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

October 11, 2016 **7:00 P.M.** **Council Board Room**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – September 27, 2016

4. PUBLIC COMMENT – For Items Not on the Agenda

CONDITIONAL REZONING

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3130 Rochester, 3132-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0027) – Proposed Troy City Center (Fidelity Investments), Northeast Corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

OTHER ITEMS

7. PUBLIC COMMENT – Items on Current Agenda

8. PLANNING COMMISSION COMMENT

ADJOURN

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

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on September 27, 2016 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Phillip Sanzica
John J. Tagle

Absent:
Carlton M. Faison
Padma Kuppa

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2016-09-059
Moved by: Sanzica
Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Faison, Kuppa

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2016-09-060
Moved by: Apahidean
Support by: Tagle

RESOLVED, To approve the minutes of the September 13, 2016 Regular meeting as submitted.

Yes: Apahidean, Edmunds, Hutson, Krent, Sanzica, Tagle
Absent: Faison, Kuppa
Abstain: Crusse

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica gave a report on the September 20, 2016 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority meeting in September.

Mr. Savidant reported on the status of the Civic Center site design. He announced the Civic Center site design would be the topic of discussion at the October 24, 2016 Joint City Council and Planning Commission meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant addressed upcoming Planning Commission agenda items.

ZONING ORDINANCE TEXT AMENDMENT

8. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 249) – Cluster Option

A PowerPoint review of the proposed Zoning Ordinance Text Amendment was presented.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

There was discussion on:

- (page 1) A. Intent. 6. – Revise language to reflect compatibility of design and use within cluster development and between neighboring properties.
- (page 5) D. Open Space Requirements. 7. e. – Correct numbering sequence.
- (page 6) E. Bulk Regulations and Regulatory Flexibility. 2. b. – Add language to reflect there shall be 20 feet from the front property line to the principal structure.
- (page 8) H. Density Bonus. 3. Sustainable Design – Add text “and/or”.
- (page 9) I. Standards for Review. 2. i. – Add “compatible” to architectural language.
- Language relating to garage doors shall not be dominant feature.

Resolution # PC-2016-09-061
Moved by: Hutson
Support by: Crusse

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 10 of Chapter 39 of the Code of the City of Troy, which includes enhanced provisions related to the cluster option, be amended as printed on the proposed Zoning Ordinance Text Amendment, in addition to the comments listed by the Planning Commission during discussion.

Yes: All present (7)
Absent: Faison, Kuppa

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,

_____
Donald Edmunds, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: October 7, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3130 Rochester, 3132-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

The applicant Brand Growth, Inc. seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential) District to GB (General Business) District. As part of the application, the applicant submitted a Preliminary Site Plan for two commercial buildings. Both buildings presently exist on the site, although one is proposed to include a new drive thru. The property to be rezoned is proposed to be utilized for parking.

The site is within the Rochester Road classification in the City of Troy Master Plan.

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.

The applicant went before the Planning Commission on February 23, 2016 to seek input. The applicant revised the application based on feedback and resubmitted the application. There will be a public hearing on this item at the October 11, 2016 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Minutes from February 23, 2016 (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.

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PROPOSED RESOLUTION

PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3130 Rochester, 3132-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

Resolution # PC-2016-10-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby postpones this item to provide the applicant an opportunity to revise the application to address shortcomings identified in the report.

Yes:
No:

MOTION PASSED / FAILED

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IHOP Conditional Rezoning

City of Troy Planning Department

Legend:

Aerial

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

183 0 92 183 Feet

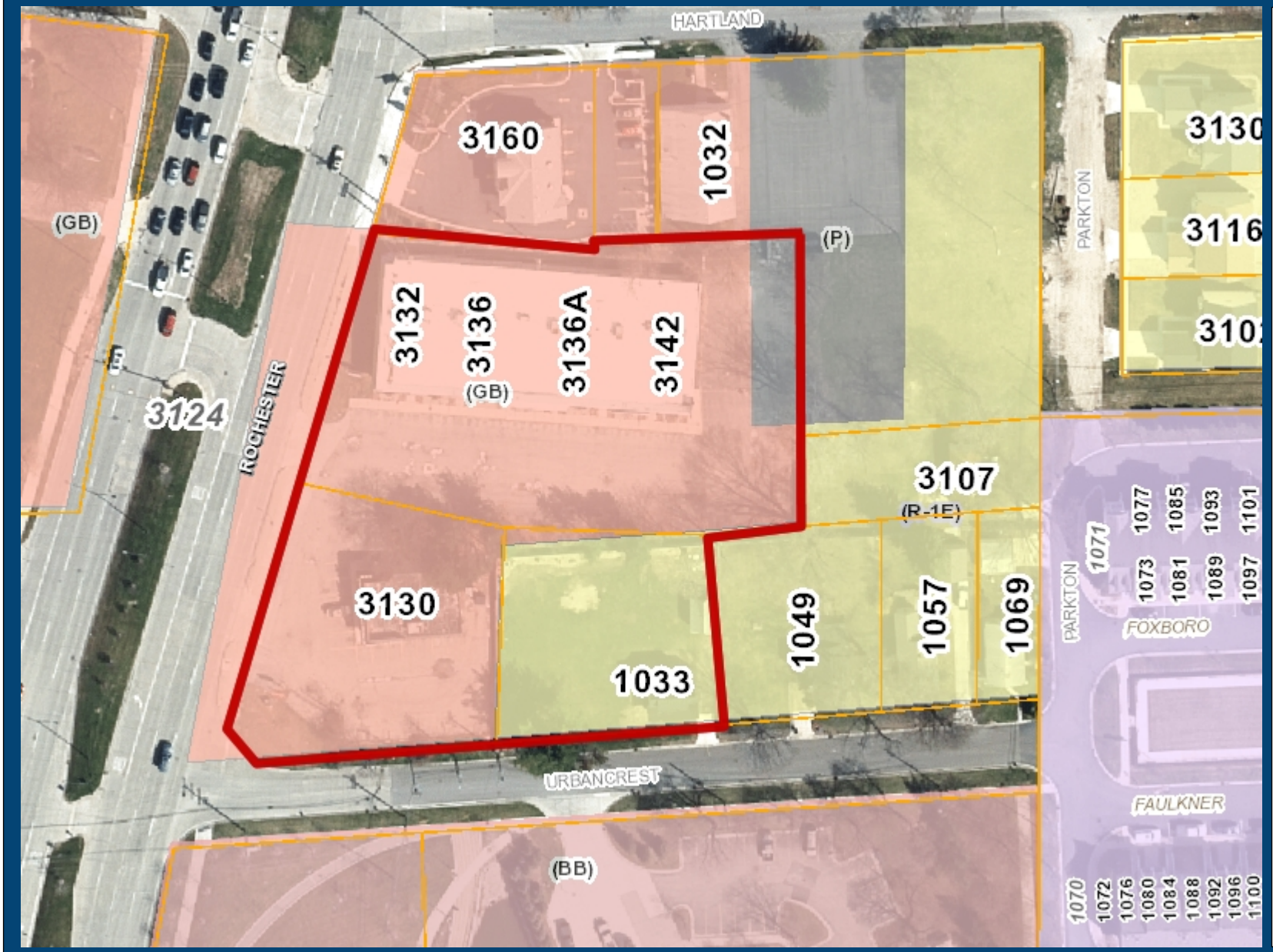
Scale 1: 1,100

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

Printed: 2/2/2016

IHOP Conditional Rezoning

City of Troy Planning Department



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD-14) Development #14
- (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 Distric
- (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

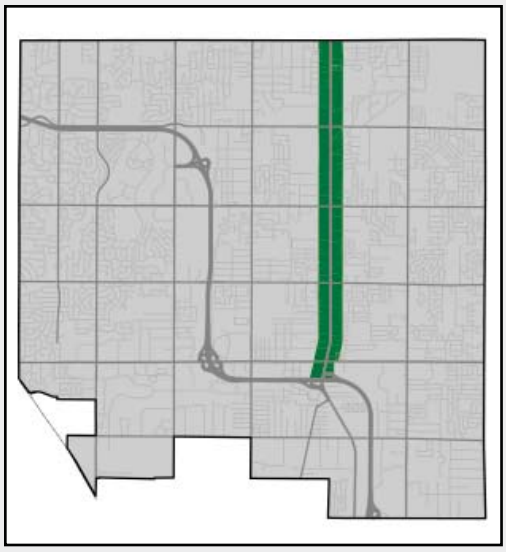
250 0 125 250 Feet

Scale 1: 1,500

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

Printed: 2/2/2016

Rochester Road: Green Corridor



- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.

If Rochester Road is to have a defined role and pleasing character in the City, it must undergo a significant transformation over time. Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.

While the emphasis on innovative stormwater management is specifically called on for the Rochester Road Corridor, new low-impact techniques are to be encouraged elsewhere throughout the City of Troy. As noted in Chapter 7, innovative stormwater management is a priority for the community. Rochester Road will play an important role in this City-wide initiative by proving a regional showcase for such techniques.

New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. **Low impact development methods will be used throughout the corridor to filter stormwater runoff.** Rochester Road will also be characterized by effective new signage, high-quality lighting, and effective, complementary site and architectural design.

Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.

DESIGN CONCEPT

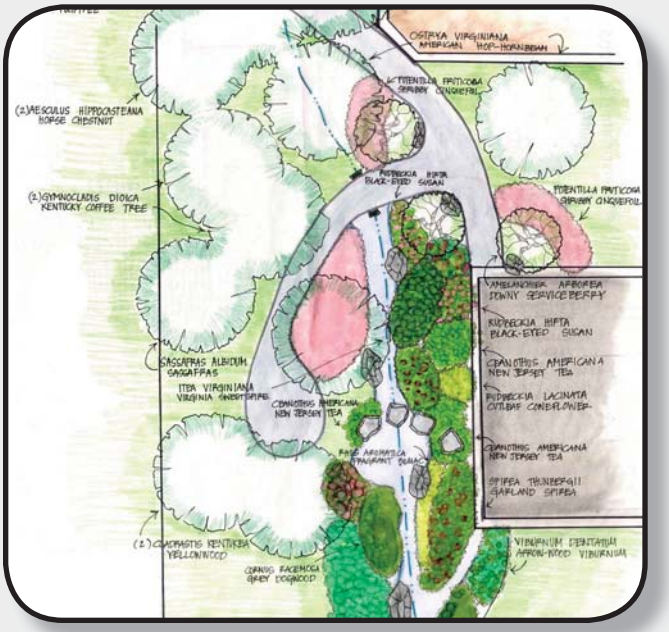
- Commercial strip development should be limited and gradually replaced with mixed use.
- Commercial development should be encouraged to expand in the form of dense multi-story mixed-use concentrations at major intersections. Concentrations are limited to within 1,000 feet of the intersection.
- The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual "pulse."

SITE DESIGN ATTRIBUTES

- Parking areas should be within rear yards or interior parts of the site. A single row of parking may be appropriate in front and exterior side yards in limited applications.
- Parking will connect to adjacent sites, eventually linking several developments with a rear access lane. The number of drives connecting to Rochester Road should be minimized.
- Defined internal walks will connect the businesses and buildings together.
- Internal walks will be connected to the public sidewalk system.
- Buildings will be separated from street traffic by a greenbelt or sculptural storm water detention basin.
- Height and size of signage will be reduced to contain visual clutter.

BUILDING DESIGN ATTRIBUTES

- The height at nodes will be multi-story not exceeding four stories.
- The height between nodes should not exceed two stories.
- Ground level stories should be, at a minimum, twelve feet in height; with large expanses of transparent glass at intersection nodes.
- Fenestration for the ground level of buildings in nodes will be accentuated through the use of awnings, overhangs or trim detailing.



Design for a Rain Garden in Troy; City of Troy

Lovell Pond in Troy; an example of an innovative, urban stormwater basin; Photo by Jennifer Lawson

11. CONDITIONAL REZONING APPLICATION (File Number CR JPCR2016-002) – Proposed IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver (1033 Urbancrest, 3132 Rochester), 3130-3142 Rochester), Section 23, From R-1E (One Family Residential) District to GB (General Business) District

Mr. Carlisle gave a cursory review of the conceptual site plan and conditional rezoning application.

The applicant John Baker of Brand Growth Inc. was present.

There was discussion on:

- Reuse of two existing buildings on site.
- IHOP restaurant.
    - Build-out specific to Troy location
    - Parking
    - Seating capacity
    - Restaurant locations in Southeast Detroit area
    - Quality construction materials; limestone, walnut planking
- Drive-through restaurant.
    - Speculative, no set user to date
- Gateway to Rochester Road.
    - Set tone for future developments
- Stormwater management.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: October 6, 2016

Conditional Rezoning, Special Use and Site Plan Analysis
For
City of Troy, Michigan

GENERAL INFORMATION

Applicant:	John M. Baker c/o Brand Growth, Inc. 3636 Birch St., #260 Newport Beach, CA 92660
Project Name:	IHOP Restaurant and Retail
Plan Date:	September 30, 2016
Location:	1033 Urbancrest Drive, 3132 Rochester Road and 3130 – 3142 Rochester Road (Northeast corner of Rochester Road and Urbancrest Drive)
Current Zoning:	R-1E, One Family Residential and GB, General Business
Action Requested:	Conditional rezoning from R-1E to GB; special use and preliminary site plan approval.
Required Information:	As provided within this review

PROJECT AND SITE DESCRIPTION

The applicant, Brand Growth, Inc., is proposing to combine three (3) separate parcels in order to redevelop two (2) existing buildings on the subject parcels into an IHOP restaurant/retail center, a new drive-through restaurant and modified parking area. In order to combine the parcels and accommodate the development, three (3) separate actions are requested: (1) conditional rezoning of 1033 Urbancrest Drive from R-1E, One-Family Residential, to GB, General Business; (2) special use approval for a drive-through restaurant in the GB District; and (3) preliminary site plan approval. If recommended for approval by the Planning Commission, the special use approval and preliminary site plan would be contingent upon the City Council approving the conditional rezoning.

The applicant intends to combine the separate parcels to create one developable site and proposes to use the southeast portion of the site (currently zoned R-1E) for parking. As parking is not currently permitted within the R-1E district, the applicant is requesting to rezone this parcel to GB, General Business, with the condition that the site will be developed as denoted on the submitted site plan. Drive-through uses require special use approval within the GB District. Therefore, the applicant is subsequently requesting special use approval for the proposed drive-through use, as well as preliminary site plan approval for the entire development.

Figure 1 illustrates an aerial view of the subject parcels:

Figure 1. *– Subject Site Location*

Size of Subject Site

GB Parcels (2): 1.76 acres
R-1E Parcel: 0.38 acres
Total: 2.14 acres

Current and Proposed Uses

Table 1. – Building Sizes and Uses

	Building Size	Current Use	Proposed Use
North Building	11,100 sq. ft.	Vacant Retail	IHOP (5,500 sq. ft.) and Retail (5,600 sq. ft.)
South Building	2,400 sq. ft.	Vacant Retail	Drive-Through Restaurant
R-1E Parcel	N/A	SF Residential Home	Parking

Current Zoning
The subject parcels are currently zoned GB, General Business, and R-1E, One-Family Residential. Adjacent zoning/land uses include:

***Table 2**. – Adjacent Zoning and Uses*

Direction	Zoning	Use
North	GB, General Business	Auto Service/Masonic Lodge
South	BB, Big Beaver Road	Fire Station/Park
East	R-1E, One Family Residential	Single-Family Residential
West	GB, General Business	Church/commercial

CONDITIONAL REZONING PROCESS

The procedures for conditional rezoning are contained within Section 16.04 of the Zoning Ordinance. Conditional rezoning applications are processed in the same manner as traditional rezoning applications; however, the applicant voluntarily proposes specific conditions relating to the use and/or development of the land for which the conditional rezoning is requested. The applicant's offer of conditions can be made at the time the application for rezoning is filed or additional conditions can be made at a later time during the conditional rezoning process. A public hearing must be held by the Planning Commission before making a recommendation to the Township Board on the proposed rezoning.

The applicant has offered the submitted site plan as a condition of rezoning approval. The site plan denotes that the larger northern retail building will be occupied by an IHOP restaurant and a future retail use while the southern building will be occupied by a drive-through restaurant; the southwest portion of the site currently zoned R-1E will be utilized for parking associated with the two (2) retail/restaurant buildings. Drive-through uses require special land use approval within the GB District.

The applicant will need to submit a conditional rezoning agreement to the Township, which will be reviewed by the Township Attorney. As the conditional rezoning is directly tied to the site plan, the applicant is subsequently requesting special land use approval (for the drive-through use) and preliminary site plan approval (for the entire site). If the Planning Commission recommends site plan and special land use approval, such approval is dependent upon the City Council granting the conditional rezoning.

Our review is split into two (2) sections: 1) Rezoning Analysis, and 2) Site Plan/Special Land Use Analysis.

Items to be Addressed: *Submit conditional rezoning agreement.*

CONDITIONAL REZONING REVIEW

MASTER PLAN

The subject parcels are designated as "Rochester Road: Green Corridor" in the Future Land Use map, which calls for mixed-use development, rear-yard parking, pedestrian connectivity and pedestrian-oriented design, and innovative stormwater management. Additionally, the Troy Master Plan denotes the

subject site as a "gateway" area of the Rochester Road Special Area. The three (3) priorities of the Rochester Special Area Plan are:

1. *Enhance the image and identity through private investment and public/private partnerships;*
2. *Improve access management; and*
3. *Preserve adjacent residential character and encourage compatible developments.*

The proposed conditional rezoning and development is consistent with the Master Plan's call for lot consolidation and access management; three (3) lots are proposed to be combined which will permit greater flexibility in site layout. Additionally, the applicant is proposing to remove one (1) access drive along Rochester Road, creating a safer driving and pedestrian environment. The applicant proposes arborvitae and spruce trees and a six (6) foot tall decorative concrete wall/vinyl fence along the east property line, screening the development from the single-family use to the east.

While we note that the applicant is meeting many of the Master Plan's recommendations, the applicant should address the following issues related to the Master Plan:

- Streetscape Improvements: In an earlier site plan, the applicant showed a number of streetscape improvements including a landscape buffer, pedestrian connections, decorative paving, seating, and lighting. However, per the Township Engineer, a watermain easement runs along the eastern side of Rochester Road, which greatly limits ability to install streetscape elements. The applicant is providing the streetscape elements that they are able based on the location of the watermain.

- Use of Innovative Stormwater Management: The site plan does not denote the use of best-management practices for stormwater. The applicant should address if they are able to incorporate stormwater best management practices into the site design.

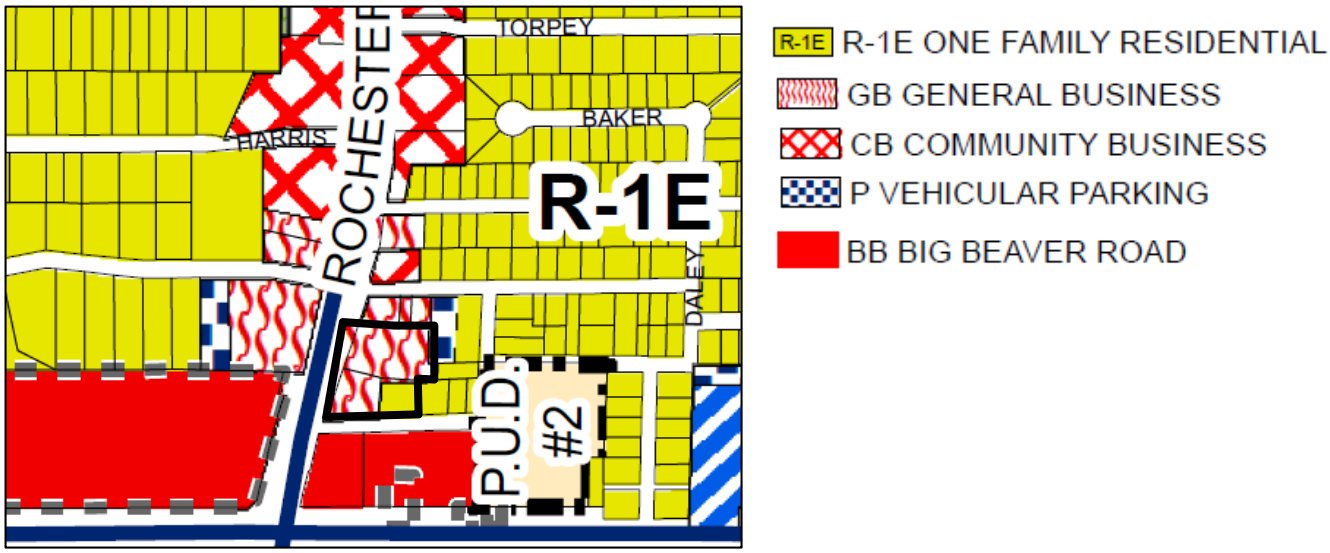
- Building Improvement: The applicant has provided elevations for the IHOP/retail building, but not for the proposed drive-through building. The tenant of the drive-through building has not been determined. If permitted by the Planning Commission, the applicant could provide elevations for Planning Commission approval in the future once a final tenant for the drive-through building is determined.

Items to be Addressed: *1). Provide narrative on proposed stormwater management practices; and 2). If permitted by the Planning Commission, the applicant could provide elevations for Planning Commission approval in the future once a final tenant for the drive-through building is determined.*

ZONING BACKGROUND

The Rochester Road corridor is a major north-south thoroughfare designed to serve through-traffic while also accommodating local service and retail uses. The properties adjacent to the subject site along Rochester Road are primarily zoned GB, General Business and CB, Community Business. Parcels to the east of the subject site are zoned R-1E, One-Family Residential. Figure 2 below illustrates the zoning of the subject site and the surrounding area.

Figure 2. *– Zoning*



The applicant is requesting to conditionally rezone the R-1E parcel to GB, General Business, in order to consolidate the parcels into one developable site. The GB District is intended,

> *"[…] to provide areas for more diversified retail and service uses, a City-wide or regional market area, and/or arterial exposure. The General Business Districts are typically located along major arterials and/or adjacent to Community Business Districts. The GB District also permits an opportunity for mixed-use development consistent with the intent of the Master Plan to support transit and walkability."*

The applicant's conditions for the rezoning would limit the development of the subject site to that depicted on the approved site plan. Therefore, the use of the existing R-1E parcel would be limited to parking for the restaurant/retail uses.

Items to be Addressed: *None*

REZONING STANDARDS

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

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

CWA Comment: A guiding principle of both the Master Plan and the Zoning Ordinance is the protection of single-family neighborhoods. Provided that the proposed landscaping and screen wall denoted on the site plan are installed adjacent to the single-family home to the east, the proposed conditions offered will protect public health, safety and welfare. Additionally, provided that the proposed streetscape elements and landscaping can be accommodated adjacent to both Urbancrest Drive and Rochester Road, the specific uses and development as a whole will greatly

enhance the area by improving the appearance and vitality of existing retail buildings and improving site access/pedestrian connectivity.

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

   CWA Comment: The proposed development is not in material conflict and is consistent with the Master Plan. The proposed development meets the Master Plan's vision for lot consolidation, access management techniques, pedestrian connectivity, and the preservation of single-family neighborhoods. The applicant should demonstrate the use of best management practices for stormwater management on the site.

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

   CWA Comment: As illustrated on the Site Plan, the new parking area in the southeastern portion of the site is sufficient in meeting the required 10 ft. front yard setback of the GB District.

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

   CWA Comment: As the applicant proposes to redevelop existing structures, necessary public services and facilities already adequately serve this site.

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

   CWA Comment: The site is adjacent to R-1E, One-Family zoning to the east. Given that the proposed landscaping and decorative screen wall are installed as shown on the site plan, the proposed development should be adequately screened and buffered from adjacent residential properties.

Items to be Addressed: *Prior to rezoning approval, applicant shall address noted site plan issues*

SITE PLAN/SPECIAL USE REVIEW

SITE ARRANGEMENT AND LAYOUT

The applicant is proposing to redevelop the two (2) existing retail buildings on the site and modify/add onto the parking areas. It appears that a portion of the northern-most retail building (IHOP) will be removed to accommodate a larger parking area to the east. Section 4.14 establishes the dimensional requirements for the GB District, as indicated below:

Table 4. *– Setbacks and Height*

	Required	Provided	Compliance
Buildings			
Front (Rochester)	10 ft.	10 ft.	✓
Front (Urbancrest)	10 ft.	100 ft.	✓
Side (North)	20 ft.	11 ft.	Existing legal non-conformity
Rear (East)	30 ft.	125 ft.	✓
Building Height	5 stories/75 ft.	28 ft. 8 in.	✓
Min. Floor Area	500 sq. ft.	13,500 sq. ft.	✓
Parking			
Off-Street Parking Location (GB)	Parking shall not be located in the front yard. 10 ft. min. setback in GB District	11 ft. along Urbancrest Drive	✓
Off-Street Parking Location (GB)	Corner Lot: Max. 60% of site's cumulative linear feet along any building line may be occupied by parking. 60% of cumulative frontage: 368 ft.	210 ft.	✓
Parking Setback from Residential	10 ft.	10 ft.	✓

The proposed site arrangement meets the required building and parking setbacks for the GB District. Although the northern-most building is deficient in meeting the required side yard setback, the building is existing and is considered legally non-conforming. The proposed building modifications reduce this non-conformity.

As previously mentioned, there is a watermain easement running along the east side of Rochester Road. This easement shall be depicted on the site plan.

Items to be Addressed: *None*

PARKING

Section 13.06 provides the following parking requirements:

Table 5. *- Parking*

	Required	Provided	Compliance
Standard Restaurant	1 space for each 2 seats. 238 seats = 119 spaces	108 stalls	By ordinance a total of 175 spaces are required. The applicant is providing 108 spaces.
General Retail	1 space for each 250 sq. ft. of gross floor area. 5,600 sq. ft. = 22 spaces		
Fast Food Restaurant	1 space for each 70 sq. ft. of net floor area. 2,400 sq. ft. = 34 spaces		
Barrier-Free	5 spaces	6 spaces	✓
Drive-through Restaurant	10 stacking spaces	10 stacking spaces	✓
Bicycle Parking	2	2	✓

A total of one-hundred and eight (108) parking spaces are provided. The applicant is 67 spaces deficient of the required 175 spaces. As set forth in Section 13.06.F, the Planning Commission may grant a parking deviation. Such deviation shall only be granted if the Planning Commission determines that a sufficient number of parking spaces is provided to accommodate the specific characteristics of the use in question. The applicant shall submit a parking study with adequate detail and information to assist the Planning Commission in determining the appropriateness of the request. The Planning Commission may attach conditions.

One (1) Loading space is provided in the parking area to the east of the drive-through restaurant.

Items to be Addressed: *Submit a parking study with adequate detail and information to assist the Planning Commission in determining the appropriateness of the request.*

SITE ACCESS AND CIRCULATION

<u>Vehicular Access and Circulation</u>

The site will be accessed from one (1) curb cut off Rochester Road and one (1) curb cut off Urbancrest Drive. We note that the existing site has two (2) curb cuts off Rochester Road. One of these curb cuts will be removed, allowing for improved access management. Cross-access between the two buildings will be provided along a drive adjacent to Rochester Road, as well as through the parking area along the east side

of the site. We defer to the Township Engineer and Fire Chief for additional comments regarding site access and circulation.

Pedestrian Access

Pedestrian connections are proposed between the existing sidewalks along Rochester Road and Urbancrest Drive and the building entrances. Additionally, decorative paving is proposed within the driveaisles connecting the two buildings.

Items to be Addressed: *None.*

LANDSCAPING

The application includes a landscape plan. Section 13.02 provides the following landscaping requirements:

Table 5. *– Landscaping Requirements*

	Required	Provided	Compliance
Greenbelt/Street Trees	10 ft. in width along Rochester Road and Urbancrest Drive. One (1) tree for every thirty (30) lineal feet of Greenbelt Length. Rochester Rd.: 349 ft. = 12 trees Urbancrest Dr.: 292 ft. = 10 trees	10 ft. greenbelts provided. Rochester Rd.: Can include shrubs but can not plant trees due to water main easement. Urbancrest Dr.: 10 trees	✓
Site Landscaping	A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	23%	✓
Parking Lot Landscaping	One (1) tree for every eight (8) parking spaces. 108 spaces = 14 trees	14 trees	✓
Screening Between Land Uses	Alternative 2 or 3 and/or wall. One (1) tree per ten (10) lineal feet. 357 ft. = 36 trees	54 evergreen trees and six foot (6') high decorative concrete wall.	Provide details/elevation of proposed wall along property line and at corner of Rochester and Urbancrest
Landmark Trees: 100% replacement for every in removed.	Removing 27-inch locust, 28-inch pine, 18-inch pine. Saving 20-inch maple.	Removal = 73 inches Preservation credit = 40 inches.	Complaint

200% credit for trees preserved.		Mitigation required = 23 inches	

The applicant is removing 73 inches of protected trees but preserving 20 inches, which accounts for total of 40-inch credit. Thus, the applicant is required to mitigate with an additional 23 inches.

Trash Enclosure: Trash enclosures are proposed to the east of each of the buildings. Notes on Sheet LS-1 state that, *"final location and method of screening per Canton Township requirements."* These notes shall be modified to refer to Troy's requirements. Additionally, trash enclosure details/elevations shall be provided.

Items to be Addressed: *1) Provide 23 inches of additional trees above the minimum landscaping to account for tree mitigation; 2). Provide details/elevation of proposed wall along property line and at corner of Rochester and Urbancrest; 3) Modify trash enclosure notes to reflect the City of Troy's requirements; and 4) Provide details/elevations of proposed trash enclosures.*

LIGHTING

A photometric/lighting plan has not been provided. A photometric/lighting plan shall be submitted and shall meet the standards of Section 13.05 – Lighting.

Items to be Addressed: *Submit photometric/lighting plan per Section 13.05.*

FLOOR PLANS AND ELEVATIONS

Floor plans/elevations have been provided for the proposed IHOP/retail building, but not for the drive-through building. The tenant of the drive-through building has not been determined. If permitted by the Planning Commission, the applicant could provide elevations for Planning Commission approval in the future once a final tenant for the drive-through building is determined.

Items to be Addressed: *If permitted by the Planning Commission, the applicant could provide elevations for Planning Commission approval in the future once a final tenant for the drive-through building is determined.*

SPECIAL USE

Special Use approval is required for the proposed drive-through restaurant use. Section 9.03 states that the prior to approving any requests for Special Land Use approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of the adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.*

CWA Comment: A guiding principle of both the Master Plan and Zoning Ordinance is the protection of single-family neighborhoods. Provided that the proposed landscaping and screen wall denoted on the site plan are installed adjacent to the single-family home to the east, the proposed conditions offered will protect public health, safety and welfare. Additionally, provided that the proposed streetscape elements and landscaping can be accommodated adjacent to both Urbancrest Drive and Rochester Road, the drive-through use may enhance the area by improving the appearance and vitality of the existing building and improve site access/pedestrian connectivity.

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.*

   CWA Comment: The proposed drive-through use is not in material conflict with and is consistent with the Master Plan. The proposed use meets the Rochester Road: Green Corridor vision for lot consolidation, access management techniques, pedestrian connectivity, and the preservation of single-family neighborhoods. The applicant should demonstrate the use of best management practices for stormwater management on the site.

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

   CWA Comment: The proposed drive-through use may generate a significant amount of traffic. However, traffic generated by the drive-through use likely will not be much greater than that generated by a standard restaurant permitted by right within the GB District. We defer to the Township Engineer for additional comments regarding traffic impact.

   We note that due to the significant parking deviation, existing parking may not be able to accommodate the proposed uses. As set forth in Section 13.06.F, the Planning Commission may grant a parking deviation. Such deviation shall only be granted if the Planning Commission determines that a sufficient number of parking spaces is provided to accommodate the specific characteristics of the use in question. The applicant shall submit a parking study with adequate detail and information to assist the Planning Commission in determining the appropriateness of the request. The Planning Commission may attach conditions.

4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.*

CWA Comment: The proposed use should not cause additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.

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

   CWA Comment: Address site plan issues identified within this review, specifically parking.

6. *Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.*

   CWA Comment: As the site has been previously developed, the proposed use will not cause an unreasonable impact on existing natural features.

7. *Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.*

   CWA Comment: No Comment

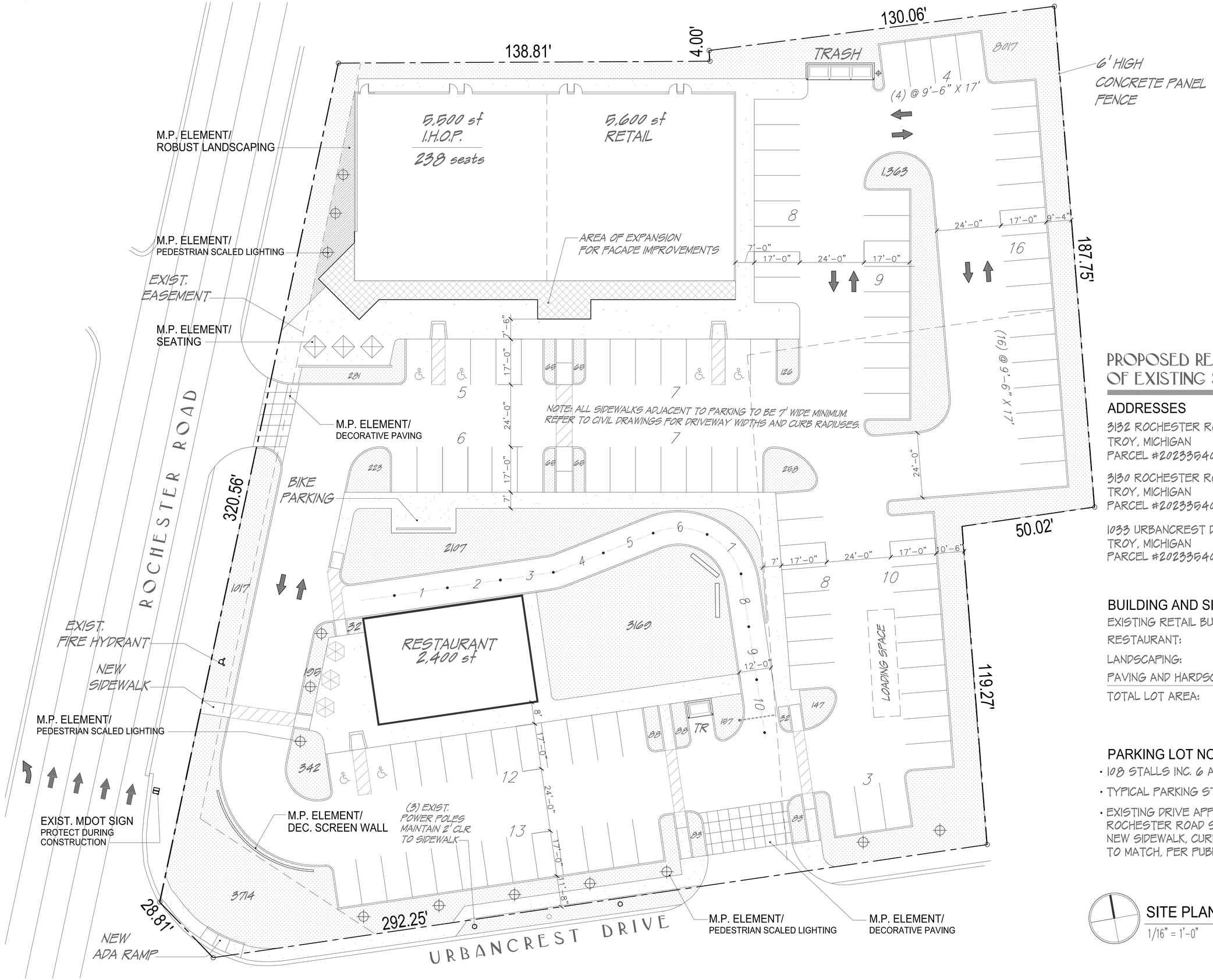
SUMMARY

The applicant is requesting approval to rezone one (1) parcel from R-1E to GB conditioned upon the approval of the submitted site plan. Because approval of the rezoning is directly tied to special land use/preliminary site plan approval, the submitted site plan must comply with all applicable Zoning Ordinance standards.

Due primarily to the noted parking deficiency, we recommend that the following issues be addressed prior to a recommendation of approval of the conditional rezoning, site plan and special use:

1. *Submit conditional rezoning agreement.*
2. *Provide narrative on proposed stormwater management practices.*
3. *If permitted by the Planning Commission, the applicant could provide elevations for Planning Commission approval in the future once a final tenant for the drive-through building is determined.*
4. *Submit a parking study.*
5. *Provide 23 inches of additional trees above the minimum landscaping to account for tree mitigation.*
6. *Provide details/elevation of proposed wall along property line and at corner of Rochester and Urbancrest.*
7. *Modify trash enclosure notes to reflect the City of Troy's requirements.*
8. *Provide details/elevations of proposed trash enclosures.*
9. *Submit photometric/lighting plan per Section 13.05.*

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



PROPOSED REDEVELOPMENT OF EXISTING SHOPPING CENTER

ADDRESSES

3132 ROCHESTER ROAD
TROY, MICHIGAN
PARCEL #2023354038

3130 ROCHESTER ROAD
TROY, MICHIGAN
PARCEL #2023354030

1033 URBANCREST DRIVE
TROY, MICHIGAN
PARCEL #2023354030

BUILDING AND SITE DATA

EXISTING RETAIL BUILDING:	11,100 SF	(12%)
RESTAURANT:	2,400 SF	(2%)
LANDSCAPING:	21,683 SF	(23%)
PAVING AND HARDSCAPE:	58,238 SF	(63%)
TOTAL LOT AREA:	93,421 SF	(100%)

PARKING LOT NOTES

- 108 STALLS INC. 6 ACCESSIBLE SPACES
- TYPICAL PARKING STALL DIMENSIONS: 9'-6 X 19' U.N.O.
- EXISTING DRIVE APPROACHES TO SITE FROM ROCHESTER ROAD SHALL BE TOTALLY REMOVED. NEW SIDEWALK, CURB AND GUTTER TO BE PLACED TO MATCH, PER PUBLIC WORKS STANDARDS.

SITE PLAN
1/16" = 1'-0"

ISSUE DATES
04/25/16
05/05/16
05/11/16
6/24/16_1
8/16/16
2/30/16

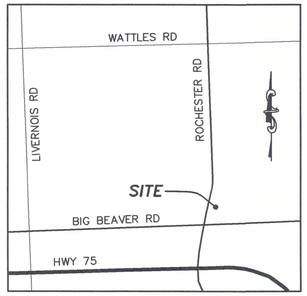
3636 BIRCH STREET #260
NEWPORT BEACH, CA 92660

Brand Growth incorporated

PROPOSED REDEVELOPMENT OF EXISTING SHOPPING CENTER
TROY, MICHIGAN

PROPOSED SITE PLAN

SD1



LOCATION MAP
NOT TO SCALE

LEGEND

- BENCHMARK
- FOUND IRON
- SET IRON
- CONTROL POINT
- OVERFLOW STRUCTURE
- CATCH BASIN
- STORM MANHOLE
- END SECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER GATE VALVE
- HYDRANT
- WATER VALVE
- WATER SHUTOFF
- WATER WELL
- GAS SHUTOFF
- GAS VENT
- ELECTRIC MANHOLE
- HANDHOLE
- PEDESTAL
- TRANSFORMER
- LIGHTPOLE
- UTILITY POLE
- GUY ANCHOR
- TRAFFIC SIGNAL
- COMMUNICATION MANHOLE
- GENERIC MANHOLE
- TREE TAG
- SIGN
- POST/BOLLARD
- FLAGPOLE
- RAILROAD SIGNAL
- MAILBOX
- SOIL BORING
- MONITOR WELL
- AIR CONDITIONER
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRIC CABLE
- COMMUNICATION

DESCRIPTION PER TITLE COMMITMENT NO. TC13-61589, DATED 8-31-15

LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
DESCRIBED AS FOLLOWS:
PARCEL 1:
PART OF LOT 12 OF SUPERVISOR'S PLAT NO. 13, AS RECORDED IN LIBER 49, PAGE 1, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT THE SOUTHWEST LOT CORNER, THENCE N 13–51–00 E. 187.76 FEET, THENCE S. 68–13–54 E. 167.23 FEET, THENCE S. 03–28–00 W. 119.27 FEET, THENCE S. 89–38–00 W. 193.04 FEET, ALONG SOUTH LOT LINE TO BEGINNING, EXCEPT PART TAKEN FOR ROAD, DESCRIBED AS BEGINNING AT SOUTHWEST LOT CORNER, THENCE NELY 15 FEET ALONG WEST LOT LINE, THENCE SELY TO POINT ON SOUTH LOT LINE DISTANT ELY 15 FEET FROM BEGINNING, THENCE W. 15 FEET TO POINT OF BEGINNING, ALSO EXCEPT THAT PART TAKEN FOR ROAD DESCRIBED AS BEGINNING AT A POINT DISTANT S 87–55–56 W. 224.08 AND N. 10–58–26 E. 252.56 FEET AND N. 13–25–24 E. 164.55 FEET FROM SOUTHEAST CORNER OF SECTION 22, THENCE S. 86–38–09 W. 0.77 FEET, THENCE N. 41–14–00 W. 18.42 FEET, THENCE N. 10–53–51 E. 156.95 FEET, THENCE S. 83–25–31 E. 33.31 FEET, THENCE S. 17–01–45 W. 132.66 FEET, THENCE ALONG CURVE TO THE LEFT, RAD 1925.12 FEET, CHORD BEARS S. 16–49–13 W. 14.03 FEET, DISTANCE 14.03 FEET, THENCE S. 38–51–10 E. 28.72 FEET, THENCE S. 86–38–09 W. 25 FEET TO THE BEGINNING.

DESCRIBED FOR TAX PURPOSES AS:
TOWN 2 NORTH, RANGE 11 EAST, SECTION 23, SUPERVISOR'S PLAT NO.13 PART OF LOT 12 BEGINNING AT SOUTHWEST LOT CORNER, THENCE NORTH 13 DEGREES 51 MINUTES 00 SECONDS EAST 187.76 FEET, THENCE SOUTH 68 DEGREES 13 MINUTES 54 SECONDS EAST 167.23 FEET, THENCE SOUTH 03 DEGREES 28 MINUTES 00 SECONDS WEST 119.27 FEET, THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST 193.04 FEET, ALONG SOUTH LOT LINE TO BEGINNING, EXCLUDING THAT PART TAKEN FOR ROAD DESCRIBED AS BEGINNING AT SOUTHWEST LOT CORNER, THENCE NORTHERLY 15 FEET ALONG WEST LOT LINE, THENCE SOUTHERLY TO POINT ON SOUTH LOT LINE DISTANT EASTERLY 15 FEET FROM BEGINNING, THENCE WEST 15 FEET TO BEGINNING, ALSO EXCLUDING THAT PART TAKEN FOR ROAD DESCRIBED AS BEGINNING AT POINT DISTANT SOUTH 87 DEGREES 55 MINUTES 56 SECONDS WEST 224.08 FEET AND NORTH 10 DEGREES 58 MINUTES 26 SECONDS EAST 252.56 FEET AND NORTH 13 DEGREES 25 MINUTES 24 SECONDS EAST 164.55 FEET FROM SOUTHEAST CORNER OF SECTION 22, THENCE SOUTH 86 DEGREES 38 MINUTES 09 SECONDS WEST 0.77 FEET, THENCE NORTH 41 DEGREES 14 MINUTES 00 SECONDS WEST 18.42 FEET, THENCE NORTH 10 DEGREES 53 MINUTES 51 SECONDS EAST 156.95 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 31 SECONDS EAST 33.31 FEET, THENCE SOUTH 17 DEGREES 01 MINUTES 45 SECONDS WEST 132.66 FEET, THENCE ALONG CURVE TO LEFT, RADIUS 1925.12 FEET, CHORD BEARS SOUTH 16 DEGREES 49 MINUTES 13 SECONDS WEST 14.03 FEET, DISTANT 14.03 FEET, THENCE SOUTH 38 DEGREES 51 MINUTES 10 SECONDS EAST 28.72 FEET, THENCE SOUTH 86 DEGREES 38 MINUTES 09 SECONDS WEST 25 FEET TO BEGINNING.

PARCEL 2:
PART OF LOT 12 AND ALL OF LOT 13, SUPERVISOR'S PLAT NO. 13, A SUBDIVISION AS RECORDED IN LIBER 49, PAGE 1 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 13 DEGREES 51 MINUTES 00 SECONDS EAST 172.00 FEET ALONG THE WEST LINE OF SAID LOT 12 FROM THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 13 DEGREES 51 MINUTES 00 SECONDS EAST 169.89 FEET ALONG THE WEST LINE OF SAID LOT 12; THENCE SOUTH 82 DEGREES 23 MINUTES 10 SECONDS EAST 190.24 FEET ALONG THE NORTH LINE OF SAID LOT 13; THENCE NORTH 03 DEGREES 58 MINUTES 30 SECONDS EAST 3.80 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 130.05 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 38 SECONDS WEST 187.85 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST 190.00 FEET; THENCE NORTH 03 DEGREES 28 MINUTES 00 SECONDS EAST 19.93 FEET; THENCE NORTH 80 DEGREES 30 MINUTES 04 SECONDS WEST 162.51 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART THEREOF TAKEN OR USED FOR ROCHESTER ROAD.

DESCRIBED FOR TAX PURPOSES AS:
T2N, R11E, SECTION 23, SUPERVISOR'S PLAT NO. 13, PART OF LOT 12 BEGINNING AT POINT DISTANT NORTH 13–51–00 EAST 187.76 FEET FROM SOUTHWEST LOT CORNER, THENCE NORTH 13–51–00 EAST 18.55 FEET TO THE SOUTHWEST CORNER OF LOT 13, THENCE SOUTHEASTERLY 166.83 FEET AND 100 FEET ALONG SOUTHERLY LINE OF LOT 13 TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE NORTHERLY 165.10 FEET TO THE NORTHEAST CORNER OF LOT 13, THENCE NORTHWESTERLY 40 FEET ALONG THE NORTHERLY LINE OF SAID LOT 13, THENCE NORTH 10 FEET, THENCE EASTERLY 130 FEET, THENCE SOUTHERLY 176.68 FEET, THENCE WESTERLY 190 FEET, THENCE NORTH 68–13–54 WEST 167.23 FEET TO THE BEGINNING, ALSO ALL OF LOT 13 EXCEPT THAT PART OF BOTH SAID LOTS TAKEN FOR ROAD, DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87–55–56 WEST 224.08 FEET AND NORTH 10–58–26 EAST 252.56 FEET AND NORTH 14–00–06 EAST 203.36 AND NORTH 17–01–45 EAST 132.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, THENCE NORTH 83–25–31 WEST 33.31 FEET, THENCE NORTH 10–55–36 EAST 169.89 FEET, THENCE SOUTH 85–18–37 EAST 52.02 FEET, THENCE SOUTH 17–01–45 WEST 174 FEET TO THE BEGINNING.

PARCEL 3:
T2N, R11E, SECTION 23, SUPERVISOR'S PLAT NO.13, PART OF LOT 12 BEGINNING AT A POINT DISTANT SOUTH 89 DEGREES 30' 00" WEST 50 FEET FROM THE SOUTHEAST LOT CORNER; THENCE SOUTH 89 DEGREES 38' 00" WEST 140 FEET; THENCE NORTH 03 DEGREES 27' 00" EAST 119.27 FEET, THENCE NORTH 89 DEGREES 38' 00" EAST 140 FEET; SOUTH 03 DEGREES 27' 00" WEST 119.27 FEET TO THE POINT OF BEGINNING, SUPERVISOR'S PLAT NO. 13, AS RECORDED IN LIBER 49, PAGE 1, OAKLAND COUNTY RECORDS.

SCHEDULE B – SECTION II EXCEPTIONS PER COMMITMENT NO. TC13-61589:

6. EASEMENTS OVER SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT. **NOTHING TO PLOT**

7. TERMS, CONDITIONS AND PROVISIONS OF A DECLARATION OF TAKING FOR RELOCATION OF WATER MAIN AS RECORDED SEPTEMBER 20, 2001 IN LIBER 23689, PAGE 1, AND IN LIBER 23689, PAGE 9, OAKLAND COUNTY RECORDS. **UTILITY EASEMENT AS SHOWN**

NOTES:

1. THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM A PAVED, PUBLIC RIGHT OF WAY, SPECIFICALLY ROCHESTER ROAD AND URBANCREST DRIVE.

2. BEARINGS ARE BASED ON "SUPERVISOR'S PLAT NO. 13"

CERTIFICATION:

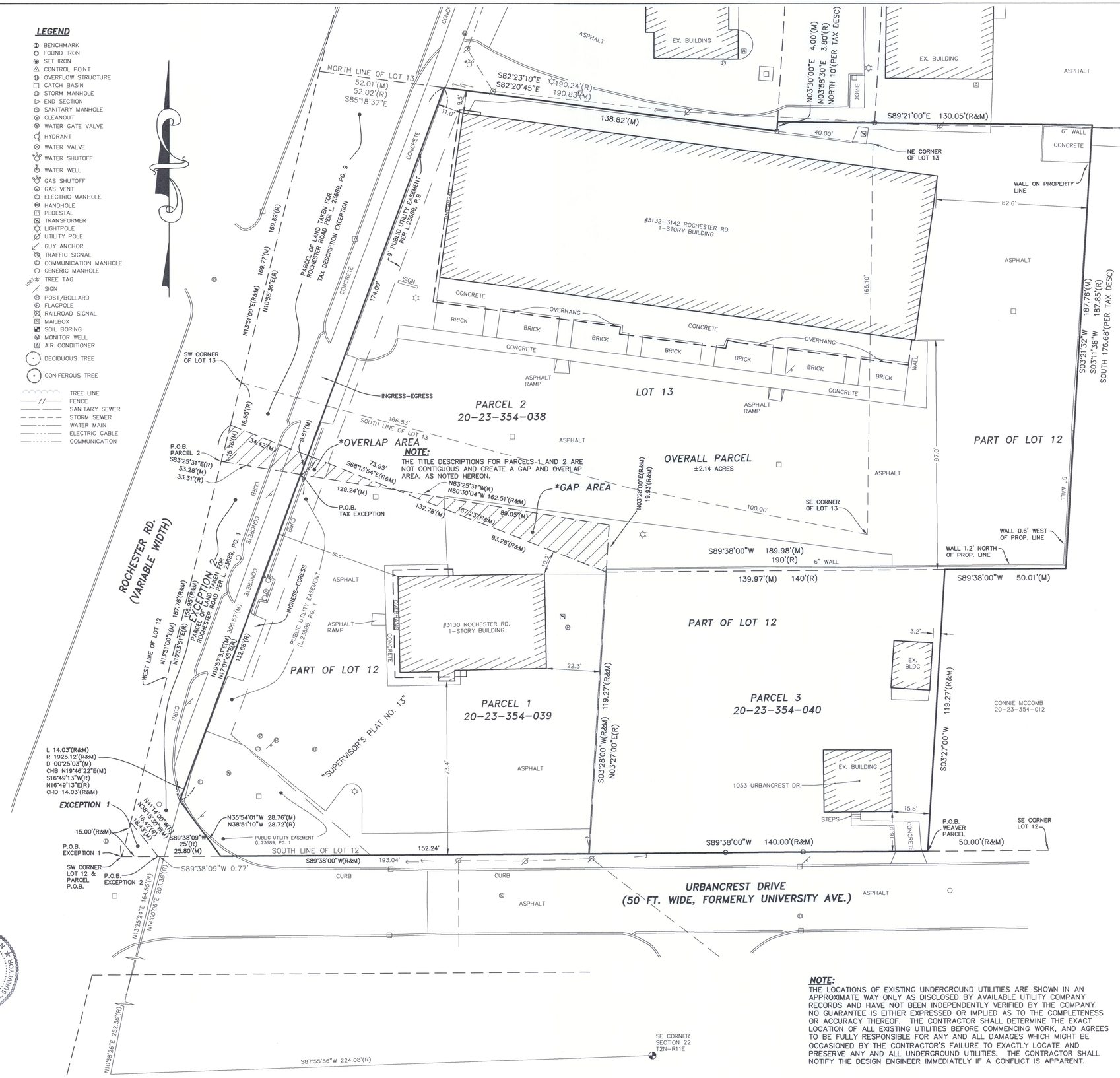
TO: DSJB XIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY; TITLE CONNECT, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 2014

12-18-15

JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR NO. 47952
JOHN@ALPINE-INC.NET

STATE OF MICHIGAN
JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR
No. 47952
LICENSED PROFESSIONAL SURVEYOR



NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

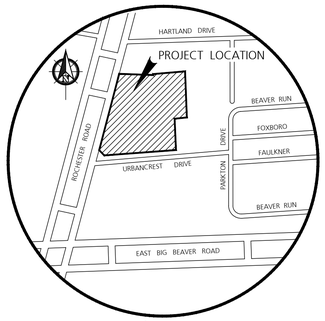
CLIENT: BBR TROY ARTISTO, LLC

ALTA/ACSM LAND TITLE SURVEY

3130 & 3132–3142 ROCHESTER RD. / 1033 URBANCREST DR.
SECTION: 23 TOWNSHIP: 2 N RANGE: 11 E
CITY OF TROY
OAKLAND COUNTY
MICHIGAN

REVISED

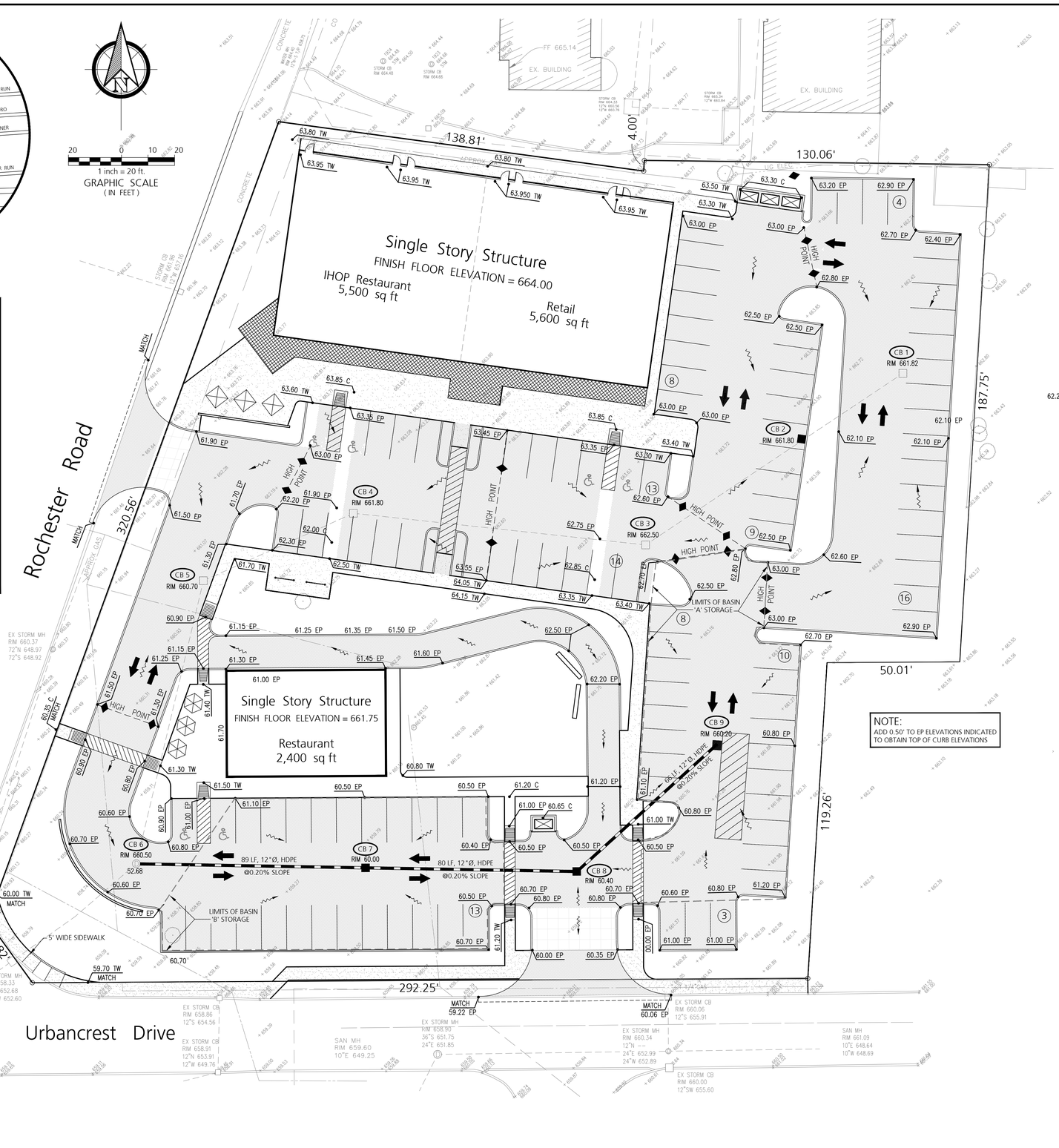
DATE: 11–19–15
DRAWN BY: JRV
CHECKED BY: JDH
0 10 20
FBK: 282
CHF: LL
SCALE HOR 1"= 20 FT.
VER 1"= FT.
1 OF 2
14–432



Location Map
N.T.S.

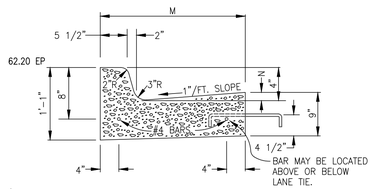
Storm Structures

- CB 1: EX INLET, RIM 661.82, 12" SW 657.52
- CB 2: CONST CATCH BASIN OVER EXISTING 12" STORM, RIM 661.80, 12" INV 657.08
- CB 3: EX CATCH BASIN, EXIST. RIM 661.77, NEW RIM ELEV= 662.50, 12" W 656.32, 12" NE 656.43
- CB 4: EX CATCH BASIN, EXIST. RIM 661.49, NEW RIM ELEV= 662.30, 12" SW 654.99, 12" E 655.07
- CB 5: EX CATCH BASIN, EXIST. RIM 660.52, NEW RIM ELEV= 660.70, 12"NE 654.34, 12"S 653.62
- CB 6: EX CATCH BASIN, RIM 658.33, NEW RIM ELEV= 660.50, 12"N 652.68, 12"SW 652.60, NEW 12" E 652.70
- CB 7: INSTALL CATCH BASIN, RIM 000.00, 12"W 652.86, 12"E 652.89
- CB 8: INSTALL CATCH BASIN, RIM 660.40, 12"NE 653.12, 12" W 653.02
- CB 9: INSTALL CATCH BASIN, RIM 660.40, 12"SW 653.25



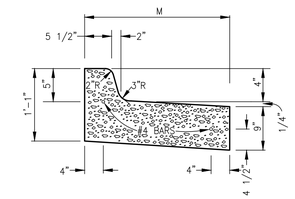
Legend

PROPERTY LINE	DRAINAGE ARROW
RIGHT OF WAY	PROPOSED EDGE OF PAVEMENT ELEVATION (00.00 EP)
CENTER LINE	PROPOSED TOP OF WALK ELEVATION (00.00 TW)
SECTION LINE	PROPOSED CONCRETE ELEVATION (00.00 C)
SETBACK LINES	PROPOSED FINISH GRADE ELEVATION (00.00 FG)
EXISTING GROUND ELEVATION (+922.00)	SILT FENCE
EXISITNG WATER MAIN (METER, VALVE, HYDRANT)	INLET, CATCH BASIN FILTER
EXISITNG SANITARY SEWER (CLEAN OUT, MANHOLE, CATCH BASIN, BEE HIVE COVER)	INDICATES PROPOSED CONCRETE SURFACE
EXISITNG STORM SEWER (HEADWALL, MANHOLE)	INDICATES PROPOSED ASPHALT PAVEMENT
PROPOSED SANITARY SEWER (CLEAN OUT)	
PROPOSED POTABLE WATER	



DETAIL	DIMENSIONS M	DIMENSIONS N	LANE TIES	CONCRETE CU.YD/LIN.FT
C4	1'-6"	1 3/8"	OMITTED	0.0632

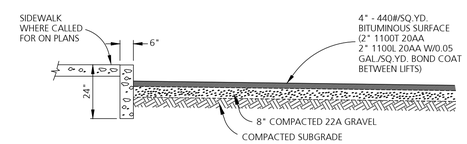
TYPE 'C'
(REF. MDOT DETAIL II-30D)



DETAIL	DIMENSIONS M	DIMENSIONS N	LANE TIES	CONCRETE CU.YD/LIN.FT
C4	1'-6"	1 3/8"	OMITTED	0.0632

TYPE 'C' (mod)
(REF. MDOT DETAIL II-30D)

Concrete Curb Details
(NO SCALE)



Pavement Section

(NO SCALE)

VOLUME REQUIRED;

THE AMOUNT OF IMPERVIOUS AREA BEING ADDED TO THE EXISTING DRAINAGE SYSTEM IS = 8,650 sf

BASED ON A 25 YEAR STORM FREQUENCY AND A RUNOFF COEFFICIENT OF 0.90, THE ADDITIONAL

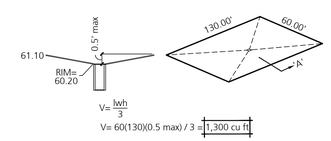
VOLUME TO BE STORED ON-SITE IS = 1,821 cubic feet

VOLUME PROVIDED;

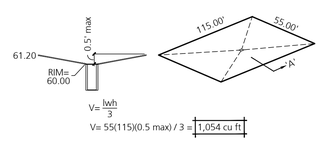
STORAGE WITHIN THE 12" DIA. STORM SEWER PIPE
235 L.F. OF PIPE @ 0.79 cf / lf = 186 cubic feet

LOT STORAGE 'A' VOLUME = 1,300 cubic feet
LOT STORAGE 'B' VOLUME = 1,054 cubic feet

STORAGE VOLUME PROVIDED ON-SITE IS = 2,354 cubic feet — ADEQUATE VOLUME PROVIDED



LOT BASIN 'A'



LOT BASIN 'B'

Storm Sewer Calculations

(NO SCALE)

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DATE	ISSUE	BY
5/05/16	UPDATED BACKGROUND DRAWING	PAW
5/06/16	ADDED SIDEWALK PER ARCHITECT	PAW
8/16/16	REVISE PER NEW LAYOUT	PAW

PROPRIETOR:
TRINITY RESTAURANT GROUP, LLC
3636 Birch Street, Suite 260 Newport Beach, CA 92660
Contact: Mr. John Baker

PROJECT:
Brand Growth, Inc.
PARCEL ID NUMBERS: 20-23-254-039, 20-23-354-038, AND 20-23-354-040
Troy, Michigan

FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT - STRUCTURAL - GEOTECH
23965 NOVI ROAD, SUITE 140 NOVI, MI 48375 (248) 214-5913

		CKD. BY	DATE
DATE	01-21-16		
DRAWN	PAW		
DESIGN	MDM		
SECTION	23 T- 2 -N. R-11-E.		

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

PRELIMINARY GRADING PLAN

JOB No. FE - 16201
SHEET C-2
SHEET 2 OF 2

LEGEND

PROPERTY LINE
RIGHT OF WAY
CENTER LINE
SECTION LINE
SETBACK LINES
EXISTING GAS LINE — GAS — GAS
EXISTING PEDESTRIAN LIGHT
EXISTING SIGN
EXISITNG WATER MAIN — VALVE — HYDRANT
EXISITNG STORM SEWER — CATCH BASIN — MANHOLE
EX. OVERHEAD ELECTRIC — POWER POLE — GUY ANCHOR
SILT FENCE

LOW POINT INLET FILTER
EXISTING TREE w/ SIZE — 10"
EXISTING TREE TO BE REMOVED — 10"
INDICATES EXISTING CONCRETE TO BE REMOVED
INDICATES EXISTING ASPHALT PAVEMENT TO BE REMOVED
INDICATES EXISTING AREAS TO REMAIN INTACT

DEMOLITION KEY NOTES

1. EXISTING STRUCTURE TO BE REMOVED
2. EXISTING TREE TO BE REMOVED
3. DECORATIVE WALK TO BE REMOVED
4. EXISTING CONCRETE WALK TO BE REMOVED
5. EXISTING DRIVEWAY TO BE REMOVED
6. EXISTING UNDERGROUND STORM SEWER TO REMAIN IN USE. PROTECT ALL COMPONENTS DURING THE DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED.
7. REMOVE EXISTING ADA CONCRETE RAMP.
8. REMOVE EXISTING SIGN.
9. REMOVE EXISTING CONCRETE DRIVEWAY.
10. REMOVE EXISTING TRASH ENCLOSURE.
11. REMOVE EXISTING CONCRETE CURB AND GUTTER.
12. REMOVE EXISTING CONCRETE CURB AND GUTTER.
13. EXISTING MASONRY SCREEN WALL TO REMAIN
14. EXISTING MASONRY SCREEN WALL TO BE REMOVED.
15. EXISTING SITE LIGHTING TO BE REMOVED.
16. EXISTING GAS SERVICE TO BE ABANDONED AND REMOVED IN ACCORDANCE WITH CONSUMERS POWER REQUIREMENTS. CONTACT UTILITY PROVIDER PRIOR TO COMMENCING DEMOLITION OPERATION.
17. EXISTING UNDERGROUND ELECTRICAL SERVICE TO BE ABANDONED AND REMOVED IN ACCORDANCE WITH EDISON REQUIREMENTS. CONTACT UTILITY PROVIDER PRIOR TO COMMENCING DEMOLITION OPERATION.

DEMOLITION GENERAL NOTES

1.) CALL MISS DIG (800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY DEMOLITION OPERATION.

2.) ALL DEMOLITION MUST BE CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY CITY OF TROY BUILDING DEPT.

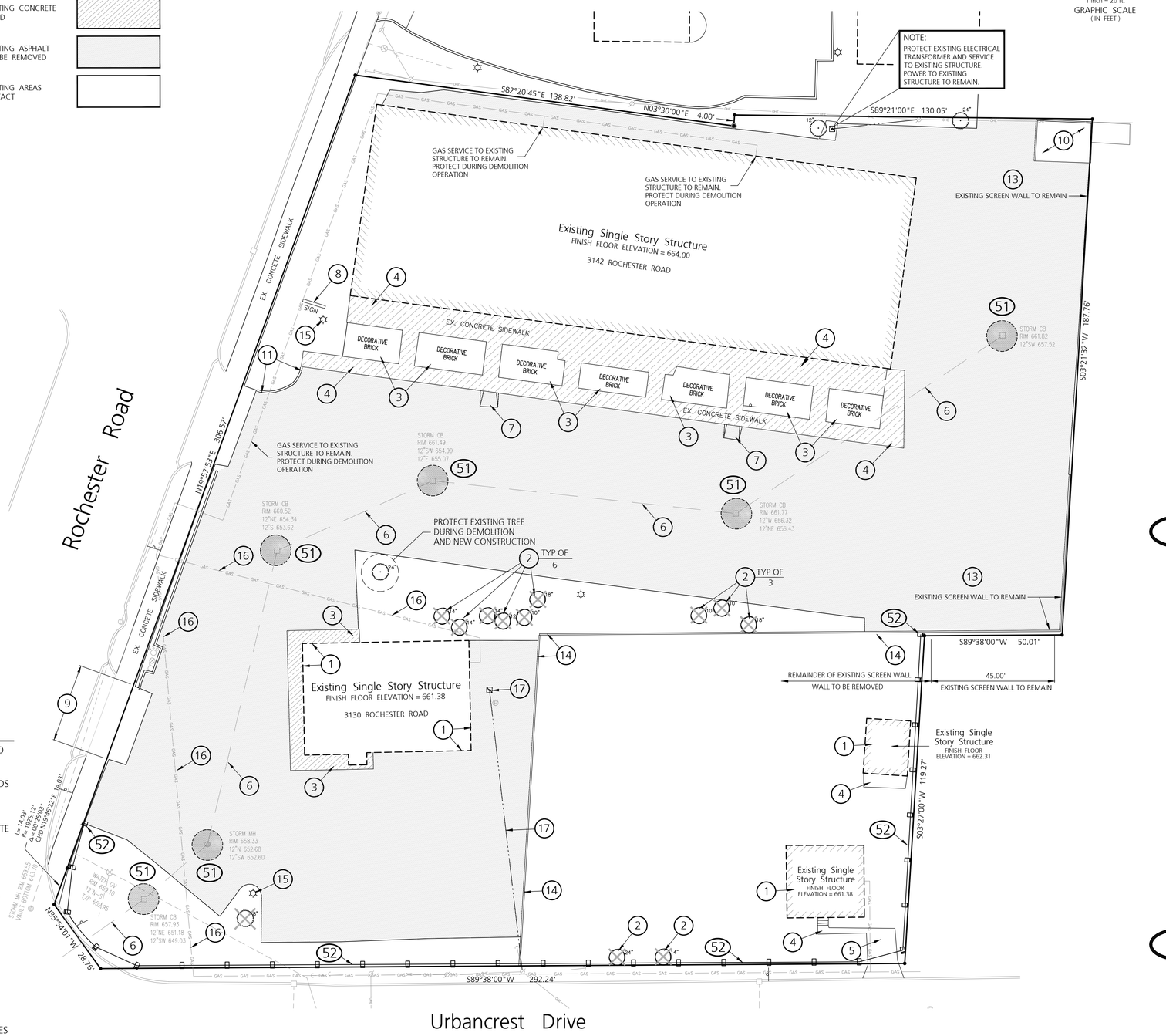
3.) PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK. REFER TO PROPOSED GRADING PLAN SHEET C-2, FOR NEW CONSTRUCTION.

4.) WHERE BUILDING DEMOLITION IS REQUIRED, REMOVE STRUCTURE INCLUDING FOOTINGS, FOUNDATIONS, UTILITY CONNECTIONS, ETC. AND SHALL BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TROY BUILDING DEPARTMENT. ALL UTILITIES TO BE REMOVED COMPLETELY. DO NOT ABANDON IN PLACE.

5.) PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS.

6.) REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE.

7.) ALL SIGNS AND TRAFFIC CONTROLS DURING DEMOLITION AND MAINTENANCE ACTIVITIES SHALL BE ACCORDING TO THE MOST CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).



SOIL EROSION GENERAL NOTES

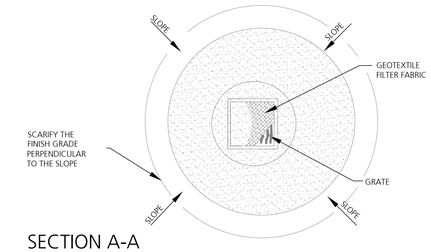
1. THE CONTRACTOR IS RESPONSIBLE TO MONITOR AND MAINTAIN THE SOIL EROSION CONTROLS DURING THE CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED.
2. ALL SOIL EROSION CONTROLS MUST BE REMOVED FROM THE ROAD RIGHT-OF-WAY PRIOR TO APPROVAL FROM THE CITY OF TROY.
3. VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO THE RELEASE OF ANY CONSTRUCTION DEPOSITS.
4. ALL TEMPORARY SOIL EROSION CONTROLS SHALL BE COMPLETED WITHIN 5 DAYS OF ANY EARTH DISRUPTIONS.
5. A SOIL EROSION CONTROL PERMIT IS REQUIRED FROM THE OAKLAND COUNTY DRAIN COMMISSION OFFICE.

CONSTRUCTION / SOIL EROSION CONTROL SEQUENCE

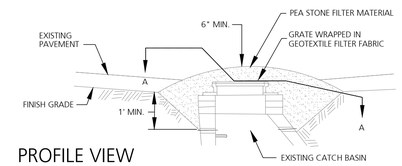
1. INSTALL MUD TRACKING MAT AT CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES SUCH AS INLET FILTERS, ENTRANCE MAT, ETC.
3. DEMOLISH ALL EXISTING COMPONENTS INDICATED ON THE DEMOLITION PLAN.
4. FINE GRADE SITE AROUND NEW CONSTRUCTION, REPAIR SIDEWALK AND PATCH PAVEMENT AS NECESSARY.
5. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED. CLEAN PAVEMENT AND STORM SEWER SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL REMPORARYUEROSION CONTROLS.

AREA OF DISTURBANCE

52,982 SQUARE FEET

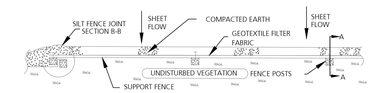


SECTION A-A

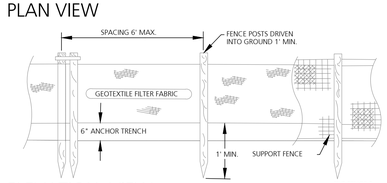


PROFILE VIEW

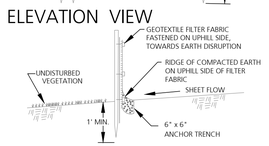
51 — CATCH BASIN SEDIMENT GUARD — USE ON ALL EXISTING CATCH BASINS / INLETS



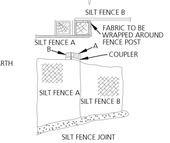
PLAN VIEW



ELEVATION VIEW



SECTION 'A'-'A'



SECTION 'B'-'B'

52 — SILT FENCE — USED ALONG PERIMETER OF SITE (DOWNSLOPE) TO LIMIT EXPORTATION OF SILT

STATE OF MICHIGAN — Eng. No. 35585 — MARK MAHAJAN — LICENSED PROFESSIONAL ENGINEER

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DATE	ISSUE	BY

PROPRIETOR:
TRINITY RESTAURANT GROUP, LLC
3636 Birch Street, Suite 260 Newport Beach, CA 92660
Contact: Mr. John Baker

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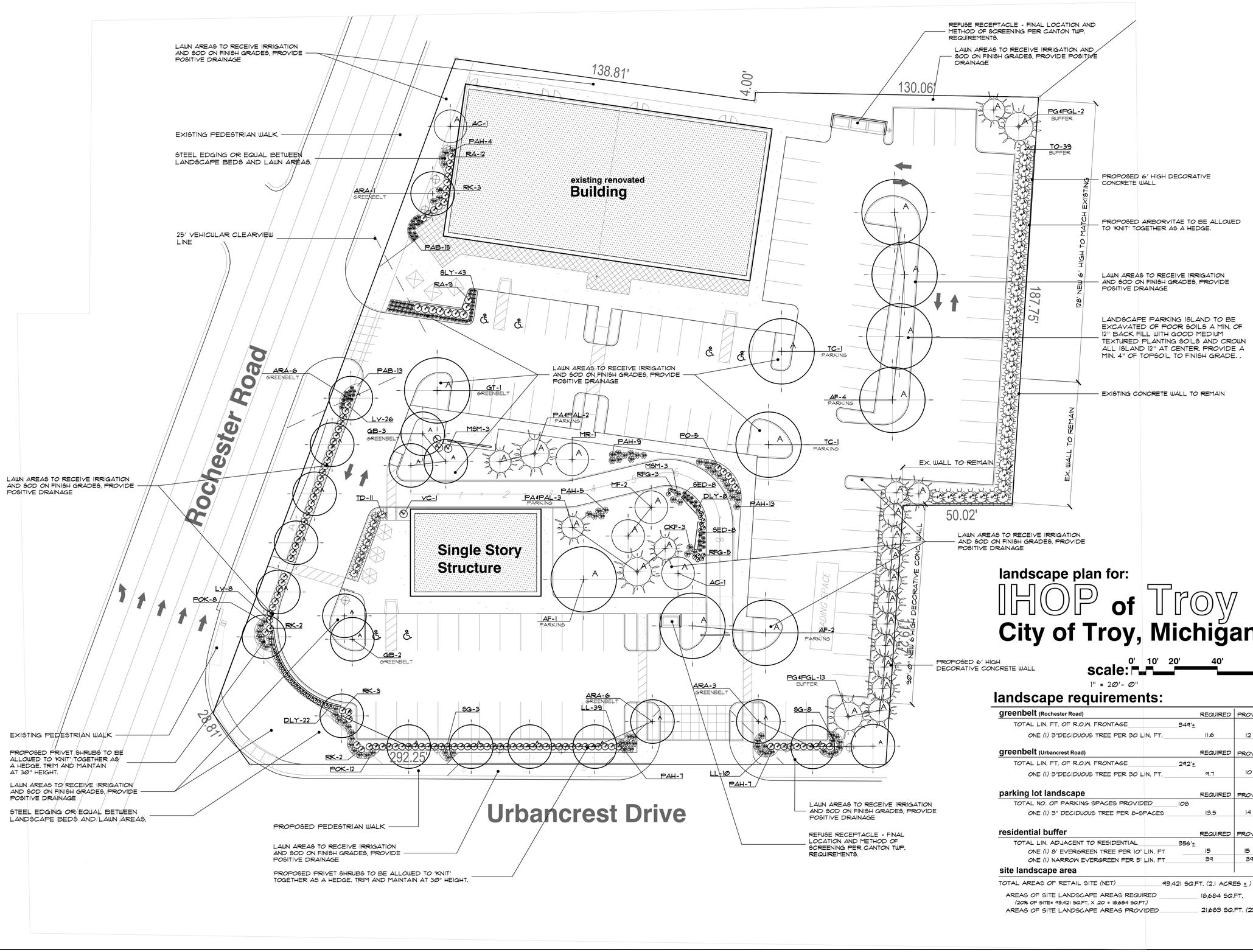
23965 NOVI ROAD, SUITE 140 NOVI, MI 48375 (248) 214-5913

DATE	09-14-16	CKD. BY	DATE
DRAWN	PAW		
DESIGN	MDM		
SECTION	23 T- 2 -N. R-11-E.		

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

DEMOLITION PLAN

JOB No. FE - 16201
SHEET C-3
SHEET 1 OF 1



landscape plan for:

IHOP of Troy
City of Troy, Michigan

north

scale: 0' 10' 20' 40' 60'
1" = 20'- 0"

landscape requirements:

greenbelt (Rochester Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE 349'±		
ONE (1) 3"DECIDUOUS TREE PER 30 LIN. FT.	11.6	12

greenbelt (Urbancrest Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE 292'±		
ONE (1) 3"DECIDUOUS TREE PER 30 LIN. FT.	9.7	10

parking lot landscape	REQUIRED	PROVIDED
TOTAL NO. OF PARKING SPACES PROVIDED 108		
ONE (1) 3" DECIDUOUS TREE PER 8-SPACES	13.5	14

residential buffer	REQUIRED	PROVIDED
TOTAL LIN. ADJACENT TO RESIDENTIAL 356'±		
ONE (1) 8' EVERGREEN TREE PER 10' LIN. FT	15	15
ONE (1) NARROW EVERGREEN PER 5' LIN. FT	39	39

site landscape area

TOTAL AREAS OF RETAIL SITE (NET) 93,421 SQ.FT. (2.1 ACRES ±)

AREAS OF SITE LANDSCAPE AREAS REQUIRED 18,684 SQ.FT.
(20% OF SITE= 93,421 SQ.FT. X .20 = 18,684 SQ.FT.)

AREAS OF SITE LANDSCAPE AREAS PROVIDED 21,683 SQ.FT. (23%)

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

client:

BRAND GROWTH, INC
3636 Birch Street, Suite 260
Newport Beach, CA 92660
ph. (949)660-7177

project:

IHOP RESTAURANT

project location:
City of Troy, Michigan
Rochester Road

sheet title:
landscape planting detail

job no./issue/revision date:

LS16.002.01	REVIEW	1-21-2016
LS16.002.05	SPA	5-2-2016
LS16.002.05	SPA	5-19-2016
LS16.002.09	SPA	9-6-2016
LS16.002.09A	SPA	9-30-2016

drawn by: JP
checked by: FP
date: 1-21-2016

notice:
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Do Not scale drawings. Use figured dimensions only

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS16.002.01

sheet no: LS-1 of 3

plant material list

key	quant. LS-1	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
ARA	16	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
AF	7	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	2 /2" BB	
GT	1	GLEDITSIA T.J. 'SKYCOLE	SKYLINE HONEYLOCUST	2 1/2" BB	
TC	2	TILIA CORDATA 'LITTLELEAF'	LITTLELEAF LINDEN	2 1/2" BB	
GB	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2 1/2" BB	
AC	2	AMELANCHIER X.G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' BB	MULTI-STEM
MF	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2 1/2" BB	
MR	1	MALUS 'ROYALTY'	ROYALTY CRABAPPLE	2 1/2" BB	
		SHRUBS			
RK	10	ROSA X. 'DOUBLE RED'	OSA EASY DOUBLE RED ROSE	#5 CONT.	
VC	1	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 CONT.	
PO	5	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	#5 CONT.	
SG	11	SPIRAEA X.B. 'GOLD FLAME'	GOLD FLAME SPIRAEA	#5 CONT.	24" MIN. HIGH
LV	34	LIGUSTRUM X. 'VICARY'	GOLDEN VICARY PRIVET	3' B.B.	42" O.C. SPACING
LL	49	LIGUSTRUM X. 'LODENSE'	LODENSE PRIVET	3' B.B.	42" O.C. SPACING
RA	21	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	
		LARGE AND SMALL EVERGREENS			
TO	39	TAXUS OCCIDENTALIS NIGRA'	DARK GREEN AMERICAN ARBORVITAE	6' BB	60" O.C. SPACING
TD	11	TAXUS X.M. 'DENSIFORMIS'	JAPANESE DENSE YEW	6' BB	32" O.C. SPACING
PG	13	PICEA GLAUCA	WHITE SPRUCE	8' BB	
PGL	2	PICEA GLAUCA	WHITE SPRUCE	10' BB O	
PA	3	PICEA ABIES	NORWAY SPRUCE	8' BB	
PAL	2	PICEA ABIES	NORWAY SPRUCE	10' BB O	
		PERENNIALS AND GRASSES			
PAH	45	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#3 CONT.	
DLY	30	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	
CKF	3	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER' FEATHER REED GRASS	#3 CONT.	
MSM	6	MISCANTHUS S. 'MORNING LIGHT'	'MORNING LIGHT MAIDEN GRASS'	#3 CONT.	
RFG	8	RUDBECKIA F.V.S. 'GOLDSTURM'	GOLDSTURM ORANGE CONEFLOWER	#1 CONT.	
POK	20	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	#3 CONT.	
SED	16	PENSEDUM SPECTABILE 'NEON'	NEON SEDUM	#1 CONT.	
PAB	28	PENNISETUM A. 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	#3 CONT.	
SLY	43	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	#1 CONT.	

landscape maintenance notes:

1. LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

2. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

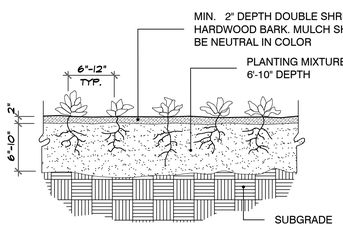
3. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

4. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

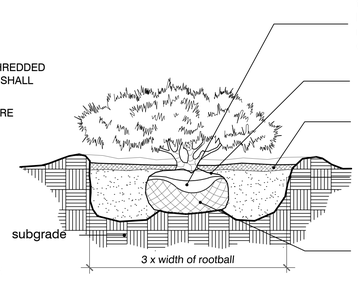
5. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

general landscape notes:

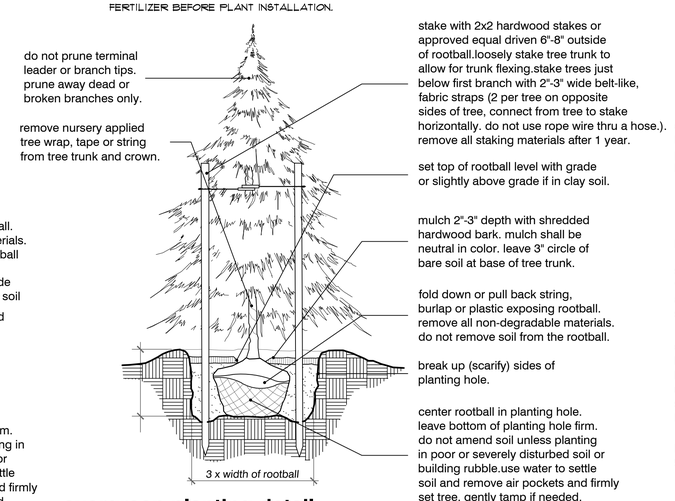
1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    - a.) SHADE TREES _____ 5 FT.
    - b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
    - c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. _____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.
18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



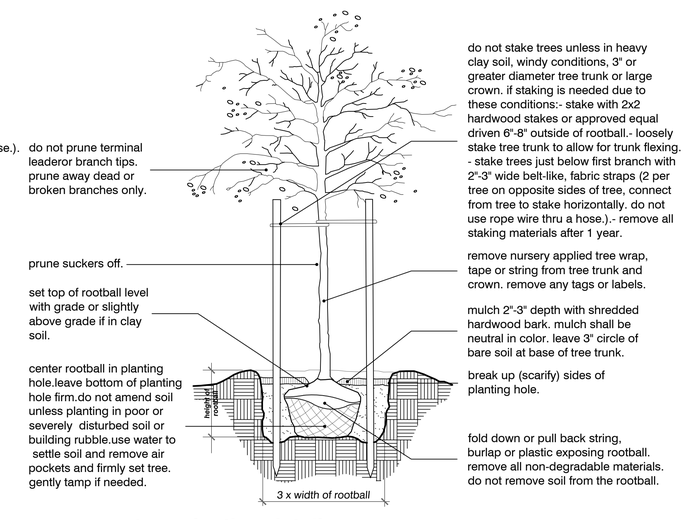
perennial planting detail
no scale



shrub planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

Plant Material List, Planting Details and Notes

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

client:
BRAND GROWTH, INC
3636 Birch Street, Suite 260
Newport Beach, CA 92660
ph. (949)660-7177

project:
IHOP RESTAURANT

project location:
City of Troy, Michigan
Rochester Road

sheet title:
plant material list, planting details and landscape notes

job no./issue/revision date:

LS16.002.01	REVIEW	1-21-2016
LS16.002.05	SPA	5-2-2016
LS16.002.05	SPA	5-19-2016
LS16.002.09	SPA	9-6-2016
LS16.002.09A	SPA	9-30-2016

drawn by: JP
checked by: FP
date: 1-21-2016

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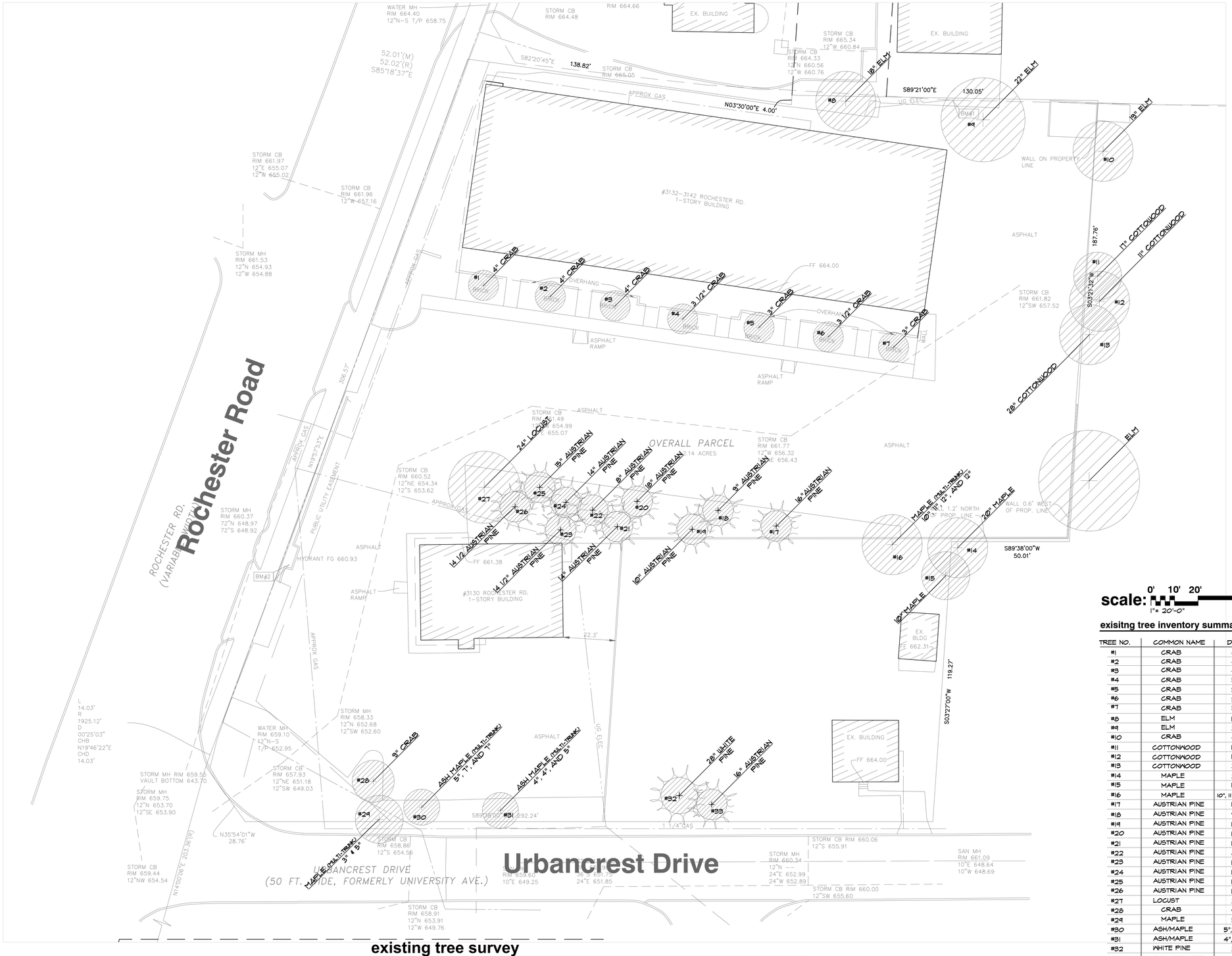
The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS16.002.01

sheet no: **LS-2** of 3



existing tree survey

SCALE: 1"=20'-0"

exisitng tree inventory summary

TREE NO.	COMMON NAME	D.B.H.	CONDITION	COMMENTS
#1	CRAB	4"	GOOD	REMOVED
#2	CRAB	4"	GOOD	REMOVED
#3	CRAB	4"	GOOD	REMOVED
#4	CRAB	3 1/2"	GOOD	REMOVED
#5	CRAB	3"	GOOD	REMOVED
#6	CRAB	3 1/2"	GOOD	REMOVED
#7	CRAB	3"	GOOD	REMOVED
#8	ELM	18"	FAIR	SAVED
#9	ELM	22"	GOOD	REMOVED
#10	CRAB	4"	GOOD	REMOVED
#11	COTTONWOOD	17"	GOOD	SAVED
#12	COTTONWOOD	11"	POOR	SAVED
#13	COTTONWOOD	28"	GOOD	SAVED
#14	MAPLE	20"	GOOD	SAVED
#15	MAPLE	10"	GOOD	REMOVED
#16	MAPLE	10", 11", 12", 12"	GOOD	REMOVED
#17	AUSTRIAN PINE	16"	GOOD	REMOVED
#18	AUSTRIAN PINE	9"	GOOD	REMOVED
#19	AUSTRIAN PINE	10"	GOOD	REMOVED
#20	AUSTRIAN PINE	18"	GOOD	REMOVED
#21	AUSTRIAN PINE	14"	GOOD	REMOVED
#22	AUSTRIAN PINE	8"	GOOD	REMOVED
#23	AUSTRIAN PINE	14 1/2"	GOOD	REMOVED
#24	AUSTRIAN PINE	14"	GOOD	REMOVED
#25	AUSTRIAN PINE	15"	GOOD	REMOVED
#26	AUSTRIAN PINE	14 1/2"	GOOD	REMOVED
#27	LOCUST	24"	GOOD	REMOVED
#28	CRAB	9"	GOOD	REMOVED
#29	MAPLE	3"&5"	GOOD	REMOVED
#30	ASH/MAPLE	5",7",7"	GOOD	REMOVED
#31	ASH/MAPLE	4",4",5"	GOOD	REMOVED
#32	WHITE PINE	28"	GOOD	REMOVED
#33	AUSTRIAN PINE	16"	POOR	REMOVED

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN
FELINO PASCUAL
LANDSCAPE ARCHITECT
No. 14-32
REGISTERED LANDSCAPE ARCHITECT

client:

BRAND GROWTH, INC
3636 Birch Street, Suite 260
Newport Beach, CA 92660
ph. (949)660-7177

project:

IHOP RESTAURANT

project location:
City of Troy, Michigan
Rochester Road

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LS16.002.01	REVIEW	1-21-2016
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drawn by: **JP**
checked by: **FP**
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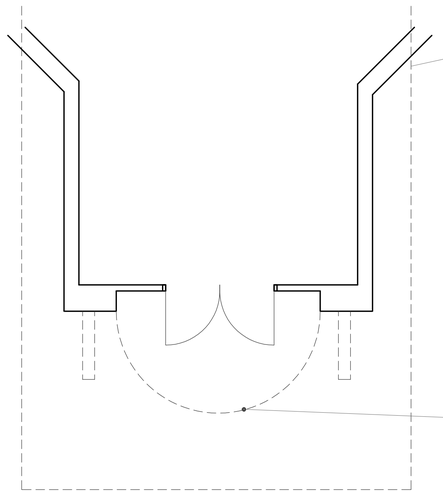
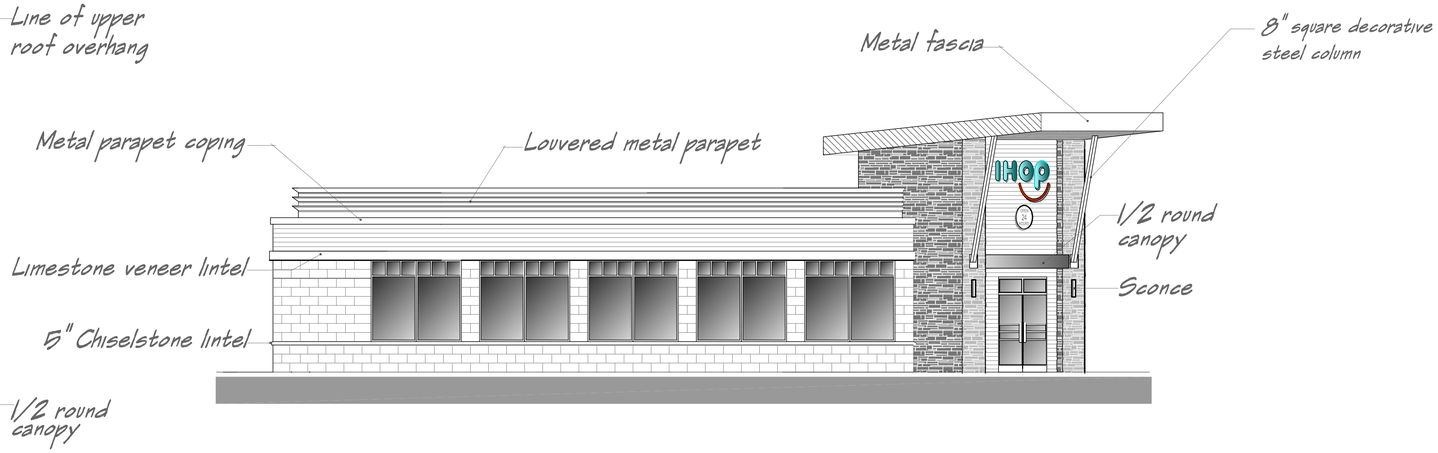
project no:
LS16.002.01

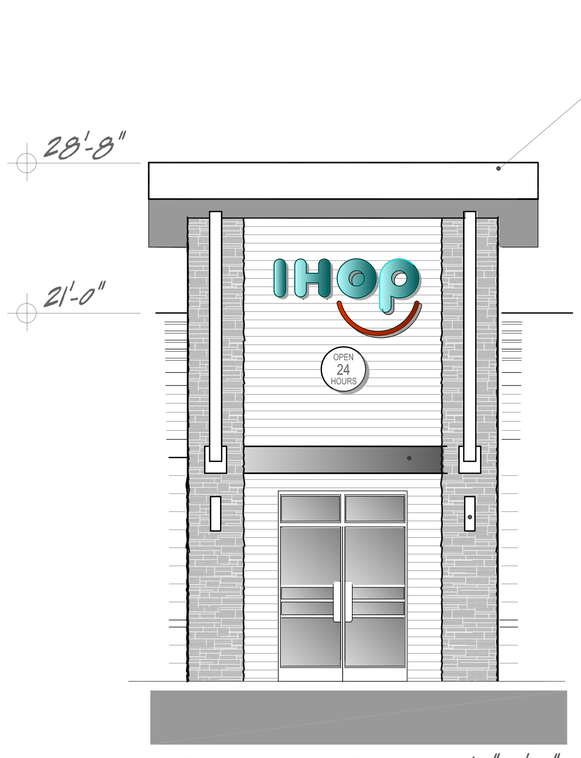
sheet no:
LS-3 of 3



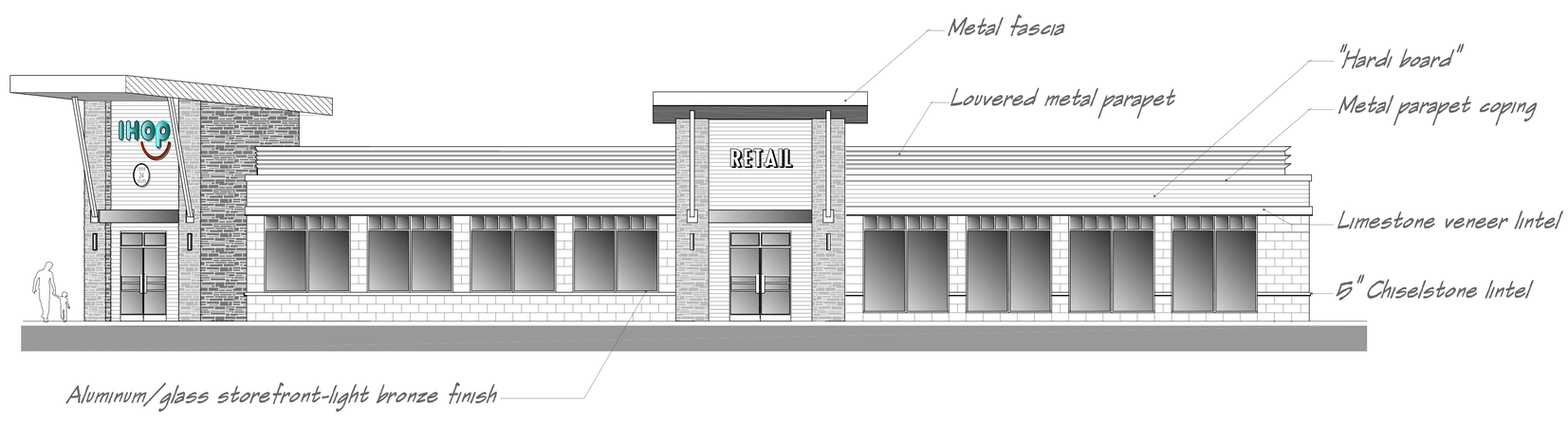
TOWER PLAN 1/4"= 1'-0"



ROCHESTER ROAD ELEVATION 1/8"= 1'-0"



TOWER ELEVATION 1/4"= 1'-0"



URBANCREST DRIVE ELEVATION 1/8"= 1'-0"

ISSUE DATES
04/25/16

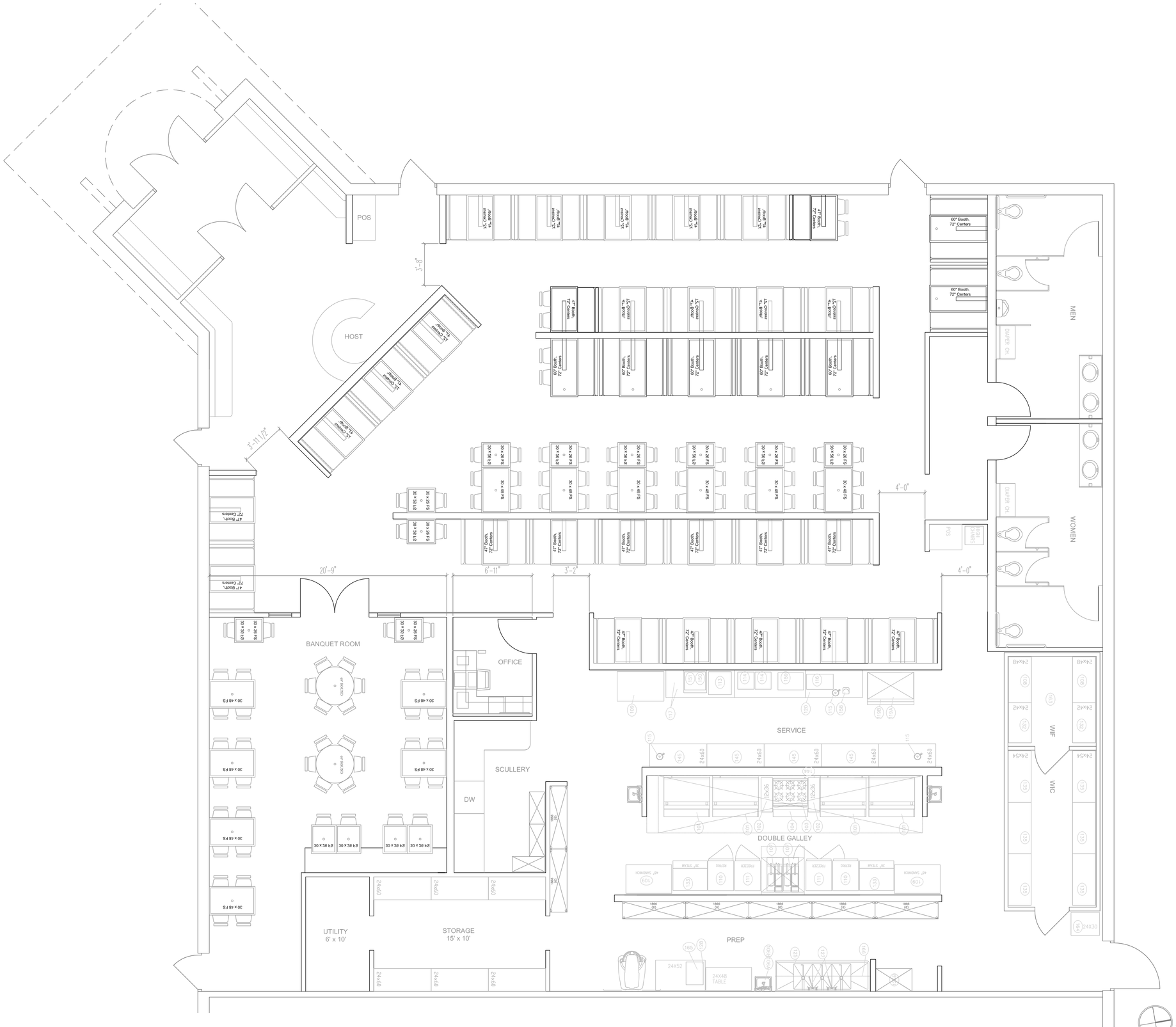
3636 BIRCH STREET #260
NEWPORT BEACH, CA 92660

BrandGrowth incorporated

PROPOSED REDEVELOPMENT OF
EXISTING SHOPPING CENTER
TROY, MICHIGAN

EXTERIOR ELEVATIONS

A2



IHOP FLOOR PLAN
1/4"=1'-0"

ISSUE DATES
04/25/16

3636 BIRCH STREET #260
NEWPORT BEACH, CA 92660

BrandGrowth incorporated

PROPOSED REDEVELOPMENT OF
EXISTING SHOPPING CENTER
TROY, MICHIGAN

PROPOSED IHOP FLOOR PLAN

A1

IHOP
OPEN 24 HOURS
AIL

DATE: October 7, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0027) – Proposed Troy City Center (Fidelity Investments), Northeast Corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

The petitioner Krieger Klatt Architects, Inc. submitted the above referenced Preliminary Site Plan application for a proposed two-story Fidelity Investments office building. This building is the first in what is anticipated to be a number of improvements to this site including additional outlot buildings, a new parking deck and a 250-unit apartment building.

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

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

Attachments:

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

G:\SITE PLANS\SP JPLN 2016-0027 Troy City Center Sec 21\PC Memo 2016 10 11.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0027) – Proposed Troy City Center (Fidelity Investments), Northeast Corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

Resolution # PC-2016-10-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Fidelity Investments office building, located on the northeast corner of Big Beaver and Crooks (888 W. Big Beaver), Section 21, within the BB (Big Beaver) District, be granted, subject to applicant the following:

1. Traffic to review circulation and site layout based on the revised plans.
2. Provide dimensional measurements and calculations on site plan, including open space calculations.
3. Provide parking calculations demonstrating that modified parking area satisfies parking requirements for mixed-use high-rise and proposed Fidelity building.
4. Provide two (2) bicycle parking spaces.
5. Provide landscaping calculations.
6. Provide details of proposed dumpster enclosure.
7. Provide photometric plan.
8. Extend overhang along the entire length of the east façade all the way to the Big Beaver façade, to provide a guiding walkway to the front entrance from Big Beaver.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:
No:

MOTION CARRIED/FAILED

G:\SITE PLANS\SP JPLN 2016-0027 Troy City Center Sec 21\Proposed PC Resolution 10 11 2016.doc

TROY CITY CENTER, 888 W Big Beaver

City of Troy Planning Department

Legend:

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

583 0 292 583 Feet

Scale 1: 3,500

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

Printed: 8/23/2016

TROY CITY CENTER, 888 W Big Beaver

City of Troy Planning Department

Legend:

- Tax Parcel

Form Based Zoning 2

- (PUD) Planned Unit Development
- (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 Distric
- (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

583 0 292 583 Feet

Scale 1: 3,500

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

Printed: 8/23/2016

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: October 6th, 2016

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	Unicorp National Development, Inc. 7940 Via Dellagio Way, Suite 200 Orlando, FL 32819
Project Name:	Fidelity Investments
Location:	Northeast corner of Big Beaver and Crooks Road
Plan Date:	October 3, 2016
Current Zoning:	BB, Big Beaver Form-Based District
Action Requested:	Preliminary Site Plan Approval
Required Information:	As provided within this review

PROJECT AND SITE DESCRIPTION

We are in receipt of a site plan and accompanying documents for a proposed two-story Fidelity Insurance office out-lot development on the north side of Big Beaver Road, east of Crooks Road. The subject parcel, zoned BB (Big Beaver Form-Based District), is approximately 12.8 acres in size and is improved with a high-rise building and an associated parking structure/parking lot. The 5,809 sq. ft. Fidelity building is proposed as an out-lot fronting Big Beaver Road, and is located to the southeast of the existing high-rise.

We note that the proposed office is only one of approximately six (6) potential outlot pads that could be developed on the parcel. It is our understanding that a concept plan is in the process of being developed for the remainder of the outlot sites/additional improvements on the parcel. However, as the concept plan has not been submitted, the applicant is requesting site plan review/approval for the individual Fidelity outlot. If approved, the Fidelity outlot will be incorporated into the concept plan for the overall site.

We note that the plan set illustrates curbing and removing of parking for the preparation of future development pads to the east and west of the proposed Fidelity building. However, in discussions with

the applicant, they note that as part of the Fidelity site plan approval, they are not planning on preparing the pads to west of the Fidelity pad as part of the Fidelity site plan approval. However, everything from the Fidelity pad and to the east of the Fidelity Pad is proposed to be part of the Fidelity site plan approval. They note that they are resubmitting revised plans to reflect that change. However, at this time of this review the plans have not been submitted. Our review is based upon the plans dated 10-3-16.

An aerial image of the subject site is provided in **Figure 1**

***Figure 1**. – Out-lot Location*

***Table 1.** – Adjacent Zoning/Land Use*

Direction	Zoning	Use
North	BB, Big Beaver Form-Based	Office
South	BB, Big Beaver Form-Based	Office/Commercial
East	BB, Big Beaver Form Based	Commercial/Hotel
West	BB, Big Beaver Form-Based	Office

MASTER PLAN

The Big Beaver Corridor Study identifies designates the site as a mixed-use high-rise office transition area. The site is adjacent to one of the five Corridor "Gateway" locations. The Plan calls for:

- Building from lot-line to lot-line along the right-of-way rather than continuing to be a collection of isolated towers.
- Multiple-level buildings which include vertically integrated mixed-use commercial, office and residential towers.

- The use of prominent ground-floor retail, restaurants and cafes in order to allow for visual interest and activity for visitors and residents.
- Parking should be contained in structures that are shared by surrounding developments.
- Parking should be located in the rear and not visible from major thoroughfares.
- Buildings should be set close to the street.

The intent of the Big Beaver Form-Based District is to have ground-level retail space front on Big Beaver occupied by shops, entertainment, restaurants, and similar uses that stimulate interest and activity. Upper-level floors should be occupied by office and residential uses.

The applicant has included many of the desired elements in the site plan, including building to the property line, rear parking, unique architecture, and pedestrian elements along Big Beaver. Once the concept plan for the whole site is submitted, we will be able to conduct a more detailed review of the consistency to the Master Plan.

Items to be Addressed: *None*

BUILDING ORIENTATION AND SITE LAYOUT

The Fidelity building is proposed to be within the existing parking lot, to the southeast of the existing high-rise, adjacent to Big Beaver Road. The existing access points off Big Beaver and Wilshire Drive will remain. The Fidelity building will require a restriping of the parking lot area west of the Fidelity pad, curbing for a new pad to the east of the Fidelity pad, and reconfiguration of the drive-aisle in front of the existing high-rise.

Items to be Addressed: *Traffic to review circulation and site layout based on the revised plans.*

SITE ACCESS AND CIRCULATION

Access to the site will be provided via the existing curb cuts off of Big Beaver and Wilshire Drive. Cross-access is also provided from the property to the north.

Internal circulation accommodates two-way vehicular movement. As previously noted, the site plan will need to be modified to only illustrate those parking lot/maneuvering lane modifications associated with the stand-alone Fidelity building.

Pedestrian access is proposed via the existing walk along Big Beaver, as well as a sidewalk to the north of the building, adjacent to the parking area.

Based on traffic review of the October 3, 2016 plans there a number of outstanding site circulation items that should be addressed:

- Provide dimensions for driveway/parking lot openings, radius, parking stalls, aisle ways (note 1-way or 2-way), etc.
- The Proposed reconfiguration of drop-off area to main office building will have traffic passing through the main entrance to the building. Is this to be one-way for WB traffic in the front of the building and then two-way traffic in the parking lot adjacent to the parking stalls? This needs to be clarified as there is no protection for pedestrians entering the building. May need

to consider a raised walkway/speed table type of setup to control speeds through this area and provide a dedicated pedestrian path to the main building entrance. It will serve as access east-west once the Fidelity site goes in, so traffic through the parking lot will use this area.

- New connection on the east side of the office building (that ties into the proposed frontage road north of the 4 new pads) needs to be better delineated as proposed it is a mass of open pavement with traffic coming from all directions to the new connection point.

- Dumpster location on the east side of the site, just north of the new frontage road, will be difficult to access due to its location within the drive approach and parking area. How will a truck be able to hook the middle or northernmost dumpster to empty? Any car parked in the spaces near the dumpster would effectively block access to at least the middle and northernmost dumpster.

- Aisle width is shown as 21.3' just east of the new parking spaces on the north side of Fidelity. Typical aisle width is 24' for two-way traffic.

- Fire hydrant just NW of Fidelity appears to be in conflict with the relocated sidewalk along the north side of the new access drive and needs to be relocated.

Items to be Addressed: *Address circulation comments as noted by the traffic review.*

AREA, WIDTH, HEIGHT AND SETBACKS

The site is being developed with a building form "A" building. Building Form "A" is a permitted building form for Site Type A. Table 5.03.B1 in the Zoning Ordinance establishes the dimensional requirements for building form "A", as highlighted below:

Table 2. *– Dimensional Requirements*

	Required/Allowed	Provided	Compliance
Front (Big Beaver)	10 ft. build-to-line	7 ft.	✓
Side	0 ft.	Approx. 250 ft. (east)	✓
Rear	30 ft. minimum	> 30 ft.	✓
Required Open Space	30 %	Over 30% considering whole site	✓
Building Height	Min. 14 ft. Max. 45 ft.	36 ft.	✓
Parking	Side or rear yard	Rear of Building	✓

Based on our measurements, the proposed building is in general compliance with the Building Form "A" dimensional requirements. However, calculations and dimensions need to be provided on the site plan verifying compliance with Zoning Ordinance standards.

Items to be Addressed: *Provide dimensional measurements and calculations on site plan.*

PARKING

Section 13.06.G. of the Zoning Ordinance sets parking standards, as follows:

Table 3. *– Parking Requirements*

	Required	Provided
Savings/Loans: 1 space per 200 sq. ft. of gross floor area	5,809 sq. ft. = 29 spaces	Not Indicated
Barrier-Free	2	1
Bicycle Parking	2	0
Loading	0	0

Parking calculations have not been provided. It appears that at least sixty (60) spaces will be removed from the existing lot to accommodate the Fidelity building.

Because the building is proposed as an outlot, the applicant will need to demonstrate that the revised parking area will contain enough parking spaces to accommodate both the existing high-rise office and the new Fidelity building. Additionally, two (2) bicycle parking spaces need to be demonstrated on the site plan. A chart demonstrating required and proposed parking should be provided on the site plan.

Items to be Addressed: *1) Provide parking calculations demonstrating that modified parking area satisfies parking requirements for high-rise office and proposed Fidelity building. 2) Provide two (2) bicycle parking spaces.*

LANDSCAPING/HARDSCAPE/STREETSCAPE

The applicant has provided a Landscape Plan, per the requirements of Article 13. These requirements are highlighted in the table below:

Table 4. *– Landscaping Standards*

	Required	Provided	Compliance
(Big Beaver) Street Trees	One (1) deciduous tree for every thirty (30) lineal feet of frontage. 95 ft. = 3 trees	3 existing trees	✓
Site landscaping	A minimum of 15% of the site area shall be comprised of landscape material. Up to 25% of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	Calculations not provided	X
Interior Parking Lot Landscaping	1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with Planning Commission approval	Calculations not provided	Existing condition where no new parking is

			being provided.
Perimeter Parking Lot Landscaping	Parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the roadway	No additional front-yard parking proposed	✓
Landscape Buffering	Required buffering between two differentiating land uses.	Not required	✓

The applicant needs to provide additional calculations to ensure that landscaping requirements have been met. A schedule of landscaping calculations should be provided on the site plan.

Trash Enclosure: A dumpster enclosure is proposed to the southeast of the existing high-rise. Per Section 13.03, details of the enclosure shall be provided.

Items to be Addressed: *1) Provide landscaping calculations. 2) Provide details of proposed dumpster enclosure.*

LIGHTING

While details of pole and wall fixtures are included on the cover sheet, a photometric plan as not been provided.

Items to be Addressed: *Provide photometric plan.*

FLOOR PLANS AND ELEVATIONS

The applicant has submitted floor plans, elevations and color renderings. The applicant has submitted a very handsome building that will add to the streetscape along Big Beaver. The architecture appears to comply with Big Beaver Form-Based District standards, including the use of projections, façade articulation and fenestration and windows. The architecture provides architectural detail as well as changes in horizontal and vertical scaling, variations in material, pattern, and color to provide ground story activation. The building will be constructed primarily of stone, fiber cement siding, and glass. The side facing Big Beaver is predominantly glass, meeting transparency requirements.

Items to be Addressed: *None*

DESIGN STANDARDS

The Big Beaver design standards provide the Planning Commission with direction when reviewing the proposed design features of this development. These design standards are contained within Section 5.04.E, and are summarized below:

Façade Variation

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

CWA Comment: The façade facing Big Beaver Road is composed primarily of glass and fiber cement siding. While the uninterrupted glass façade exceeds 30 ft., it is our opinion that the design meets the intent for façade transparency/design.

Pedestrian Access/Entrance

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

   CWA Comment: The primary building entrance is located on the north side of the building adjacent to the parking lot, rather than facing Big Beaver Road. The applicant is providing a sidewalk along the east elevation. While, the applicant is providing a limited overhang along the east elevation, if the overhang were to run the entire length of the east façade all the way to the Big Beaver façade, this would provide a guiding walkway to the front entrance from Big Beaver.

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

   CWA Comment: Five (5) foot wide sidewalk connections are provided on all sides of the building which adequately connect to both the Parking Lot and the sidewalk adjacent to Big Beaver. The applicant should confirm the clear area between benches/trash receptacles and end of hard surface surrounding the Fidelity building/

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

   CWA Comment: The primary building entrance is located on the north side of the building adjacent to the parking area, but with noted canopy extension would be accessible from the sidewalk adjacent to Big Beaver.

Ground Story Activation

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

CWA Comment: Transparency requirements have been met.

Transitional Features

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

CWA Comment: Due to the proximity of other commercial uses, the commercial/office development does not require the installation of transitional features.

Site Access and Parking

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

   CWA Comment: As previously mentioned, the applicant shall provide parking calculations on the site plan to ensure compliance with Article 13.

b. Location

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

      CWA Comment: Parking is located to the rear of the building and complies with parking location requirements.

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

      CWA Comment: Not applicable

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

      CWA Comment: Not applicable

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

      CWA Comment: Existing landscaping adjacent to Big Beaver Road will adequately screen rear yard parking areas.

Items to be Addressed: *Provide parking calculations*

SUMMARY OF FINDINGS

We support the development of the site, and find that the building meets the intent of the Big Beaver Form-Based district. The significant issues noted in our report relate primarily to circulation and parking, and less so to the Fidelity building itself.

However, a number of items need to be addressed and additional information needs to be submitted before we can recommend preliminary site plan approval:

1. *Traffic to review circulation and site layout based on the revised plans.*
2. *Provide dimensional measurements and calculations on site plan, including open space calculations.*
3. *Provide parking calculations demonstrating that modified parking area satisfies parking requirements for mixed-use high-rise and proposed Fidelity building.*
4. *Provide two (2) bicycle parking spaces.*
5. *Provide landscaping calculations.*
6. *Provide details of proposed dumpster enclosure.*
7. *Provide photometric plan.*
8. *Extend overhang along the entire length of the east façade all the way to the Big Beaver façade, to provide a guiding walkway to the front entrance from Big Beaver.*

Many of these items may be addressed with the resubmittal of revised plans.

Ben R. Carl

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

Fidelity Investments

888 West Big Beaver
Troy, MI 48084

Owner

Unicorp National
Development, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

Architect

Krieger I Klatt Architects Inc.
1412 E. 11 Mile Rd.
Royal Oak, MI 48067
P248.414.9270 F.248.414.9275

Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Royal Oak, MI 48342
P248.332.7931 F.248.332.8257

Deferred Submittal Note

The registered design professional is Jason Krieger, architect

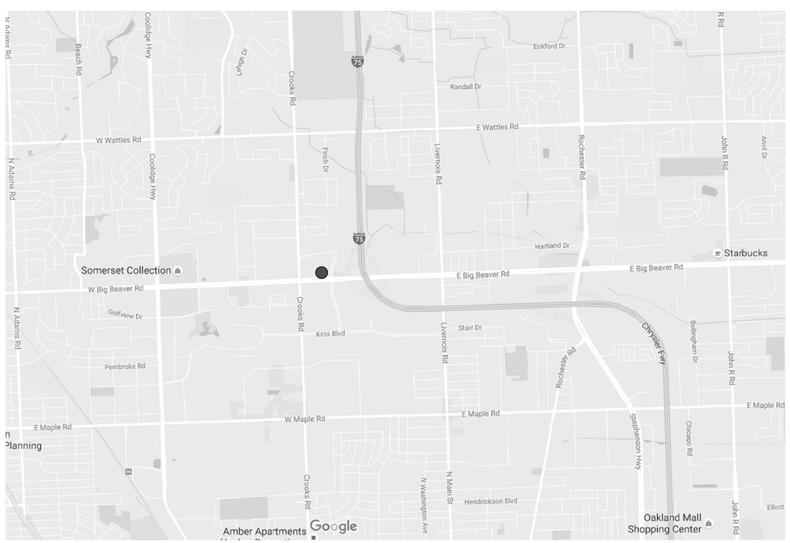
These Construction Documents were prepared for compliance with the Michigan Construction Codes in effect at time of permit submittal. All engineers, contractors and suppliers involved with this project and/or **Troy** Construction Boards of Appeals, shall provide shop drawings/submittals to the registered design professional for review.

Deferred submittal items shall include:
Sprinkler shop drawings, interior finish flame spread and smoke development requirements.

The fire suppression system in the building shall comply with NFPA 13 documents shall be designed by others, reviewed and approved by architect.

Building Code Notes

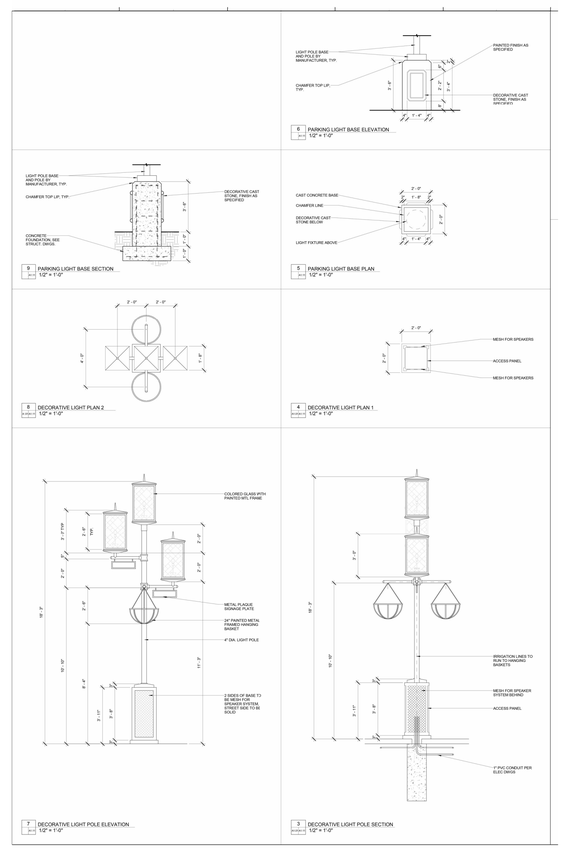
All work is to comply with 2012 **Michigan** Building, 2012 **Michigan** Mechanical Code, 2011 **Michigan** Electrical Code, 2012 **Michigan** Plumbing Code and ASHRA E Standard 90.1-2007



North

Location Map

NTS



Site Street Light Details

NTS

General Sheet Index

Sheet No	Title
G.001	Cover Sheet
G.006	Isometric Views

Civil Sheet Index

Sheet No.	Title
L1	Tree Preservation Plan
L2	Landscape Plan
C1	Boundary / Topo / Tree Survey
C2	Boundary / Topo / Tree Survey
C3	Boundary / Topo / Tree Survey
C4	Demolition Plan
C5	Site Plan

Architectural Sheet Index

Sheet No	Title
A.100	First Floor Core & Shell Plan
A.101	Second Floor Core & Shell Plan
A.200	Exterior Elevations
A.201	Exterior Elevations
A.300	Building Sections
A.400	3D Renderings

krieger klatt
ARCHITECTS
architecture interiors consulting
1412 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
Unicorp National
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7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

UNICORP
NATIONAL DEVELOPMENTS, INC.

Project:
Fidelity
888 West Big Beaver
Troy, MI 48084

	Issued	Description	By
1	08.12.16	Prelim. SPA App.	MB
2	09.15.16	SPA	EM
3	10.03.16	SPA Resubmittal	DS

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
16-125

Sheet Number:
G.001

South East 3D View

South West 3D View

North East 3D View

North West 3D View

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North Arrow:

Sheet Title:

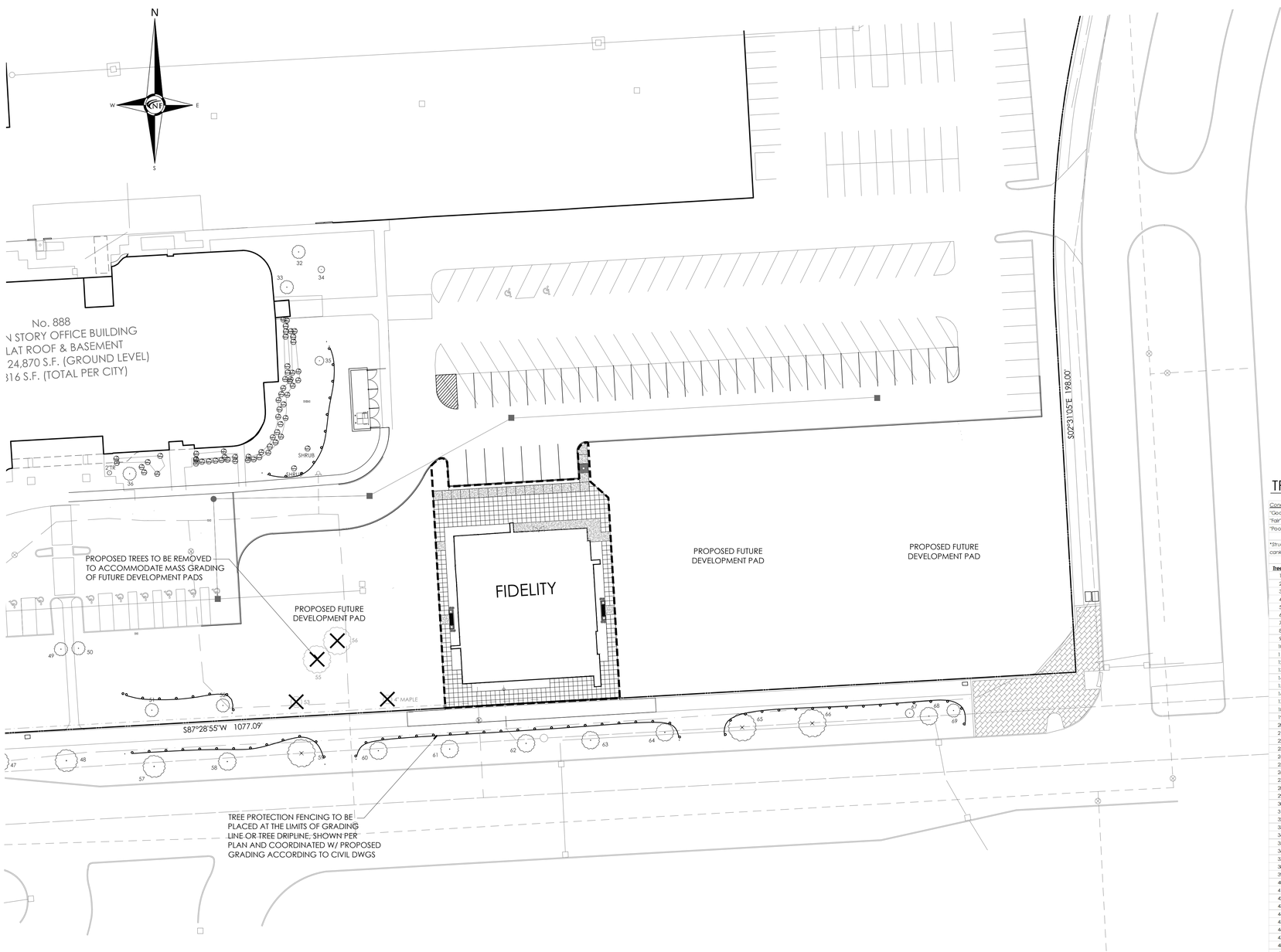
Isometric Views

Project Number:

16-125

Sheet Number:

G.006



LOCATION MAP

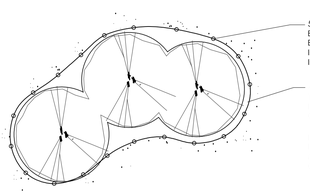
N.T.S.

TREE INVENTORY:

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

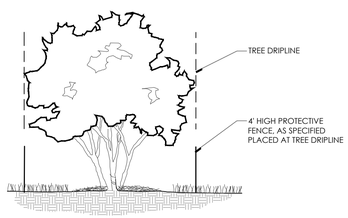
*Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	Acer rubrum	Red Maple	8			Fair	Stunted growth, tree under stress
2	Acer rubrum	Red Maple	9			Good	
3	Acer rubrum	Red Maple	9			Good	
4	Acer rubrum	Red Maple	9			Good	Small girdling root
5	Acer rubrum	Red Maple	9			Fair	Trunk injury, wood exposed, some decay-beginning
6	Gleditsia triacanthos	Honeylocust	6			Fair	Some deadwood & dieback
7	Gleditsia triacanthos	Honeylocust	7			Fair	Some deadwood & dieback
8	Gleditsia triacanthos	Honeylocust	7			Fair	Some deadwood & dieback
9	Gleditsia triacanthos	Honeylocust	15			Fair	Some deadwood & dieback
10	Gleditsia triacanthos	Honeylocust	15			Fair	Some deadwood & dieback
11	Gleditsia triacanthos	Honeylocust	10	Multiple	9, 8, 7	Fair	Some deadwood & dieback
12	Pinus nigra	Austrian Pine	14			Fair	Diplodia needle disease
13	Pinus nigra	Austrian Pine	18	Twin	11	Fair	Diplodia needle disease
14	Gleditsia triacanthos	Honeylocust	14			Fair	Some deadwood & dieback
15	Gleditsia triacanthos	Honeylocust	12			Fair	Some deadwood & dieback
16	Gleditsia triacanthos	Honeylocust	14			Fair	Some deadwood & dieback
17	Pinus nigra	Austrian Pine	18			Fair	Diplodia needle disease
18	Pinus nigra	Austrian Pine	17			Fair	Diplodia needle disease
19	Pinus nigra	Austrian Pine	16	Twin	6	Fair	Diplodia needle disease
20	Pinus nigra	Austrian Pine	16			Fair	Diplodia needle disease
21	Pinus nigra	Austrian Pine	12			Good	
22	Platanus occidentalis	Sycamore	15			Good	
23	Malus spp.	Crabapple spp.	6	Multiple	3, 3	Fair	Some deadwood & dieback
24	Malus spp.	Crabapple spp.	9	Multiple	6, 5, 5	Fair	Some deadwood & dieback
25	Malus spp.	Crabapple spp.	9	Multiple	4, 3	Good	
26	Pinus nigra	Austrian Pine	13			Good	
27	Gleditsia triacanthos	Honeylocust	12			Fair	Some deadwood & dieback
28	Pinus nigra	Austrian Pine	14			Good	
29	Pinus nigra	Austrian Pine	8			Good	
30	Malus spp.	Crabapple spp.	13	Multiple	5, 5	Good	
31	Malus spp.	Crabapple spp.	7			Good	
32	Acer rubrum	Red Maple	8			Fair	Basal trunk injury, wood exposed, some decay
33	Malus spp.	Crabapple spp.	6			Good	
34	Malus spp.	Crabapple spp.	3			Good	
35	Malus spp.	Crabapple spp.	5,5			Good	
36	Pyrus calleryana	Bradford Pear	8			Good	
37	Liquidambar styraciflua	Sweetgum	6			Poor	Extensive crown deadwood & dieback
38	Liquidambar styraciflua	Sweetgum	6			Poor	Extensive crown deadwood & dieback
39	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
40	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
41	Acer platanoides	Norway Maple	9			Good	Starting to decline
42	Acer platanoides	Norway Maple	9			Good	
43	Acer platanoides	Norway Maple	14			Good	
44	Acer rubrum	Red Maple	9			Good	
45	Acer rubrum	Red Maple	8			Fair	Trunk injury, wood exposed, some decay-beginning
46	Acer rubrum	Red Maple	8			Good	
47	Acer rubrum	Red Maple	9			Good	
48	Acer rubrum	Red Maple	10			Good	
49	Pyrus calleryana	Bradford Pear	7			Good	
50	Pyrus calleryana	Bradford Pear	6			Good	
51	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
52	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
X 53	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
54	Liquidambar styraciflua	Sweetgum	5			Dead	
X 55	Acer platanoides	Norway Maple	14			Good	
X 56	Acer platanoides	Norway Maple	13			Good	
57	Acer rubrum	Red Maple	9			Good	
58	Acer rubrum	Red Maple	8			Poor	Large trunk injury, wood exposed, some decay
59	Acer rubrum	Red Maple	10			Fair	Small trunk injury, wood exposed, some decay
60	Acer rubrum	Red Maple	9			Good	
61	Acer rubrum	Red Maple	9			Good	
62	Acer rubrum	Red Maple	9			Good	
63	Acer rubrum	Red Maple	9			Good	
64	Acer rubrum	Red Maple	8			Fair	Some deadwood & dieback
65	Acer rubrum	Red Maple	8			Fair	Some deadwood & dieback
66	Acer rubrum	Red Maple	8			Poor	Extensive crown deadwood & dieback
67	Pyrus calleryana	Bradford Pear	4			Poor	Extensive crown deadwood & dieback
68	Pyrus calleryana	Bradford Pear	10			Good	
69	Pyrus calleryana	Bradford Pear	6			Fair	Small basal trunk injury, wood exposed, some decay
70	Ginkgo biloba	Ginkgo	5			Good	
71	Ginkgo biloba	Ginkgo	3			Good	
72	Ginkgo biloba	Ginkgo	4			Good	
73	Ginkgo biloba	Ginkgo	3			Good	
74	Ginkgo biloba	Ginkgo	3,3			Good	
75	Platanus occidentalis	Sycamore	12			Good	
76	Platanus occidentalis	Sycamore	17			Good	



TREE PROTECTION DETAIL-PLAN

NTS



TREE PROTECTION DETAIL-SECTION

NTS

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REAMIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

LEGEND:

TREES TO BE REMOVED

950 TREES TO REMAIN

TREE PROTECTION FENCING

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

PROJECT
888 West Big Beaver Road

CLIENT
Troy 888, LLC
7940 Via Dellagio Way,
Suite 200
Orlando, FL 32819

Contact: Charles Whittall
Phone: (407) 999-9985
Fax: (407) 999-9961

PROJECT LOCATION
Part of the SW. ¼
of Section 21
T.2N. , R. 11E.
City of Troy,
Oakland County, Michigan

SHEET
Tree Preservation Plan

811 Know what's below Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

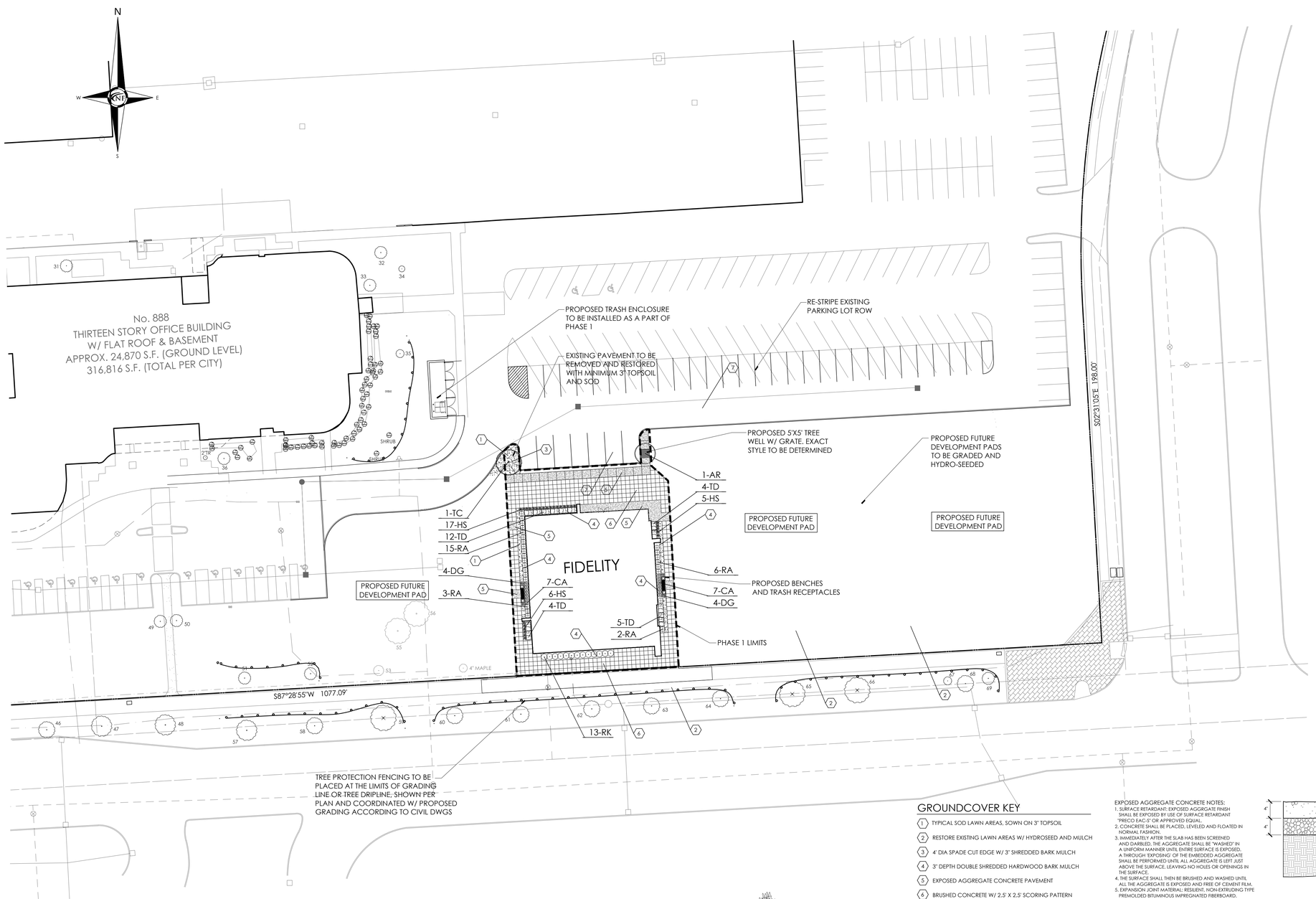
DATE:
10-03-2016

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. 3916-05

SHEET NO. L1



LOCATION MAP

N.T.S.

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK, IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOG" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

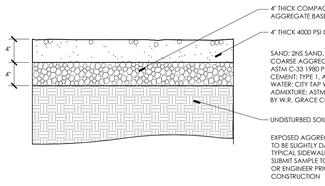
GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD. TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. EXPOSED AGGREGATE CONCRETE PAVEMENT
6. BRUSHED CONCRETE W/ 2.5' X 2.5' SCORING PATTERN
7. TEMPORARY ASPHALT PAVEMENT

EXPOSED AGGREGATE CONCRETE NOTES:
1. SURFACE RETARDANT: EXPOSED AGGREGATE FINISH SHALL BE EXPOSED BY USE OF SURFACE RETARDANT "PRECO EAC-5" OR APPROVED EQUAL.
2. CONCRETE SHALL BE PLACED, LEVELED AND FLOATED IN NORMAL FASHION.
3. IMMEDIATELY AFTER THE SLAB HAS BEEN SCREENED AND DARBLED, THE AGGREGATE SHALL BE "WASHED" IN A UNIFORM MANNER UNTIL ENTIRE SURFACE IS EXPOSED. A THROUGH 'EXPOSING' OF THE EMBEDDED AGGREGATE SHALL BE PERFORMED UNTIL ALL AGGREGATE IS LEFT JUST ABOVE THE SURFACE, LEAVING NO HOLES OR OPENINGS IN THE SURFACE.
4. THE SURFACE SHALL THEN BE BRUSHED AND WASHED UNTIL ALL THE AGGREGATE IS EXPOSED AND FREE OF CEMENT FILM.
5. EXPANSION JOINT MATERIAL: RESILIENT, NON-EXTRUDING TYPE PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD.



EXPOSED AGGREGATE WALK DETAIL

NTS

PLANT SCHEDULE

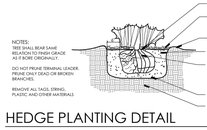
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	1	Acer rubrum 'Bowhall' Bowhall Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	1	Tilia cordata 'Chancellor' Chancellor Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
RA	26	Ribes alpinum 'Green Mound' Green Mound Currant	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
RK	13	Rosa 'Double Knockout' Pink Double Knockout Rose	5 GAL	36" OC	CONT	
TD	25	Taxus x m. 'Densiformis' Dense Yew	30" HT	30" OC	CONT	MAINTAIN AS HEDGE
GROUNDCOVERS/PERENNIALS						
CA	14	Calamagrostis a. var. brachytricha Fall Blooming Feather Reed Grass	3 GAL	30" OC	CONT	WELL-ROOTED
DG	8	Deutzia gracilis 'Nikko' Dwarf Slender Deutzia	2 GAL	24" OC	CONT	WELL-ROOTED
HS	28	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	WELL-ROOTED

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
30% MERIT HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS



HEDGE PLANTING DETAIL

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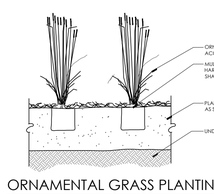
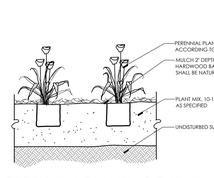


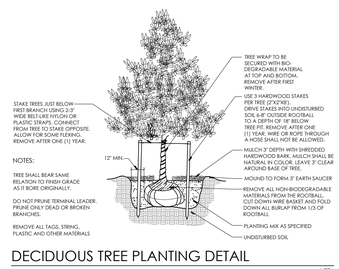
ORNAMENTAL GRASS PLANTING DETAIL

NTS



PERENNIAL PLANTING DETAIL

NTS



DECIDUOUS TREE PLANTING DETAIL

NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

PROJECT
888 West Big Beaver Road

CLIENT
Troy 888, LLC
7940 Via Dellagio Way,
Suite 200
Orlando, FL 32819

Contact: Charles Whittall
Phone: (407) 999-9985
Fax: (407) 999-9961

PROJECT LOCATION
Part of the SW. ¼
of Section 21
T.2N. , R. 11E.
City of Troy,
Oakland County, Michigan

SHEET
Landscape Plan

Know what's below
Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

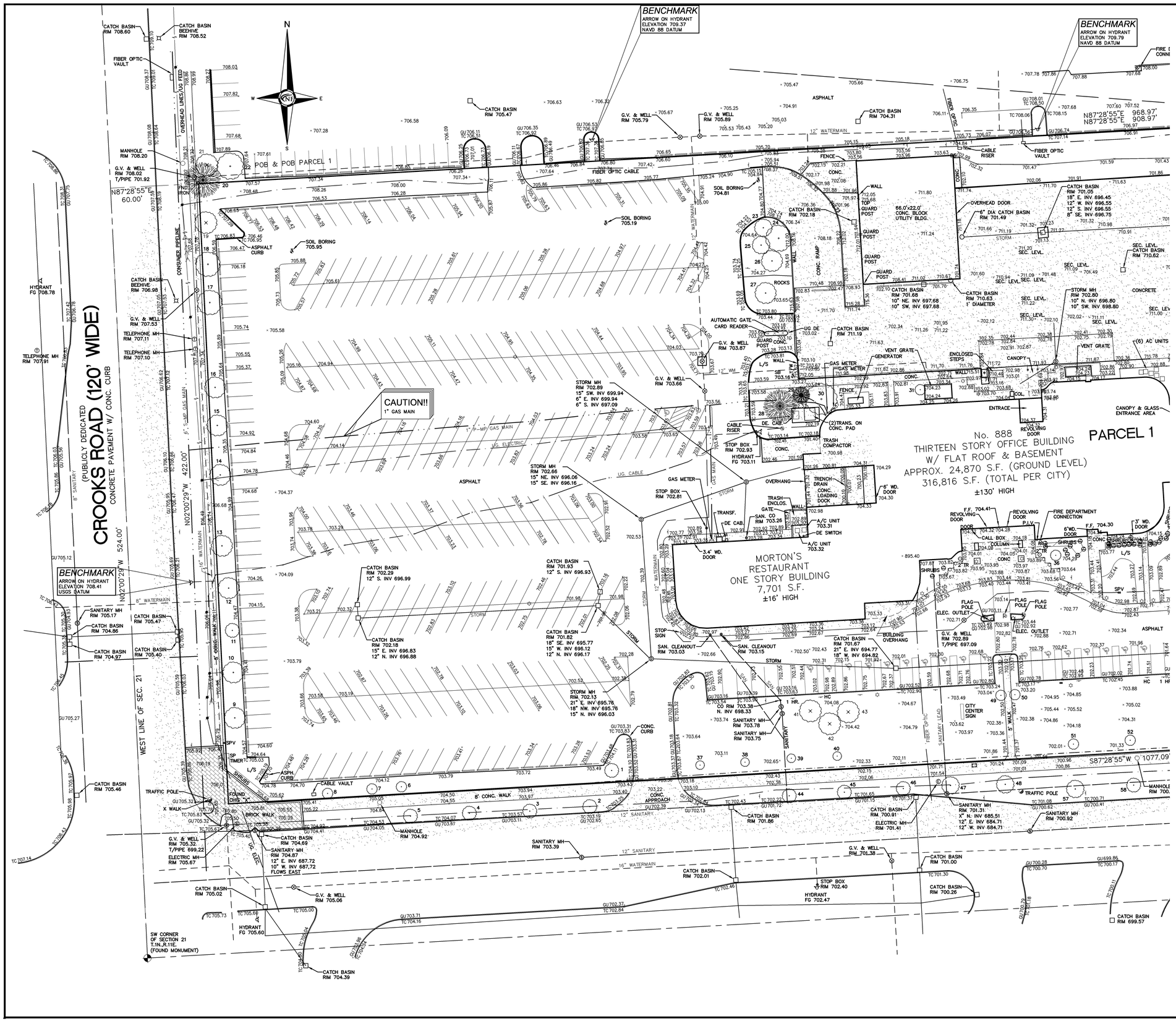
DATE:
10-03-2016

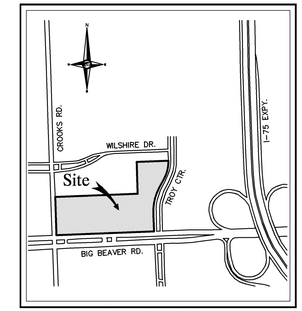
SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. 3916-05

SHEET NO. L2





Location Map
N.T.S.

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Oakland, State of Michigan, and is described as follows:

Part of the Southwest ¼ of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as beginning at a point distant North 02 degrees 00 minutes 29 seconds West, 524.00 feet along the West line of Section 21 and North 87 degrees 28 minutes 55 seconds East, 60.00 feet from the Southwest corner of said Section 21; thence North 87 degrees 28 minutes 55 seconds East, 908.97 feet; thence North 02 degrees 01 minutes 28 seconds West, 351.60 feet; thence North 87 degrees 28 minutes 55 seconds East, 350.00 feet; to a point on the Westerly line of Wishire Drive (Troy Center Drive) 120.00 feet wide; thence the following four (4) courses along said Westerly line of Wishire Drive: 1)204.93 feet along an Arc of a curve to the right (Radius 390.00 feet, Central Angle 30 degrees 06 minutes 42 seconds, Chord bears South 13 degrees 01 minutes 44 seconds West, 202.58 feet); 2) South 28 degrees 04 minutes 56 seconds West, 110.76 feet; 3) 299.08 feet along an Arc of a curve to the left (Radius 560.00 feet, Central Angle 30 degrees 35 minutes 49 seconds, Chord bears South 12 degrees 46 minutes 50 seconds West, 295.51 feet; 4) South 02 degrees 31 minutes 05 seconds East, 198.00 feet to a point on the Northerly line of Big Beaver Road (204.00 feet wide); thence along said Northerly line of Big Beaver Road South 87 degrees 28 minutes 55 seconds West, 1077.09 feet to a point on the Easterly line of Crooks Road (120.00 feet wide); thence along said Easterly line of Crooks Road North 02 degrees 00 minutes 29 seconds West, 422.00 feet to the point of beginning.

Said property is also described as follows:

Parcel 1:
Part of the Southwest ¼ of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as beginning at a point distant North 02 degrees 00 minutes 29 seconds West, 524.00 feet along the West line of Section 21 and North 87 degrees 28 minutes 55 seconds East, 60.00 feet from the Southwest corner of said Section 21; thence North 87 degrees 28 minutes 55 seconds East, 908.97 feet; thence North 02 degrees 01 minutes 28 seconds West, 351.60 feet; thence North 87 degrees 28 minutes 55 seconds East, 350.00 feet; to a point on the Westerly line of Wishire Drive (Troy Center Drive) 120.00 feet wide; thence the following four (4) courses along said Westerly line of Wishire Drive: 1)204.93 feet along an Arc of a curve to the right (Radius 390.00 feet, Central Angle 30 degrees 06 minutes 42 seconds, Chord bears South 13 degrees 01 minutes 44 seconds West, 202.58 feet); 2) South 28 degrees 04 minutes 56 seconds West, 110.76 feet; 3) 299.08 feet along an Arc of a curve to the left (Radius 560.00 feet, Central Angle 30 degrees 35 minutes 49 seconds, Chord bears South 12 degrees 46 minutes 50 seconds West, 295.51 feet; 4) South 02 degrees 31 minutes 05 seconds East, 198.00 feet to a point on the Northerly line of Big Beaver Road (204.00 feet wide); thence along said Northerly line of Big Beaver Road South 87 degrees 28 minutes 55 seconds West, 1077.09 feet to a point on the Easterly line of Crooks Road (120.00 feet wide); thence along said Easterly line of Crooks Road North 02 degrees 00 minutes 29 seconds West, 422.00 feet to the point of beginning.

Save and Except
Part of S.W. ¼ of Section 21, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan; described as commencing at S.W. ¼ corner of Section 21; thence N. 02° 00'29"W. 524.00 feet along the West line of Section 21; thence N. 87° 28'55"E. 968.97 feet to the Point of Beginning; thence N. 02° 01'28"W. 351.60 feet; thence N. 87° 28'55"E. 350.00 feet; thence 204.93 feet along the arc of a curve to right, radius 390.00 feet and chord bearing S. 13° 01'44"W. 202.58 feet; thence S. 28° 04'56"W. 110.76 feet; thence 68.65 feet along the arc of a curve to the left, radius 560.00 feet and chord bearing S. 24° 34'07"W. 68.63 feet; thence S. 87° 28'55"W. 211.11 feet to the Point of Beginning. Containing 104,567 square feet or 2.390 acres. Subject to easements and restrictions of record.

Parcel 2:
Part of S.W. ¼ of Section 21, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan; described as commencing at S.W. ¼ corner of Section 21; thence N. 02° 00'29"W. 524.00 feet along the West line of Section 21; thence N. 87° 28'55"E. 968.97 feet to the Point of Beginning; thence N. 02° 01'28"W. 351.60 feet; thence N. 87° 28'55"E. 350.00 feet; thence 204.93 feet along the arc of a curve to right, radius 390.00 feet and chord bearing S. 13° 01'44"W. 202.58 feet; thence S. 28° 04'56"W. 110.76 feet; thence 68.65 feet along the arc of a curve to the left, radius 560.00 feet and chord bearing S. 24° 34'07"W. 68.63 feet; thence S. 87° 28'55"W. 211.11 feet to the Point of Beginning. Containing 104,567 square feet or 2.390 acres. Subject to easements and restrictions of record.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

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

LEGEND

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

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SEAL
STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
NO. 53503
REGISTERED PROFESSIONAL SURVEYOR

PROJECT
888 West Big Beaver Road

CLIENT
Troy 888, LLC
7940 Via Dellagio Way,
Suite 200
Orlando, FL 32819

Contact: Charles Whittall
Phone: (407) 999-9985
Fax: (407) 999-9961

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City of Troy,
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SHEET
Boundary / Topographic /
Tree Survey

811
Know what's below
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REVISIONS
00-00-00

DRAWN BY:
N. Naoum

DESIGNED BY:

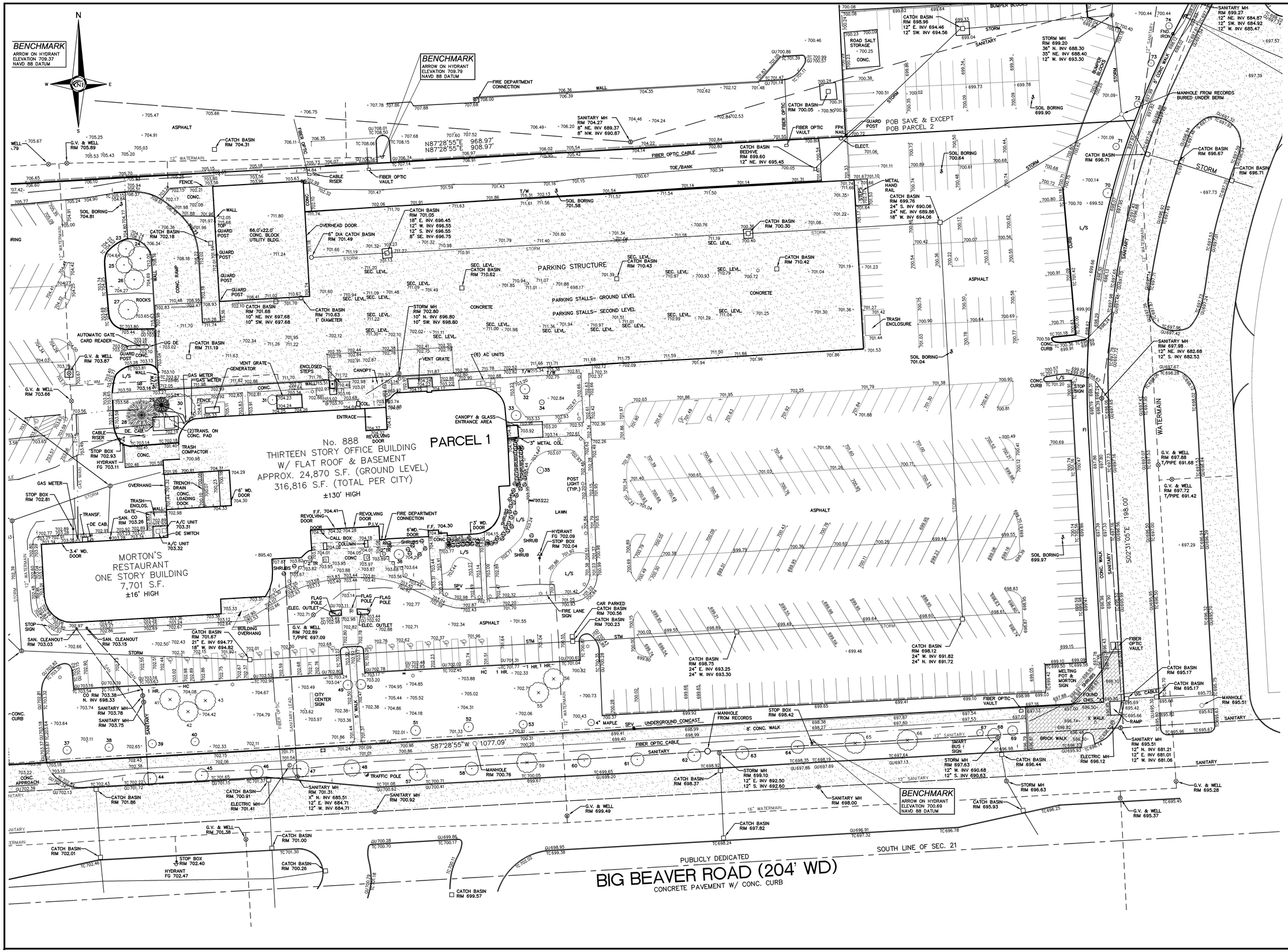
APPROVED BY:
K. Navaroli

DATE:
10-03-2016

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

NFE JOB NO.
3916-05

SHEET NO.
C1



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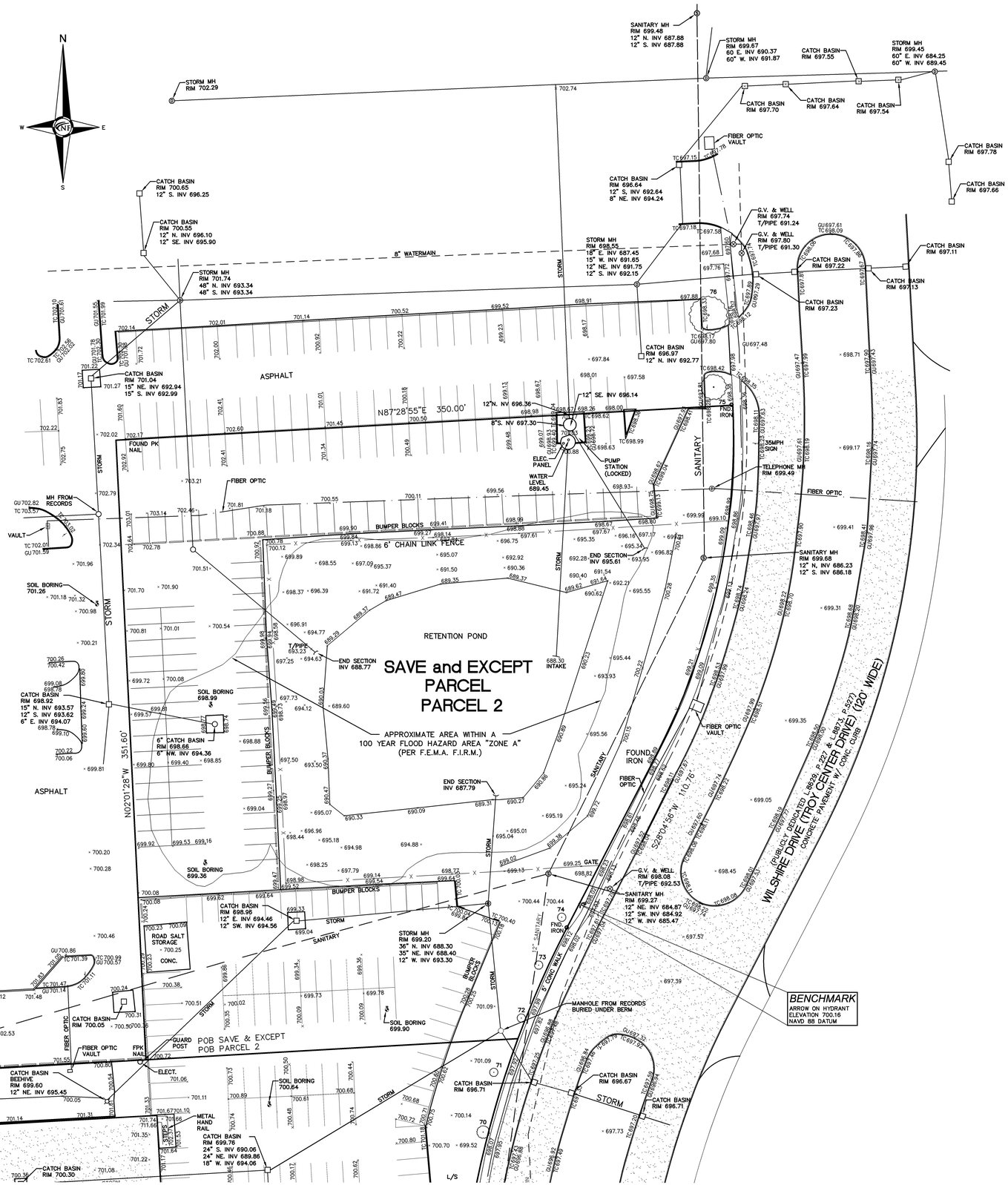
NFE JOB NO.
3916-05

SHEET NO.
C2

Tree List

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	Acer rubrum	Red Maple	8			Fair	Stunted growth, tree under stress
2	Acer rubrum	Red Maple	9			Good	
3	Acer rubrum	Red Maple	9			Good	
4	Acer rubrum	Red Maple	9			Good	Small girdling root
5	Acer rubrum	Red Maple	9			Fair	Trunk injury, wood exposed, some decay beginning
6	Gleditisia triacanthos	Honeylocust	6			Fair	Some deadwood & dieback
7	Gleditisia triacanthos	Honeylocust	7			Fair	Some deadwood & dieback
8	Gleditisia triacanthos	Honeylocust	7			Fair	Some deadwood & dieback
9	Gleditisia triacanthos	Honeylocust	15			Fair	Some deadwood & dieback
10	Gleditisia triacanthos	Honeylocust	15			Fair	Some deadwood & dieback
11	Gleditisia triacanthos	Honeylocust	10	Multiple	9, 8, 7	Fair	Some deadwood & dieback
12	Pinus nigra	Austrian Pine	14			Fair	Diplodia needle disease
13	Pinus nigra	Austrian Pine	18	Twin	11	Fair	Diplodia needle disease
14	Gleditisia triacanthos	Honeylocust	14			Fair	Some deadwood & dieback
15	Gleditisia triacanthos	Honeylocust	12			Fair	Some deadwood & dieback
16	Gleditisia triacanthos	Honeylocust	14			Fair	Some deadwood & dieback
17	Pinus nigra	Austrian Pine	18			Fair	Diplodia needle disease
18	Pinus nigra	Austrian Pine	17			Fair	Diplodia needle disease
19	Pinus nigra	Austrian Pine	16	Twin	6	Fair	Diplodia needle disease
20	Pinus nigra	Austrian Pine	16			Fair	Diplodia needle disease
21	Pinus nigra	Austrian Pine	12			Good	
22	Platanus occidentalis	Sycamore	15			Good	
23	Malus spp.	Crabapple spp.	6	Multiple	3, 3	Fair	Some deadwood & dieback
24	Malus spp.	Crabapple spp.	9	Multiple	6, 5, 5	Fair	Some deadwood & dieback
25	Malus spp.	Crabapple spp.	9	Multiple	4, 3	Good	
26	Pinus nigra	Austrian Pine	13			Good	
27	Gleditisia triacanthos	Honeylocust	12			Fair	Some deadwood & dieback
28	Pinus nigra	Austrian Pine	14			Good	
29	Pinus nigra	Austrian Pine	8			Good	
30	Malus spp.	Crabapple spp.	13	Multiple	5, 5	Good	
31	Malus spp.	Crabapple spp.	7			Good	
32	Acer rubrum	Red Maple	8			Fair	Basal trunk injury, wood exposed, some decay
33	Malus spp.	Crabapple spp.	6			Good	
34	Malus spp.	Crabapple spp.	3			Good	
35	Malus spp.	Crabapple spp.	5.5			Good	
36	Pyrus calleryana	Bradford Pear	8			Good	
37	Liquidambar styraciflua	Sweetgum	6			Poor	Extensive crown deadwood & dieback
38	Liquidambar styraciflua	Sweetgum	6			Poor	Extensive crown deadwood & dieback
39	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
40	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
41	Acer platanoides	Norway Maple	9			Good	Starting to decline
42	Acer platanoides	Norway Maple	9			Good	
43	Acer platanoides	Norway Maple	14			Good	
44	Acer rubrum	Red Maple	9			Good	
45	Acer rubrum	Red Maple	8			Fair	Trunk injury, wood exposed, some decay beginning
46	Acer rubrum	Red Maple	8			Good	
47	Acer rubrum	Red Maple	9			Good	
48	Acer rubrum	Red Maple	10			Good	
49	Pyrus calleryana	Bradford Pear	7			Good	
50	Pyrus calleryana	Bradford Pear	6			Good	
51	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
52	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
53	Liquidambar styraciflua	Sweetgum	6			Fair	Some deadwood & dieback
54	Liquidambar styraciflua	Sweetgum	5			Dead	
55	Acer platanoides	Norway Maple	14			Good	
56	Acer platanoides	Norway Maple	13			Good	
57	Acer rubrum	Red Maple	9			Good	
58	Acer rubrum	Red Maple	8			Poor	Large trunk injury, wood exposed, some decay
59	Acer rubrum	Red Maple	10			Fair	Small trunk injury, wood exposed, some decay
60	Acer rubrum	Red Maple	9			Good	
61	Acer rubrum	Red Maple	9			Good	
62	Acer rubrum	Red Maple	9			Good	
63	Acer rubrum	Red Maple	9			Good	
64	Acer rubrum	Red Maple	8			Fair	Some deadwood & dieback
65	Acer rubrum	Red Maple	8			Fair	Some deadwood & dieback
66	Acer rubrum	Red Maple	8			Poor	Extensive crown deadwood & dieback
67	Pyrus calleryana	Bradford Pear	4			Poor	Extensive crown deadwood & dieback
68	Pyrus calleryana	Bradford Pear	10			Good	
69	Pyrus calleryana	Bradford Pear	6			Fair	Small basal trunk injury, wood exposed, some decay
70	Ginkgo biloba	Ginkgo	5			Good	
71	Ginkgo biloba	Ginkgo	3			Good	
72	Ginkgo biloba	Ginkgo	4			Good	
73	Ginkgo biloba	Ginkgo	3			Good	
74	Ginkgo biloba	Ginkgo	3.5			Good	
75	Platanus occidentalis	Sycamore	12			Good	
76	Platanus occidentalis	Sycamore	17			Good	



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K. Navaroli

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NFE JOB NO. 3916-05
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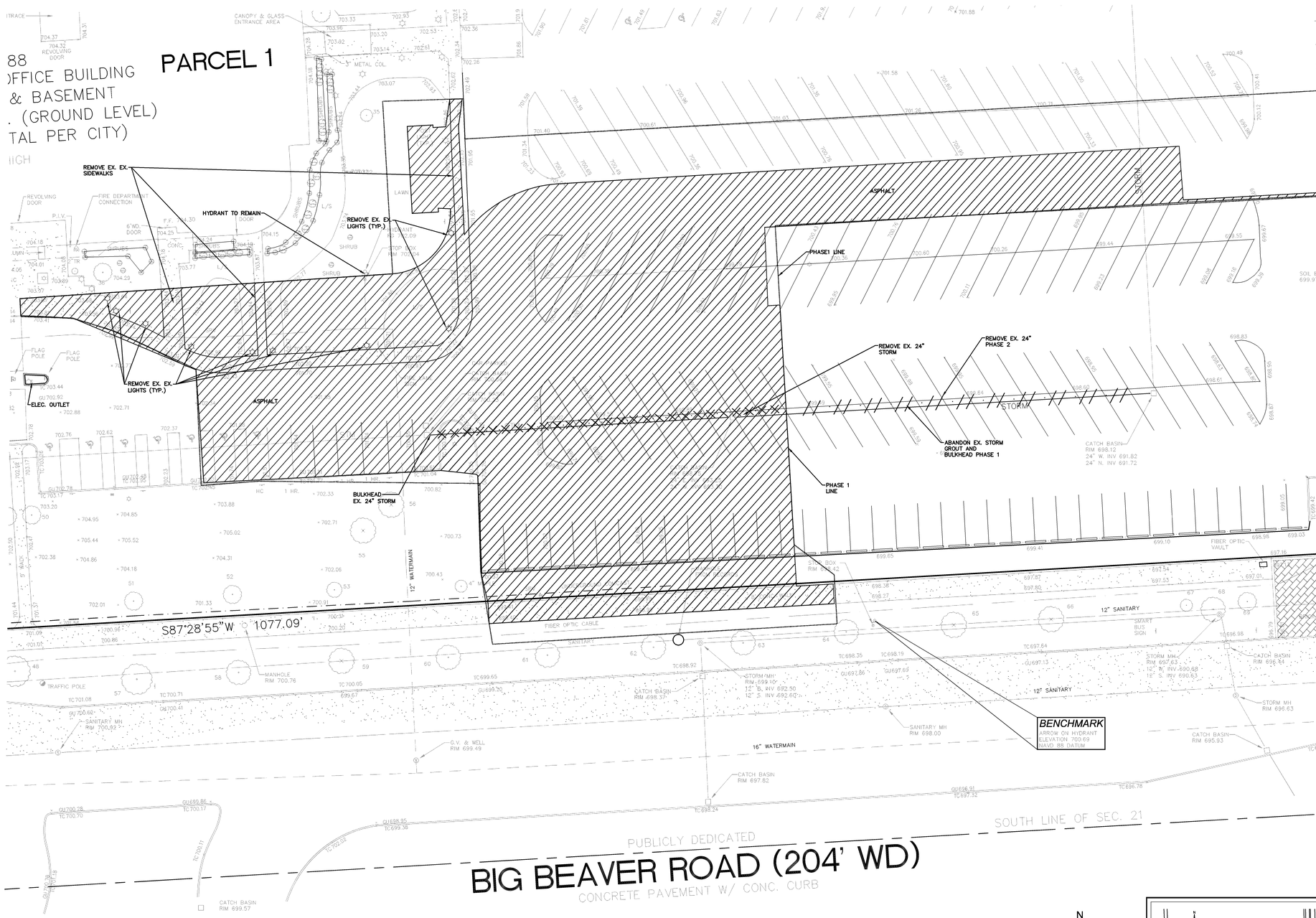

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/ MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

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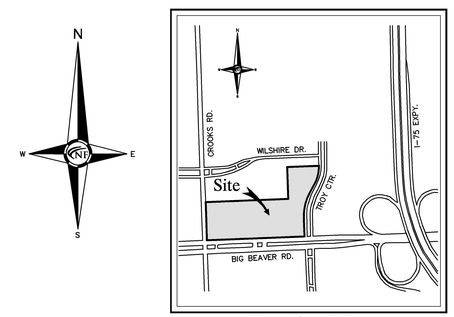
LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT — EXISTING SAN. CLEAN OUT
- GATE VALVE — EXISTING WATER MAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- 12" MAPLE — INDICATES EXISTING TREE TO BE REMOVED
- INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED



Location Map
N.T.S.

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SEAL

STATE OF MICHIGAN — JAY W. JOHNSON — ENGINEER NO. 54724 — PROFESSIONAL ENGINEER

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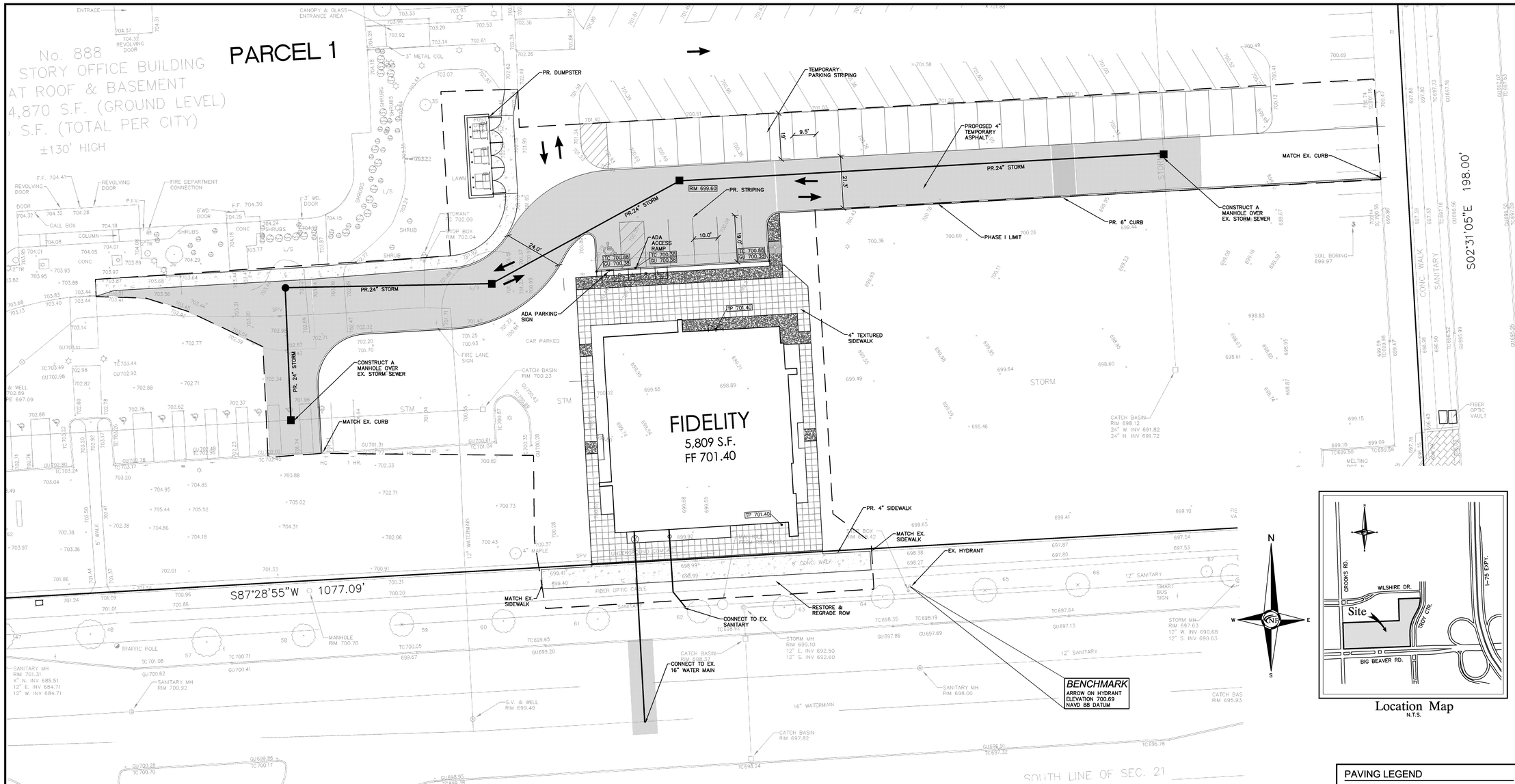
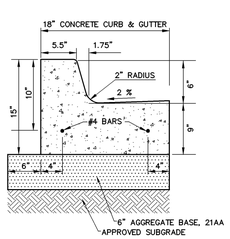
DRAWN BY:
J. Johnson
DESIGNED BY:
J. Johnson
APPROVED BY:
J. Johnson
DATE:
10-03-2016
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. 3916-05
SHEET NO. C4



Location Map
N.T.S.



CONCRETE CURB DETAIL 'A'
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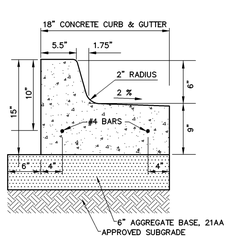

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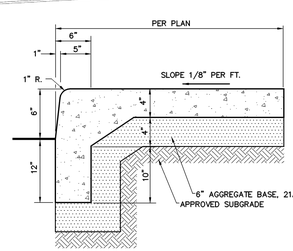

6" MONOLITHIC CURB AND WALK
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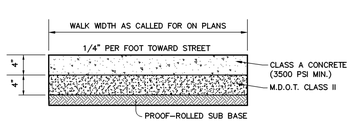
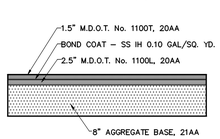
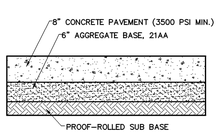


CONCRETE SIDEWALK SECTION
N.T.S.



ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



CONCRETE PAVEMENT SECTION
N.T.S.

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 – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT 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–BASE 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–S164.

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" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
HYDRANT, GATE VALVE	EXISTING WATERMAIN
MANHOLE, CATCH BASIN	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
UTILITY POLE, GUY POLE, GUY WIRE	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
C.O., MANHOLE	PR. SANITARY SEWER
HYDRANT, GATE VALVE	PR. WATER MAIN
INLET, C.B., MANHOLE	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PR. GUTTER ELEVATION
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF PVMT. ELEVATION
FG 600.00	FINISH GRADE ELEVATION

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

STATE OF MICHIGAN
JAY W. JOHNSON
ENGINEER NO. 54724
PROFESSIONAL ENGINEER

PROJECT
888 West Big Beaver Road

CLIENT
Troy 888, LLC
7940 Via Dellagio Way,
Suite 200
Orlando, FL 32819

Contact: Charles Whittall
Phone: (407) 999-9985
Fax: (407) 999-9961

PROJECT LOCATION
Part of the SW. ¼
of Section 21
T.2N. , R. 11E.
City of Troy,
Oakland County, Michigan

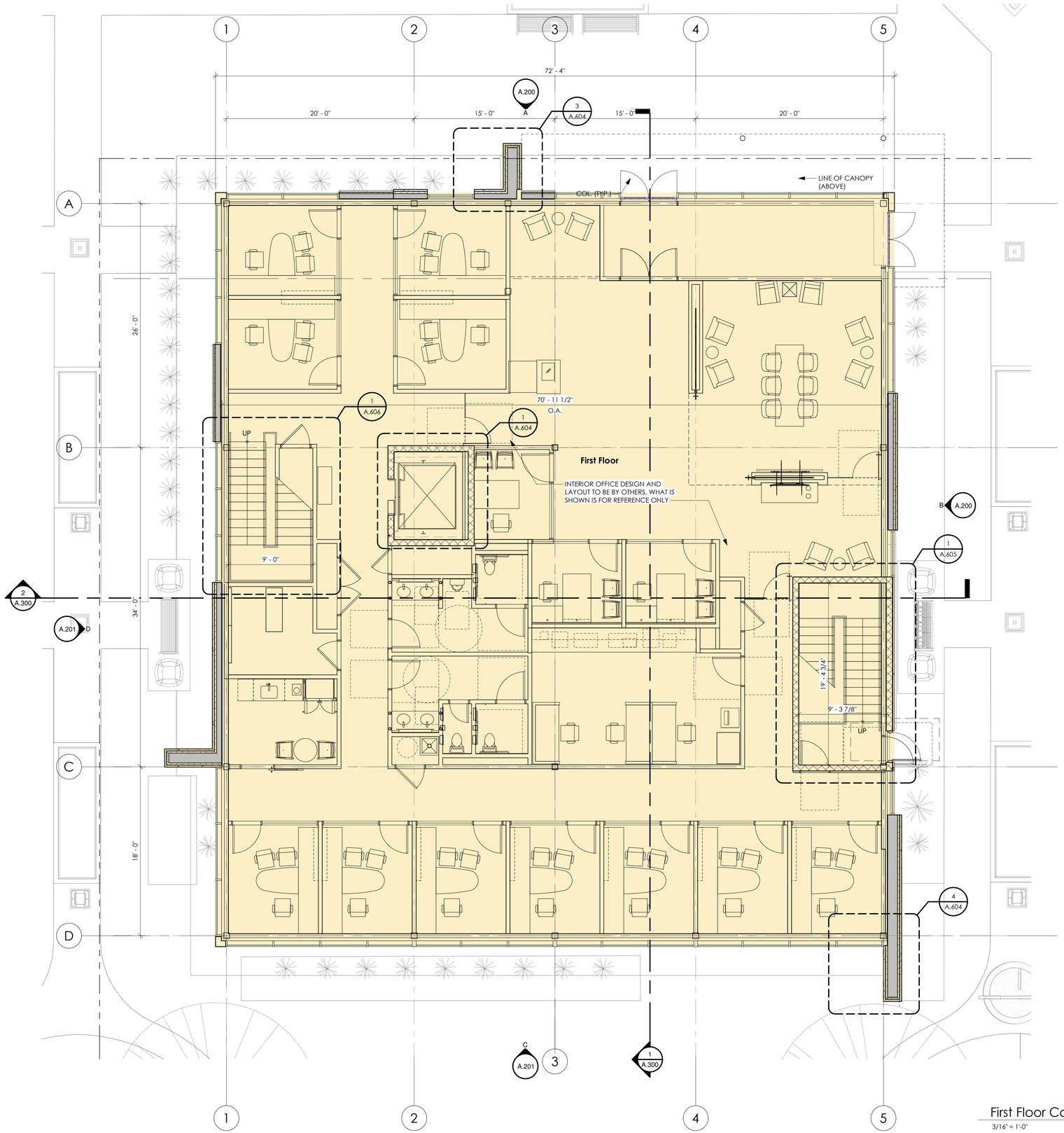
SHEET
Site Plan Fidelity

811 Know what's below Call before you dig.

REVISIONS
00–00–00

DRAWN BY:
J. Johnson
DESIGNED BY:
J. Johnson
APPROVED BY:
J. Johnson
DATE:
10-03-2016
SCALE: 1" = 20'

NFE JOB NO. 3916-05
SHEET NO. C5



First Floor Core & Shell Plan

3/16" = 1'-0"

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www.kriegerklatt.com

Client:

Unicorp National Development, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

UNICORP
NATIONAL DEVELOPMENTS, INC.

Project:

Fidelity
888 West Big Beaver
Troy, MI 48084

	Issued	Description	By
1	08.12.16	Prelim. SPA App.	MB
2	09.15.16	SPA	EM
3	10.03.16	SPA Resubmittal	DS

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

North

Sheet Title:

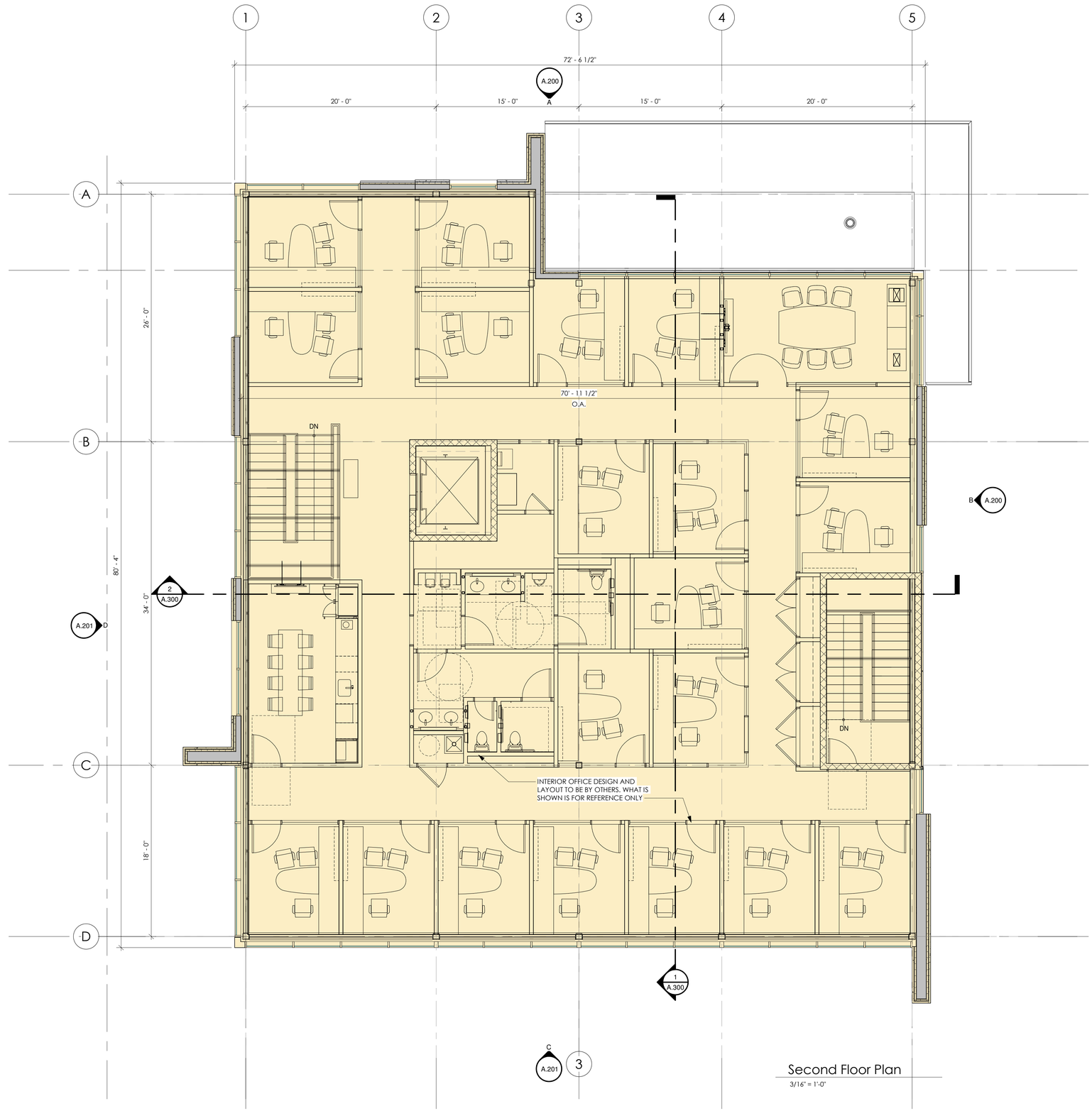
First Floor Core & Shell Plan

Project Number:

16-125

Sheet Number:

A.100



Second Floor Plan

3/16" = 1'-0"

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	Issued	Description	By
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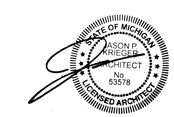
3	10.03.16	SPA Resubmittal	DS

Seal:



Note:

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North Arrow:

North

Sheet Title:

Second Floor Core & Shell Plan

Project Number:

16-125

Sheet Number:

A.101

Wall Mounted Light Fixture 'L1'

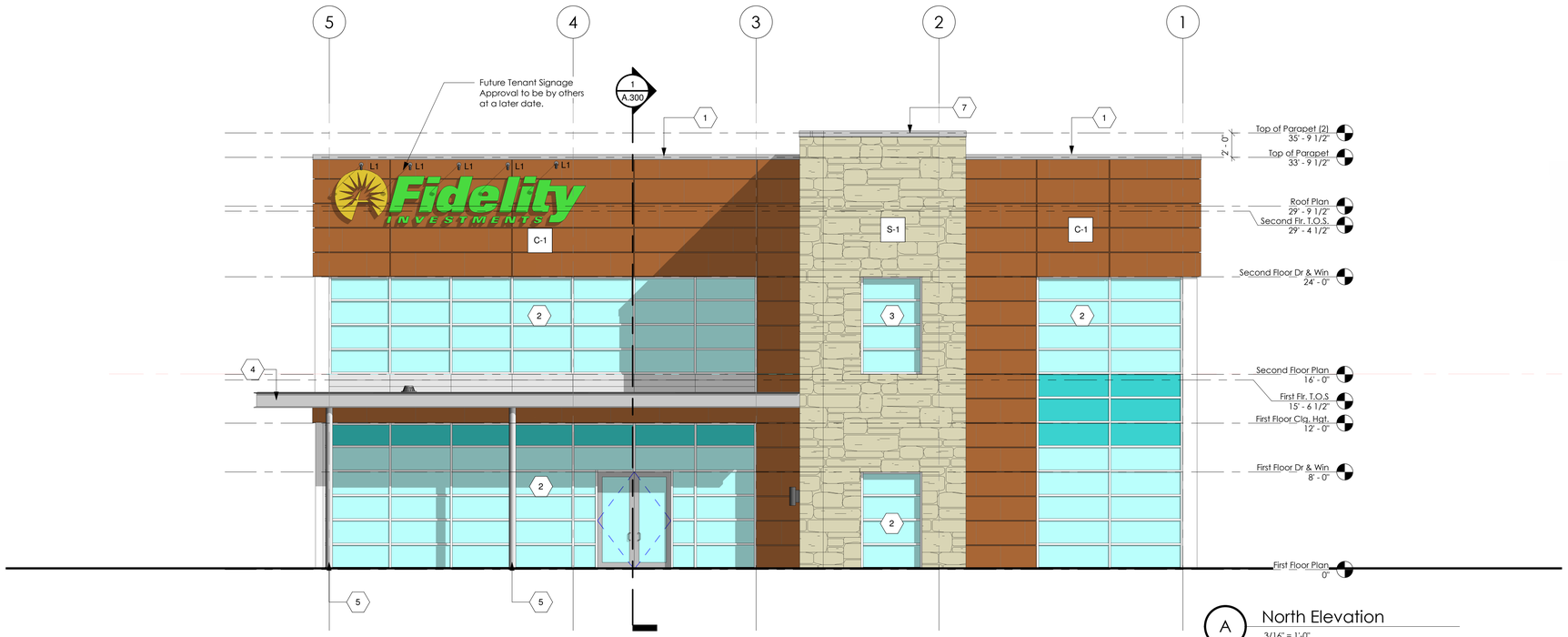
Make: Lumiere
Model: Cambria 920
Lamp: LED
Finish: Pre-finished Stainless Steel
Mounted To Wall

Wall Mounted Light Fixture 'L2'

Make: Lumiere
Model: WP Wal-Pak (Full Cuoff)
Lamp: LED
Finish: Pre-finished Stainless Steel
Mounted To Wall

Wall Mounted Light Fixture 'L3'

Make: Lumiere
Model: Westwood 913-2
Lamp: 75PAR30/NSP
Finish: Pre-finished Stainless Steel
Mounted To Wall



A North Elevation
3/16" = 1'-0"
A.100

Exterior Material Schedule

Mark	Material	Manufacturer	Finish / Color	Description
C-1	Nichiha Fiber Cement Siding	Nicheha	T.B.D.	Nichiha Wall System
S-1	Cast Stone - Drystack	T.B.D.	T.B.D.	CAST STONE VENEER

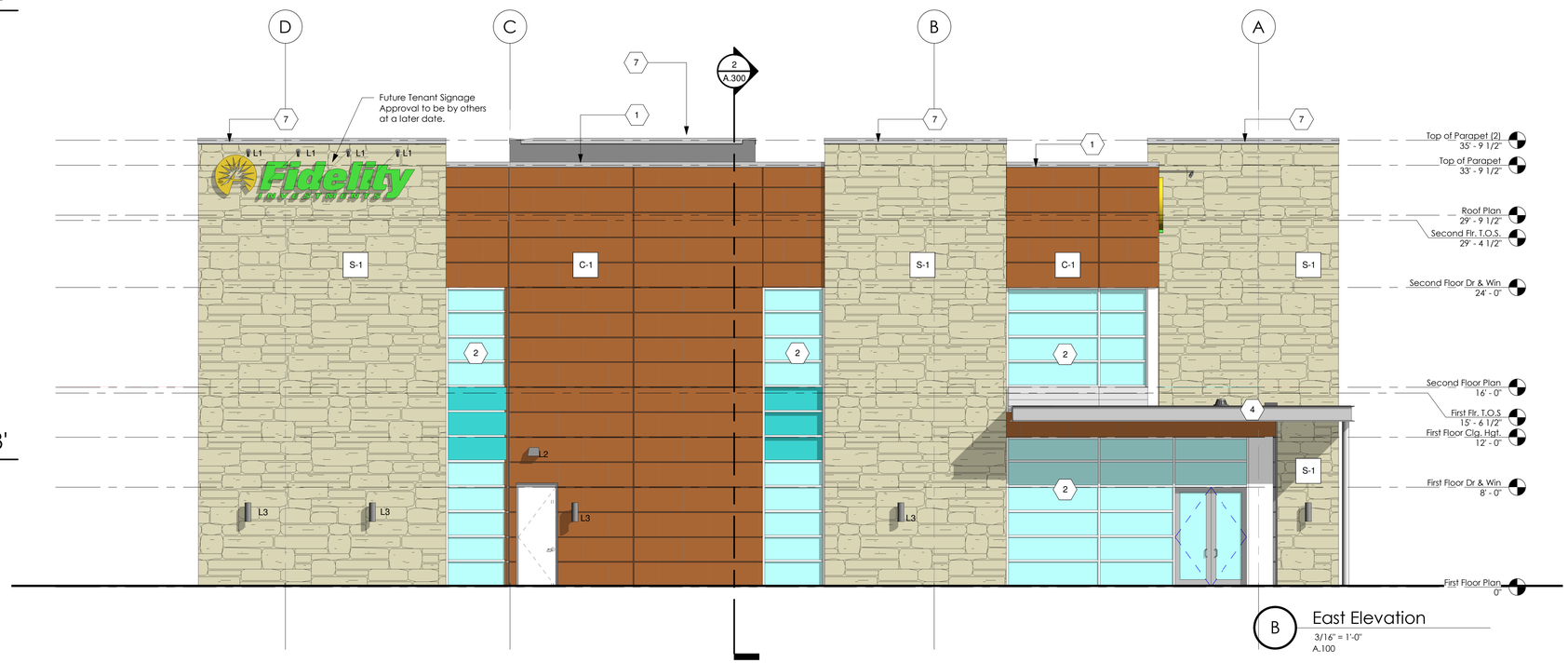
Exterior Lighting Fixture Schedule

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMP	FINISH	COMMENT	COUNT
L1	Exterior Sign Lighting	Lumiere	Cambria 920	LED		Mntd. To Wall	14
L2	Wall Pack	Lumiere	WP wal-Pak (Full Cuoff)	LED	Pre-Finished Stainless Steel	Mntd. To Wall	1
L3	Wall Mounted Exterior Fixture	Lumiere	Westwood 913-2	LED		Mntd. To Wall	6

Elevation Keynotes

1. PRE-FINISHED METAL COPING
2. CURTAIN WALL GLAZING
3. STOREFRONT GLAZING
4. EXPOSED CHANNEL (GALV. - PAINT)
5. EXPOSED COLUMN (GALV. - PAINT)
6. PRE-FIN ALUM. SUNSCREEN
7. ROOF TOP UNIT (BEYOND)

NOTE:
1. ALL EXPOSED STEEL IS TO BE GALVANIZED & PAINTED



B East Elevation
3/16" = 1'-0"
A.100

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P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
Unicorp National Development, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

UNICORP NATIONAL DEVELOPMENTS, INC.

Project:
Fidelity
888 West Big Beaver
Troy, MI 48084

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1	08.12.16	Prelim. SPA App.	MB
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3	10.03.16	SPA Resubmittal	DS

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
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North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
16-125

Sheet Number:
A.200

Wall Mounted Light Fixture 'L1'

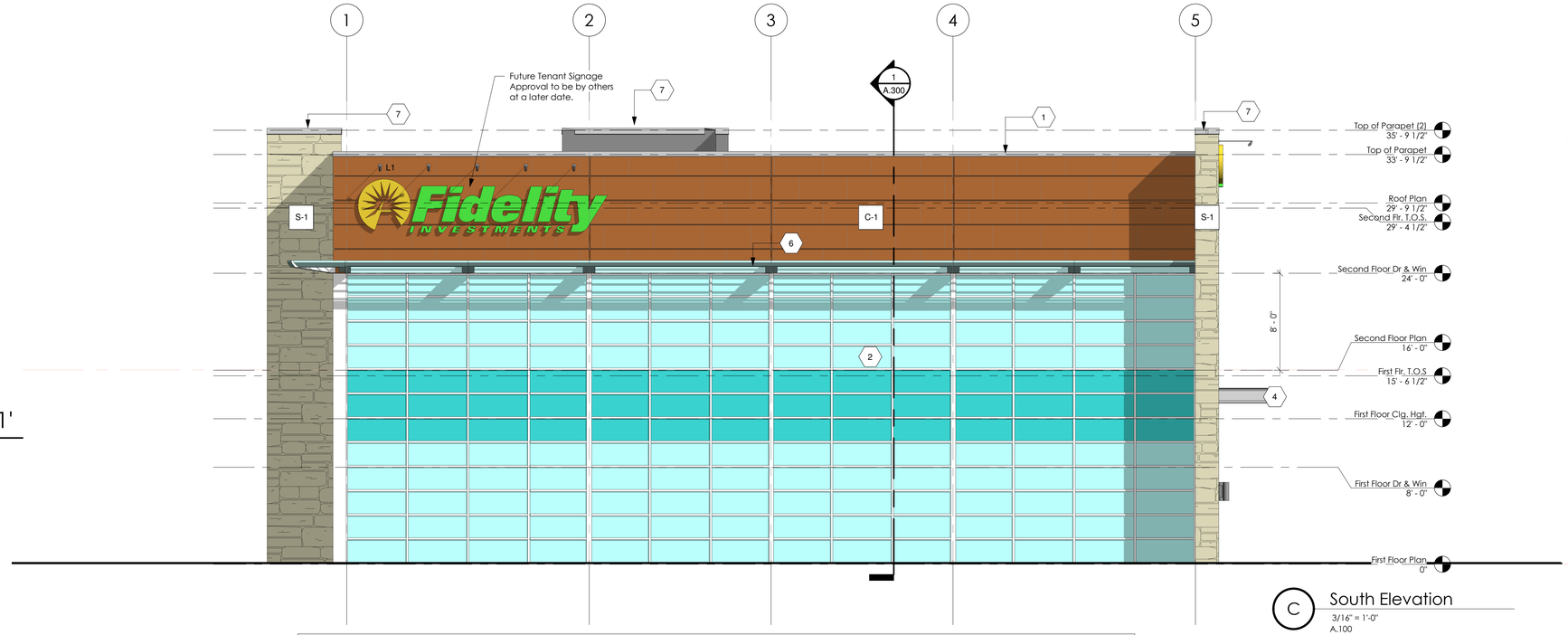
Make: Lumiere
Model: Cambria 920
Lamp: LED
Finish: Pre-finished Stainless Steel
Mounted To Wall

Wall Mounted Light Fixture 'L2'

Make: Lumiere
Model: WP Wal-Pak (Full Cuoff)
Lamp: LED
Finish: Pre-finished Stainless Steel
Mounted To Wall

Wall Mounted Light Fixture 'L3'

Make: Lumiere
Model: Westwood 913-2
Lamp: 75PAR30/NSP
Finish: Pre-finished Stainless Steel
Mounted To Wall



C South Elevation
3/16" = 1'-0"
A.100

Exterior Material Schedule

Mark	Material	Manufacturer	Finish / Color	Description
C-1	Nichiha Fiber Cement Siding	Nicheha	T.B.D.	Nichiha Wall System
S-1	Cast Stone - Drystack	T.B.D.	T.B.D.	CAST STONE VENEER

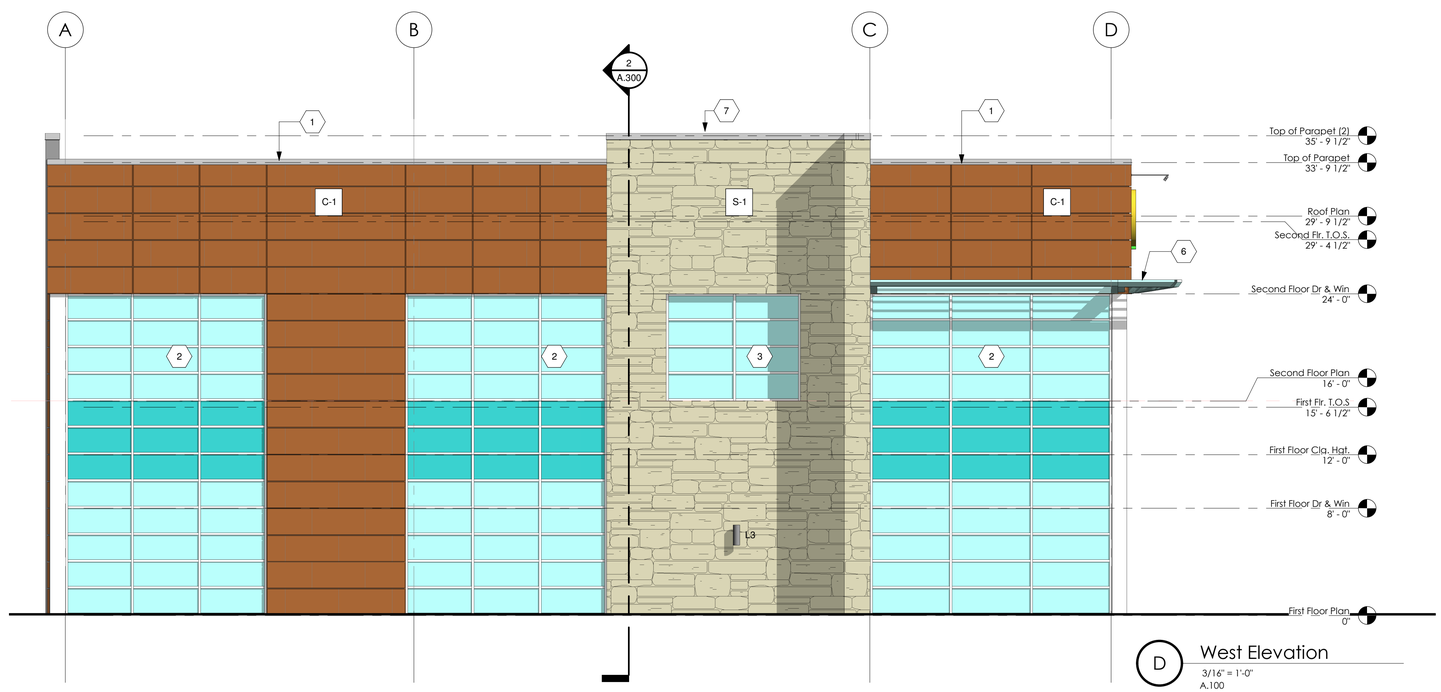
Exterior Lighting Fixture Schedule

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMP	FINISH	COMMENT	COUNT
L1	Exterior Sign Lighting	Lumiere	Cambria 920	LED		Mntd. To Wall	14
L2	Wall Pack	Lumiere	WP wal-Pak (Full Cuoff)	LED	Pre-Finished Stainless Steel	Mntd. To Wall	1
L3	Wall Mounted Exterior Fixture	Lumiere	Westwood 913-2	LED		Mntd. To Wall	6

Elevation Keynotes

1. PRE-FINISHED METAL COPING
2. CURTAIN WALL GLAZING
3. STOREFRONT GLAZING
4. EXPOSED CHANNEL (GALV. - PAINT)
5. EXPOSED COLUMN (GALV. - PAINT)
6. PRE-FIN ALUM. SUNSCREEN
7. ROOF TOP UNIT (BEYOND)

NOTE:
1. ALL EXPOSED STEEL IS TO BE GALVANIZED & PAINTED



D West Elevation
3/16" = 1'-0"
A.100

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P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
Unicorp National Development, Inc.
7940 Via Dellagio Way, Suite 200
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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

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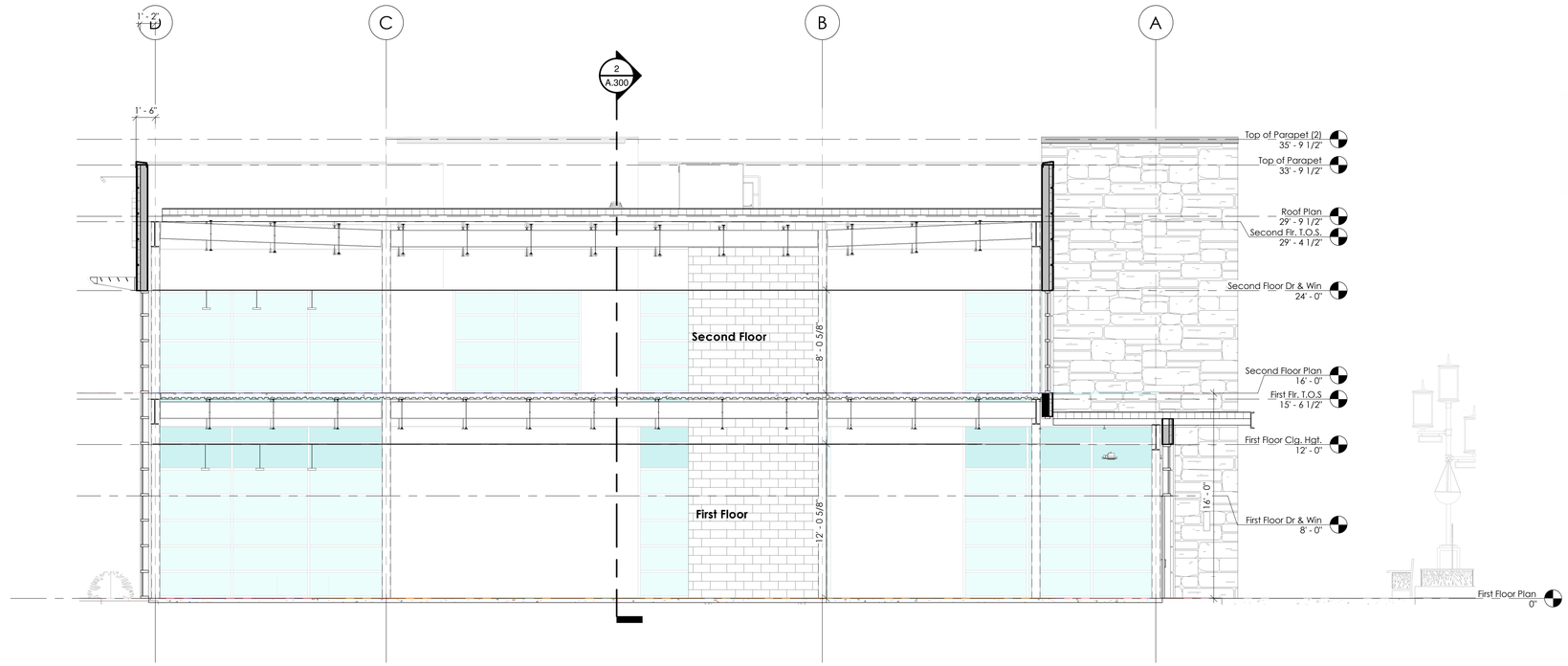
North Arrow:

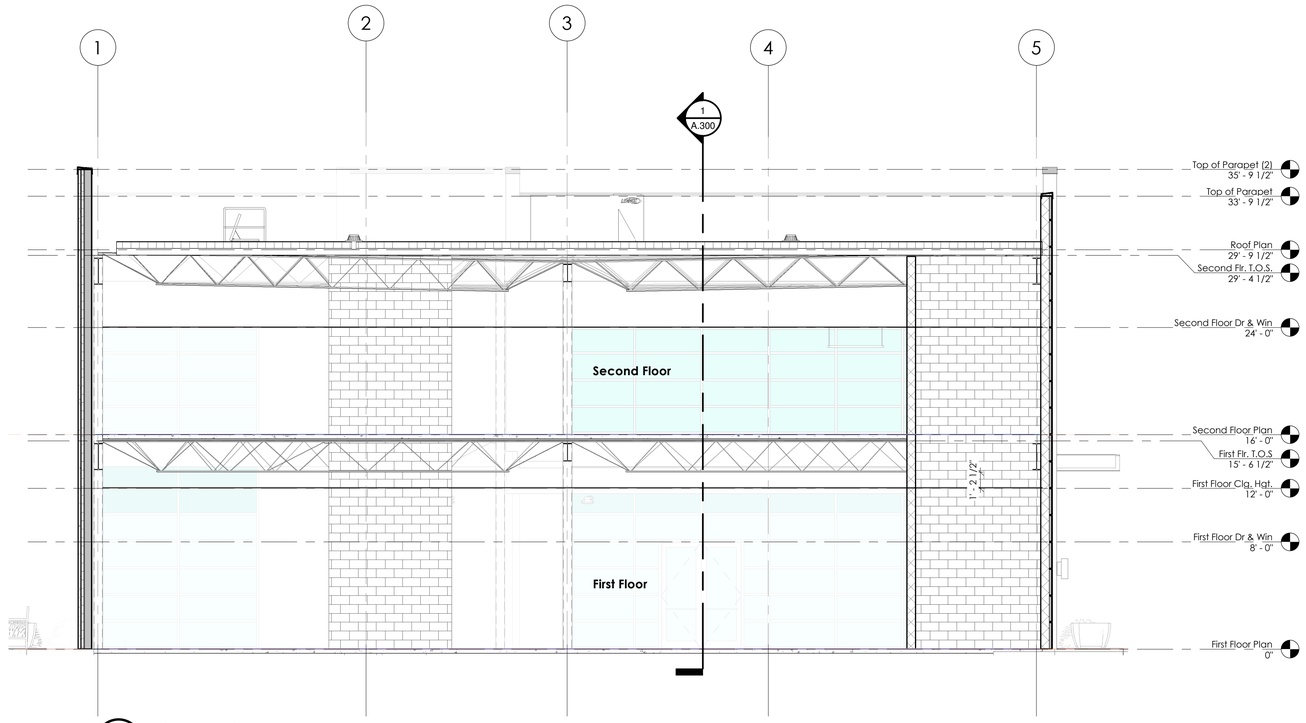
Sheet Title:
Exterior Elevations

Project Number:
16-125

Sheet Number:
A.201



1 Building Section
3/16" = 1'-0"
A.100



2 Building Section
3/16" = 1'-0"
A.100

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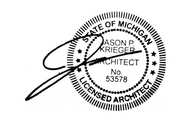

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North Arrow:

Sheet Title:
Building Sections

Project Number:
16-125

Sheet Number:
A.300

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JASON P. KRIEGER
ARCHITECT
No. 53578
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North Arrow:

Sheet Title:
3D Renderings

Project Number:
16-125

Sheet Number:
A.400