



500 West Big Beaver
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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

August 8, 2023

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 11, 2023
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0014) – Proposed Estates of Brook Hollow No. 2 Site Condominium, 3 units/lots, South of Lamb Road, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047), Section 14, Currently Zoned R-1C (One Family Residential) District
6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0001) – Proposed New Tower Troy Office Building Elevations, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver Road (PIN 88-20-28-101-067), 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 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

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 11, 2023, in the Council Chamber of the Troy City Hall. Chair Lambert and 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
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Also Present:

- Ben Carlisle, Carlisle Wortman & Associates
- R. Brent Savidant, Community Development Director
- Alan Motzny, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2023-07-041

- Moved by: Krent
- Support by: Buechner

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – June 27, 2023

Chair Lambert announced that at the June 27, 2023 Planning Commission meeting Article VII, Section 5.D., of the Planning Commission Bylaws was revised. With a majority vote of the Planning Commission members present and under appropriate circumstances, public speaker(s) are allowed an additional time to speak above the limited three (3) minutes rule.

Resolution # PC-2023-07-042

Moved by: Fox

Support by: Malalahalli

RESOLVED, To approve the minutes of the June 27, 2023 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

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

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. **PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2023-0007)** – Proposed Estates of Eckford Site Condominium, 22 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Eckford Site Condominium. Mr. Carlisle said the application is for a by-right site condominium project and meets all requirements of the Zoning Ordinance. He addressed the number of proposed units, range of square footage and style of homes, existing wetland and tree mitigation and access and circulation. Mr. Carlisle said the applicant is providing a 10-foot-wide bike path/sidewalk along Tallman Drive and Eckford Drive that would continue the path that starts at the Daisy Knight Dog Park on Livernois through to the Department of Public Works (DPW) to the north. Mr. Carlisle said the applicant must obtain an EGLE (Environment, Great Lakes & Energy) wetland permit before Final Site Plan approval. He reported the applicant submitted six different elevations and, as requested, side and rear elevations and building materials in a late submittal to the Planning Department.

Mr. Carlisle said the applicant was before the Planning Commission on February 14, 2023 for consideration of a Cluster development application for the same parcels, at which time the Planning Commission forwarded to City Council a recommendation of approval. The City Council unanimously denied the Cluster development application at their April 10, 2023 meeting.

Mr. Carlisle asked the Planning Commission to consider in its deliberation if the Site Plan Review Design Standards and Site Condominium Standards have been met. He recommended the following conditions should the Planning Commission grant approval of the Preliminary Site Plan application:

- The applicant obtains an EGLE wetland permit.
- The applicant flips the driveway location of Lot 6 to not conflict with the proposed pedestrian crossing of Eckford.

The Board acknowledged receipt of a written communication from resident at 613 Thurber expressing potential negative impact on his property as relates to the wetland designation, orientation of the cul-de-sac, existing standing water and preservation of an existing 200+ year-old landmark oak tree.

There was discussion among administration, some comments related to:

- Preservation of existing 200+ year-old landmark oak tree.
- Opportunity to improve storm water management on site.
- Confirmation on lot number to be flipped for pedestrian path (Lot 6).
- Administration acknowledged no concerns communicated from either EGLE or DPW regarding traffic or number of driveways.
- Orientation of cul-de-sac as relates to wetland.
- Percentage/acreage of green space, wetland.
- Comparison of previously considered Cluster development plan as relates to percentage of wetland preserved, open space, number of lots.

Mr. Carlisle briefly reviewed the process for which the applicant would pursue to obtain a permit from EGLE. He said the City does not control or mitigate wetlands.

Mr. Savidant explained non-regulated and State regulated wetlands. He said it is his understanding that EGLE will hold a public hearing on the wetland permit request should residents want to comment on the application. Mr. Savidant also stated that should EGLE make modifications to the plan, the applicant would come back to the Planning Commission for consideration.

Jim Eppink of J Eppink Partners, Inc. was present to represent Mondrian Properties. Mr. Eppink addressed the EGLE permit process for mitigation of the existing wetland. He said a permit was granted for the proposed Cluster development plan and assumes one will be granted for this application because it is similar in nature. Mr. Eppink said EGLE would most likely ask the developer to buy credits for certified wetland banks to obtain a permit. Mr. Eppink addressed lot sizes, style of homes and the 10-foot-wide sidewalk/path as a site amenity. He said the developer is agreeable to flip the driveway on Lot 6. He assured the Board that the 200+ year-old landmark oak tree would be preserved and not impacted by construction on site.

There was discussion, some comments related to:

- Style of homes; two-story, no ranches.
- Adding a reference sign to the 200+ year-old landmark oak tree.
- Site Plan Review Design Standards as relates to amenities provided by applicant.
- EV charging stations; developer might be amenable to provide at point of home purchase.
- Differences between previously considered Cluster development plan and subject application, as relates to number of lots, size of lots, density, home square footage, percentage of open space.

Mr. Carlisle said the list of amenities in the Site Plan Review Design Standards apply to all applications but are sometimes based on the type of development. He said the applicant is not required to provide an amenity but has offered to provide the sidewalk/path.

Chair Lambert opened the floor for public comment.

- Anthony Kapas, 501 Eckford; asked for confirmation application meets all requirements, expressed concerns with negative impact on neighborhood during construction phases.
- Greg Schaff, 613 Thurber; said cul-de-sac is further south and affects more wetland than pointed out by administration; addressed potential negative impact on neighborhood, cul-de-sac and existing wetland; addressed concerns with existing standing water and damage to root structure of landmark oak tree.
- Russell Crawshaw, 627 Thurber; addressed overlay of wetland as relates to Lots 9 and 22; expressed concerns with destruction of trees, existing standing water and noise from the cul-de-sac.

Chair Lambert closed the floor for public comment.

Mr. Carlisle confirmed the application requires no variances of the Zoning Ordinance requirements and that the applicant must obtain an EGLE permit prior to Final Site Plan approval.

Mr. Savidant addressed concerns expressed during the development construction phases. He said the City Engineering department determines management of construction traffic and monitors site conditions. Mr. Savidant informed residents that construction hours are Monday through Saturday, 7 a.m. to 8 p.m. Mr. Savidant assured residents that appropriate measures will be taken by the project landscape architect and project civil engineer to preserve the landmark tree. He said it is a Zoning Ordinance requirement that development cannot negatively impact surrounding neighbors, and there's potential that the development might correct any existing drainage problems.

In response to a question by Mr. Fox, Mr. Eppink said the developer did not consider a redraft of a Cluster development plan. He said after much discussion by the City Council in its deliberation of the Cluster development application, it was clear to the developer that going for a straight site plan condominium application would be best. Mr. Eppink said they will do proper engineering but noted the wetland will continue to be a functioning wetland and remain wet.

Ms. Perakis shared her perspective of the City Council consideration of the Cluster development application.

Several members shared disappointment that the Cluster development plan did not get approved.

Resolution # PC-2023-07-043

Moved by: Krent
 Seconded by: Faison

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Estates of Eckford Site Condominium 22 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, approximately 7.56 acres in size, Currently Zoned R-1C (One Family Residential) district, be granted, subject to the following conditions:

1. The applicant is to obtain the EGLE wetland permit prior to Final Engineering Approval.
2. The applicant is to flip the driveway on unit/lot 6 so it is less in conflict with the proposed pedestrian crossing of Eckford.

Yes: All present (9)

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 said so far Board members Lambert, Krent and Fox signed up to attend the Michigan Association of Planning Annual Conference in October. He asked other members to let him know if they have an interest in attending.

Mr. Savidant reported there are no items to be placed on the regularly scheduled July 25, 2023 Planning Commission meeting agenda and suggested the Board might consider canceling the meeting.

Resolution # PC-2023-07-044

Moved by: Buechner
 Seconded by: Perakis

RESOLVED, To cancel the July 25, 2023 Regular meeting.

Yes: All present (9)

MOTION CARRIED

There was a brief discussion on whether to reconsider including calculations of regulated wetlands within the open space requirement for Cluster developments.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 07 11 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2023/2023%2007%2011%20Draft.docx)

ITEM #5

DATE: July 31, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0014) – Proposed Estates of Brook Hollow No. 2 Site Condominium, 3 units/lots, South of Lamb Road, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047), Section 14, Currently Zoned R-1C (One Family Residential) District

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 3-unit site condominium, comprised of one family detached homes (plus a lot to be used for stormwater detention). The Planning Commission is authorized to approve Preliminary Site Plans for site condominiums.

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

Attachments:

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

G:\SITE PLANS\SP_JPLN2023-0014_ESTATES OF BROOK HOLLOW NO. 2\PC Memo 2023 08 08.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2023-0014) – Proposed Estates of Brook Hollow No. 2 Site Condominium, 3 units/lots, South of Lamb Road, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047), Section 14, Currently Zoned R-1C (One Family Residential) District

Resolution # PC-2023-08-

Moved by:

Support by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Estates of Brook Hollow Condominium 3 units/lots, South of Lamb, East of Rochester (Parcels 88-20-14-351-104 and 88-20-14-376-047, Section 14, approximately 1.305 acres in size, Currently Zoned R-1C (One Family Residential) District, be (granted, subject to the following conditions):

1. Stamp landscape plan by licensed Landscape Architect.
2. Stamp tree survey by licensed Landscape Architect or certified Arborist.

_____) or

(denied, for the following reasons: _____) or

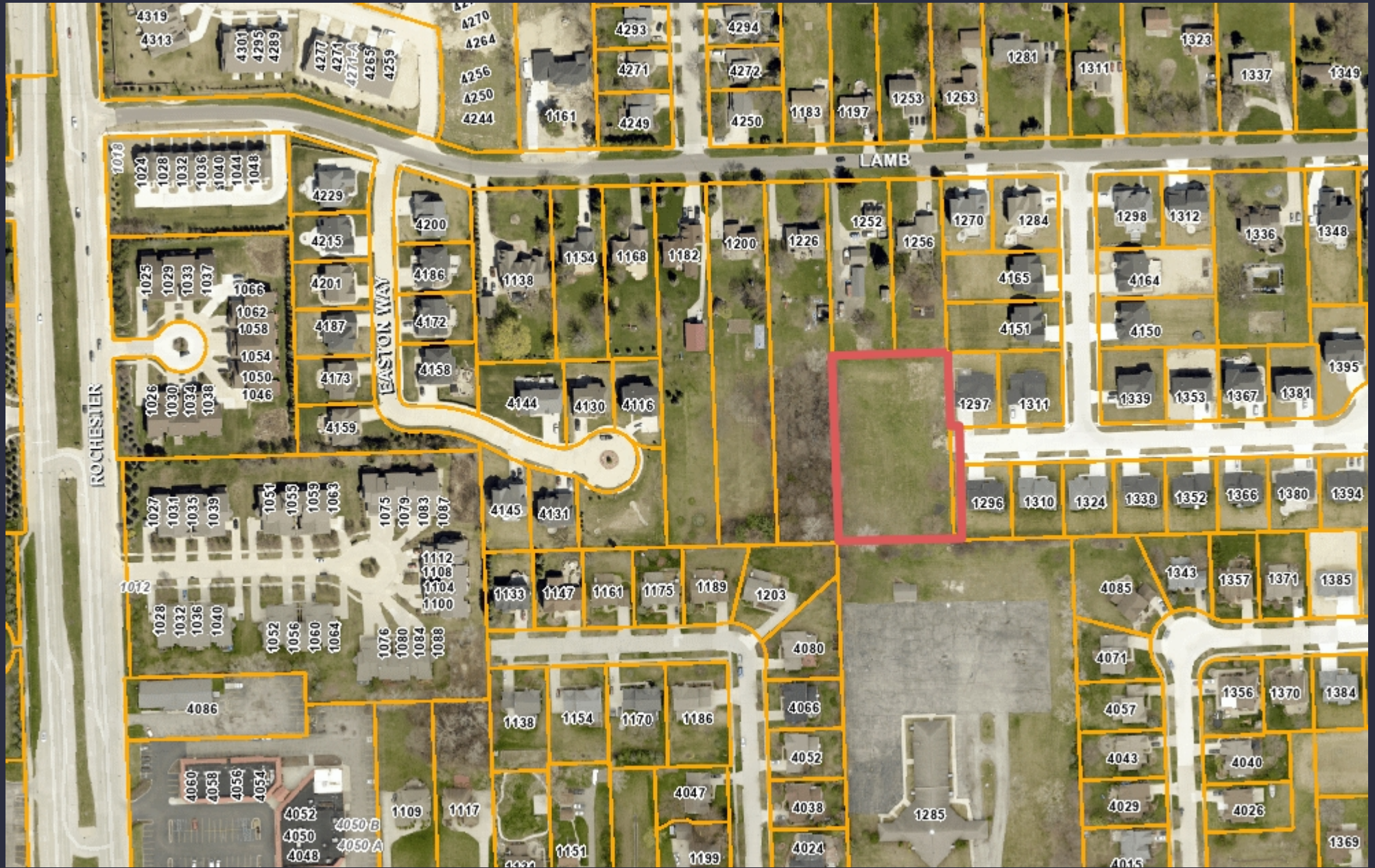
(postponed, for the following reasons: _____)

Yes:

No:

Absent:

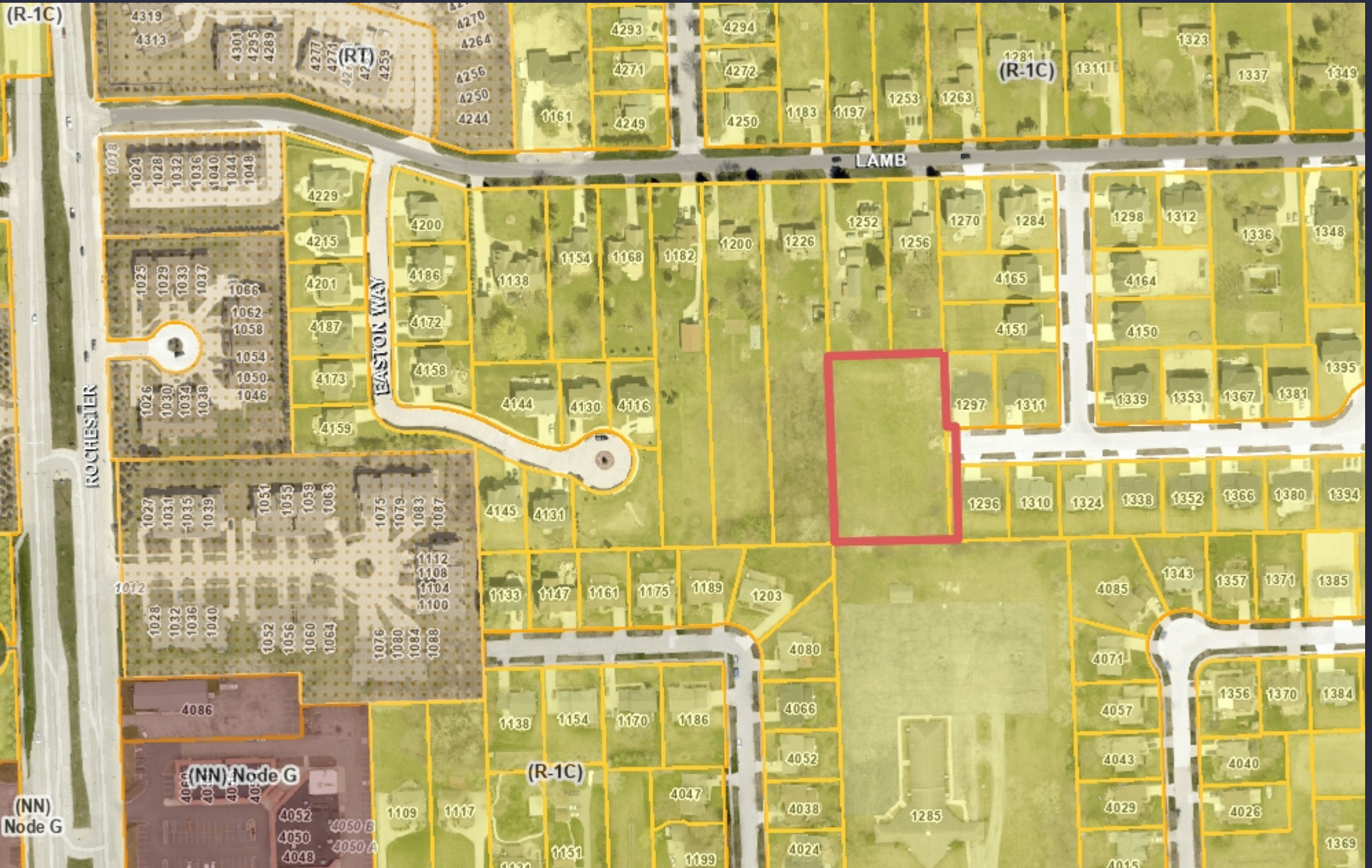
MOTION CARRIED



574 0 287 574 Feet



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



574 0 287 574 Feet



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 19, 2023

**Preliminary Site Plan Approval for a
Site Condominium Plan
For
City of Troy, Michigan**

Applicant:	Mondrian Homes
Project Name:	Estates of Brook Hollow Phase 2 Addition
Plan Date:	July 4, 2023
Location:	South of Lamb Road and north of Wattles Road
Zoning:	R1-C, One-Family Residential District
Action Requested:	Preliminary Site Condominium Approval

PROJECT AND SITE DESCRIPTION

In November 2016, the Planning Commission approved a twenty-nine (29) lot single family site condominium site plan. As part of that approved plan, Bloomingdale Drive was stubbed to allow for future development. The applicant is seeking to extend Bloomingdale Drive to add an additional three (3) housing lots and one (1) lot for detention. It is not clear if this development will have its own homeowners association or be part of an existing one.

The proposed four (4) lots are on a 1.3-acre parcel. The property is zoned R1-C, One-Family Residential and the proposed site condominium use is permitted by-right. The lots meet all R1-C district requirements.

The applicant has identified a total of 15 trees on the site, or within grading the area of the site. Of the 15 trees, two (2) are regulated including two (2) landmark trees. The applicant is removing one (1) and providing 21 inches of new trees for mitigation.

Location of subject site:



Size of subject property:

1.3 acres in area

Current use of subject property:

Vacant

Proposed use of subject site:

The proposed use is single-family residential site condominium

Current Zoning:

The property is currently zoned R-1C, One Family Residential District.

Surrounding Property Details:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R-1C, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One-family Residential District	Single-family homes

NATURAL RESOURCES

Topography - The site is flat.

Woodlands/Landmark Trees – The applicant has identified a total of 15 trees on the site, or within grading area of the site. Of the 15 trees, 2 are regulated including two (2) landmark trees. The applicant is removing one (1) tree and providing 21 inches of new trees for mitigation. The Woodland Plan must be stamped by a certified landscape architect/ or arborist.

Wetlands/Flood Plain – There are no wetlands on the site. The site does not lie within the 100-year floodplain.

Items to be Addressed: None.

SITE ARRANGEMENT, ACCESS, AND CIRCULATION

All lots meet the minimum lot area for the R-1C district, are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit. All lots are accessed off the extension to the approved Bloomingdale Drive. A five (5) foot sidewalk is located adjacent to the new lots and will connect internally to the previously approved site condominium.

The extended Bloomingdale Drive will be stubbed to allow for future development to the west.

Items to be Addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

Table 4.06.C establishes the requirements for the R-1C District. The requirements and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front	30 feet	30 feet	Complies
Rear	40 feet	40 feet	Complies
Side	10 feet / 20 feet	10 feet / 20 feet	Complies
Average Lot Size per Unit	10,500 sq.ft w.sewer / 9,450 sq.ft w.lot averaging	Average 10,530 / Minimum 9,581 sq.ft	Complies
Lot Width	85 feet / 76.5 min with lot averaging	95 feet average / 80.5 feet lot minimum	Complies
Maximum Height	2 ½ stories	Must Comply*	Must Comply*
Maximum Lot Area Covered by Buildings	30%	Must Comply*	Must Comply*
Minimum Floor Area per Unit	1,400 sq/ft	Must Comply*	Must Comply*

*to be confirmed by the building department through the building permit process.

The proposed site condominium meets all R-1C calculations.

Items to be addressed: None

SITE ACCESS AND CIRCULATION

Vehicular

Bloomington Drive will be extended.

Pedestrian

The extended Bloomington Drive will have five (5) foot sidewalk on both sides.

Items to be Addressed: None

LANDSCAPING

Landscaping requirements are regulated by Section 13.02.F.2.

Frontage	Required	Provided	Compliance
Bloomington Drive	One (1) deciduous tree for every 50 lineal feet.	8 trees	Complies

	381/50 = 8 trees		
Mitigation	21 inches	24 inches	Complies

Landscape plan must be stamped by licensed landscape architect.

Items to be Addressed: Stamp landscape plan by licensed landscape architect.

ELEVATIONS AND FLOOR PLANS

The applicant has provided two (2) elevation types.

Items to be Addressed: None

SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.

The proposed site condominium project is consistent and compatible with other developments in the community, and more importantly adjacent properties. The proposed development meets the intent of the Site Condominium section of the ordinance.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

*1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. **The applicant has provided a 60-foot wide public right-of-way. All lots front on the new 60-foot right-of-way.***

*2. Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. **Road to be extended as a City public street that meets all requirements.***

3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. **Not applicable.**

4. Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. **Satisfied.**

5. All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. **The applicant has proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.**

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in 8.05.A.7.o, include:

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: Planning Commission to consider if the site condominium standards have been met.

SITE PLAN REVIEW STANDARDS

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

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.*

Items to be Addressed: Planning Commission to consider if the site plan standards have been met.

SUMMARY

Planning Commission to consider if the site plan standards and site condominium standards have been met.

If the Planning Commission approves the preliminary site plan we recommend the following conditions:

- 1. Applicant should clarify if this development will have its own homeowners association or be part of an existing one.*
- 2. Stamp landscape plan by licensed landscape architect.*
- 3. Stamp tree survey by licensed landscape architect or certified arborist.*

Estate of Brook Hollow Phase 2
July 19, 2023

Ben R. Carl

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



Estates of Brookhollow No. 2

MONDRIAN | PROPERTIES

To: City of Troy, Planning Department
From: Mondrian Properties
Re: Estates of Brookhollow No. 2

Dear Members of the Planning Commission,

We are pleased and honored to present **Estates of Brookhollow No. 2, 3 Unit Single Family** residences. Our plan intends to extend Estates of Brookhollow to include 3 additional homesites. At **Mondrian Properties**, we pride ourselves on designing, developing, and constructing premier homes and communities. In our two-decade-long history we have constructed more than 45 communities in Southeastern Michigan, many within the **City of Troy**.

The Mondrian team is comprised of a strong group of professionals that truly understand the complexity of projects. We feel confident that we will be able to manage this project with great respect, care, and integrity for the surrounding community.

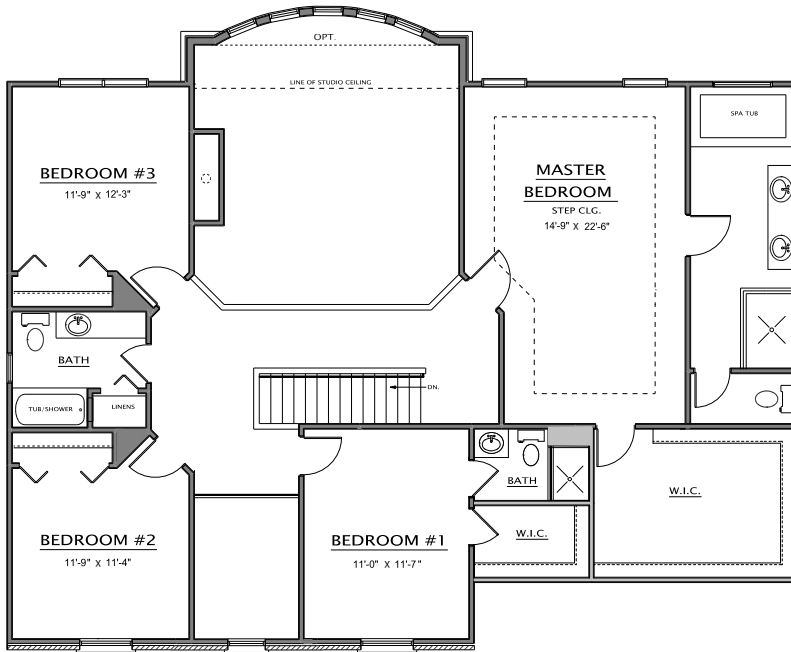
Best Regards,

Joseph Maniaci
Mondrian Properties

MONDRIAN



PROPERTIES



RESERVE HALLMARK

3,335 sq.ft.

SECOND FLOOR PLAN



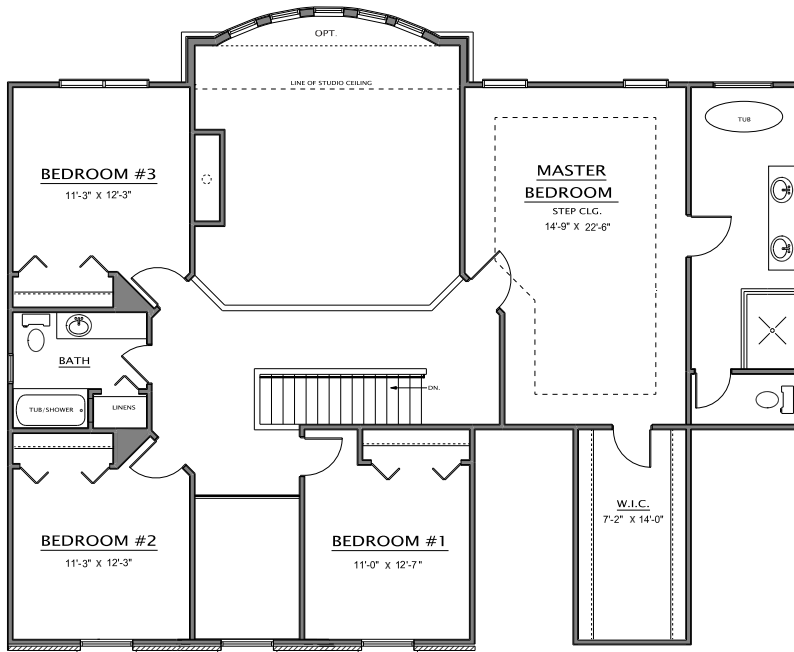
FIRST FLOOR PLAN

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may vary per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.10.23

MONDRIAN

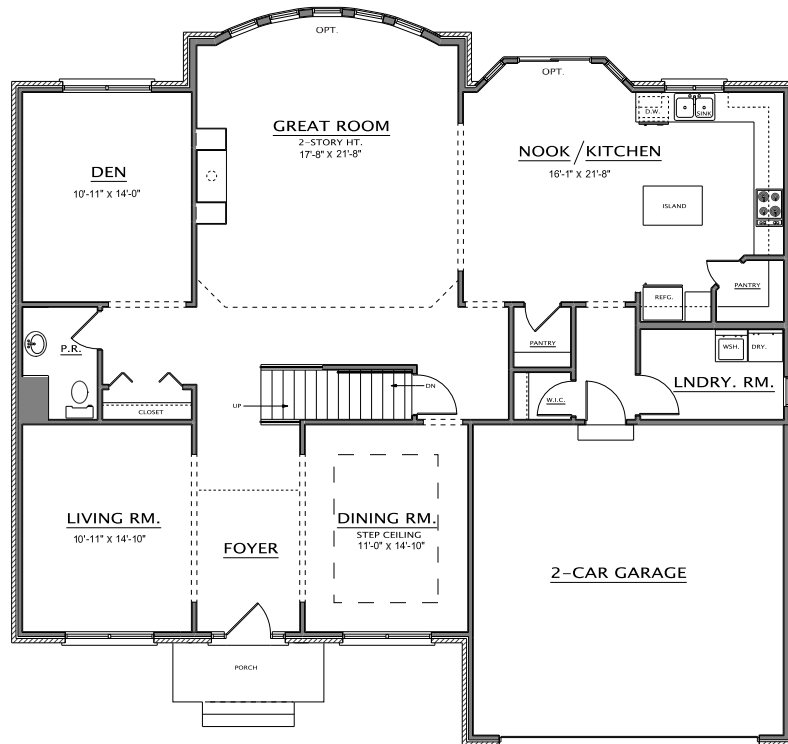


PROPERTIES



RESERVE
3,245 sq.ft

SECOND FLOOR PLAN



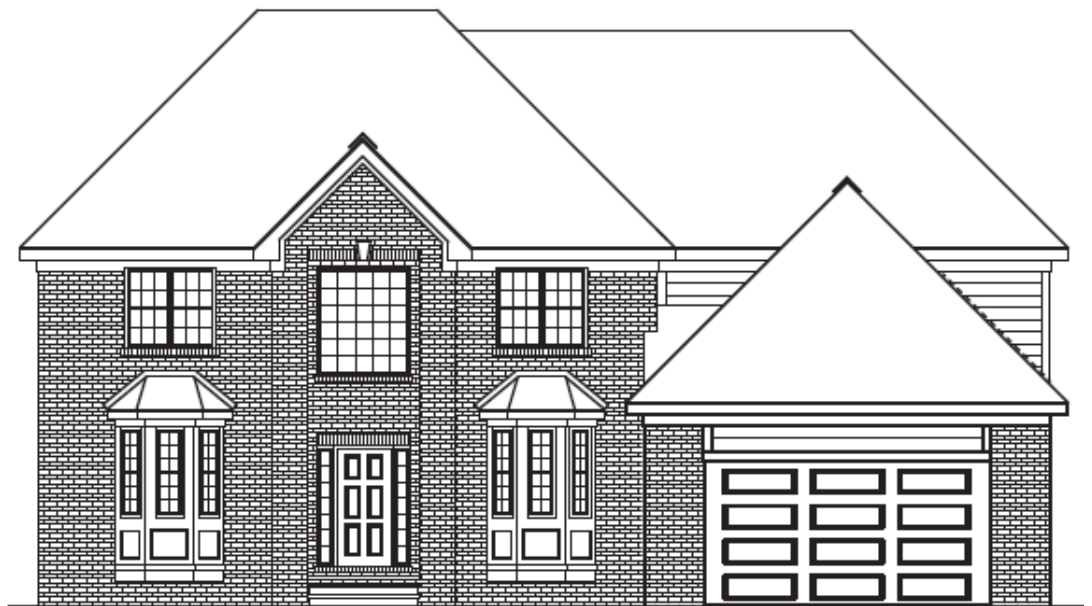
FIRST FLOOR PLAN

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may vary per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.10.23

THE HALLMARK & RESERVE



FRONT ELEVATION # 1



FRONT ELEVATION #2

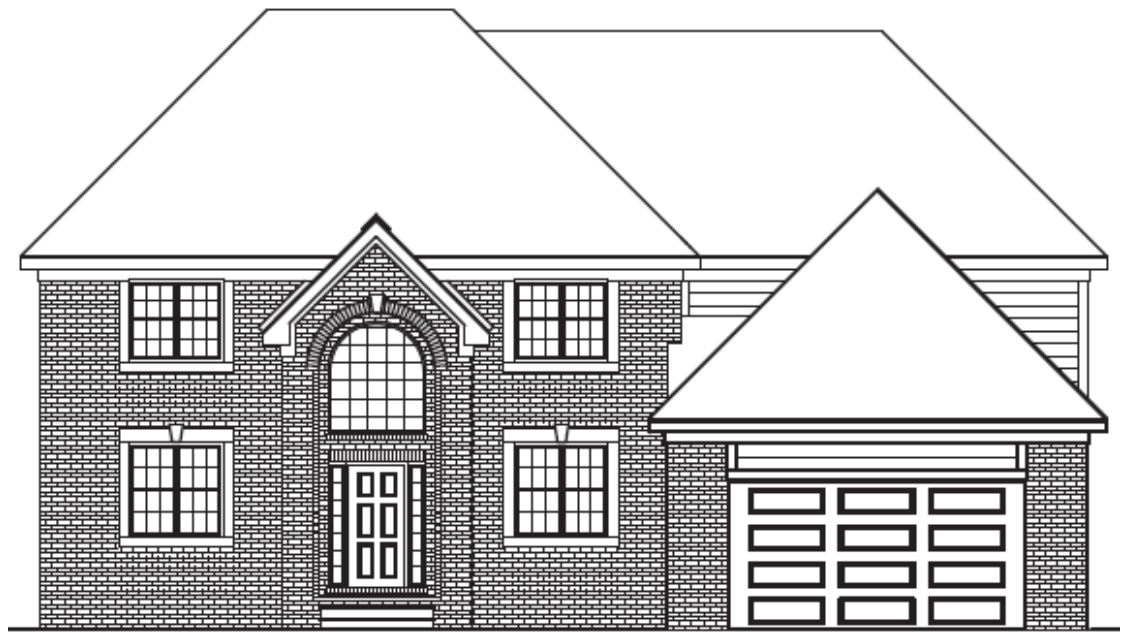
Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

*ALL BAY WINDOWS ARE OPTIONAL

THE HALLMARK & RESERVE



FRONT ELEVATION #3



FRONT ELEVATION #4

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

*ALL BAY WINDOWS ARE OPTIONAL

THE HALLMARK & RESERVE



FRONT ELEVATION #7



FRONT ELEVATION #8

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

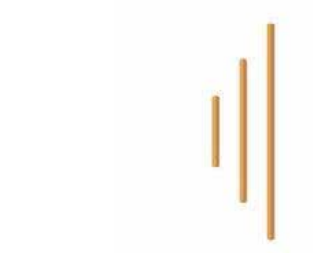
*ALL BAY WINDOWS ARE OPTIONAL

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED

PROJECT

**MONDRIAN RESERVE
 MONDRIAN HALLMARK**

BUILDER



MONDRIAN PROPERTIES
 50215 Schoenherr Road
 Shelby Township, MI 48315

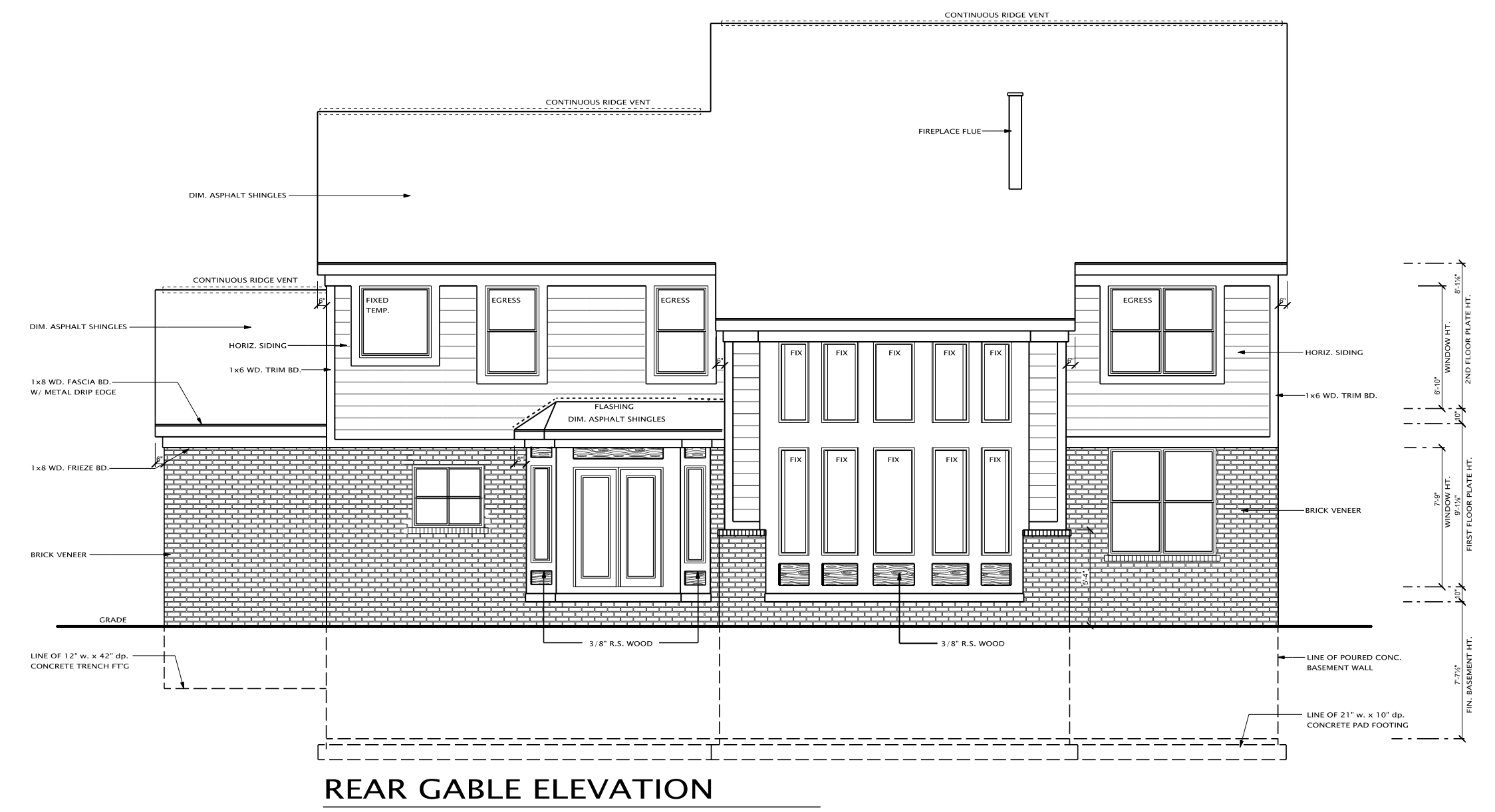
- PRELIMINARY
- CONSTRUCTION
- PERMIT

SHEET TITLE:
REAR ELEVATIONS

DATE: _____ DRAWN BY:
C.J.B.

CHECKED BY:
J.M.P.

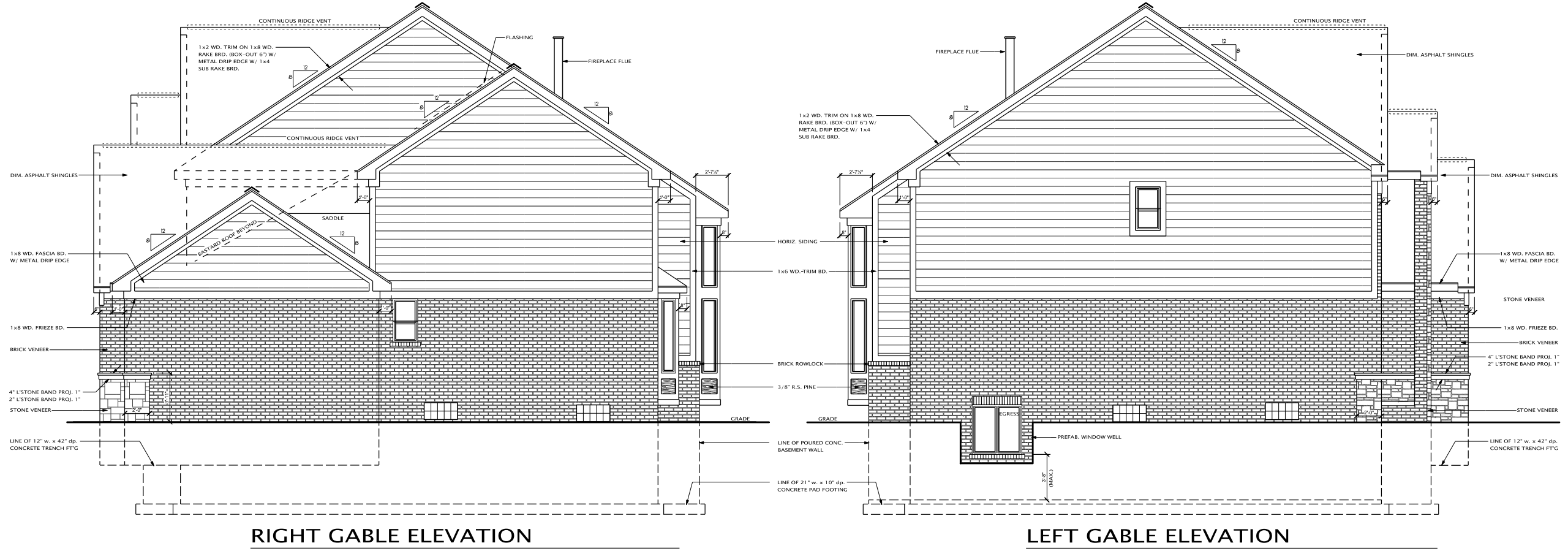
JOB NUMBER: _____



REAR GABLE ELEVATION

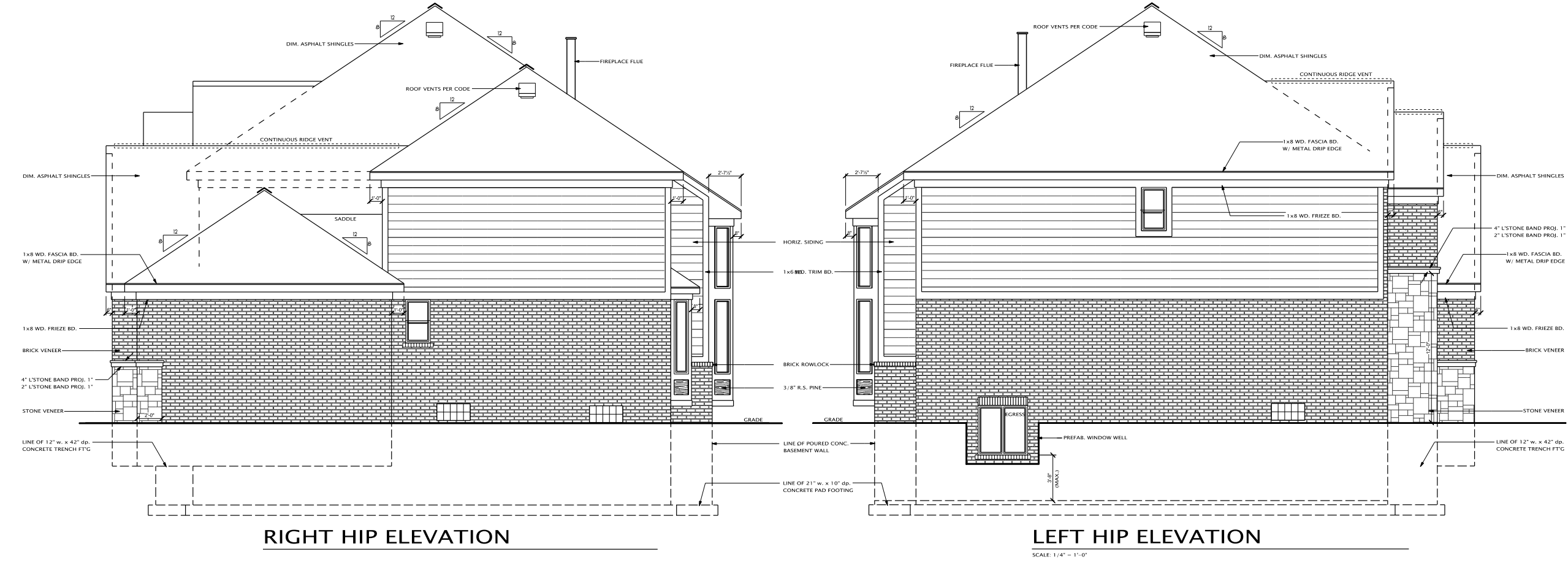


REAR HIP ELEVATION



RIGHT GABLE ELEVATION

LEFT GABLE ELEVATION



RIGHT HIP ELEVATION

LEFT HIP ELEVATION

TYPICAL REAR & SIDE ELVEATIONS



HALLMARK & RESERVE

MATERIALS LIST FOR BROOK HOLLOW II

Mondrian is proud to locally sourced products and materials when possible in building our new homes. We offer many selection in every catagory to allow our homes to be customized to our clients taste. Below is what will be provided on every home in the Brook Hollow II.

BRICK:	First Floor-Variou Types
BRICK & STONE:	Front Elevation Per Plan-Variou Types
Siding:	Second Floor Sides & Rear: Hardi Plank Siding-Variou Colors
Roof:	Dimensional Shinlges-Variou Colors
Trim:	Throughout-Wood-Variou Colors
Window:	Thoughtout-Vinyl-Variou Colors
Accents:	Metal

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO: LAMB ROAD PROPERTIES, LLC.

PROPERTY DESCRIPTION

PARCEL NO. 20-14-351-104
THE WEST 100.50 FEET OF THE EAST 184.50 FEET OF LOT 25, ALSO THE SOUTH 300.02 FEET OF THE EAST 84.00 FEET OF LOT 25 "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE SOUTH 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

PARCEL AREA

AS SURVEYED:
TOTAL = 83,436.10 SQUARE FEET = 1.915 ACRES

BASIS OF BEARING

DUE WEST, BEING THE SOUTHERLY PROPERTY LINE OF LOT 25 AS PLATTED AND AS MONUMENTED IN FIELD.

BENCHMARKS

CITY BENCHMARK #1937
ELEVATION = 673.60 (NAVD 88 DATUM)
ARROW ON TOP OF HYDRANT #14-141 ON THE EAST SIDE OF ROCHESTER ROAD AND 250 FEET NORTH OF LAMB ROAD.

CITY BENCHMARK #1004
ELEVATION = 663.71 (NAVD 88 DATUM)
ARROW ON TOP OF HYDRANT #23-9 AT THE SOUTHEAST CORNER OF KEATS DRIVE AND WATTLES ROAD.

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS PER FLOOD INSURANCE RATE MAP NO. 26125C053G BEARING AN EFFECTIVE DATE OF JANUARY 16, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

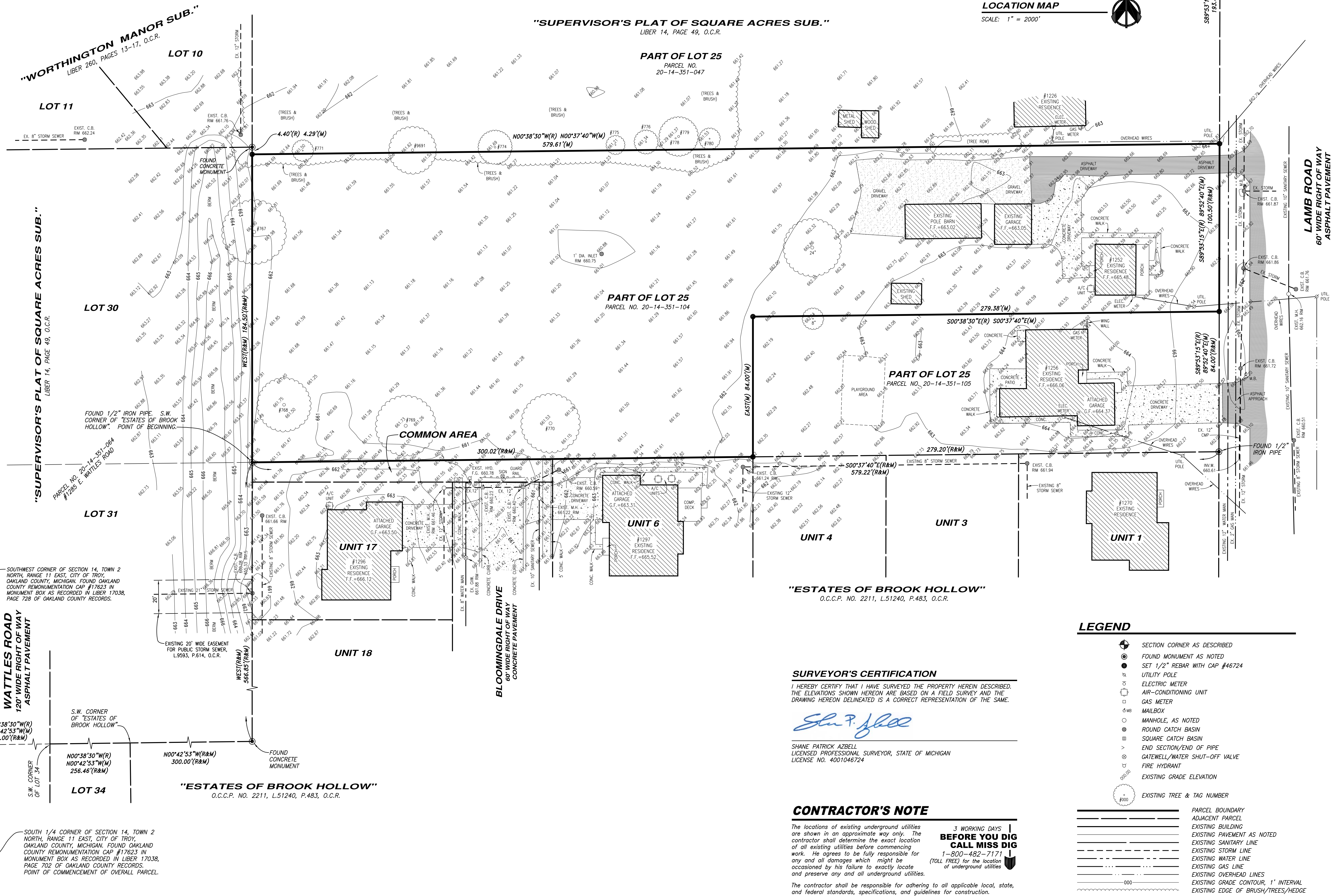
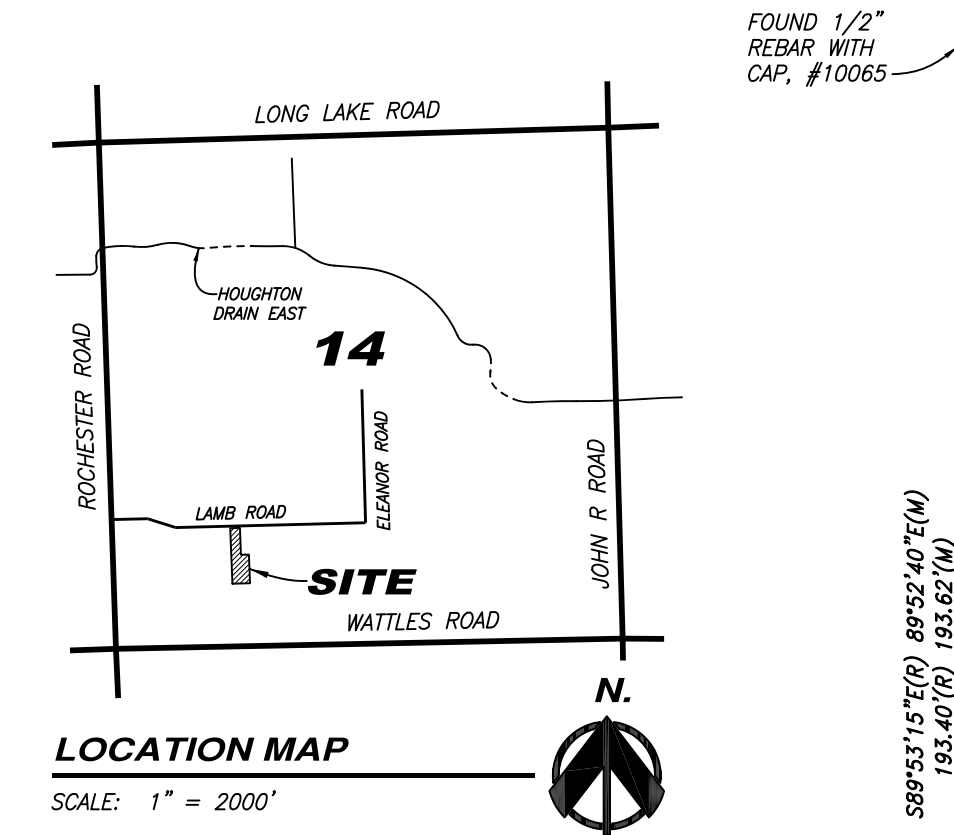
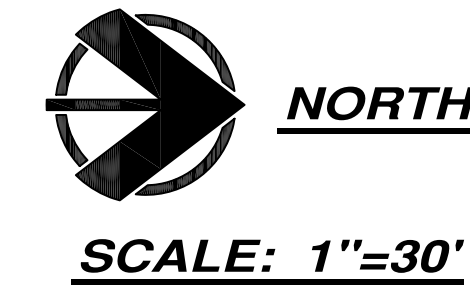
SURVEYOR'S NOTES

1. 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.
2. ALL PROPERTY SPLITS/COMBINATIONS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

TREE INVENTORY

AS SURVEYED ON JUNE 28, 2023 BY ERIC A. OLSON, PLLC, LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST.

Tree #	d.b.h.	Botanical Name	Common Name	Condition	Comments	Health Score	(N) Not Regulated (= s = size, sp = species, c = condition)	Landmark (L)
767	29	Populus deltoides	Cottonwood	good				
768	21	Acer rubrum	Red Maple	fair	- Dead branch(es)		N (sp)	L
769	26	Acer saccharinum	Silver Maple	fair	- Rot in trunk		N (sp)	
770	25	Acer saccharinum	Silver Maple	fair	- Dead branch(es)		N (sp)	
771	8	Ulmus spp.	Elm (other than American / Siberian)	good				
772	---	---	---	dead	- Fell over; NOT SHOWN ON SURVEY		N (c)	
773	---	---	---	---	- tag grown-over; re-tagged #9691 below			
774	13	Acer saccharinum	Silver Maple	good			N (sp)	
775	7	Quercus spp.	Oak (white family)	fair	- 1-sided crown			
776	9	Quercus spp.	Oak (white family)	fair	- 1-sided crown			
777	7	---	---	dead	NOT SHOWN ON SURVEY		N (c)	
778	10	Acer saccharinum	Silver Maple	fair	- Contorted crown		N (sp)	
779	15	Quercus spp.	Oak (white family)	fair	- 1-sided crown			
780	8 / 7	Ulmus spp.	Elm (other than American / Siberian)	fair	- Bent/crooked/bowed leader			
9691	18 / 10 / 10	Acer rubrum	Red Maple	fair	- V-shaped crotch(es)			L



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

Shane Patrick Azbell

SHANE PATRICK AZBELL
LICENSED PROFESSIONAL SURVEYOR, STATE OF MICHIGAN
LICENSE NO. 4001046724

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

LEGEND

- ⊙ SECTION CORNER AS DESCRIBED
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET 1/2" REBAR WITH CAP #46724
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ AIR-CONDITIONING UNIT
- ⊙ GAS METER
- ⊙ MAILBOX
- ⊙ MANHOLE, AS NOTED
- ⊙ ROUND CATCH BASIN
- ⊙ SQUARE CATCH BASIN
- ⊙ END SECTION/END OF PIPE
- ⊙ GATEWELL/WATER SHUT-OFF VALVE
- ⊙ FIRE HYDRANT
- ⊙ EXISTING GRADE ELEVATION
- ⊙ EXISTING TREE & TAG NUMBER
- ▬ PARCEL BOUNDARY
- ▬ ADJACENT PARCEL
- ▬ EXISTING BUILDING
- ▬ EXISTING PAVEMENT AS NOTED
- ▬ EXISTING SANITARY LINE
- ▬ EXISTING STORM LINE
- ▬ EXISTING WATER LINE
- ▬ EXISTING GAS LINE
- ▬ EXISTING OVERHEAD LINES
- ▬ EXISTING GRADE CONTOUR, 1' INTERVAL
- ▬ EXISTING EDGE OF BRUSH/TREES/HEDGE

AZTEC
LAND SURVEYORS INC.
P.O. BOX 359
HOLLY, MI 48442
PHONE: 586-306-1253
SHANE@AZTEC.SURVEY.COM

PROJECT: **BOUNDARY & TOPOGRAPHIC SURVEY**
CLIENT: MR. JOSEPH MANIACI, LAMB ROAD PROPERTIES, LLC, 3815 SHELBY TOWNSHIP, MI 48315, 586-726-7340
JOB NO: 18-095
DATE: 7/19/18
DRAWN BY: SHANE AZBELL, S.A.
CHECKED BY: SHANE AZBELL, S.A.

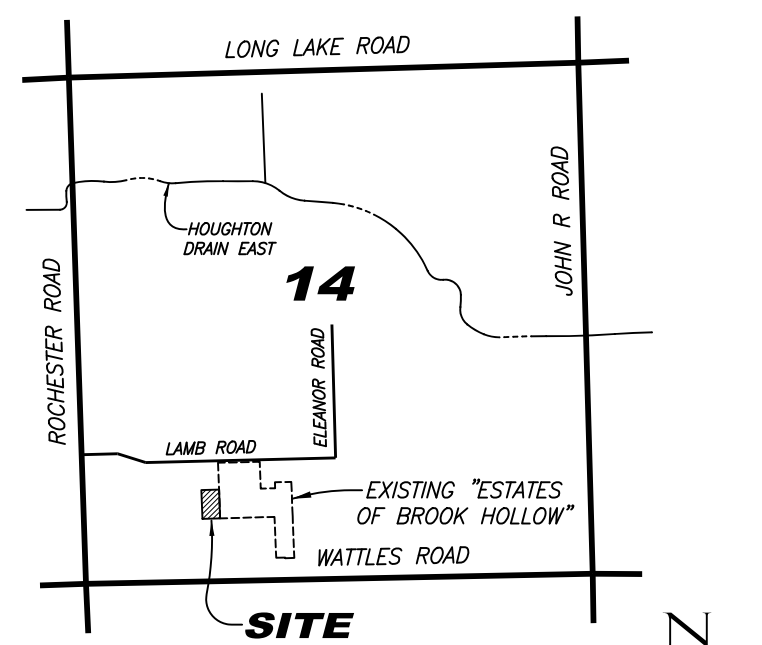
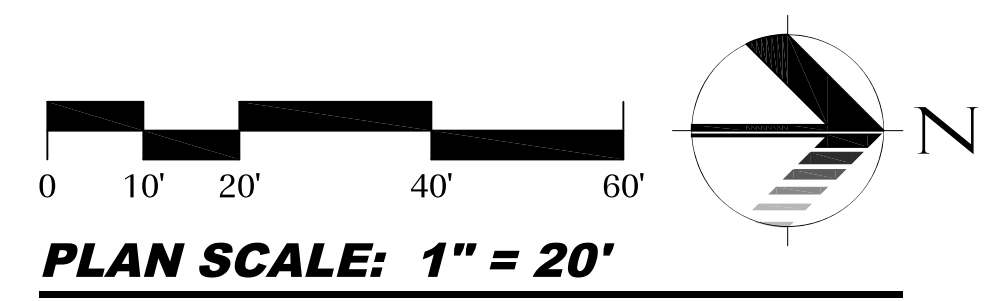
REVISIONS: 7-4-2023 UPDATED.

STATE OF MICHIGAN
SHANE PATRICK AZBELL
License No. 4001046724
PROFESSIONAL SURVEYOR

SHEET **1** OF 1
MUNICIPAL REVIEW NUMBERS:

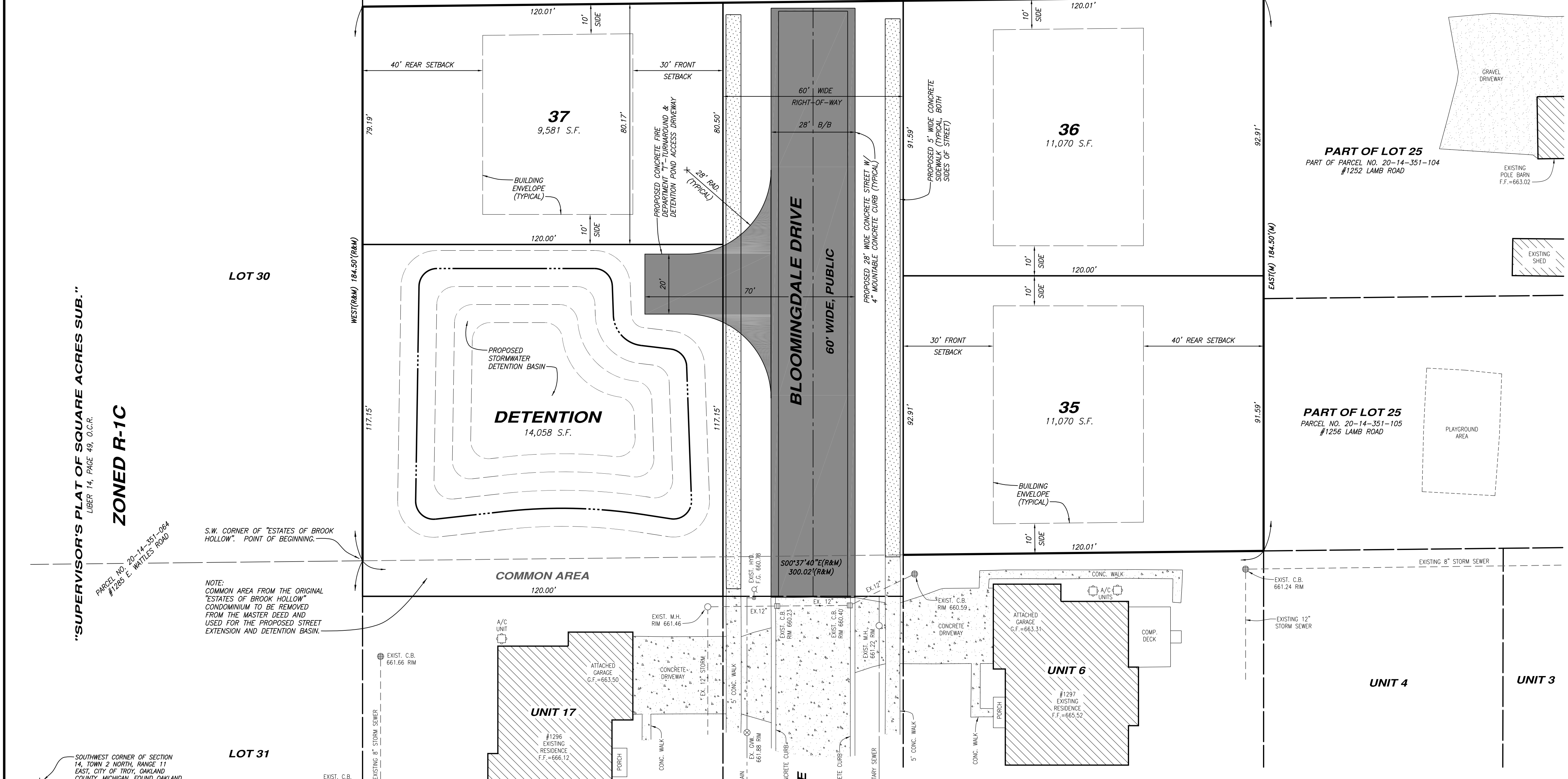
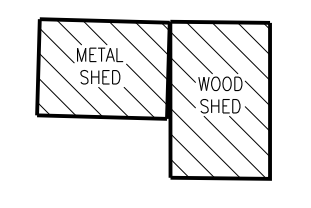
ZONED R-1C
 "WORTHINGTON MANOR SUB."
 LIBER 260, PAGES 13-17, O.C.R.

ZONED R-1C
 "SUPERVISOR'S PLAT OF SQUARE ACRES SUB."
 LIBER 14, PAGE 49, O.C.R.



LOT 10
 LOT 11
 EX. 8" STORM EXIST. C.B. RM 662.24

PART OF LOT 25
 PARCEL NO. 20-14-351-047
 #1226 LAMB ROAD



"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."
 LIBER 14, PAGE 49, O.C.R.
ZONED R-1C

PROPERTY DESCRIPTION
 PART OF PARCEL NO. 20-14-351-104 THE SOUTH 300.02 FEET OF THE EAST 184.50 FEET OF LOT 25 "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE SOUTH 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:**
 ADDRESS: PART OF #1252 LAMB ROAD
 PARCEL ID NO.: PART OF 20-14-351-104; 20-14-376-047
 EXISTING ZONING: R-1C (SINGLE FAMILY RESIDENTIAL)
 ADJACENT ZONINGS: R-1C
 DEVELOPMENT AREA:
 NEW DEVELOPMENT AREA: 55,350 S.F. (1.271 ACRES)
 ORIGINAL COMMON AREA: 1,499 S.F. (0.034 ACRE)
 TOTAL DEVELOPMENT AREA = 56,849 S.F. (1.305 ACRES)
- USE SUMMARY:**
 EXISTING USE: SINGLE FAMILY RESIDENTIAL ACREAGE PARCEL.
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM W/ LOT AVERAGING OPTION.
 ALLOWABLE DENSITY: 3.1 UNITS PER ACRE.
 PROPOSED DENSITY: 3 UNITS (2.3 UNITS PER ACRE)
- UNIT SUMMARY:**
 AVERAGE UNIT AREA REQUIRED: 10,500 S.F.
 AVERAGE UNIT AREA PROVIDED: 10,530 S.F.
- LOT AVERAGING OPTION:**
 LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT AREA:
 MINIMUM UNIT AREA REQUIRED: 9,450 S.F.
 MINIMUM UNIT AREA PROVIDED: 9,581 S.F.
- LOT AVERAGING OPTION:**
 LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT WIDTH:
 MINIMUM UNIT WIDTH REQUIRED: 85' x 90% = 76.5'
 MINIMUM LOT WIDTH PROVIDED: 80.17'
- BUILDING SETBACK SUMMARY:**
 FRONT: 30' MIN.
 REAR: 40' MIN.
 SIDE: 10' MIN. ONE SIDE; 20' MIN. TOTAL
- BUILDING CONSTRUCTION SUMMARY:**
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 30' (2.5 STORY)
 PROPOSED BUILDING HEIGHT: 24' TO 27' ± (NOT TO EXCEED 30')
 MAXIMUM ALLOWABLE LOT COVERAGE: 30%
 PROPOSED MAXIMUM LOT COVERAGE: 24% ± (NOT TO EXCEED 30%)
 MINIMUM REQUIRED FLOOR AREA PER UNIT: 1,200 S.F.
 PROPOSED FLOOR AREA PER UNIT: 3,250 S.F. (AVERAGE)

NOTES

- CONDOMINIUM LAYOUT AND DIMENSIONS ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL AND COMPUTATION OF THE MASTER DEED EXHIBIT "B".
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
- REFER TO PRELIMINARY GRADING & UTILITY PLAN FOR UTILITIES TO SERVE THE PROPOSED UNITS.
- NO SIGNAGE IS PROPOSED AS A PART OF THIS DEVELOPMENT. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AS DIRECTED BY THE CITY FIRE DEPARTMENT IF AND AS REQUIRED.
- NO SITE LIGHTING IS PROPOSED AS A PART OF THIS DEVELOPMENT.
- ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY.
- UNIT NUMBERING IS SEQUENTIAL WITH THE EXISTING "ESTATES OF BROOK HOLLOW" CONDOMINIUM. THE MASTER DEED FOR SAID CONDOMINIUM SHALL BE REPLATED TO INCLUDE THE ADDITIONAL UNITS PRESENTED ON THIS SITE PLAN.

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."
 LIBER 14, PAGE 49, O.C.R.
ZONED R-1C

"ESTATES OF BROOK HOLLOW"
 O.C.C.P. NO. 2211, L.51240, P.483, O.C.R.

ZONED R-1C

WATTLES ROAD
 120' WIDE RIGHT OF WAY
 ASPHALT PAVEMENT

LOT 34
 S.W. CORNER OF LOT 34

LOT 31
 S.W. CORNER OF "ESTATES OF BROOK HOLLOW"

LOT 30

LOT 10

LOT 11

LOT 17

LOT 18

"ESTATES OF BROOK HOLLOW"
 O.C.C.P. NO. 2211, L.51240, P.483, O.C.R.

ZONED R-1C

BENCHMARKS

CITY BENCHMARK #1937
 ELEVATION = 673.60 (NAVD 88 DATUM)
 ARROW ON TOP OF HYDRANT #14-141 ON THE EAST SIDE OF ROCHESTER ROAD AND 250 FEET NORTH OF LAMB ROAD.

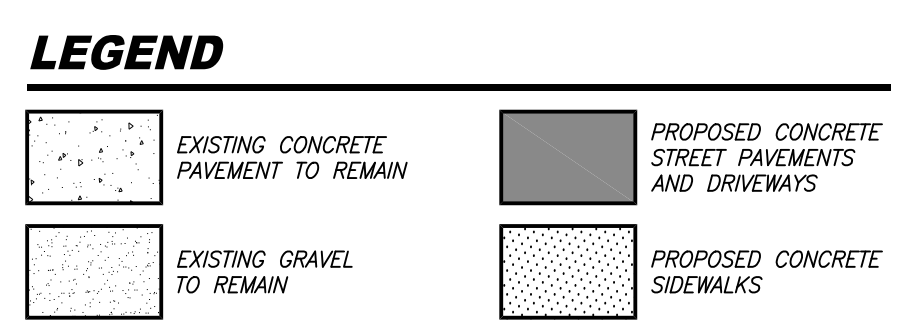
CITY BENCHMARK #1004
 ELEVATION = 663.71 (NAVD 88 DATUM)
 ARROW ON TOP OF HYDRANT #23-9 AT THE SOUTHEAST CORNER OF KEATS DRIVE AND WATTLES ROAD.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
 1-800-482-7171 (TOLL FREE) for the location of underground utilities



SHEET INDEX

1. SITE PLAN.
2. PRELIMINARY GRADING & UTILITY PLAN.
3. TREE INVENTORY & PRESERVATION PLAN.
4. LANDSCAPE PLAN.

SUPPLEMENTALS:

- BOUNDARY & TOPOGRAPHICAL SURVEY.
- TYPICAL HOUSE FLOOR PLANS & ELEVATIONS.

CLIENT: MR. JOSEPH MANACI
 LAMB ROAD PROPERTIES, LLC
 5025 S. HOOKER ROAD
 TROY, MI 48065
 586-726-7340

REVISIONS:

SEAL: NATHAN PAUL ROBINSON
 LICENSE NO. 6201047489
 PROFESSIONAL ENGINEER

JOB NO: 17-174
 DATE: 7-4-23
 DRAWN BY: N.P.R.

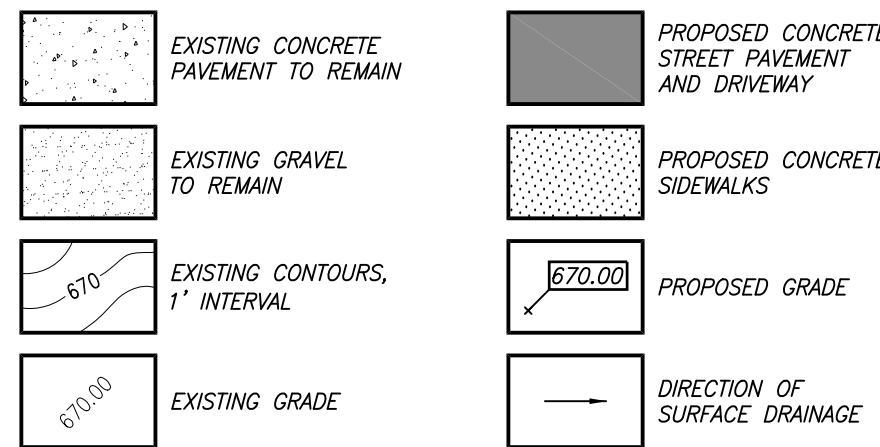
HORIZON ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 182158, Shelby Township, Michigan 48318
 Phone 586-453-8097

Proposed "Estates of Brook Hollow No. 2" Site Condominium
 PART OF THE SOUTHWEST 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Site Plan

PLANS: SHEET: **1** OF **4**
 MUNICIPAL REVIEW NUMBERS:

LEGEND



BENCHMARKS

CITY BENCHMARK #1937
ELEVATION = 673.60 (NAVD 88 DATUM)
ARROW ON TOP OF HYDRANT #14-141 ON THE EAST SIDE OF ROCHESTER ROAD AND 250 FEET NORTH OF LAMB ROAD.

CITY BENCHMARK #1004
ELEVATION = 683.71 (NAVD 88 DATUM)
ARROW ON TOP OF HYDRANT #23-9 AT THE SOUTHEAST CORNER OF KEATS DRIVE AND WATLES ROAD.

SITE CRITERIA

UTILITY SUMMARY:

SANITARY SEWER:
PUBLIC SANITARY SEWER SHALL BE EXTENDED ON SITE FROM THE EXISTING SEWER LOCATED IN "ESTATES OF BROOK HOLLOW", WHICH WAS STUBBED AT THE EAST PROPERTY LINE.

STORM SEWER:
ENCLOSED STORM SEWERS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND STUBBED TO THE WEST PROPERTY LINE TO ACCOMMODATE FUTURE OFFSITE DRAINAGE. ON-SITE STORMWATER DETENTION WITH A RESTRICTED OUTLET SHALL BE PROVIDED PER CITY OF TROY STANDARDS. THE STORMWATER OUTLET SHALL CONNECT TO THE EXISTING STORM SEWER AT THE NORTH PROPERTY LINE OF "TROY CHURCH OF GOD" (SOUTH PROPERTY LINE OF "ESTATES OF BROOK HOLLOW"). THE "TROY CHURCH OF GOD" DEVELOPMENT HAD PROVIDED FOR UP TO FIVE (5) ACRES OF SINGLE-FAMILY RESIDENTIAL-RATE DRAINAGE.

WATER MAIN:
PUBLIC WATER MAIN SHALL BE EXTENDED ON SITE FROM THE EXISTING WATER MAIN LOCATED IN "ESTATES OF BROOK HOLLOW", WHICH WAS STUBBED AT THE EAST PROPERTY LINE.

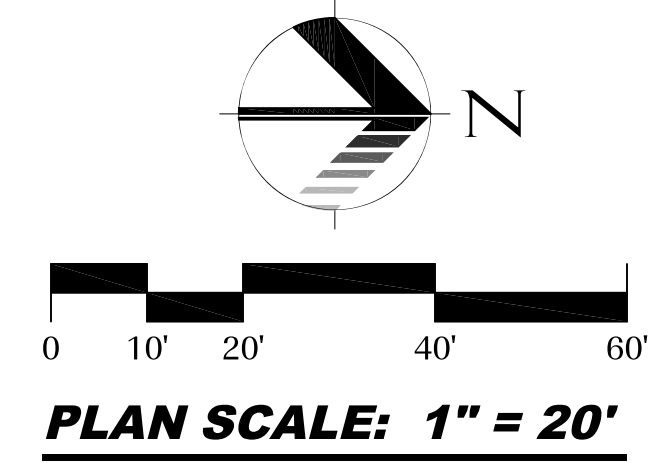
NATURAL FEATURES SUMMARY:

FLOOD PLAIN:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WETLANDS:
THE DEVELOPER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A WETLANDS CONSULTANT IN ORDER TO VERIFY THAT NO REGULATED WETLANDS EXIST ON THE SUBJECT PROPERTY, IF NECESSARY.

NOTES

- UTILITY AND GRADING DESIGN ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL.
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
- ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY.
- UTILITY EASEMENTS SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF TROY ENGINEERING DEPARTMENT.
- REFER TO THE TREE PRESERVATION & LANDSCAPE PLAN FOR TREE REMOVALS.
- ALL PERMITS REQUIRED BY THE CITY OF TROY ENGINEERING DEPARTMENT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- DRIVEWAY WIDTH AT THE PROPERTY LINE SHALL NOT EXCEED 40% OF THE LOT WIDTH.



STORM WATER DETENTION

Project Name: Estates of Brook Hollow No. 2
Job Number: 17-174
Date: 7/14/2023
Revisions:

Peak 100-year Inflow = $Q_{100} = C \times I_{100} \times A$
C = weighted runoff coefficient = 0.35
 $I_{100} = \frac{3.3}{(T_c + 1.77)^{0.38}}$; $T_c = 20.00$ min.; $I_{100} = 5.421$ min.
A = development area = 5.00 acres (offsite drainage area accommodated by "Troy Church of God" at #1285 E. Wattles Road)
 $Q_{100} = 0.35 \times 5.421 \times 5.00 = 9.49$ cfs

Peak Allowable 100-year Discharge = $Q_{100} = Q_{100} \times A$
 $Q_{100} =$ variable release rate = $1.1055 - 0.206 \ln(A)$; max. 1.0 ft³/acre
 $Q_{100} = 1.1055 - 0.206 \ln(5.00) = 0.774$
 $Q_{100} = 0.774 \times 5.00 = 3.87$ cfs

Storage Curve Factor = $R = 0.206 - 0.15 \ln(Q_{100}/Q_{100})$
 $R = 0.206 - 0.15 \ln(3.87 / 9.49) = 0.34$

Total 100-year Storm Volume = $V_{100} = 18,985 \times C \times A$
 $V_{100} = 18,985 \times 0.35 \times 5.00 = 33,223.75$ ft³

Required 100-year Detention Volume = $V_{100} = (V_{100} \times R) - V_{100}$
 $V_{100} =$ total 100-year storage volume = 33,223.75 ft³
 $V_{100} =$ channel protection volume credit = 0 (stormwater infiltration not considered)
 $V_{100} = (33,223.75 \times 0.34) - 0 = 11,312$ ft³

Provided Detention Volume
 $V = h/3 (A_1 + A_2 + A_3)$ (High Water Level) h = 1.00 ft
 $A_1 = A_{659.60} = 6,693.0$ ft² V = 5,713.4 ft³
 $A_2 = A_{657.00} = 4,787.0$ ft² V = 3,966.7 ft³
 $A_3 = A_{656.60} = 3,181.0$ ft² V = 2,650.8 ft³
 $A_4 = A_{656.00} = 1,876.0$ ft² V = 1,563.3 ft³
 $A_5 = A_{655.00} = 0.0$ ft² V = 0.0 ft³ (Outlet Elevation)
Provided Detention Volume > both V_{100} above and V_{100} below → 12,543.3 ft³

100-Year Outlet Calculation, Restricted Orifice
 $Q_{100} = 0.62 \times a \times \sqrt{2 \times g \times h} = 3.87$ cfs
 $g = 32.2$ ft/s²
h = high water level - restrictor springline elevation = 659.60 - 657.00 = 2.60 ft
 $a = \frac{3.87}{0.62 \times \sqrt{2 \times 32.2 \times 2.60}} = 0.412$ ft² = 59.276 in²
Dia. of restriction = $2 \times \sqrt{\frac{a}{\pi}} = 8.69$ in. (Provide 8" diameter PVC restriction)

Mechanical Separator for 1-year Water Quality Peak Flow Rate = $Q_{100} = C \times I_1 \times A$
 $I_1 = \frac{3.02}{(T_c + 1.77)^{0.38}}$; $T_c = 20.00$ min.; $I_1 = 1.965$ min.
 $Q_{100} = 0.35 \times 1.965 \times 5.00 = 3.439$ cfs
AquaShield Aqua-Swirl XC-6 unit selected allows for maximum treatment flow of 3.88 cfs.

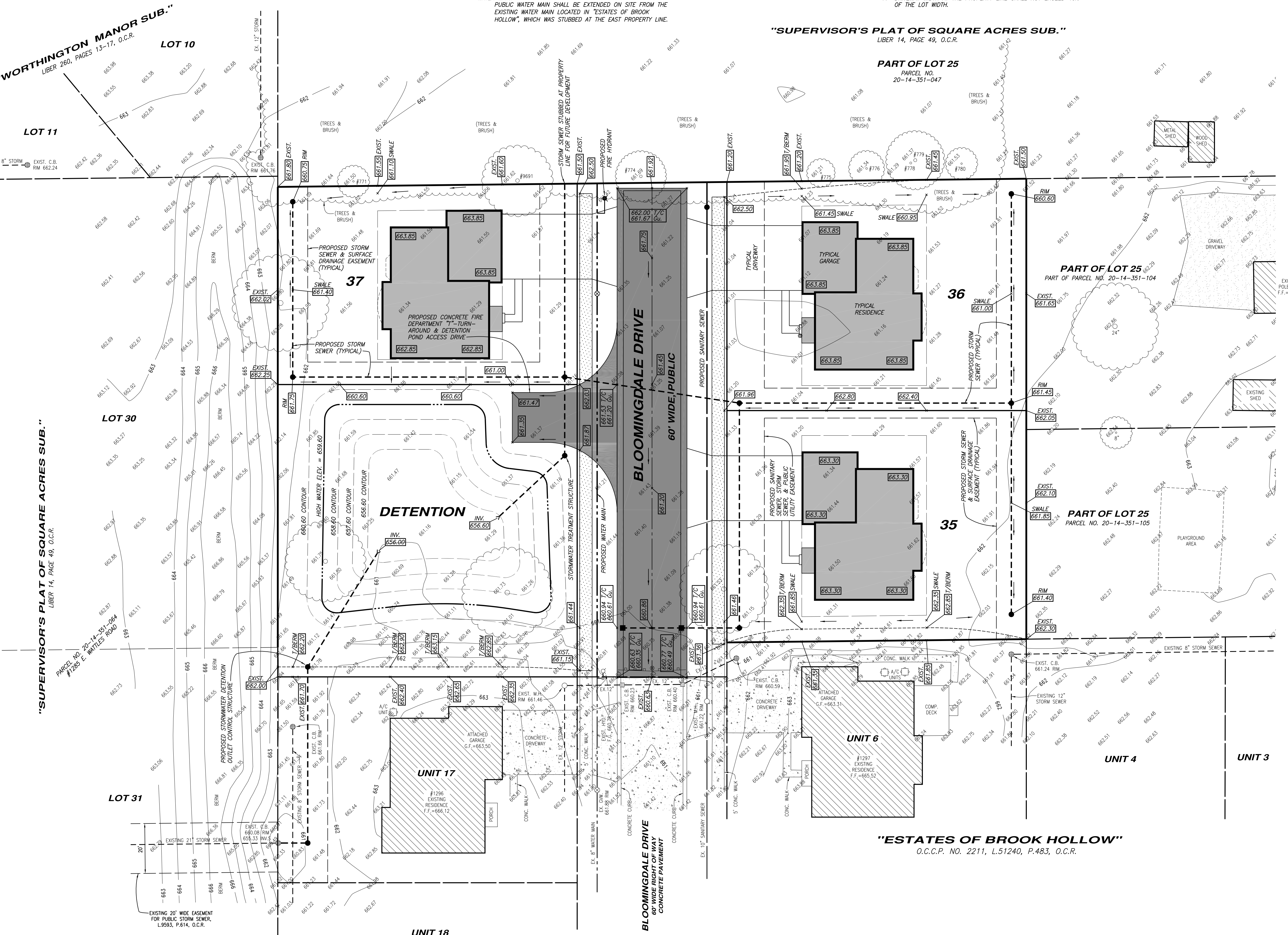
Extended Detention Volume = $V_{100} = 6,897 \times C \times A$
 $V_{100} = 6,897 \times 0.35 \times 5.00 = 12,070$ ft³

Extended Detention Outlet Rate = $Q_{100} = V_{100} / 172,800$
 $Q_{100} = 12,070 / 172,800 = 0.070$ cfs

Outlet Calculation, Restricted Orifice, Extended Detention
 $Q_{100} = 0.62 \times a \times \sqrt{2 \times g \times h} = 0.070$ cfs
 $g = 32.2$ ft/s²
h = high water level - restrictor springline elevation = 659.60 - 657.00 = 2.60 ft
 $a = \frac{0.070}{0.62 \times \sqrt{2 \times 32.2 \times 2.60}} = 0.010$ ft² = 1.429 in²
Dia. of restriction = $2 \times \sqrt{\frac{a}{\pi}} = 1.35$ in. (Provide 1-1/4" diameter PVC restriction)

Overflow Weir
 $Q = C \times L \times h^{3/2}$ (Sharp-Crested Weir) = 3.87 cfs (design flow rate at outlet structure)
C = discharge coefficient = 3.33
L = length of weir = 6.00 ft
solving for h = 0.33 ft. < 12" freeboard height, therefore OK

Emergency Overflow
Emergency overflow provided to accommodate the 100-year peak flow rate $Q_{100} = 9.49$ cfs
Emergency overflow sized within outlet control structure (overflow weir):
 $Q = C \times L \times h^{3/2}$ (Sharp-Crested Weir) = 9.49 cfs
C = discharge coefficient = 3.33
L = length of weir = 6.00 ft
solving for h = 0.61 ft. < 12" freeboard height, therefore OK



"ESTATES OF BROOK HOLLOW"
O.C.C.P. NO. 2211, L51240, P.483, O.C.R.

SOILS (FROM COUNTY SOILS SURVEY)

36A 0"-9" METAMORA SANDY LOAM (0% TO 3% SLOPES); 9"-28" GRAYISH BROWN AND PALE BROWN MOTTLED SANDY LOAM; 28"-35" GRAYISH BROWN MOTTLED CLAY LOAM; 35"-60" GRAYISH BROWN MOTTLED LOAM. MEDIUM SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY SLOW PERMEABILITY.

52A 0"-9" SELFUDGE LOAMY SAND (0% TO 3% SLOPES); 9"-32" BROWN AND LIGHT YELLOWISH BROWN MOTTLED SAND; 32"-41" BROWN MOTTLED LOAM; 41"-60" GRAYISH BROWN MOTTLED LOAM. LOW SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY SLOW PERMEABILITY.

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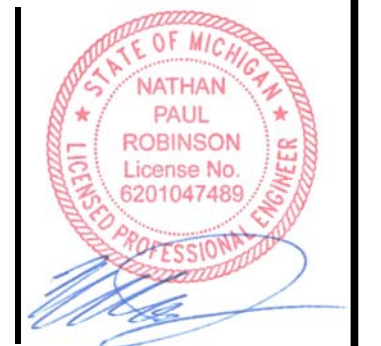
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

CLIENT: MUE JOSEPH MANACI, LAMAR ROAD PROPERTIES, LLC, 5025 S. HOUSTON ROAD, SUITE 100, TROY, MI 48065, 586-726-7340

REVISIONS:

DATE: 17-174
DRAWN BY: N.P.R.

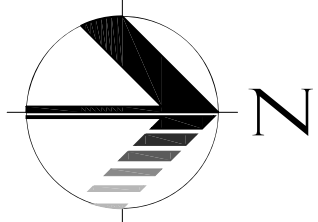


HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48118
Phone 586-453-8097

PROJECT: Proposed "Estates of Brook Hollow No. 2" Site Condominium
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLANS: Preliminary Utility & Grading Plan

SHEET: 2 OF 4
MUNICIPAL REVIEW NUMBERS:



PLAN SCALE: 1" = 20'

TREE INVENTORY AS SURVEYED ON JUNE 28, 2023 BY ERIC A. OLSON, PLLC, LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST.

in	d.b.h.	Botanical Name	Common Name	Condition	Comments	Health Score	(N) Not Regulated (s = size, sp = species, c = condition)	Landmark (L)	Remove?	Replacement Required
767	29	Populus deltoides	Cottonwood	good			N (sp)		- YES -	none
768	21	Acer rubrum	Red Maple	fair	- Dead branch(es)			L	- YES -	21"
769	26	Acer saccharinum	Silver Maple	fair	- Rot in trunk		N (sp)		- YES -	none
770	25	Acer saccharinum	Silver Maple	fair	- Dead branch(es)		N (sp)		- YES -	none
771	8	Ulmus spp.	Elm (other than American / Siberian)	good					No	-
772	---	---	---	dead	- Fell over; NOT SHOWN ON PLAN		N (c)		No	-
773	---	---	---	---	- tag grown-over; re-tagged #9691 below				No	-
774	13	Acer saccharinum	Silver Maple	good			N (sp)		No	-
775	7	Quercus spp.	Oak (white family)	fair	- 1-sided crown				No	-
776	9	Quercus spp.	Oak (white family)	fair	- 1-sided crown				No	-
777	7	---	---	dead	- NOT SHOWN ON PLAN		N (c)		No	-
778	10	Acer saccharinum	Silver Maple	fair	- Contorted crown		N (sp)		No	-
779	15	Quercus spp.	Oak (white family)	fair	- 1-sided crown				No	-
780	8 / 7	Ulmus spp.	Elm (other than American / Siberian)	fair	- Bent/crooked/bowed leader				No	-
9691	18 / 10 / 10	Acer rubrum	Red Maple	fair	- V-shaped crotch(es)			L	No	-

TOTAL CALIPER INCHES OF REPLACEMENT REQUIRED = 21"
 TOTAL CALIPER INCHES OF CREDIT = NONE
 NET CALIPER INCHES OF REPLACEMENT REQUIRED = 21"

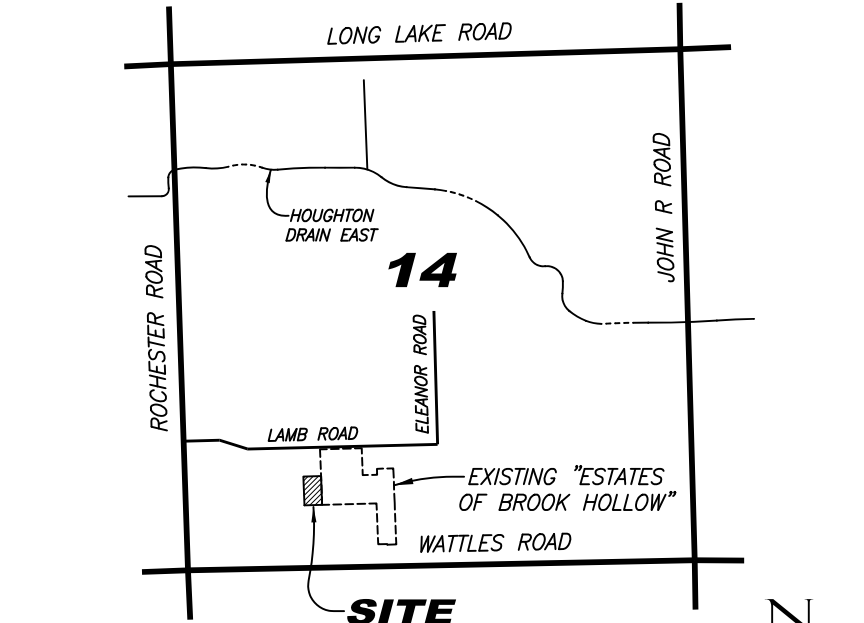
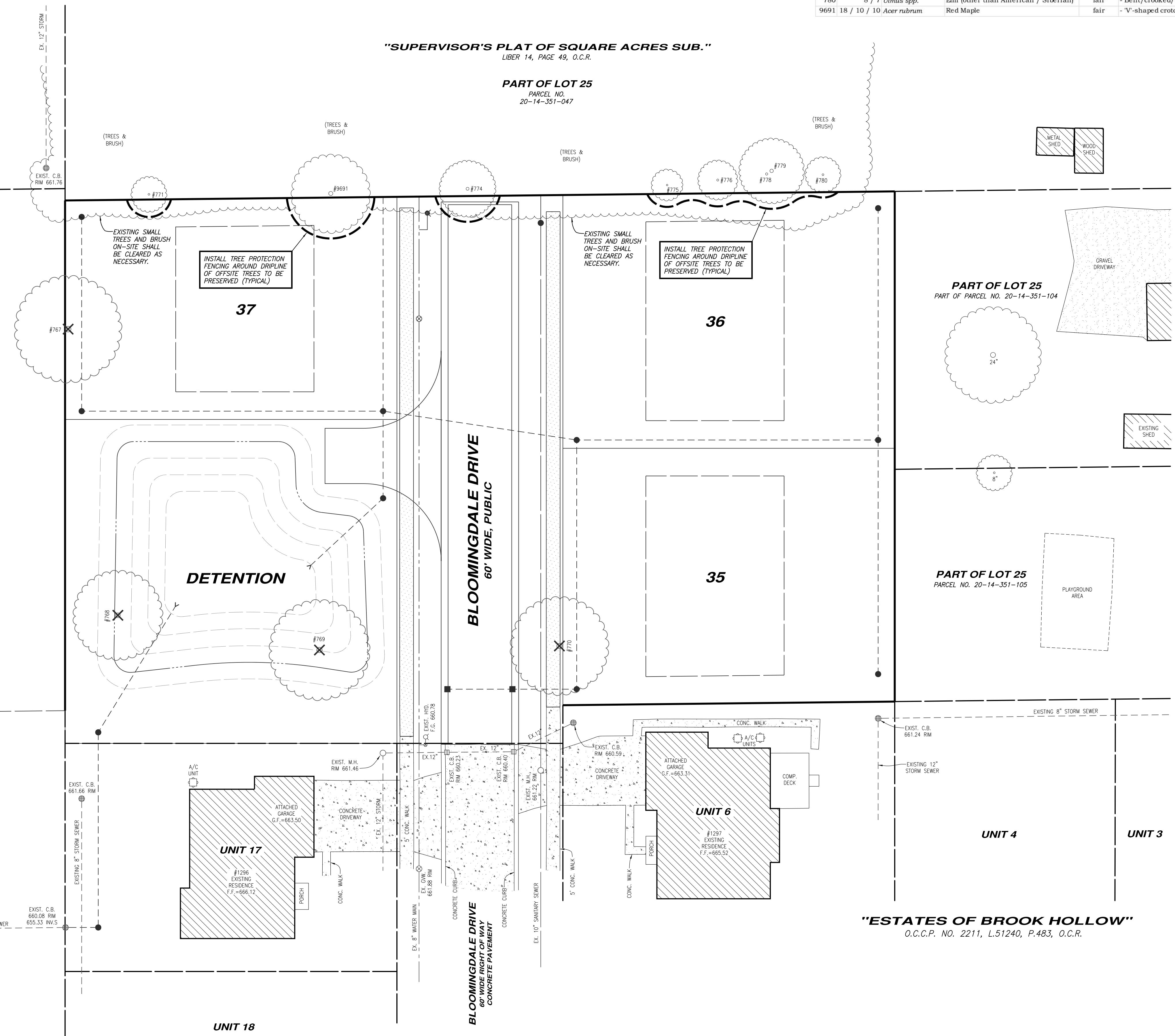
"WORTHINGTON MANOR SUB."
 LIBER 260, PAGES 13-17, O.C.R.
 LOT 10

LOT 11
 EX. 8" STORM
 EXIST. C.B. RM 662.24

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."
 LIBER 14, PAGE 49, O.C.R.
 LOT 30
 PARCEL NO. 20-14-351-104
 #185
 WATTLES ROAD

LOT 31
 EXISTING 21" STORM SEWER
 EXIST. C.B. 660.08 RM 655.33 WY.5

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."
 LIBER 14, PAGE 49, O.C.R.
 PART OF LOT 25
 PARCEL NO. 20-14-351-047

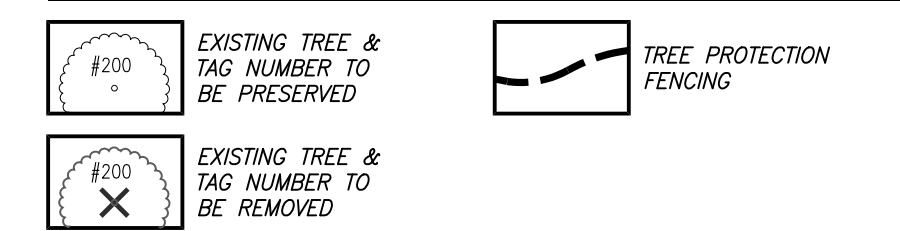


LOCATION MAP
 SCALE: 1"=2000'

PROPERTY DESCRIPTION

PART OF PARCEL NO. 20-14-351-104
 THE SOUTH 300.02 FEET OF THE EAST 184.50 FEET OF LOT 25 "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE SOUTH 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.
 PARCEL 20-14-376-047
 GENERAL COMMON ELEMENT AREA OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY SITE CONDOMINIUM PLAN NUMBER 2211, AS RECORDED IN LIBER 51240, PAGE 483, OAKLAND COUNTY RECORDS.

LEGEND



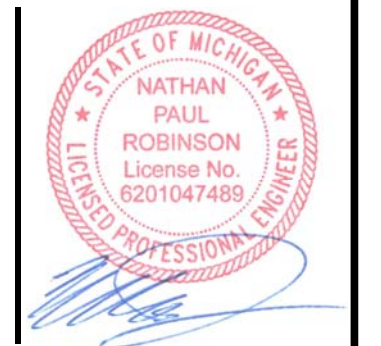
NOTES

- FOR EXISTING TREE PROTECTION, A 4-FOOT HIGH ORANGE SNOW FENCE SHALL BE ERRECTED AROUND TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVAL.
- ALL TREES LYING OFFSITE OR OUTSIDE OF THE DEVELOPMENT AREA SHALL BE PRESERVED.

CONTRACTOR'S NOTE

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REVISIONS:
 CLIENT: MR. JOSEPH MANACI
 LAMB ROAD PROPERTIES, LLC
 50255 HIGHLAND RD
 TROY, MI 48065
 586-726-7340
 JOB NO: 17-174
 DATE: 7-4-23
 DRAWN BY: N.P.R.



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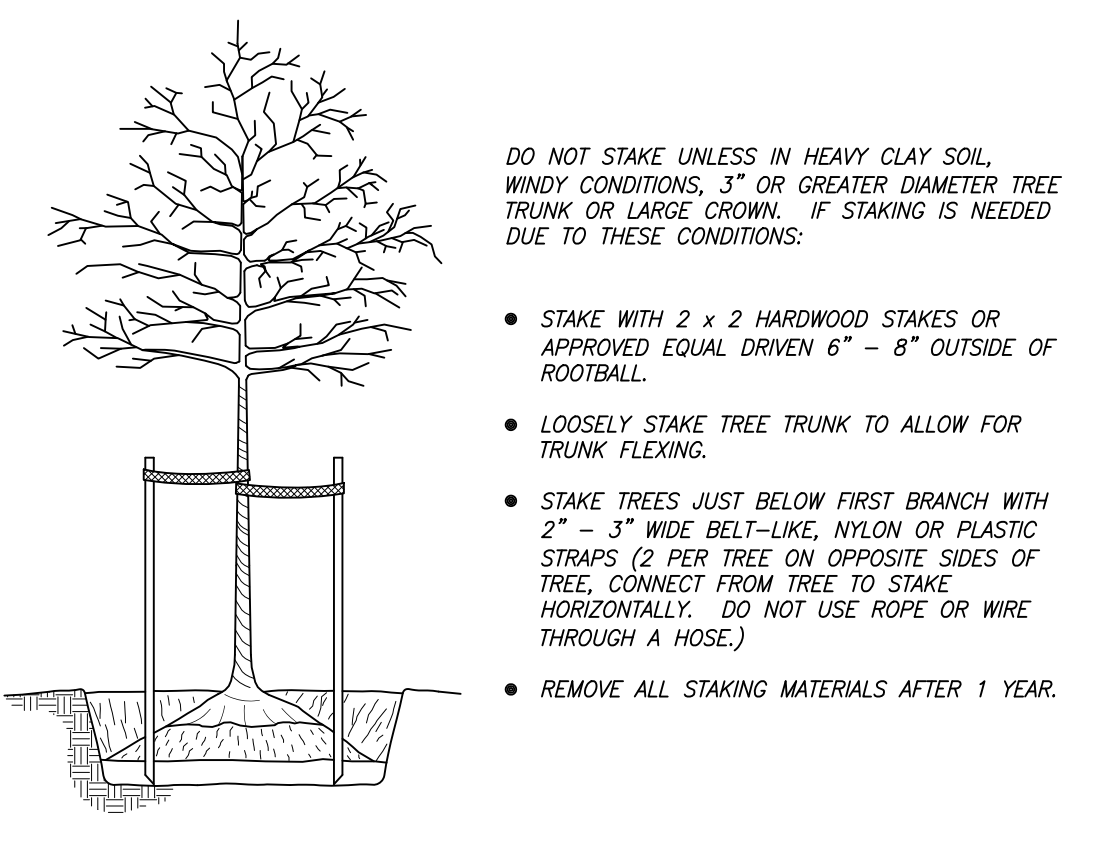
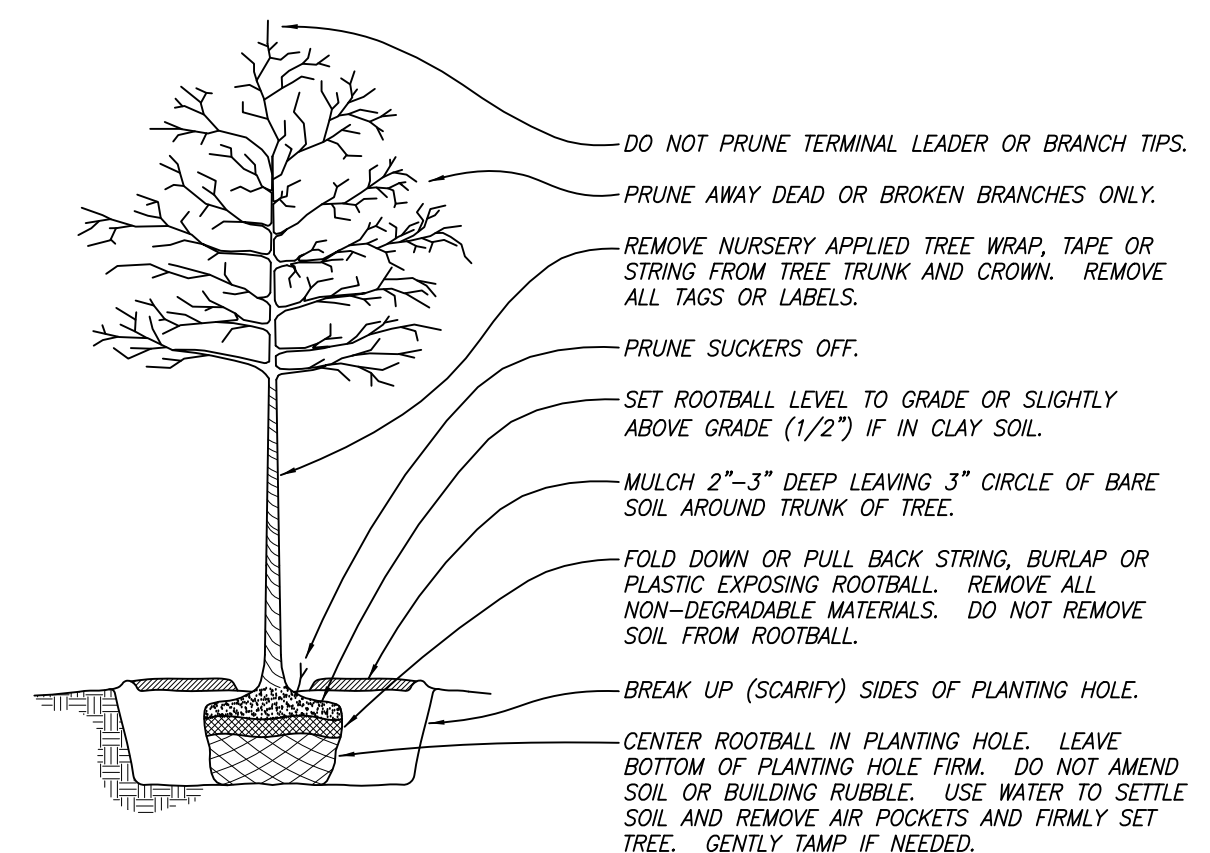
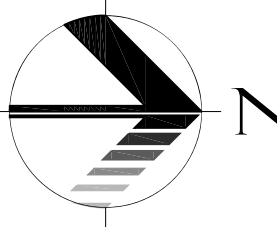
PROJECT:
Proposed "Estates of Brook Hollow No. 2" Site Condominium
 PART OF THE SOUTHWEST 1/4 OF SECTION 14, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLANS:
Tree Inventory & Preservation Plan

SHEET:
3 OF **4**
 MUNICIPAL REVIEW NUMBERS:



PLAN SCALE: 1" = 20'

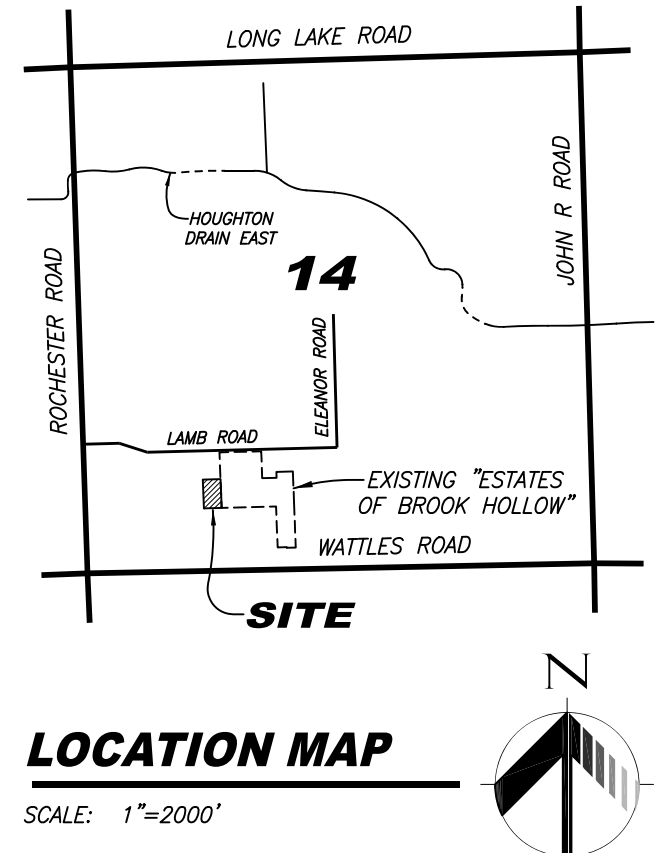


TREE PLANTING DETAIL

SCALE: NONE

PLANT SCHEDULE & COST ESTIMATE

LARGE DECIDUOUS TREES:		COMMON NAME:		SIZE:	UNIT PRICE:	INSTALLATION COST:	UNIT TOTAL:
4 EACH	Tt	TILIA TOMENTOSA	STERLING LINDEN	2.5" CAL.	\$300.00	\$25.00	\$1,300.00
2 EACH	Lt	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5" CAL.	\$300.00	\$25.00	\$650.00
2 EACH	Gb	GINGKO BILOBA	GINGKO	2.5" CAL.	\$300.00	\$25.00	\$650.00
CONFERIFEROUS TREES:		COMMON NAME:		SIZE:	UNIT PRICE:	INSTALLATION COST:	UNIT TOTAL:
6 EACH	Pa	PICEA ABIES	NORWAY SPRUCE	5' HT.	\$300.00	\$25.00	\$1,950.00
3 EACH	Ps	PINUS STROBUS	WHITE PINE	5' HT.	\$300.00	\$25.00	\$975.00
TOTAL TREES: 17						SUBTOTAL COST:	\$5,525
						5% CONTINGENCY:	\$280
						TOTAL ESTIMATE:	\$5,805



LEGEND



SITE CRITERIA

- LANDSCAPING SUMMARY:**
- TREE REPLACEMENT REQUIRED:
 TOTAL CALIPER INCHES OF REPLACEMENT REQUIRED = 21"
 TOTAL CALIPER INCHES OF CREDIT = NONE
 NET CALIPER INCHES OF REPLACEMENT REQUIRED = 21"
 REQUIRED = 21"/2.5" CAL. TREES = 8.4 = 9 TREES.
 PROVIDED = 9 TREES ALONG EAST SIDE OF DETENTION BASIN.
- STREET FRONTAGE TREES REQUIRED:**
- ONE LARGE DECIDUOUS TREE EVERY 50 FEET OF PUBLIC ROAD FRONTAGE ON SITE.
- BLOOMINGDALE DRIVE (NORTH SIDE):
 REQUIRED = 184.50'/50' = 3.69 = 4 TREES.
 PROVIDED = 4 TREES.
- BLOOMINGDALE DRIVE (SOUTH SIDE):
 REQUIRED = 197.65'/50' = 3.95 = 4 TREES.
 PROVIDED = 4 TREES.

PLANTING NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY TO AVOID UTILITIES, STRUCTURES, DRIVEWAYS, ETC.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF TROY ORDINANCE STANDARDS. ALL STREET TREES SHALL MEET THE MINIMUM SIZE, SPACING AND SPECIES REQUIREMENTS AS SET FORTH IN THE CITY OF TROY'S ZONING ORDINANCE, SECTION 13.02.H, "MINIMUM SIZE AND SPACING REQUIREMENTS" AND SECTION 13.02.I, "PROHIBITED SPECIES".
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
 a) SHADE TREES.....5 FT.
 b) ORNAMENTAL AND EVERGREEN TREES.....10 FT.
 c) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY.....2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. REFER TO ENGINEERING PLANS FOR EXACT LOCATIONS OF UTILITY LINES.
- FOR EXISTING TREE PROTECTION, A 4-FOOT HIGH GRANGE SNOW FENCE SHALL BE ERECTED AROUND TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVAL.

NOTES

- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.

CONTRACTOR'S NOTE

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WORTHINGTON MANOR SUB. #
 LIBER 260, PAGES 13-17, O.C.R.

LOT 11
 EX. 8" STORM EXIST. C.B. RM 662.24

LOT 10

EX. 12" STORM EXIST. C.B. RM 661.76

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB." LIBER 14, PAGE 49, O.C.R.

PART OF LOT 25 PARCEL NO. 20-14-351-047

METH. SHED WOOD SHED

PART OF LOT 25 PART OF PARCEL NO. 20-14-351-104

EXISTING POLE BARN F.F.-663.02

PART OF LOT 25 PARCEL NO. 20-14-351-105

EXISTING SHED

PLAYGROUND AREA

EXIST. C.B. 661.24 RM

EXISTING 12" STORM SEWER

EXISTING 8" STORM SEWER

UNIT 4

UNIT 3

"ESTATES OF BROOK HOLLOW" O.C.C.P. NO. 2211, L51240, P.483, O.C.R.

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB." LIBER 14, PAGE 49, O.C.R.

PARCELS 103, 20-14-351-004 #883, C. WATLES ROAD

LOT 30

LOT 31

EXIST. C.B. 660.08 RM 652.33 RW'S EXISTING 21" STORM SEWER

EXIST. C.B. 661.66 RM

EXISTING 8" STORM SEWER

EXIST. M.H. RM 661.46

EXIST. C.B. RM 660.59

EXIST. C.B. RM 661.22

EXIST. M.H. RM 661.40

EXIST. C.B. RM 660.40

EXIST. C.B. RM 660.59

EXIST. C.B. RM 661.22

EXIST. C.B. RM 660.59

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EXIST. C.B. RM 660.59

EXIST. C.B. RM 661.22

EXIST. M.H. RM 661.40

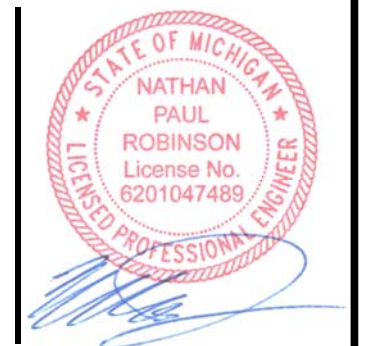
EXIST. C.B. RM 660.40

EXIST. C.B. RM 660.59

EXIST. C.B. RM 661.22

EXIST. C.B. RM 660.59

REVISIONS:
 CLIENT: MR. JOSEPH MANACI
 1400 WOODBINE ROAD
 SUITE 1000 TROY, MI 48065
 586-726-7340
 JOB NO: 17-174
 DATE: 7-4-23
 DRAWN BY: N.P.R.



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 P.O. Box 182158, Shelby Township, Michigan 48318
 Phone 586-453-8097

PROJECT:
"Estates of Brook Hollow No. 2" Site Condominium
 PART OF THE SOUTHWEST 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Landscape Plan

SHEET:
4 OF 4
 MUNICIPAL REVIEW NUMBERS:

ITEM #6

DATE: July 31, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0001) - Proposed New Tower Troy Office Building Elevations, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver Road (PIN 88-20-28-101-067), Section 28, Currently Zoned BB (Big Beaver) District

On May 23, 2023, the petitioner PEA Group was granted Preliminary Site Plan application for New Tower Troy, a proposed 7-story office building and 4-story parking deck located on the PNC Bank site. The approval resolution included the following condition:

“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”.

Project Architect Robert Szantner of Yamasaki submitted the following office building elevations and color rendering for Planning Commission consideration.

Attachments:

1. Maps
2. Elevations and renderings
3. Minutes from May 23, 2023 Planning Commission Regular meeting (excerpt)
4. Preliminary Site Plan (approved May 23, 2023)

G:\SITE PLANS\SP_JPLN2023-0001_NEW TROY TOWER\PC Memo 2023 08 08.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (SP JPLN2023-0001) - Proposed New Tower Troy Office Building Elevations, East side of Troy Center Drive, South of Big Beaver, 755 Big Beaver Road (PIN 88-20-28-101-067), Section 28, Currently Zoned BB (Big Beaver) District

Resolution # PC-2023-08-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed New Tower Troy Office Building Elevations, 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):

_____) or

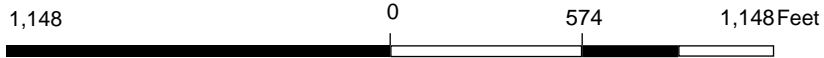
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

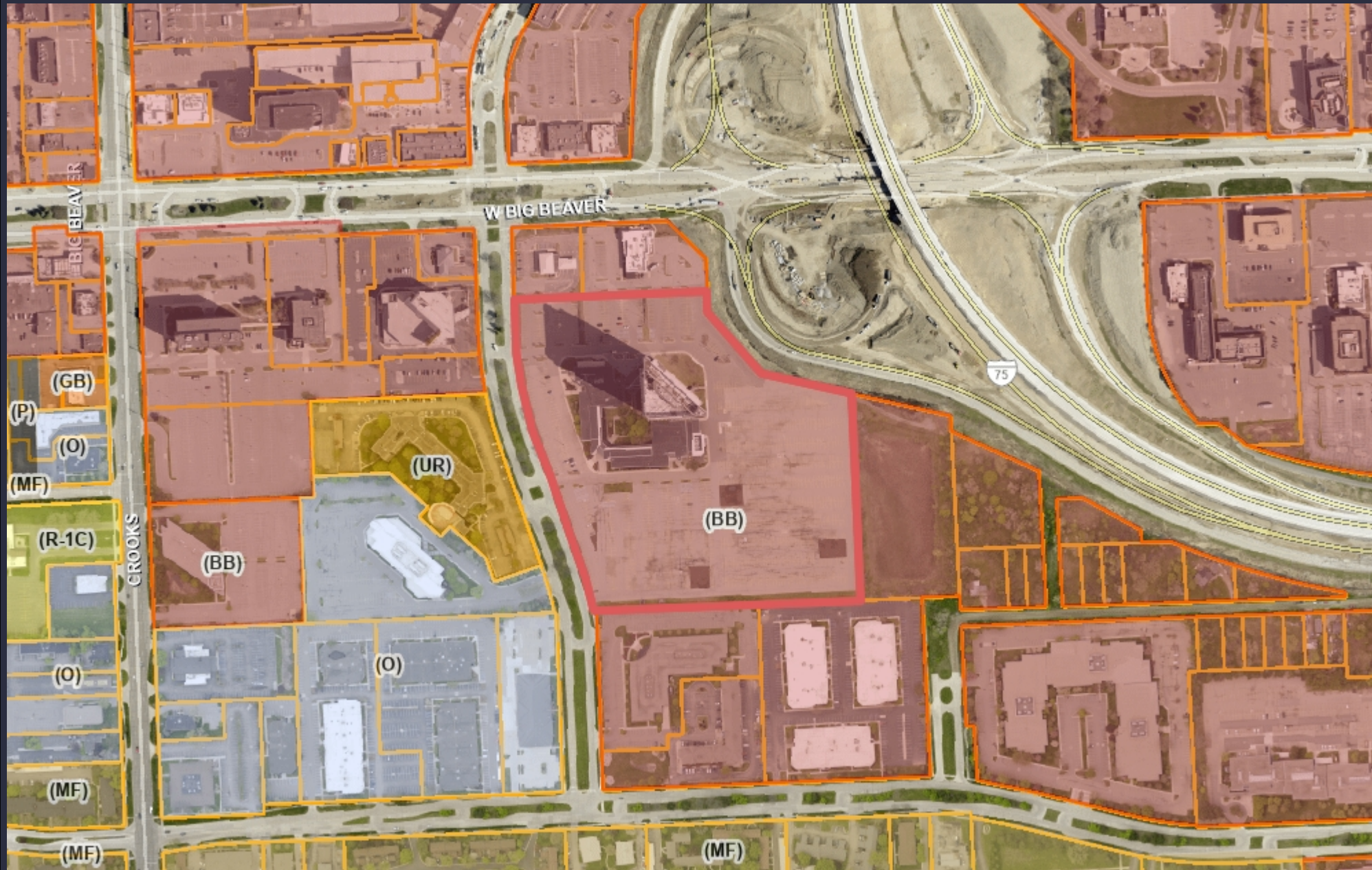
Yes:

No:

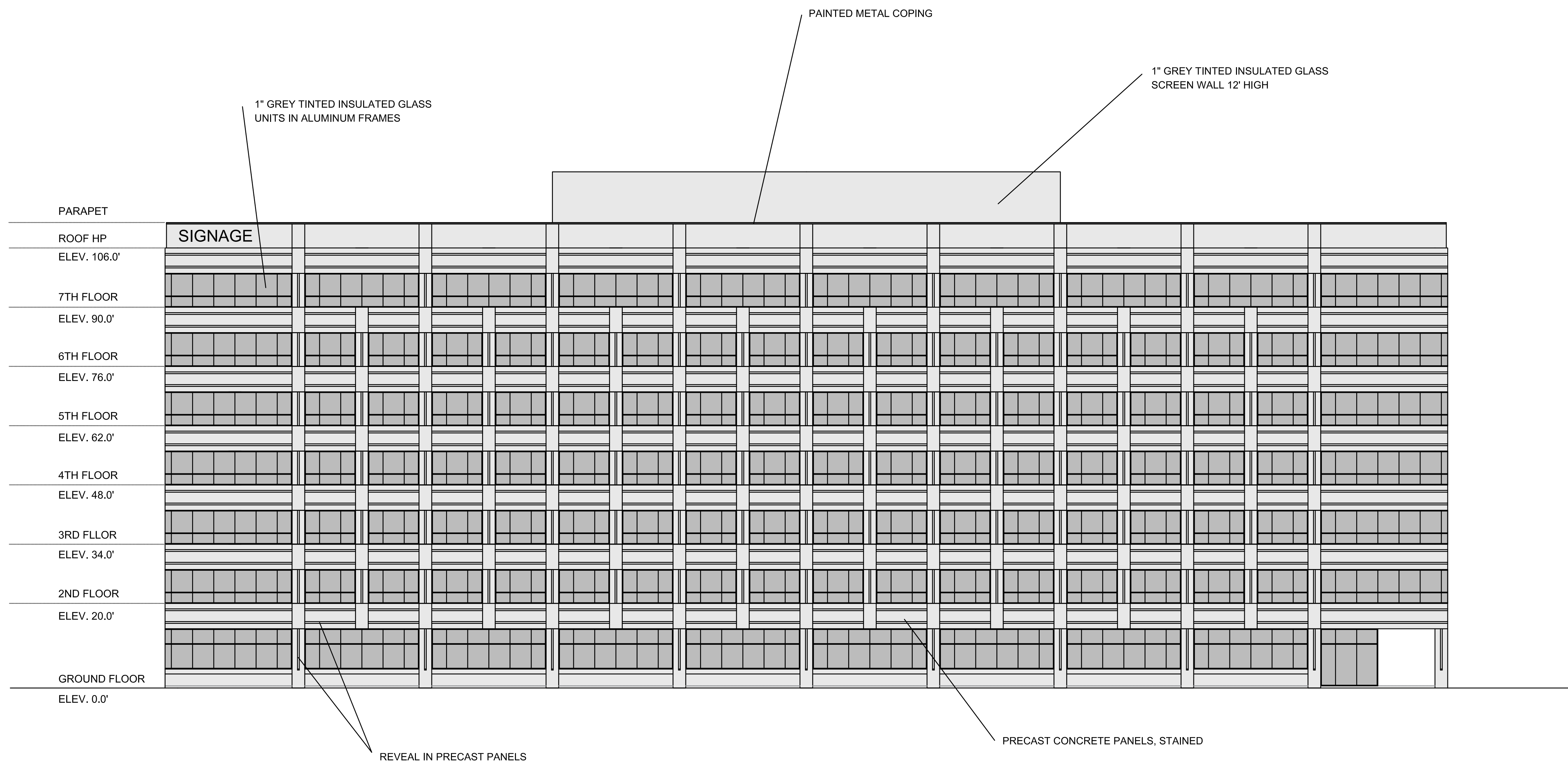
MOTION CARRIED/FAILED



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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**NORTH & SOUTH ELEVATIONS
TRANSPARENCY CALCULATION**

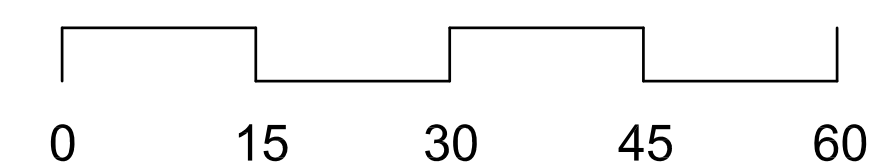
ENTIRE FACADE:

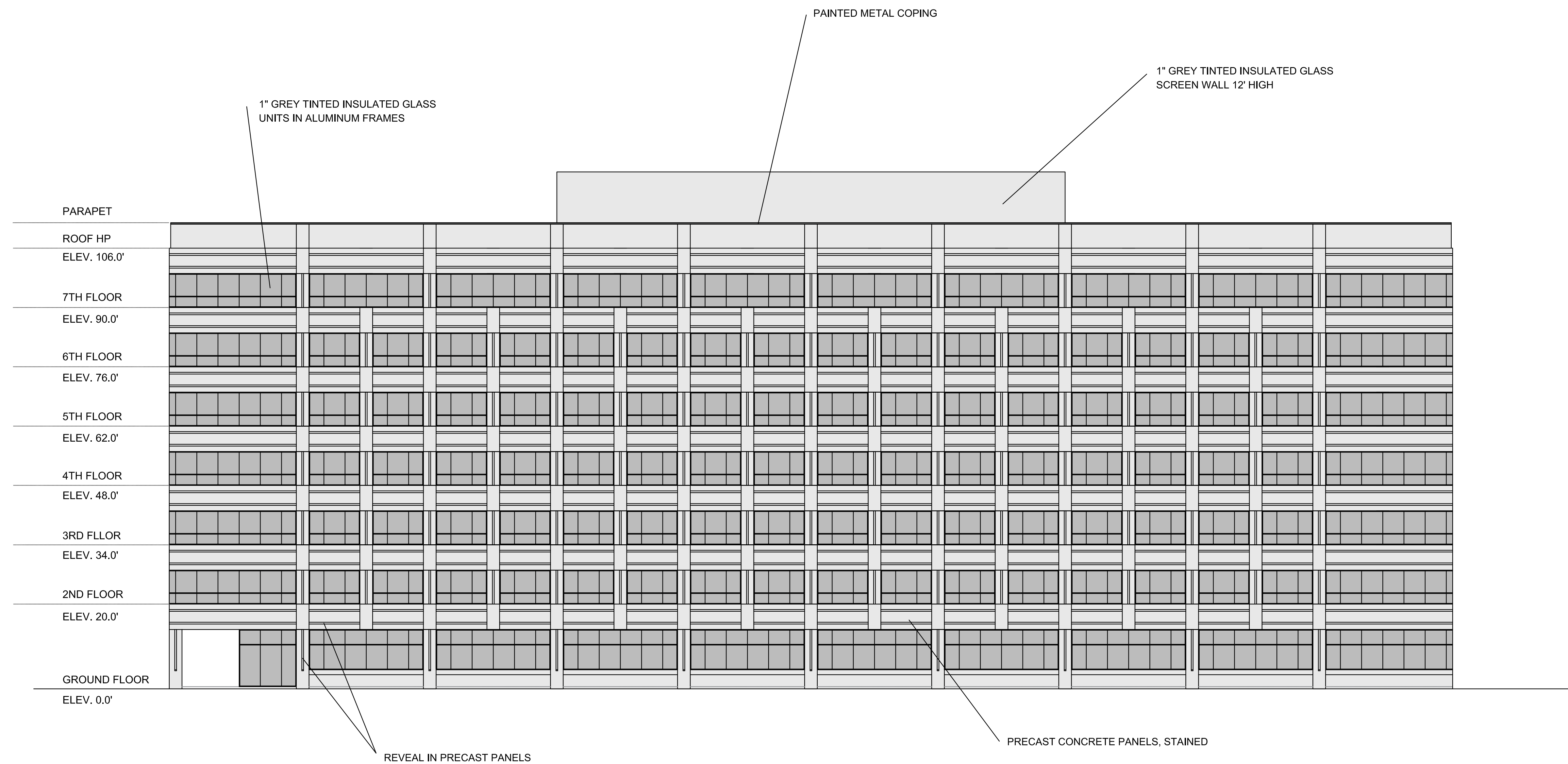
FACADE AREA: 33,095 SF
 PRECAST CONCRETE: 18,506 SF (55.9%)
 SPANDREL GLASS: 5,126 SF (15.5%)
 VISION GLASS: 9,463 SF (28.6%)

GROUND LEVEL ONLY (20' FLR TO FLR):

FACADE AREA: 600 SF (FOR EACH TYP. BAY)
 PRECAST CONCRETE: 334.5 SF (55.8%)
 SPANDREL GLASS: 108 SF (18%)
 VISION GLASS: 157 SF (26.2%)

**NORTH ELEVATION
PNC CENTER
NEW OFFICE BUILDING**





NORTH & SOUTH ELEVATIONS
TRANSPARENCY CALCULATION

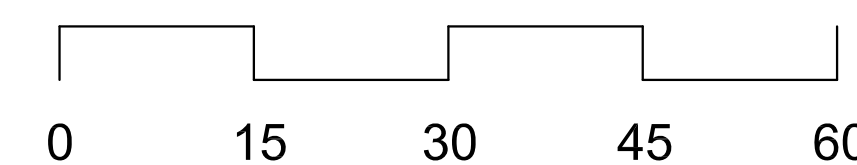
ENTIRE FACADE:

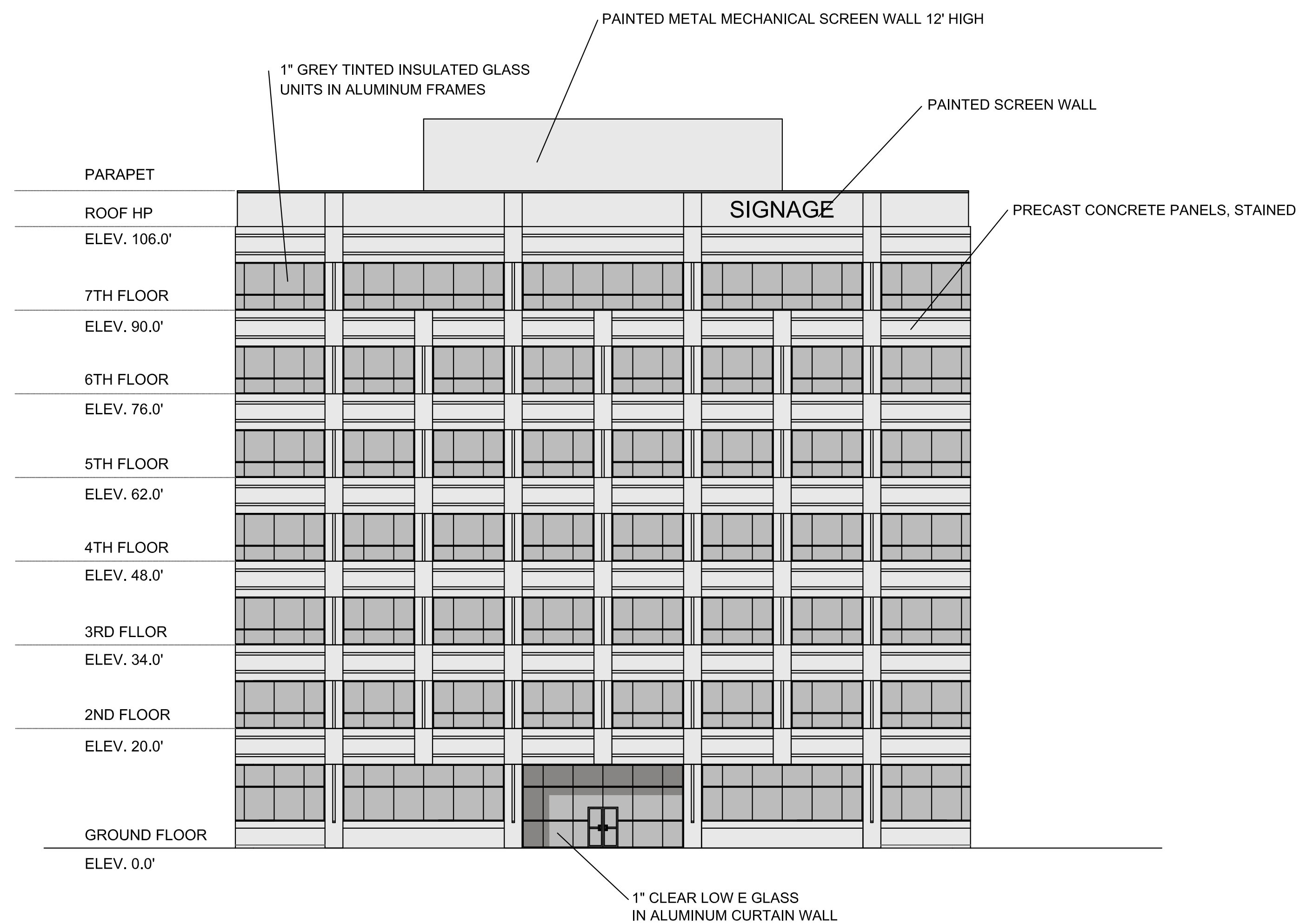
FACADE AREA: 33,095 SF
 PRECAST CONCRETE: 18,506 SF (55.9%)
 SPANDREL GLASS: 5,126 SF (15.5%)
 VISION GLASS: 9,463 SF (28.6%)

GROUND LEVEL ONLY (20' FLR TO FLR):

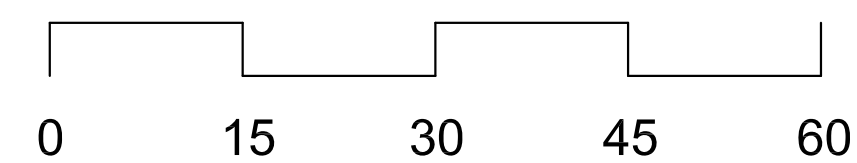
FACADE AREA: 600 SF (FOR EACH TYP. BAY)
 PRECAST CONCRETE: 334.5 SF (55.8%)
 SPANDREL GLASS: 108 SF (18%)
 VISION GLASS: 157 SF (26.2%)

SOUTH ELEVATION
 PNC CENTER
 NEW OFFICE BUILDING





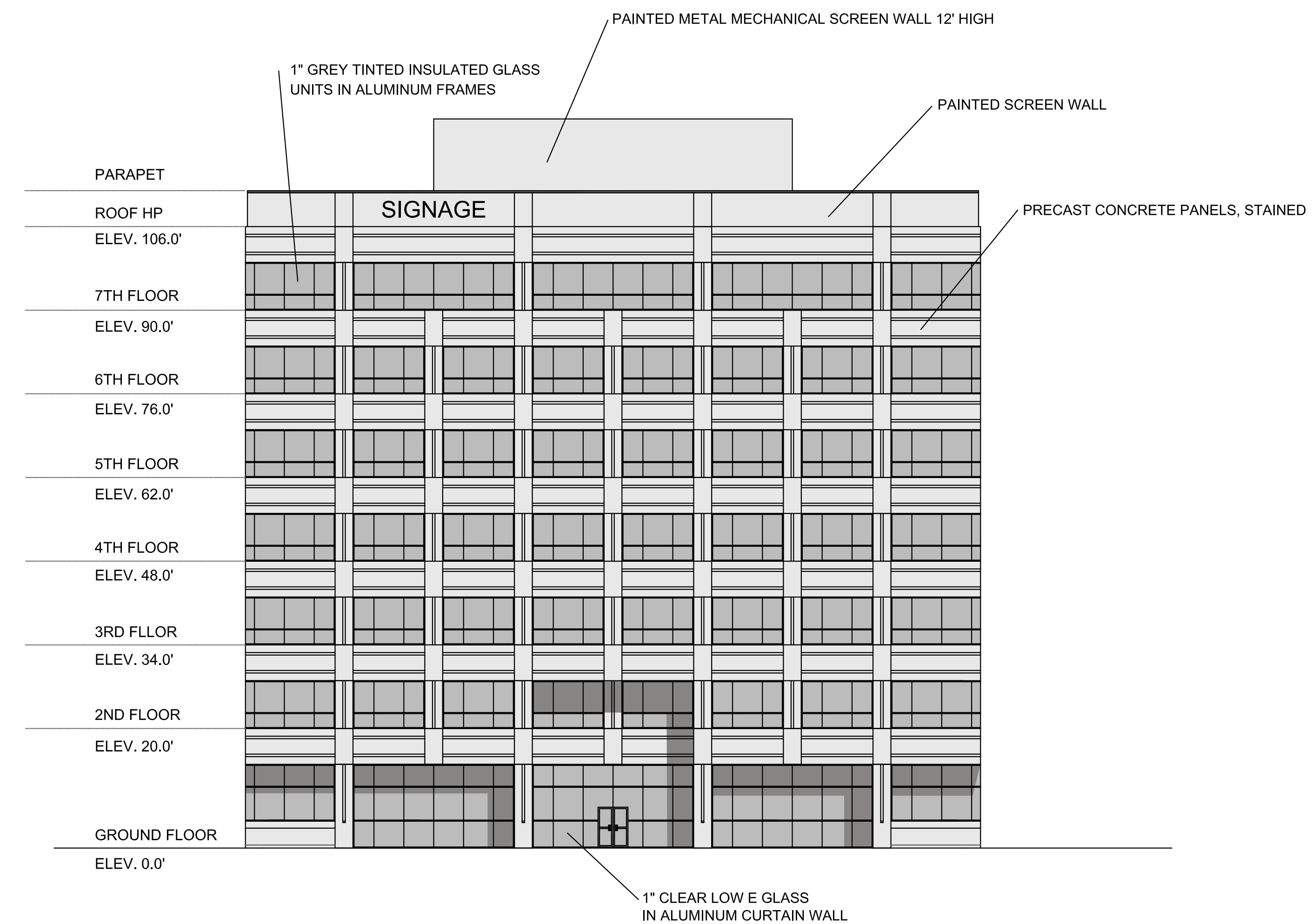
WEST ELEVATION PNC CENTER NEW OFFICE BUILDING



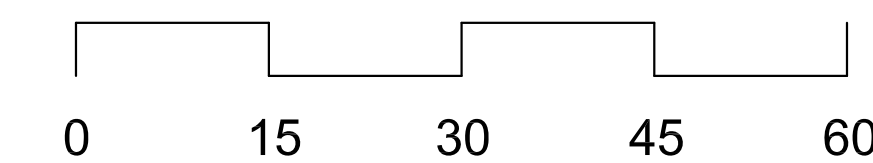
EAST & WEST ELEVATIONS
TRANSPARENCY CALCULATION

ENTIRE FACADE:

FACADE AREA: 16,800 SF
 PRECAST CONCRETE: (54.7%) 9,197.5
 SPANDREL GLASS:(16%) 2,7.6.0
 VISION GLASS: (29.1%) 4,896.5



WEST ELEVATION PNC CENTER NEW OFFICE BUILDING



EAST & WEST ELEVATIONS
TRANSPARENCY CALCULATION

ENTIRE FACADE:

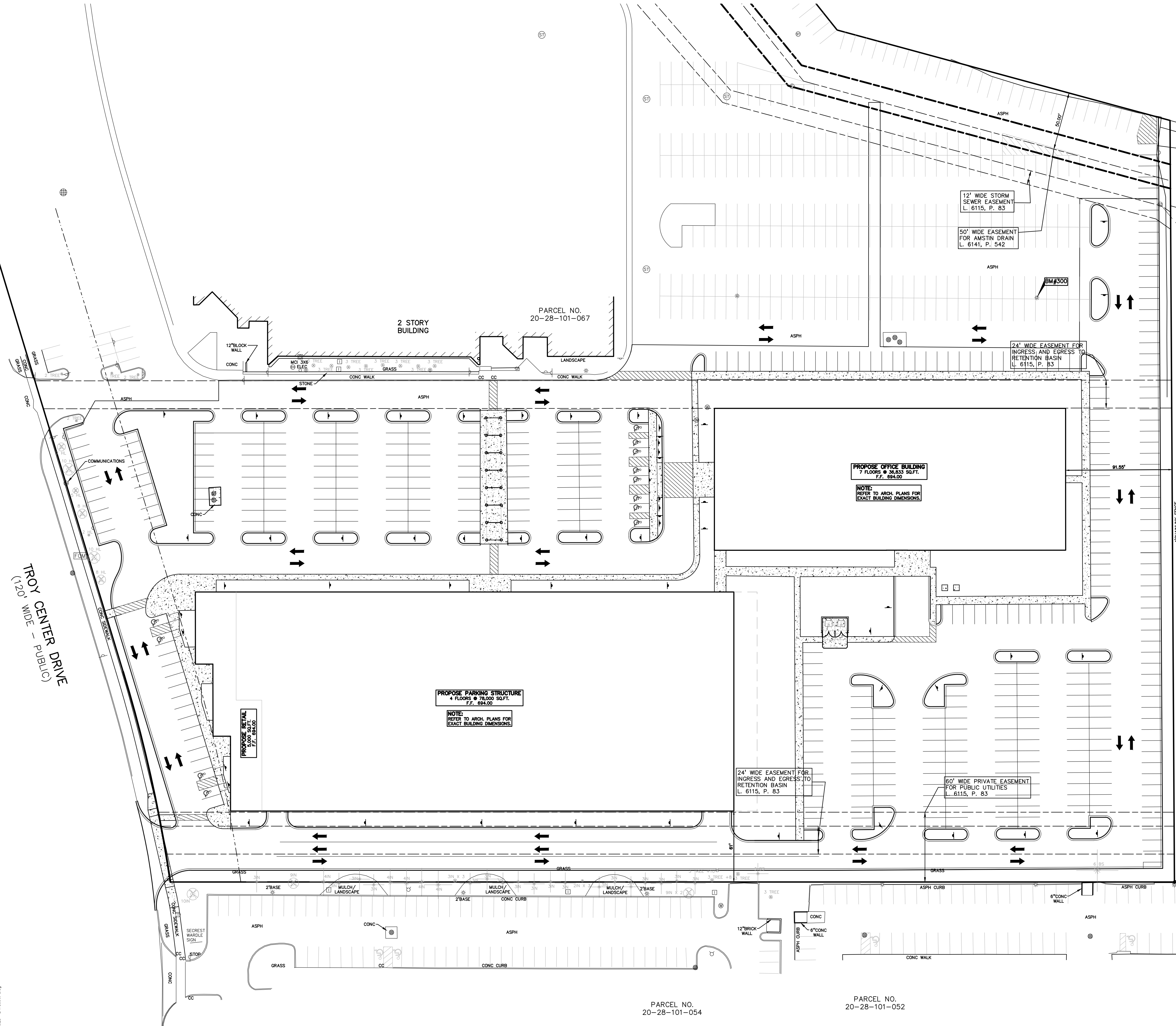
FACADE AREA: 16,800 SF
 PRECAST CONCRETE: (54.7%) 9,197.5
 SPANDREL GLASS:(16%) 2,7.6.0
 VISION GLASS: (29.1%) 4,896.5











SITE DATA TABLE:

SITE AREA: 20.02 ACRES (872,149 SQ.FT.) GROSS

ZONING: (BB) BIG BEAVER ROAD

PROPOSED USE: MIXED-USE

BUILDING INFORMATION:
MINIMUM ALLOWABLE BUILDING HEIGHT = 55 FEET (5 STORIES)
PROPOSED BUILDING HEIGHT = 7 STORIES (84 FEET HIGH)

TOTAL BUILDING FOOTPRINT AREAS = 228,254.40± SQ.FT.

TOTAL BUILDING LOT COVERAGE = 26.17%

SETBACK REQUIREMENTS:

FRONT:	REQUIRED: 67.56'	PROPOSED: 61'
SIDE:	ZERO	N/A
REAR:	40'	91.55'

(VARIANCE REQUIRED)

PARKING CALCULATIONS:

Land Uses	Size	Required Rate	Required Number	Shared Parking Peak Demand (11:00 AM)	Shared Parking with Actual Occupancy
Proposed Office (General)	204,000 of GFA	1 space per 300 of GFA	680	648	680
PHC Office (General)	571,430 of GFA	1 space per 300 of GFA	1,905	1,819	1,334
PHC Office (Medical/Dental)	30,075 of GFA	1 space per 200 of GFA	150	149	104
Bank	3,788 of GFA	1 space per 200 of GFA	19	9	9
Retail	1,288 of GFA	1 space per 250 of GFA	5	0	0
Granite City Restaurant	296 seats	1 space per 2 seats	148	11	11
Friends Cafe	95 seats	1 space per 2 seats	48	0	0
Ruth's Chris Steak House	400 seats	1 space per 2 seats	200	0	0
Total Parking Spaces			3,195	2,845	2,138
Proposed Parking Supply			2,185	2,185	2,185
Difference			-970	-569	-47

LOADING PROVIDED = (3) SPACES AT 10'x50' =1500 SQ.FT. AT BACK OF BUILDING

OPEN SPACE:

MINIMUM OPEN SPACE REQUIRED =

PROVIDED OPEN SPACE = 73.83%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES: URBAN LAND



t: 844.813.2949
www.peagroup.com



0 20 40 80

SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
YAMASAKI, INC.
3011 WEST GRAND BOULEVARD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PROJECT TITLE
NEW TOWER TROY
755 W.BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

REVISIONS

ORIGINAL ISSUE DATE:
APRIL 28, 2023
DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO. 2022-1053
P.M. LA
DN SWS
DES. SWS
DRAWING NUMBER:

C-3.0

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