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## **PLANNING COMMISSION MEETING AGENDA REGULAR MEETING**

David Lambert, Chairman, Marianna Perakis, Vice Chairman  
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,  
Lakshmi Malalahalli and John J. Tagle

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**June 13, 2023**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – May 23, 2023
4. PUBLIC COMMENT – For Items Not on the Agenda

### **PRELIMINARY SITE PLAN APPROVAL**

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0004) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 911 W. Big Beaver Road (PIN 88-20-28-101-032), Section 28, Currently Zoned BB (Big Beaver) District
6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0005) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 999 W. Big Beaver Road (PIN 88-20-28-101-034), Section 28, Currently Zoned BB (Big Beaver) District

### **OTHER ITEMS**

7. PUBLIC COMMENT – For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

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

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Vice Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on May 23, 2023, in the Council Chamber of the Troy City Hall. Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- David Lambert

Also Present:

- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2023-05-028**

- Moved by: Tagle
- Support by: Faison

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

- Yes: All present (8)
- Absent: Lambert

**MOTION CARRIED**

3. APPROVAL OF MINUTES – May 9, 2023

**Resolution # PC-2023-05-029**

- Moved by: Fox
- Support by: Faison

**RESOLVED**, To approve the minutes of the May 9, 2023 Regular meeting as submitted.

Yes: All present (8)  
Absent: Lambert

### **MOTION CARRIED**

#### 4. PUBLIC COMMENT – For Items Not on the Agenda

The following speakers addressed a conceptual Planned Unit Development (PUD) proposed project located on the east of Livernois, north of Square Lake, Section 35, currently zoned Neighborhood Node “Q” and R-1B (Single Family Residential) presented at the February 28, 2023 Planning Commission meeting.

- Larry Cronin, 130 Telford Drive, addressed concerns with traffic, congestion, density and the existing natural environment.
- Marcia Bossenberger, 369 Ottawa, provided the Board with a copy of the conceptual plan. She addressed the Troy Historic Corners character, concerns with density and the existing natural environment. Ms. Bossenberger asked the Planning Commission to view the May 22, 2018 Planning Commission meeting video in which the GFA Square Lake Condominiums application was considered.

Mr. Savidant stated that no formal PUD application has been submitted for the location referenced by the speakers. He said technically the application if approved would be a rezoning from its existing zoning classifications to a PUD zoning classification. Mr. Savidant said he would not categorize the project as a high-rise development, as speakers inferred.

Vice Chair Perakis said the Planning Commission received feedback from neighbors when it toured Neighborhood Node “Q” during the *Neighborhood Node Walks and Talks*.

Ms. Dufrane stated she advised the applicant at the February 28, 2023 Planning Commission meeting that several PUD Standards must be met prior to approval and that the bar for meeting PUD Standards was set high with a previously approved PUD development located at Long Lake and Crooks.

### **PRELIMINARY SITE PLAN APPROVAL**

#### 5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0001) – Proposed New Tower Troy, Office Building and Parking Deck, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver (PIN 88-20-28-101-067), Section 28, currently Zoned BB (Big Beaver) District

The applicant provided handouts to the Planning Commission members prior to the beginning of tonight’s meeting showing a revised location of land banked parking and a revised table of parking demand.

Mr. Savidant provided background information on the proposed New Tower Troy application. He said the applicant proposes to repurpose the existing parking lot and the existing building would remain. Mr. Savidant addressed the four-story (or potentially six-story) parking deck, the seven-story office building, proposed retail at grade level and the applicant’s desire to

place the buildings within visibility of the I-75 Interchange. He stated the application meets the requirements of the Big Beaver Zoning District.

Mr. Savidant addressed parking as relates to the Zoning Ordinance requirements, deficit of spaces provided, proposed land banked spaces and shared parking, and the applicant's traffic study prepared by Fleis & Vandenbrink. Mr. Savidant said both Traffic Engineer Julie Kroll of Fleis & Vandenbrink and the City's Traffic Consultant Stephen Dearing of OHM are present this evening to address details on parking. Mr. Savidant referenced OHM's memorandum in which Mr. Dearing expresses concerns about parking and recommends not approving the application at this time.

Mr. Savidant asked the Planning Commission as part of the deliberation to discuss the following items:

- Compliance with Section 5.04.E. Big Beaver Design Standards.
- Compliance with Section 8.06 Site Plan Review Standards.
- Architecture and material use.
- Parking lot tree location.
- Shared and land banked parking.

Mr. Savidant said that should the Planning Commission recommend approval, the Final Site Plan shall address the following:

- Indicate how trash enclosures will be screened.
- Clarify symbolism on the photometric plan.

Mr. Savidant said the administration had no time to review the revised handouts provided this evening by the applicant prior to the beginning of the meeting. He said the handouts appear to show a slight modification to extend the parking deck to the east for the proposed land banked parking.

Discussion among administration and Planning Commission:

- Front setback, building height and lot coverage requirements.
- Existing underutilized parking lots/decks in the City.
- Proposed location of land banked parking.
- Potential to provide additional retail, green space, pedestrian connections.
- Current office vacancy rates in City.

Anthony Antone of Kojaian introduced the project team present in the audience: Architect Robert Szanter of Yamasaki, Chris Kojaian of Kojaian, Civil Engineer Leslie Accardo of PEA, and Traffic Engineer Julie Kroll of Fleis & Vandenbrink.

Mr. Antone addressed the draw of a headquarters tenant to this site because of its visibility from I-75 and their vision to accommodate a headquarters office/showroom type of tenant. He said there are very few sites such as this remaining in the State. Mr. Antone said office headquarters are looking for a fresh start in a new building that offers amenities and all the *bells and whistles*. He cited amenities currently offered at the PNC Tower as restaurants, retail, courtyard (undergoing \$1M renovation), fitness center and conference room facility.

Mr. Antone said the project would complement the PNC Tower, and their intent is to market the new building to share the PNC Tower amenities. He addressed office occupancy, parking and land banked parking to meet Zoning Ordinance requirements. Mr. Antone said the parking would be monitored monthly based on usage, and they would be alerted if there is insufficient parking to accommodate their tenants.

There was discussion, some comments related to:

- Building design; color scheme, detailed building articulations.
- Potential to create more vibrancy to the site, additional retail, downtown community feel.
- Potential to provide more green space, walkability, pedestrian connectivity.
- Sustainability innovations.
- Marketing approach by developer in terms of building design.

Mr. Szanter addressed the building design as relates to complementary color scheme and detailed texture and articulations in building materials. He said additional greenspace and/or landscaping could be added in several locations, particularly near retail. He said there is LED lighting in the parking lot.

Chris Kojanian said sustainability features are tenant driven.

Ms. Kroll summarized the parking analysis for the revised parking plan submitted by the applicant. She addressed parking calculations in relation to shared parking, land banked spaces and a perceived 85% occupancy rate for the PNC Tower. Ms. Kroll said enough parking is provided to accommodate the requirements of the Zoning Ordinance. She addressed questions posed by Board members.

Mr. Antone stated the current occupancy rate for the PNC Tower is 78.71%.

Mr. Dearing addressed the concerns referenced in his review memorandum with respect to consistency of documentation data. He stated to extend the building structure for land banked parking spaces and not add additional levels to the deck parking is a more sensible plan. Mr. Dearing addressed the American Community Survey (ACS) policy information provided in the traffic study as relates to modal splits and anticipated maximum occupancy rates for the PNC Tower and proposed new building. Mr. Dearing said the land banked parking spaces should be based not on an assumption of modal splits and not on a perceived 85% occupancy rate but 100% occupancy rates for both the PNC Tower and the new building.

Discussion continued:

- Building design in compliance with Section 5.04 E. Big Beaver Design Standards.
- Occupancy rates of PNC Tower and new building to determine number of land banked parking spaces to effectuate Land Banked Parking Agreement.
- Marketing strategy by applicant; changes in building design would come back to Planning Commission.

**Resolution # PC-2023-05-030**

Moved by: Fox  
Seconded by: Buechner

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed New Tower Troy, Office Building and Parking Deck, located on the East side of Troy Center Drive, South of Big Beaver, Section 28, Zoned BB (Big Beaver) District, be granted, subject to the following:

1. A Land Banked Parking Agreement to the satisfaction of City staff using a 100% occupancy rate for the new building and an 85% occupancy rate for the PNC Tower be agreed upon.
2. The applicant intends to return to the Planning Commission regarding the architectural design of the building in compliance with Zoning Ordinance Section 5.04 E. Big Beaver Design Standards and Section 8.06 Site Plan Review Standards.
3. Screening of trash enclosures to meet satisfaction of City staff.
4. Photometric plan to meet satisfaction of City Staff.

Discussion on the motion on the floor.

Mr. Fox briefly recapped the proposed Resolution:

- o Photometric plan submitted to staff satisfaction.
- o Land Banked Parking Agreement to satisfaction of City Attorney, using 100% occupancy rate for new building, 85% occupancy rate for PNC Tower.
- o Screening of trash enclosures.
- o Applicant returning to Planning Commission on architectural design in compliance with Sections 5.04 and 8.06.

Comments from several Board members related to acknowledgement of minimum/maximum number of land banked parking spaces, occupancy rates, and parking study data on modal splits.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis, Tagle  
No: Hutson  
Absent: Lambert

**MOTION CARRIED**

**OTHER ITEMS**

6. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

## 7. PLANNING COMMISSION COMMENT

Mr. Savidant reported that City Council asked for more time to study the Master Plan before its release. A June 26 meeting is scheduled.

Mr. Krent reminded members of the May 24<sup>th</sup> Michigan Association of Planning Planners' Night Out at Woodbridge Pub in Detroit.

Ms. Dufrane said the proposed revised Bylaws would be placed on the next agenda.

Mr. Fox reported on the following two items considered at the May 16, 2023 Zoning Board of Appeals meeting:

- 942 Brooklawn
- 944 Marengo

Mr. Savidant commented on a previously conducted in-house parking study in 2002. He said the appropriate time to discuss parking standards would be after the updated ITE (Institute of Traffic Engineers) Handbook comes out in the fall.

Mr. Dearing shared the ITE Handbook would not be inclusive of parking standards for electric charging stations.

Mr. Savidant announced he is giving a presentation on the conversion of commercial/retail/office buildings to residential use at the Oakland County Planners Gathering (via Zoom) on August 30, 10:00 a.m.

## 8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:29 p.m.

Respectfully submitted,

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Marianna Perakis, Vice Chair

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Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 05 23 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2023/2023%2005%2023%20Draft.docx)

**ITEM #5**



DATE: June 7, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0004) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 911 W. Big Beaver Road (PIN 88-20-28-101-032), Section 28, Currently Zoned BB (Big Beaver) District

The petitioner Jordan Jonna of KS Development LLC submitted the above referenced Preliminary Site Plan application. The applicant intends to develop an 14,400 square foot retail building.

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

Attachments:

1. Maps.
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Memorandum prepared by OHM Advisors, dated June 7, 2023.
4. Preliminary Site Plan

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**PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0004) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 911 W. Big Beaver Road (PIN 88-20-28-101-032), Section 28, Currently Zoned BB (Big Beaver) District

**Resolution # PC-2023-06-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Commercial Retail Building, South side of Big Beaver, east of Crooks, 911 W. Big Beaver, Section 28, Currently Zoned BB (Big Beaver) District, be (granted, subject to the following conditions):

1. Add one additional street tree along Big Beaver
2. Reduce lighting levels along Big Beaver and eastern property line
3. Provide details for building lights prior to Final approval

\_\_\_\_\_ ) or

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

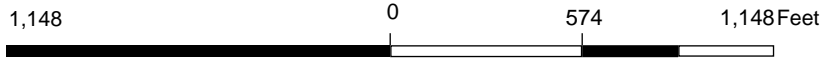
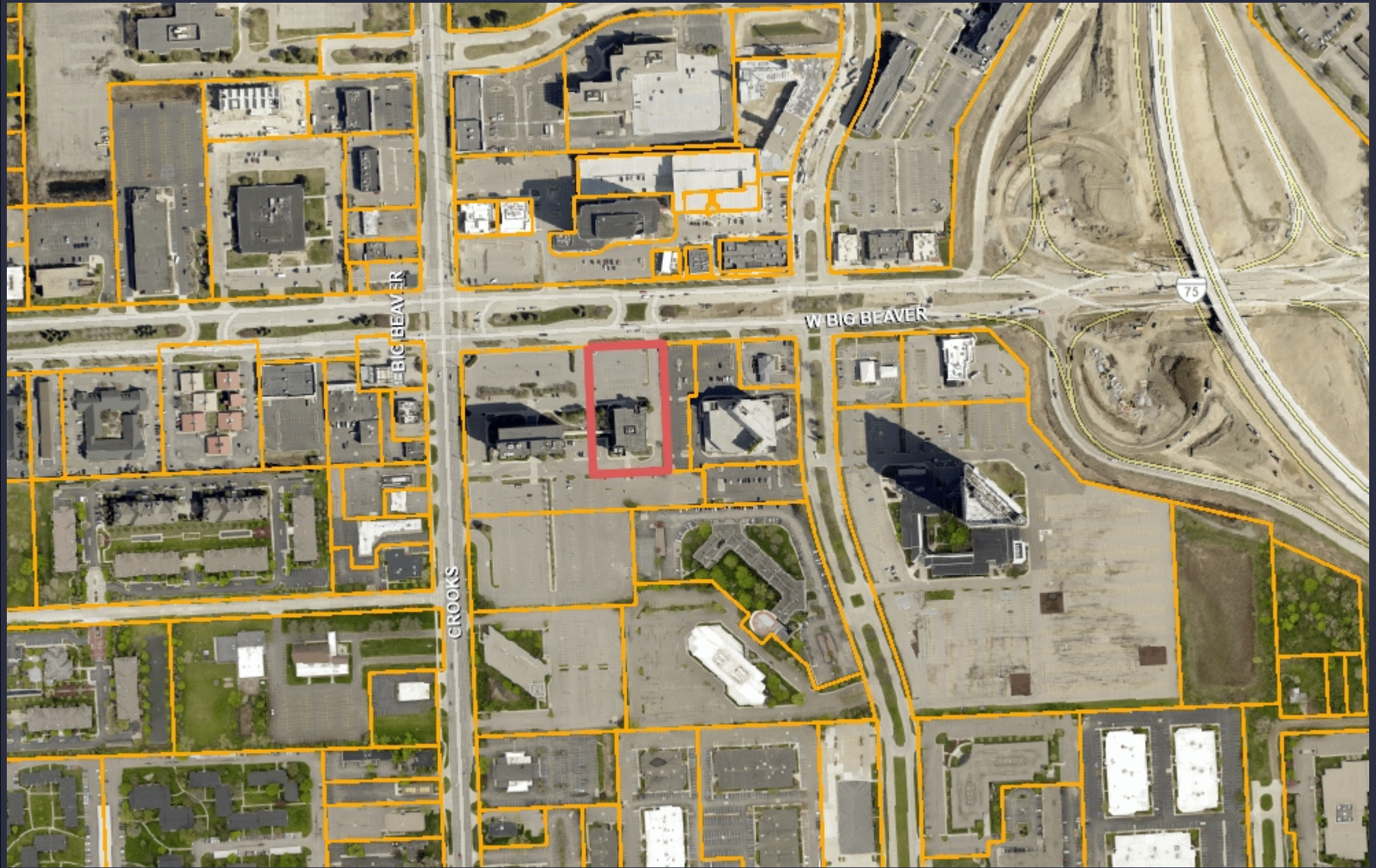
(postponed, for the following reasons: \_\_\_\_\_)

Yes:

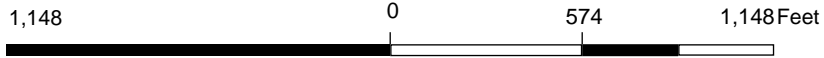
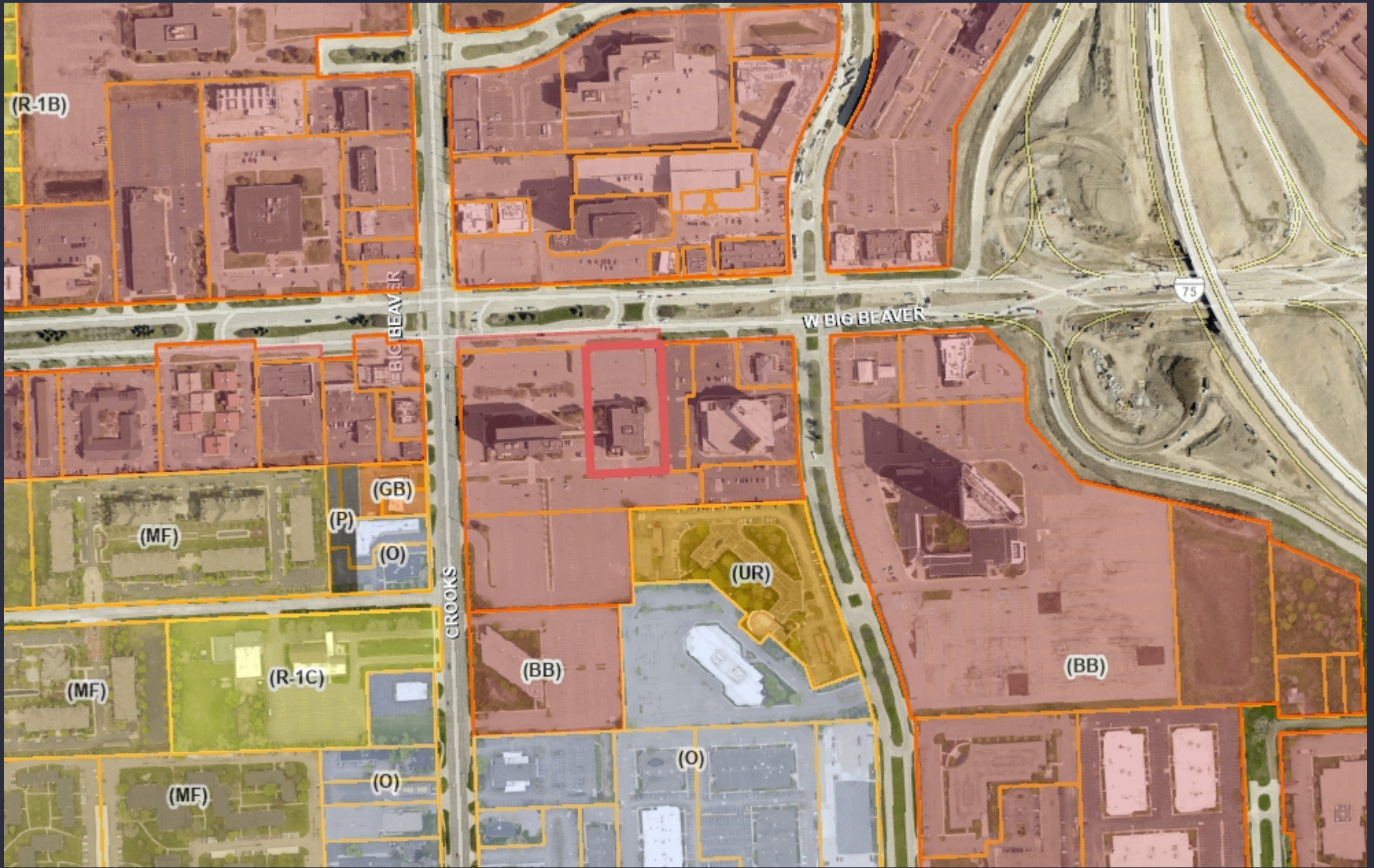
No:

Absent:

**MOTION CARRIED / FAILED**



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.



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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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Date: May 22, 2023

## **Preliminary Site Plan For City of Troy, Michigan**

**Applicant:** Jordan Jonna

**Project Name:** Crooks and Big Beaver Retail

**Location:** 911 and 999 W. Big Beaver

**Plan Date:** May 10, 2023

**Zoning:** BB, Big Beaver

**Action Requested:** Preliminary Site Plan

### **SITE DESCRIPTION**

The Planning Commission last reviewed the development of the Kelly Services site in March. Since that meeting, the owner of the Kelly Services site has resubmitted their plans for the site but have submitted them as two separate applications 1). Crooks and Big Beaver Mixed Use; and 2). Crooks and Big Beaver Retail.

Crooks and Big Beaver Retail proposed improvements include:

- 14,400 sq/ft commercial retail building that fronts on Big Beaver
- They propose to demolish the existing 5 story (911 Big Beaver) but keep the existing 10-story Kelly Service building (999 Big Beaver) as an office building.
- Improved landscaping and lighting.

Crooks and Big Beaver Mixed Use proposed improvements include:

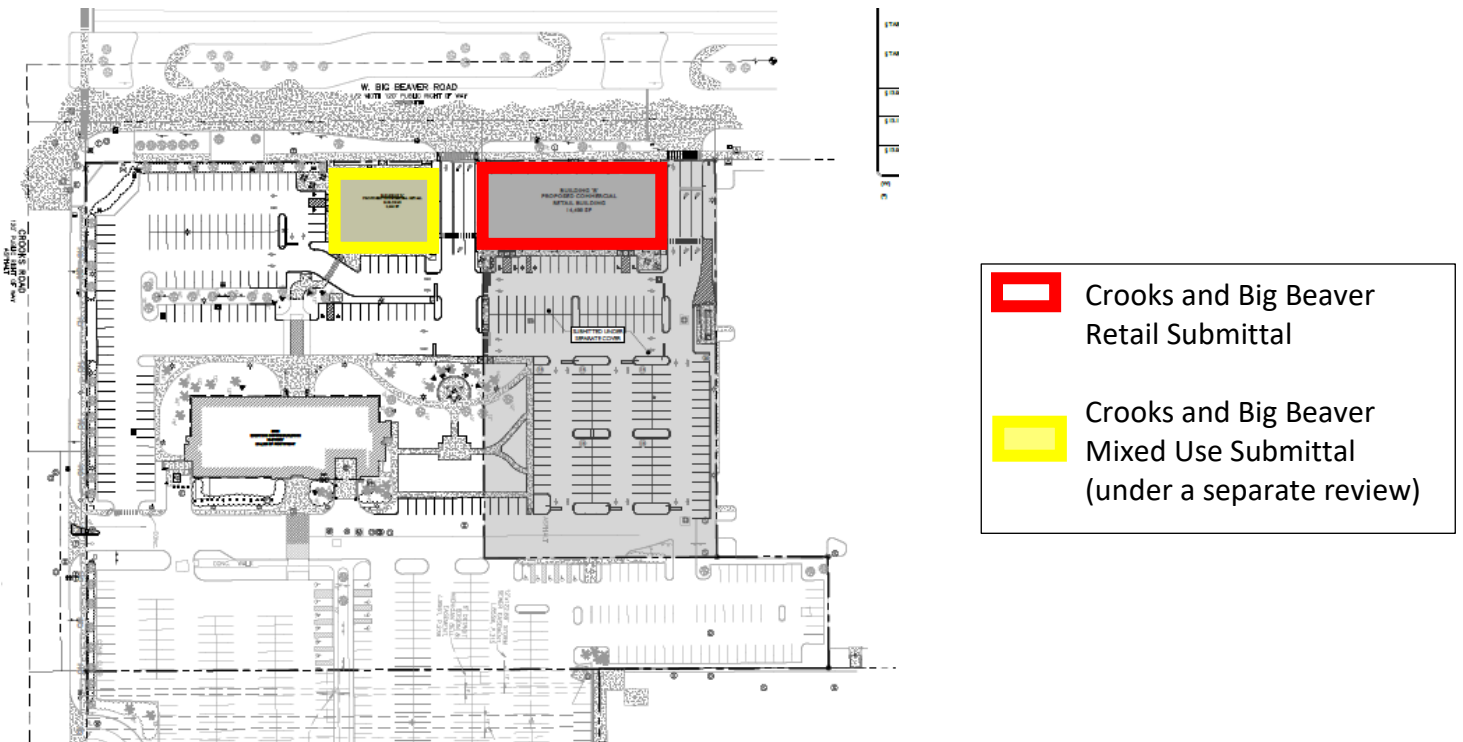
- 8,000 sq/ft commercial retail building that fronts on Big Beaver
- Improved landscaping and lighting,

Please note that the proposed parking structure, and large apartment building that was located south of the Kelly Services building has been removed from the site plan set. Those projects may be submitted at a future date.

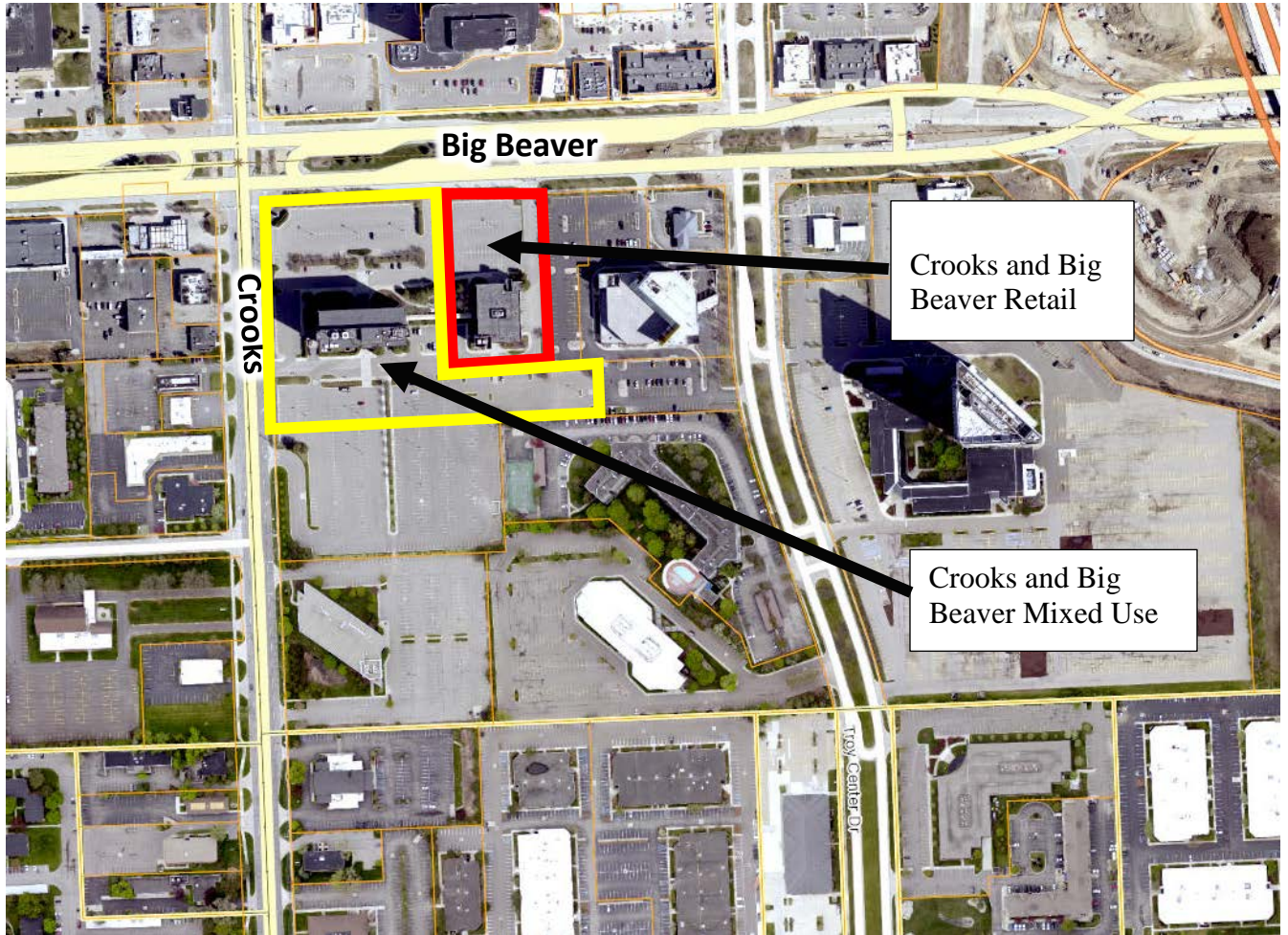
This is a review for Crooks and Big Beaver Retail, a one-story freestanding 14,400 square foot retail building. The building includes retail, sit down restaurant, and fast casual restaurant (no drivethru). The building is located adjacent to Big Beaver.

The Crooks and Big Beaver Mixed Use applicant is reviewed under a separate review.

**Summary of Improvements:**



Site Location:



Proposed Uses of Subject Parcel:

One-story freestanding 14,400 square foot retail building.

Current Zoning:

The property is currently zoned BB, Big Beaver Form Based District

Surrounding Property Details:

| Direction | Zoning                                    | Use                        |
|-----------|---|----------------------------|
| North     | BB, Big Beaver                            | Big Beaver Road, Mixed Use |
| South     | BB, Big Beaver                            | Lindsey Center             |
| East      | BB, Big Beaver and UR, Urban Residential  | Office and Commercial      |
| West      | BB, Big Beaver, CB, Commercial, O, Office | Mix of Commercial Uses     |

**NATURAL FEATURES**

The site has been graded and improved for an office building and an associated parking lot.

*Items to be addressed: None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

|                    | Required / Maximum                              | Provided                | Compliance                                 |
|--------------------|---|-------------------------|--|
| Front (Big Beaver) | 10-foot build-to-line                           | 11.7-feet               | Complies with Planning Commission approval |
| Side (east)        | N/A, building may be placed up to property line | 57-feet                 | Complies                                   |
| Side (West)        | N/A, building may be placed up to property line | 3.6-feet                | Complies                                   |
| Rear (South)       | 30-foot minimum setback                         | 317-feet                | Complies                                   |
| Building Height    | 3 stories, 45 feet                              | 1 story, 30 feet        | Complies                                   |
| Open Space         | 15%   | 15.5%                   | Unknown                                    |
| Parking Location   | Cannot be located in front yard                 | Located behind building | Complies                                   |

The applicant is seeking a waiver for Building A build-to-line: 11.7' when 10.0' is required.

*Items to be addressed: Planning Commission to consider the request waiver*



**PARKING**

|   | Required                           | Provided |
|---|------------------------------------|----------|
| Retail: 1 space for each 250 square feet of gross floor area.     | 6200 / 250 square feet = 25 spaces | 144      |
| Restaurant (fast food): 1 space per 70 square feet net floor area | 2,560 seats / 70 = 37 spaces       |          |
| Restaurant (standard): 1 space per two seats                      | 150 seats / 2 = 75 spaces          |          |
| Loading zone  | 1                                  | None     |
| Barrier Free  | 5                                  | 6        |
| Bicycle   | 2                                  | 2        |
| Total   | 137                                | 144      |

The applicant is not providing a loading space. The Planning Commission may waive loading space requirement.

**Items to be Addressed:** *Planning Commission to consider loading space waiver.*

**TRAFFIC**

The applicant submitted a traffic study that was reviewed by both OHM and the Oakland County Road Commission. See OHM memo for comments.

**Items to be addressed:** *None*

**LANDSCAPING**

A landscaping plan has been provided on Sheet L101. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

|                                   | Required:                 | Provided:              | Compliance:     |
|-----------------------------------|---------------------------|------------------------|-----------------|
| <b>Greenbelt Planting</b>         |                           |                        |                 |
| Big Beaver: 1 tree every 30 feet  | 240 / 30 = 8 trees        | 3 existing, 4 proposed | Does not comply |
| <b>Parking Lot Landscaping</b>    |                           |                        |                 |
| 1 tree per every 8 parking spaces | 144 spaces / 8 = 18 trees | 18                     | Complies        |
| <b>Overall</b>                    |                           |                        |                 |

|  |                           |              |                 |
|--|---------------------------|--------------|-----------------|
| <p><u>Site landscaping:</u><br/>                 A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.</p> | <p>15% = 14,760 sq/ft</p> | <p>15.5%</p> | <p>Complies</p> |
|--|---------------------------|--------------|-----------------|

Transformer / Trash Enclosure:

The trash enclosure will be screened with a masonry block wall.

**Items to be Addressed:** Add additional street tree

**PHOTOMETRICS**

The applicant is proposing six (6) new parking lot lights, and thirteen (13) bollard lights. The lighting photometrics exceed lighting levels along the Big Beaver and eastern property line. In addition, we note that the applicant has not shown any building lights.

**Items to be Addressed:** 1). Reduce lighting levels along the Big Beaver and eastern property line; and 2). Show building lights

**FLOOR PLAN AND ELEVATIONS**

Brown and tan tone color scheme, with brick, glass, and limestone veneer. Planning Commission to consider the proposed architecture and material scheme in relation to the existing Kelly Service building.

**Items to be Addressed:** Planning Commission to consider the proposed architecture and material scheme in relation to the existing Kelly Service building.

**DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS**

The Big Beaver Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.04.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
  - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
  - a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*

- e. *Improve safety for pedestrians through site design measures.*

## **SUMMARY**

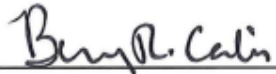
As part of the deliberation, the Planning Commission and the applicant shall discuss:

- a. Building placement waiver requests
- b. Loading space waiver
- c. Compliance with Section 5.04.E Big Beaver Design Standards
- d. Compliance with Section 8.06 Site Plan Review Standards
- e. Architecture and material use

If Planning Commission approves the preliminary site plan, the following conditions shall be required as part of the final site plan submittal:

- 1. Add additional street tree
- 2. Reduce lighting levels along the Big Beaver and eastern property line.
- 3. Show building lights

Sincerely,



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



## memorandum

**Date:** June 7, 2023

**To:** R. Brent Savidant, AICP  
Scott Finlay, PE

**From:** Stephen Dearing, PE, PTOE

**CC:** Sara Merrill, PE, PTOE

**Re:** Multi-Family/ Mixed Use at Crooks Rd & Big Beaver Rd  
(a.k.a. 911/999 Big Beaver, Kelly Properties PUD)  
Separation into Parcel A & Parcel B  
JPLN2022-0006

We have reviewed the planned development. Phase 1 of the mixed-use development at the southeast corner of Crooks Road & Big Beaver Road proposes to redevelop a portion of the site, demolishing the existing 4-story commercial building at 911 Big Beaver Road and constructing two commercial/retail buildings totaling 22,008 SFT and surface parking. This Phase 1 is further divided into two Parcels, A and B, for the purpose of obtaining individual project approvals.

Future phases of this development will retain an existing 10-story office building, and will also construct a 4,277 SFT office building, a 156-unit 5-story multi-family building, a clubhouse, and a 4-story parking structure. The site plans were prepared by Stonefield Engineering, Inc., and dated May 10, 2023.

The previously submitted Traffic Impact Study was prepared by Fleis & Vanderbrink, Inc and dated December 7, 2022. Fleis & Vanderbrink also prepared a shared parking study for the 2690 Crooks Rd (Lindsey Center) site, dated February 8, 2023, which utilizes the 911/999 Big Beaver site.

**At this time, OHM recommends approval the site plan subject to corrections of a few minor items noted below.**

OHM's comments are as follows:

### Overall Site Plan:

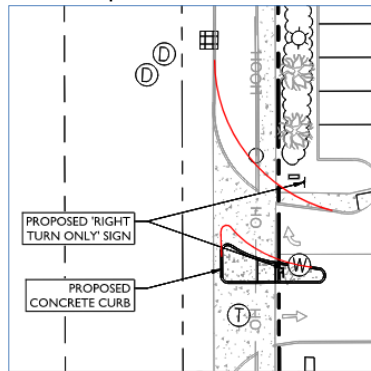
1. There is an implication that the 999 Big Beaver and the 2690 Crooks sites will be constructed concurrently. However, we question what if work on the Crooks site precedes the Big Beaver site? Since this development proposes shared parking on the adjacent site, there must be suitable pedestrian connections constructed as part of this development in the event the two sites are not constructed concurrently.

### Parcel A:

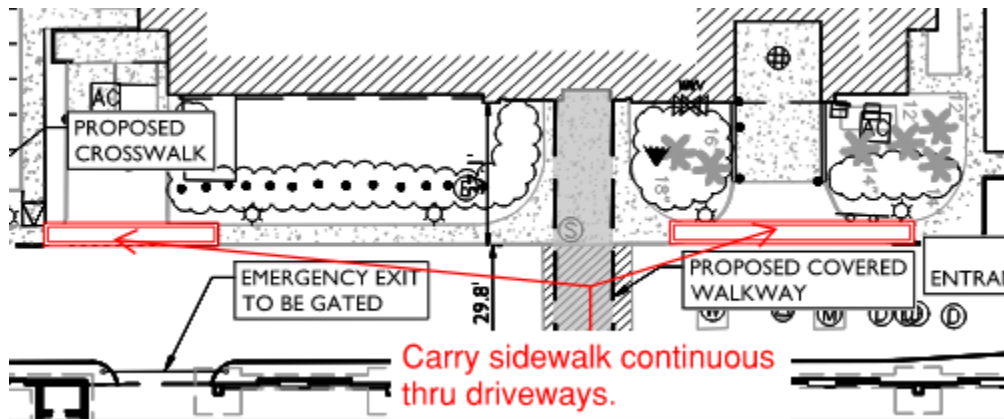
2. At the western site driveway to Big Beaver Rd, it shows a stop bar pavement marking immediately adjacent to the pedestrian cross markings for the driveway. Show the stop bar a minimum of 4' offset from ped crossing markings.



3. There are two ADA parking stalls immediately to west of Building A. The signing for the two stalls is shown on posts set in the middle of the sidewalk. These parking signs should be mounted to the face of building so as to not obstruct the sidewalk.
4. There are many locations throughout the site where ADA-compliant ramps are not being called out for marked pedestrian crossings, either by using a text box or a conventional symbol for a ramp. There are also a few locations where a ramp is shown for one side of the crossing and not the other. All marked ped crossings must have ADA-compliant ramps provided.
5. The existing driveway to Crooks Rd is to be modified to provide a channelizing island to allow inbound left turns but restrict outbound movements to right turn only. However, this driveway opening is not configured properly to allow the simple addition of a channelizing island, as the island will be too small to be effective. Modify the north curb return of the driveway to at least a 45' radius and use the additional room to increase the size of splitter island.



6. The existing 999 Big Beaver office building has two access drives along its south side for loading zones. They should be configured such that the sidewalk paralleling the south side of the building is continuous through these loading zone drives.

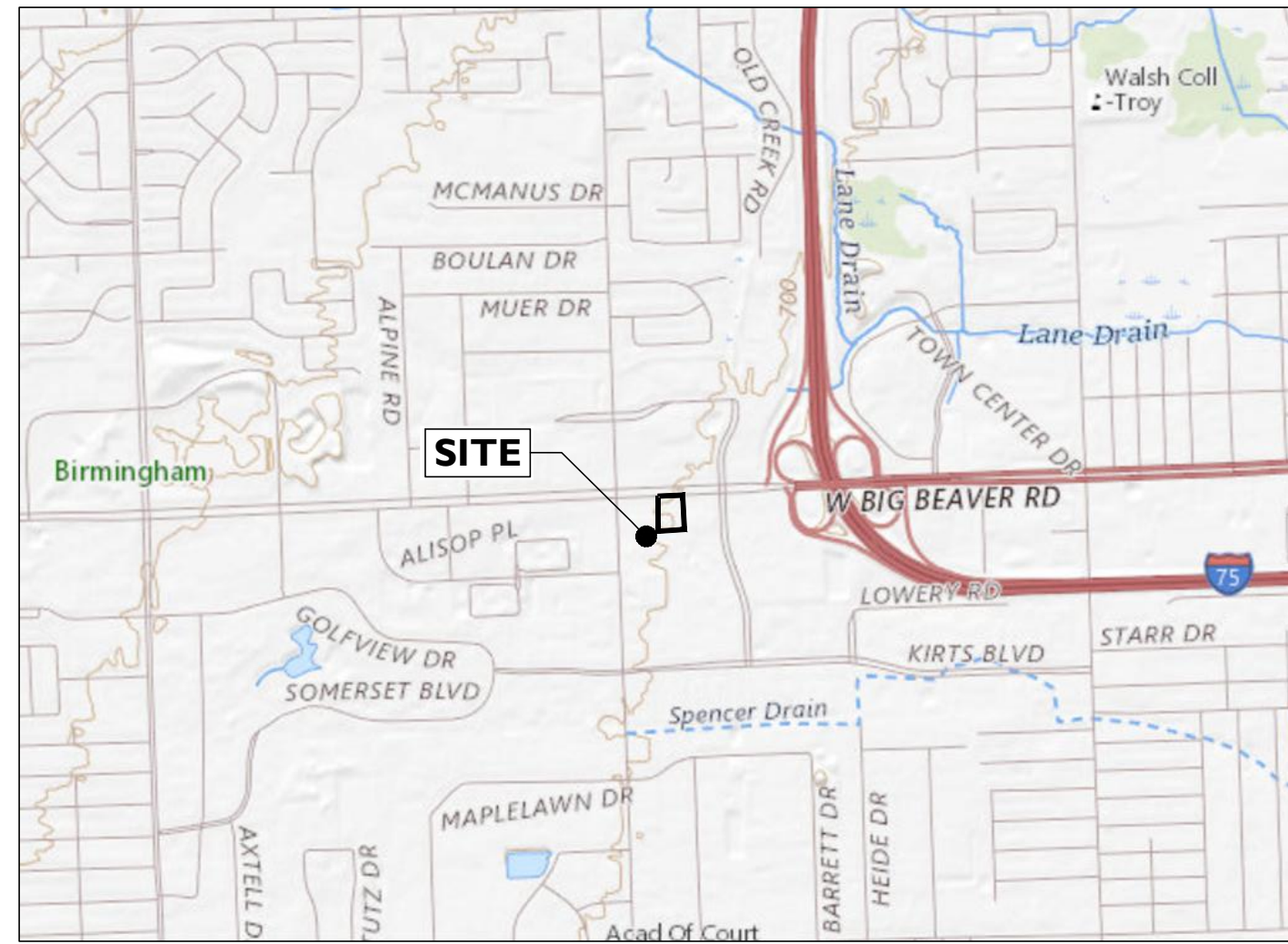


Parcel B:

7. At the eastern site driveway to Big Beaver Rd, there is a note PROPOSED 'STOP' & 'NO TURN ON RED' SIGNS. Provide the correct sign legends and call out codes so there is no confusion as to what is needed:



- a. STOP HERE ON RED, R10-6b
  - b. NO TURN ON RED, R10-11 or R10-11b
8. Strictly speaking, STOP signs and STOP bars are not needed within parking lots. However, if provided, they must meet MMUTCD requirements:
- a. size (min. 24" for signs) and
  - b. location (right hand placement for STOP signs, and
  - c. minimum 4' separation of STOP bars from ped crossing markings).



SOURCE: USGS MAPS

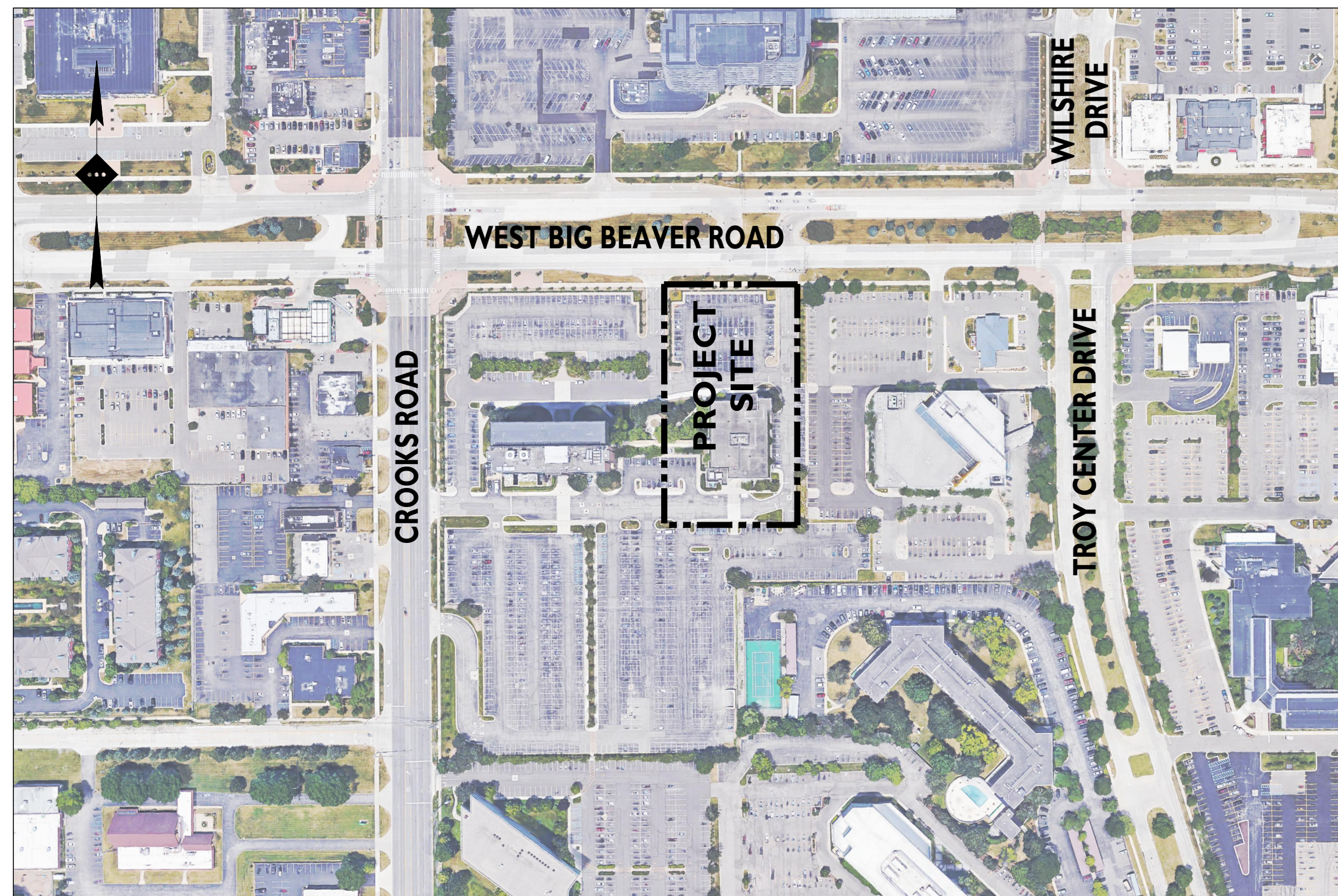
**LOCATION MAP**

SCALE: 1" = 2,000'±

# SITE DEVELOPMENT PLANS FOR CROOKS & BIG BEAVER PROPOSED RETAIL DEVELOPMENT

PARCEL ID: 88-20-28-101-032  
911 WEST BIG BEAVER ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

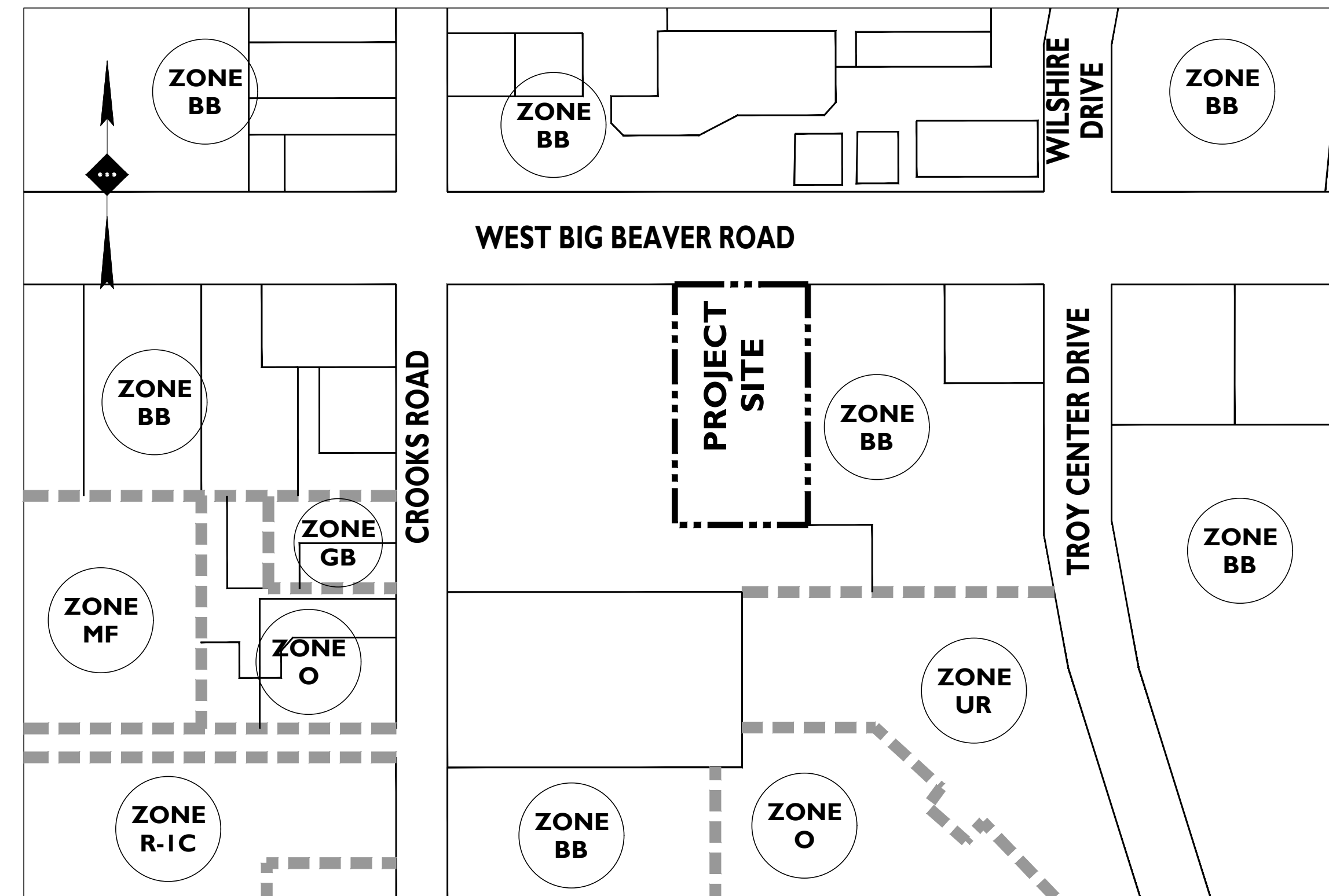
**APPLICANT**  
AF JONNA DEVELOPMENT  
4036 TELEGRAPH ROAD, SUITE 201  
BLOOMFIELD HILLS, MI 48302



SOURCE: GOOGLE EARTH PRO

**AERIAL MAP**

SCALE: 1" = 200'±



SOURCE: OAKLAND COUNTY PROPERTY GATEWAY & CITY OF TROY ZONING MAP

**ZONING MAP**

SCALE: 1" = 200'±

PLANS PREPARED BY:



Detroit, MI · Rutherford, NJ · New York, NY  
Princeton, NJ · Tampa, FL · Boston, MA  
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115

**PLAN REFERENCE MATERIALS:**

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - ALTA/TOPOGRAPHIC SURVEY PREPARED BY KEM-TEC SURVEY DATED 02/21/20, REVISED 06/12/2020
  - ARCHITECTURAL PLANS PREPARED BY BIDDISON ARCHITECTURE DATED 02/06/2023
  - GEO TECHNICAL REPORT
  - TENANT WORK LETTERS
  - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
  - LOCATION MAP OBTAINED FROM USGS ONLINE
  - ZONING INFORMATION OBTAINED FROM CITY OF TROY ZONING MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Know what's below  
Call before you dig.

**SHEET INDEX**

| DRAWING TITLE                        | SHEET # |
|--------------------------------------|---------|
| COVER SHEET                          | C-1     |
| SITE PLAN                            | C-2     |
| GRADING & STORMWATER MANAGEMENT PLAN | C-3     |
| UTILITY PLAN                         | C-4     |
| LIGHTING PLAN                        | C-5     |
| LANDSCAPING PLAN                     | C-6     |

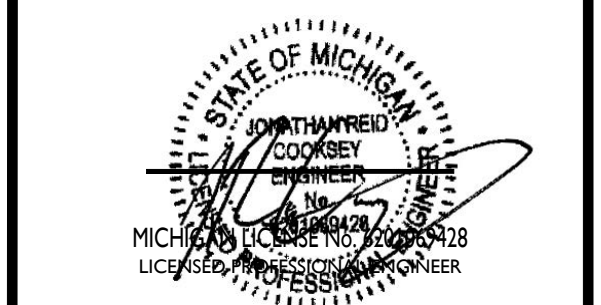
**ADDITIONAL SHEETS**

| DRAWING TITLE                  | SHEET # |
|--------------------------------|---------|
| ALTA / TOPOGRAPHIC SURVEY      | 1 OF 1  |
| FLOOR PLAN - RETAIL BUILDING B | A.101B  |
| ELEVATIONS - RETAIL BUILDING B | A.201C  |

SITE DEVELOPMENT PLANS

**CROOKS & BIG BEAVER  
PROPOSED RETAIL  
DEVELOPMENT**

PARCEL ID: 88-20-28-101-032  
911 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: M-19301

TITLE:

**COVER SHEET**

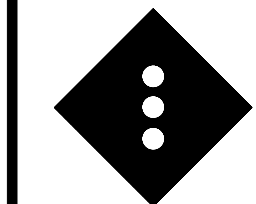
DRAWING:

**C-1**

| ISSUE | DATE       | BY  | DESCRIPTION        |
|-------|------------|-----|--------------------|
| 1     | 05/10/2023 | KTH | SITE PLAN APPROVAL |

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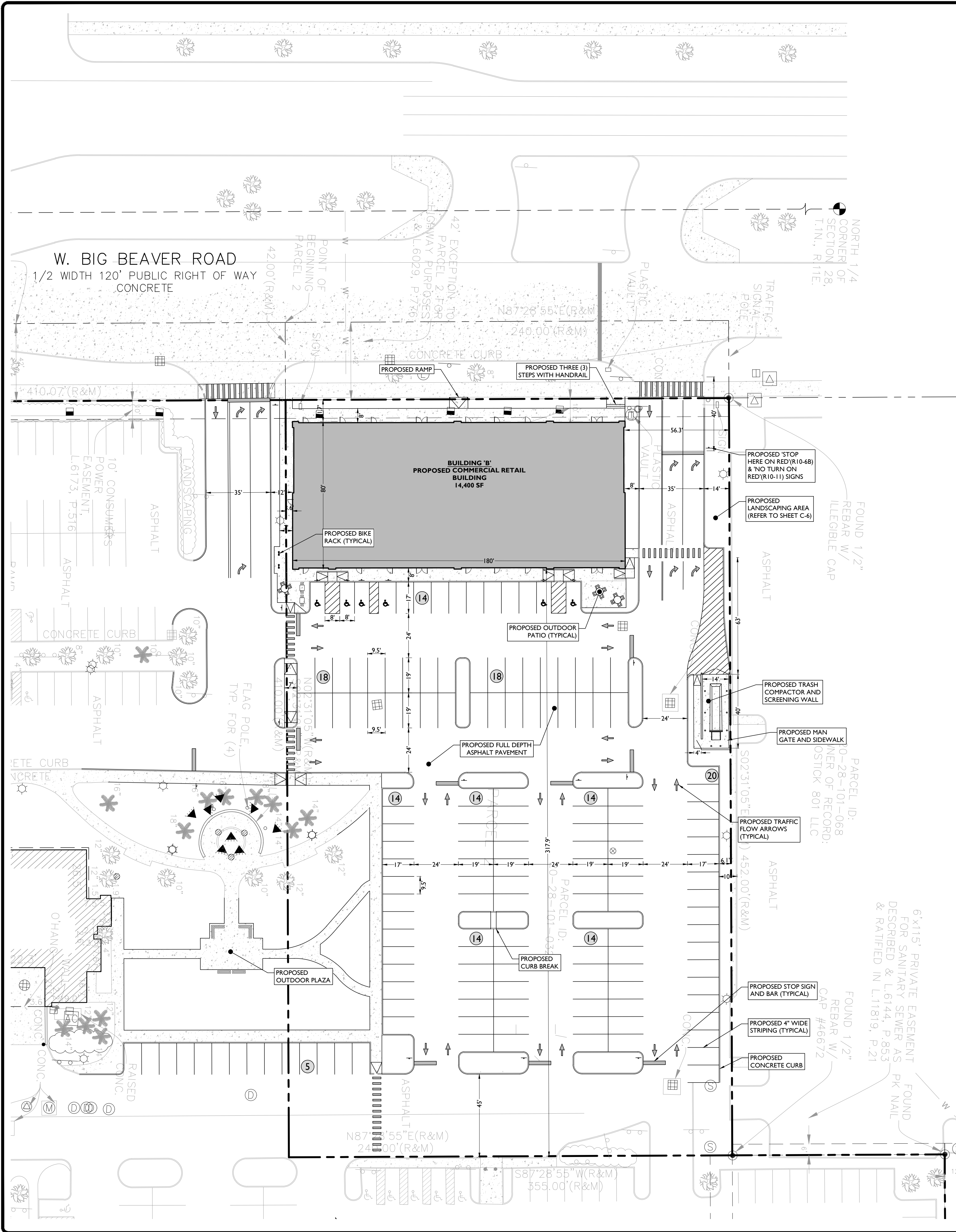
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| TABLE OF LAND USE AND ZONING                             |                   |                      |
|--|-------------------|----------------------|
| PARCEL ID: 20-28-101-032                                 |                   |                      |
| BIG BEAVER ROAD (BB) - (STREET TYPE: A, BUILDING FORM-A) |                   |                      |
| PROPOSED USE   | REQUIRED          | PROPOSED             |
| COMMERCIAL RETAIL/RESTAURANT/ SERVICE (BUILDING 'B')     |                   |                      |
| <b>ZONING REQUIREMENT</b>                                | <b>REQUIRED</b>   | <b>PROPOSED</b>      |
| MINIMUM LOT AREA   | N/A               | 98,401 SF (2.259 AC) |
| MINIMUM BUILDING HEIGHT                                  | 14 FT (1 STORY)   | 30.0 FT (1 STORY)    |
| MAXIMUM BUILDING HEIGHT                                  | 45 FT (3 STORIES) | 30.0 FT (1 STORY)    |
| REQUIRED FRONT BUILDING LINE                             | 10 FT             | 11.7 FT (W)          |
| MINIMUM SIDE YARD SETBACK                                | 0 FT              | 3.6 FT               |
| MINIMUM REAR YARD SETBACK                                | 30 FT             | 317.9 FT             |

(W) WAIVER

| OFF-STREET PARKING REQUIREMENTS |   |                  |
|---------------------------------|---|------------------|
| CODE SECTION                    | REQUIRED  | PROPOSED         |
| § TABLE 13.06-A                 | COMMERCIAL / RETAIL:<br>1 SPACE PER 250 GFA<br>(6,200 GFA)/(1/250 GFA) = 25 SPACES                        | 144 TOTAL SPACES |
| § TABLE 13.06-A                 | RESTAURANT (STANDARD):<br>1 SPACE PER 2 SEATS AT MAXIMUM CAPACITY<br>(150 SEATS)/(2 SEATS) = 75 SPACES    |                  |
| § TABLE 13.06-A                 | RESTAURANT (FAST FOOD):<br>1 SPACE PER 70 SF NET FLOOR AREA (*)<br>(2,560 SF NFA)/(70 SF NFA) = 37 SPACES |                  |
|                                 | <b>TOTAL: 25+75+37 = 137 SPACES</b>   |                  |
| § 13.06.J                       | BARRIER FREE PARKING (101 - 150 SPACES):<br>5 SPACES  | 5 ADA SPACES     |
| § 13.11.C.4                     | BICYCLE PARKING:<br>2 SPACES PER BUILDING<br>(1 BUILDINGS)(2 SPACES/BUILDING) = 2 SPACES                  | PROVIDED         |
| § 13.06.F.3                     | MAXIMUM PARKING<br>120% OF REQUIRED PARKING<br>(1.20)(137 SPACES) = 164 SPACES                            | 144 SPACES       |

(\*) NET FLOOR AREA IS ASSUMED TO BE 80% GROSS FLOOR AREA (3,200 SF)(0.8) = 2,560 SF

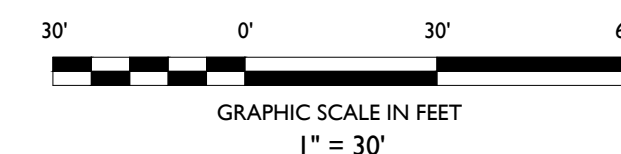


| SYMBOL | DESCRIPTION               |
|--------|---------------------------|
| ---    | CONDOMINIUM LINE          |
| ---    | PROPOSED CURB             |
| ---    | PROPOSED FLUSH CURB       |
| ○      | PROPOSED SIGNS / BOLLARDS |
| ■      | PROPOSED BUILDING         |
| ▨      | EXISTING BUILDING         |
| □      | PROPOSED CONCRETE         |
| ▬      | PROPOSED BIKE RACK        |
| ○—○    | PROPOSED RAILING          |

**EASEMENTS:**  
CROSS-ACCESS, SHARED PARKING,  
AND UTILITY EASEMENTS WILL BE  
RECORDED BETWEEN PARCELS:  
20-28-101-032, 20-28-101-034, & 20-28-047

**GENERAL NOTES**

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



NOT APPROVED FOR CONSTRUCTION

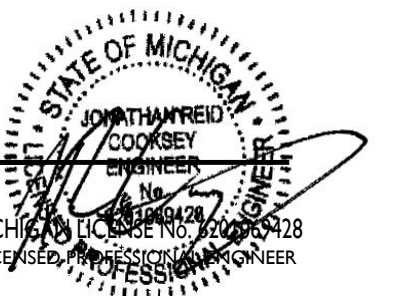
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SITE DEVELOPMENT PLANS  
**CROOKS & BIG BEAVER**  
**PROPOSED RETAIL**  
**DEVELOPMENT**

PARCEL ID: 88-20-28-101-032,  
911 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN



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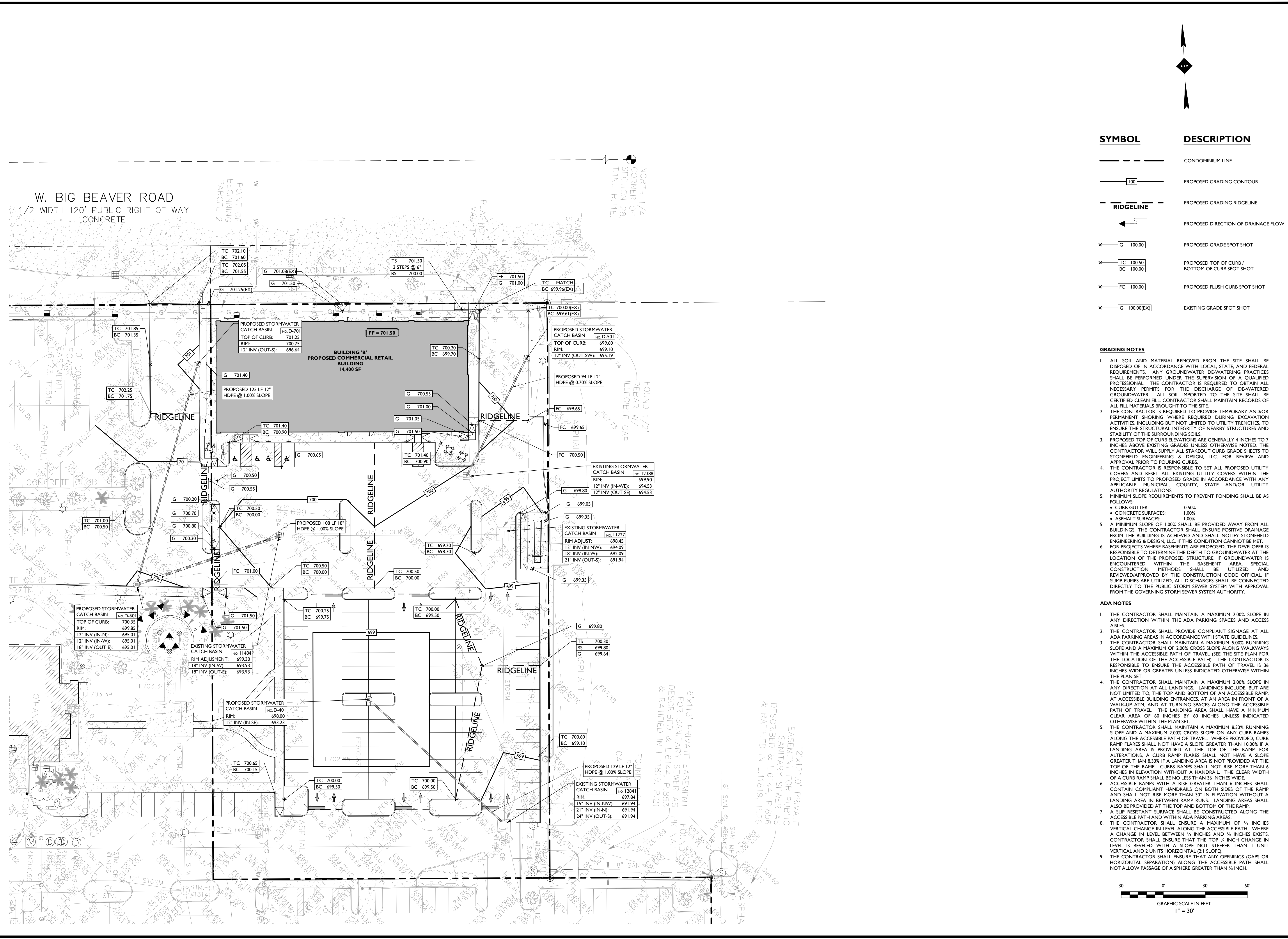
SCALE: 1" = 30' PROJECT ID: M-19301

TITLE:

SITE PLAN

DRAWING:

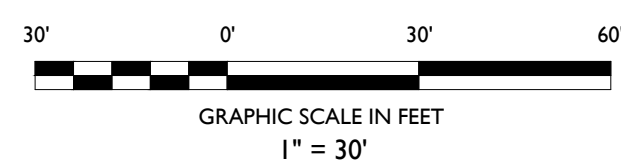
C-2



| SYMBOL                   | DESCRIPTION  |
|--------------------------|--|
| ---                      | CONDOMINIUM LINE                                   |
| ---                      | PROPOSED GRADING CONTOUR                           |
| ---                      | PROPOSED GRADING RIDGELINE                         |
| ---                      | PROPOSED DIRECTION OF DRAINAGE FLOW                |
| X G 100.00               | PROPOSED GRADE SPOT SHOT                           |
| X TC 100.50<br>BC 100.00 | PROPOSED TOP OF CURB /<br>BOTTOM OF CURB SPOT SHOT |
| X FC 100.00              | PROPOSED FLUSH CURB SPOT SHOT                      |
| X G 100.00(EX)           | EXISTING GRADE SPOT SHOT                           |

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
  - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADERS UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
  - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
  - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
    - CURB GUTTER: 0.50%
    - CONCRETE SURFACES: 1.00%
    - ASPHALT SURFACES: 1.00%
  - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

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



| ISSUE | DATE       | BY  | DESCRIPTION        |
|-------|------------|-----|--------------------|
| 1     | 05/10/2023 | KTH | SITE PLAN APPROVAL |

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**SITE DEVELOPMENT PLANS**

**CROOKS & BIG BEAVER**  
PROPOSED RETAIL  
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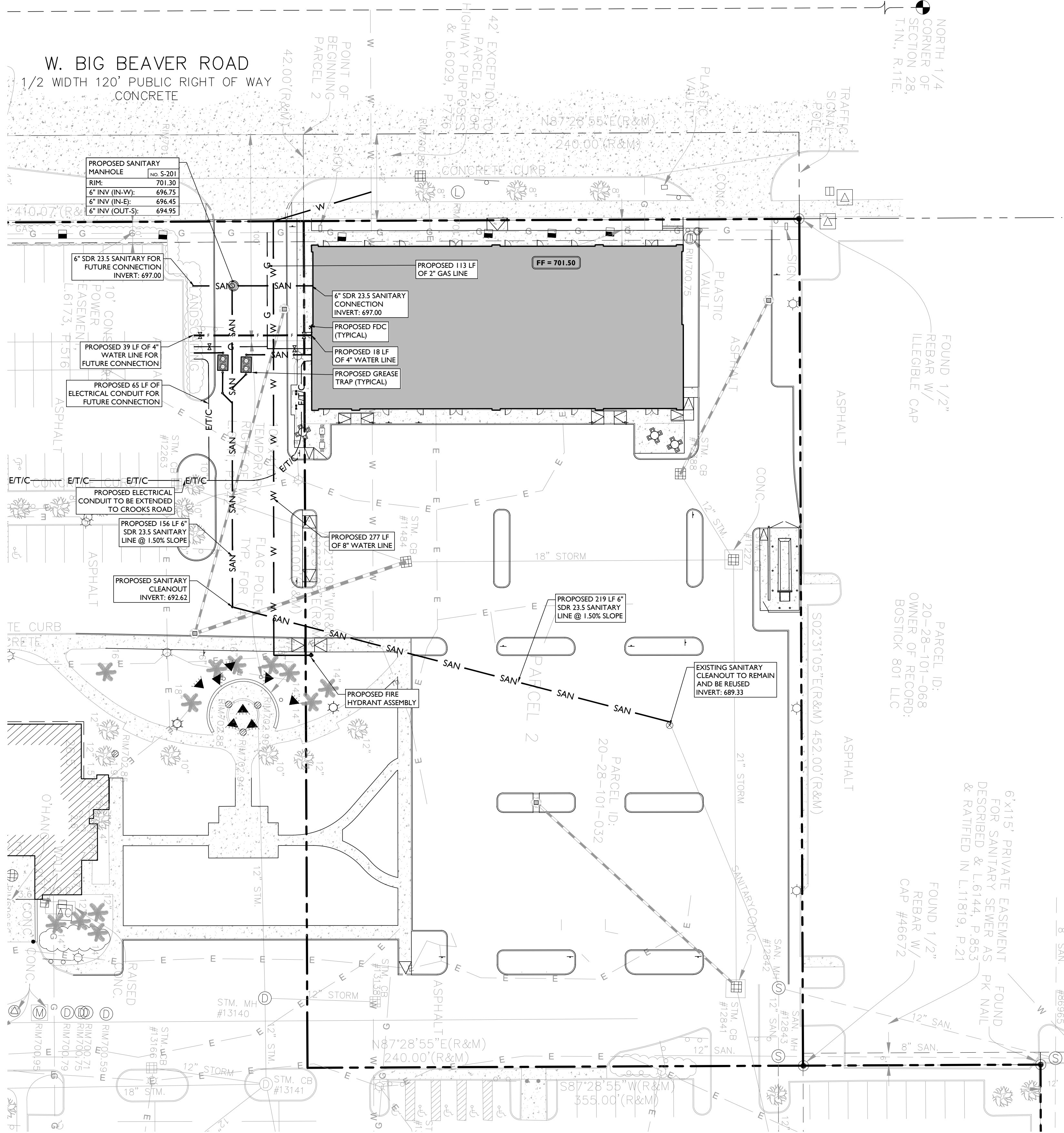
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SCALE: 1" = 30' PROJECT ID: M-19301

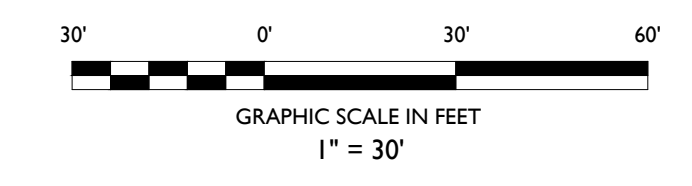
TITLE: **GRADING & STORMWATER MANAGEMENT PLAN**

DRAWING: **C-3**



| SYMBOL    | DESCRIPTION  |
|-----------|--|
| ---       | CONDOMINIUM LINE                                   |
| — SAN —   | PROPOSED SANITARY LATERAL                          |
| — W —     | PROPOSED DOMESTIC WATER SERVICE                    |
| — E/T/C — | PROPOSED ELECTRICAL/DATA CONDUITS                  |
| — G —     | PROPOSED GAS LINE                                  |
| ⊗         | PROPOSED VALVE                                     |
| ⊕         | PROPOSED WATER TEE / BEND                          |
| ⊙         | PROPOSED FIRE HYDRANT                              |
| ⊕         | PROPOSED FIRE DIRECT CONNECTION (FDC)              |
| ⊙         | PROPOSED SANITARY MANHOLE / CLEANOUT               |
| ⊕         | PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS |

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



| ISSUE | DATE       | BY  | DESCRIPTION        |
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| 1     | 05/10/2023 | KTH | SITE PLAN APPROVAL |

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**SITE DEVELOPMENT PLANS**

**CROOKS & BIG BEAVER**  
**PROPOSED RETAIL DEVELOPMENT**

PARCEL ID: 88-20-28-101-032  
911 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN



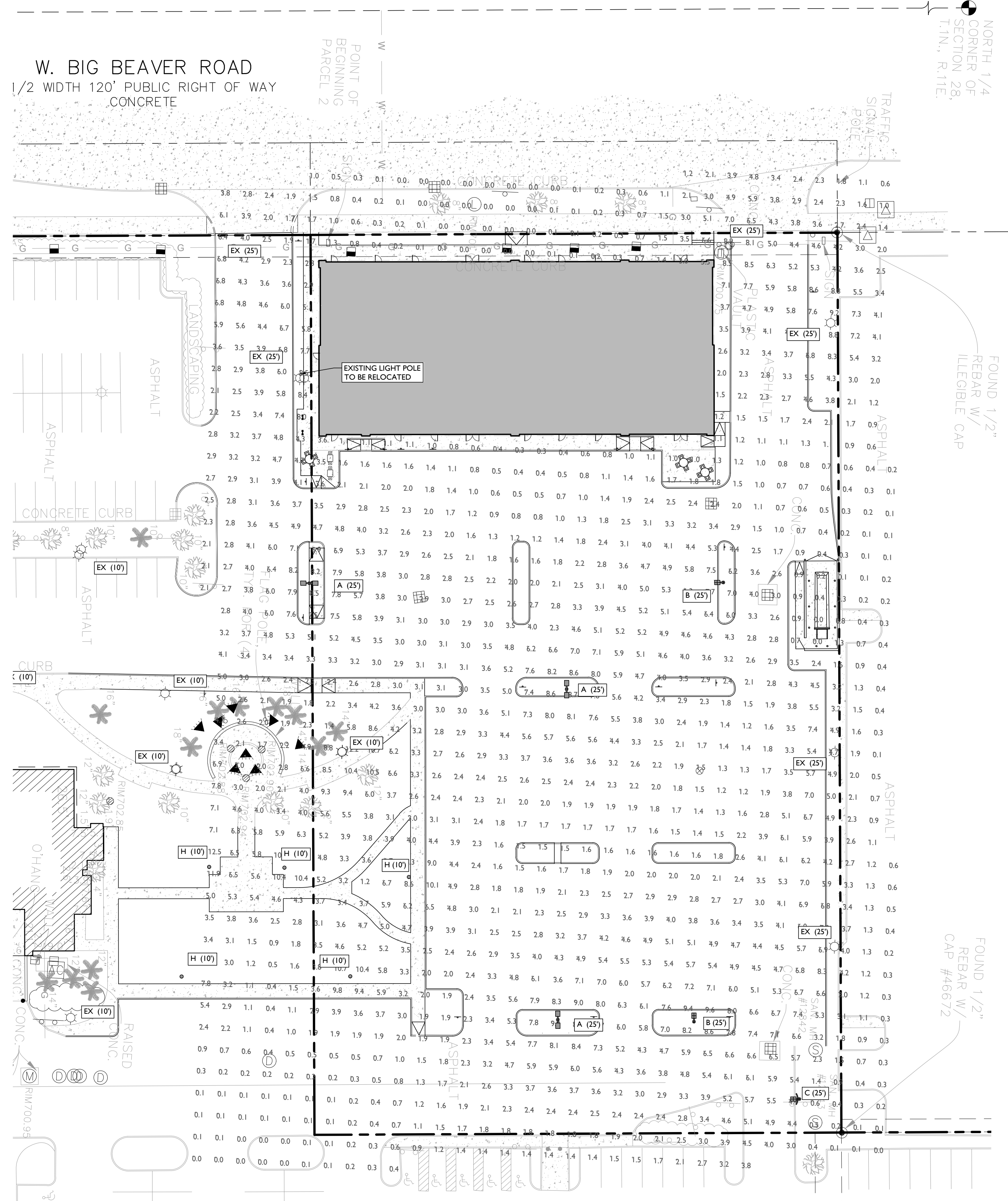
**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: M-19301

TITLE: **UTILITY PLAN**

DRAWING: **C-4**

V:\19301\19301-032\CROOKS & BIG BEAVER\ROAD & CROOKS ROAD\_TROV\_MICHIGAN\19301-032\_UBS\_BSD\_P\19301-032.dwg  
 DATE PLOTTED: 05/10/2023 10:00:00 AM  
 PLOTTER: HP DesignJet 5000PS



AREA LIGHTS 'A', 'B', 'C', 'D' & 'E'



AREA LIGHTS 'H' & 'I'

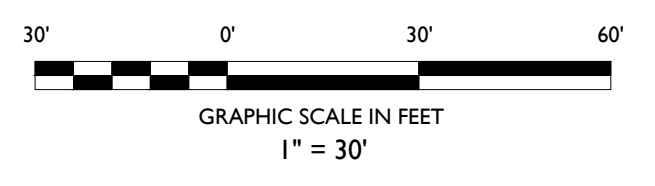
| LIGHTING REQUIREMENTS |  |  |
|-----------------------|--|--|
| CODE SECTION          | REQUIRED   | PROPOSED                                 |
| § 13.05.C.1.A         | <b>FIXTURE SHIELDING:</b><br>ALL PROPOSED FIXTURES ARE TO BE FULLY SHIELDED FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY   | PROVIDED                                 |
| § 13.05.C.2.A-C       | <b>FREESTANDING POLE LIGHTING:</b><br>MAXIMUM 20 FC DURING BUSINESS HOURS (10 FC AFTER HOURS)<br>MAXIMUM 1.0 FC AT NON-RESIDENTIAL PROPERTY LINES<br>MAXIMUM 0.1 FC AT ABUTTING RESIDENTIAL PROPERTY LINES | 12.3 FC<br>8.4 (EN)<br>0.1 FC<br>25.0 FT |
| § 13.05.C.3           | <b>BUILDING MOUNTED LIGHTING:</b><br>MAXIMUM 20 FC DURING BUSINESS HOURS (10 FC AFTER HOURS)<br>MAXIMUM 1.0 FC AT NON-RESIDENTIAL PROPERTY LINES<br>MAXIMUM 0.1 FC AT ABUTTING RESIDENTIAL PROPERTY LINES  | 12.3 FC<br>8.4 (EN)<br>0.1 FC            |

NOTE: ALL LIGHTING IS TO BE MEASURED AT 60" ABOVE GRADE  
(EN) EXISTING NON-CONFORMITY

| PROPOSED LUMINAIRE SCHEDULE |       |          |  |              |      |                |                            |
|-----------------------------|-------|----------|--|--------------|------|----------------|----------------------------|
| SYMBOL                      | LABEL | QUANTITY | SECURITY LIGHTING  | DISTRIBUTION | LLF  | MANUFACTURER   | IES FILE                   |
| [Symbol]                    | A     | 3        | MIRADA MEDIUM LED AREA LIGHT<br>30L LUMEN PACKAGE - DOUBLE 180°          | V            | 0.90 | LSI INDUSTRIES | MRM-SW-LED-30L-40          |
| [Symbol]                    | B     | 2        | MIRARA MEDIUM LED AREA LIGHT<br>30L LUMEN PACKAGE                        | FT           | 0.90 | LSI INDUSTRIES | MRM-FT-LED-30L-40          |
| [Symbol]                    | C     | 1        | MIRADA MEDIUM LED AREA LIGHT<br>30L LUMEN PACKAGE WITH HOUSE-SIDE SHIELD | FT           | 0.90 | LSI INDUSTRIES | MRM-FT-LED-30L-40-IL       |
| [Symbol]                    | H     | 13       | MIRADA OUTDOOR LED POST TOP<br>10 LUMEN PACKAGE                          | SW           | 0.90 | LSI INDUSTRIES | MPP-LED-10L-SL-SW-40-70CRI |

| SYMBOL   | DESCRIPTION                                 |
|----------|---|
| [Symbol] | PROPOSED CALCULATION AREA                   |
| [Symbol] | PROPOSED ISOMETRIC LINE                     |
| A (XX')  | PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT) |
| EX (XX') | EXISTING LIGHTING FIXTURE (MOUNTING HEIGHT) |
| [Symbol] | PROPOSED LIGHTING INTENSITY (FOOT-CANDELS)  |
| [Symbol] | PROPOSED AREA LIGHT                         |
| [Symbol] | PROPOSED BUILDING MOUNTED LIGHT             |

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVEL AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
  - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
  - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
    - LIGHT EMITTING DIODES (LED): 0.90
    - HIGH PRESSURE SODIUM: 0.72
    - METAL HALIDE: 0.72
  - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
  - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



| NO. | DATE       | ISSUE | BY  | DESCRIPTION        |
|-----|------------|-------|-----|--------------------|
| 1   | 05/10/2023 |       | KTH | SITE PLAN APPROVAL |

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Detroit, MI • Rutherford, NJ • New York, NY  
Princeton, NJ • Tampa, FL • Boston, MA  
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115

**STONEFIELD**  
engineering & design

**SITE DEVELOPMENT PLANS**

**CROOKS & BIG BEAVER**  
PROPOSED RETAIL DEVELOPMENT

PARCEL ID: 88-20-28-10-032  
911 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

**STATE OF MICHIGAN**  
COUNTY OF TROY  
MICHIGAN PROFESSIONAL ENGINEER  
MICHAEL J. COOPER, P.E.  
LIC# 36902

**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: M-19301

TITLE:  
**LIGHTING PLAN**

DRAWING:  
**C-5**



PROPERTY DESCRIPTION

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

PARCEL 1: PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT POINT DISTANT SOUTH 02 DEGREES 21 MINUTES 41 SECONDS EAST 400 FEET FROM NORTHWEST SECTION CORNER...

TOGETHER WITH THE FOLLOWING EASEMENTS: A SIX (6) FOOT PRIVATE EASEMENT FOR SANITARY SEWER, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS...

AND A TWELVE (12) FOOT PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS...

PARKING

HANDICAP PARKING - 19 STALLS STANDARD PARKING - 810 STALLS

BASIS OF BEARING

SOUTH 02°25'41" EAST, BEING THE WEST LINE OF SECTION 28, AS SHOWN.

PARKING

HANDICAP PARKING - 19 STALLS STANDARD PARKING - 810 STALLS

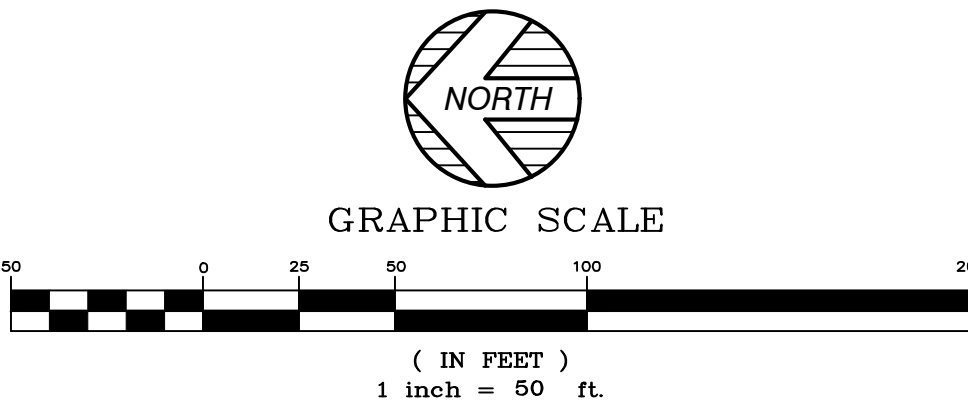
BASIS OF BEARING

SOUTH 02°25'41" EAST, BEING THE WEST LINE OF SECTION 28, AS SHOWN.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY FILE NO. 63-19650624-SOM, REVISION 4, DATED SEPTEMBER 03, 2016, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

17. EASEMENT GRANTED TO CONSUMERS POWER COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS MAINS RECORDED IN LIBER 17099, PAGE 354, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 2). (AS SHOWN)



MANHOLE SCHEDULE

Table listing manhole and catch basin details including IDs, RIM heights, and inverts for various structures.

MANHOLE SCHEDULE CONT.

Continuation of the manhole and catch basin schedule table with further IDs and measurements.

Table listing manhole and catch basin details including IDs, RIM heights, and inverts for various structures.

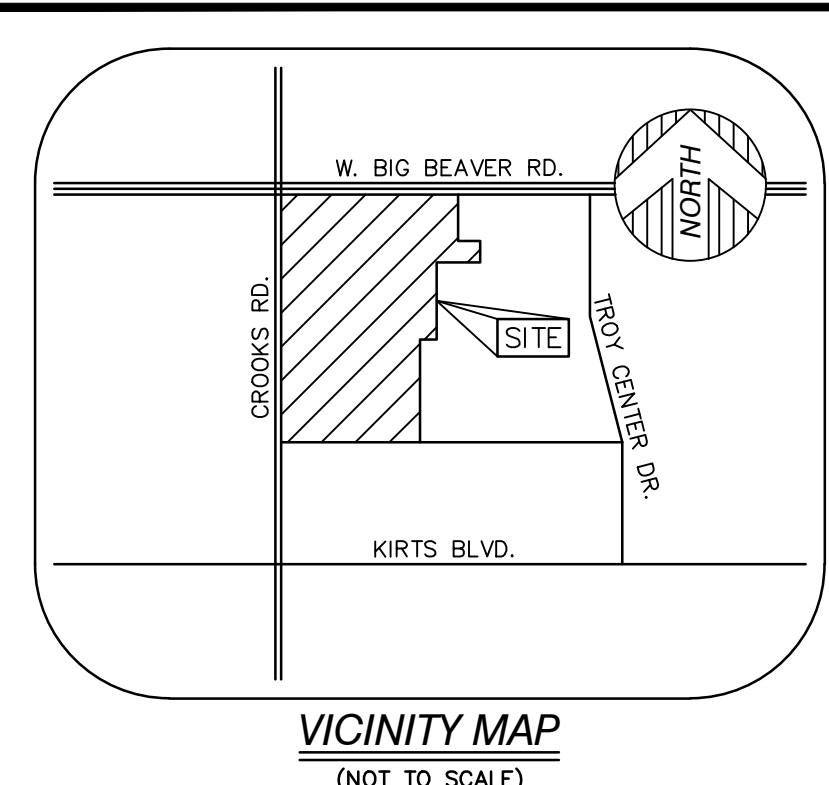
SURVEYOR'S CERTIFICATION

TO A.F. JONNA; STEWART TITLE GUARANTY COMPANY; AND ATA NATIONAL TITLE GROUP, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

DATE OF PLAT OR MAP: DECEMBER 10, 2019

DRAFT

ANTHONY T. SYCKO, JR., P.S. PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 43798 22566 GRATIOT AVE., EASTPOINTE, MI 48021 Tsycko@kemtec-survey.com



PARCEL AREA

PARCEL 1: 256,327± SQUARE FEET = 5.886± ACRES  
PARCEL 2: 98,401± SQUARE FEET = 2.259± ACRES  
PARCEL 3: 162,498± SQUARE FEET = 3.730± ACRES  
TOTAL: 710,825± SQUARE FEET = 16.318± ACRES

BENCHMARK

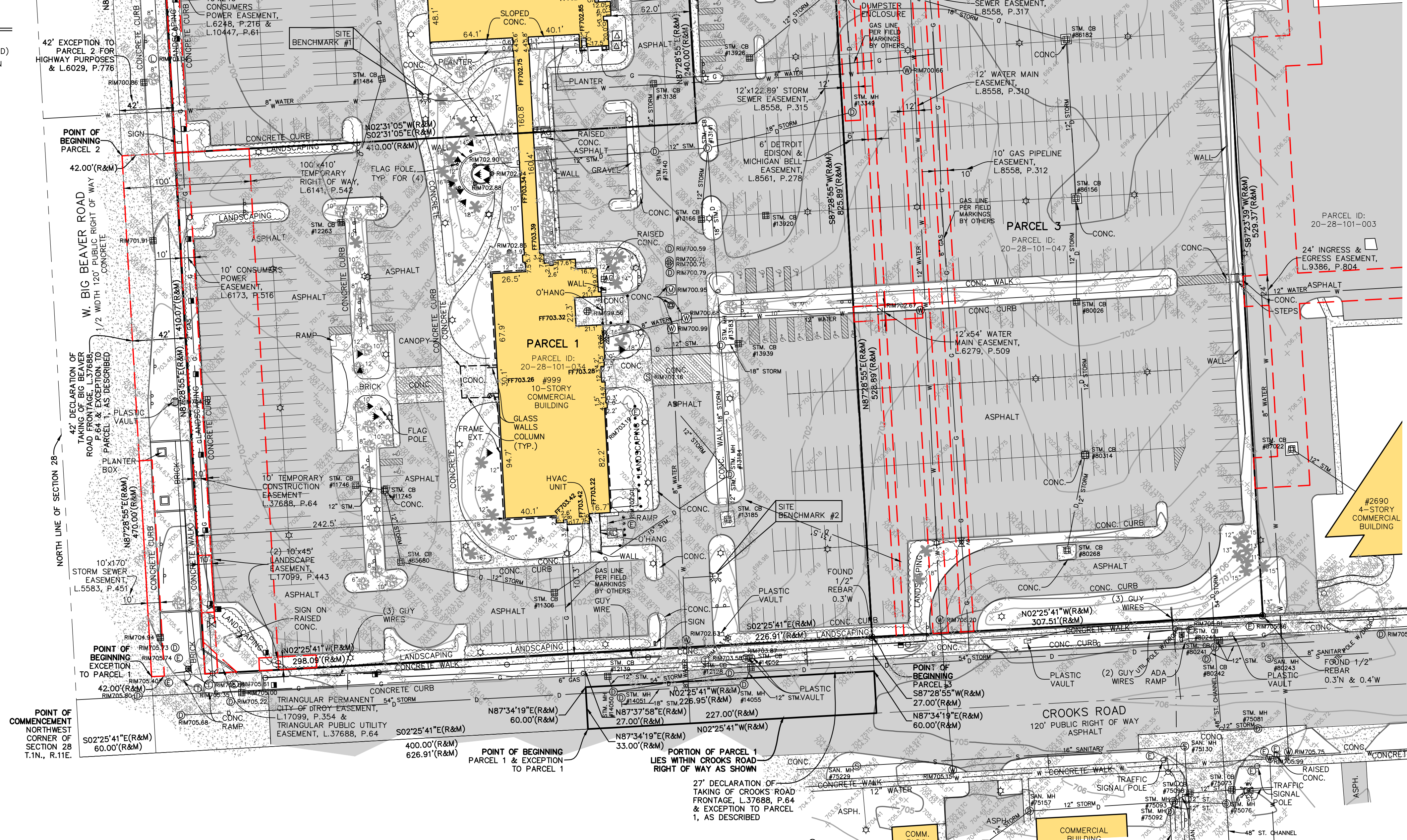
SITE BENCHMARK #1: ARROW ON HYDRANT LOCATED APPROXIMATELY 201' SOUTH-SOUTHEAST OF THE NORTHWEST CORNER OF SUBJECT PARCEL 2 AND THE NORTHEAST CORNER OF SUBJECT PARCEL 1. ELEVATION = 701.55' (NAVD 88 DATUM)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- Legend items: FOUND MONUMENT (AS NOTED), FOUND SECTION CORNER (AS NOTED), RECORD AND MEASURED DIMENSION, RECORDED DIMENSION, MEASURED DIMENSION, ELECTRIC MANHOLE, ELECTRIC PANEL, TRANSFORMER, UTILITY POLE, GAS METER, GAS VALVE, TELEPHONE MANHOLE, ELECTRIC OUTLET, CABLE TV RISER, TRAFFIC SIGNAL, CROSSWALK SIGNAL, CLEANOUT, SANITARY MANHOLE, ROUND CATCH BASIN, SQUARE CATCH BASIN, DRAIN, STORM DRAIN MANHOLE, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, WATER GATE MANHOLE, WATER VALVE, AIR CONDITIONING UNIT, BOLLARD, FLAGPOLE, FLOOD LIGHT, LIGHTPOST/LAMP POST, MAIL BOX, SINGLE POST SIGN, DOUBLE POST SIGN, HANDICAP PARKING, PARCEL BOUNDARY LINE, ADJOINER PARCEL LINE, SECTION LINE, EASEMENT (AS NOTED), BUILDING, BUILDING OVERHANG, ASPHALT CURB, CONCRETE CURB, RAISED CONCRETE, PARKING, EDGE OF CONCRETE (CONC.), EDGE OF ASPHALT (ASPH.), EDGE OF GRAVEL, FENCE (AS NOTED), WALL (AS NOTED), LANDSCAPING (AS NOTED), OVERHEAD UTILITY LINE, GAS LINE, WATER LINE, STORM LINE, SANITARY LINE, UNDERGROUND PIPE (AS NOTED), BUILDING AREA, ASPHALT, CONCRETE.



PROPOSED BUILDING FOR:  
**Crooks & Big Beaver**  
**Mixed Use**  
**Redevelopment**

BIG BEAVER  
 TROY, MICHIGAN

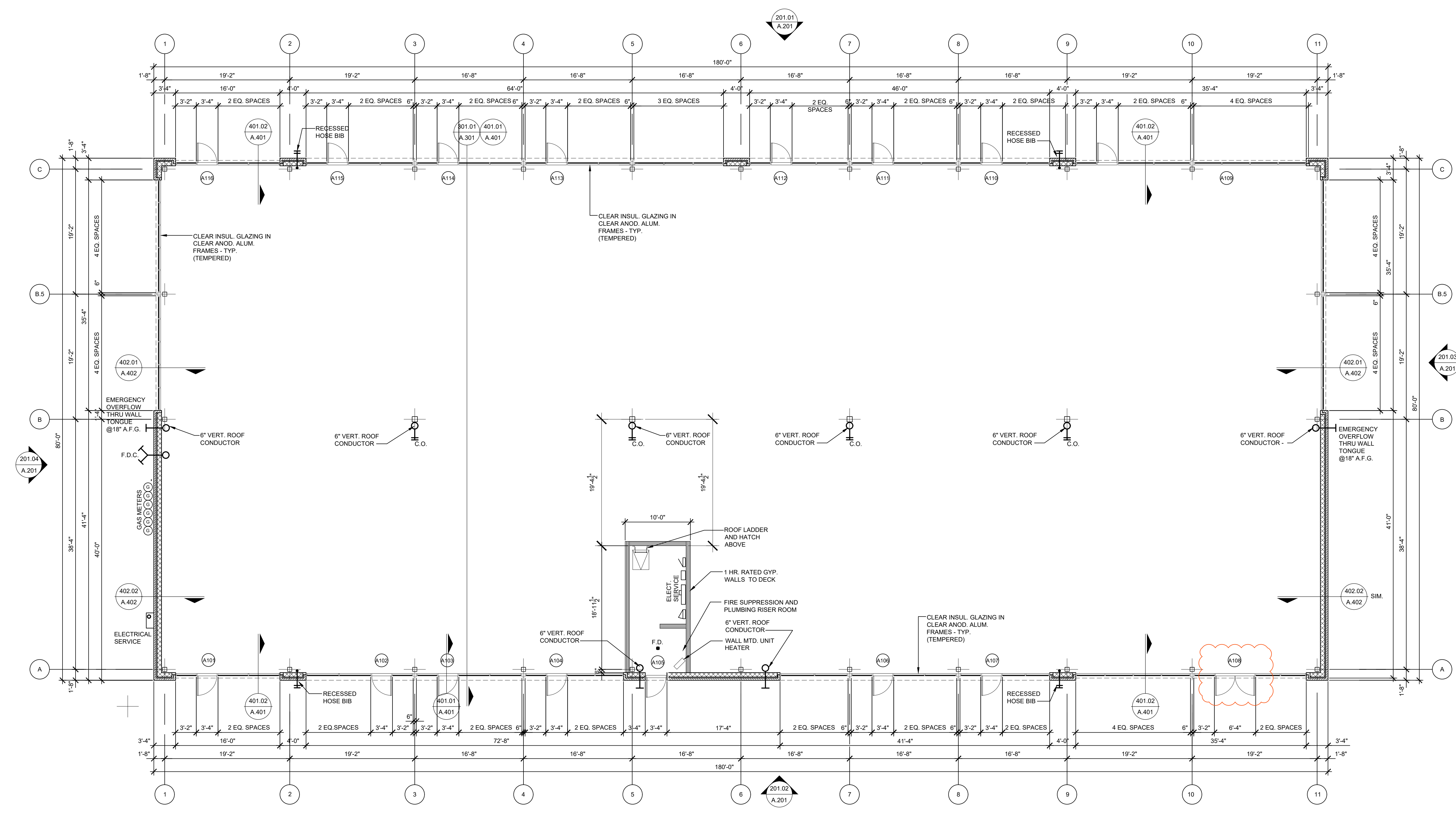
|                    |          |
|--------------------|----------|
| PUD APPROVAL       | 03.06.20 |
| SITE PLAN REVIEW   | 04.10.20 |
| SITE PLAN REVIEW   | 07.02.20 |
| SITE PLAN APPROVAL | 02.11.22 |
| BIDS               | 02.22.22 |
| OWNER REVISIONS    | 03.24.22 |
| PERMITS            | 05.11.22 |
| SITE PLAN APPROVAL | 05.31.22 |
| REV. PER CITY      | 01.09.23 |
| SITE PLAN APPROVAL | 04.18.23 |

**RETAIL**  
**BUILDING B**  
**FLOOR PLAN**

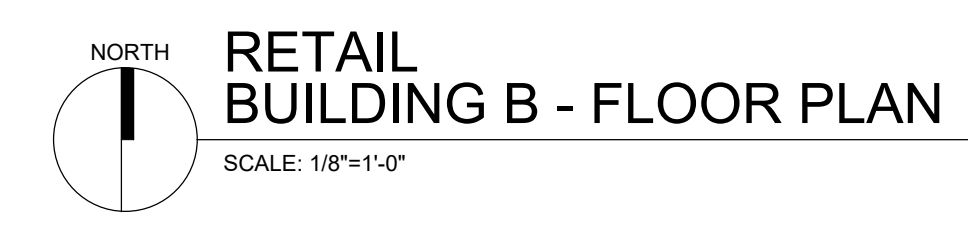


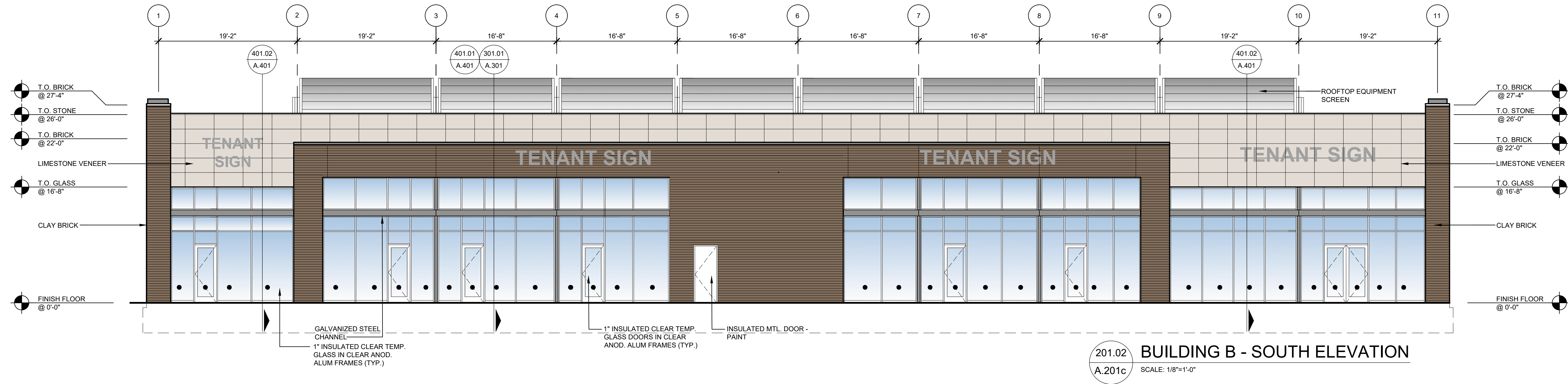
2058.20

A.101b



NOTE:  
 FUTURE FINAL LOCATION OF  
 DEMISING WALL TO BE DETERMINED





201.02 BUILDING B - SOUTH ELEVATION  
A.201c SCALE: 1/8"=1'-0"

● DENOTES CLEAR TEMPERED GLASS

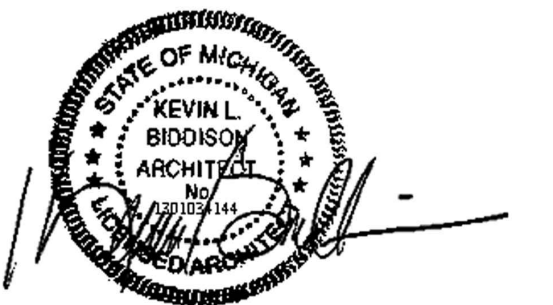
SAFETY GLAZING IS REQUIRED PER  
MBC 2015 SEC 2406.4

PROPOSED BUILDING FOR:  
**Crooks & Big Beaver  
Mixed Use  
Redevelopment**

BIG BEAVER  
TROY, MICHIGAN

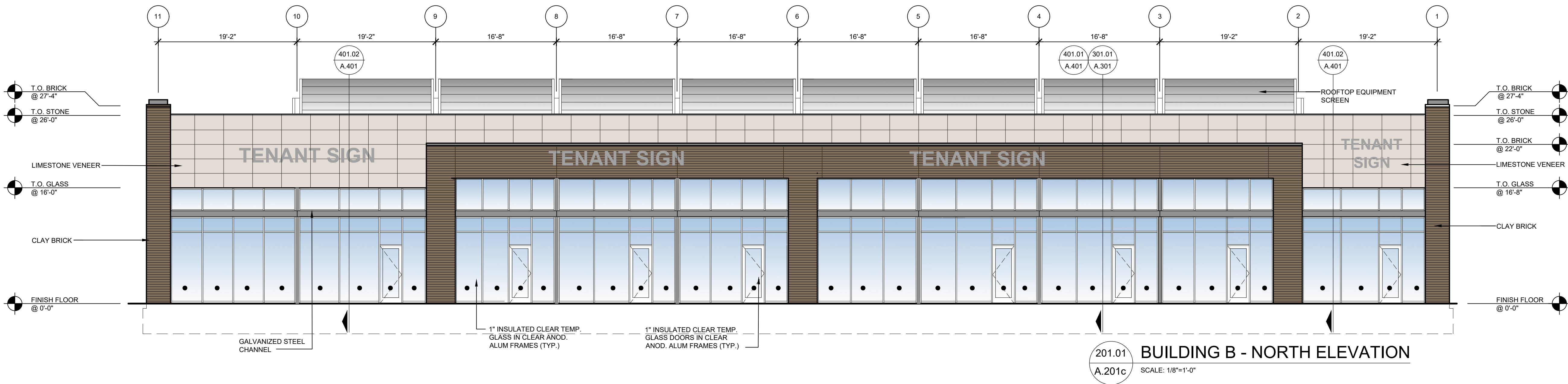
|                           |          |
|---------------------------|----------|
| PUD APPROVAL              | 03.06.20 |
| SITE PLAN REVIEW          | 04.10.20 |
| SITE PLAN REVIEW          | 07.02.20 |
| SITE PLAN APPROVAL REVIEW | 02.11.22 |
| BIDS                      | 02.17.22 |
| OWNER REVISIONS           | 02.22.22 |
| PERMITS                   | 03.24.22 |
| SITE PLAN APPROVAL        | 05.11.22 |
| REV. PER CITY             | 05.31.22 |
| REV. PER CITY             | 01.09.23 |
| SITE PLAN APPROVAL        | 04.18.23 |

**RETAIL  
BUILDING B  
ELEVATIONS**

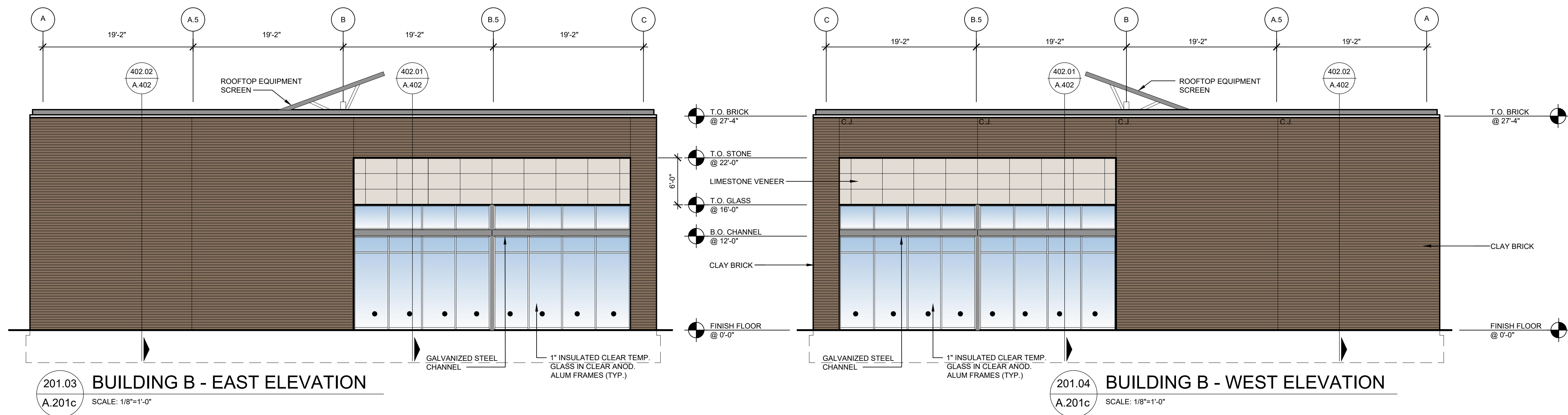


2058.20

A.201c



201.01 BUILDING B - NORTH ELEVATION  
A.201c SCALE: 1/8"=1'-0"



201.03 BUILDING B - EAST ELEVATION  
A.201c SCALE: 1/8"=1'-0"

201.04 BUILDING B - WEST ELEVATION  
A.201c SCALE: 1/8"=1'-0"



**ITEM #6**

DATE: June 7, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0005) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 999 W. Big Beaver Road (PIN 88-20-28-101-034), Section 28, Currently Zoned BB (Big Beaver) District

The petitioner Jordan Jonna of KS Development LLC submitted the above referenced Preliminary Site Plan application. The applicant intends to develop an 8,000 square foot retail building.

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

Attachments:

1. Maps.
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Traffic and Parking Review Memorandum, prepared by OHM dated June 6, 2023.
4. Preliminary Site Plan.

G:\SITE PLANS\SP\_JPLN2023-0005\_999 W BIG BEAVER KELLY SERVICES\_PC Memo 06 13 2023.docx

**PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0005) - Proposed Commercial Retail Building, South side of Big Beaver, East of Crooks, 999 W. Big Beaver Road (PIN 88-20-28-101-034), Section 28, Currently Zoned BB (Big Beaver) District

**Resolution # PC-2023-06-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Commercial Retail Building, South side of Big Beaver, east of Crooks, 999 W. Big Beaver, Section 28, Currently Zoned BB (Big Beaver) District, be (granted, subject to the following conditions):

- 1. Provide bicycle rack
- 2. Provide building light details prior to Final approval.

\_\_\_\_\_ ) or

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

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

Yes:

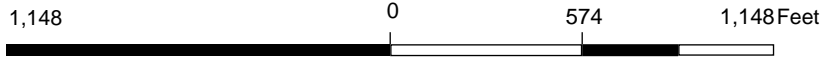
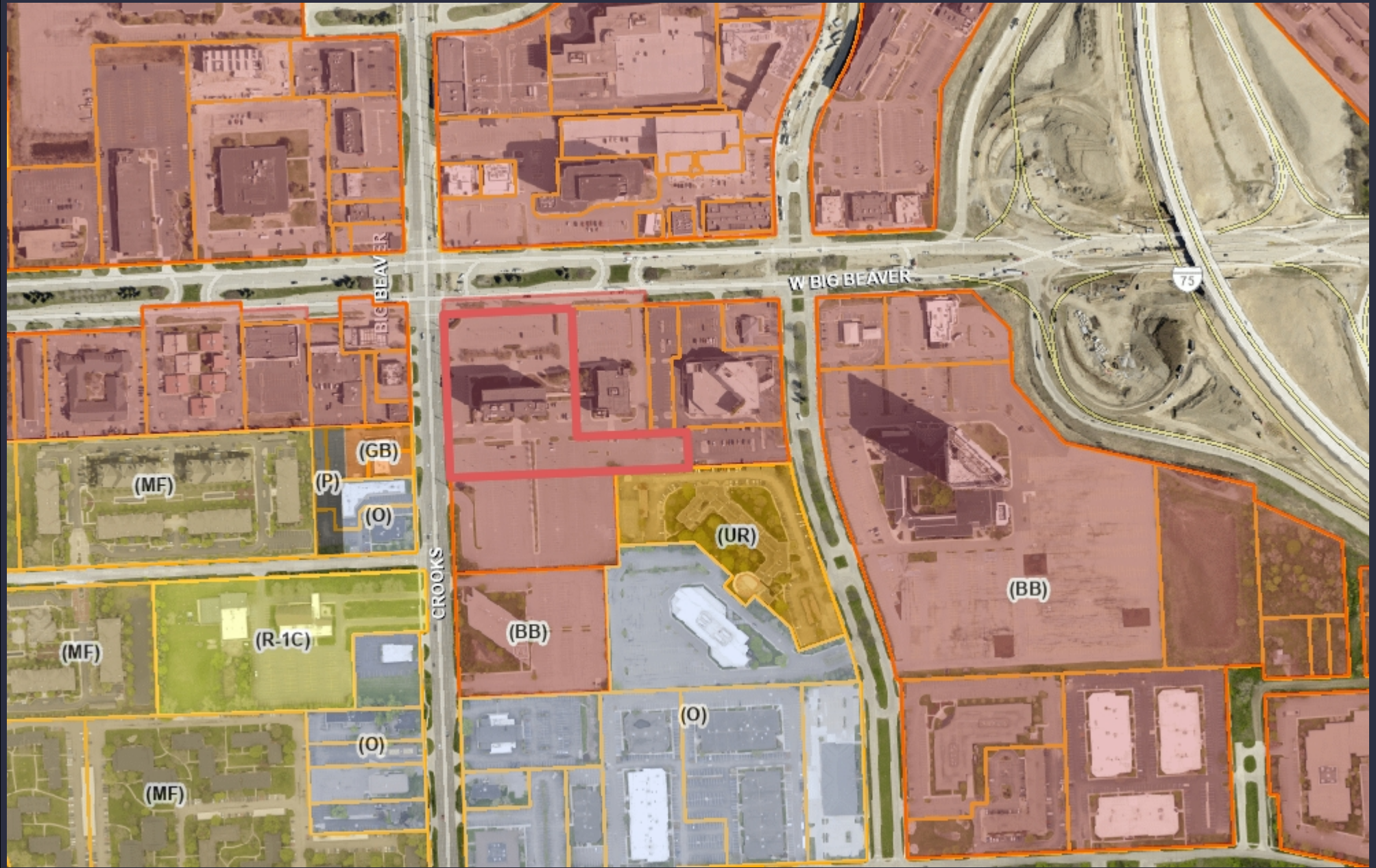
No:

Absent:

**MOTION CARRIED / FAILED**



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.



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: May 23, 2023

## **Preliminary Site Plan For City of Troy, Michigan**

**Applicant:** Jordan Jonna

**Project Name:** Crooks and Big Beaver Mixed Use

**Location:** 911 and 999 W. Big Beaver

**Plan Date:** May 10, 2023

**Zoning:** BB, Big Beaver

**Action Requested:** Preliminary Site Plan

### **SITE DESCRIPTION**

The Planning Commission last reviewed the development of the Kelly Services site in March. Since that meeting, the owner of the Kelly Services site has resubmitted their plans for the site but have submitted them as two separate applications 1). Crooks and Big Beaver Mixed Use; and 2). Crooks and Big Beaver Retail.

Crooks and Big Beaver Mixed Use proposed improvements include:

- 8,000 sq/ft commercial retail building that fronts on Big Beaver
- Improved landscaping and lighting,

Crooks and Big Beaver Retail proposed improvements include:

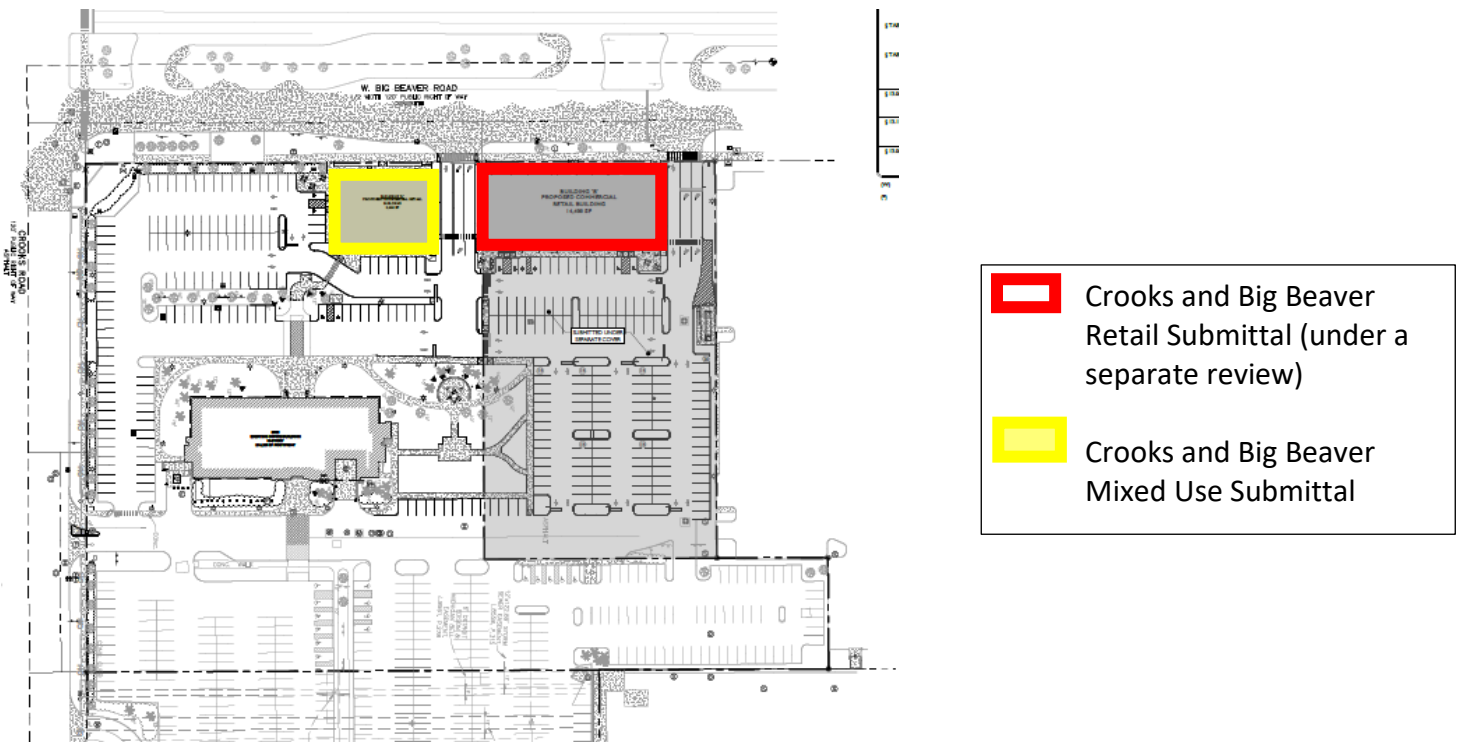
- 14,400 sq/ft commercial retail building that fronts on Big Beaver
- They propose to demolish the existing 5 story (911 Big Beaver) but keep the existing 10-story Kelly Service building (999 Big Beaver) as an office building.
- Improved landscaping and lighting.

Please note that the proposed parking structure, and large apartment building that was located south of the Kelly Services building has been removed from the site plan set. Those projects may be submitted at a future date.

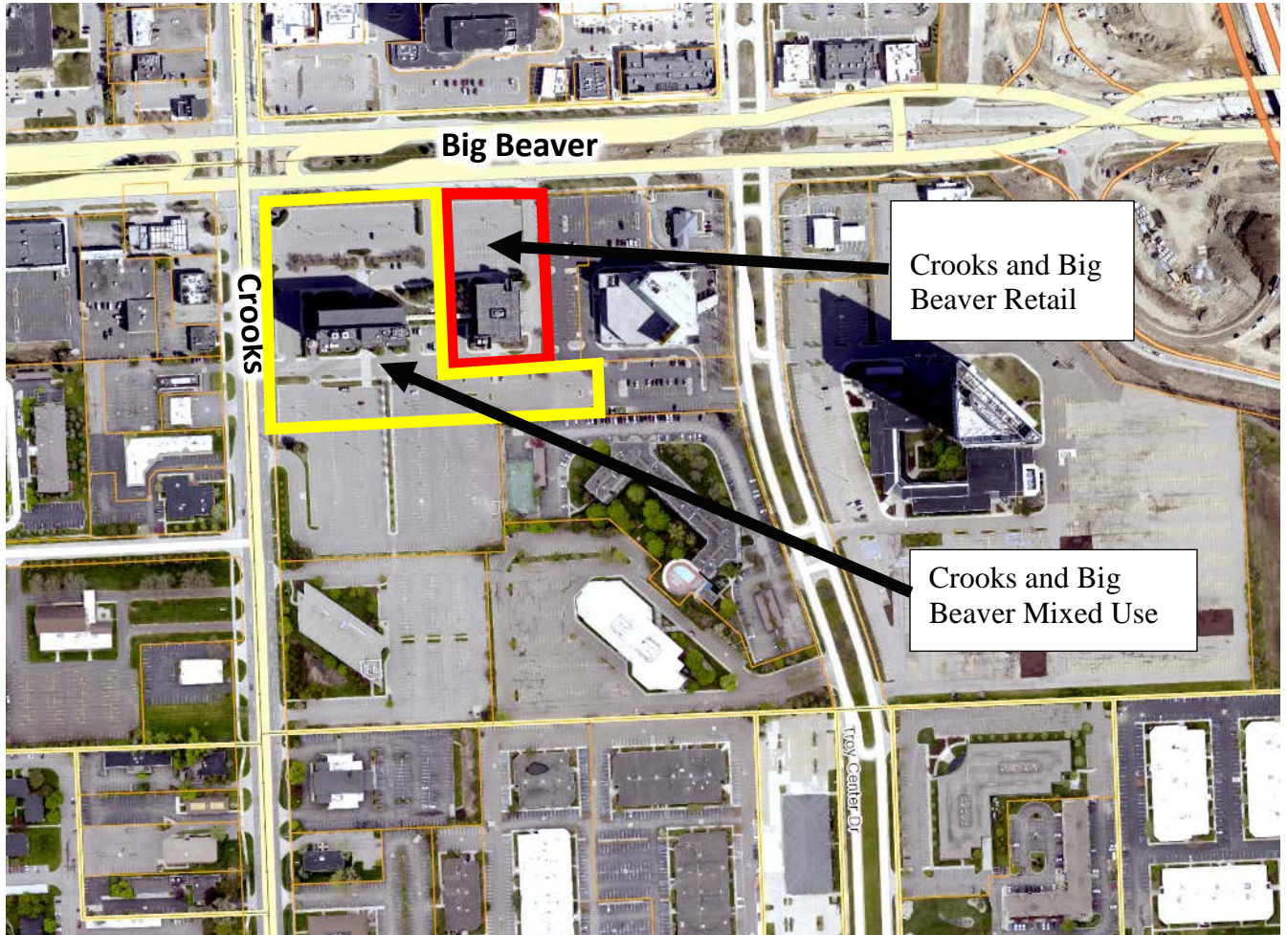
This is a review for Crooks and Big Beaver mixed use, a one-story freestanding 8,000 square foot retail building. The 8,000 square feet include a sit-down restaurant and retail. The building is located adjacent to Big Beaver.

The Crooks and Big Beaver Retail application is reviewed under a separate review.

**Summary of Improvements:**



Site Location:



Proposed Uses of Subject Parcel:

One-story freestanding 8,000 square foot retail building.

Current Zoning:

The property is currently zoned BB, Big Beaver Form Based District

Surrounding Property Details:

| Direction | Zoning                                    | Use                        |
|-----------|---|----------------------------|
| North     | BB, Big Beaver                            | Big Beaver Road, Mixed Use |
| South     | BB, Big Beaver                            | Lindsey Center             |
| East      | BB, Big Beaver and UR, Urban Residential  | Office and Commercial      |
| West      | BB, Big Beaver, CB, Commercial, O, Office | Mix of Commercial Uses     |



**NATURAL FEATURES**

The site has been graded and improved for an office building and an associated parking lot.

*Items to be addressed: None*

**AREA, WIDTH, HEIGHT, SETBACKS**

|                    | Required / Maximum                              | Provided                               | Compliance                                 |
|--------------------|---|--|--|
| Front (Big Beaver) | 10-foot build-to-line                           | 10.9-feet                              | Complies with Planning Commission approval |
| Side (east)        | N/A, building may be placed up to property line | 10-feet                                | Complies                                   |
| Rear (South)       | 30-foot minimum setback                         | 434-feet                               | Complies                                   |
| Building Height    | 3 stories, 45 feet                              | 1 story, 26 feet                       | Complies                                   |
| Open Space         | 15%   | 21%                                    | Unknown                                    |
| Parking Location   | Cannot be located in front yard                 | Located behind and to side of building | Complies                                   |

Considering the existing Kelly Service building onsite, the proposed 8,000 sq/ft building makes the site less non-conforming than what currently exists.

*Items to be addressed: Planning Commission to consider the request waiver of Big Beaver build-to-line*

**PARKING**

|   | Required                           | Provided |
|---|------------------------------------|----------|
| Retail: 1 space for each 250 square feet of gross floor area. | 3000 / 250 square feet = 12 spaces | 334      |
| Office: 1 space per 300 square feet of gross floor area       |                                    |          |

|  |                           |     |
|--|---------------------------|-----|
| Restaurant (standard): 1 space per two seats | 150 seats / 2 = 75 spaces |     |
| Loading zone                                 | 1                         | 0   |
| Barrier Free                                 | 15                        | 20  |
| Bicycle                                      | 2                         | 0   |
| Total  | 545                       | 334 |

The applicant is not providing a loading space. The Planning Commission may waive loading space requirement.

The applicant is seeking a shared parking reduction. OHM has reviewed parking in a separate memo. See OHM memo for comments.

**Items to be Addressed:** 1). Planning Commission to consider loading space waiver; 2). Provide bicycle parking; and 3). Planning Commission to consider shared parking reduction.

**TRAFFIC**

The applicant submitted a traffic study that was reviewed by both OHM and the Oakland County Road Commission. See OHM memo for comments.

**Items to be addressed:** None

**LANDSCAPING**

A landscaping plan has been provided on Sheet L101. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

|   | Required:                 | Provided: | Compliance: |
|---|---------------------------|-----------|-------------|
| <b>Greenbelt Planting</b>   |                           |           |             |
| Big Beaver: 1 tree every 30 feet  | 945 / 30 = 32 trees       | 35        | Complies    |
| <b>Parking Lot Landscaping</b>  |                           |           |             |
| 1 tree per every 8 parking spaces   | 334 spaces / 8 = 42 trees | 42        | Complies    |
| <b>Overall</b>  |                           |           |             |
| <u>Site landscaping:</u><br>A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to | 15% = 38,449 sq/ft        | 21.2%     | Complies    |

|   |  |  |  |
|---|--|--|--|
| twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks. |  |  |  |
|---|--|--|--|

Transformer / Trash Enclosure:

The trash enclosure will be screened with a masonry block wall.

**Items to be Addressed:** None

**PHOTOMETRICS**

The applicant plans to keep the existing parking lot lights but will add ten (10) bollard style lights. We note that the applicant has not shown any building lights.

**Items to be Addressed:** Show building lights

**FLOOR PLAN AND ELEVATIONS**

Brown and tan tone color scheme, with brick, glass, and limestone veneer. Planning Commission to consider the proposed architecture and material scheme in relation to the existing Kelly Service building.

**Items to be Addressed:** Planning Commission to consider the proposed architecture and material scheme in relation to the existing Kelly Service building.

**DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS**

The Big Beaver Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.04.E. outlines Design Standards:

1. Building Orientation and Entrance
2. Ground Story Activation
3. Transitional Features
4. Site Access, Parking, and Loading

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
  
2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
  - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
  
3. *Enhance the character, environment and safety for pedestrians and motorists.*
  - a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
  - e. *Improve safety for pedestrians through site design measures.*

## **SUMMARY**

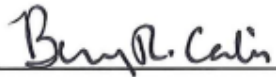
As part of the deliberation, the Planning Commission and the applicant shall discuss:

- a. Building placement waiver requests
- b. Loading space waiver
- c. Compliance with Section 5.04.E Big Beaver Design Standards
- d. Compliance with Section 8.06 Site Plan Review Standards
- e. Architecture and material use
- f. Shared parking reduction

If Planning Commission approves the preliminary site plan, the following conditions shall be required as part of the final site plan submittal:

1. Provide bicycle parking
2. Show building lights

Sincerely,



---

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



## memorandum

**Date:** June 7, 2023

**To:** R. Brent Savidant, AICP  
Scott Finlay, PE

**From:** Stephen Dearing, PE, PTOE

**CC:** Sara Merrill, PE, PTOE

**Re:** Multi-Family/ Mixed Use at Crooks Rd & Big Beaver Rd  
(a.k.a. 911/999 Big Beaver, Kelly Properties PUD)  
Separation into Parcel A & Parcel B  
JPLN2022-0006

We have reviewed the planned development. Phase 1 of the mixed-use development at the southeast corner of Crooks Road & Big Beaver Road proposes to redevelop a portion of the site, demolishing the existing 4-story commercial building at 911 Big Beaver Road and constructing two commercial/retail buildings totaling 22,008 SFT and surface parking. This Phase 1 is further divided into two Parcels, A and B, for the purpose of obtaining individual project approvals.

Future phases of this development will retain an existing 10-story office building, and will also construct a 4,277 SFT office building, a 156-unit 5-story multi-family building, a clubhouse, and a 4-story parking structure. The site plans were prepared by Stonefield Engineering, Inc., and dated May 10, 2023.

The previously submitted Traffic Impact Study was prepared by Fleis & Vanderbrink, Inc and dated December 7, 2022. Fleis & Vanderbrink also prepared a shared parking study for the 2690 Crooks Rd (Lindsey Center) site, dated February 8, 2023, which utilizes the 911/999 Big Beaver site.

**At this time, OHM recommends approval the site plan subject to corrections of a few minor items noted below.**

OHM's comments are as follows:

### Overall Site Plan:

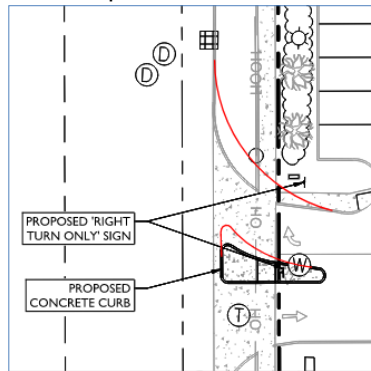
1. There is an implication that the 999 Big Beaver and the 2690 Crooks sites will be constructed concurrently. However, we question what if work on the Crooks site precedes the Big Beaver site? Since this development proposes shared parking on the adjacent site, there must be suitable pedestrian connections constructed as part of this development in the event the two sites are not constructed concurrently.

### Parcel A:

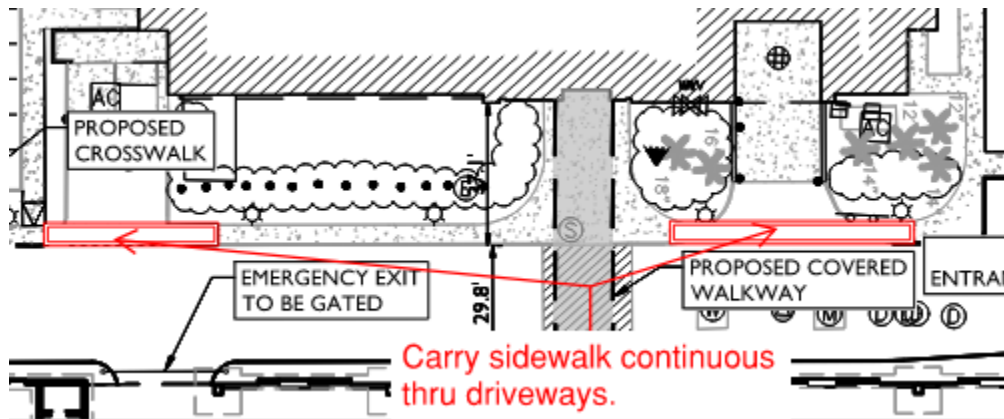
2. At the western site driveway to Big Beaver Rd, it shows a stop bar pavement marking immediately adjacent to the pedestrian cross markings for the driveway. Show the stop bar a minimum of 4' offset from ped crossing markings.



3. There are two ADA parking stalls immediately to west of Building A. The signing for the two stalls is shown on posts set in the middle of the sidewalk. These parking signs should be mounted to the face of building so as to not obstruct the sidewalk.
4. There are many locations throughout the site where ADA-compliant ramps are not being called out for marked pedestrian crossings, either by using a text box or a conventional symbol for a ramp. There are also a few locations where a ramp is shown for one side of the crossing and not the other. All marked ped crossings must have ADA-compliant ramps provided.
5. The existing driveway to Crooks Rd is to be modified to provide a channelizing island to allow inbound left turns but restrict outbound movements to right turn only. However, this driveway opening is not configured properly to allow the simple addition of a channelizing island, as the island will be too small to be effective. Modify the north curb return of the driveway to at least a 45' radius and use the additional room to increase the size of splitter island.



6. The existing 999 Big Beaver office building has two access drives along its south side for loading zones. They should be configured such that the sidewalk paralleling the south side of the building is continuous through these loading zone drives.



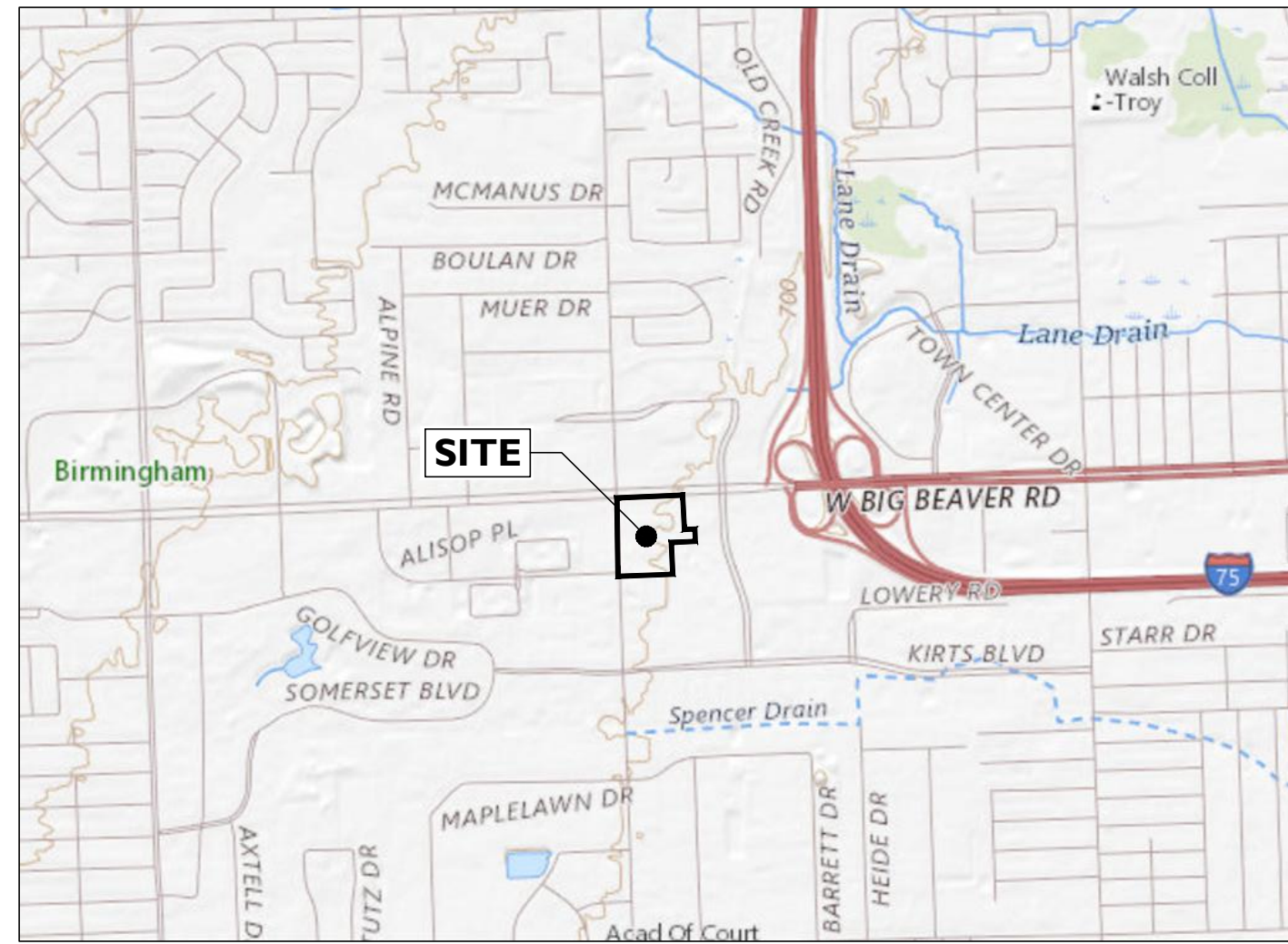
Parcel B:

7. At the eastern site driveway to Big Beaver Rd, there is a note PROPOSED 'STOP' & 'NO TURN ON RED' SIGNS. Provide the correct sign legends and call out codes so there is no confusion as to what is needed:



- a. STOP HERE ON RED, R10-6b
  - b. NO TURN ON RED, R10-11 or R10-11b
8. Strictly speaking, STOP signs and STOP bars are not needed within parking lots. However, if provided, they must meet MMUTCD requirements:
- a. size (min. 24" for signs) and
  - b. location (right hand placement for STOP signs, and
  - c. minimum 4' separation of STOP bars from ped crossing markings).





SOURCE: USGS MAPS

**LOCATION MAP**

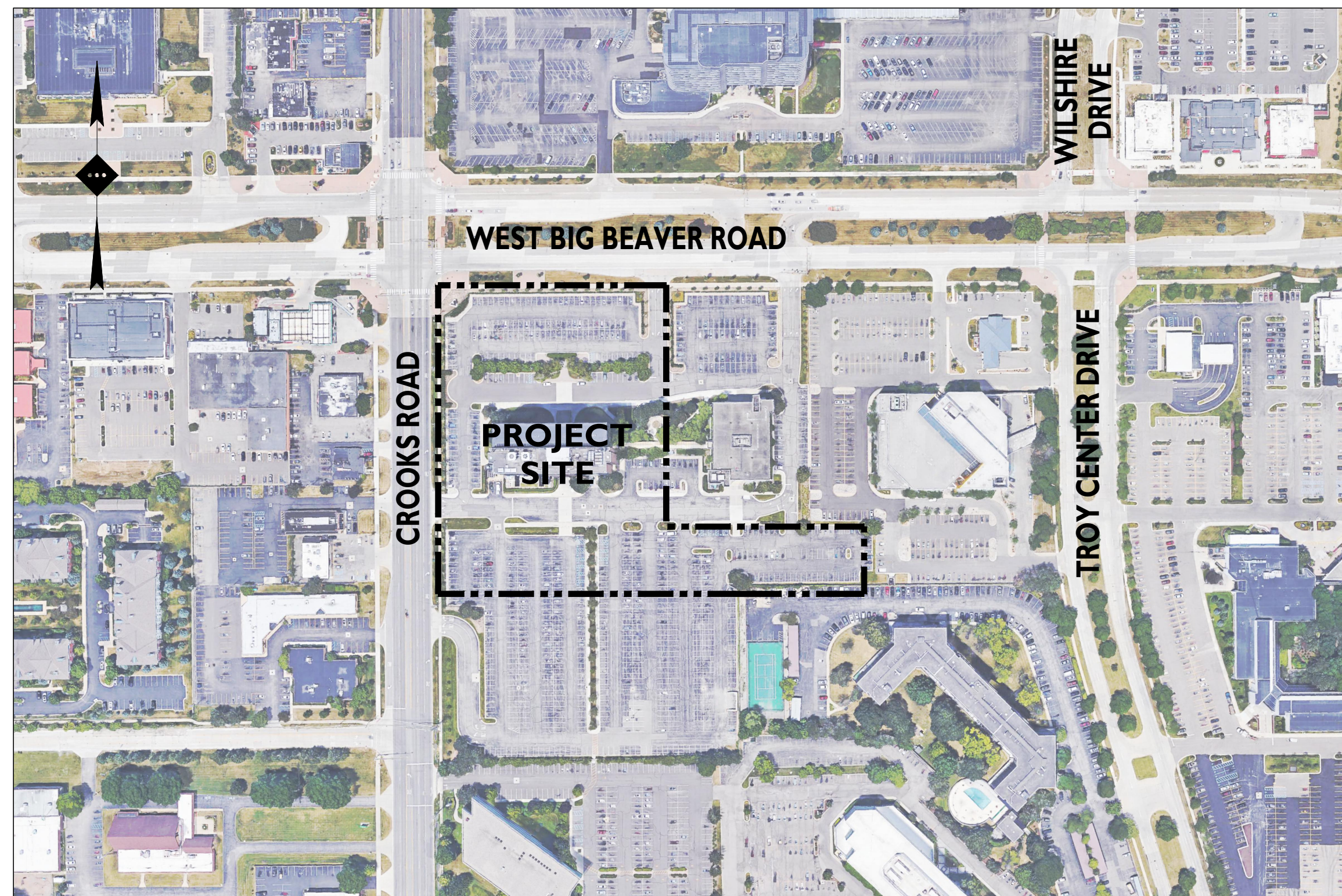
SCALE: 1" = 2,000'±

# SITE DEVELOPMENT PLANS FOR CROOKS & BIG BEAVER PROPOSED MIXED USE REDEVELOPMENT

PARCEL ID: 88-20-28-101-034  
999 WEST BIG BEAVER ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**APPLICANT**

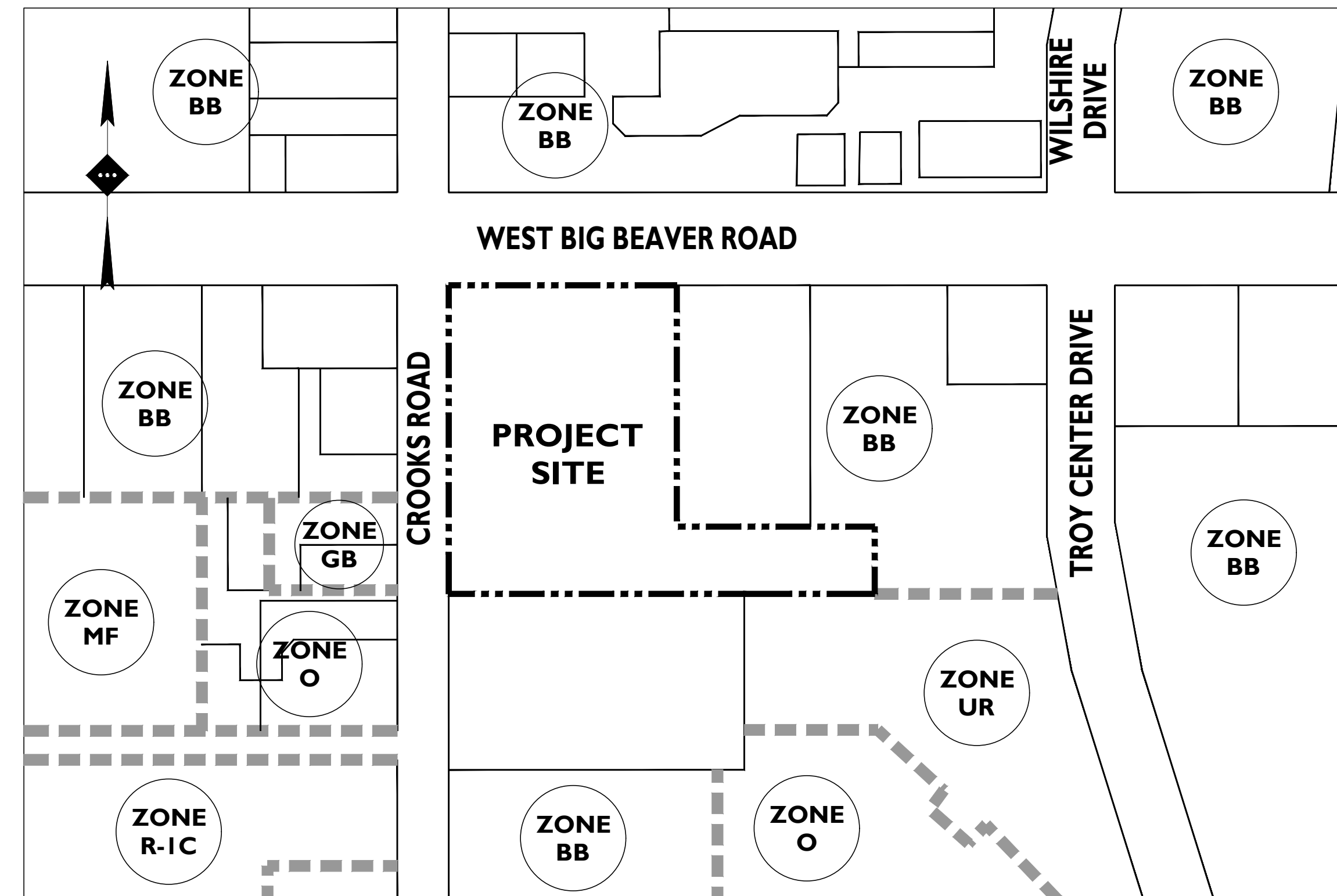
TROY KS DEVELOPMENT  
4036 TELEGRAPH ROAD, SUITE 201  
BLOOMFIELD HILLS, MI 48302



SOURCE: GOOGLE EARTH PRO

**AERIAL MAP**

SCALE: 1" = 200'±



SOURCE: OAKLAND COUNTY PROPERTY GATEWAY & CITY OF TROY ZONING MAP

**ZONING MAP**

SCALE: 1" = 200'±

PLANS PREPARED BY:



Detroit, MI · Rutherford, NJ · New York, NY  
Princeton, NJ · Tampa, FL · Boston, MA  
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115

**PLAN REFERENCE MATERIALS:**

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - ALTA/TOPOGRAPHIC SURVEY PREPARED BY KEM-TEC SURVEY DATED 02/21/20, REVISED 06/12/2020
  - ARCHITECTURAL PLANS PREPARED BY BIDDISON ARCHITECTURE DATED 02/06/2023
  - GEO TECHNICAL REPORT
  - TENANT WORK LETTERS
  - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
  - LOCATION MAP OBTAINED FROM USGS ONLINE
  - ZONING INFORMATION OBTAINED FROM CITY OF TROY ZONING MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Know what's below  
Call before you dig.

**SHEET INDEX**

| DRAWING TITLE                        | SHEET # |
|--------------------------------------|---------|
| COVER SHEET                          | C-1     |
| SITE PLAN                            | C-2     |
| OVERALL SITE PLAN                    | C-3     |
| GRADING & STORMWATER MANAGEMENT PLAN | C-4     |
| UTILITY PLAN                         | C-5     |
| LIGHTING PLAN                        | C-6     |
| LANDSCAPING PLAN                     | C-7     |

**ADDITIONAL SHEETS**

| DRAWING TITLE                  | SHEET #         |
|--------------------------------|-----------------|
| ALTA / TOPOGRAPHIC SURVEY      | I OF 1          |
| FLOOR PLAN - RETAIL BUILDING A | A.101A          |
| ELEVATIONS - RETAIL BUILDING A | A.201A & A.201B |
| 3D PERSPECTIVE VIEWS           | A.318 & A.319   |

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**SITE DEVELOPMENT PLANS  
CROOKS & BIG BEAVER  
PROPOSED MIXED USE  
REDEVELOPMENT**

PARCEL ID: 88-20-28-101-034  
999 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: M-19301

TITLE:

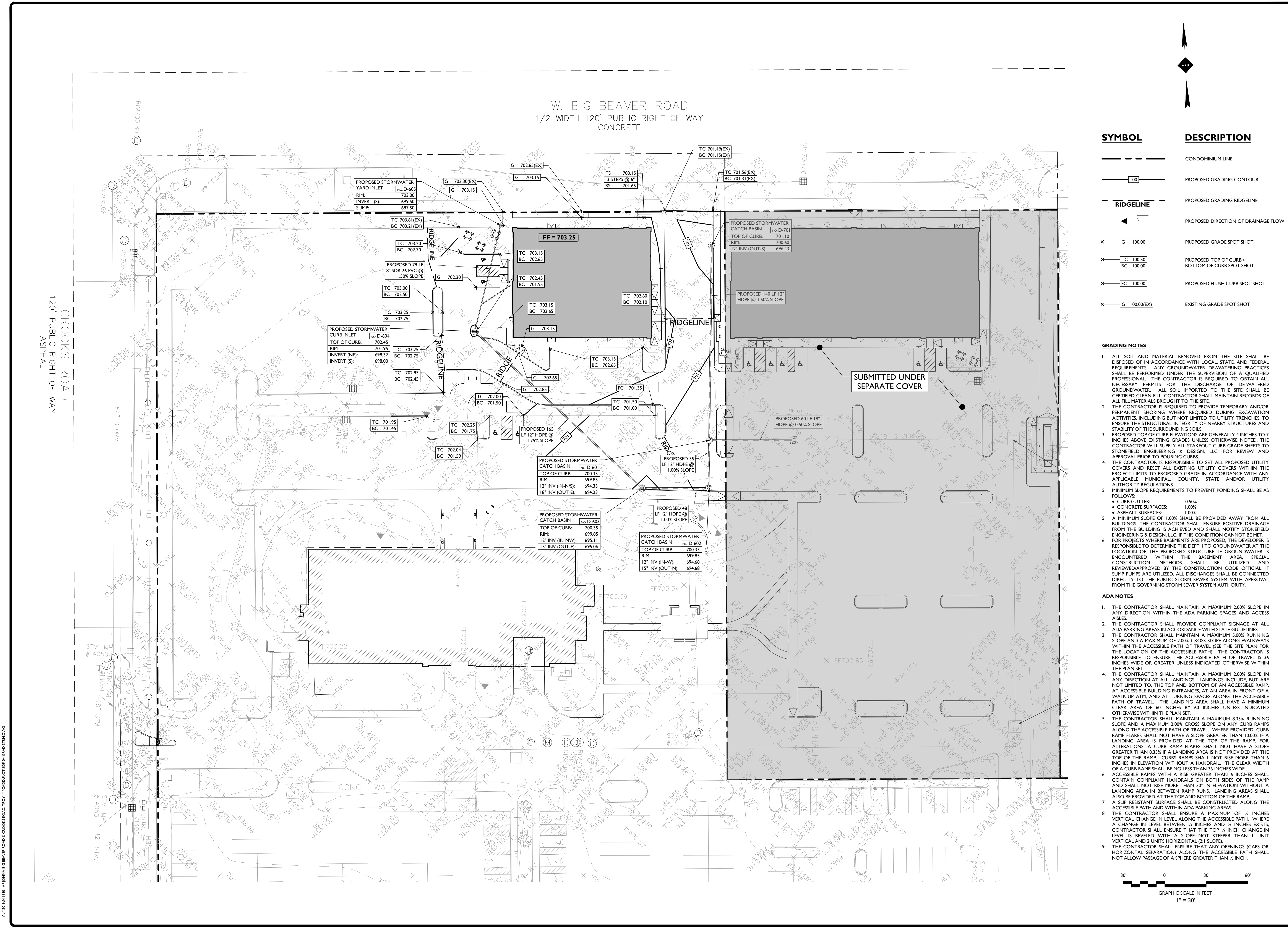
**COVER SHEET**

DRAWING:

**C-1**







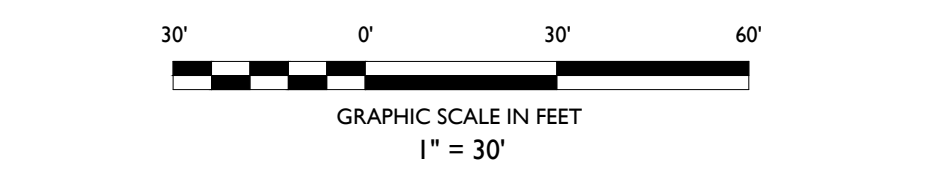
W. BIG BEAVER ROAD  
1/2 WIDTH 120' PUBLIC RIGHT OF WAY  
CONCRETE

CROOKS ROAD  
120' PUBLIC RIGHT OF WAY  
ASPHALT

| SYMBOL | DESCRIPTION                                     |
|--------|---|
| ---    | CONDOMINIUM LINE                                |
| ---    | PROPOSED GRADING CONTOUR                        |
| ---    | PROPOSED GRADING RIDGELINE                      |
| ---    | PROPOSED DIRECTION OF DRAINAGE FLOW             |
| X      | PROPOSED GRADE SPOT SHOT                        |
| X      | PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT |
| X      | PROPOSED FLUSH CURB SPOT SHOT                   |
| X      | EXISTING GRADE SPOT SHOT                        |

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MATERIALS BROUGHT TO THE SITE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
  - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADING UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
  - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
    - CURB GUTTER: 0.50%
    - CONCRETE SURFACES: 1.00%
    - ASPHALT SURFACES: 1.00%
  - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
  - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

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



| RESUBMISSION FOR SITE PLAN APPROVAL | DATE       | ISSUE | DESCRIPTION |
|-------------------------------------|------------|-------|-------------|
| KH                                  | 05/10/2023 | 14    |             |
| KH                                  | 04/17/2023 | 13    |             |
| KH                                  | 02/06/2023 | 12    |             |
| ERV                                 | 12/02/2022 | 11    |             |
| KTH                                 | 06/01/2022 | 10    |             |
| KTH                                 | 02/15/2022 | 9     |             |
| KTH                                 | 12/08/2021 | 8     |             |
| KTH                                 | 02/09/2021 | 7     |             |
| KTH                                 | 10/14/2020 | 6     |             |
| KTH                                 | 10/08/2020 | 5     |             |

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**SITE DEVELOPMENT PLANS**

**CROOKS & BIG BEAVER**  
**PROPOSED MIXED USE**  
**REDEVELOPMENT**

PARCEL ID: 88-20-28-101-034  
999 WEST BIG BEAVER ROAD  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

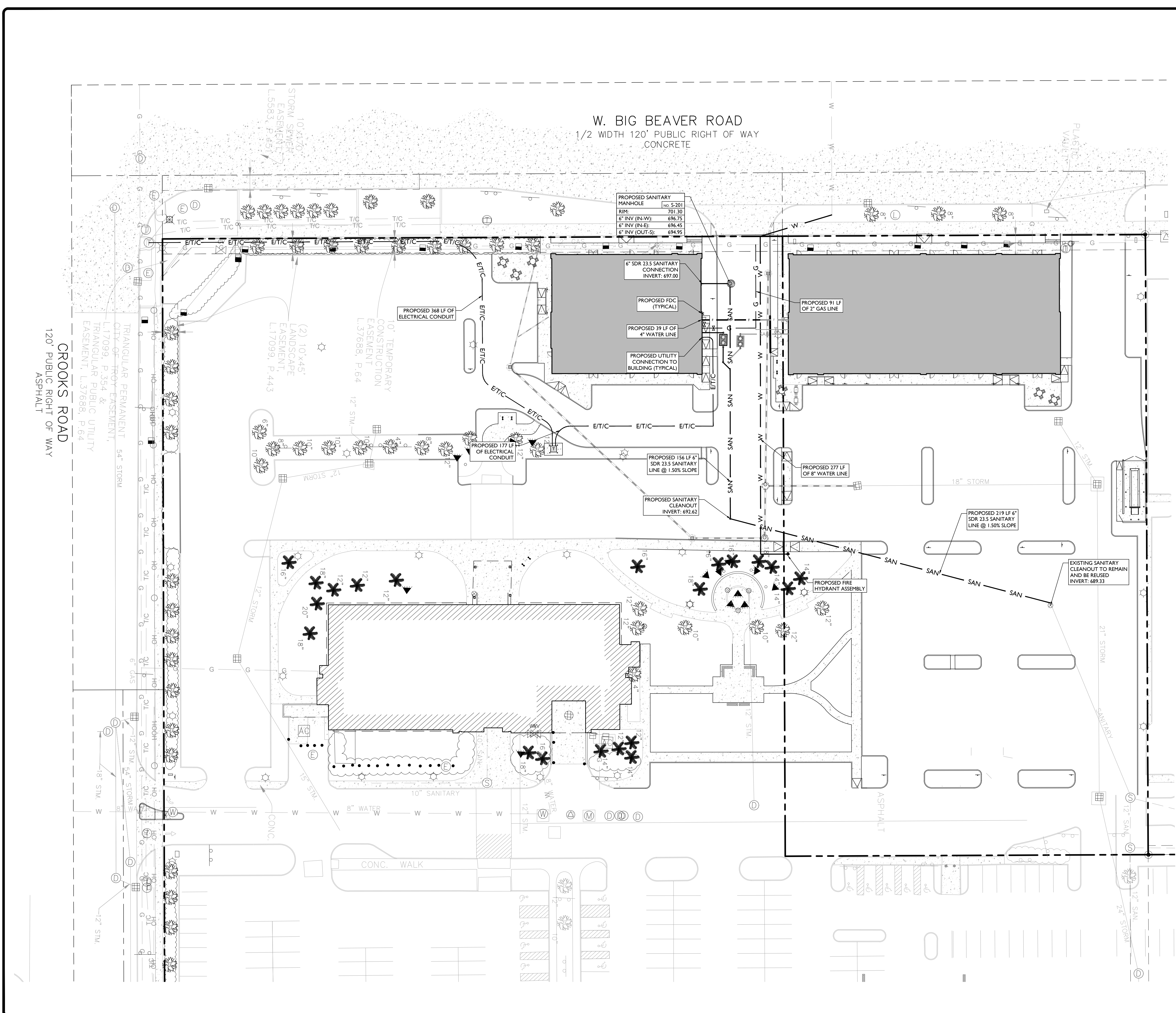


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SCALE: 1" = 30' PROJECT ID: M-19301

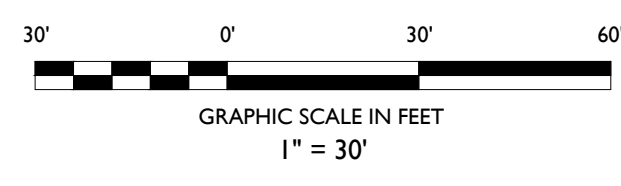
TITLE: **GRADING & STORMWATER MANAGEMENT PLAN**

DRAWING: **C-4**



| SYMBOL | DESCRIPTION  |
|--------|--|
| ---    | CONDOMINIUM LINE                                   |
| SAN    | PROPOSED SANITARY LATERAL                          |
| W      | PROPOSED DOMESTIC WATER SERVICE                    |
| ET/C   | PROPOSED ELECTRICAL/DATA CONDUITS                  |
| G      | PROPOSED GAS LINE                                  |
| ∩      | PROPOSED VALVE                                     |
| T      | PROPOSED WATER TEE / BEND                          |
| ⊙      | PROPOSED FIRE HYDRANT                              |
| +      | PROPOSED FIRE DIRECT CONNECTION (FDC)              |
| ⊙      | PROPOSED SANITARY MANHOLE / CLEANOUT               |
| T      | PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS |

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



| RESUBMISSION FOR SITE PLAN APPROVAL | DATE       | ISSUE | BY | DESCRIPTION |
|-------------------------------------|------------|-------|----|-------------|
| RESUBMISSION FOR SITE PLAN APPROVAL | 05/10/2023 | 14    |    |             |
| RESUBMISSION FOR SITE PLAN APPROVAL | 04/17/2023 | 13    |    |             |
| RESUBMISSION FOR SITE PLAN APPROVAL | 02/06/2023 | 12    |    |             |
| FOR SITE PLAN APPROVAL              | 12/02/2022 | 11    |    |             |
| FOR SITE PLAN APPROVAL              | 06/01/2022 | 10    |    |             |
| RESUBMISSION FOR SPA APPROVAL       | 02/15/2022 | 9     |    |             |
| RESUBMISSION FOR SPA APPROVAL       | 12/08/2021 | 8     |    |             |
| RESUBMISSION FOR SPA APPROVAL       | 02/08/2021 | 7     |    |             |
| RESUBMISSION FOR SPA APPROVAL       | 10/14/2020 | 6     |    |             |
| FOR CLIENT REVIEW                   | 10/02/2020 | 5     |    |             |

**NOT APPROVED FOR CONSTRUCTION**

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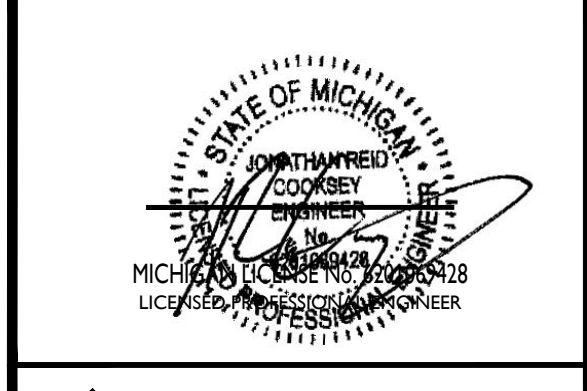
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**SITE DEVELOPMENT PLANS**

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PARCEL ID: 88-20-28-101-034  
999 WEST BIG BEAVER ROAD  
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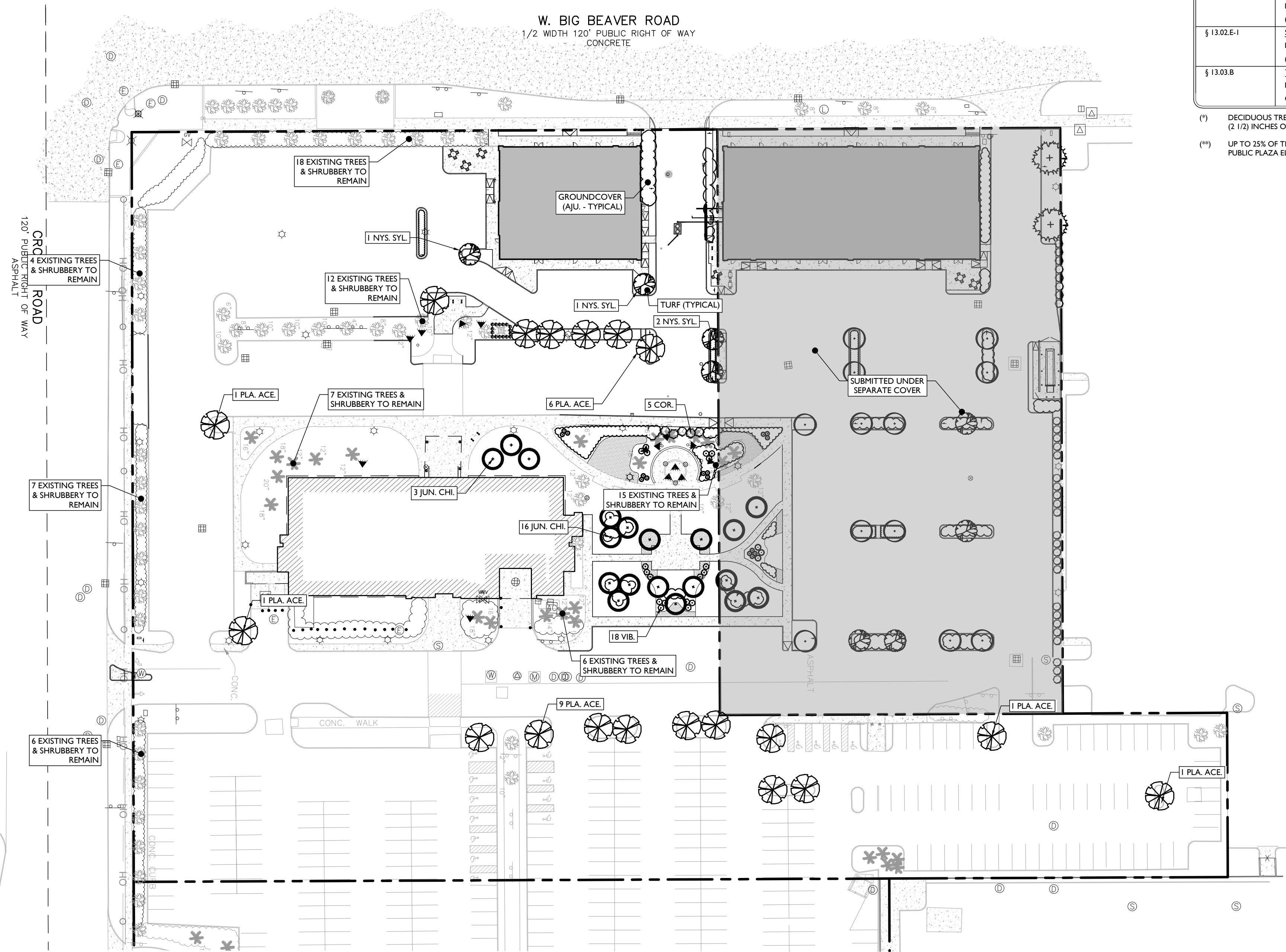
SCALE: 1" = 30' PROJECT ID: M-19301

TITLE:  
**UTILITY PLAN**

DRAWING:  
**C-5**

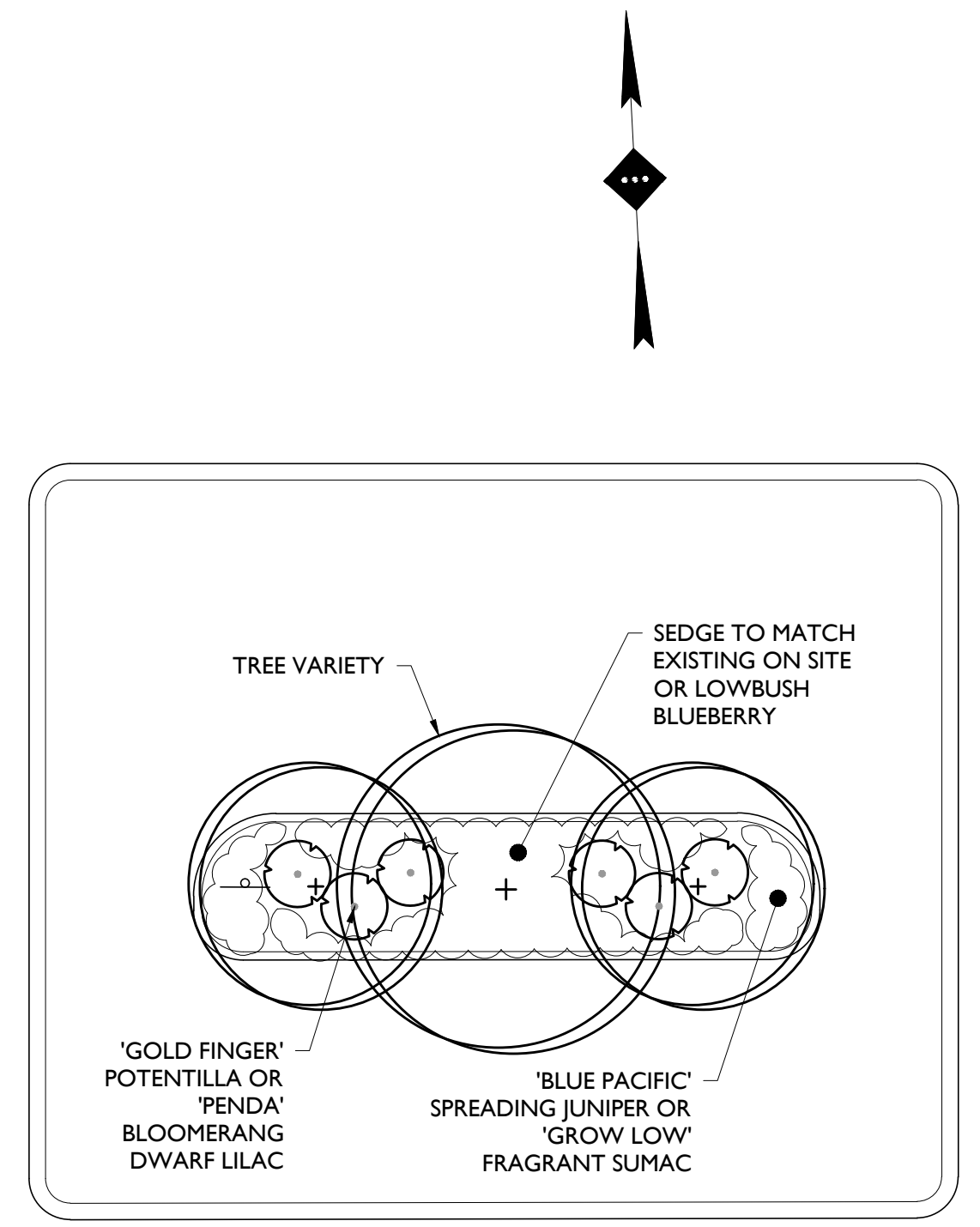


W:\PROJECTS\191-11\JONAS\BIG BEAVER ROAD & CROOKS ROAD.TXD; H:\CADD\NOTES\PLANDWG

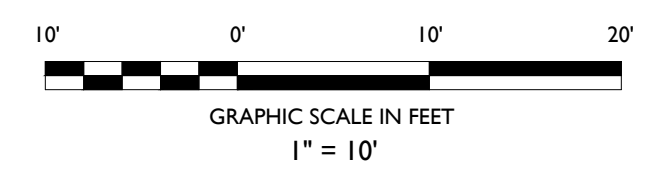


| LANDSCAPING REQUIREMENTS |  |                        |
|--------------------------|--|------------------------|
| CODE SECTION             | REQUIRED   | PROPOSED               |
| § 13.02.C-2              | <b>PARKING LOT LANDSCAPING:</b><br>CURBED ISLANDS SHALL BE A MINIMUM OF 200 SF<br>1 TREE PER EVERY 8 PARKING SPACES<br>(334 SURFACE SPACES) (1 TREE / 8 SPACES) = 42 TREES | 42 TREES               |
| § 13.02.D-2              | <b>ROW GREENBELT:</b><br>MINIMUM WIDTH: 10 FT<br>1 DECIDUOUS TREE PER 30 LF<br>(944.5 LF) (1 TREE / 30 LF) = 31 TREES  | PROVIDED<br>35 TREES   |
| § 13.02.E-1              | <b>SITE LANDSCAPING: (**)</b><br>15% OF THE SITE AREA SHALL BE LANDSCAPED<br>(256,327 SF) (0.15) = 38,449 SF   | 54,552 SF<br>21.2%     |
| § 13.03.B                | <b>TRASH ENCLOSURE SCREENING:</b><br>MINIMUM HEIGHT 6 FT<br>CANNOT BE LOCATED IN A FRONT YARD SETBACK  | 6 FT<br>NOT IN SETBACK |

(\*) DECIDUOUS TREES WITHIN GREENBELT SHALL BE A MINIMUM CALIPER OF TWO AND A HALF (2 1/2) INCHES OR GREATER  
 (\*\*\*) UP TO 35% OF THE REQUIRED LANDSCAPE AREA MAY BE BRICK, STONE, PAVERS, OR OTHER PUBLIC PLAZA ELEMENTS

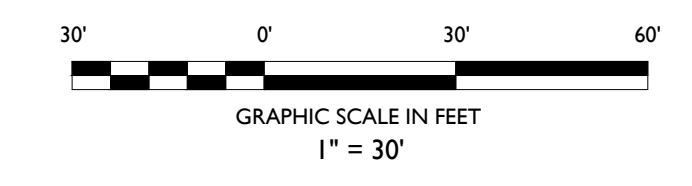


TYPICAL CURB ISLAND DETAIL



| ANTICIPATED TREE KEY   |                          |                                    |
|------------------------|--------------------------|------------------------------------|
| PLANT KEY              | COMMON NAME              | BOTANICAL NAME                     |
| <b>DECIDUOUS TREES</b> |                          |                                    |
|                        | SUGAR MAPLE              | ACER SACCHARUM (ACE. SAC.)         |
|                        | LONDON PLANE             | PLANTANUS X ACERIFOLIA (PLA. ACE.) |
|                        | BLACK GUM                | NYSSA SYLVATICA (NYS. SYL.)        |
|                        | HONEY LOCUST             | GLEDITSIA TRICANTHOS (GLE. TRI.)   |
| <b>EVERGREEN TREES</b> |                          |                                    |
|                        | WHITE PINE               | PINUS STROBUS (PIN. STO.)          |
|                        | SPARTAN JUNIPER          | JUNIPERUS CHINENSIS (JUN. CHI.)    |
|                        | EMERALD GREEN ARBORVITAE | THUJA OCCIDENTALIS 'SMARAGD'       |

| ANTICIPATED SHRUB KEY |                        |                                 |
|-----------------------|------------------------|---------------------------------|
| PLANT KEY             | COMMON NAME            | BOTANICAL NAME                  |
|                       | RED OSIER DOGWOOD      | CORNUS SERICEA (COR.)           |
|                       | ARROWWOOD              | VIBURNUM DENTATUM (VIB.)        |
|                       | GOLD FINGER POTENTILLA | POTENTILLA FRUTICOSA (POT.)     |
|                       | COMMON BUGLE           | AJUGA REPTANS (AJU.)            |
|                       | FAT ALBERT SPRUCE      | PICEA PUNGENS (PIC.)            |
|                       | LIMELIGHT              | HYDRANGEA PANICULATA (HYD.)     |
|                       | DEGROOT SPIRE          | THUJA OCCIDENTALIS (THJ.)       |
|                       | INKBERRY HOLLY         | ILEX GLABRA (ILG.)              |
|                       | CREEPING JENNY         | LYSIMACHIA NUMMULARIA (LYS.)    |
|                       | FEATHER REED GRASS     | CAMAGROSTIS X ACUTIFLORA (CAM.) |



| RF | DATE       | ISSUE | BY | DESCRIPTION                         |
|----|------------|-------|----|-------------------------------------|
| 14 | 05/10/2023 |       |    |                                     |
| 13 | 04/17/2023 |       |    | RESUBMISSION FOR SITE PLAN APPROVAL |
| 12 | 02/06/2023 |       |    | RESUBMISSION FOR SITE PLAN APPROVAL |
| 11 | 12/02/2022 |       |    | FOR SITE PLAN APPROVAL              |
| 10 | 06/01/2022 |       |    | FOR SITE PLAN APPROVAL              |
| 9  | 02/15/2022 |       |    | RESUBMISSION FOR SPA APPROVAL       |
| 8  | 12/08/2021 |       |    | RESUBMISSION FOR SPA APPROVAL       |
| 7  | 02/09/2021 |       |    | RESUBMISSION FOR SPA APPROVAL       |
| 6  | 10/14/2020 |       |    | RESUBMISSION FOR PUD APPROVAL       |
| 5  | 10/09/2020 |       |    | FOR CLIENT REVIEW                   |

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

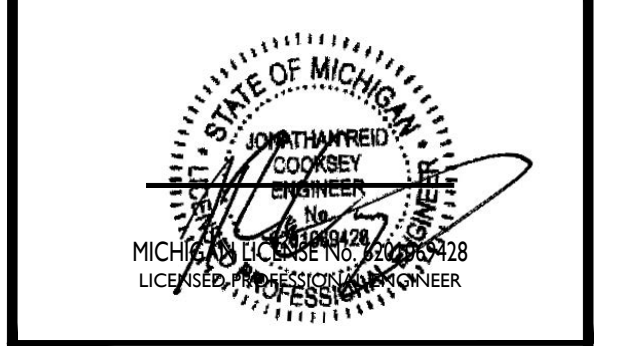
Detroit, MI • Rutherford, NJ • New York, NY  
 Princeton, NJ • Tampa, FL • Boston, MA  
[www.stonefielddesign.com](http://www.stonefielddesign.com)

607 Shelby Suite 200, Detroit, MI 48226  
 Phone 248.247.1115

SITE DEVELOPMENT PLANS

**CROOKS & BIG BEAVER**  
**PROPOSED MIXED USE**  
**REDEVELOPMENT**

PARCEL ID: 88-20-28-101-034  
 999 WEST BIG BEAVER ROAD  
 CITY OF TROY  
 OAKLAND COUNTY, MICHIGAN

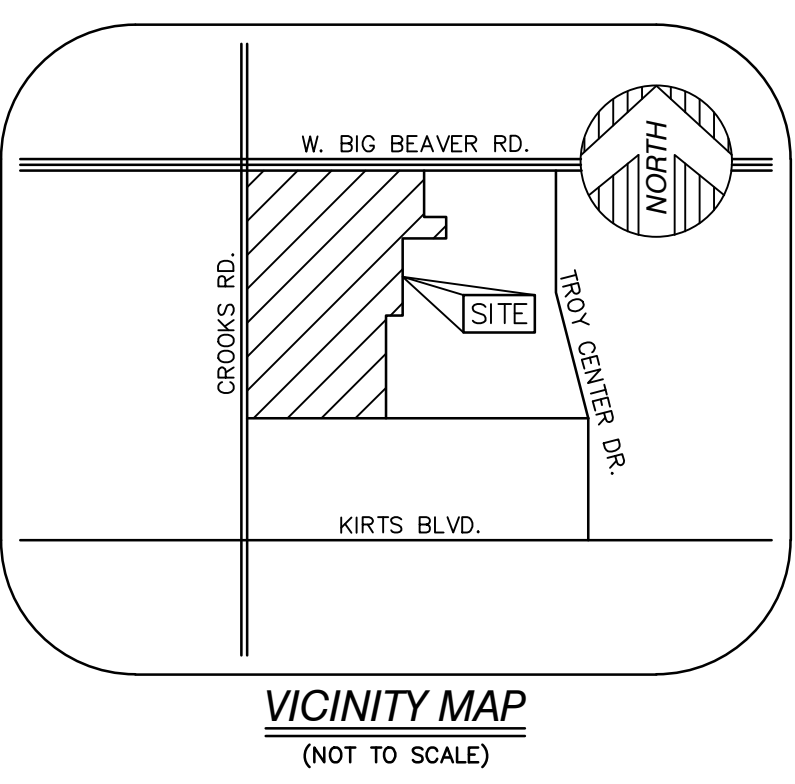


**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: M-19301

TITLE:  
**LANDSCAPING PLAN**

DRAWING:  
**C-7**



PROPERTY DESCRIPTION

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

PARCEL 1: PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 21 MINUTES 41 SECONDS EAST 400 FEET FROM NORTHWEST SECTION CORNER; THENCE NORTH 87 DEGREES 34 MINUTES 19 SECONDS EAST 60 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 340.09 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 410 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 542 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 555 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 115 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 825.89 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 227 FEET TO BEGINNING, EXCEPT THAT PART TAKEN FOR BIG BEAVER ROAD DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 60 FEET AND NORTH 87 DEGREES 28 MINUTES 55 SECONDS WEST 340.09 FEET FROM THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 410 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 542 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 555 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 115 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 825.89 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 227 FEET TO BEGINNING, ALSO EXCEPT THAT PART TAKEN FOR CROOKS ROAD DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 60 FEET AND NORTH 87 DEGREES 28 MINUTES 55 SECONDS WEST 340.09 FEET FROM THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 410 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 542 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 555 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 115 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 825.89 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 226.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 60 FEET AND NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 470 FEET FROM THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 240 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS WEST 452 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS WEST 240 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 452 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS WEST 240 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 452 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 42 FEET DEEDED FOR HIGHWAY PURPOSES, AS RECORDED IN LIBER 6029, PAGE 776, OAKLAND COUNTY RECORDS.

PARCEL 3: 256,327± SQUARE FEET = 5.886± ACRES  
98,401± SQUARE FEET = 2.259± ACRES  
162,498± SQUARE FEET = 3.730± ACRES  
TOTAL: 710,825± SQUARE FEET = 16.318± ACRES

BENCHMARK #1: NORTH 1/4 CORNER OF SECTION 28, T.1N., R.11E.  
ARROW ON HYDRANT LOCATED APPROXIMATELY 201' SOUTH-SOUTHEAST OF THE NORTHWEST CORNER OF SUBJECT PARCEL 2 AND THE NORTHEAST CORNER OF SUBJECT PARCEL 1. ELEVATION = 701.55' (NAVD 88 DATUM)

BENCHMARK #2: NORTH 1/4 CORNER OF SECTION 28, T.1N., R.11E.  
ARROW ON HYDRANT LOCATED APPROXIMATELY 132± NORTH-NORTHEAST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL 1 AND THE NORTHWEST CORNER OF SUBJECT PARCEL 3. ELEVATION = 705.52' (NAVD 88 DATUM)

SURVEYOR'S NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- FOUND MONUMENT (AS NOTED)
FOUND SECTION CORNER (AS NOTED)
RECORD AND MEASURED DIMENSION
RECORD DIMENSION
MEASURED DIMENSION
ELECTRIC MANHOLE
ELECTRIC PANEL
TRANSFORMER
UTILITY POLE
GAS METER
GAS VALVE
TELEPHONE MANHOLE
ELECTRIC OUTLET
CABLE TV RISER
TRAFFIC SIGNAL
CROSSWALK SIGNAL
CLEANOUT
SANITARY MANHOLE
ROUND CATCH BASIN
SQUARE CATCH BASIN
DRAIN
STORM DRAIN MANHOLE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER GATE MANHOLE
WATER VALVE
AIR CONDITIONING UNIT
BOLLARD
FLAGPOLE
FLOOD LIGHT
LIGHTPOST/LAMP POST
MAIL BOX
SINGLE POST SIGN
DOUBLE POST SIGN
HANDICAP PARKING
PARCEL BOUNDARY LINE
ADJOINER PARCEL LINE
SECTION LINE
EASEMENT (AS NOTED)
BUILDING
BUILDING OVERHANG
ASPHALT CURB
CONCRETE CURB
RAISED CONCRETE
PARKING
EDGE OF CONCRETE (CONC.)
EDGE OF ASPHALT (ASPH.)
EDGE OF GRAVEL
FENCE (AS NOTED)
WALL (AS NOTED)
LANDSCAPING (AS NOTED)
OVERHEAD UTILITY LINE
GAS LINE
WATER LINE
STORM LINE
SANITARY LINE
UNDERGROUND PIPE (AS NOTED)
BUILDING AREA
ASPHALT
CONCRETE

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY FILE NO. 63-19650624-SOM, REVISION 4, DATED SEPTEMBER 03, 2018, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. EASEMENT GRANTED TO THE OAKLAND COUNTY DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER RECORDED IN LIBER 4609, PAGE 780, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 1, 2 AND 3) (DOES NOT CROSS NOR ABUT SUBJECT PARCELS)

12. SANITARY SEWER EASEMENT RECORDED IN LIBER 6144, PAGE 853 AND RATIFICATION OF EASEMENT RECORDED IN LIBER 11819, PAGE 21, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 2). (AS SHOWN)

14. EASEMENT GRANTED TO CONSUMERS POWER COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS MAINS RECORDED IN LIBER 6144, PAGE 854 AND RATIFICATION OF EASEMENT RECORDED IN LIBER 11819, PAGE 26, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 2). (AS SHOWN)

16. STORM SEWER EASEMENT GRANTED TO KIMBERLY SCOTT CORPORATION RECORDED IN LIBER 6348, PAGE 194, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 1 AND 2). (AS SHOWN)

17. EASEMENT GRANTED TO CONSUMERS POWER COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF GAS MAINS RECORDED IN LIBER 17099, PAGE 354, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 2). (AS SHOWN)

18. PERMANENT EASEMENT GRANTED TO THE CITY OF TROY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SIDEWALK (AFFECTS PARCEL 1). (AS SHOWN)

19. TERMS AND PROVISIONS CONTAINED IN VOLUNTARY AGREEMENT FOR LANDSCAPE INSTALLATION AND MAINTENANCE RECORDED IN LIBER 17099, PAGE 443, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 1, 2 AND 3). (AS SHOWN)

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21. EASEMENT GRANTED TO THE CITY OF TROY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAIN RECORDED IN LIBER 6278, PAGE 509, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)

22. WATER MAIN EASEMENT GRANTED TO THE CITY OF TROY RECORDED IN LIBER 8558, PAGE 310, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)

23. EASEMENT FOR GAS PIPELINE GRANTED TO THE CITY OF TROY RECORDED IN LIBER 8558, PAGE 312, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)

PROPERTY DESCRIPTION

AND A TWELVE (12) FOOT PRIVATE EASEMENT FOR PUBLIC STORM SEWER, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 470 FEET AND SOUTH 2 DEGREES 31 MINUTES 05 SECONDS EAST 452 FEET AND NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 226 FEET FROM THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 12 FEET; THENCE SOUTH 2 DEGREES 31 MINUTES 05 SECONDS EAST 115 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 55 SECONDS WEST 115 FEET TO THE POINT OF BEGINNING IN FAVOR OF GRANTEE PROPERTY.

PARCEL 3: A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF CROOKS ROAD (120 FEET WIDE) DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 628.91 FEET AND NORTH 87 DEGREES 34 MINUTES 19 SECONDS EAST 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 528.89 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS EAST 306.10 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 529.37 FEET TO A POINT ON THE EAST LINE OF CROOKS ROAD; THENCE ALONG SAID EAST LINE OF CROOKS ROAD NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 307.51 FEET TO THE POINT OF BEGINNING.

12. SANITARY SEWER EASEMENT RECORDED IN LIBER 6144, PAGE 853 AND RATIFICATION OF EASEMENT RECORDED IN LIBER 11819, PAGE 21, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 2). (AS SHOWN)

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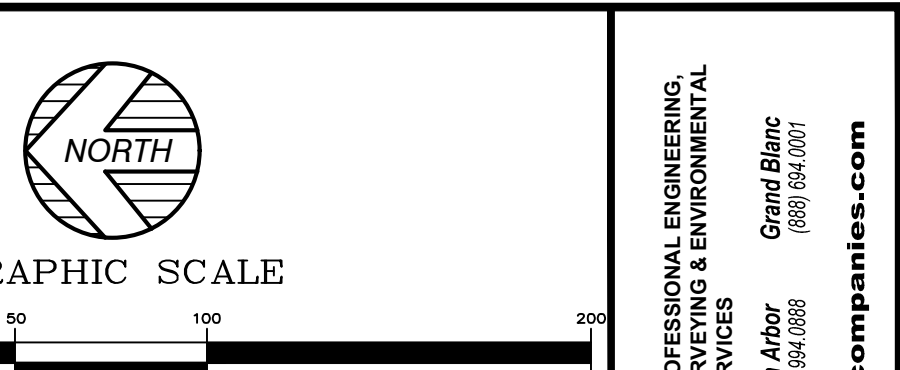
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20. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS CONTAINED IN DECLARATION OF TAKING RECORDED IN LIBER 37688, PAGE 64 AND PARTIAL CONSENT JUDGMENT ENTERED DECEMBER 29, 1994 IN OAKLAND COUNTY CIRCUIT COURT CASE NO. 94-480120-00 ENTITLED, 'CITY OF TROY, A MICHIGAN MUNICIPAL CORPORATION, PLAINTIFF VS. KELLY PROPERTIES, INC., A MICHIGAN CORPORATION; ANDRES-BUTLER PROPERTIES, A MICHIGAN REGISTERED CO-PARTNERSHIP; AND 'MASTIN DRAIN DRAINAGE DISTRICT, DEFENDANTS' (AFFECTS PARCELS 1 AND 2). (AS SHOWN)

21. EASEMENT GRANTED TO THE CITY OF TROY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAIN RECORDED IN LIBER 6278, PAGE 509, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)

22. WATER MAIN EASEMENT GRANTED TO THE CITY OF TROY RECORDED IN LIBER 8558, PAGE 310, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)

23. EASEMENT FOR GAS PIPELINE GRANTED TO THE CITY OF TROY RECORDED IN LIBER 8558, PAGE 312, OAKLAND COUNTY RECORDS (AFFECTS PARCEL 3). (AS SHOWN)



MANHOLE SCHEDULE

Table with columns for Manhole ID, Invert, and Elevation. Includes entries for STORM CATCH BASIN #11227, STORM CATCH BASIN #13920, etc.

MANHOLE SCHEDULE CONT.

Continuation of Manhole Schedule table with columns for Manhole ID, Invert, and Elevation. Includes entries for STORM CATCH BASIN #75073, STORM MANHOLE #75076, etc.

SURVEYOR'S CERTIFICATION

TO A.F. JONNA; STEWART TITLE GUARANTY COMPANY; AND ATA NATIONAL TITLE GROUP, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2019.

DATE OF PLAT OR MAP: DECEMBER 10, 2019

DRAFT

ANTHONY T. SYCKO, JR., P.S. PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 43798 22556 GRATIOT AVE., EASTPOINTE, MI 48021 Tsycko@kemtec-survey.com

Vertical sidebar containing company logo (KEM-TEC), contact information, and project details: ALTA / NSPS LAND TITLE SURVEY, PREPARED FOR: A.F. JONNA, 991 & 999 W. BIG BEAVER RD. & 2630 CROOKS RD., TROY, MICHIGAN, PART OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST.





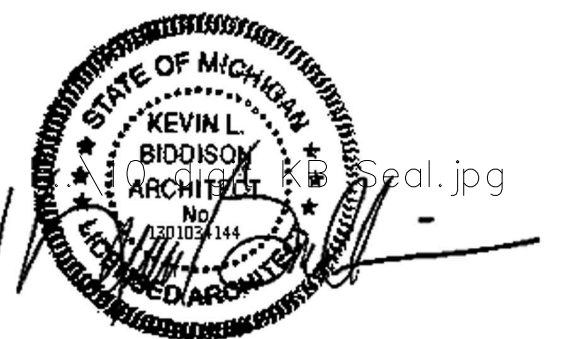
PROPOSED BUILDING FOR:

**Crooks & Big Beaver  
Mixed Use  
Redevelopment**

BIG BEAVER  
TROY, MICHIGAN

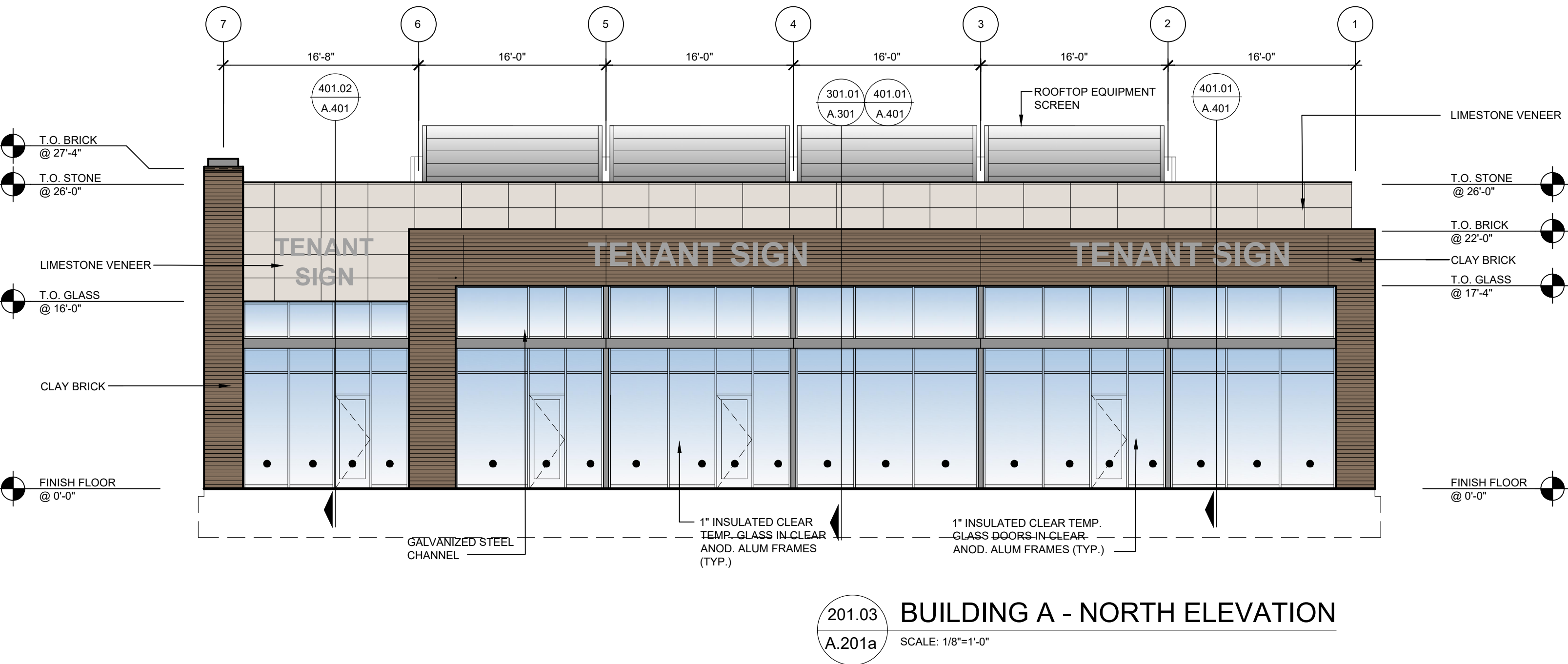
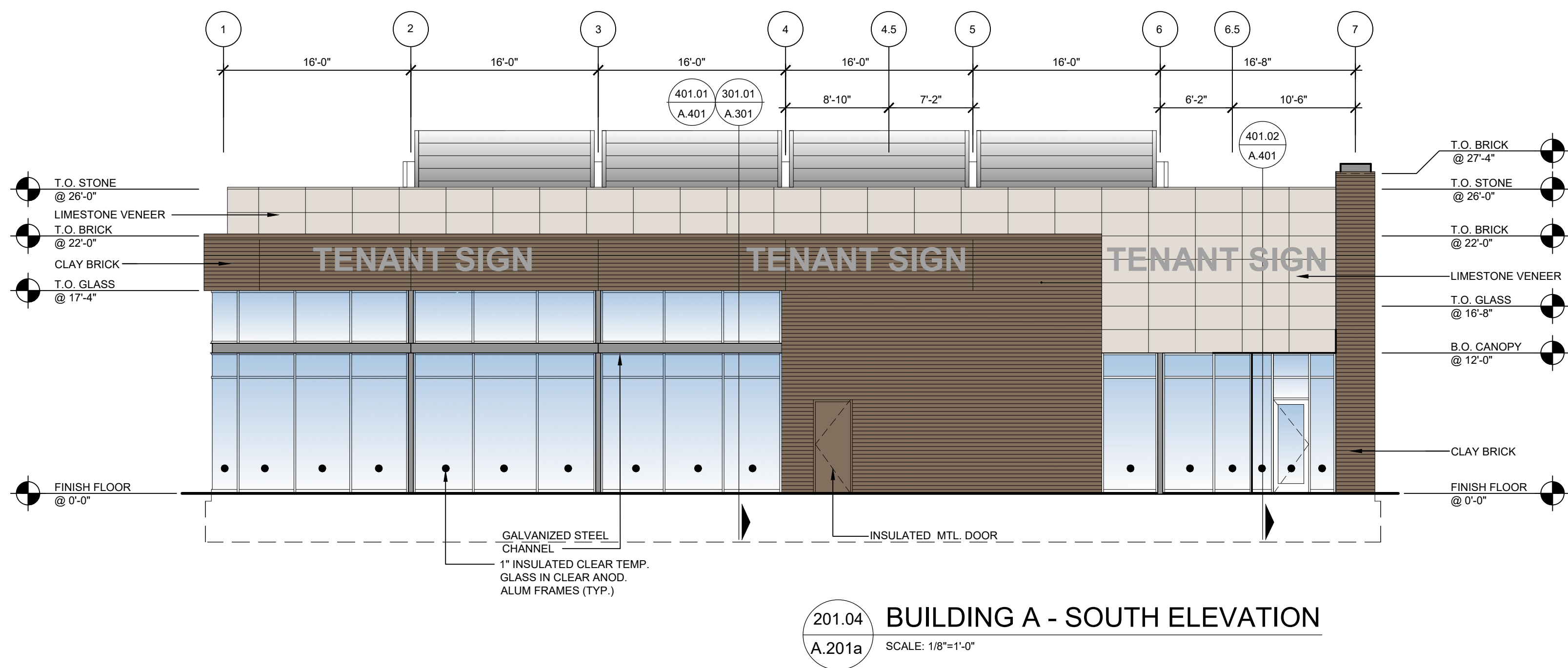
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| SITE PLAN REVIEW          | 04.10.20 |
| SITE PLAN REVIEW          | 07.02.20 |
| SITE PLAN APPROVAL REVIEW | 02.11.22 |
| REVIEW                    | 02.17.22 |
| BIDS                      | 02.22.22 |
| OWNER REVISIONS           | 03.24.22 |
| PERMITS                   | 05.11.22 |
| SITE PLAN APPROVAL        | 05.31.22 |
| REV. PER CITY             | 01.09.23 |
| SITE PLAN APPROVAL        | 04.18.23 |

**RETAIL  
BUILDING A  
ELEVATIONS**



2058.20

A.201a



● DENOTES CLEAR TEMPERED GLASS

SAFETY GLAZING IS REQUIRED PER  
MBC 2015 SEC 2406.4

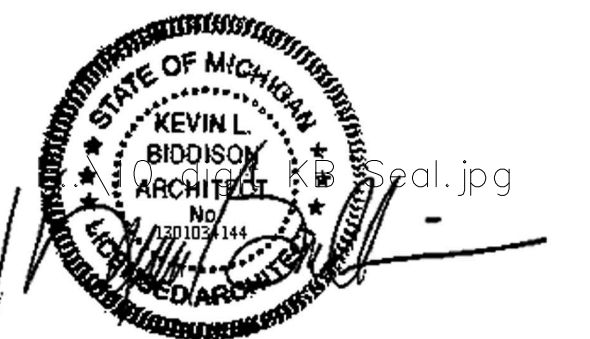
PROPOSED BUILDING FOR:

**Crooks & Big Beaver  
Mixed Use  
Redevelopment**

BIG BEAVER  
TROY, MICHIGAN

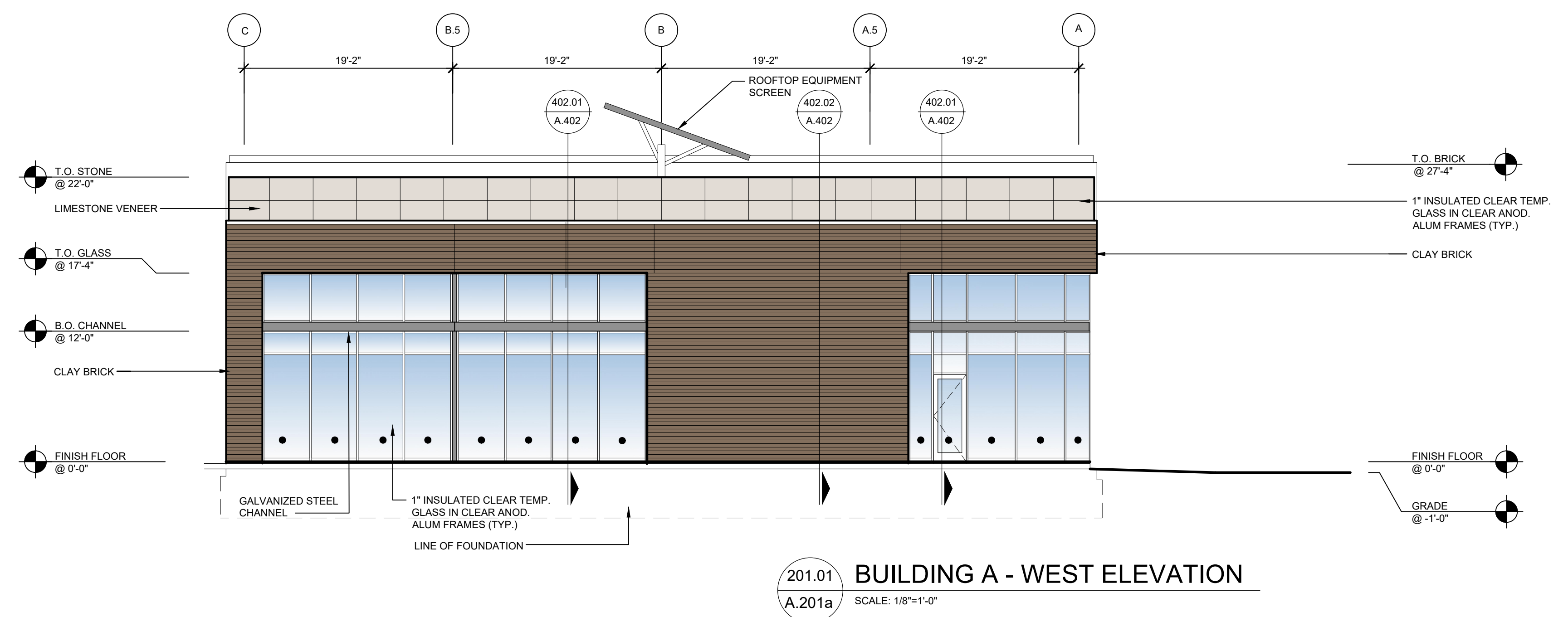
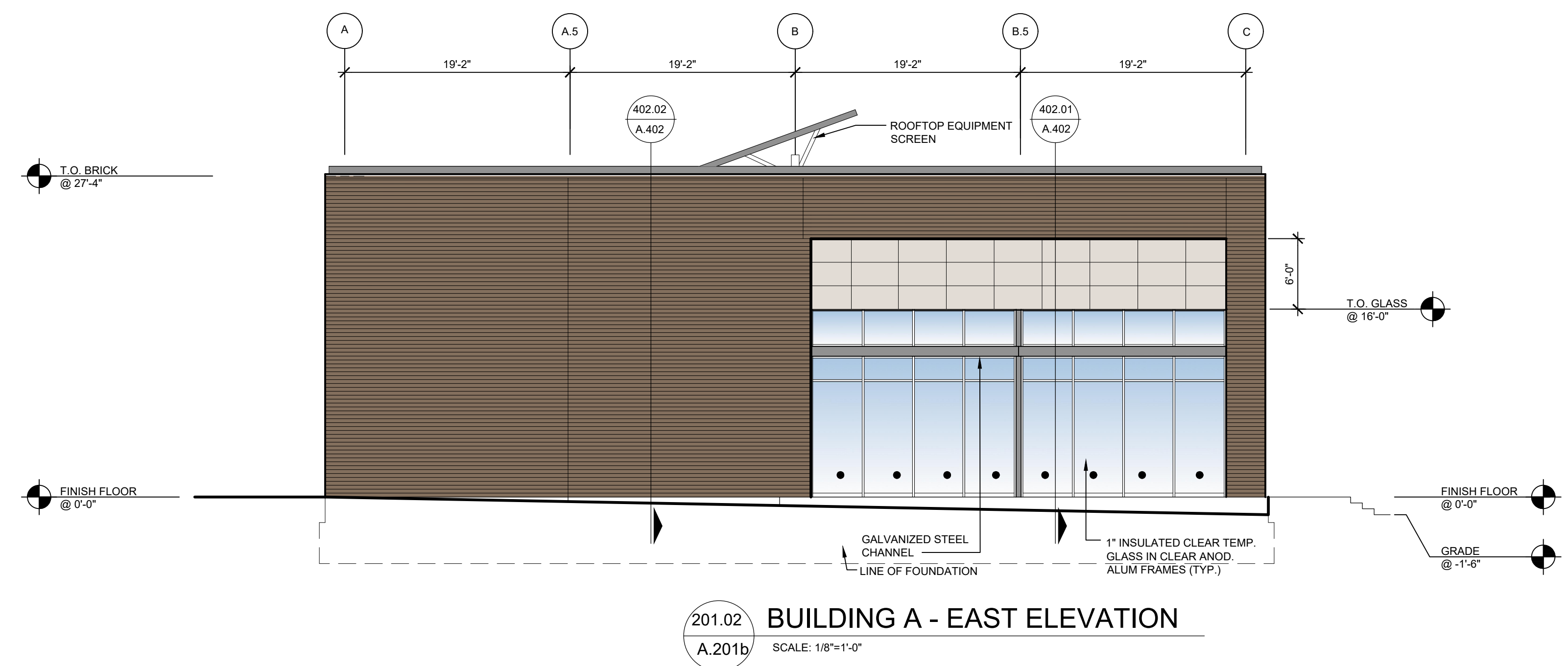
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| PUD APPROVAL              | 03.06.20 |
| SITE PLAN REVIEW          | 04.10.20 |
| SITE PLAN REVIEW          | 07.02.20 |
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| SITE PLAN APPROVAL        | 05.31.22 |
| REV. PER CITY             | 01.09.23 |
| SITE PLAN APPROVAL        | 04.18.23 |

**RETAIL  
BUILDING A  
ELEVATIONS**



2058.20

A.201b





**PERSPECTIVE IMAGE**  
FOR REFERENCE



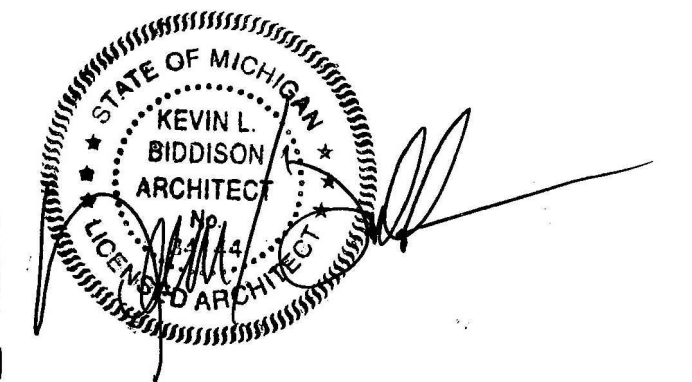
**PERSPECTIVE IMAGE**  
FOR REFERENCE

PROPOSED BUILDING FOR:  
**Crooks & Big Beaver  
Mixed Use  
Redevelopment**

2690 CROOKS RD  
TROY, MICHIGAN

SITE PLAN APPROVAL 04.18.23

**PERSPECTIVE  
IMAGES**



2058.20

A.318

