015-08-053

Moved by: Tagle
 Seconded by: Sanzica

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sedona Taphouse Restaurant, located on the south side of Big Beaver and east of Livernois (198 E. Big Beaver), Section 27, within the BB (Big Beaver) District, be granted, subject to the following:

1. Indicate material use of retaining wall along eastern property line prior to Final Site Plan approval.
2. Indicate trash enclosure material screening prior to Final Site Plan approval.
3. Provide photometric plan and lighting fixtures in compliance with Article 13 prior to Final Site Plan approval.

Yes: All present (8)

MOTION CARRIED

5. **TUCKER STREET BARRICADE**

Chair Edmunds addressed the audience and announced the parameters of the public comment session for the item.

Mr. Apahidean asked to recuse himself from discussion and action on this item because he resides on Tucker.

(Mr. Apahidean exited the meeting at 7:32 p.m.)

Mr. Savidant gave a short presentation addressing:

- History of barricade.
- Hunters Park 2 development; connection to Drake.
- Request to City Management to remove barricade.
- City Management decision for due process; public commentary from both Traffic Committee and Planning Commission to assist in drafting recommendation to City Council at August 24, 2015 meeting.
- Action taken at Traffic Committee.
- Locations, photographs of existing barricades and emergency vehicular accesses (EVA's).
- Options: leave barricade, remove barricade, replace barricade with EVA.

Chair Edmunds opened the floor for public comment.

- Michael Lanham, 2124 Tucker, oppose removal.
- Sumer Salem, 2015 Tucker, oppose removal.
- Daniel Murza, 2218 Tucker, oppose removal.
- Adriana Apahidean, 2223 Tucker, oppose removal.
- Ken Andreoni, 2097 Tucker, oppose removal.
- Charles Seip, 5297 Standish, support removal.
- Dorothy Konarske, 2237 Drake, support removal.
- Semida Fratila, 2192 Tucker, oppose removal.
- Lisa Taylor-Nalette, 5344 Standish, oppose removal.
- James Konarske, 2237 Drake, support removal.
- Dan Fratila, 2192 Tucker, oppose removal.
- Mihaela Dancea, 5302 Standish, support removal.
- Deb Tosch, 2088 Tucker, oppose removal.
- Monica Hausner, 2071 Tucker, oppose removal.
- Christopher Hausner, 2071 Tucker, oppose removal.
- Michael Ortmann, 5298 Standish, oppose removal.
- Geraldine Seip, 5297 Standish, support removal.
- Horatio Dancea, 5302 Standish, support removal.
- Surendra Sukhtankar, 5316 Standish, support removal.
- Mark Petty, 5180 Standish, oppose removal.
- John Tosch, 2088 Tucker, oppose removal.
- Donna Medich, 5242 Standish, support removal.
- Patrick Smith, 2234 Tucker, oppose removal.
- Ligia Murza, 2218 Tucker, oppose removal.
- Grace Gabrysh, not signed in, former Tucker resident, oppose removal.

Chair Edmunds closed the floor for public comment.

There was discussion on:

- Consideration of all barriers and traffic impediments in the City.
- Purpose of Tucker barricade; intent to remove or not in future.
- Cost of maintenance; gravel in comparison to paved roads.
- Evolution of City since installation of Tucker barricade.
- Value of homes; gravel in comparison to paved roads.
- Empathy for residents; understand homes purchased on gravel road and wanting it to remain as such.
- Process to pave road, install sidewalks.

Mr. Bovensiep, Public Works Manager, addressed:

- Short term and long term maintenance of roads.
- Life expectancy of roads: asphalt, concrete, gravel.
- Paved surface roads a higher expense than gravel roads.
- Funding for local roads; Public Act 51.

Resolution # PC-2015-08-054

Moved by: Crusse

Seconded by: Sanzica

RESOLVED, The Planning Commission recommends removal of the barricade on Tucker and opening it completely as a public road; and

FURTHER RESOLVED, The Planning Commission recommends consideration of removal of all barriers including emergency vehicle accesses (EVA's) in the interest of Planning Commission best practices to promote the City policy of connectivity of public roads and access for all citizens in the community.

Yes: All present (7)
(Mr. Apahidean recused from vote)

MOTION CARRIED

OTHER BUSINESS

7. **PUBLIC COMMENT** – Items on Current Agenda

Adriana Apahidean, 2223 Tucker, thanked the Board for its consideration and forward thinking. She addressed funding of paving Tucker Road and providing sidewalks.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Mr. Savidant announced Carlton Faison is the newly appointed Planning Commission member.

The Regular meeting of the Planning Commission adjourned at 9:23 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: August 21, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD) at the site located on the east side of Livernois. The site abuts the City park site which is presently undeveloped but is proposed to include a trailhead and dog park. The applicant is willing to enter into a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site.

The Planning Commission discussed this application at the July 28, 2015 Planning Commission Regular meeting. The applicant submitted a revised plan to address concerns shared by the members.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project as revised. 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.

A public hearing will be scheduled for this item for the September 22, 2015 Regular meeting.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes excerpt from July 28, 2015 Planning Commission Regular Meeting
4. Revised Site Plan
5. Original Site Plan Application

G:\PUD's\PUD 014 Stonecrest\PC Memo 08 25 2015.doc



Legend:

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

467 0 233 467 Feet

Scale 1:2,800



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

667 0 333 667 Feet

Scale 1: 4,000



CARLISLE

WORTMAN
associates, inc.

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

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

MEMORANDUM

TO: Troy Planning Commission
Brent Savidant, AICP

FROM: Benjamin R. Carlisle, AICP

DATE: August 20, 2015

RE: Stonecrest

We have received a PUD application for a 70,000 square foot, 97-bed Assisted Living Facility located on Livernois Road. A majority of the site is located within the 100-year floodplain and includes wetlands. In order to develop the site, the applicant proposes to use a portion of the City owned property to the north for cut and fill. The City has planned to use the property to the north as a city park and trailhead.

A conceptual preliminary plan was considered at the July 28th meeting. Listed below are the discussed items and the applicant's subsequent response:

1. Massing and Building Orientation of Senior Building

The Planning Commission expressed concern regarding the massing and orientation of the proposed building. Of particular concern was the two-story massing along Livernois with the one-story at the rear of the building, and the layout and functionality of the dropoff area. The Planning Commission recommended that the applicant reconsider building orientation and site layout in order to reduce the scale of the building and hard pavement along road.

The applicant has noted that they considered the Planning Commission comments regarding massing and orientation. However, due to physical site restraints, internal building programming needs, and safety and security needs for the memory care unit, they are unable to make significant building changes. The applicant will provide a more detailed explanation at the Planning Commission meeting.

2. Site Access

The applicant has relocated the shared site access onto the City property as recommended by the Planning Commission. Engineering has preliminary reviewed access and finds it acceptable.

3. Parking Numbers and Location

The applicant has reconfigured parking to put more parking closer to the front of the building. There are nine (9) spaces adjacent to the drop off area and fourteen (14) spaces adjacent to the north side of the building.

4. Park Improvements

The applicant has made the following changes to the city property:

- Increased the landscape buffer for the city park parking lot along Livernois and reoriented parking lot layout. The increased buffer allows greater screening from Livernois and incorporation of stormwater best management practices including a rain garden.
- Increased the size of the shared detention basin to make this more of a site amenity.
- Added a plaza and 10-foot path to serve as the trailhead

5. Layout and Orientation of Dog Park in Relation to Senior Living Facility

The applicant was asked to overlay the conceptual dog park layout with the proposed senior living facility to better understand the physical orientation and relationship between the two uses. To date, the dog park plan was conceptual in nature and able to be amended. Due to the aforementioned park improvements, there will be some changes to the conceptual dog park layout. The applicant is working with the City to present a revised conceptual dog park layout for Planning Commission review. The concept plan should be distributed at the upcoming Planning Commission meeting.

6. Overall Community Benefit

The applicant has noted the following community benefits:

- Construction of an 80-space shared-use parking lot be located on city property;
- Constriction of detention basin to be used as pond for dog park;
- Landscaping along Livernois;
- Sidewalk on Livernois;
- Plaza and trailhead; and

Stonecrest
August 20, 2015

- \$50,000 in contribution for city property improvements including internal paths/trails.

Our comments are based on the conceptual site plan. We will complete a full site plan review once a complete application is submitted.

Please let us know if there are further questions.

Yours Truly,



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

11. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Hutson asked to be recused from discussion on this item because of his business relationship with Thomas Sawyer, the attorney representing the applicant.

The Board accepted Mr. Hutson's request to be recused. Mr. Hutson exited the meeting.

Mr. Carlisle reviewed the proposed Planned Unit Development application. He addressed the applicant's intent to partner with the City in an effort to increase the development potential of the site and assist the City with developing the City's dog park and trailhead.

There was discussion on:

- Concept of the development; partnership.
- Building design, layout.
 - Flip building, parking, detention 180 degrees
 - Single story near road; drop off at rear entrance
 - Reduce scale of building and hard pavement along road
 - Existing green visually appealing on right-of-way
 - Exclusivity of building; create privacy in front
- Dog park stand-alone vs partnership project.
- Conceptual dog park plans, overlay.
- Stormwater management; detention as feature.
- Property in floodplain; undevelopable, unbuildable.
- Shared parking.
- Access point.

Mark Pomerence, Vice President of Development of North Point Development, introduced Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates. Mr. Pomerence addressed:

- Company profile.
- Assisted living services.
- Building design, elevation; not a cookie-cutter development.
- Proposed improvements, amenities.
- \$50,000 assistance for dog park, trailhead, other improvements.
- Detention basin as amenity.
- Approximately \$12 million development.
- Traffic; lowest traffic-generated use.
- Desire to have building visibility from street.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

CONCEPTUAL SITE PLANS FOR STONECREST

PART OF THE SW 1/4 OF SECTION 22, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DEVELOPER:

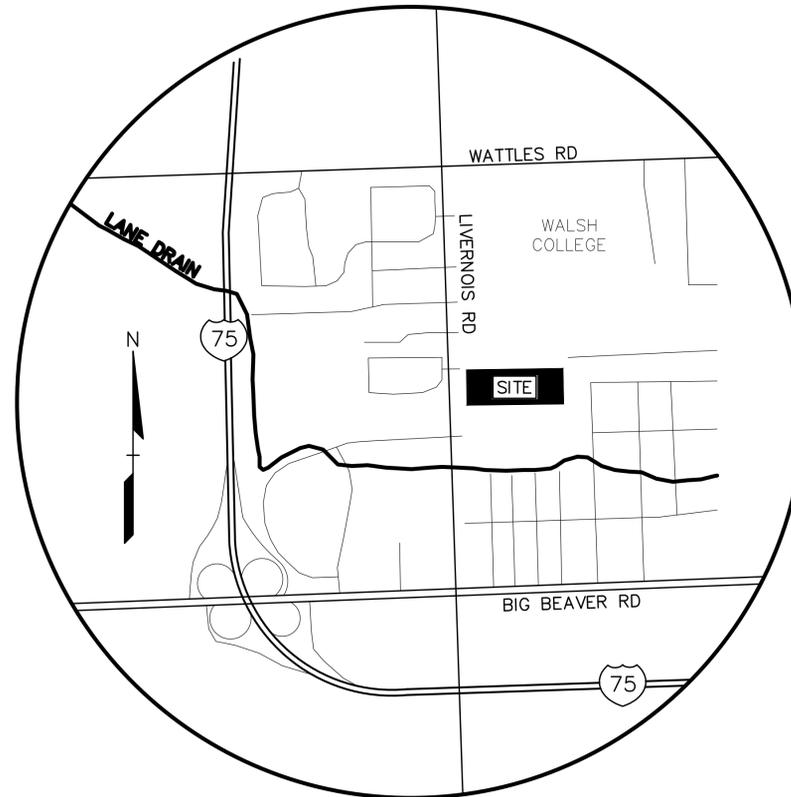
NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MO 64105
CONTACT: MARK POMERENKE
PHONE: (816) 888-7391

ARCHITECT:

PI ARCHITECTS
3500 JEFFERSON ST. SUITE 303
AUSTIN, TX 78731
CONTACT: ERIC LANCON
PHONE: (512) 231-1910

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MI 48083
PHONE: (248) 689-9090
FAX: (248) 689-1044
CONTACT: EMIL S. BUNEK III, PE
JANET EVANS, R.L.A.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.0 PRELIMINARY SITE PLAN

- L-1.0 PRELIMINARY LANDSCAPE PLAN

- ARCHITECTURAL PLANS**
- SK1 FIRST FLOOR PLAN
- SK2 FIRST FLOOR PLAN - WEST HALF
- SK3 FIRST FLOOR PLAN - WEST HALF
- SK4 FIRST FLOOR PLAN - MIDDLE SECTION
- SK5 FIRST FLOOR PLAN - EAST HALF
- SK6.1 FRONT COLORED ELEVATION
- SK6.2 NORTH ELEVATION
- SK7 SECTION @ LEFT WING

No.	BY	CHK	DESCRIPTION	DATE
2	ESB	DNH	UPDATED FOR CITY MEETING 7/4/15	07/13/15

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website: www.peainc.com

NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MO 64150

COVER SHEET
STONECREST
PART OF THE SW 1/4 OF SECTION 22, T.2N, R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

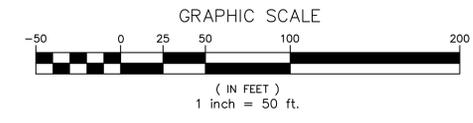
DES: ESB / DRW: SUR / SUR: PEA / P.M. DNH

ORIGINAL ISSUE DATE:
JUNE 23, 2015

PEA JOB NO. 2015-141

SCALE: AS NOTED

DRAWING NUMBER:
C-0.0



NO.	BY	CHK	DESCRIPTION	DATE
1	ESB	DNH	REVISED PER CITY COMMENTS	07/27/15
2	ESB	DNH	REVISED PER CITY COMMENTS	07/27/15
3	ESB	DNH	REVISED PER CITY COMMENTS	07/27/15
4	ESB	DNH	REVISED PER CITY COMMENTS	07/27/15

REVISIONS

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- OH-ELEC-W-O-ELEC. PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
- UG-CATV-TELEPHONE CABLE TV, CATV PEDESTAL
- UG-PHONE-TELEPHONE U.G. CABLE, MANHOLE, WETTER & MANHOLE
- UG-ELEC-ELEC. U.G. CABLE, MANHOLE, WETTER & MANHOLE
- SB-GAS-GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE, BOX/HYDRANT VALVE, BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE

PROPOSED

- SPOT ELEVATION
- CONTOUR LINE
- EDGE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND

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Fax: (248) 689-1044
website: www.peainc.com

SITE DATA TABLE:
PER REVISED FINAL ZONING ORDINANCE AND ZONING MAP AS AVAILABLE ON THE CITY OF TROY WEBSITE, DATED OCTOBER 18, 2012.

EXISTING ZONING:
R-1E

SITE AREA:
SITE AREA = 9.59 ACRES

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	50'	50'
SIDE YARD:	15'	22'
REAR YARD:	35'	869.43'

BUILDING INFORMATION:
PROPOSED BUILDING AREA = 70,013 SQ.FT.
MAXIMUM ALLOWABLE LOT COVERAGE = 30%
PROPOSED LOT COVERAGE = 51,024.4 SQ.FT. or 12%
MAX ALLOWABLE BUILDING HEIGHT = 30'
THE PROPOSED BUILDING HEIGHT VARIES TO 44' AT ITS HIGHEST POINT.

SITE CALCULATIONS:
CONVALESCENT CENTER MINIMUM AREA OF 2,000 SF OF SITE AREA FOR EACH (1) BED + 500 SF OF OPEN SPACE
9.59 ACRES > 100x2000 SF. + 500 SF.

PARKING CALCULATIONS:
100 BEDS, 87 ROOMS.
CONVALESCENT AND NURSING FACILITIES REQUIRE THE LESSOR OF 1 SPACE PER EACH 3 BEDS OR 2 ROOMS. + 1 SPACE PER EMPLOYEE.
REQUIRED PARKING = 100/3 + 20 = 54 SPACES
PARKING PROVIDED = 112 SPACES INCLUDING 6 BARRIER FREE SPACES

Project: 2015141 NORTH POINT - TROY SENIOR CARE
Location: Troy, MI
Date: 6/18/2015
Project No: 2015-141

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A):	9.73	AC.
Allowable Discharge (Qa)	1.95	C.F.S. (+ 0.2 CFS/AC)
Coefficient of Runoff (C):	0.39	

Calculation of Required Discharge/Acre

$Qa = ((Qa)/(A))(C):$ 0.51

$T = 25 + ((8082.5/Qa))0.5:$ 100.39

Storage Volume Required:

$Vs = (12900(T)(T+25)) - 40Qa(T):$ 8268.74

$Vt = (Vs)(A)(C):$ 31377.4

NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MO 64150

PRELIMINARY SITE PLAN
STONECREST
PART OF THE SW 1/4 OF SECTION 22, T. 2N, R. 11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES: ESB DN ESB/DRW | SUR: PEA P.M. DNH

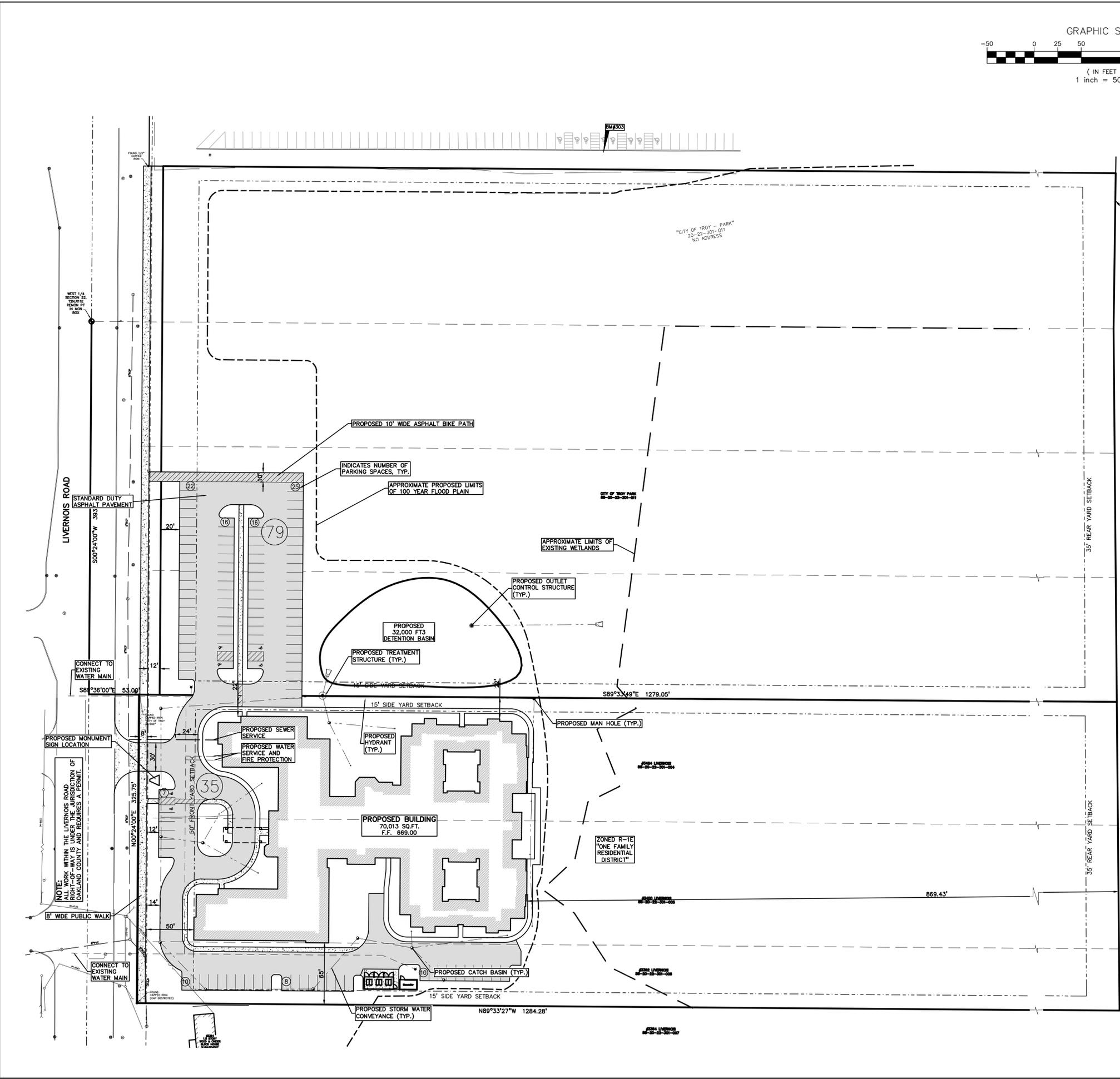
ORIGINAL ISSUE DATE:
JUNE 23, 2015

PEA JOB NO. 2015-141

SCALE: 1" = 50'

DRAWING NUMBER:
C-2.0

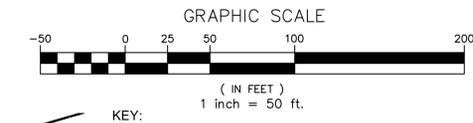
NOT FOR CONSTRUCTION



NOTE: 8' WIDE PUBLIC WALK WITHIN THE LIVERNOIS ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND REQUIRES A PERMIT.

CONNECT TO EXISTING WATER MAIN

CONNECT TO EXISTING WATER MAIN



- KEY:
- = GREENBELT TREES
 - = PARKING LOT TREES
 - = EXISTING TREES
 - = SHRUB SCREENING HEDGE
 - = ENTRY/FOUNDATION PLANTINGS SHRUBS/PERENNIALS
 - = IRRIGATED SOD LAWN
 - = NON-IRRIGATED SEED LAWN
 - = STORMWATER SEED MIX BY: CARDNO NATIVE PLANT NURSERY 574-586-2412
- NOTE: SOD LAWN AND PLANT BEDS TO BE IRRIGATED WITH IN-GROUND SPRINKLER SYSTEM.

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE

GENERAL SITE LANDSCAPE
REQUIRED: 20% OF SITE AREA SHALL BE COMPRISED OF LANDSCAPE MATERIAL
9.59 AC.(417,740) SQ FT * 20% = 83,548 SQ FT

PROVIDED: 323,245 SQ FT OF SOFT-SCAPE (LAWN, PLANT BEDS AND EAST UNDISTURBED WOODLANDS)

PARKING LOT LANDSCAPE
REQUIRED: 1 TREE / 8 PARKING SPACES
3' HT BERM OR SHRUB HEDGE FOR PARKING ADJ. TO A PUBLIC ROAD

CITY PARK-79 SHARED SPACES; 79/8 = 10 TREES AND HEDGE REQ'D
SENIOR HOUSING-35 SPACES; 35/8 = 5 TREES AND HEDGE REQ'D

PROVIDED: 10 TREES & SHRUB HEDGE ALONG LIVERNOIS RD. AT CITY PARK AREA
5 TREES & SHRUB HEDGE ALONG LIVERNOIS RD. AT SENIOR HOUSING

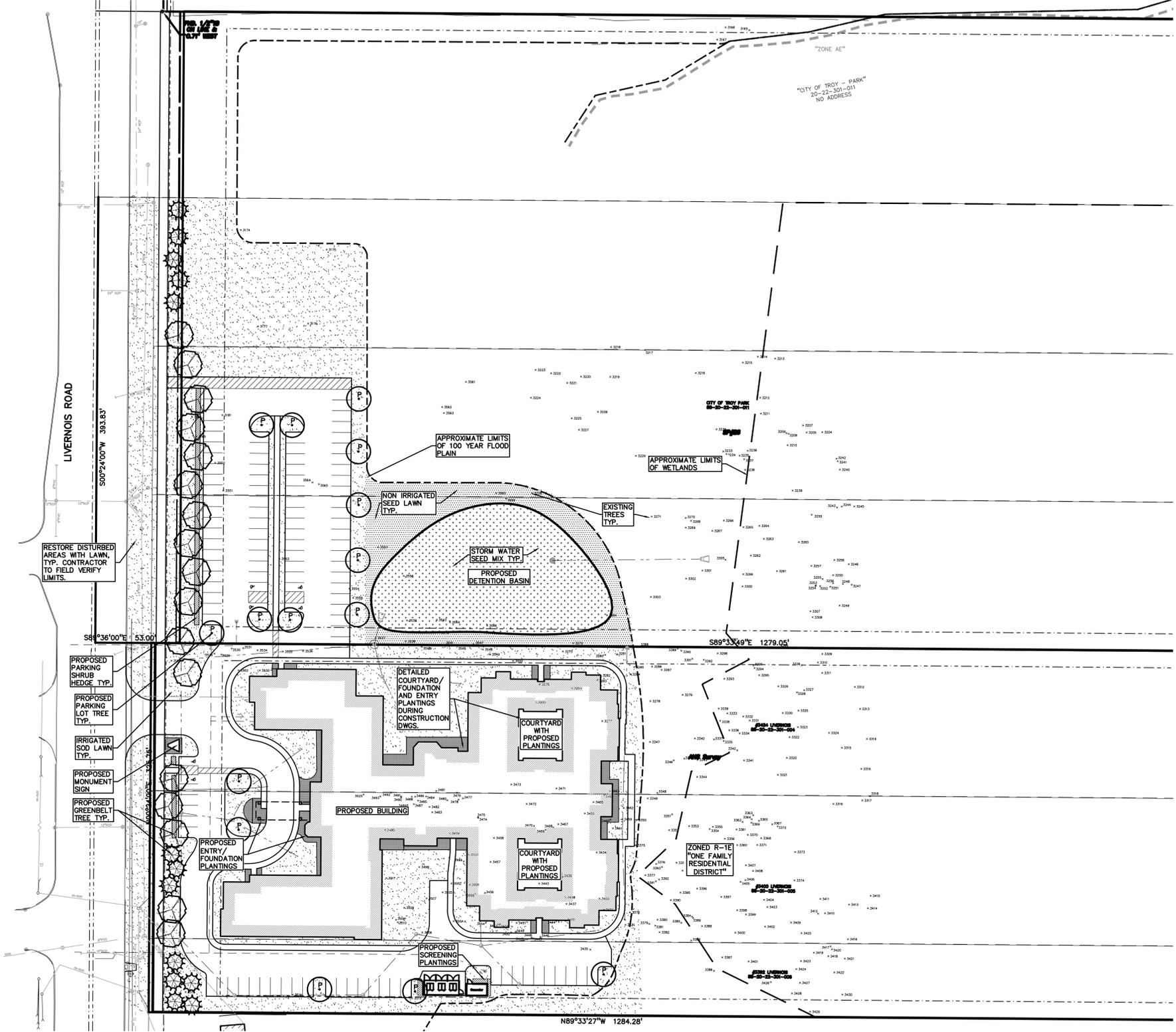
GREENBELT
REQUIRED: 1 TREE / 30 LF OF FRONTAGE
LIVERNOIS RD. = 719.6 LF FRONTAGE / 30 = 24 TREES

PROVIDED: LIVERNOIS RD. = 30 TREES

- GENERAL PLANTING NOTES:
- Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
 - Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1-800-482-7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
 - All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
 - Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
 - The owner's representative reserves the right to reject any plant material not meeting specifications.
 - All single stem shade trees to have straight trunks and symmetrical crowns.
 - All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
 - All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
 - All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
 - All trees to have clay or clay loam balls, trees with sand balls will be rejected.
 - No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
 - All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
 - It is mandatory that positive drainage is provided away from all buildings.
 - All planting beds shall receive 3" shredded hardwood bark mulch, see specifications. Shredded palette and died mulch will not be accepted.
 - All landscaped areas shall receive 3" compacted topsoil.
 - Maintenance: All plant material shall be maintained in good condition by mowing, watering, mulch, etc., so as to present a healthy neat and orderly appearance free from refuse and debris.

REVISIONS

NO.	DATE	DESCRIPTION
1	07/21/15	ISSUED FOR CITY COMMENTS
2	07/14/15	ISSUED FOR CITY MEETING 7/14/15
3	07/13/15	ISSUED FOR CITY MEETING 7/14/15
4	07/09/15	ISSUED FOR CITY MEETING 7/14/15
5	07/09/15	ISSUED FOR CITY MEETING 7/14/15
6	07/09/15	ISSUED FOR CITY MEETING 7/14/15
7	07/09/15	ISSUED FOR CITY MEETING 7/14/15
8	07/09/15	ISSUED FOR CITY MEETING 7/14/15
9	07/09/15	ISSUED FOR CITY MEETING 7/14/15
10	07/09/15	ISSUED FOR CITY MEETING 7/14/15
11	07/09/15	ISSUED FOR CITY MEETING 7/14/15
12	07/09/15	ISSUED FOR CITY MEETING 7/14/15
13	07/09/15	ISSUED FOR CITY MEETING 7/14/15
14	07/09/15	ISSUED FOR CITY MEETING 7/14/15
15	07/09/15	ISSUED FOR CITY MEETING 7/14/15
16	07/09/15	ISSUED FOR CITY MEETING 7/14/15
17	07/09/15	ISSUED FOR CITY MEETING 7/14/15
18	07/09/15	ISSUED FOR CITY MEETING 7/14/15
19	07/09/15	ISSUED FOR CITY MEETING 7/14/15
20	07/09/15	ISSUED FOR CITY MEETING 7/14/15



3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

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MISS DIG System, Inc.
1-800-482-7171 www.missdig.net

PEA

PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MD 21150

PRELIMINARY LANDSCAPE PLAN

STONECREST

PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 11E.,
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES. JLE DN. JLE SUR. PEA P.M. DNH

ORIGINAL ISSUE DATE:
JUNE 23, 2015

PEA JOB NO. 2015-141

SCALE: 1" = 50'

DRAWING NUMBER:
L-1.0



LOCATION MAP - NOT TO SCALE

No.	BY	CHKL	DESCRIPTION	DATE

SEAL



1 FRONT COLORED ELEVATION

CAUTION!
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NORTHPOINT DEVELOPMENT	TROY, MI	DES.	ESB	DN.	ESB/DRW	SUR.	PEA	P.M.	DWT
	ASSISTED LIVING & MEMORY CARE PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN	DES.	ESB	DN.	ESB/DRW	SUR.	PEA	P.M.	DWT

ORIGINAL ISSUE DATE:
0618, 2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:

NOT FOR CONSTRUCTION SK6.1

