



**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

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**January 12, 2016**

**7:00 P.M.**

**Council Board Room**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – December 22, 2015
4. PUBLIC COMMENT – For Items Not on the Agenda

**PRELIMINARY SITE PLAN REVIEW**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed Bradley Square Condominiums, East side of Rochester between Bradley and Shallowdale, Section 14, Currently Zoned RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts

**PLANNED UNIT DEVELOPMENT**

6. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Revised Elevations Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned PUD-14

**OTHER BUSINESS**

7. ELECTION OF OFFICERS
8. PUBLIC COMMENT – Items on Current Agenda
9. 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](mailto: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 7:02 p.m. on December 22, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Karen Crusse  
Donald Edmunds  
Carlton M. Faison  
Tom Krent  
Padma Kuppa  
John J. Tagle

Absent:

Michael W. Hutson  
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director  
Allan Motzny, Assistant City Attorney  
Brian Kischnick, City Manager  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2015-12-075**

Moved by: Apahidean  
Seconded by: Tagle

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (7)  
Absent: Hutson, Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2015-12-076**

Moved by: Tagle  
Seconded by: Crusse

**RESOLVED**, To approve the minutes of the December 8, 2015 Regular meeting as submitted.

Yes: All present (7)  
Absent: Hutson, Sanzica

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

Tom Newkold, 1072 Bradley, addressed a Preliminary Site Plan application for a proposed 31-unit condominium development, Bradley Square Condominiums, and expressed concerns relating to privacy, drainage and screening.

Mr. Savidant said he would make sure Mr. Newkold’s concerns are forwarded to the applicant in advance of the next meeting at which Bradley Square is considered by the Planning Commission.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Savidant reported on the December 15, 2015 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority (DDA) meeting in December.

7. PLANNING AND ZONING REPORT

City Manager Kischnick gave an introduction to the 2016 City Retreat scheduled on February 26 and 27, 2016.

**STREET VACATION**

8. PUBLIC HEARING - STREET VACATION REQUEST (SV 191) – 10 Foot of Alley east of John R between Gabriel and Vermont, Abutting Parcel 2020 Gabriel on the East and Vacant Parcel 88-20-25-309-002 on the West, Section 25, Currently Zoned R-1E (One Family Residential) District (abutting properties)

Mr. Savidant reported on the Street Vacation request. He said City Management recommends approval of the request as submitted subject to maintaining an easement for overhead and underground utilities.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was discussion relating to maintenance of the property and potential to vacate the entire alley in the future.

**Resolution # PC-2015-12-077**

Moved by: Tagle

Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located east of John R, between Gabriel and Vermont, approximately 10 feet wide by 40 feet in length, abutting lots 45 and 46 of Sussex Park Subdivision, Section 25, be approved, subject to the following:

1. An easement shall be maintained for underground and overhead utilities.
2. No structures or buildings shall be constructed within the easement.

Yes: All present (7)

Absent: Hutson, Sanzica

**MOTION CARRIED**

**ZONING ORDINANCE TEXT AMENDMENT**

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 248)  
– Woodland Protection

Mr. Savidant reported on the proposed Zoning Ordinance Text Amendment.

**PUBLIC HEARING OPENED**

Kerry Krivoshein, 1259 Ashley, spoke in support of the proposed text amendment. He addressed tree caliper size and suggested to list invasive species by botanical name.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2015-12-078**

Moved by: Kuppa

Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Articles 8 and 13 of Chapter 39 of the Code of the City of Troy, which includes miscellaneous provisions related to woodland protection, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (7)

Absent: Hutson, Sanzica

**MOTION CARRIED**

**OTHER BUSINESS**

10. **MASTER PLAN UPDATE**

Mr. Savidant outlined the procedure for the adoption of the Master Plan update.

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

**Resolution # PC-2015-12-079**

Moved by: Krent

Seconded by: Tagle

**RESOLVED**, That the Planning Commission hereby submits the proposed draft Master Plan to the City Council for review and comment; and

**BE IT FINALLY RESOLVED**, That the Planning Commission recommends that the City Council approves the distribution of the draft Master Plan, as per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

Yes: All present (7)

Absent: Hutson, Sanzica

**MOTION CARRIED**

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

There was no one present who wished to speak.

12. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

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Donald Edmunds, Chair

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Kathy L. Czarnecki, Recording Secretary

DATE: January 7, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed Bradley Square Condominiums, East side of Rochester, between Bradley and Shallowdale, Section 14, Currently Zoned RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts

The petitioner Robertson Brothers submitted the above referenced Preliminary Site Plan Approval application for a 31-unit condominium development.

The property is currently primarily zoned RT (One-Family Attached Residential) with a small portion zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item. The Planning Commission considered this item at the December 8, 2015 meeting and postponed the item. Minutes (excerpt) from that meeting are attached.

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.
3. Minutes from December 8, 2015 Planning Commission Regular meeting.

G:\SITE PLANS\SP 1010 Bradley Square Sec 14\SP-1010 PC Memo 01 12 2016.docx



Legend:

- Aerial
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

367 0 183 367 Feet

Scale 1: 2,200



**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

467                      0                      233                      467 Feet

Scale 1: 2,800

**PRELIMINARY SITE PLAN REVIEW**

PRELIMINARY SITE PLAN REVIEW (File Number SP 1010) – Proposed Bradley Square Condominiums, East side of Rochester, between Bradley and Shallowdale, Section 14, Currently Zoned RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts

**Resolution # PC-2016-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Bradley Square Condominiums, including thirty-one (31) units, located on the east side of Rochester between Bradley and Shallowdale, Section 14, within the RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts, be

(granted, for the following reasons: \_\_\_\_\_) or

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

Yes:

No:

**MOTION CARRIED/FAILED**

Date: January 8, 2016

## Site Condominium Review For City of Troy, Michigan

**Applicant:** Robertson Brothers

**Project Name:** Bradley Park

**Location:** Eastside of Rochester Road between Bradley and Shallowdale

**Plan Date:** November 12, 2015  
Revised Date: December 23, 2015

**Current Zoning:** RT, One-Family Attached Residential

**Action Requested:** Site Plan Review

**Required Information:** As noted in review.

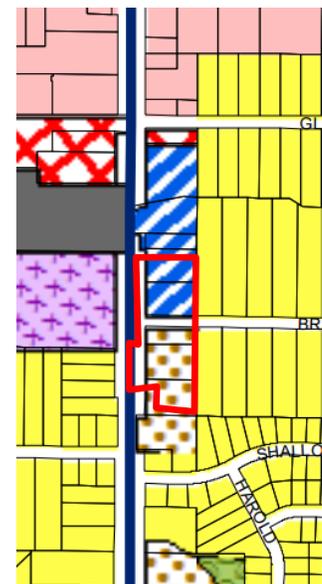
### BACKGROUND

The applicant is seeking approval for a thirty-one (31) unit site condominium development. Thirty (30) of the units are attached and accessed off Bradley and one (1) unit is a detached single-family home that fronts on Shallowdale Drive.

The site is currently four (4) separate parcels. The three northern parcels are zoned RT, one-family attached residential. The southernmost parcel, which fronts on both Shallowdale Drive and Rochester Road, has split zoning of RT and R1-C.

The RT portion of the entire development totals 3.46 acres, and will be developed as thirty (30) attached units. These units are grouped into three (3) and four (4) unit buildings. Attached single-family residential is a permitted use in the RT district.

The R1-C portion of the development is 10,500 square feet and will be developed as a single-family home that fronts on accessed off Shallowdale Drive. The development of this lot as a single-family home will be consistent with surrounding properties that front on Shallowdale Drive.



Please note that the R-1C parcel at the northeast corner of Shallowdale Drive and Rochester Road is not part of the proposed development.

Location of Subject Property:

East side of Rochester Road between Bradley and Shallowdale.



Size of Subject Property:

Bradley Park  
January 8, 2016

The total development is 3.7 net acres in area.

Current Use of Subject Property:

The subject properties are currently vacant

Current Zoning:

RT, One-Family Attached Residential and R1-C, single-family residential

Surrounding Property Details:

Direction	Zoning	Use
North	O, Office	Office
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One Family Residential District	Single-family homes

**PREVIOUS PLANNING COMMISSION DISCUSSION**

The item was last reviewed by the Planning Commission at their December 8, 2015 meeting. The item was tabled to allow the applicant to address the following:

- 1. Increase the width of the five (5) spaces adjacent to stormwater detention facility to 9.5-feet.**

The applicant has revised their site plan so that all parking meets the minimum size requirements.

**Items to be Addressed:** None

- 2. Address screening along Livernois.**

The applicant has revised their landscape design to meet all required landscaping. Specifically, the applicant has added additional trees along Livernois and added additional trees along the eastern property line, which is adjacent to existing single-family residential properties.

Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Livernois Road Screening	Abutting streets greater than 120-wide ROW, requires one evergreen tree for every 10 lineal feet = 58 trees	58 trees on Livernois,	Compliant
Bradley Drive	1 tree every 30 feet of road frontage = 9 trees	9 trees	Compliant
Property abutting single family	1 tree every 10 feet = 44 trees	46 trees	Compliant.
Total Trees	Required = 111 trees	Provided = 131 trees	Total number of trees exceeds minimum.

**Items to be Addressed:** None

**3. Incorporate Stormwater Management Best Practices.**

The applicant is proposing a stormwater detention at the southwest corner of the site. The detention pond will be seeded and landscaped with trees and shrubs. We have encouraged the applicant to incorporate naturalized stormwater management techniques. The applicant should consider:

- Bioswales in the guest parking islands
- Bioswales adjacent to the single-family properties to the north
- Bioswales along Rochester Road
- Pervious paving
- Strategically placed rain gardens

The applicant has considered the request, however has not proposed any naturalized stormwater management techniques.

**Items to be Addressed:** None.

**4. Address Elevation comments**

The applicant has submitted revised elevations. Proposed changes include:

- Addition of columns and hip roofs for the covered front entrances
- Inclusion of shake siding on front elevations
- Addition of vertical architectural elements along rear elevations
- Addition of shutters on rear elevations

The applicant will present revised perspectives at the meeting.

**Items to be Addressed:** Planning Commission to consider revised elevations.

## **PUBLIC COMMENTS**

At the December 22<sup>nd</sup> Planning Commission meeting an adjacent neighbor expressed concern about screening along their shared eastern property line. The applicant met with the neighbor onsite on January 5<sup>th</sup>. To address the neighbors concern, the applicant has added more trees, including evergreen trees.

## **RECOMMENDATION**

The Planning Commission should consider the proposed elevations amendments.



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

**PRELIMINARY SITE PLAN REVIEW**

8. **PRELIMINARY SITE PLAN REVIEW (File Number SP 1010)** – Proposed Bradley Square Condominiums, East side of Rochester between Bradley and Shallowdale, Section 14, Currently Zoned RT (One Family Attached Residential) and R-1C (One Family Residential) Districts

Mr. Carlisle reported on the Preliminary Site Plan application for Bradley Square. Mr. Carlisle said he supports the development of the site but asked the Planning Commission to give consideration to the proposed site layout, stormwater features and architectural elements.

Present were Tim Loughrin and Paul Robertson of Robertson Homes.

There was discussion on:

- Elevations; architectural style and details.
- Landscaping along Rochester Road.

**Resolution # PC-2015-12-073**

Moved by: Krent

Seconded by: Crusse

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Bradley Square Condominiums, including thirty-one (31) units, located on the east side of Rochester between Bradley and Shallowdale, Section 14, within the RT (One-Family Attached Residential) and R-1C (One Family Residential) Districts, be postponed for the following reasons:

1. The facades do not meet requirements of the Zoning Ordinance for enough variation change.
2. The development does not meet the tree ordinance for landscaping along Rochester Road.

Yes: All present (9)

**MOTION CARRIED**

**Owner / Developer**

ROBERTSON BROTHERS CO.  
6905 TELEGRAPH ROAD  
SUITE 200  
BLOOMFIELD HILLS, MI 48301  
CONTACT:  
MR. JIM CLARKE  
PH: 248-282-1432  
FAX: 248-282-1423

**Civil Engineer**

NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Contact:  
Mr. Brad W. Brickel  
Tel. (248) 332-7931  
Fax. (248) 332-8257

**Architect**

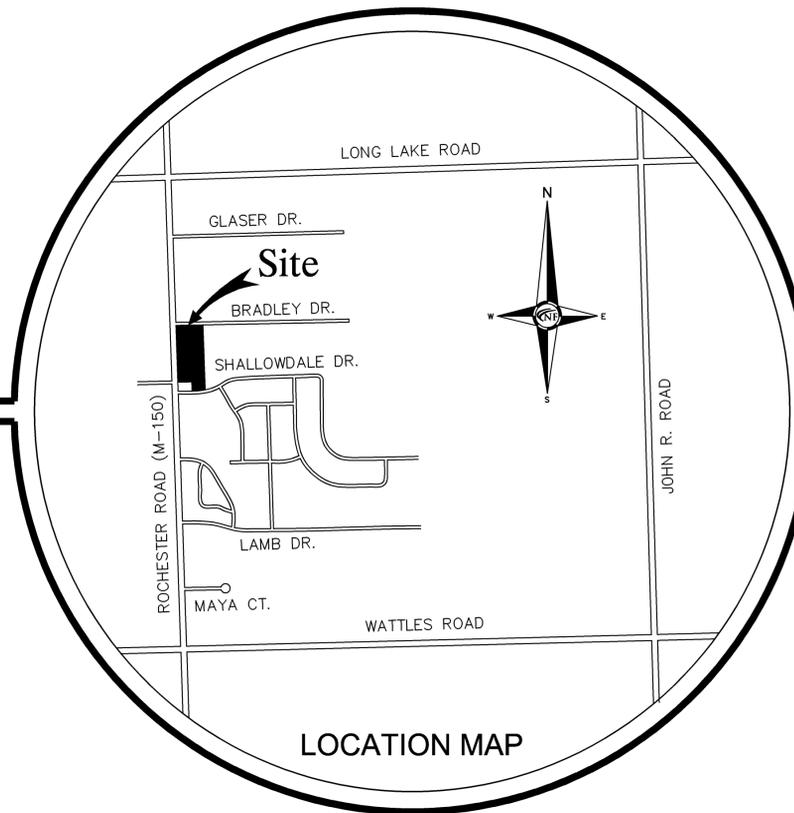
ALEXANDER V. BOGAERS + ASSOCIATES, P.C.  
2445 FRANKLIN ROAD  
BLOOMFIELD HILLS, MI 48302  
CONTACT:  
248.334.5000 PHONE

**Landscape Architect**

LAND DESIGN STUDIO  
18161 W. THIRTEEN MILE RD., SUITE B-4  
SOUTHFIELD, MI 48076  
CONTACT:  
MR. TAD KREAR  
248.594.3220 PHONE  
248.230.4168 FAX

# City of Troy, Oakland County, Michigan Preliminary Site Plan Documents Prepared For Robertson Brothers Homes

PART OF THE NW 1/4  
OF SECTION 14, T.2N., R.11E.  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



**LEGAL DESCRIPTION - Combined Parcels**

LOTS 78 THROUGH 82, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.00 FEET ALONG THE WEST LINE OF SAID SECTION FROM THE WEST 1/4 CORNER AND SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 596.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO THE NORTHWEST CORNER OF SAID LOT 78, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY DRIVE (60' WIDE); THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 250.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BRADLEY DRIVE TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE SOUTH 00 DEGREES 36 MINUTES 20 EAST 695.45 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SHALLOWBROOK SUBDIVISION AS RECORDED IN LIBER 144 OF PLATS, PAGES 20-22, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHALLOWDALE DRIVE (60' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHALLOWDALE DRIVE: 1) ALONG A CURVE TO RIGHT, RADIUS OF 450.00 FEET; CHORD BEARS SOUTH 85 DEGREES 44 MINUTES 22 SECONDS WEST 70.14 FEET A DISTANCE OF 70.21 FEET AND 2) NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST 47.57 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST 132.43 FEET TO THE POINT OF BEGINNING.

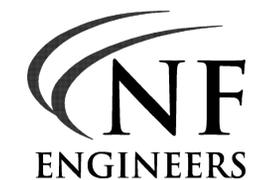
**SHEET INDEX**

- SP0 Cover Sheet
- SP1 ALTA/ACSM Land Title / Topographic / Tree Survey
- SP2 General Site Plan
- SP3 Preliminary Paving & Grading
- SP4 Fire Truck Turning Plan
- SP5 Tree Preservation Plan
- L-1 Overall Landscape Plan
- L-2 Detention Basin Seed Plan
- L-3 Details
- A1 Architectural Floor Plan
- A2 Architectural Elevations Plan

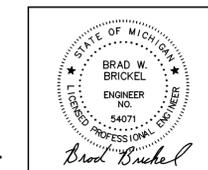
**REVISIONS:**  
08-31-15 ISSUED FOR PRELIMINARY SITE PLAN REVIEW  
10-13-15 REVISED PER CITY REVIEW  
11-12-15 REVISED PER CITY REVIEW  
01-07-16 REVISED PER CITY REVIEW

Project Name

# Bradley Square

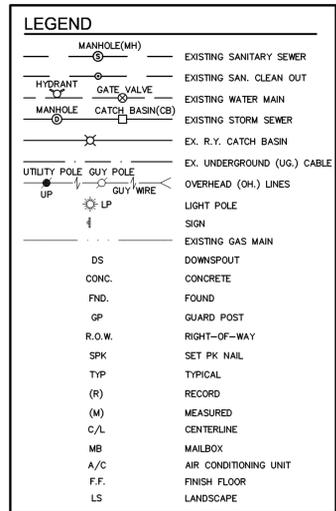


N & F JOB #1617



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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



Tree Inventory List	Botanical Name	Common Name	Size	Type	Other Data	Condition	Comments
401	Ulmus americana	American Elm	7			Good	
402	Ulmus americana	American Elm	7			Good	
403	Acer saccharinum	Silver Maple	7			Fair	Lg low in trunk
404	Ulmus americana	American Elm	7			Good	
405	Ulmus americana	American Elm	7			Good	
406	Ulmus americana	American Elm	7			Good	
407	Ulmus americana	American Elm	7			Good	
408	Acer negundo	Northern Boxelder	4			Good	
409	Acer negundo	Northern Boxelder	4			Good	
410	Acer negundo	Northern Boxelder	4			Good	
411	Prunus virginiana	Black Chokeberry	4			Good	
412	Prunus virginiana	Black Chokeberry	4			Good	
413	Prunus virginiana	Black Chokeberry	4			Good	
414	Prunus virginiana	Black Chokeberry	4			Good	
415	Prunus virginiana	Black Chokeberry	4			Good	
416	Acer negundo	Northern Boxelder	5			Poor	Poor structure, steep scissor sprouts
417	Prunus virginiana	Black Chokeberry	7			Good	
418	Acer saccharinum	Silver Maple	9			Good	
419	Acer negundo	Northern Boxelder	9			Good	Excessive trunk lean
420	Acer negundo	Northern Boxelder	9			Good	7" trunk leaning approx. 30"
421	Ulmus americana	American Elm	9			Good	
422	Acer negundo	Northern Boxelder	9			Good	Excessive trunk lean
423	Acer negundo	Northern Boxelder	9			Good	
424	Acer negundo	Northern Boxelder	9			Good	
425	Acer negundo	Northern Boxelder	9			Good	
426	Ulmus americana	American Elm	10			Good	
427	Ulmus americana	American Elm	10			Good	
428	Ulmus americana	American Elm	10			Good	
429	Ulmus americana	American Elm	10			Good	
430	Ulmus americana	American Elm	10			Good	
431	Ulmus americana	American Elm	10			Good	
432	Acer negundo	Northern Boxelder	10			Good	
433	Acer negundo	Northern Boxelder	10			Good	
434	Acer negundo	Northern Boxelder	10			Good	
435	Acer negundo	Northern Boxelder	10			Good	
436	Acer negundo	Northern Boxelder	10			Good	
437	Acer negundo	Northern Boxelder	10			Good	
438	Acer negundo	Northern Boxelder	10			Good	
439	Acer negundo	Northern Boxelder	10			Good	
440	Acer negundo	Northern Boxelder	10			Good	
441	Acer negundo	Northern Boxelder	10			Good	
442	Acer negundo	Northern Boxelder	10			Good	
443	Acer negundo	Northern Boxelder	10			Good	
444	Acer negundo	Northern Boxelder	10			Good	
445	Acer negundo	Northern Boxelder	10			Good	
446	Acer negundo	Northern Boxelder	10			Good	
447	Acer negundo	Northern Boxelder	10			Good	
448	Acer negundo	Northern Boxelder	10			Good	
449	Acer negundo	Northern Boxelder	10			Good	
450	Acer negundo	Northern Boxelder	10			Good	
451	Acer negundo	Northern Boxelder	10			Good	
452	Acer negundo	Northern Boxelder	10			Good	
453	Acer negundo	Northern Boxelder	10			Good	
454	Acer negundo	Northern Boxelder	10			Good	
455	Acer negundo	Northern Boxelder	10			Good	

**LEGAL DESCRIPTION - PER TITLE COMMITMENT**

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF TROY, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOT 78 OF ROCHESTER ROAD FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS.

TAX ITEM NO. 20-14-151-001  
ADDRESS: VACANT LAND, TROY, MI 48304

PARCEL 2:  
LOTS 79 AND 80 OF ROCHESTER ROAD FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS.

TAX ITEM NO. 20-14-151-023  
ADDRESS: 4646 ROCHESTER ROAD, TROY, MI 48304

PARCEL 3:  
LOTS 81 AND 82 OF ROCHESTER ROAD FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS.

TAX ITEM NO. 20-14-151-024  
4572 ROCHESTER ROAD, TROY, MI 48304

PARCEL 4:  
PART OF THE NORTHWEST 1/4 OF SAID SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 60 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS.

TAX ITEM NO. 20-14-151-025  
4564 ROCHESTER ROAD, TROY, MI 48304

**LEGAL DESCRIPTION - AS SURVEYED**

LOTS 78 THROUGH 82, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.00 FEET ALONG THE WEST LINE OF SAID SECTION FROM THE WEST 1/4 CORNER AND SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 596.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO THE NORTHWEST CORNER OF SAID LOT 78; ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY DRIVE (60' WIDE); THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 250.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BRADLEY DRIVE TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE SOUTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 105.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SHALLOWDALE SUBDIVISION AS RECORDED IN LIBER 144 OF PLATS, PAGES 20-22, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHALLOWDALE DRIVE (60' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHALLOWDALE DRIVE: 1) ALONG A CURVE TO RIGHT, RADIUS OF 450.00 FEET, CHORD BEARS SOUTH 85 DEGREES 44 MINUTES 22 SECONDS WEST 70.14 FEET A DISTANCE OF 70.21 FEET AND 2) NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST 47.57 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST 132.43 FEET TO THE POINT OF BEGINNING.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE X-1 (SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD) OF THE FLOOD HAZARD RATE MAP IDENTIFIED AS MAP NO. 2012500354F BEARING AN EFFECTIVE DATE OF SEPT. 29, 2006.

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

**TITLE REPORT NOTES**

REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: 702379 REVISED C, EFFECTIVE DATE: JUNE 22, 2015, DATE PRINTED: JULY 6, 2015.

SCHEDULE BII - EXCEPTIONS:

EXCEPTIONS: 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13 AND 15 REFER TO THE OWNERSHIP OF THE PROPERTY AND/OR ARE NOT PLOTTABLE.

6. RIGHT OF WAY IN FAVOR OF DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4711, PAGE 407, AS TO LOT 80. (NOT A PLOTTABLE EXCEPTION)

9. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2471, PAGE 492, AS TO PARCELS 1, 2 AND 3. (REFERS TO 40' BUILDING SETBACK)

14. NO RIGHTS OF INGRESS AND EGRESS TO, FROM AND BETWEEN HIGHWAY AND PARCEL 4 AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 7445, PAGE 452. (AS PLOTTED HEREON)

**SITE DATA**

SITE AREA:  
PARCEL 1: 21,497.22 SQUARE FEET OR 0.494 ACRES  
PARCEL 2: 42,994.44 SQUARE FEET OR 0.987 ACRES  
PARCEL 3: 42,994.44 SQUARE FEET OR 0.987 ACRES  
PARCEL 4: 743.85 SQUARE FEET OR 0.171 ACRES  
OVERALL: 161,229.95 SQUARE FEET OR 3.701 ACRES

ZONING:  
PARCEL 1: RT, ONE FAMILY ATTACHED RESIDENTIAL DISTRICT  
PARCEL 2: RT, ONE FAMILY ATTACHED RESIDENTIAL DISTRICT  
PARCEL 3: RT, ONE FAMILY ATTACHED RESIDENTIAL DISTRICT  
PARCEL 4: RT, ONE FAMILY ATTACHED RESIDENTIAL DISTRICT (S. 106'x) AND R-1C, ONE FAMILY RESIDENTIAL DISTRICT (S. 105'x)

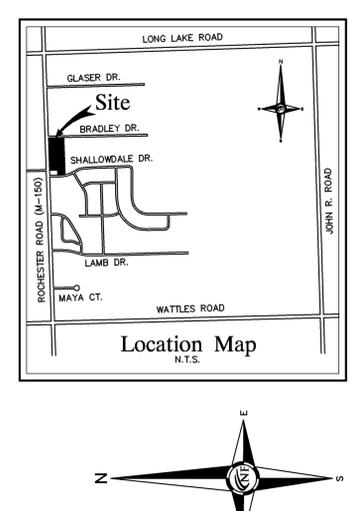
PARKING SPACES:  
NO STRIPED PARKING SPACES (VACANT SITE)

**CERTIFICATE OF SURVEY**

CERTIFIED TO:  
-ROBERTSON BROTHERS CO., A MICHIGAN CORPORATION, ON BEHALF OF AN ENTITY TO BE FORMED  
-DEPORRE FAMILY, LLC, AS TO PARCEL 1 AND PARCEL 2  
-DEPORRE FAMILY, LLC, A MICHIGAN LIABILITY COMPANY, AS TO PARCEL 3 AND PARCEL 4  
-FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 4, 2015.

7-9-2015  
KEVIN NAVAROLI, P.S. NO. 53503 DATE



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PROJECT  
DePorre Property -  
Rochester Road between  
Bradley & Shallowdale  
Troy, MI 48304

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
248.282.1428 - Phone  
248.282.1432 - Fax

PROJECT LOCATION  
Part of the NW 1/4  
of Section 14  
T.2N., R.11E.  
City of Troy,  
Oakland County, Michigan

SHEET  
ALTA/ACSM Land Title /  
Topographic / Tree Survey

811  
Know what's below  
Call before you dig.

REVISIONS  
08-31-15 ISSUED FOR PRELIM. SITE PLAN  
10-13-15 REVISED PER CITY REVIEW  
11-12-15 REVISED PER CITY REVIEW  
01-07-16 REVISED PER CITY REVIEW

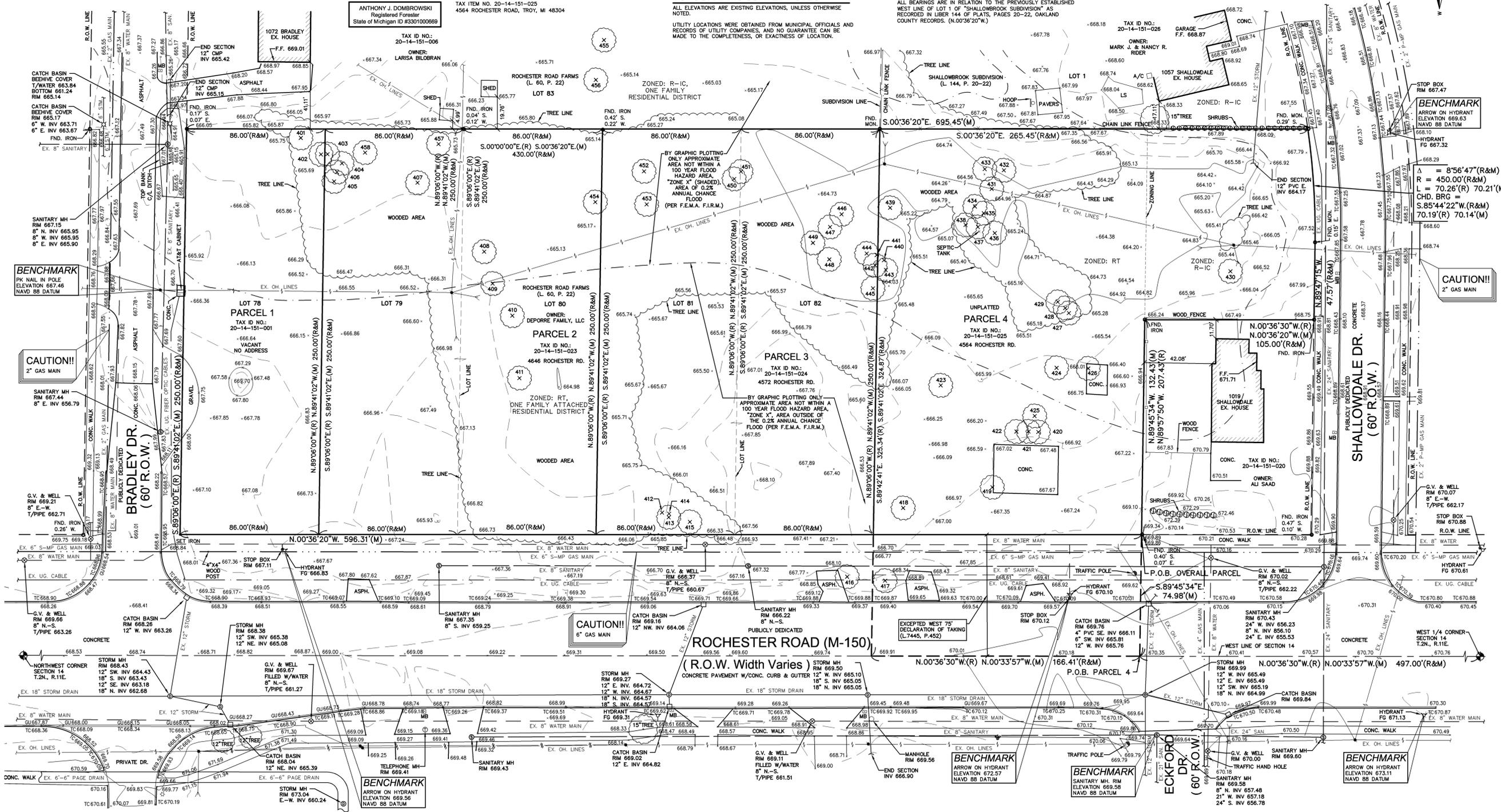
DRAWN BY:  
M. Carnaghi  
DESIGNED BY:

APPROVED BY:  
K. Navaroli

DATE:  
June 15, 2015

SCALE: 1" = 30'  
30 15 0 15 30 45

NFE JOB NO. SHEET NO.  
1617 SP1



KEVIN NAVAROLI  
PROFESSIONAL SURVEYOR  
NO. 53503  
PROFESSIONAL SURVEYOR

PROJECT  
DePorre Property -  
Rochester Road between  
Bradley & Shallowdale  
Troy, MI 48304

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

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DRAWN BY:  
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DATE:  
June 15, 2015

SCALE: 1" = 30'  
30 15 0 15 30 45

NFE JOB NO. SHEET NO.  
1617 SP1

**FIRE DEPARTMENT NOTE**

THE FOUR (4) INCH STEAMER CPAS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

- WHITE ON 4.00 INCH MAINS
- RED ON 5.00 INCH MAINS
- ORANGE ON 8.00 INCH MAINS
- GREEN ON 12.00 INCH MAINS
- BLUE ON 15.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

GAS METER, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

**Weighted Run-off Coefficient Calculation**

Site Area:	150,725.54 S.F.	or	3.460 Acres
Surface No. 1 - Pavement:	43,567.00 S.F.	or	1.000 Acres
Surface No. 2 - Building:	19,800.00 S.F.	or	0.455 Acres
Surface No. 3 - Landscape:	87,358.54 S.F.	or	2.005 Acres
Surface No. 4 - Other:	0.00 S.F.	or	0.000 Acres
<b>Sum of Individual Areas:</b>	<b>150,725.54 S.F.</b>	<b>or</b>	<b>3.460 Acres</b>

Surface No. 1 - Coefficient:	0.90
Surface No. 2 - Coefficient:	0.90
Surface No. 3 - Coefficient:	0.15
Surface No. 4 - Coefficient:	0.00

**Required Formula:**

$C \text{ (Average)} = \frac{\text{Area 1} \cdot C_1 + \text{Area 2} \cdot C_2 + \text{Area 3} \cdot C_3 + \text{Area 4} \cdot C_4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$

**C (Average) =**

0.465

**Detention Calculations - Oakland County Method**  
(25) Year Storm Event - With Outlet (Orifice)

Contributing Area:	3.46 Acres
Allowable Outflow, Q <sub>o</sub> :	0.200 CFS / Acre
Runoff Coefficient, C:	0.465 Imperviousness
Maximum Allowable Outflow, Q <sub>o</sub> :	0.430 CFS / Acre * Imperv.
Ts Storage Time (25 Yr):	111.914 Minutes
Vs Storage Time (25 Yr):	8.619.105 CF / Acre * Imperv.
Vt Total Volume (25 Yr):	13.867.277 Cubic Feet
Volume Required:	13.867.277 Cubic Feet

**Detention Basin Volume Calculation**  
Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + A_2 + \sqrt{A_1 \times A_2}) \times 0.50 + A_2$

Area, A <sub>1</sub> :	7,425.00 Square Feet
Area, A <sub>2</sub> :	325.00 Square Feet
Storage Elevation:	664.50 Feet
Outlet Elevation:	669.30 Feet
Depth of Storage, h:	5.00 Feet
Volume Provided:	15,585.71 Cubic Feet

**SITE DATA - TOWNHOMES**

SITE AREA: 150,725.54 SQUARE FEET OR 3.46 ACRES  
GROSS: 150,725.54 SQUARE FEET OR 3.46 ACRES  
SITE DENSITY: UNITS / 5,000 SFT OF SITE AREA  
ALLOWABLE UNITS: 150,725.54 / 5,000 = 30 UNITS  
PROPOSED UNITS: 30 UNITS  
BUILDING HEIGHT: 30' HEIGHT  
MAXIMUM PERMITTED: 30' HEIGHT TO MID POINT  
PROPOSED: 30' HEIGHT TO MID POINT

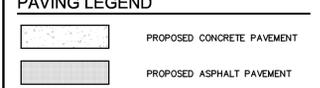
ZONING EXISTING: RT (ONE FAMILY ATTACHED)  
REQUIRED: 50'(WEST) 50.0'(TO BUILDING FACE) 25'(NORTH) 40.8'(2ND LEVEL OVERHANG) 15'(SOUTH) 36.1'(TO BUILDING FACE) REAR: 35'(EAST) 38.2'(2ND LEVEL OVERHANG)  
PARKING REQUIRED: 2 SPACES PER EACH DWELLING UNIT = 60 REQUIRED  
PROVIDED: 83 TOTAL SPACES PROVIDED (60 GARAGE SPACES & 23 SURFACE SPACES INCLUDING 1 BARRIER FREE SPACE)

SITE COVERAGE: 100%  
SITE AREA: 150,725.54 SFT. 100%  
BUILDING FOOTPRINT: 19,800.00 SFT. 13.1%  
PARKING & DRIVES: 43,567.00 SFT. 28.9%  
OPEN SPACE: 87,358.54 SFT. 58.0%

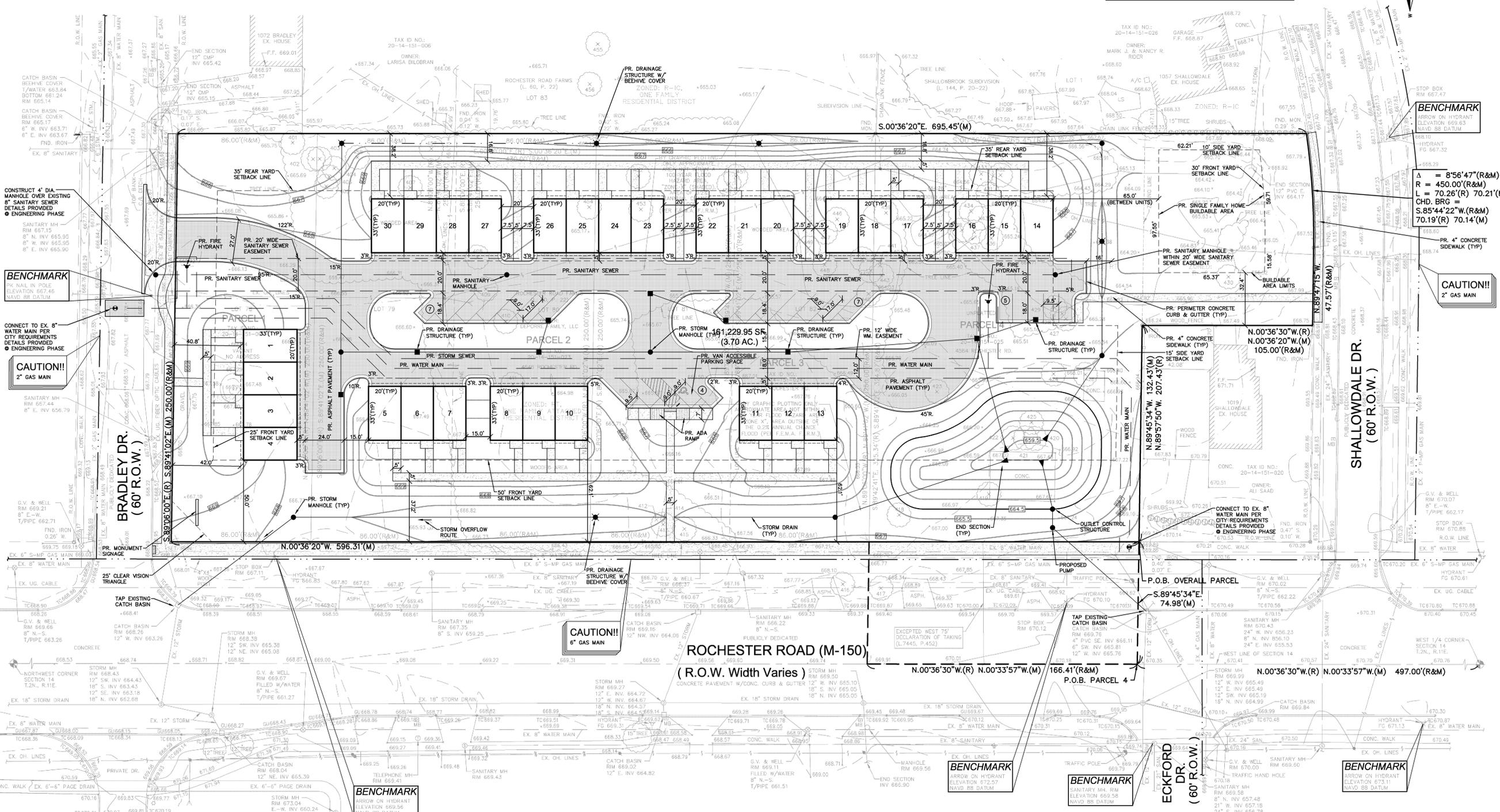
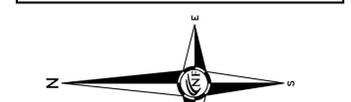
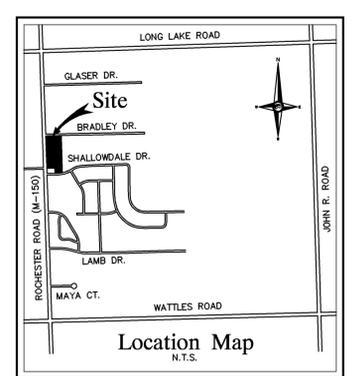
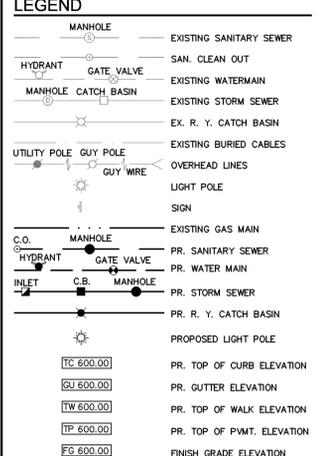
**SITE DATA - SINGLE FAMILY HOME**

SITE AREA: 10,504.41 SQUARE FEET OR 0.24 ACRES (1 UNIT)  
BUILDING HEIGHT: 30' HEIGHT  
MAXIMUM PERMITTED: 30' HEIGHT  
ZONING EXISTING: R-1C (ONE FAMILY ATTACHED)

**PAVING LEGEND**



**LEGEND**



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

SEAL

BRAD W. BRICKETT  
ENGINEER  
NO. 54071  
LICENSED PROFESSIONAL ENGINEER

PROJECT  
DePorr Property -  
Rochester Road between  
Bradley & Shallowdale  
Troy, MI 48304

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

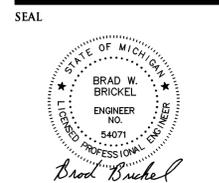
Contact: Tim Loughrin  
248.282.1428 - Phone  
248.282.1432 - Fax

PROJECT LOCATION  
Part of the NW 1/4  
of Section 14  
T.2N., R.11E.  
City of Troy,  
Oakland County, Michigan

SHEET  
General Site Plan

REVISIONS  
08-31-15 ISSUED FOR PRELIM. SITE PLAN  
10-13-15 REVISED PER CITY REVIEW  
11-12-15 REVISED PER CITY REVIEW  
01-07-16 REVISED PER CITY REVIEW

DRAWN BY:  
R. Johnson  
DESIGNED BY:  
B. Brickett  
APPROVED BY:  
B. Brickett  
DATE:  
June 15, 2015  
SCALE: 1" = 30'  
NFE JOB NO. 1617 SHEET NO. SP2



PROJECT  
DePore Property -  
Rochester Road between  
Bradley & Shallowdale  
Troy, MI 48304

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
248.282.1428 - Phone  
248.282.1432 - Fax

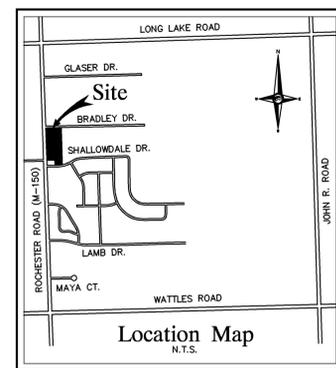
PROJECT LOCATION  
Part of the NW 1/4  
of Section 14  
T.2N., R.11E.  
City of Troy,  
Oakland County, Michigan

SHEET  
Preliminary Grading Plan



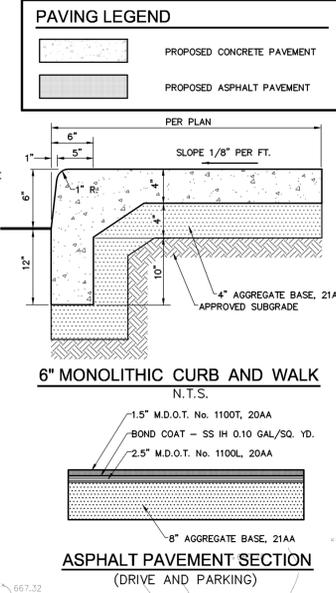
REVISIONS  
08-31-15 ISSUED FOR PRELIM. SITE PLAN  
10-13-15 REVISED PER CITY REVIEW  
11-12-15 REVISED PER CITY REVIEW  
01-07-16 REVISED PER CITY REVIEW

DRAWN BY:  
R. Johnson  
DESIGNED BY:  
B. Brickett  
APPROVED BY:  
B. Brickett  
DATE:  
June 15, 2015  
SCALE: 1" = 30'  
NFE JOB NO. 1617 SHEET NO. SP3



### LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY WIRE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	C.O.		LIGHT POLE
	HYDRANT		EXISTING GAS MAIN
	INLET		PR. SANITARY SEWER
	MANHOLE		PR. WATER MAIN
	GATE VALVE		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	MANHOLE		PROPOSED LIGHT POLE
	MANHOLE		PR. TOP OF CURB ELEVATION
	MANHOLE		PR. TOP OF WALK ELEVATION
	MANHOLE		PR. TOP OF PMVT ELEVATION
	MANHOLE		FINISH GRADE ELEVATION



### GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

**CONCRETE:** PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

**ASPHALT:** BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

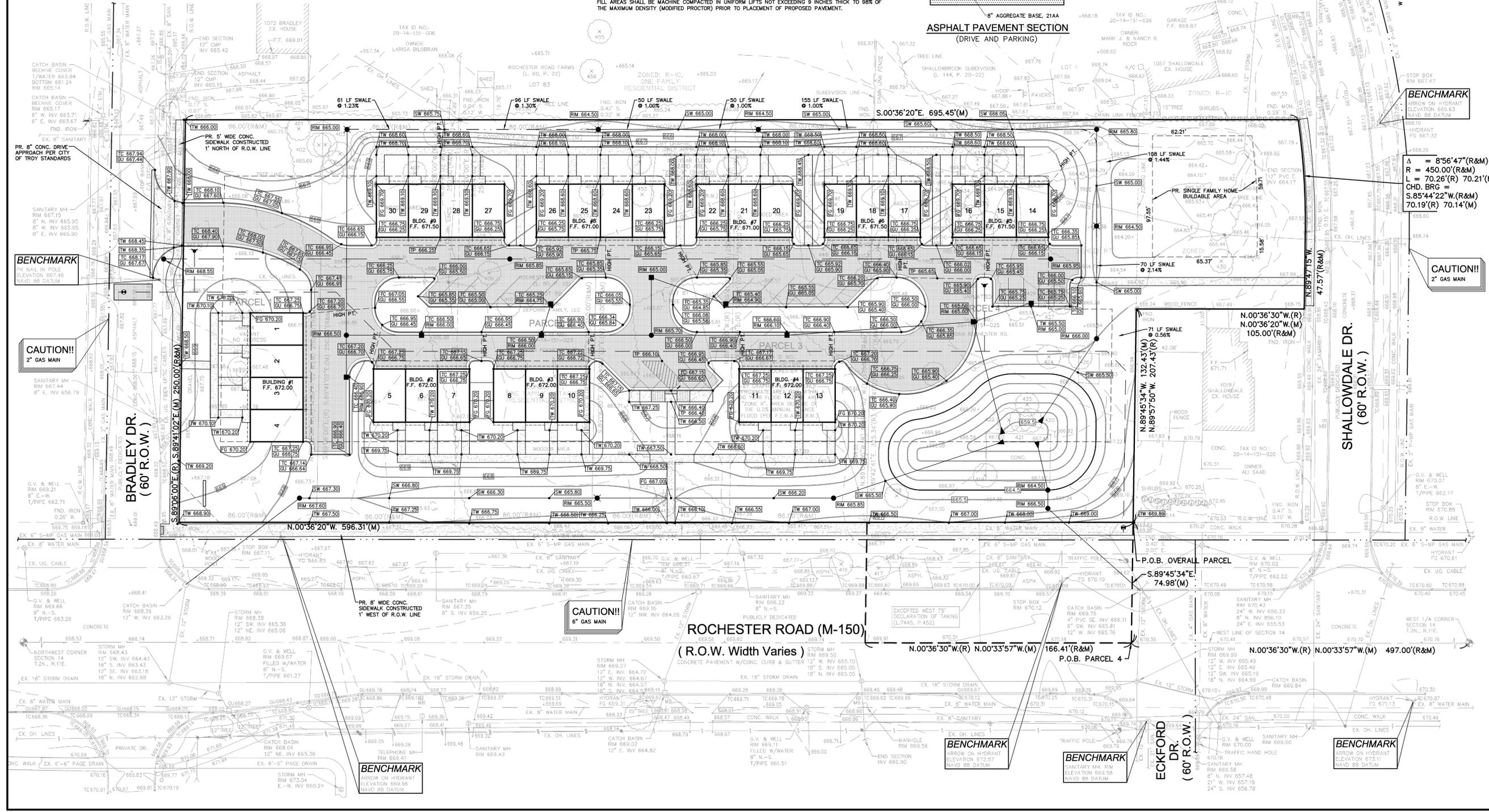
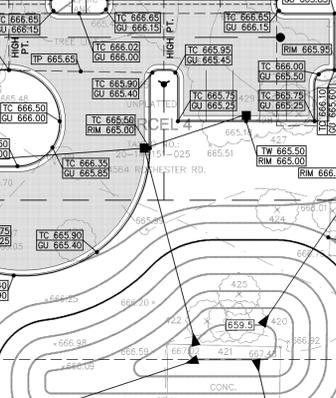
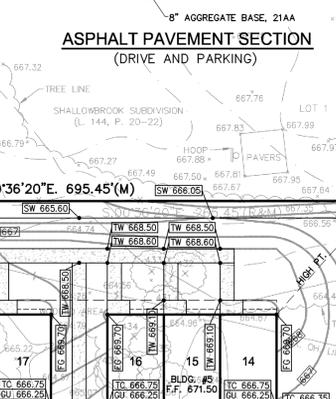
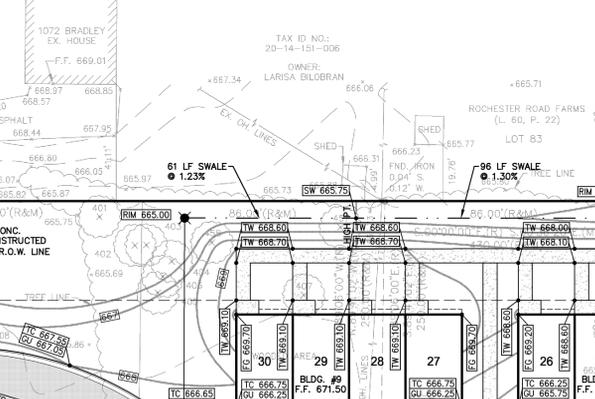
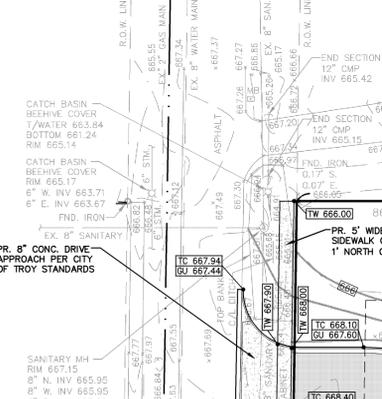
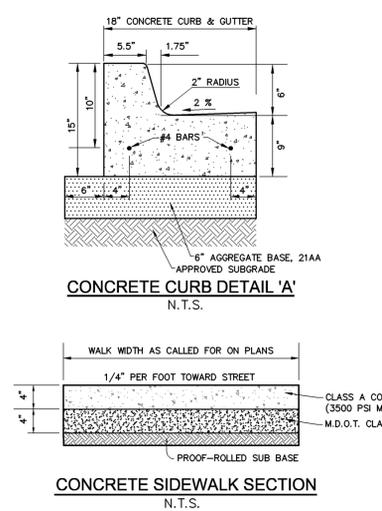
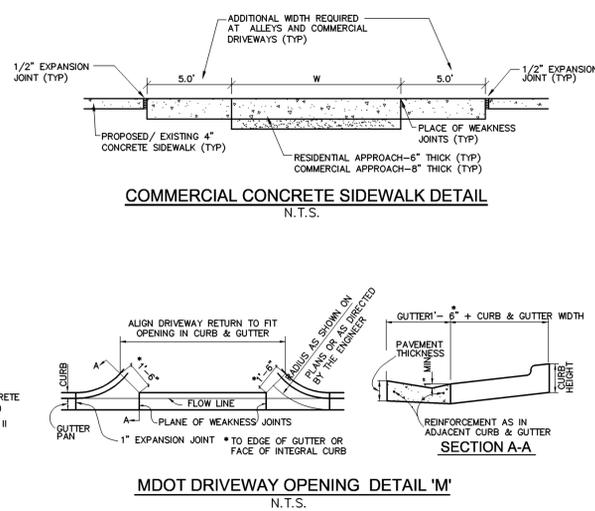
PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASES SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT Poured RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6\"/>



**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 667.63  
NAVD 88 DATUM

$\Delta = 8'56.47''(R\&M)$   
 $R = 450.00''(R\&M)$   
 $L = 70.26''(R) 70.21''(M)$   
 $CHD. BRG =$   
 $S.85^{\circ}44'22''W.(R\&M)$   
 $70.19''(R) 70.14''(M)$

**CAUTION!!**  
2\"/>

**CAUTION!!**  
2\"/>

**CAUTION!!**  
6\"/>

**ROCHESTER ROAD (M-150)**  
(R.O.W. Width Varies)

**P.O.B. OVERALL PARCEL**  
S.89^{\circ}45'34\"/>

**P.O.B. PARCEL 4**  
S.89^{\circ}45'34\"/>

**ECKFORD DR.**  
(60' R.O.W.)

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 673.11  
NAVD 88 DATUM







**LEGEND**

-  = Deciduous Shade Tree, typ.
-  = Deciduous Evergreen Tree, typ.
-  = Deciduous Ornamental Tree, typ.



sheet title:  
**Overall Landscape Plan**

project title:  
**Bradley Square**

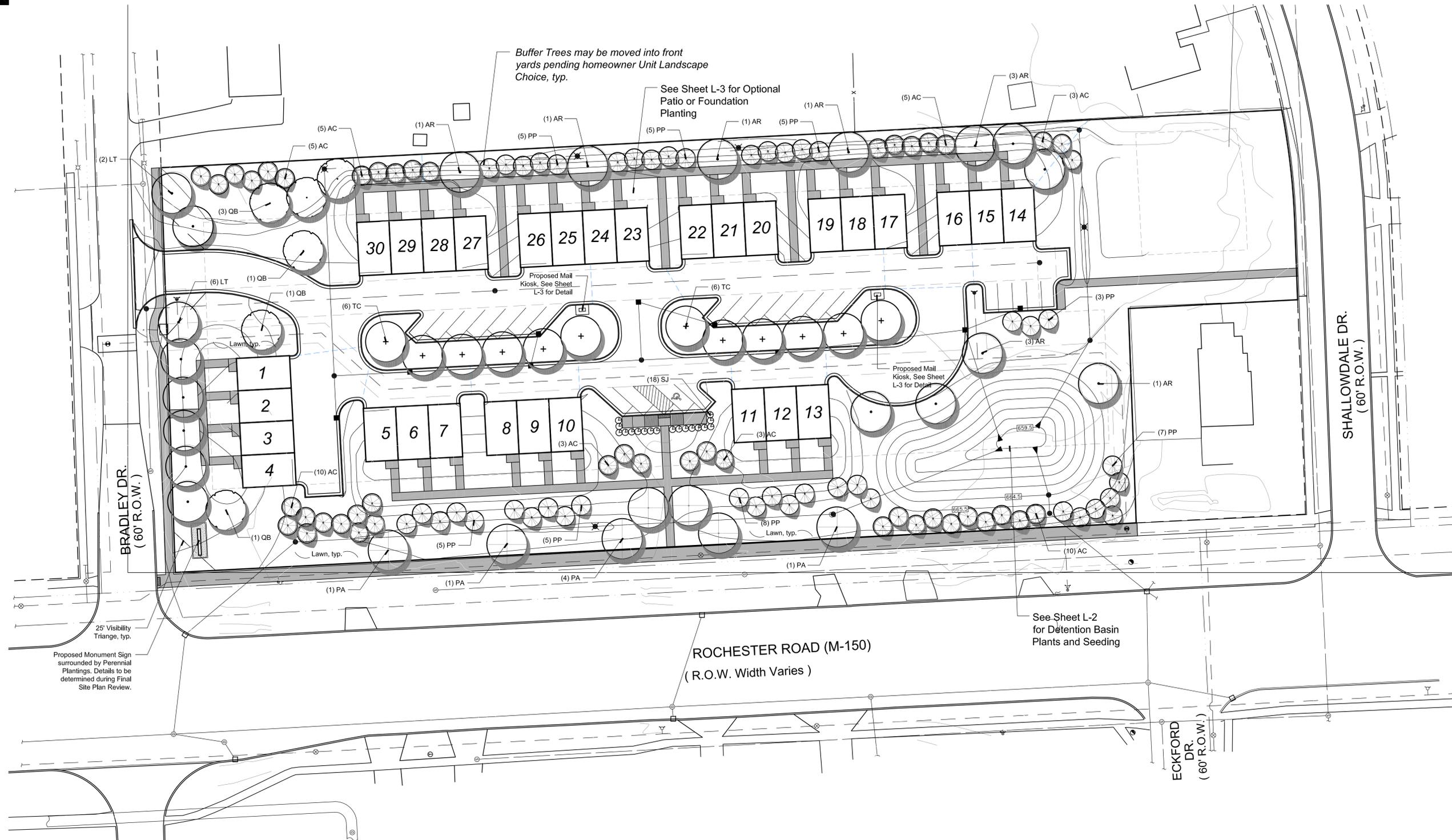
City of Troy, MI  
prepared for:  
Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301

Phone: 248.282.1454

job number: 14036  
date: 08.27.2015

drawn by: EJ  
checked by: WTK

revisions:  
10.12.15 Revisions Per Municipal Review  
11.12.15 Revisions Site Plan Adjustment  
12.23.15 Revisions Per Municipal Review



**Site Data**

**Parking Lot Tree Requirements:**  
- 23 Total Parking Spaces  
- 1 Tree Required / 8 Parking Spaces  
- Trees Required = 3  
- Trees Provided = 3

**Green Belt Requirements:**  
**Rochester Road:**  
- 551.85 L.F. Road Frontage  
- Rochester R.O.W. at Site = 120'  
- 1 Tree Required / 10 L.F. of Frontage  
- Trees Required = 55  
- Trees Provided = 58

**Green Belt Requirements (cont.):**  
**Bradley Road:**  
- 250 L.F. Road Frontage  
- 1 Tree Required / 30 L.F. of Frontage  
- Trees Required = 9  
- Trees Provided = 9

**General Site Landscaping Requirements:**  
- Total Site Area = 161,229.95 S.F. (3.70 Ac)  
- Total Open/Landscape Area = 89,715.04 S.F. (2.06 Ac)  
- Total Open/Landscape Area Required = 20%  
- Total Open/Landscape Area Provided = 55%

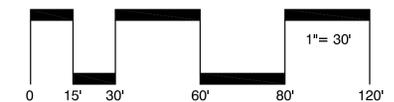
**Screening Abutting Single Family**  
- 440 L.F. abutting Single Family  
- 1 Tree Required / 10 L.F.  
- Trees Required = 44  
- Trees Provided = 44

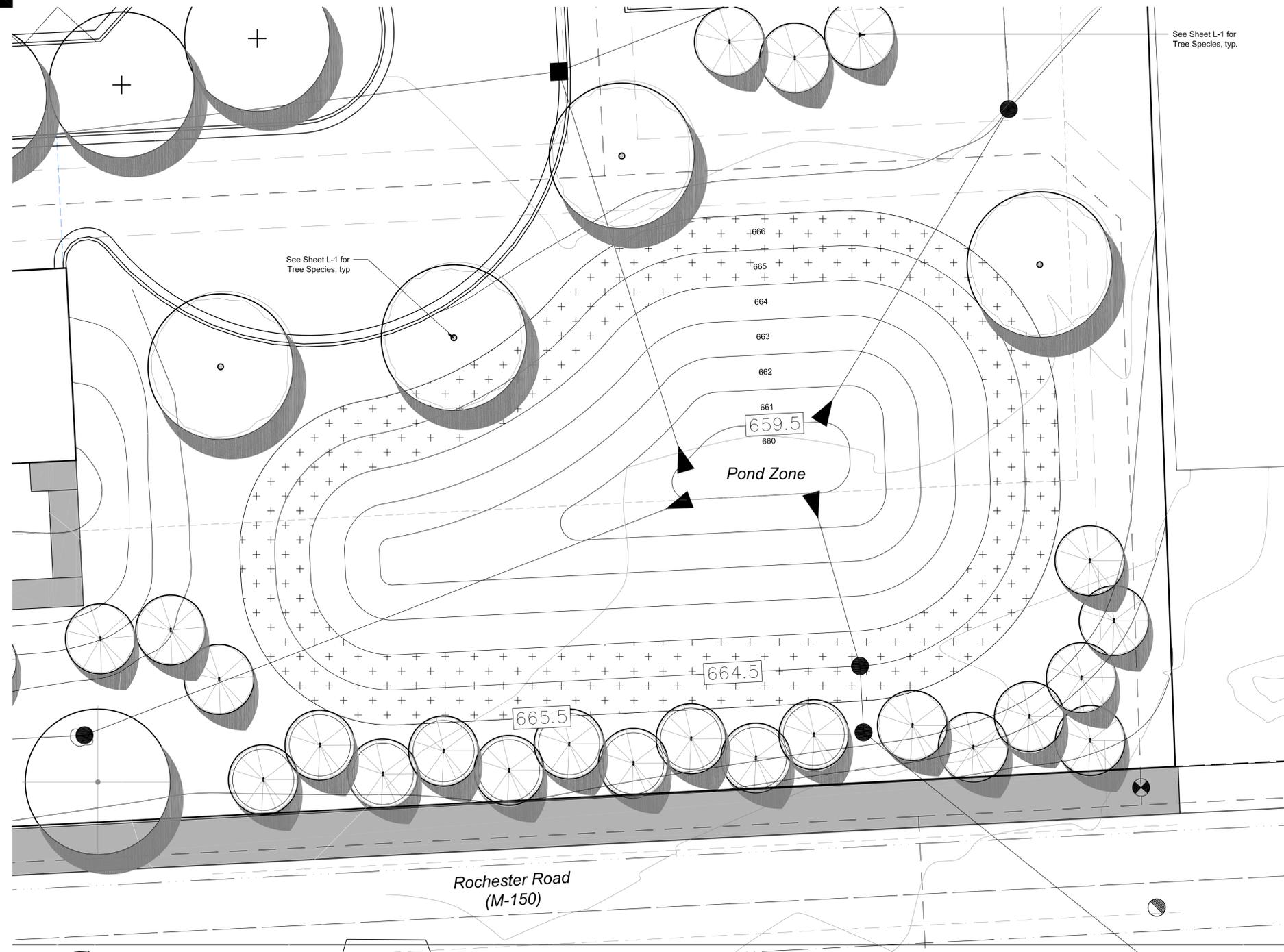
Trees Being Removed = 58  
Prohibited Species Being Removed = 49

Extra Trees being Provided = 17  
\*Extra Trees are included as additional screening and for aesthetic purposes

**Plant Schedule**

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
AC	44	<i>Abies concolor</i>	White Fir	6' Ht.	12' o.c.	B&B
AR	11	<i>Acer rubrum</i>	Red Maple	3" cal.	per plans	B&B
LT	8	<i>Liriodendron tulipifera</i>	Tulip Tree	3" cal.	per plans	B&B
PA	7	<i>Platanus x acerifolia</i>	London Plane Tree	3" cal.	per plans	B&B
PP	43	<i>Picea pungens</i>	Colorado Blue Spruce	6' Ht.	12' o.c.	B&B
QB	6	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	per plans	B&B
TC	12	<i>Tilia cordata</i>	Little Leaf Linden	3" cal.	per plans	B&B
Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
SJ	18	<i>Spiraea japonica 'Gold Flame'</i>	Gold Flame Japanese Spiraea	#3	3' o.c.	cont.





See Sheet L-1 for Tree Species, typ.

See Sheet L-1 for Tree Species, typ.

Pond Zone

Rochester Road (M-150)

### Seed Mix Schedule

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
<b>Stormwater Seed Mix</b>				
<b>Permanent Grasses/Sedges/Rushes:</b>				
<i>Carex crinitata</i>	Crested Oval Sedge	1.00	59000	1.35
<i>Carex lurida</i>	Bottlebrush Sedge	2.00	12000	0.55
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	125000	17.22
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00	4375	1.21
<i>Glyceria striata</i>	Fowl Manna Grass	1.25	125000	3.59
<i>Juncus effusus</i>	Common Rush	1.00	281000	6.45
<i>Juncus torreyi</i>	Torrey's Rush	0.25	1134000	6.51
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	94500	2.17
<i>Panicum virgatum</i>	Switch Grass	8.00	28356	5.21
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00	187500	4.30
<i>Scirpus cyperus</i>	Wool Grass	0.50	562500	6.46
<i>Scirpus fluviatilis</i>	River Bulrush	0.25	27500	0.16
<i>Scirpus validus</i>	Great Bulrush	6.00	37813	5.21
		<b>Total</b>	<b>40.25</b>	<b>60.38</b>
<b>Temporary Cover:</b>				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
		<b>Total</b>	<b>460.00</b>	<b>99.72</b>
<b>Forbs &amp; Shrubs:</b>				
<i>Alisma spp.</i>	Water Plantain (Varic)	4.25	70175	6.85
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50	4540	0.16
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00	14175	0.65
<i>Helianthus autumnale</i>	Sneezeweed	2.00	141750	6.51
<i>Lycopus americanus</i>	Common Water Hore	0.25	235000	1.35
<i>Mimulus ringens</i>	Monkey Flower	1.00	283500	6.51
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50	36033	0.41
<i>Polygonum persylvanicum</i>	Pinkweed	4.00	4033	0.37
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Si	1.00	46000	1.06
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00	56700	1.30
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00	13500	0.62
		<b>Total</b>	<b>20.50</b>	<b>25.82</b>

### Detention Basin Seeding Summary

Edge Zone - Elev. 664'-666'  
 4,087 s.f.  
 32.6 lbs. per Acre Application Rate  
 3.25 lbs. of Stormwater Seed Mix  
 3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

### Detention Pond Summary

Detention Pond Elevations  
 Permanent Water 664.50'  
 Free Board 665.50'

18161 W. Thirteen Mile Rd, Suite B-4  
 Southfield, MI 48076  
 T: 248.594.3220  
 F: 248.594.3260

### LEGEND



sheet title:

### Detention Basin Seed Plan

project title:

### Bradley Square

City of Troy, MI

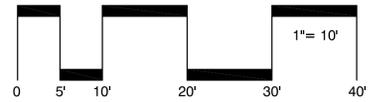
prepared for:  
 Robertson Brothers Homes  
 6905 Telegraph Rd. - Suite 200  
 Bloomfield Hills, MI 48301

Phone: 248.282.1454

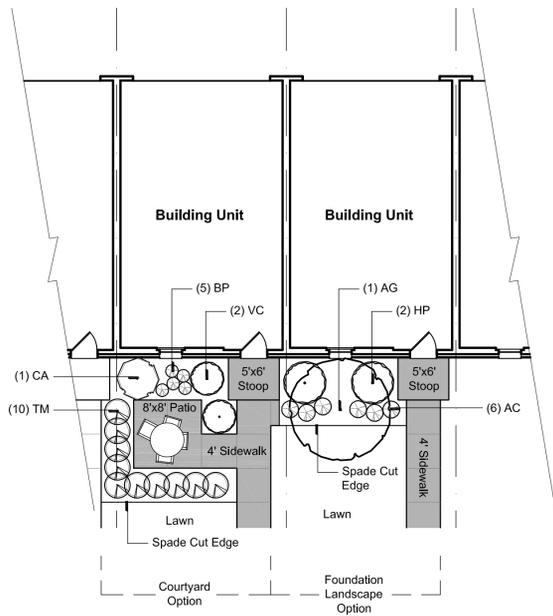
job number: 14036  
 date: 08.27.2015

drawn by: EJ  
 checked by: WTK

revisions:  
 10.12.15 Revisions Per Municipal Review  
 11.12.15 Revisions Per Site Plan Adjustments  
 12.23.15 Revisions Per Municipal Review



## LEGEND



### Foundation Landscape Plant Schedule

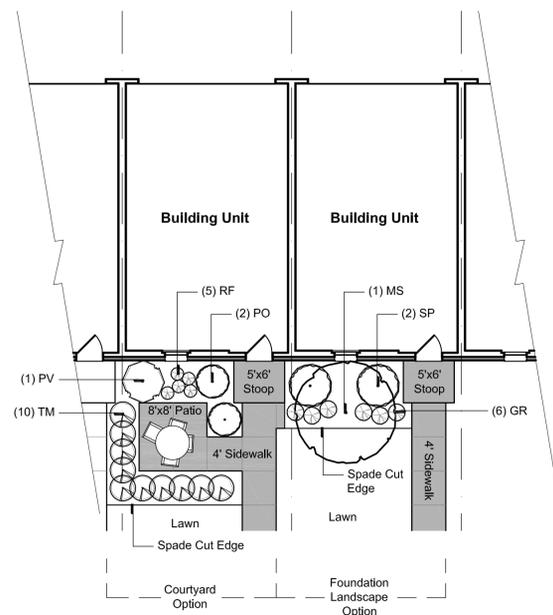
Trees					
sym.	qty.	botanical name	common name	size	root
AG	1	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal	B&B
Shrubs					
sym.	qty.	botanical name	common name	size	root
HP	2	<i>Hydrangea paniculata</i> 'Pinky Winky'	Pinky Winky Panicle Hydrangea	#5	cont.
Ornamental Grasses, Perennials & Bulbs					
sym.	qty.	botanical name	common name	size	root
AC	6	<i>Astilbe chinensis</i> 'Visions'	Visions Astilbe	#1	cont.

### Courtyard Landscape Plant Schedule

Shrubs					
sym.	qty.	botanical name	common name	size	root
CA	1	<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Summersweet	#5	cont.
TM	8	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	24"-30"	cont.
VC	2	<i>Viburnum carlesii</i>	Korean Spice Viburnum	24"-30"	B&B
Ornamental Grasses, Perennials & Bulbs					
sym.	qty.	botanical name	common name	size	root
BP	5	<i>Bergenia</i> 'Pink Dragonfly'	Pink Dragonfly Bergenia	#1	cont.

## North and East Exposure Foundation Planting / Optional Unit Patio Landscape

Scale: 1" = 10'-0"



### Foundation Landscape Plant Schedule

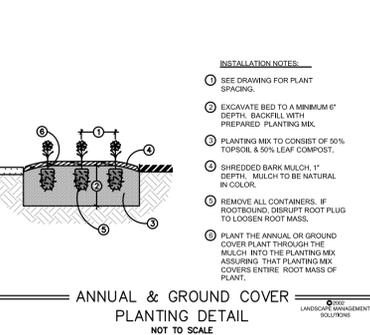
Trees					
sym.	qty.	botanical name	common name	size	root
MS	1	<i>Malus</i> 'Sutyam'	Sugar Tyme Flowering Crabapple	2" cal	B&B
Shrubs					
sym.	qty.	botanical name	common name	size	root
SP	2	<i>Syringa pubescens subsp. patula</i> 'Miss Kim'	Miss Kim Lilac	#5	cont.
Ornamental Grasses, Perennials & Bulbs					
sym.	qty.	botanical name	common name	size	root
GR	6	<i>Geranium</i> 'Rozanne'	Rozanne Geranium	#1	cont.

### Courtyard Landscape Plant Schedule

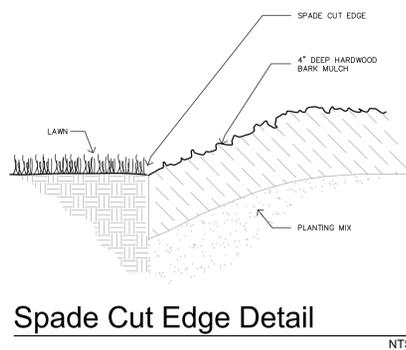
Shrubs					
sym.	qty.	botanical name	common name	size	root
PO	2	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	#5	cont.
TM	8	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	24"-30"	cont.
Ornamental Grasses, Perennials & Bulbs					
sym.	qty.	botanical name	common name	size	root
PV	1	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	#3	cont.
RF	5	<i>Rudbeckia fulgida var. sullivanti</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	cont.

## West Exposure Foundation Planting / Optional Unit Patio Landscape

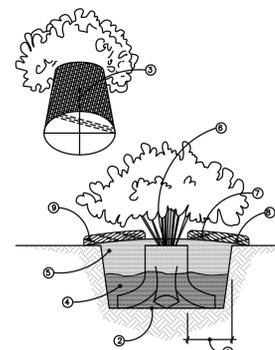
Scale: 1" = 10'-0"



ANNUAL & GROUND COVER PLANTING DETAIL  
NOT TO SCALE



Spade Cut Edge Detail  
NTS



CONTAINER SHRUB PLANTING DETAIL  
POT BOUND SHRUBBERY  
NOT TO SCALE

## Landscape Notes

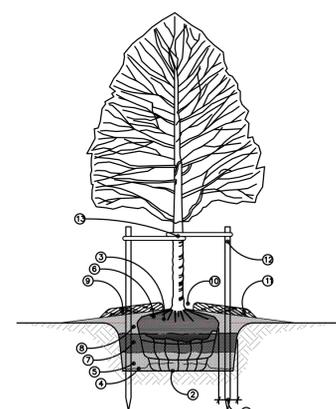
- All plant material shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 4". Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner/owner's representative.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- All lawn areas to be irrigated.
- Plant material shall be field adjusted to screen utility boxes and condensers
- The Developer & Landscape Architect reserve the right to change location of plant material and alter species / variety at the time of installation based upon availability and quality of material as well as site conditions. Materials will be of similar size, appearance and growth habit.



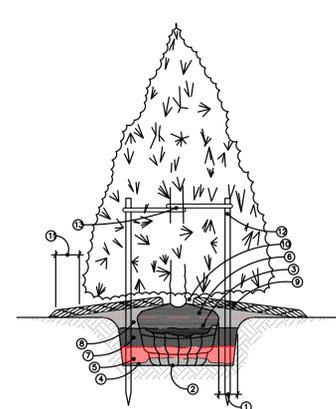
### Mail Kiosk Detail

Manufacture: Salsbury Industries  
(1-800-624-5299)  
Mailboxes.com

Product: Cluster Box Unit (CBU)  
(16) "A" Mail Compartments.  
(2) Parcel lockers.  
(1) Pedestal.  
Color per owner/ developer.



DECIDUOUS TREE PLANTING DETAIL  
TREES 4" CAL. & UNDER  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL  
TREES 10' HT. & UNDER  
NOT TO SCALE

- INSTALLATION NOTES:**
- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
  - THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
  - REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 18" OF BALL ABOVE FINISH GRADE.
  - PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
  - BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
  - BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
  - BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
  - BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
  - IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
  - SHREDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
  - MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
  - MINIMUM 2"x2"x8" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
  - 1" WIRE BELL LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

- INSTALLATION NOTES:**
- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
  - THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
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  - MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND IF BEYOND LOWEST BRANCH OF EVERGREEN TREES.
  - MINIMUM 2"x2"x8" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
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sheet title:

## Details

project title:

## Bradley Square

City of Troy, MI

prepared for:  
Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301

Phone: 248.282.1454

job number: 14036  
date: 08.27.2015

drawn by: EJ  
checked by: WTK



revisions:  
10.12.15 Revisions Per Municipal Review  
11.12.15 Revisions Per Site Plan Adjustments

sheet no.

**WINDOW SILLS**

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

- WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2004 OR F 2040.

**OVERHANGS & DRAINAGE**

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE CONNECTED TO THE STORY WATER COLLECTION SYSTEM. DOWNSPOUT LOCATIONS TO BE DETERMINED BY TRADE AND COORDINATED W/ CIVIL ENG.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME, RAKE DIMENSIONS ARE 4" AT BRICK AND 4" AT SIDING.

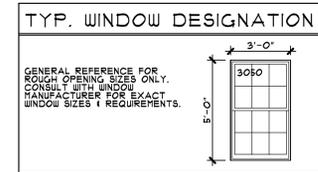
**STEEL LINTEL SCHEDULE**

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

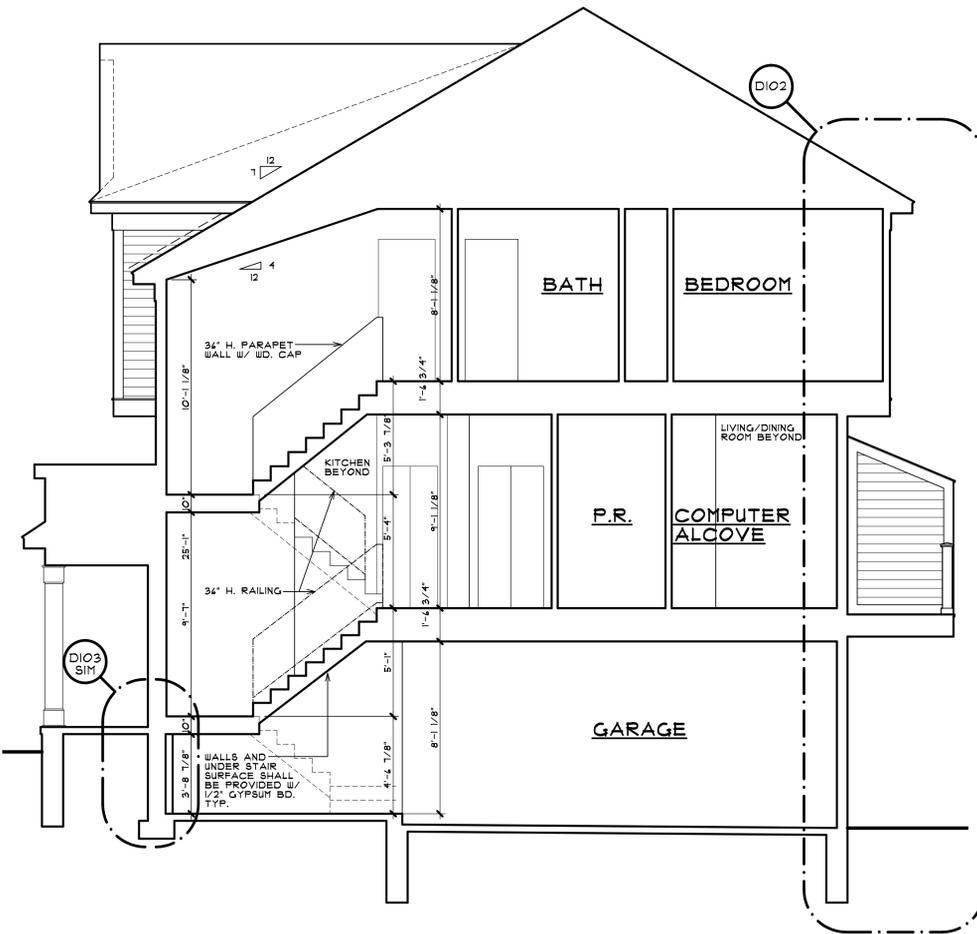
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.



**EGRESS WINDOW**

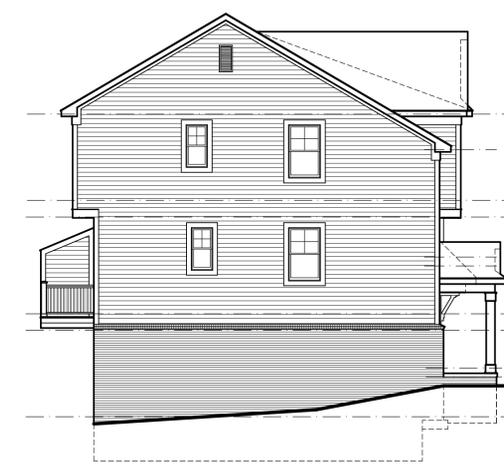
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



**RIGHT SIDE ELEVATION**  
ELEVATION 'A' SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
ELEVATION 'A' SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

BUILDER RESERVES THE RIGHT TO CHANGE MIX OF BUILDING BASED ON MARKET DEMAND.

**BUILDING SECTION**  
ELEVATION 'A' SCALE: 1/8" = 1'-0"

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design  
 2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 248-334-5000

CLIENT/PROJECT  
 ROBERTSON BROTHERS  
 WIXOM VILLAGE TOWNHOMES  
 WIXOM, MICHIGAN

SHEET TITLE  
 4 UNIT BUILDING  
 ELEVATIONS

COPYRIGHT 2014  
 ALEXANDER V. BOGAERTS + ASSOC.

- PRELIMINARY 02-02-15
- BIDS 08-25-15
- PERMITS 08-05-15
- CONSTRUCTION 09-21-15

REVISIONS  
 10-22-15

DRAWN BY  
 BN/EAF  
 CAD FILENAME  
 WIXOMTH.dwg  
 CHECKED BY  
 BN  
 JOB NUMBER  
 4318  
 DATE  
 09-21-15  
 SHEET NUMBER

**WINDOW SILLS**

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12' ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

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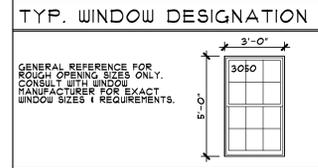
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8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

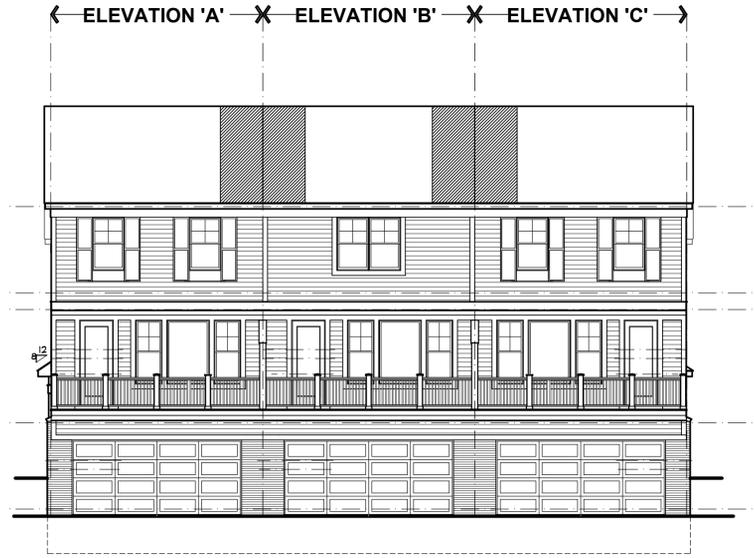


**EGRESS WINDOW**

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



**RIGHT SIDE ELEVATION**  
ELEVATION 'A' SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

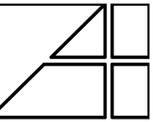


**LEFT SIDE ELEVATION**  
ELEVATION 'A' SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

BUILDER RESERVES THE RIGHT TO CHANGE MIX OF BUILDING BASED ON MARKET DEMAND.



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Bloomfield Hills, MI 48302  
248 • 334 • 5000

3 UNIT BUILDING ELEVATIONS

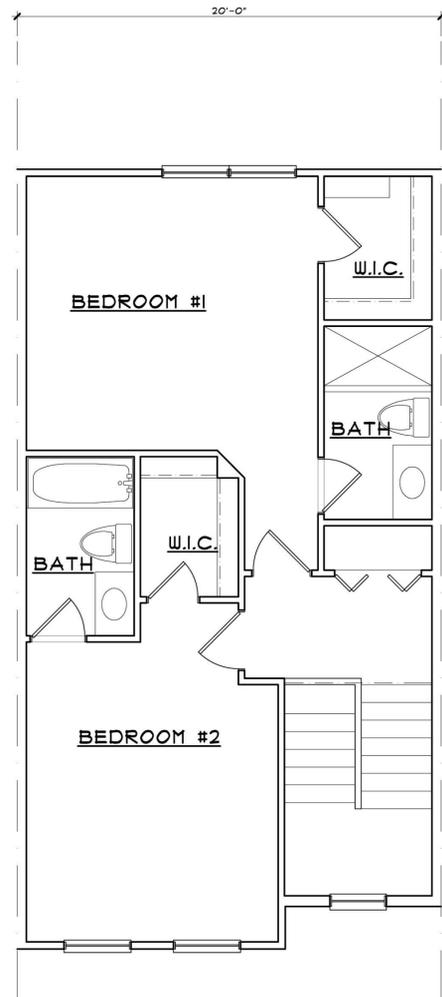
ROBERTSON BROTHERS  
WIXOM VILLAGE TOWNHOMES  
WIXOM, MICHIGAN

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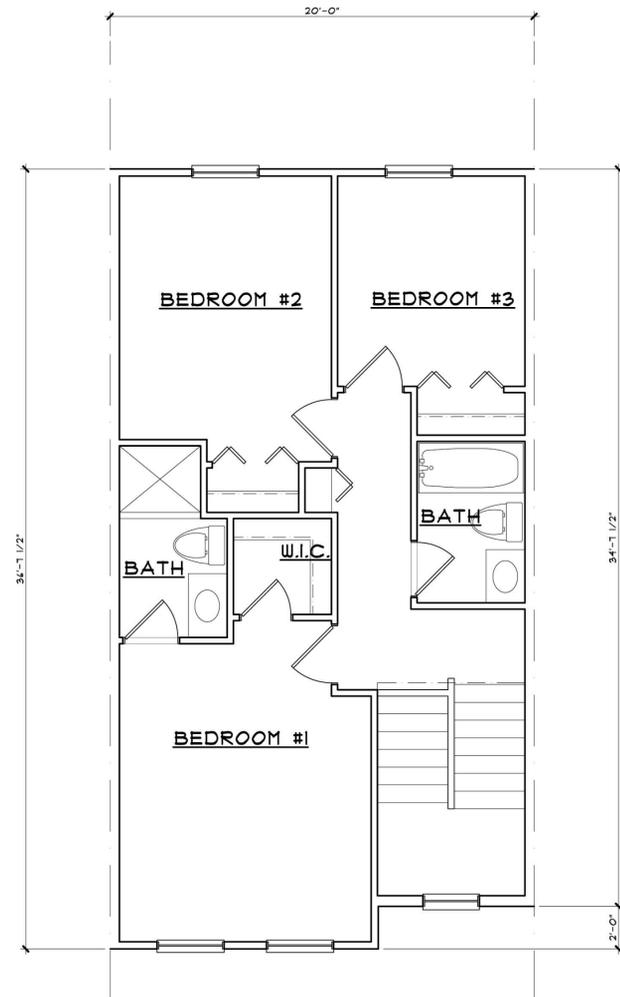
PRELIMINARY 02-02-15  
BIDS 08-25-15  
PERMITS 08-05-15  
CONSTRUCTION 09-21-15  
REVISIONS 10-22-15

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CHECKED BY: BN  
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DATE: 09-21-15  
SHEET NUMBER

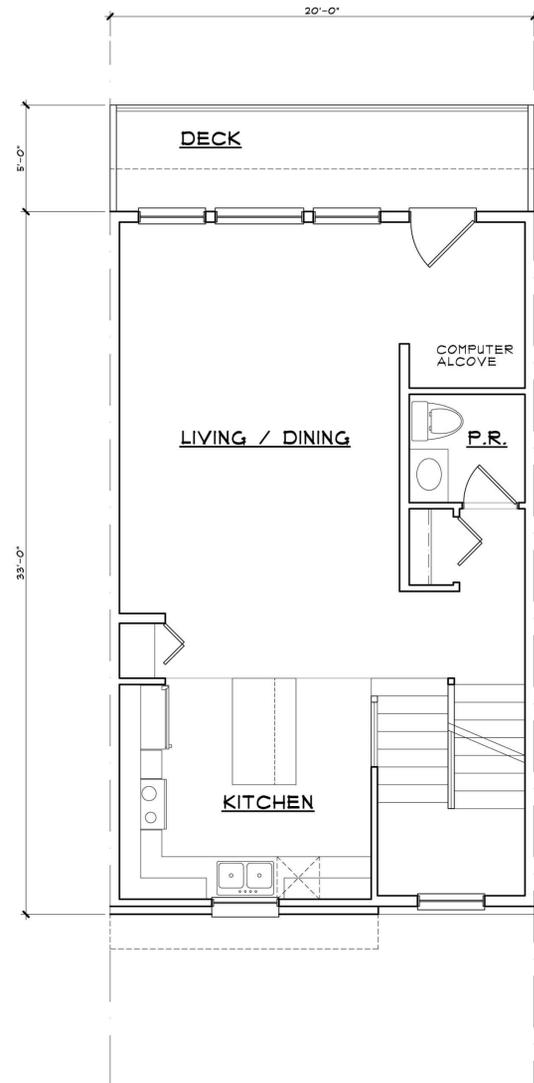




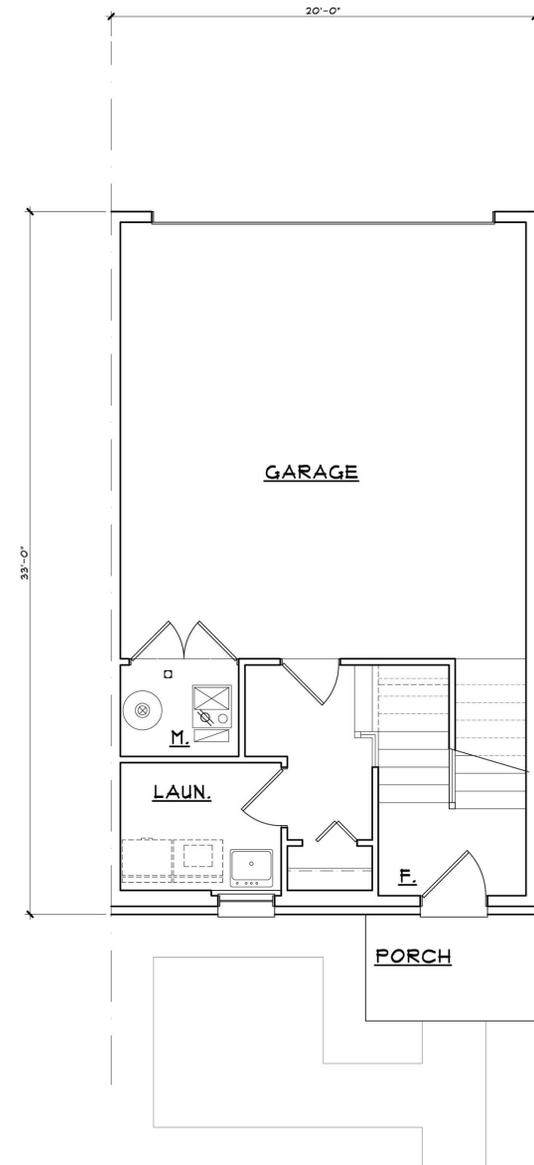
**SECOND FLOOR PLAN**  
 2 BEDROOM UNIT- ELEVATIONS 'A' & 'C' SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 3 BEDROOM UNIT- ELEVATIONS 'A' & 'C' SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
LOWER LEVEL	212 SQ FT
1ST FLOOR	440 SQ FT
2ND FLOOR	641 SQ FT
TOTAL	1,513 SQ FT

**BRADLEY SQUARE**  
 ROBERTSON BROTHERS

**TROY, MICHIGAN**

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DATE: January 8, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Revised Elevations Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned PUD-14

The applicant NorthPoint Development submitted revised building elevations for Stonecrest Assisted Living facility for review and approval by the Planning Commission. The attached narrative provided by the applicant explains the revisions and the desire for same. The PUD Agreement provides the authority for approving revisions to the building elevations to the Planning Commission, as per the City's Preliminary Site Plan Approval procedures.

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.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Correspondence from applicant
4. PUD Agreement (excerpt)

G:\PUD's\PUD 014-A Stonecrest Assisted Living\PC Memo 01 12 2016.doc

**PROPOSED RESOLUTION**

PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Revised Elevations  
Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and  
Wattles, Section 22, Currently zoned PUD-14

**Resolution # PC-2016-01-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed revised building elevations for Stonecrest assisted living facility, located on the east side of Livernois between Big Beaver and Wattles, Section 22, within PUD-14, be granted, subject to the following:

\_\_\_\_\_ ) 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

533                      0                      267                      533 Feet

Scale 1: 3,200



CARLISLE

WORTMAN  
associates, inc.

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

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

**TO:** R. Brent Savidant, AICP, Planning Director  
Troy Planning Commission

**FROM:** Ben Carlisle, AICP

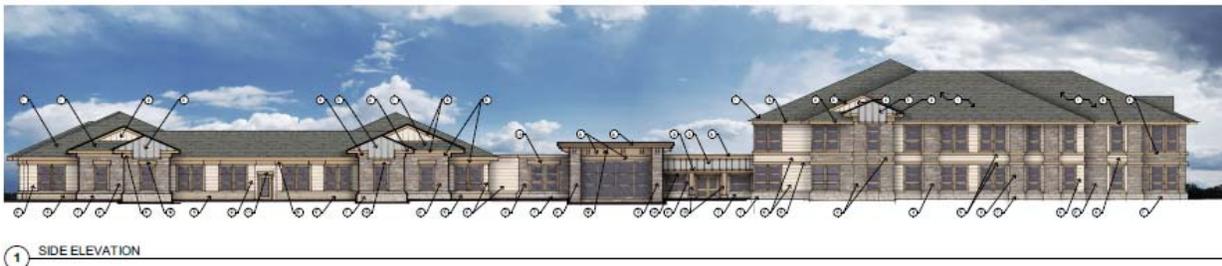
**DATE:** January 7, 2016

**RE:** Stonecrest PUD Elevation Amendment

The Stonecrest PUD was approved by City Council in November 2015. As set forth in the approved PUD agreement, the Planning Commission has the authority to approve amendments to the elevations. The applicant is not proposing any changes to the building footprint or any changes to number of units. However, due to architectural changes, the applicant is increasing the height at top of roof from 35'-6" to 37'-9". The Planning Commission may approve the increase in building height as part of the approval for the revised elevations. The Planning Commission is asked to consider the following proposed changes to the elevations:

- Amended elevations to capture a residential "craftsman" style architecture.
- Amended window selection to be more consistent with a residential style.
- Added roof details.
- Added architectural details including post and bracket detailing, as well as shaker style siding transitioning. The intent was to be consistent with "craftsman" style architecture.

Approved Elevation:





Stonecrest PUD  
January 7, 2016

The applicant has included a letter that explains the proposed elevation amendments in more detail. The applicant will attend the Tuesday's meeting to answer any questions from the Planning Commission.

Yours truly,



---

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

December 30, 2015

Mr. Richard Brent Savidant  
Planning Director  
City of Troy  
500 Big Beaver  
Troy, MI 48084

Re: Site Plan Amendment – Narrative of Elevation Updates  
Stonecrest Senior Living and Memory Care Residences and Joint City Park Development

Dear Brent,

As a follow up to our letter requesting site plan amendment, please find this letter describing the proposed changes to the elevations of the building, Stonecrest Senior Living and Memory Care Residences.

As our projects and designs take shape, they go under critical review by our development team to ensure that not only we produce a building that fits within our senior living care model, but also one that is extremely aesthetically pleasing. We felt that the original elevations lacked some key architectural features that we needed.

Within this a narrative, I would like to outline a few of those key points:

1. The biggest change to note is that these elevations capture a residential "craftsman" style architecture whereas the initial concept followed a more institutional look. This transformation was achieved with no impact to the massing of the building and only minor adjustments to the form as further discussed in items below. The new elevations utilize the same materials and colors as originally proposed, however, the stone on the original elevation drawings was large and overpowering. The new elevations mix in more cementitious products along with elevation changes within the stone to create dimension and show more building character.
2. The original elevations included a window that was more institutional feeling rather than residential. The new elevations again go back to a "craftsman" style architecture and include a window that fits the building character much better.
3. The original elevations did not have the character within the roof as the new elevations propose. The updates include shed roofing, mixed with more defined gable ends.
4. The new elevations also introduce post and bracket detailing, as well as shaker style siding transitioning into the gable ends. Again, this fits the "craftsman" style architecture much better than before.

Overall, our team feels the elevations to be a vast improvement to the project and ask that you consider them as much. We are attaching updated elevations, a photorealistic rendering, and a packet of the proposed materials for your review and approval.

Please feel free to contact me with any questions.

Sincerely,

**Jed Momot** | Project Manager



NorthPoint Development  
d: [816.384.2293](tel:816.384.2293) | c: [573.366.8829](tel:573.366.8829)  
5015 NW Canal Street - Suite 200  
Riverside, MO 64150

[www.beyondthecontract.com](http://www.beyondthecontract.com)

Cc: Mark Pomerence, NorthPoint Development

Enclosures: Elevations dated 12/07/2015; Rendering, Proposed Building Materials



**D1 AL WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- ELEVATION GENERAL NOTES**
- EXTERIOR WINDOW HEAD HEIGHTS TO BE 8'-0" UNO.
  - TOP PLATE 9'-11" UNO.
  - RETURN MASONRY AT ALL WINDOWS AND DOORS WHERE MASONRY IS PRESENT
  - TYPICAL CULTURED STONE MANSOCT 3'-0" AFF. UNO.

- ELEVATION KEYED NOTES**
- 7" EXPOSURE FIBER CEMENT SIDING, PTD.
  - FIBER CEMENT SHAKE
  - 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD, TYP.
  - 4" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
  - 6" FIBER CEMENT TRIM EXTERIOR SILL CASING, PTD, TYP.
  - 8" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
  - CULTURED STONE BASE
  - FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
  - LEDGE STONE WINDOW SILL, SLOPED, TYP.
  - 8" LEDGE STONE CAP
  - PTD. WOOD DECORATIVE BRACKET
  - ASPHALT SHINGLE ROOF
  - LIGHT SCIENCE
  - METAL RAILING
  - LOUVERED VENT
  - FIBER CEMENT FASCIA BOARD



**C1 AL LEFT WING SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



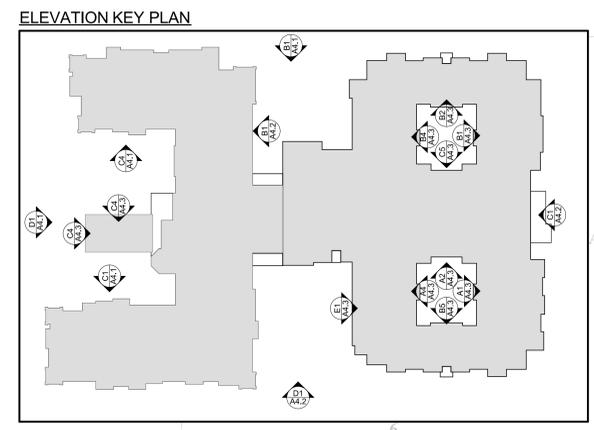
**C4 AL RIGHT WING SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



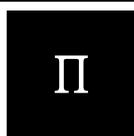
**B1 OVERALL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A1 OVERALL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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248.477.2445  
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Founded 1968

Architect Registration:  
ROY BAKER #1301031742  
Date: 12/24/2015

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construction

**NORTHPOINT DEVELOPMENT  
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DATE:  
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SHEET TITLE:  
BUILDING  
ELEVATIONS

SHEET:  
A4.2

**ELEVATION GENERAL NOTES**

1. EXTERIOR WINDOW HEAD HEIGHTS TO BE 6'-0" UNO.
2. TOP PLATE 9'-1" UNO.
3. RETURN MASONRY AT ALL WINDOWS AND DOORS WHERE MASONRY IS PRESENT
4. TYPICAL CULTURED STONE WAINSCOT 3'-0" AFF. UNO.

**ELEVATION KEYED NOTES**

- 1) 7" EXPOSURE FIBER CEMENT SIDING, PTD.
- 2) FIBER CEMENT SHAKE
- 3) 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD, TYP.
- 4) 4" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
- 5) 6" FIBER CEMENT TRIM EXTERIOR SILL CASING, PTD, TYP.
- 6) 8" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
- 7) CULTURED STONE BASE
- 8) FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
- 9) LEDGE STONE WINDOW SILL, SLOPED, TYP
- 10) 8" LEDGE STONE CAP
- 11) PTD. WOOD DECORATIVE BRACKET
- 12) ASPHALT SHINGLE ROOF
- 13) LIGHT SCOSCE
- 14) METAL RAILING
- 15) LOUVERED VENT
- 16) FIBER CEMENT FASCIA BOARD



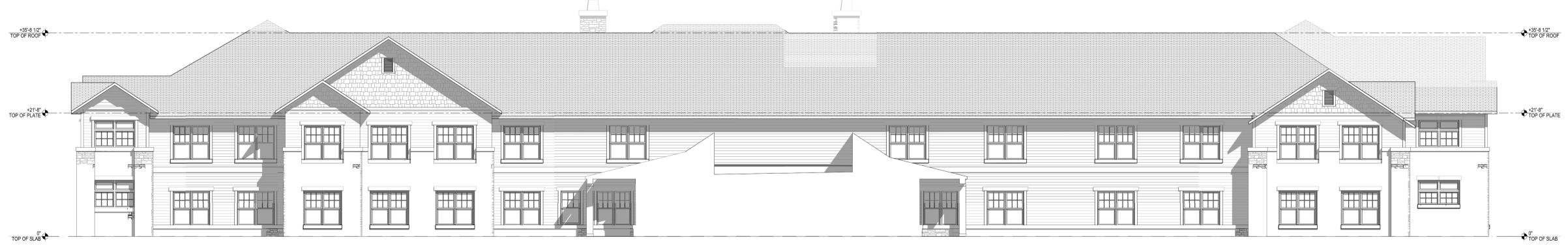
**D1 OVERALL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**D1 OVERALL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

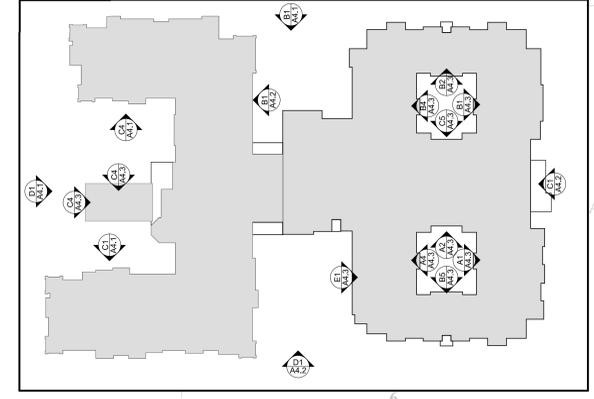


**C1 OVERALL MC EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

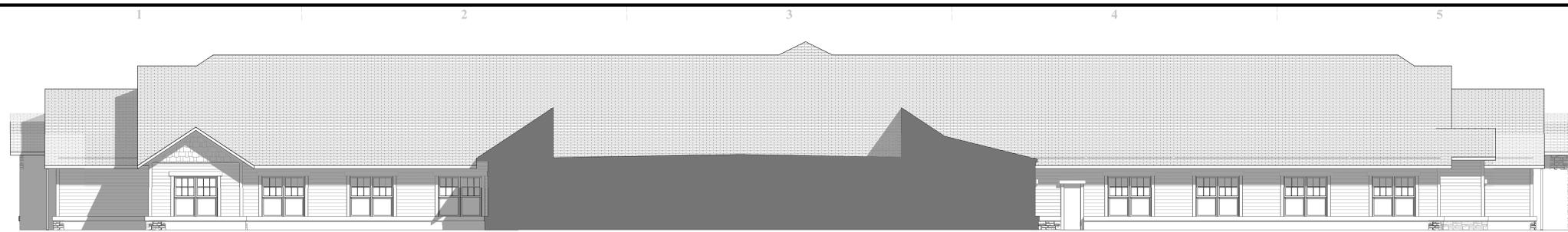


**B1 AL EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY PLAN**



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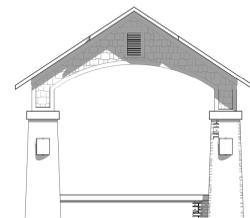
**E1 MC WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION GENERAL NOTES**

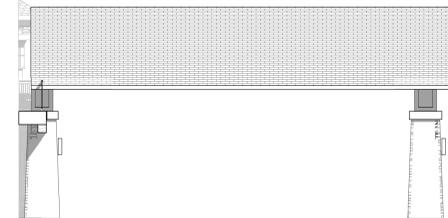
1. EXTERIOR WINDOW HEAD HEIGHTS TO BE 6'-0", UNO.
2. TOP PLATE 9'-1", UNO.
3. RETURN MASONRY AT ALL WINDOWS AND DOORS WHERE MASONRY IS PRESENT
4. TYPICAL CULTURED STONE WAINSCOT 3'-0" AFF. UNO.

**ELEVATION KEYED NOTES**

- 1) 7" EXPOSURE FIBER CEMENT SIDING, PTD.
- 2) FIBER CEMENT SHAKE
- 3) 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD, TYP.
- 4) 4" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
- 5) 6" FIBER CEMENT TRIM EXTERIOR SILL CASING, PTD, TYP.
- 6) 8" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
- 7) CULTURED STONE BASE
- 8) FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
- 9) LEDGE STONE WINDOW SILL, SLOPED, TYP.
- 10) 8" LEDGE STONE CAP
- 11) PTD. WOOD DECORATIVE BRACKET
- 12) ASPHALT SHINGLE ROOF
- 13) LIGHT SCONCE
- 14) METAL RAILING
- 15) LOUVERED VENT
- 16) FIBER CEMENT FASCIA BOARD



**C2 PORTE-COCHERE FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**C4 PORTE-COCHERE SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**C5 COURTYARD 2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**B1 COURTYARD 2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**B2 COURTYARD 2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**B4 COURTYARD 2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**B5 COURTYARD 1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**A1 COURTYARD 1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

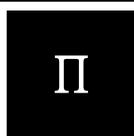
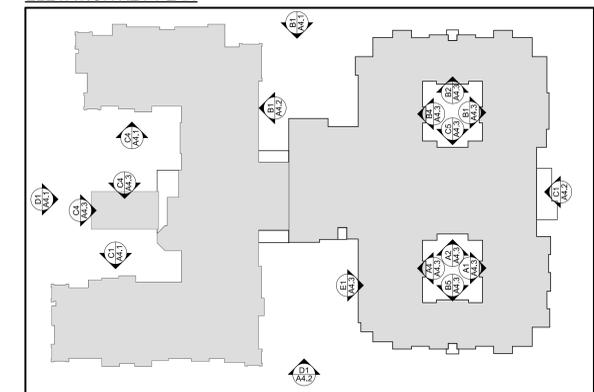


**A2 COURTYARD 1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**A4 COURTYARD 1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY PLAN**



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Architect Registration:  
ROY BAKER #1301031742  
Date: 12/24/2015

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ELEVATIONS

SHEET:  
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**D1 AL WEST ELEVATION**
  
 SCALE: 1/8" = 1'-0"



**C1 AL LEFT WING SIDE ELEVATION**
  
 SCALE: 1/8" = 1'-0"



**C4 AL RIGHT WING SIDE ELEVATION**
  
 SCALE: 1/8" = 1'-0"

**ELEVATION KEYED NOTES**

- 1) 7" EXPOSURE FIBER CEMENT SIDING, PTD.
- 2) FIBER CEMENT SHAKE
- 3) 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD. TYP.
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- 12) ASPHALT SHINGLE ROOF
- 13) LIGHT SCOURCE
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- 15) LOUVERED VENT
- 16) FIBER CEMENT FASCIA BOARD



**B1 OVERALL NORTH ELEVATION**
  
 SCALE: 1/8" = 1'-0"



**A1 OVERALL NORTH ELEVATION**
  
 SCALE: 1/8" = 1'-0"

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**D1** OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**C1** OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**B1** OVERALL MC EAST ELEVATION  
SCALE: 1/8" = 1'-0"

- ELEVATION GENERAL NOTES**
- EXTERIOR WINDOW HEAD HEIGHTS TO BE 8'-0" UNO.
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 PROJECT NUMBER:  
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 SHEET TITLE:  
 BUILDING  
 ELEVATIONS

SHEET:  
**A4.2**



C1 FRONT ENTRY PERSPECTIVE RENDERING

NOT TO SCALE

MATERIAL SELECTIONS				
<p>ASPHALT SHINGLES ⑫</p>  <p>GAF TIMBERLINE HD "WEATHERED WOOD"</p>	<p>FIBER CEMENT SHAKE &amp; PANEL BOARD ② ③</p>  <p>JAMES HARDIE COMMERCIAL HARDIESHINGLE - STAGGERED-EDGE PANEL (PAINTED) HARDIEPANEL CEDARMILL - VERTICAL SIDING (PAINTED) COLOR: SW6167 "GARDEN GATE"</p>	<p>FIBER CEMENT TRIM ③ ④ ⑥ ⑪ ⑫</p>  <p>JAMES HARDIE COMMERCIAL HARDIETRIM - BOARDS SMOOTH (PAINTED) COLOR: SW6253 "OLYMPUS WHITE"</p>	<p>FIBER CEMENT SIDING ①</p>  <p>JAMES HARDIE COMMERCIAL HARDIEPLANK CEDARMILL - LAP SIDING 6" EXPOSURE (PAINTED) COLOR: SW6427 "SPROUT"</p>	<p>STONE ⑦ ⑧ ⑩</p>  <p>[OPTION 1]: BORAL CULTURED STONE - COUNTRY LEDGESTONE "SKYLINE" MIX [OPTION 2]: NATURAL STONE MIX TO MATCH</p>

- ELEVATION GENERAL NOTES**
- EXTERIOR WINDOW HEAD HEIGHTS TO BE 6'-0" UNO.
  - TOP PLATE 9'-1" UNO.
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  - 5" FIBER CEMENT TRIM SOFFIT TRIM, PTD, TYP.
  - 4" FIBER CEMENT TRIM AT CORNERS, PTD, TYP.
  - 6" FIBER CEMENT TRIM EXTERIOR SILL CASING, PTD, TYP.
  - 6" FIBER CEMENT TRIM HEADER, TYP. AT EXTERIOR, PTD.
  - STONE
  - FIBER CEMENT PANEL WITH CEDAR MILL TEXTURE
  - LEDGE STONE WINDOW SILL, SLOPED, TYP.
  - 6" LEDGE STONE CAP
  - PTD. WOOD DECORATIVE BRACKET
  - ASPHALT SHINGLE ROOF
  - LIGHT SCOSCE
  - METAL RAILING
  - LOUVERED VENT
  - FIBER CEMENT FASCIA BOARD

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 3500 Jefferson St, Suite 303  
 Austin, TX 78731  
 P: (512) 231-1910  
 F: (512) 231-1950  
 www.piarch.com  
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**NSA**  
 Architects  
 Engineers  
 Planners  
 23705 Research Drive  
 Farmington Hills  
 Michigan 48335  
 248.477.2444  
 248.477.2445 fax  
 www.nsa-ae.com  
 Founded 1960

Architect Registration:  
 ROY BAKER #1301031742  
 Date: 12/24/2015  
 Not for regulatory  
 approval, permitting, or  
 construction

**NORTHPOINT DEVELOPMENT  
 ASSISTED LIVING & MEMORY CARE**  
 LIVERNOIS RD.  
 TROY, MI 48063

ISSUE: **DESIGN  
 DEVELOPMENT  
 100%**

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REVISIONS:

DATE: 12/24/2015  
 PROJECT NUMBER: 15012  
 SHEET TITLE: BUILDING RENDERING & MATERIALS

SHEET: **SK4.1**

ground signs shall be subject to review and approval by the City Building Official.

- D. Any and all conditions of the approval of the City Council pertaining to the Stonecrest Senior Living and Memory Care Residences and Joint City Park Planned Unit Development Concept Development/Preliminary Development Plan as specifically reflected in the resolution of the official minutes of the meeting at which such approval is granted.
- E. An Affidavit of Property Ownership to be recorded by Developer with the Oakland County Register of Deeds prior to commencement of construction and prior to the lease, rental or occupancy by tenants of any portion of the Project, containing the legal description of the entire Developer Property, specifying the date of Concept Development/Preliminary Development Plan approval and rezoning of the Planned Unit Development by the City Council, and declaring that all future development of the Developer Property and by Developer on the City Park Property has been authorized, restricted and required to be carried out in accordance with this Agreement and the Ordinance amendment granting rezoning to Stonecrest Senior Living and Memory Care Residences and Joint City Park Planned Unit Development.
- F. Developer shall have the right hereunder to modify the interior floor plans for the Senior Living and Memory Care Residences on the Developer Property without the consent (but subject to compliance with all other applicable City ordinances), so long as the exterior elevations for the improvements in the Senior Living and Memory Care Residences do not significantly change. Any significant changes to the building elevation on the Developer Property (as determined by the City Zoning Administrator) may be reviewed and approved by the City Planning Commission following procedures set forth in the Troy Zoning Ordinance for an amendment to a Site Plan.
- G. Trash pickup on the Developer Property may not occur between the hours of 10 p.m. and 8 a.m.
- H. The City of Troy Planning Department may administratively approve improvements to the City Park Property including, but not limited to, restrooms, trails, fencing, sidewalks, parking lots, and play equipment, whether erected by Developer or the City.

1.3 Troy City Council Resolution # \_\_\_\_\_ and this Stonecrest Senior Living and Memory Care Residences and Joint City Park Planned Unit Development shall be considered an amendment to the Zoning Ordinance and the Zoning Map, reclassifying the zoning of the Developer Property, which was not previously rezoned to PUD and constitutes the land use authorization for the Developer Property, and all use and improvement of the Developer

DATE: January 8, 2016  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: ELECTION OF OFFICERS FOR 2016

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.

The Planning Commission By-Laws are attached for your information. Elections provisions are in Article 3.

Attachments:

1. Planning Commission By-Laws

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**BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY  
PLANNING COMMISSION**

**ARTICLE I – COMPLIANCE AND AUTHORITY**

The City of Troy Planning Commission shall comply with all applicable statutes, perform any duties, and exercise the powers granted to the Planning Commission by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the Open Meetings Act, Public Act 267 of 1976, as amended, and the City of Troy Charter and Ordinances. The By-Laws and Rules of Procedure are adopted pursuant to the authority of those statutes and the City Charter.

**ARTICLE II – OFFICERS AND THEIR DUTIES**

- Section 1. The Planning Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a one (1) year term and who shall be eligible for re-election. The Planning Commission shall make a recommendation to City Council for a Zoning Board of Appeals Representative.
- Section 2. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with these by-laws and rules and in accordance with the usual duties conferred by parliamentary procedure on the position of Chairperson.
- Section 3. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time by election procedures as set out in Article III.
- Section 4. In the absence of both the Chairperson and the Vice-Chairperson, the Zoning Board of Appeals representative shall act as Chairperson for that meeting only. The temporary Chairperson shall have the same duties and privileges as the Chairperson.
- Section 5. The Chairperson and Vice-Chairperson may engage in discussion on all matters before the Planning Commission and shall have voting privileges.

### **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

Requests, Ordinance Text Amendments, Subdivision Plats, Street and Alley Vacations, or Planned Unit Development Proposals. It may vote on housekeeping matters such as setting public hearing dates and approving minutes.

Section 6. All meetings of the Planning Commission, including Regular, Special, Study or Site Location meetings shall be open to the general public unless exempted from public meeting requirements under the Open Meetings Act. The Planning Commission, with guidance provided by the City Attorney's Office, shall make the determination as to whether the meeting or a portion of the meeting is exempt under the Open Meetings Act, and shall pass an appropriate resolution setting forth its determination.

Section 7. A majority of the membership of the Planning Commission constitutes a quorum and the number of votes necessary to transact business is as follows:

- A. The affirmative vote of six (6) members shall be necessary in order to adopt or amend a Master Plan.
- B. A majority vote of the members is necessary for those matters on which the Planning Commission has final jurisdiction, as per Section 3.10 of the City of Troy Zoning Ordinance.
- C. A majority vote of those members present at a meeting shall be necessary for those matters on which the Planning Commission serves in an advisory capacity.
- D. Voting on items on the Business Agenda shall be by a rotating roll call. A record of the vote shall be kept as a part of the minutes.
- E. When a quorum is not present, no official action shall take place. The Chairperson or Planning Director shall announce to the Commission and anyone in attendance that there is no quorum and that all agenda items will be rescheduled for a specific date.
- F. The Chairperson may ask members who vote "no" on an item to explain the "no" vote for clarification purposes and to add to the public record.

Section 8. The Planning Director of the City of Troy or his or her designee shall serve as the Secretary of the Planning Commission and keep the minutes and records of the Commission, prepare the agenda of Regular Meetings, Special Meetings and Study Meetings with the Chairperson, provide notice of meetings to Planning Commission members, present agenda items to the Planning Commission at its meetings, attend to correspondence of the

Planning Commission, and perform such other duties as necessary to carry out the business of the Planning Commission.

## **ARTICLE V – ORDER OF BUSINESS**

The order of business at a Regular Meeting and Special Meetings shall be:

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes
- D. Public Comments for items not on the agenda
- E. Reports. Reports may include Zoning Board of Appeals reports, Downtown Development Authority reports, Planning and Zoning reports, and any other report on information that may be of interest to the Planning Commission as determined by the Planning Commission or Planning Department.
- F. Business Agenda. The business agenda may include postponed items, public hearings on zoning ordinance amendments and special use approval requests, preliminary site plan reviews, and any other matter that is before the Planning Commission seeking approval or a recommendation.
- G. Other Business
- H. Public Comments for items on the agenda.
- I. Planning Commissioner's Comments
- J. Adjournment

## **ARTICLE VI – PLANNING COMMISSION ACTIONS**

Following consideration of matters submitted to it in accordance with the provisions of the City Code of Ordinances or other applicable law, or referred to it by the City Council, the Planning Commission shall take one of the following actions:

- A. Approve the proposal, or recommend positive action by the City Council.
- B. Deny the proposal, or recommend negative action by the City Council.

- C. Approve a proposal modified to meet reasonable conditions, or recommend approval of a modified proposal meeting reasonable conditions by the City Council. However, the Planning Commission shall not place conditions on an approval of a recommendation to City Council for rezoning, except for conditional rezoning in accordance with Section 16.04 of the City of Troy Zoning Ordinance.
- D. Postpone action on the proposal to a specific date or upon the occurrence a specific event. The Planning Director or his or her designee shall monitor the matter and determine when such specific event has occurred so that the matter may be rescheduled. The Planning Commission shall indicate in the resolution the reason(s) for such action.

The Planning Commission shall act on all applications within a reasonable time. This shall not be construed to alter other time limits prescribed by the Charter, Code of Ordinances or State statutes.

## **ARTICLE VII – HEARINGS**

- Section 1. In addition to those required by law, the Planning Commission may in its discretion hold public hearings when it decides that such hearing will be in the public interest.
- Section 2. Notice of such hearings shall be published in the official newspaper of the City or in a newspaper of general circulation as required by the City Charter, Code of Ordinances and/or State statutes. The Planning Director or his or her designee shall take the necessary steps to see that notice is published in accordance with the City Charter, Code of Ordinances and/or State statutes.
- Section 3. Any request before the Planning Commission shall be presented in summary by the Planning Director or his or her representative or a designated member of the Planning Commission. The Planning Director may present additional information to the Planning Commission through personnel from other Departments and/or non-City employees, if the Planning Director believes that information would be helpful to the Planning Commission. Parties in interest shall have the privilege of the floor.
- Section 4. If the petitioner or petitioner's representative fails to appear for a scheduled hearing, the Planning Commission may proceed with the hearing in the absence of the petitioner and act on the proposal in accordance with Article VI. Adjournment of any scheduled hearing must be approved by a majority of the Planning Commission member in attendance. Requests for adjournment shall only be granted upon a demonstration of good cause.

Section 5. Public hearings and other proceedings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

- A. If an agenda item does not formally require a public hearing, the Chairperson shall have the discretion to allow members of the public to address the agenda item. Once opened to the public for comment, the hearing shall be conducted in the same manner as a public hearing.
- B. After announcement by the Chairperson that the public hearing portion of the meeting for a specific agenda item is open, persons who wish to address the Planning Commission shall speak when recognized by the Chairperson and provide his/her name and address on the attendance sheet provided at the podium. All comments shall be addressed to the Chairperson.
- C. The Chairperson may order the removal of any member of the public that causes a breach of the peace during the public hearing.
- D. The Chairperson may place reasonable limits on the length of time speakers have to address an agenda item. The Planning Commission may override such time limitation by majority vote.

#### **ARTICLE VIII – COMMITTEES**

Section 1. Committees may be appointed as needed by the Chairperson for purposes and terms which the Planning Commission approves.

#### **ARTICLE IX – EMPLOYEES**

Section 1. The Planning Commission may recommend employment of such staff and/or experts as it sees fit to aid the Planning Commission in its work.

#### **ARTICLE X – AMENDMENTS**

These By-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

#### **ARTICLE XI – ETHICS**

Planning Commission members shall adhere to the current version of the City of Troy Appointee Code of Ethics.

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