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troymi.gov

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planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

June 8, 2021

7:00 P.M.

Council Chambers

Public Comment may be communicated to the Planning Commission via telephone voice mail by calling 248.524.1305 or by sending an email to planning@troymi.gov. All comments will be provided to the Planning Commission.

1. ROLL CALL
2. SUSPENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – May 25, 2021
5. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0005) – Proposed Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) Zoning District (Controlled by Consent Judgment)

OTHER ITEMS

7. MASTER PLAN UPDATE
8. PUBLIC COMMENTS – For Items on the Agenda
9. PLANNING COMMISSION COMMENT
10. 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 Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 25, 2021. Chair Krent introduced the procedure to be followed for a hybrid in-person and virtual meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
Jerry Rauch
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Ben Carlisle, Carlisle Wortman Associates (arrived 8:08 p.m.)
Julie Quinlan Dufrane, Assistant City Attorney (arrived 7:09 p.m.)
Jackie Ferencz, Planning Department Administrative Assistant
David Michalik, IT Help Desk Manager
Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-05-035

Moved by: Faison
Support by: Rahman

WHEREAS Public Act 228 of 2020, MCL 15.263a(1)(b), permits public meetings to be held by electronic means where a local state of emergency has been declared,

WHEREAS the Troy City Council declared a local state of emergency through Resolution 2021-04-048 because it determined that an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE, BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Sections 3 and 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting until the Troy City Council lifts the local state of emergency or through December 31, 2021 whichever is earlier.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article VII, Section 5(A-D) the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement that a person who wishes to address Planning Commission must do so in person and **ALLOWS** four (4) methods of receiving Public Comment for electronic meetings. (1) Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Timely received emails will be incorporated into the record by reference and will be distributed to Planning Commission members for review and consideration. Emails will be considered timely if received prior to 12:00 pm (noon) on the day of the meeting. The Vice Chair or in the absence of the Vice Chair another member designated by the Chair is designated to compile the emails and advise members of Planning Commission, during the meeting, the number of comments that favor an agenda item, oppose an agenda item, and/or are neutral toward an agenda item, or (2) Public comments may be submitted by leaving a voicemail message by calling (248) 524-1305. Timely received voicemail messages will be played during the electronic meeting. Recorded voicemail messages will be considered timely if received prior to 4:00 pm on the day of the meeting, (3) Members of the public may attend the electronic meeting virtually by signing into the electronic meeting through the designated platform (i.e. Zoom.us) and may comment on an agenda item when recognized by the Chair, and (4) Members of the public may call into the electronic meeting using a designated call-in number associated with the electronic meeting and will be recognized by the Chair before being permitted to speak. All public comments will be limited to three minutes.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Mr. Savidant announced that the applicant for Agenda item #7 asked that the item be removed from tonight's agenda.

Resolution # PC-2021-05-036

Moved by: Lambert

Support by: Perakis

RESOLVED, To approve the Agenda as revised with the removal of Agenda item #7.

Yes: All present (9)

MOTION CARRIED

(Ms. Dufrane arrived 7:09 p.m.)

4. APPROVAL OF MINUTES

Resolution # PC-2021-05-037

Moved by: Tagle

Support by: Malalahalli

RESOLVED, To approve the minutes of the April 27, 2021 and May 11, 2021 Regular meetings as submitted.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Not on the Agenda

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email or voicemail messages were received, and there was no one virtually present to speak.

REZONING REQUEST

6. PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, South of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District

Mr. Savidant gave a review of the Lindsey Center rezoning request. He said the applicant intends to convert an existing 4-story office building into a 64-unit apartment building. Mr. Savidant identified neighboring land uses and zoning. He addressed how the request relates to the Master Plan, Big Beaver Corridor Study and the required rezoning standards.

Mr. Savidant said the Planning Department supports the repurposing of the existing building from an unknown future office market to a known market of residential and recommends approval of the proposed rezoning of the parcel from Office to Big Beaver.

Present were Jordan Jonna of Jonna Development and Jason Gekiere of Tower Construction.

Mr. Jonna said their multi-family business has invested in several projects in Troy. He addressed timing, funding and construction costs of development. Mr. Jonna said their intent is to repurpose the building into a viable use in a creative design. Mr. Jonna shared there is no timeline for the proposed development at this time, but they would hope to move forward in a timely manner should the rezoning request be granted.

Mr. Jonna addressed a proposed development of theirs that is currently in the application process with the Planning Department. He said the proposed development is a live, work and play campus located at Big Beaver and Crooks.

There was discussion on:

- Current office economy.
- If rezoning request granted, Site Plan application would come before Board for review.
- Investments in Troy cited by applicant.

- Viability of mixed-use developments.
- Square footage of apartment units.

PUBLIC HEARING OPENED

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no voicemail messages were received, and there was no one virtually present to speak.

Ms. Ferencz read the following email message received into the record.

- Chuck Shepherd; in support.

PUBLIC HEARING CLOSED

Resolution # PC-2021-05-038

Moved by: Lambert

Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the east side of Crooks, south of Big Beaver (2690 Crooks), within Section 28, being approximately 4.45 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any nonconformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.
6. The rezoning would provide market flexibility to an office building in the wake of the Covid-19 pandemic.
7. The rezoning would permit residential uses by right, which would have the effect of locating new residents within walking distance of the Big Beaver commercial corridor and employment centers.
8. The rezoning would permit residential uses which would promote walkability and create a more 24-hour environment within the Big Beaver corridor.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEWS

7. PRELIMINARY SITE PLAN REVIEW (File Number PSCP2021-0001) – Proposed Willowbrook No. 2 Site Condominium (PIN 88-20-24-100-013 and 88-20-24-100-014), 7 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) Zoning District

(Item removed from agenda at request of applicant.)

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple Family Residential) Zoning District

Mr. Savidant reviewed the Alcove Site Improvements application. He said the applicant wants to convert an extended-stay hotel to a multi-family apartment building. Mr. Savidant identified neighboring land uses and zoning. He addressed landscaping, architectural improvements, parking and elevations. Mr. Savidant said site plan approval would provide an opportunity for the Commission to ask the applicant for higher quality building materials, additional architectural improvements and additional landscaping should it desire.

Mr. Savidant referenced a memorandum provided by the Police Department enumerating the police calls to the Hawthorn Suites. He said it is anticipated that the conversion to multi-family residential would reduce the need for police service to the property and would be a significant benefit for the City.

Mr. Savidant summarized the two variances for which the applicant is required to seek from the Zoning Board of Appeals (ZBA). He indicated if the variances are granted, it is recommended that the applicant revise their plans and resubmit prior to coming back to the Planning Commission for site plan review and address items identified in the Planning Consultant report dated May 14, 2021.

Present from Tricap Residential Group were CEO and Founder Bryan Pritchard and Development Manager Robert Sanchez. Also present was Luke Bonner, Consultant, from Bonner Advisory Group.

Mr. Pritchard said Tricap Residential Group makes significant investments in underutilized apartment complexes to launch multi-family residential developments and indicated they typically are long-term holders and operators of the multi-family communities. He gave a brief history of the firm and his personal relationship with the City of Troy.

Mr. Bonner said they considered density and size of units resulting in two scenarios: combining units or demolishing the entire site. He said the size of units would still be under the requirements for multi-family if the entire site was demolished. He addressed the existing building layout and indicated the current units are not congruent with one

another to create a workable floor plan and design for larger units, noting a potential to run into structural issues. Mr. Bonner addressed building materials.

Mr. Sanchez addressed the price point for the multi-family residential and enhanced outdoor amenities that would create a community within the complex.

(Mr. Carlisle arrived 8:08 p.m.)

There was discussion on:

- Review of application; discussion only, no recommendation to ZBA.
- Existing building, landscaping, wall; in compliance.
- Number of extended-stay hotels located in City.
- Police incidences; potential to lower police service calls.
- Price range of apartment units; \$900 - \$1,100.
- Building materials; consideration of higher quality, durable materials.
- Physical layout of building as relates to conversion.
- Target tenants; professional singles and couples.
- Additional landscaping; visual amenity to neighboring residents.

Mr. Pritchard said there was positive feedback when they shared the proposed improvements to neighboring residents. He extended a thank-you to the Board and assured their comments would be taken into consideration.

CITY OF TROY MASTER PLAN

9. MASTER PLAN UPDATE

Mr. Carlisle said the Master Plan survey goes live on May 27 and would remain open until June 18. He noted there is flexibility to extend the time frame if desired. Mr. Carlisle displayed a flyer that states the web address and a QR code of the survey that would be distributed and placed in highly visible locations in the community. Mr. Carlisle addressed the distribution plan and asked the Board to let him know if they have other suggestions.

There was discussion on:

- Goal of survey responses.
- Distribution suggestions; school districts, Chamber of Commerce, Walsh College, homeowner associations, Global Troy Advisory Committee, retail locations.
- Kudos on flyer creativity.

OTHER ITEMS**10. PUBLIC COMMENTS – For Items on the Agenda**

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email messages or voicemail messages were received, and there was no one virtually present to speak.

11. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Ms. Dufrane reported the Court upheld the decision of the Zoning Board of Appeals (ZBA) in which the ZBA denied a variance request for relief of the required setbacks to construct a deck on a home located within a Cluster development.

Mr. Savidant reported the following items were granted approval by City Council at their May 24, 2021 meeting.

- Zoning Ordinance Text Amendment (File Number ZOTA 254), Cluster Square Footage
- Zoning Ordinance Text Amendment (File Number ZOTA 255), Transitions in the Neighborhood Node Zoning District
- Rezoning Request (File Number Z 2019-0039), Proposed Addison Heights Subdivision Rezoning, East of Livernois, South side of Arther, From P (Vehicular Parking) District to R-1E (One Family Residential) District

12. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: June 1, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0005) – Proposed Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) Zoning District (Controlled by Consent Judgment)

The petitioner Integrated Design Solutions submitted the above referenced Preliminary Site Plan application for the site improvements to an existing outdoor baseball field. The original owner of the complex was Brother Rice High School. Brother Rice has sold the complex to Warrior Baseball Complex LLC. Warrior Baseball Complex LLC will maintain and manage the facility and will continue to let Brother Rice utilize the facility.

The site is controlled by Consent Judgment, Case Number 94-487484 CZ, approved on May 10, 1999 but amended numerous times. The Planning Commission is a recommending body for this application, which will go before City Council for approval.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan.

G:\SITE PLANS\SP JPLN2021-0005 WARRIOR BASEBALL INDOOR HITTING FACILITY\PC Memo 2021 06 08.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0005) – Proposed Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) Zoning District (Controlled by Consent Judgment)

Resolution # PC-2021-06-

Moved by:

Seconded by:

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Warrior Baseball Indoor Hitting Facility, located on the south side of Equity Drive, east of Coolidge (1525 Equity), Section 32, Currently Zoned IB (Integrated Industrial and Business) District and controlled by Consent Judgment, be granted, subject to the following:

1. Confirm building height and lot coverage percentage.
2. Review and approval of shared parking agreement by City Attorney.
3. Provide a detailed landscape plan.
4. Confirm site lighting and submit detailed lighting (photometric) plan and fixture details.
5. Provide elevation drawings.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

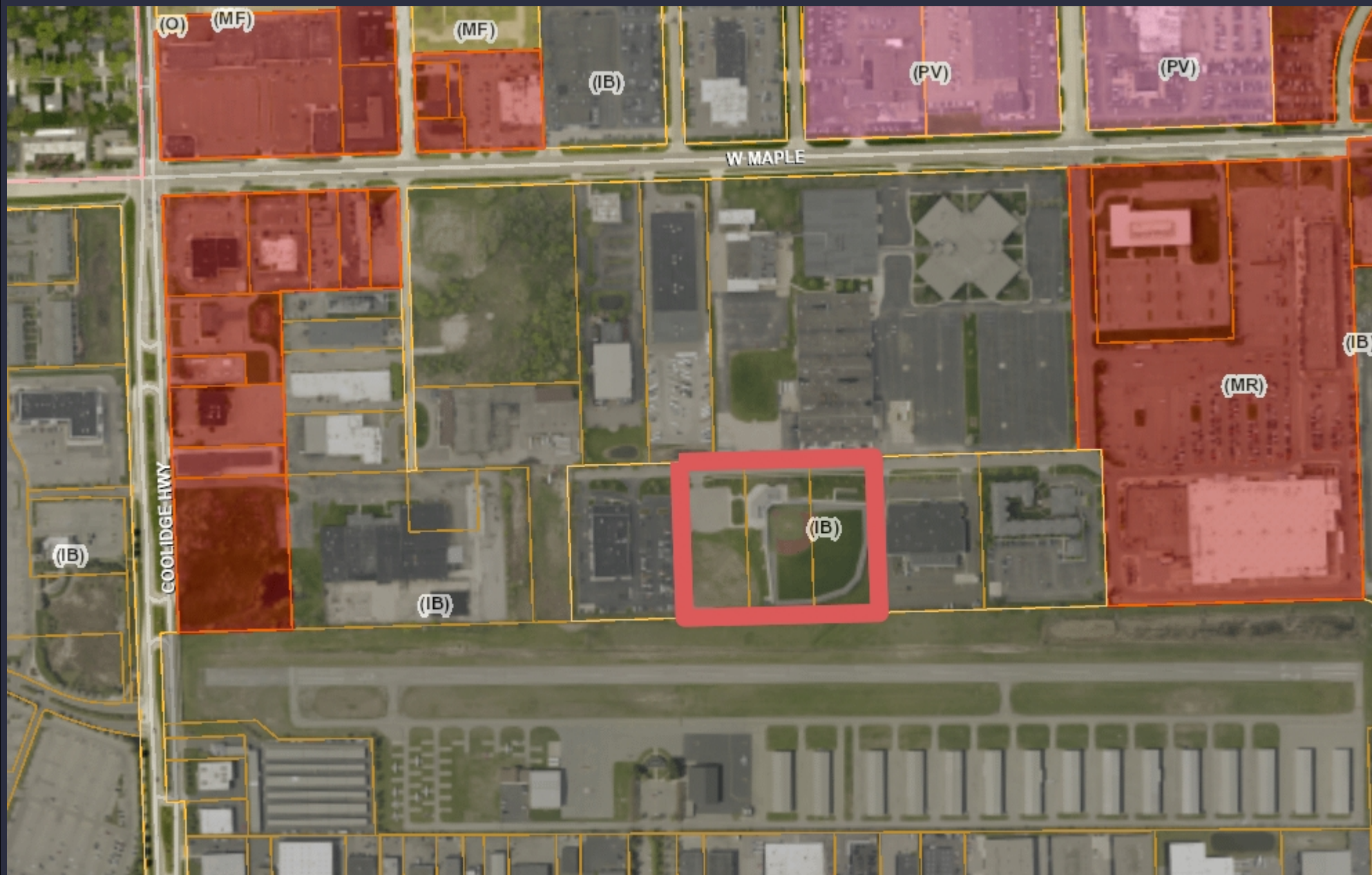
MOTION CARRIED/FAILED



1,189 0 595 1,189 Feet



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.



1,189 0 595 1,189 Feet



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.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 2, 2021

Consent Judgement Recommendation for Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Warrior Baseball Complex LLC
Project Name:	Warrior Baseball Indoor Hitting Facility
Plan Date:	April 30, 2021
Location:	1525 Equity Drive, Troy MI 48084
Zoning:	IB, Integrated Industrial Business District
Action Requested:	Consent Judgement Recommendation for Preliminary Site Plan Review

PROJECT AND SITE DESCRIPTION

The applicant is requesting preliminary site plan approval to amend a consent judgment to make the following improvements to the existing baseball facility at 1525 Equity Drive:

- Construct a two-story addition of a new indoor hitting facility adjacent to the existing baseball stadium. The first floor will include a parent lounge, hitting area, two (2) bathrooms, and an electrical/mechanical room. The second floor will include an office, mezzanine, a viewing lounge, and rooftop deck.
- Relocate batting cages to southeast corner of the site.
- Relocate bullpen along first baseline.
- Add parking lot lighting.
- Add additional landscaping.

The new facility will require the removal of a small practice area. The applicant is showing “future” improvements including a small little league field and future building. These items are not to be considered as part of this site plan approval and would be reviewed as part of a future site plan.

The site is located at 1525 Equity Drive, just north of Oakland County Troy Airport. The site is zoned IB, Integrated Industrial Business District.

Please note that this property is controlled by Consent Judgement. The Planning Commission is charged with making a recommendation on the submitted site plan to the City Council for their consideration. An amendment to the Consent Judgement and preliminary site plan approval untimely lies with the City Council.

Figure 1. Location of Subject Site



Table 1. Zoning of Adjacent Properties

	Zoning	Use
North	IB, Integrated Industrial Business District	Industrial
South	IB, Integrated Industrial Business District	Airport
East	IB, Integrated Industrial Business District	Industrial
West	IB, Integrated Industrial Business District	Industrial

Items that Need to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

As set forth in Section 4.15, there are specific bulk requirement for uses in the IB District.

	Required	Provided	Compliance
Max. Building Height			
Stories	4	2	Yes
Feet	50 feet	N/A	Yes
Setback			
Front	30 feet	30 feet	Yes
Rear	20 feet	20 feet	Yes
Side	10 / 20 feet	10 feet	Yes
Max. Lot Coverage	40%	N/A	Yes

Applicant should provide the height of the building and the percentage of lot coverage. Other than those two calculations, the site meets all required standards set forth in Section 4.15.

Items to be Addressed: *Provide the height of the building and the percentage of lot coverage.*

NATURAL RESOURCES

The applicant is constructing the new facility on an existing grass area on site. The addition will does not impact any natural resources.

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT

The subject site currently contains a baseball field with bleachers, parking lot, and an existing building. As noted the building addition will be located on an existing grass/practice area of the site. The addition does not require any configuration to site access, circulation, or parking lot.

Items to be Addressed: *None.*

PARKING, LOADING

According to the Parking and Circulation requirements in Section 13.06, the hitting facility

Table
Off-Street Parking Requirements

	Requirement	No. of Spaces Required	No. Spaces Provided	Compliance
Off-Street Existing / Proposed	1 space for each 1000 square feet of enclosed recreational space, plus 1 space for each employee on the largest typical shift, 2 spaces for each court, and 4 for each hole of golf.	N/A	41 spaces + shared parking with Global Collision.	N/A

**Based on applicant's parking calculation.*

The applicant has an agreement with Global Collision Center/Lincoln of Troy to use the parking lot adjacent to the field on an as needed basis. The agreement is included in the submission. The City Legal Department should review the agreement and determine if it is sufficient for a shared parking agreement.

Items to be Addressed: *The City Legal Department should review the agreement and determine if it is sufficient for a shared parking agreement.*

SITE ACCESS AND CIRCULATION

The proposed new building will not affect current site access and circulation.

Items to be Addressed: *None.*

LANDSCAPING

Applicant has submitted a concept landscape plan on Sheet L101. A detailed landscape plan will need to be submitted. According to submitted renderings, building landscaping is planned for the proposed building.

Items to be Addressed: *Provide a detailed landscape plan*

LIGHTING

In previous conversations with the applicant they had discussed lighting of the fields. There is no indication of lighting other new parking lot lighting. The applicant has not provided a lighting (photometric) plan and lighting fixture details. The applicant should confirm site lighting, including fields, and submit a detailed lighting (photometric) plan and fixture details.

Items to be Addressed: *The applicant should confirm site lighting, including fields, and submit a detailed lighting (photometric) plan and fixture details.*

FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans, but did not provide elevations. According to the renderings, the proposed building will have the same color of brick to complement the fence and existing buildings. Primary materials include split face CMU, glass, and metal roof. The primary colors are a variety of grays.

Items to be Addressed: *Provide elevations.*

RECOMMENDATIONS

The applicant is making a significant investment in the site, which we support. However, there are a few outstanding items that the Planning Commission can either make conditions of approval as part of the recommendation or require the applicant to resubmit.

Outstanding items include:

1. *Provide the height of the building and the percentage of lot coverage.*
2. *The City Legal Department should review the agreement and determine if it is sufficient for a shared parking agreement. Revise if necessary*
3. *Provide a detailed landscape plan.*
4. *Confirm site lighting, including fields, and submit a detailed lighting (photometric) plan and fixture details.*
5. *Provide elevations.*



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



CARLISLE/WORTMAN ASSOC., INC.
Kristoffer Canty
Planner

WARRIOR BASEBALL INDOOR HITTING FACILITY

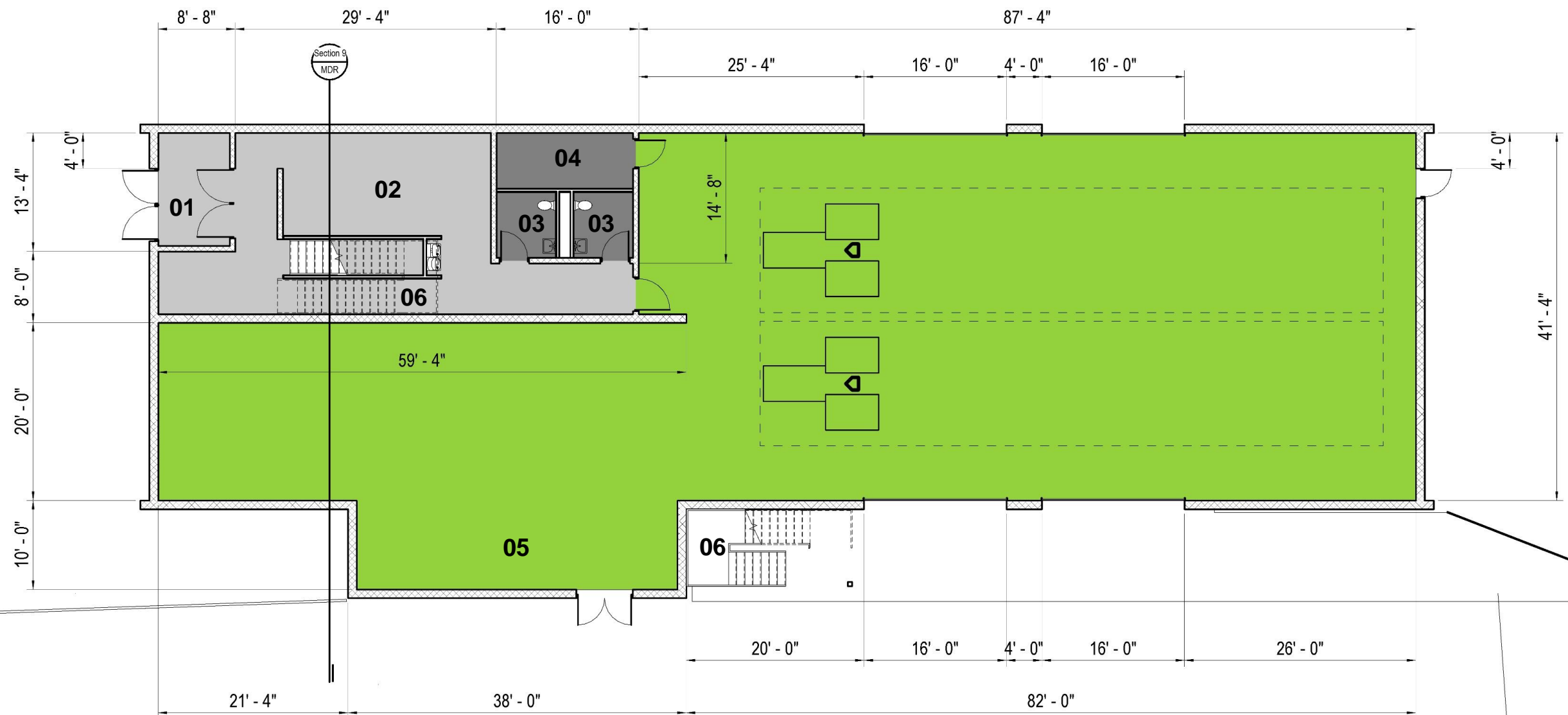
SITE PLAN APPROVAL – BUILDING MATERIALS

21110-1000

FLOOR PLANS

MASTER PLAN

01



- 01 ENTRY VESTIBULE
- 02 PARENT LOUNGE
- 03 TOILET ROOM
- 04 ELECTRICAL / MECHANICAL
- 05 STORAGE ALCOVE
- 06 MEZZANINE ACCESS STAIRS
(FUTURE PHASE)

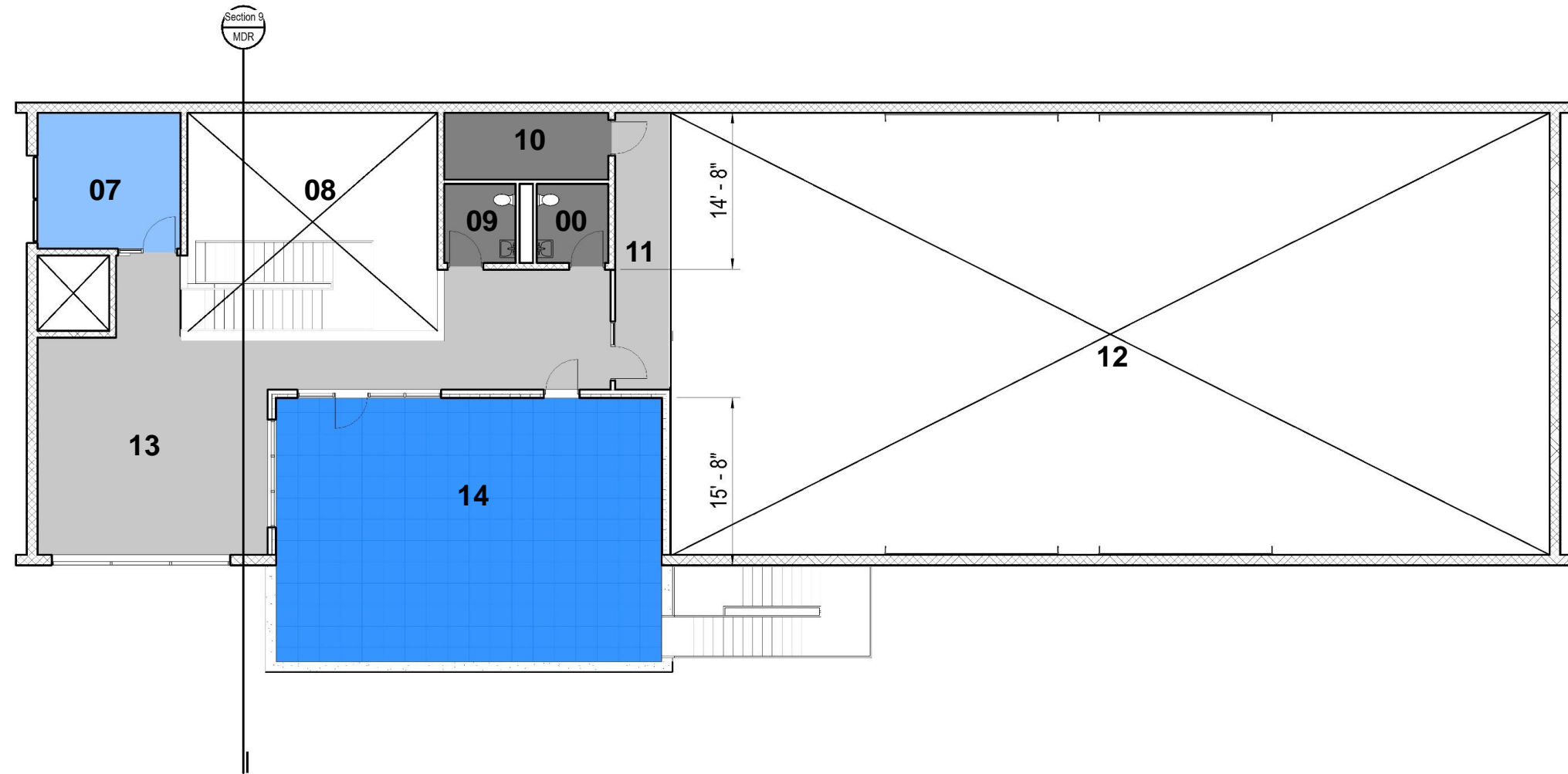
FIRST LEVEL PLAN

WARRIOR BASEBALL COMPLEX LLC

05.03.2021

3

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NOTE:

ALL SECOND LEVEL SPACES SHOWN ON THIS PLAN AND LISTED TO THE RIGHT ARE BEING DEFERRED DUE TO BUDGET CONSTRAINTS. THE SECOND LEVEL WILL BE SHELLD WITH STAIRS AND A WHEELCHAIR LIFT PROVIDED ONCE THE SECOND LEVEL IS FITTED OUT.

THIS SECOND PHASE OF WORK WILL BE SUBMITTED AS A SEPARATE PROJECT IN THE FUTURE.

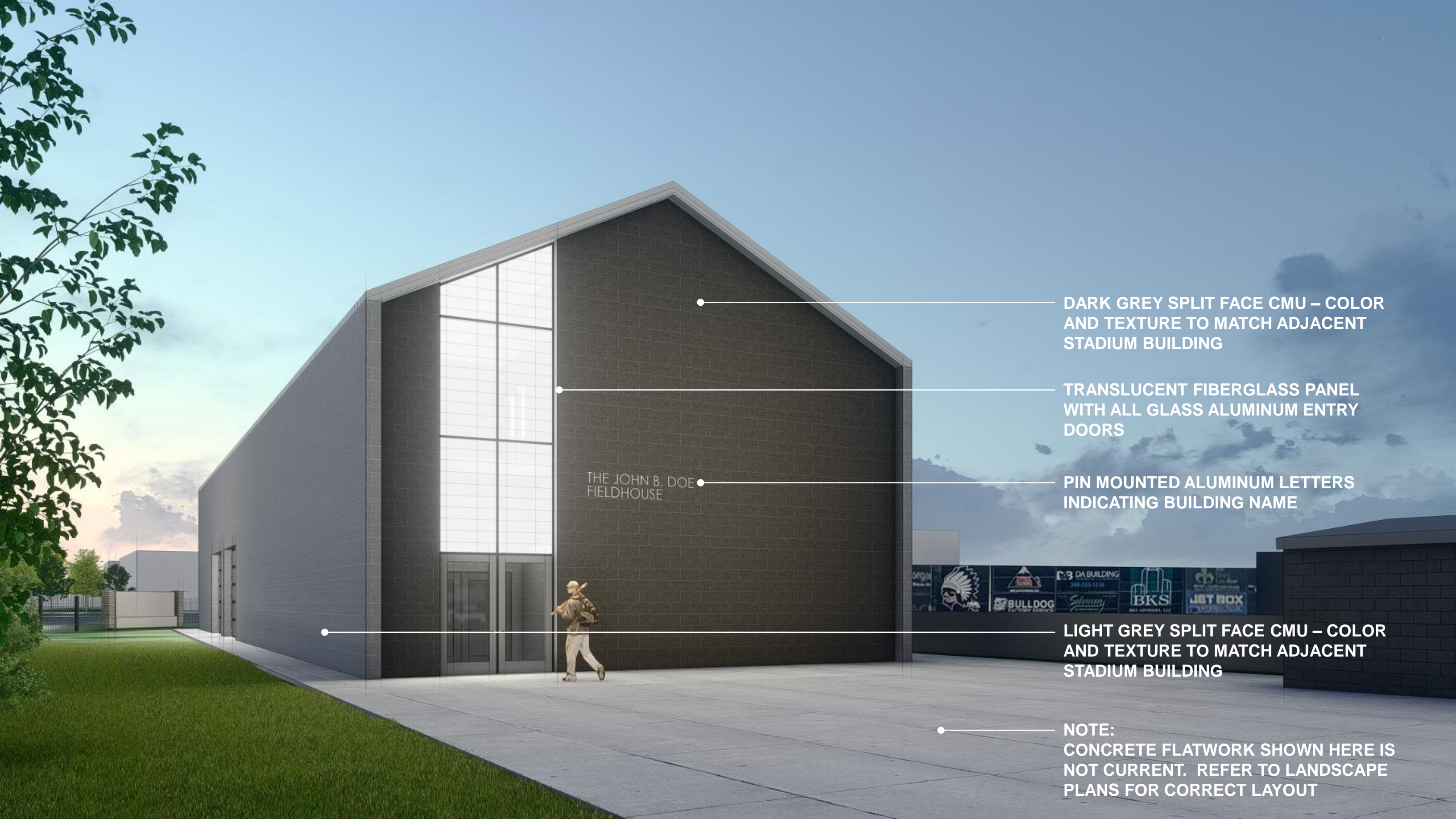
- 07 OFFICE
- 08 PARENT LOUNGE BELOW
- 09 TOILET ROOMS
- 10 ELECTRICAL / MECHANICAL
- 11 OVERLOOK
- 12 BATTING CAGES BELOW
- 13 VIEWING LOUNGE
- 14 ROOFTOP DECK

SECOND LEVEL PLAN

BUILDING MATERIALS

3D VIEWS

02



DARK GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

TRANSLUCENT FIBERGLASS PANEL WITH ALL GLASS ALUMINUM ENTRY DOORS

PIN MOUNTED ALUMINUM LETTERS INDICATING BUILDING NAME

LIGHT GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

NOTE:
CONCRETE FLATWORK SHOWN HERE IS NOT CURRENT. REFER TO LANDSCAPE PLANS FOR CORRECT LAYOUT

EXTERIOR VIEW – WEST ELEVATION

WARRIOR BASEBALL COMPLEX LLC

05.03.2021

6

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EXTERIOR VIEW – WEST & SOUTH ELEVATIONS

WARRIOR BASEBALL COMPLEX LLC

05.03.2021

7



DARK GREY PHENOLIC RAINSCREEN SIDING AT UPPER LEVEL FOR IMPACT RESISTANCE

STANDING SEAM METAL ROOFING TO MATCH ADJACENT STADIUM BUILDING

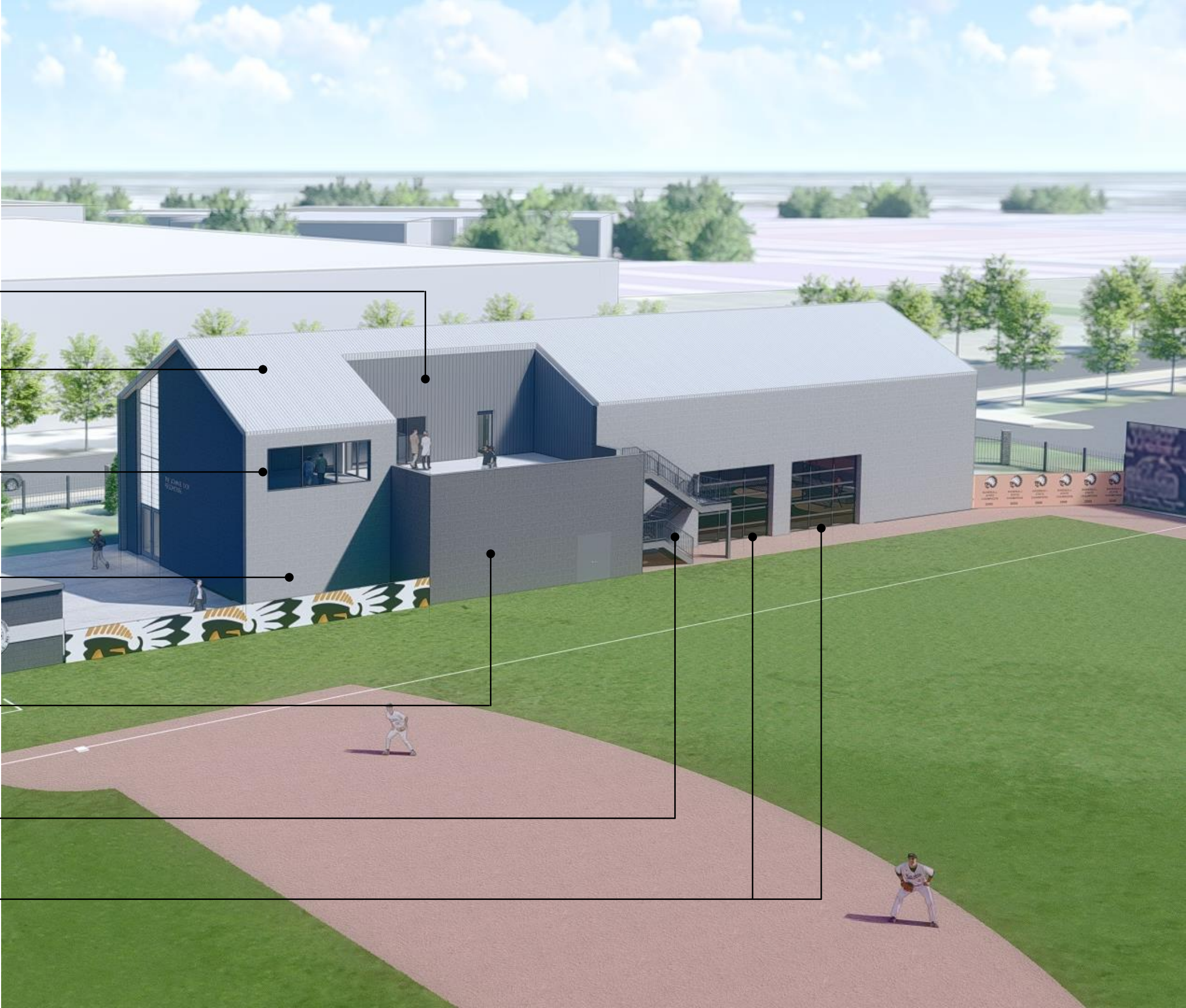
ALUMINUM STOREFRONT WINDOW WITH INSULATED LAMINATED GLAZING

LIGHT GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

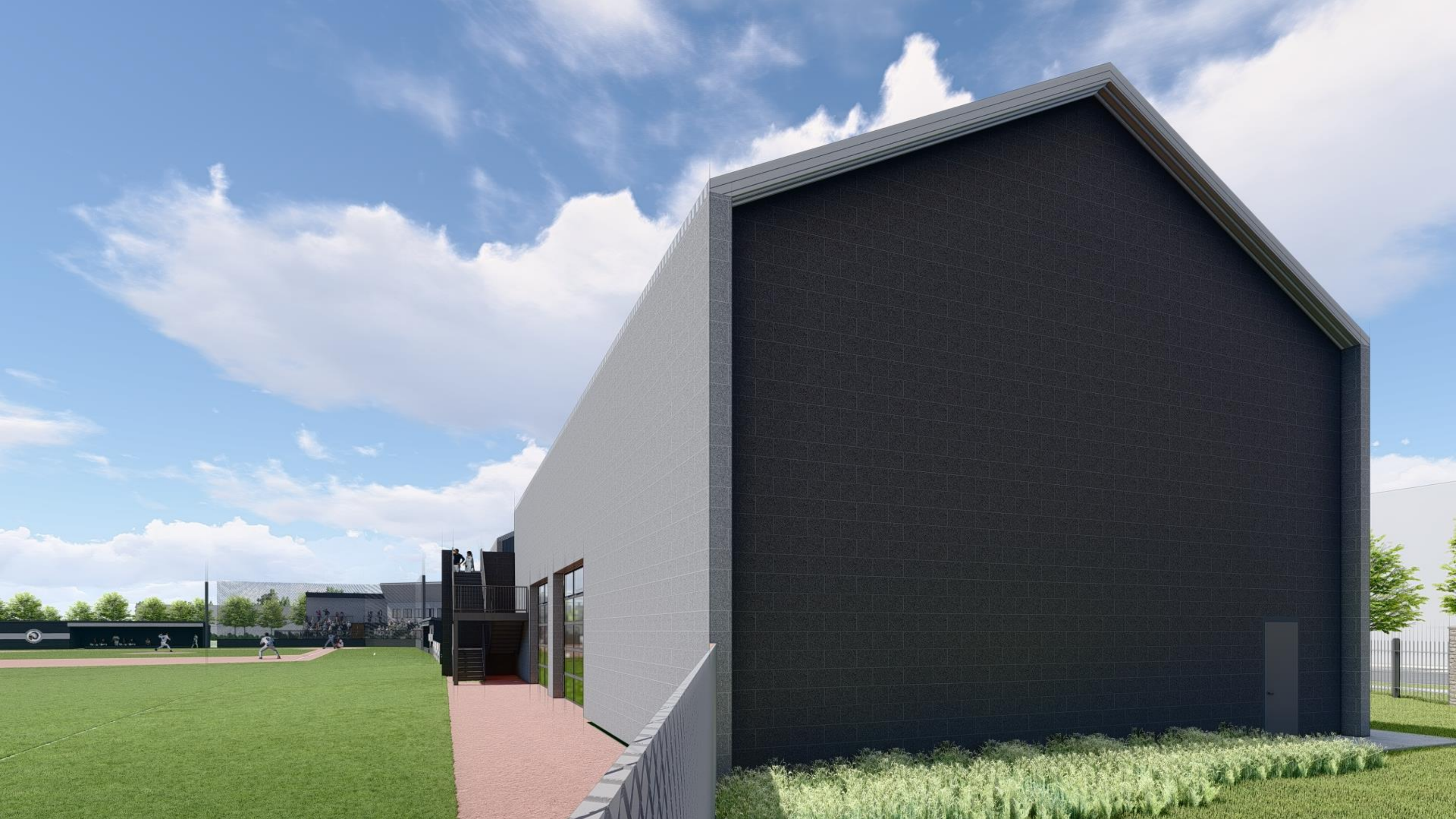
DARK GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

*NOTE:
EXTERIOR STAIR AND ROOFTOP PATIO
TO BE DEFERRED*

16' X 12' OVERHEAD DOORS WITH INSULATED GLAZING



EXTERIOR VIEW – SOUTH ELEVATION



EXTERIOR VIEW - EAST ELEVATION

WARRIOR BASEBALL COMPLEX LLC

05.03.2021

9

iDs

DARK GREY PHENOLIC RAINSCREEN SIDING AT UPPER LEVEL FOR IMPACT RESISTANCE

STANDING SEAM METAL ROOFING TO MATCH ADJACENT STADIUM BUILDING

LIGHT GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

*NOTE:
EXTERIOR STAIR AND ROOFTOP PATIO
TO BE DEFERRED*

16’ X 12’ OVERHEAD DOORS WITH INSULATED GLAZING

DARK GREY SPLIT FACE CMU – COLOR AND TEXTURE TO MATCH ADJACENT STADIUM BUILDING

*NOTE:
GUTTERS, DOWNSPOUTS,
MISCELLANEOUS MECHANICAL GRILLS,
AND PLUMBING STACKS NOT SHOWN
FOR MATERIAL CLARITY.*



EXTERIOR VIEW – SOUTH & EAST ELEVATIONS



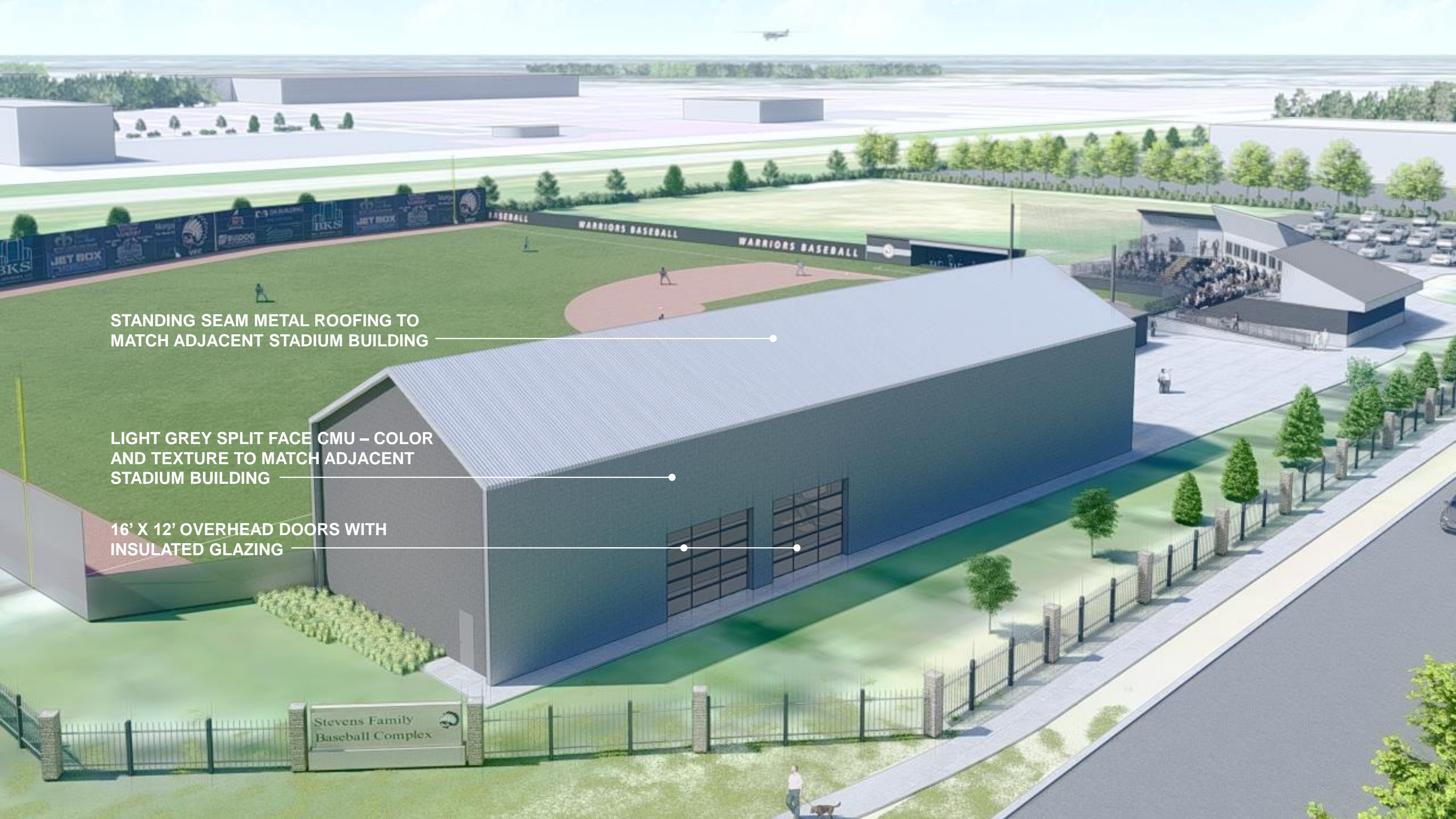
EXTERIOR VIEW – EAST & NORTH ELEVATIONS

WARRIOR BASEBALL COMPLEX LLC

05.03.2021

11





STANDING SEAM METAL ROOFING TO
MATCH ADJACENT STADIUM BUILDING

LIGHT GREY SPLIT FACE CMU – COLOR
AND TEXTURE TO MATCH ADJACENT
STADIUM BUILDING

16' X 12' OVERHEAD DOORS WITH
INSULATED GLAZING

EXTERIOR VIEW – NORTH ELEVATION

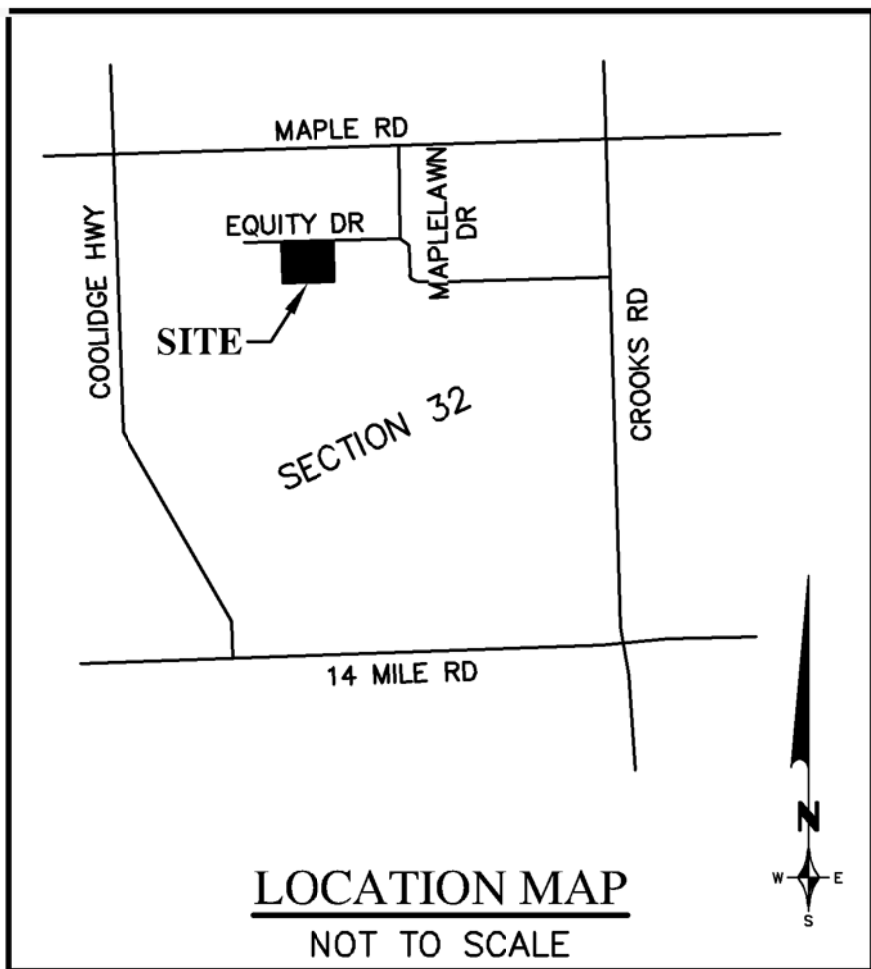
NOTE:
EXTERIOR STAIR, INTERIOR STAIRS, AND
THE ROOFTOP PATIO SHOWN IN THIS
RENDERING IS BRING DEFERRED DUE
TO BUDGET CONSTRAINTS AND WILL BE
INSTALLED WHEN THE SECOND FLOOR
IS FIT OUT.

THIS SECOND PHASE OF WORK WILL BE
SUBMITTED AS A SEPARATE PROJECT IN
THE FUTURE.



EXTERIOR VIEW – FUTURE ROOFTOP PATIO

THANK YOU

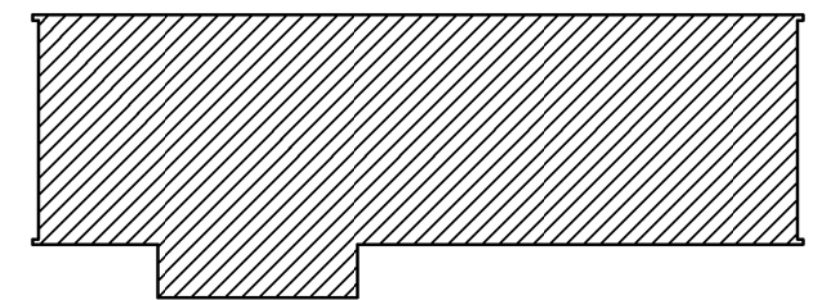


- LEGEND
- MANHOLE
 - CATCH BASIN
 - CLEANOUT
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - LIGHT POLE
 - SIGN
 - PINE TREE
 - GAS METER
 - IRRIGATION BOX
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - NETTING
 - FF FINISH FLOOR
 - T/C TOP OF CURB
 - +100.00 SPOT ELEVATION

Project Title

Warrior Baseball Indoor Hitting Facility

Troy, Michigan
Key Plan



FLOOD ZONE NOTE:

THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE & FIRM MAP No. 26122C0541F, EFFECTIVE DATE 9-29-2006. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY CONTACTS (PER MISS DIG DESIGN TICKET #B010842645-00B):

TELEPHONE	ATT	LINDA DENNISUK	248-456-8256
GAS	CONSUMERS ENERGY	KURT GOLDING	517-374-2002
FIBER	123.NET, INC.	CHUCK IRVIN	248-238-8223
ELECTRICITY	DETROIT EDISON	DESIGN	313-235-5632
CABLE	COMCAST	CRANG PUDAS	248-809-2715
CABLE	WIDE OPEN WEST	JOHN HAJEC	734-237-4319
CITY	CITY OF TROY	PAUL TROSPER	248-524-3395
FIBER	LIGHTOWER FIBER	STEVEN HERALD	585-568-8449
FIBER	CROWN CASTLE	DESIGN	888-632-0931
ROAD	MDOT	MICHAEL SOPER	517-335-9237
PRIVATE	TROY APT. MGMT.	ADAM PORTER	248-643-6663

NOTES:

- THE ABOVE LISTING IS PROVIDED FOR CONVENIENCE ONLY. IT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISSING.
- AERIAL AT&T FACILITIES LOCATED ON THE NORTH SIDE OF EQUITY DRIVE WEST.
- NO W.O.W. UNDERGROUND FACILITIES WITHIN THE PROJECT BOUNDARIES.
- CONSUMERS ENERGY HAS NO NATURAL GAS TRANSMISSION OR STORAGE PIPELINES WITHIN THE PROJECT BOUNDARIES.
- DTE ENERGY ELECTRIC FACILITIES NOT SHOWN - MAP NOT RECEIVED AT TIME OF SURVEY.

LEGAL DESCRIPTION (PER CITY RECORDS):

A PARCEL OF LAND LOCATED IN THE NW 1/4, SECTION 32, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

UNITS 3, 4 AND 5 OF "THE BUSINESS PARK AT CAMBRIDGE CROSSINGS", OAKLAND COUNTY CONDOMINIUM PLAN NO. 1266, AS RECORDED IN LIBER 21432, PAGE 305, OAKLAND COUNTY RECORDS.

Project Administrator

X

Project Designer

JJW

Project Architect / Engineer

JJW

Drawn By

SRB

Q.M. Review

X

Approved

X

Drawing Scale

1"=20'

Issued for

Issue Date

SITE PLAN APPROVAL 4/30/2021

© 2021 INTEGRATED design SOLUTIONS, LLC

Drawing Title

TOPOGRAPHIC SURVEY

T09 Project Number

Drawing Number

21110-1000

SS-1.0



UTILITY NOTES:

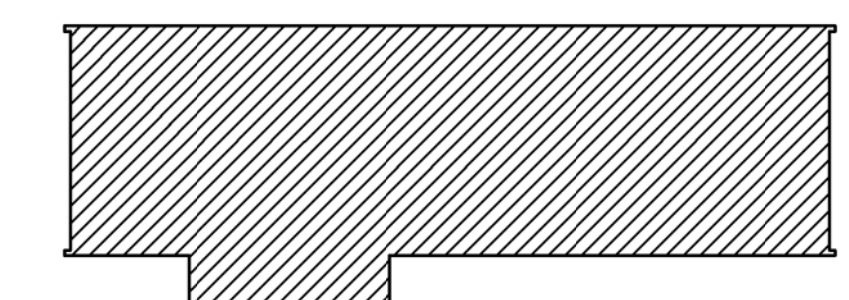
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

EQUITY DRIVE WEST 60' WD. (PRIVATE)

BENCHMARK:
ARROW ON HYDRANT
ELEVATION: 714.04
USGS LOCAL DATUM.
(SOURCE: PLANS BY
SEG, JOB NO.
2014-012, DATED
9/17/2014.

SYNTHETIC TURF BALL FIELD

TAX ID'S
20-32-126-031
20-32-126-032
20-32-126-033



SITE DEVELOPMENT PLAN



GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY, MONTI AND OAKLAND COUNTY.
2. ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL MUNICIPAL INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS 318 (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CAREFULLY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FENCE REMAINS OF OTHER BUILDINGS.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CANTER TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SCAFFOLD SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

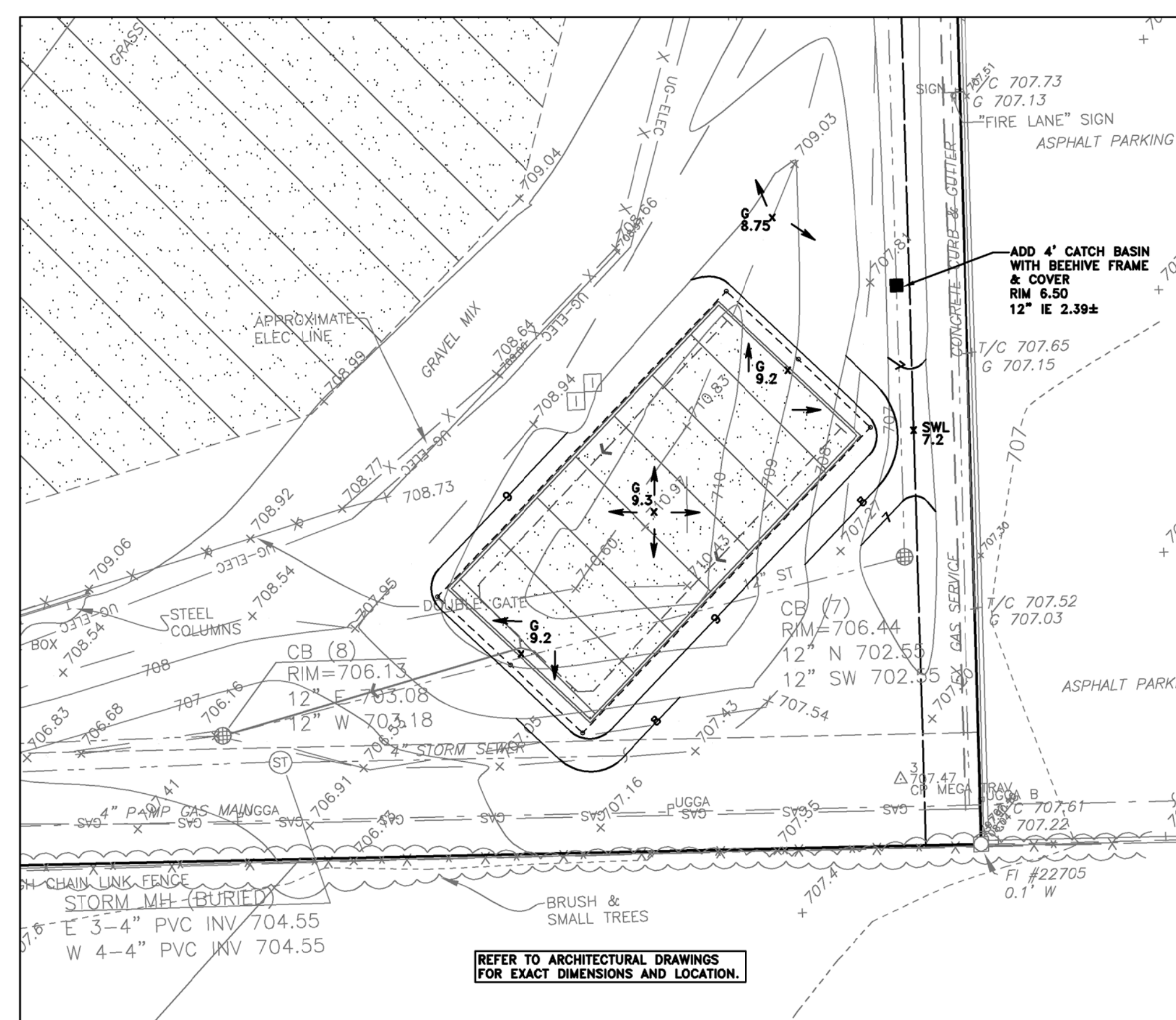
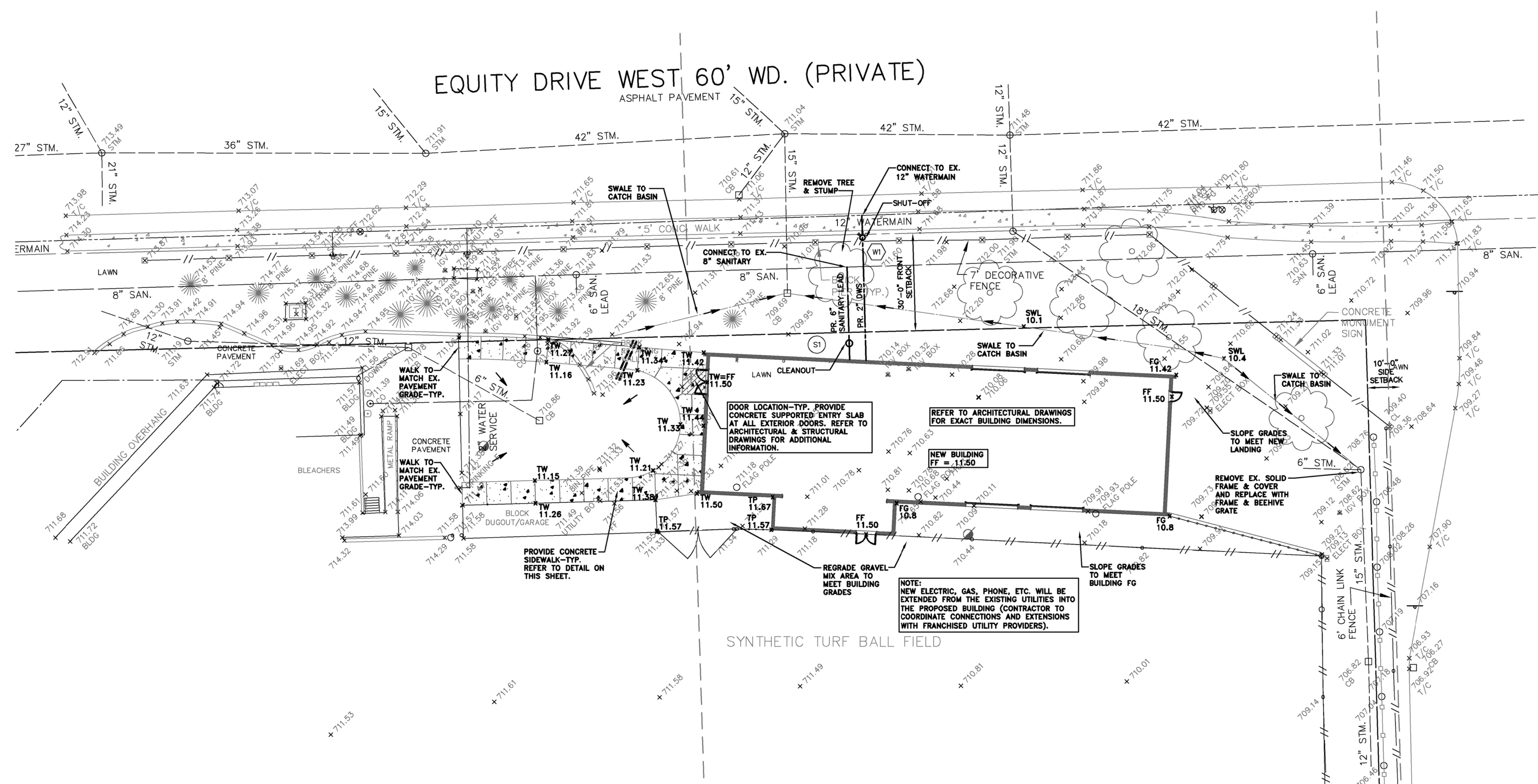
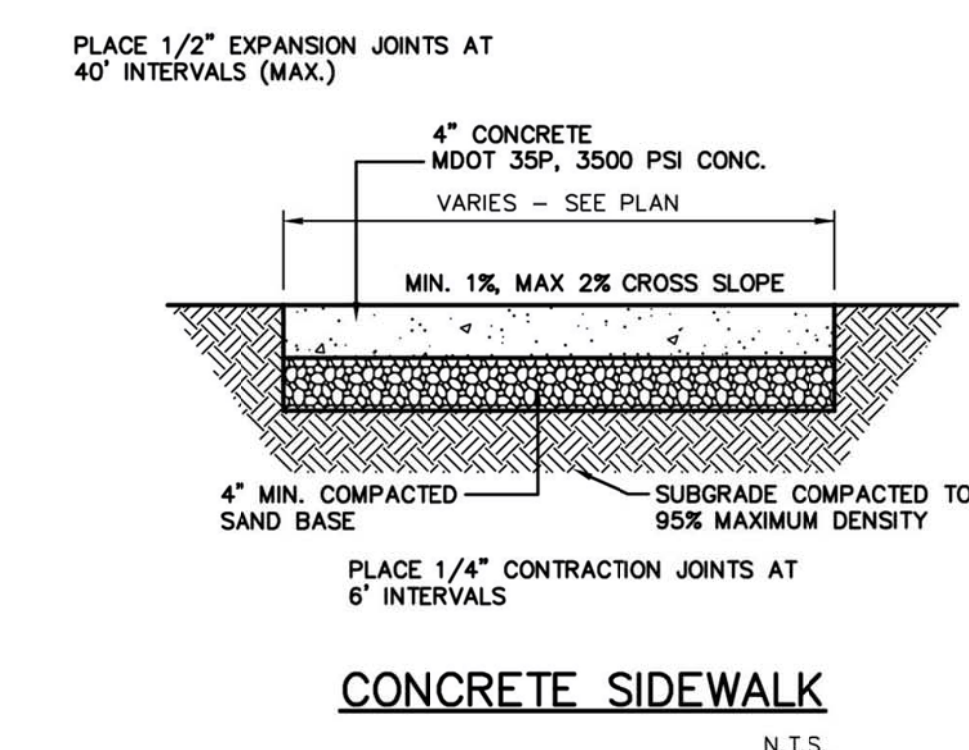
GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY, MONTI AND OAKLAND COUNTY.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MAY AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL A CLEAN HOLE WITH A HOLE SAW AND USE AN INSERTER TIE TO MAKE THE CONNECTION.
5. EXCAVATE GRASSES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.

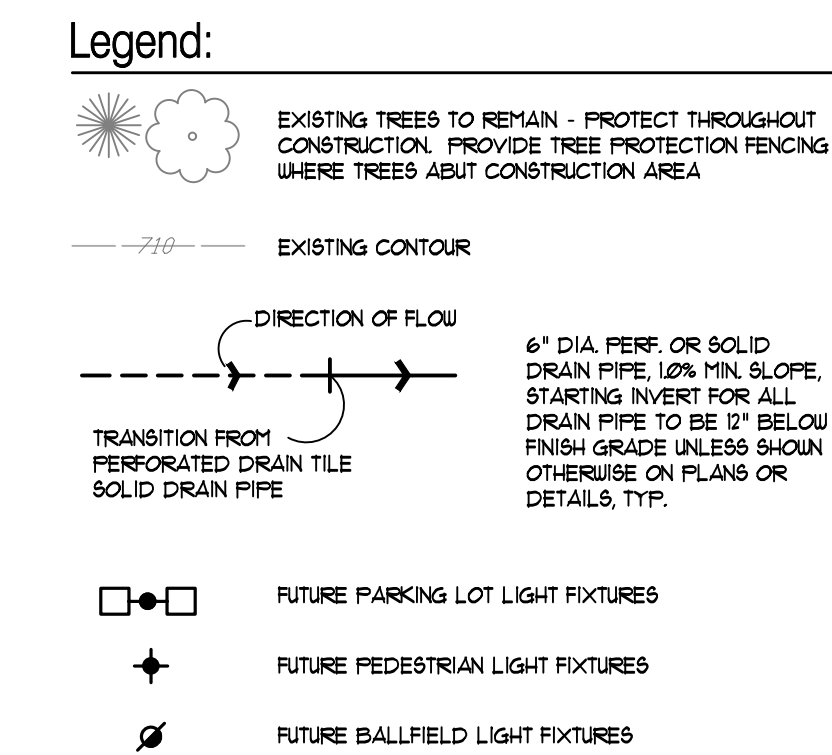
REMOVALS NOTE:
SEE LANDSCAPING PLANS FOR REMOVALS.

STORMWATER MANAGEMENT NOTE:

DETENTION FOR THIS SITE IS PROVIDED IN A REGIONAL POND BEHIND WALMART ON THE AIRPORT PROPERTY. NO ADDITIONAL DETENTION REQUIRED FOR THIS SITE.



BATTING CAGE GRADING DETAIL
SCALE: 1"=20'

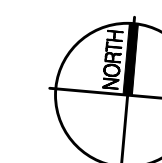
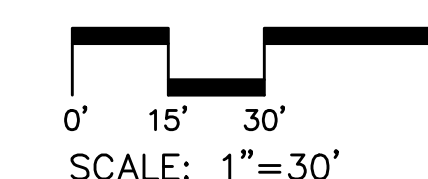


Note Key:

- 1) RELOCATE BATTING CAGES ON SYNTHETIC TURF OVER AGGREGATE BASE - REMOVE CONCRETE FOUNDATIONS FROM SUPPORT POSTS AND SET IN NEW CONCRETE FOOTINGS (MATCH EXISTING SIZE AND DEPTH, MIN. 3' 6" DEPTH)
- 2) RELOCATED BASEBALL BULLPEN
- 3) ADD/ODD LAWN ON 4" DEPTH TOPSOIL
- 4) NEW CONCRETE SIDEWALK
- 5) NEW FENCE TO MATCH EXISTING
- 6) NEW DOUBLE SUNG GATE
- 7) 6" DEPTH 30# SLAG WARNING TRACK MATERIAL ON COMPACTED SUBGRADE, MATCH EXISTING AND EXTEND TO BUILDING FACE
- 8) FUTURE 30' HT. X 100' LONG OUTFIELD WALL
- 9) FUTURE SYNTHETIC TURF OUTFIELD
- 10) FUTURE GRASS AND NATURAL GRASS LITTLE LEAGUE / PRACTICE FIELD
- 11) FROST STOP AT DOORS - REFER TO ARCHITECTURAL DOCUMENTS
- 12) EXISTING LAWN AREA - RESTORE ALL DISTURBED AREAS WITH TOPSOIL AND RESEED LAWN
- 13) EXISTING ELECTRICAL TRANSFORMER
- 14) 4" DIA. PVC IRRIGATION SLEEVE
- 15) EXISTING BLEACHERS
- 16) EXISTING TICKET BOOTH
- 17) EXISTING BASEBALL DUGOUT
- 18) EXISTING BULLPEN TO REMAIN
- 19) EXISTING RETAINING WALL TO REMAIN
- 20) MODIFIED RETAINING WALL - REUSE EXISTING MODULAR BLOCK UNITS AND MATCH EXISTING BASE MATERIAL AND PROFILE
- 21) EXISTING CONCRETE PAVING TO REMAIN

General Notes:

1. REFER TO ARCHITECTURAL DOCUMENTS FOR BUILDING AND ASSOCIATED CALCULATIONS.
2. REFER TO CIVIL DOCUMENTS FOR PROPOSED UTILITIES AND GRADING AND DRAINAGE IMPROVEMENTS.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
4. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
5. RESTORE ANY DAMAGED INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS.
6. RESTORE ALL DISTURBED LAWN AREAS WITH TOPSOIL AND SEEDED LAWN.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNING PRIOR TO PROCEEDING.
8. MEET ALL EXISTING SIDEWALKS FLUSH.
9. ALL LAWN AREAS ARE TO BE IRRIGATED. CONTRACTOR TO DESIGN-BUILD MODIFICATIONS TO EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED IMPROVEMENTS.



GENERAL NOTES

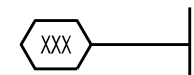
FLOOR PLAN

- A REFER TO DRAWING A8.1 FOR DOOR SCHEDULE AND COLORS
B REFER TO DRAWING A8.1 FOR ROOM FINISH SCHEDULE & COLORS
C COORDINATE SIZE AND LOCATION OF ALL ACCESS DOORS WITH TRADE REQUIRING SAME. QUANTITIES SHOWN DO NOT NECESSARILY REPRESENT ALL ACCESS DOORS REQUIRED FOR ACCESSIBILITY
D PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION
E PARTIAL WALL POCHENG IS SHOWN THROUGHOUT THIS PLAN AND THE TERMINATION OF THE SAME SHALL NOT BE CONSTRUCTED TO REPRESENT A CHANGE IN WALL MATERIAL. VERIFY WALL MATERIALS WITH ROOM FINISH SCHEDULE
F PATCH AND/OR REPAIR ALL EXISTING FLOOR, WALL AND/OR CEILING FINISHES AS REQUIRED TO MATCH EXISTING OR TO ACCEPT NEW FINISHES AS SCHEDULED AT ALL AREAS AFFECTED BY DEMOLITION WORK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK
G INFILL ALL OPENINGS IN EXISTING WALLS ABOVE CEILINGS THAT ARE THE RESULT OF MECHANICAL OR ELECTRICAL DEMOLITION. OPENINGS IN MASONRY WALLS SHALL BE FILLED WITH MASONRY OF SIMILAR TYPES AND THICKNESSES AS EXISTING. OPENINGS LESS THAN 16 SO INCHES MAY BE GROUT FILLED FLUSH WITH WALL SURFACES. OPENINGS IN OTHER TYPES OF WALL CONSTRUCTION SHALL WATCH EXISTING MATERIALS, FINISHES AND WALL THICKNESSES. REFER TO MECHANICAL AND ELECTRICAL FOR SCOPE OF WORK

LEGEND

FLOOR PLAN

NOTE: NOT ALL SYMBOLS MAY BE USED



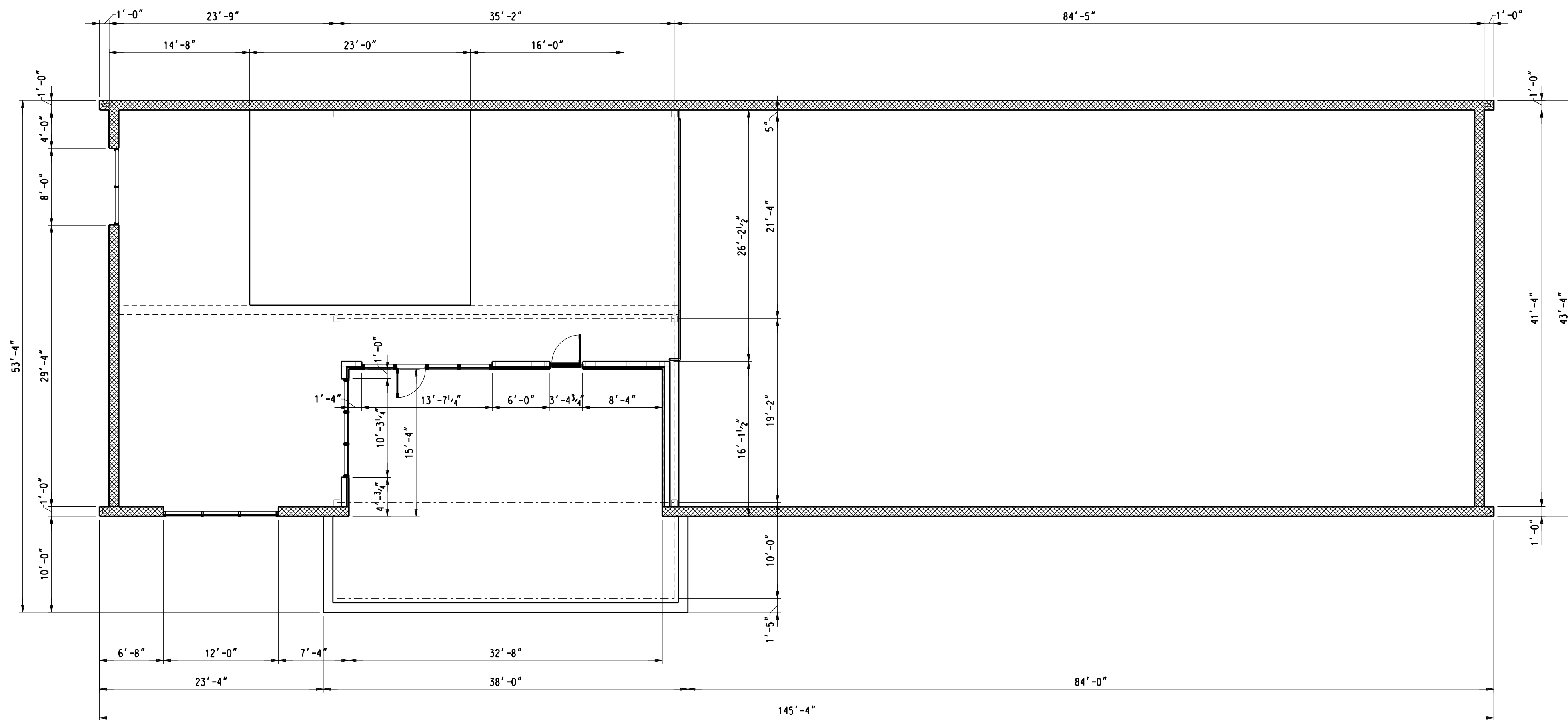
PARTITION TYPE - REFER TO PARTITION DETAILS DRAWING AXX



SHALL COMPLY WITH BARRIER FREE REQUIREMENTS

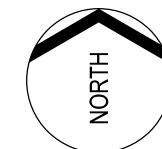


SIGN NUMBER - REFER TO SCHEDULE DRAWING AXX



SECOND FLOOR PLAN

1/8" = 1'-0"

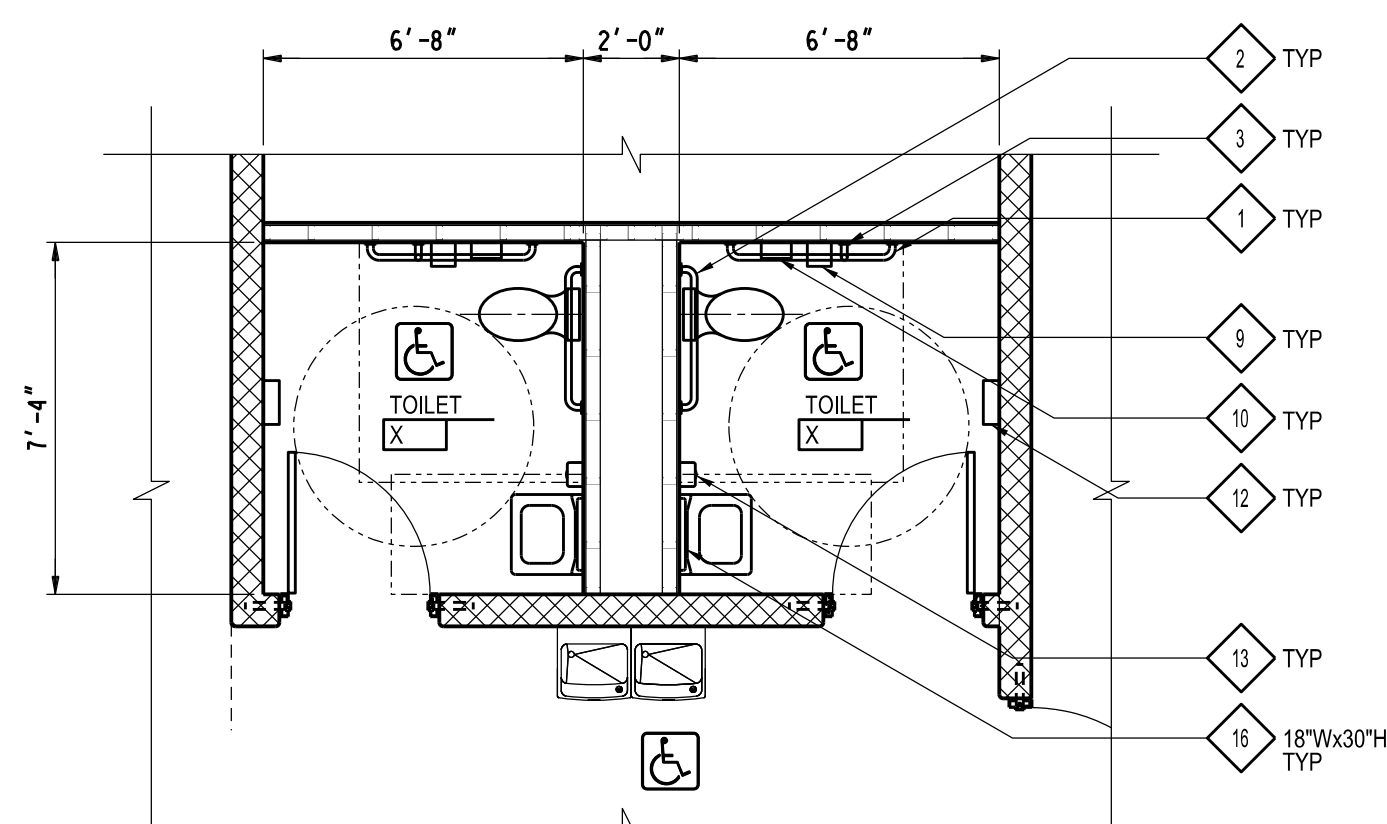


LEGEND

TOILET ACCESSORIES

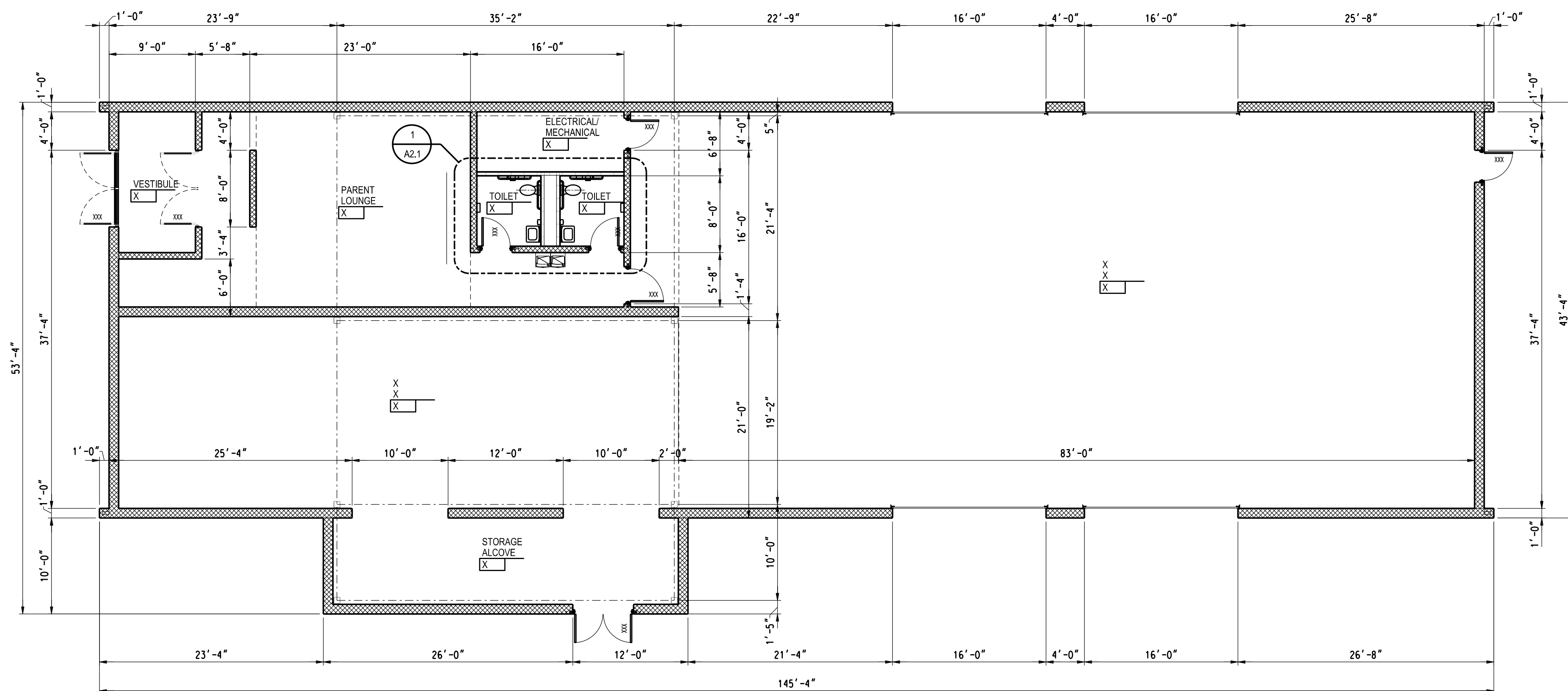
NOTE: NOT ALL SYMBOLS MAY BE USED
REFER TO SPECIFICATION SECTION 10 2800 FOR ADDITIONAL INFORMATION
REFER TO DRAWING A0.1 FOR TYPICAL MOUNTING HEIGHTS
ALL TOILET ACCESSORIES ARE CONTRACTOR FURNISHED AND INSTALLED UNO
(OF/O): OWNER FURNISHED/OWNER INSTALLED
(OF/C): OWNER FURNISHED/CONTRACTOR INSTALLED

- | | | | |
|----|---|----|---|
| 1 | GRAB BAR TYPE 1 | 16 | MIRROR (SIZE AS NOTED ON PLAN - WxH) |
| 2 | GRAB BAR TYPE 2 | 17 | MIRROR WITH SHELF (SIZE AS NOTED ON PLAN - WxH) |
| 3 | GRAB BAR TYPE 3 | 18 | ELECTRIC HAND DRYER |
| 4 | GRAB BAR TYPE 4 | 19 | ELECTRIC HAIR DRYER |
| 5 | GRAB BAR TYPE 5 | 20 | BABY CHANGING STATION |
| 6 | GRAB BAR TYPE 6 | 21 | WASTE RECEPTACLE |
| 7 | GRAB BAR TYPE 7 | 22 | FOLDING SHOWER SEAT |
| 8 | GRAB BAR TYPE 8 | 23 | SHOWER CURTAIN AND ROD |
| 9 | TOILET PAPER DISPENSER (TYPICAL EACH STALL)(OF/C) | 24 | TOWEL HOOK |
| 10 | SANITARY NAPKIN DISPOSAL (TYPICAL EACH WOMEN'S STALL)(OF/C) | 25 | TOWEL HOOK STRIP |
| 11 | TOWEL DISPENSER (OF/C) | 26 | MOP RACK AND SHELF |
| 12 | TOWEL DISPENSER AND WASTE RECEPTACLE(OF/C) | 27 | SWIMSUIT WATER EXTRACTOR |
| 13 | SOAP DISPENSER (OF/C) | | |
| 14 | SOAP DISH (OF/C) | | |
| 15 | RECESSED SOAP DISH (OF/C) | | |



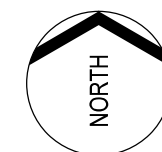
1 ENLARDE TOILET PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

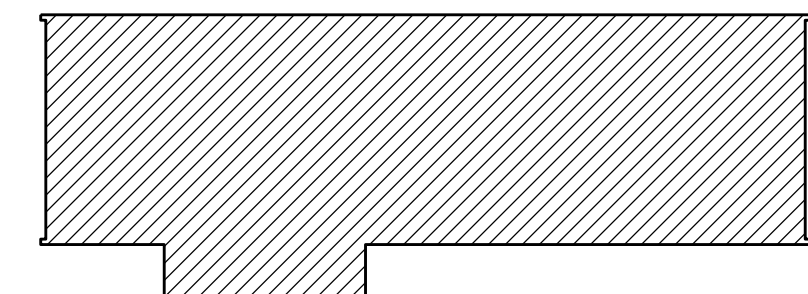
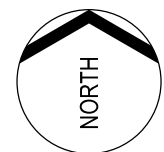
1/8" = 1'-0"



Warrior Baseball Indoor Hitting Facility

Troy , Michigan

Key Plan



Project Administrator

P. Stachowiak

Project Designer

M. Reaves

Project Architect / Engineer

M. Nowakowski

Drawn By

M. Nowakowski

Q.M. Review

X

Approved

X

Drawing Scale

As Noted

Issue Date

X

X

© 2021 INTEGRATED design SOLUTIONS, LLC

Drawing Title

1st and 2nd Floor Plans and Enlarged Plan Details

103 Project Number

Drawing Number

21110-1000

A2.1



Global Collision Center/Lincoln of Troy
1735 Equity Drive
Troy, MI 48084

Matthew Conway
Warrior Baseball Complex, LLC
1525 Equity Drive
Troy, MI 48084

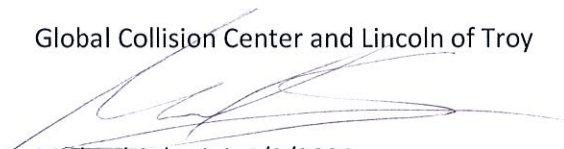
To Whom It May Concern,

This letter is intended to serve a purpose that Warrior Baseball Complex, LLC has authority to use the parking lot of Global Collision Center/Lincoln of Troy Collision Center on a as needed basis.

If additional information is needed, please contact us at 248-643-6600.

Sincerely,

Global Collision Center and Lincoln of Troy



Michael Sabatini 4/9/2021



Collision Center

CITY OF TROY PRELIMINARY SITE PLAN APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



PRELIMINARY SITE PLAN REVIEW FEE
\$1,000.00
ESCROW FEE
\$1,500.00
ADMINISTRATIVE SITE PLAN REVIEW FEE
\$300.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PRELIMINARY SITE PLAN APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

1. NAME OF THE PROPOSED DEVELOPMENT: Warrior Baseball Indoor Hitting Facility
2. ADDRESS OF THE SUBJECT PROPERTY: 1525 Equity Drive, Troy, MI 48084
3. ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: (IB) Integrated Industrial Business District
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: _____
5. DESCRIPTION OF PROPOSED USE: Addition of a new indoor hitting facility adjacent to the existing baseball stadium.

6. APPLICANT:

NAME Mark Reaves
COMPANY Integrated Design Solutions
ADDRESS 1441 W. Long Lake Rd.
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-823-2143
E-MAIL mreaves@ids-michigan.com

PROPERTY OWNER:

NAME Matthew Conway
COMPANY Warrior Baseball Complex LLC
ADDRESS 4603 Tonawanda Ave
CITY Royal Oak STATE MI ZIP 48073
TELEPHONE 248-320-5943
E-MAIL mattjconway1@gmail.com

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

Architect of Record

8. SIGNATURE OF APPLICANT  DATE 05-03-2021

9. SIGNATURE OF PROPERTY OWNER  DATE 05-03-2021

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PRELIMINARY SITE PLAN.