

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

November 26, 2024 7:00 P.M. Council Chambers

- 1. ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES November 12, 2024
- 4. PUBLIC COMMENT For Items Not on the Agenda

SPECIAL USE APPROVAL

 SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

OTHER ITEMS

- 6. PUBLIC COMMENT For Items on the Agenda
- 7. PLANNING COMMISSION COMMENT
- 8. ADJOURN

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on November 12, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for 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 Julie Quinlan Dufrane, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. <u>APPROVAL OF AGENDA</u>

Resolution # PC-2024-11-065

Moved by: Faison Support by: Lambert

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – October 22, 2024

Resolution # PC-2024-11-066

Moved by: Buechner Support by: Fox

RESOLVED, To approve the minutes of October 22, 2024 Regular meeting as submitted.

Abstain: Tagle

MOTION CARRIED

4. PUBLIC COMMENT

Yes:

Rhonda Hendrickson, 3833 Estates, Troy; encouraged developers of the former Kmart Headquarters to incorporate a plaza or square similar to the public piazzas throughout Europe. She referenced written articles that addressed how plazas draw community engagement.

Buechner, Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Perakis

SPECIAL USE APPROVALS

5. <u>SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-025)</u> – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Fox, liaison member of the Zoning Board of Appeals (ZBA), said discussion with the Assistant City Attorney determined he is not required to recuse himself from consideration of the Planning Commission action on this item. He said he is comfortable recusing himself should that be the Board's desire.

The Board members agreed there is no reason for Mr. Fox to recuse himself from acting on the item.

Mr. Savidant gave a brief review of the applicant's request to accommodate up to 10 residents for the Adult Foster Care Small Group Home at 5589 John R. He addressed the ZBA action taken at their October 15, 2024 meeting to grant relief from Section 6.02.B as relates to the required square footage of the site.

Teresita Sandoval was present. She referenced articles that address the need for communities and the support of the government to provide loving care of adults in their final years.

There was discussion on:

- No objections spoken at the Public Hearing on August 27, 2024.
- Number of communications received in support of the request.
- Board members expressed their support for the request.

Resolution # PC-2024-11-067

Moved by: Fox

Seconded by: Malalahalli

WHEREAS, The applicant received a variance from the Zoning Board of Appeals on October 15, 2024, granting relief from the minimum site area requirements of Section 6.02.B of Chapter 39 Zoning Ordinance; and,

WHEREAS, The variance permits the Adult Foster Care Small Group Home to accommodate up to 10 residents.

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Small Group Home (Up to 10 Residents), West side of John R, South of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) District, be **granted**.

Yes: All present (9)

MOTION CARRIED

6. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0007) – Proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node "J") Zoning District

Mr. Carlisle briefly reviewed the proposed El Car Wash application. He reminded the Board that a Public Hearing was held at their October 22, 2024 Planning Commission Regular meeting and the item was postponed at the request of the applicant for the presence of a full board. Mr. Carlisle referenced the October 22nd discussion and addressed the following changes to the application since last reviewed.

- Reallocation of the second floor car parking adjacent to the building. Office users do not have to cross vacuum spaces to enter the building.
- Reduction of the curb line adjacent to the stacking area to allow for easier turns into the stacking area off E Long Lake.
- Additional design features at the hard corner of Dequindre and E Long Lake:
 - Extended/enlarged the paved area along both Dequindre and E Long Lake.
 - o Benches.
 - Bike repair station.
 - Seasonal outdoor kitchen/bar.
- Applicant's narrative notes a replacement of EIFS (exterior insulation finishing systems)
 with brick. Mr. Carlisle noted the elevations still appear to have a significant amount of
 EIFS.

Mr. Carlisle asked the Planning Commission in their deliberation to take into consideration if the application complies with Section 9.02.D Special Use Standards and Section 8.06 Site Plan Review Design Standards and to discuss with the applicant the rationale for 30 parking/vacuum spaces and the use of EIFS building material.

Present were Gabriel Schuchman and Alejandro Fernandez of El Car Wash, Eric Meyers of Krieger Klatt Architects and Jacob Swanson of Fleis & VandenBrink.

Mr. Meyers addressed the reduced percentage of EIFS from 12% to 8%. Mr. Schuchman agreed to all masonry building material should that be the desire of the Planning Commission.

Some comments during discussion related to the following:

- EIFS; percentage reduced to 8%. Mr. Carlisle said the reduced percentage could be considered as accent building material.
- Transparency calculations.
- Outdoor kitchen/bar area; partner with local businesses to offer variety of food and drink, oversight by on-site car wash manager, all season use weather permitting, parking.
- Proposed signage review and approval process by Code Enforcement department.
- Traffic study/assessment, as relates to 50 daily car count.
- Tenant/office use; nonprofit organizations, no use would be affiliated to car wash operation.
- Number of vacuum parking spaces. The applicant agreed to 25 spaces.
- Compatibility with NN (Neighborhood Node) Zoning District, adjacent uses, gateway to City.
- Compatibility with Site Plan Review Design Standards.
- Compatibility with Special Use Standards.
- Economic feasibility of a car wash.
- Internal vehicular circulation.
- Membership base operation, fees, and hours of operation.
- Mitigation of noise; vacuum producers located at aisle ends, fully enclosed in concrete.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Perakis closed the floor for public comment.

Mr. Tagle said the project might well serve the neighborhood and community with its mix of uses and it is an opportunity to improve a poor visual corner.

Mr. Schuchman said the \$12 million project offers three different uses that would serve the community. He addressed how they believe the project meets criteria of the Special Use Standards and Neighborhood Node zoning district.

Resolution # PC-2024-11-068

Moved by: Buechner Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node "J") District, be **granted**, subject to the following conditions:

- 1. Replace EIFS material to brick.
- 2. Reduce the vacuum parking spaces from 30 to 25.

Discussion on the motion on the floor.

Mr. Lambert said he supports the development. He addressed existing uses at that location, the opportunity for nonprofit operations to utilize office use, community engagement with the outdoor kitchen, sustainability features offered by the applicant and the applicant's willingness to work with the Planning Commission.

Vote on the motion on the floor.

Yes: Buechner, Krent, Lambert, Tagle

No: Faison, Fox, Hutson, Malalahalli, Perakis

MOTION FAILED

PRELIMINARY SITE PLAN APPROVAL

7. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0016) — Proposed Elevate Troy Mixed Use Development, South of Big Beaver, East of Todd (1787 and 1985 W Big Beaver; PIN 88-20-29-226-003, -002 and -020), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the proposed Elevate Troy Mixed Use Development, noting it is the most complicated infill site he has reviewed. He addressed the five parcels owned by the applicant, site and building layouts, traffic study, pedestrian circulation, location of trash enclosure and parking lot trees. Mr. Carlisle addressed parking related to the number of spaces, a shared parking agreement and parking on Todd Drive.

Mr. Carlisle expressed support for the Troy Elevate development because it adds a vertical mixed-use element to the Big Beaver corridor. He asked the Planning Commission in its deliberation to consider the items as identified in his report dated November 4, 2024. He said any approval of the proposed development should be subject to: 1) confirming the angle of the parking spaces where the 11-foot wide drive aisle is proposed (west side of the site); 2) relocating the dumpster to a space that will not impede traffic; 3) providing trash enclosure screening compliant with Section 13.03; and 4) providing a shared parking agreement.

Present were Jason Hamama of Encore Development, Sal Lorenzano of Designhaus Architecture and James Butler of PEA Group.

Some comments during discussion related to the following:

- Deficiency in required parking; shared parking, off-street parking on Todd Drive.
- Parking related to apartment residents, retail, restaurant, employees.
- Transparency requirements; nominal 5% deficiency, relief can be granted by Planning Commission through architectural features.
- Wall design alternative(s) on west elevation.
- Internal circulation; vehicular and pedestrian.
- Trash removal; location of dumpster for retail use, internal system for apartment residents.

- Residential use; floor plans; units for lease, lease charges, amenities.
- Retail uses, potentially coffee/sandwich shop, pilates/yoga, fast casual restaurant.
- Improvement of the northeast corner of the building to visual from Big Beaver.
- Southern plot of land; incorporate decorative elements, seating area, landscaping, etc.
- Shared parking agreement, as relates to same ownership of parcels. Future change
 in retail uses is overseen by administration to confirm the justification of required
 parking spaces.
- Compatibility with Site Plan Review Design Standards.
- Compatibility with Big Beaver Design Standards.

Resolution # PC-2024-11-069

Moved by: Fox

Seconded by: Malalahalli

RESOLVED, That the proposed Elevate Troy Mixed Use Development, South of Big Beaver, East of Todd (1787 and 1985 W Big Beaver; PIN 88-20-29-226-003, -002 and -020), Section 29, Currently Zoned BB (Big Beaver) Zoning District, be **approved**, subject to the following:

- 1. The wall on the south side of the property will be appropriately decorated to the satisfaction of the Planning Department.
- 2. The northeast corner will be reevaluated to meet the Big Beaver Design Standards to the satisfaction of the City staff.
- 3. The southern parking lot and southern plot of land will be landscaped appropriately to create a pleasant view for adjacent properties to the satisfaction of the City staff.
- 4. Trash enclosure screening be provided and approved by City staff to be compliant with our Zoning Ordinance.
- 5. Contingent on a Shared Parking Agreement that is evaluated and approved by the City Attorney.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

8. <u>GENERAL BUSINESS – 2025 MEETING SCHEDULE</u>

There was discussion on the proposed 2025 meeting dates.

Resolution # PC-2024-11-070

Moved by: Lambert Seconded by: Fox

RESOLVED, To **approve** the Regular meeting dates for the Planning Commission for 2025 with one amendment to delete the March 25th date.

Yes: All present (9)

MOTION CARRIED

9. <u>PUBLIC COMMENT</u> – For Items on the Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

Ms. Dufrane addressed items on the November 19, 2024 Zoning Board of Appeals agenda.

- Consideration of appeals by two residents of the Planning Commission's July 23, 2024
 Preliminary Site Plan approval of the proposed Wattles Square Apartments.
- Consideration of a variance request to add an addition to the home at 801 Hannah.

11. ADJOURN

Respectfully submitted,

The Regular meeting of the Planning Commission adjourned at 10:05 p.m.

Marianna J. Perakis, Chair
Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 11 12 Draft.docx

ITEM #5

DATE: November 21, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU

JPLN2024-0021) - Proposed Residence Inn Hotel, South side of Butterfield, East

of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big

Beaver) Zoning District.

The petitioner Troy Hotel Group, LLC submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed 4-story,116-room extended stay Residence Inn Hotel.

Hotels are permitted in the BB district, subject to special use approval.

A public hearing was held on this item on October 22, 2024. The item was discussed by the Board, feedback was provided, and the item was postponed at the request of the applicant (minutes attached).

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. Minutes from October 22, 2024 Planning Commission meeting (excerpt)
- 3. Report prepared by Carlisle/Wortman Associates, Inc.
- 4. Special Use/Preliminary Site Plan application

G:\SPECIAL USE\SU_JPLN2024-0021_TROY HOTEL GROUP LLC\PC Memo 11 26 2024.docx

PROPOSED RESOLUTION (APPROVAL)

<u>SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021)</u> – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

Resolution # PC-2024-11-

MOTION CARRIED / FAILED

Moved by: Seconded by:

WHEREAS, The Planning Commission has determined that the parking reduction proposed by the applicant is appropriate; and

WHEREAS, In accordance with Article 9.02 of the Zoning Ordinance, the Planning Commission held a public hearing on this matter on October 22, 2024, and public comments were received and considered; and

WHEREAS, The Planning Commission reviewed the Special Use standards set forth in Section 9.03 and found that those standards have been met; and

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

- 1. Label trees to be removed in tree inventory table and provide tree replacement calculations.
- 2. Landscape plan and tree inventory shall be stamped by a licensed Landscape Architect.

(postponed, for the following reasons:	_)
Yes: No: Absent:	

PROPOSED RESOLUTION (DENIAL)

<u>SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021)</u> – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

Resolution # PC-2024-11-

Moved by: Seconded by:

WHEREAS in accordance with Article 9.02 of the Zoning Ordinance, the Planning Commission held a public hearing on this matter on October 22, 2024, and public comments were received and considered; and

WHEREAS, the Planning Commission reviewed the Special Use standards set forth in Section 9.03 and found that those standards have not been met; and

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be denied for the following reasons:

- 1. The application is does not meet the Special Use Standards in Section 9.03, as it is not consistent with Master Plan and incompatible with adjacent land uses.
- 2. The application is not in compliance with Site Plan Review Design Standards in Section 8.06, and is not in compliance with Big Beaver Design Standards in Section 5.04.E. The building design is not consistent with architectural design standards of the Big Beaver form-based district and the building placement and design does not activate Butterfield streetscape.
- 3. The application does not meet off-street parking requirements and the applicant has not submitted justification for parking reduction.

) or
(denied, for the following reasons:) or
(postponed, for the following reasons:)
Yes: No: Absent:	

MOTION CARRIED / FAILED



GIS Online





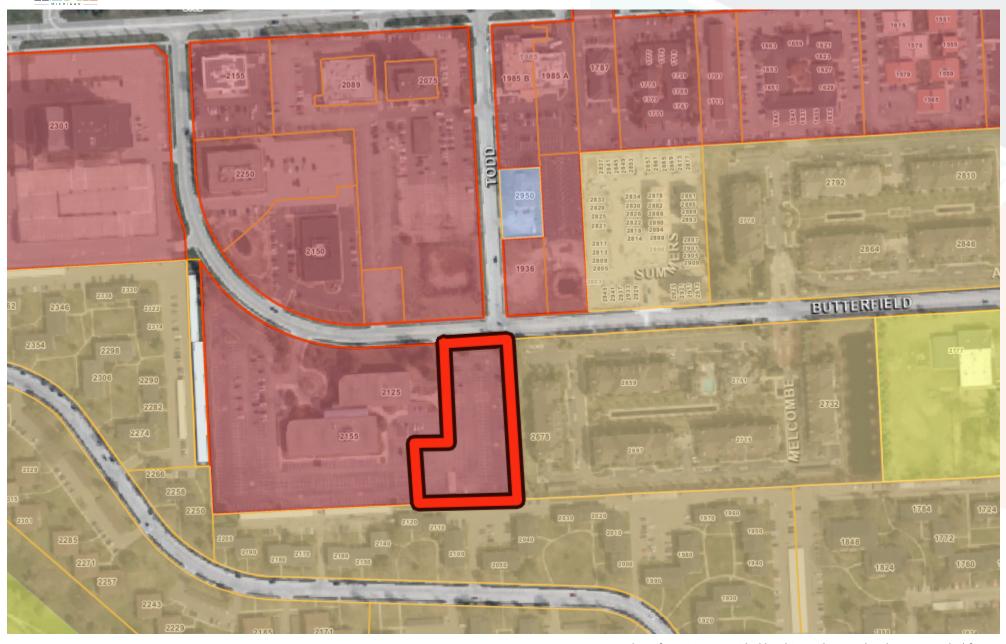
Print Date: 10/14/2024



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.



GIS Online





Print Date: 10/14/2024



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.

SPECIAL USE APPROVALS

Mr. Savidant said each applicant was advised that three Planning Commissioners would be absent from tonight's meeting. He stated five (5) affirmative votes are required for the Special Use Approval applications and that it is likely each applicant will request a formal postponement until a full Board is present. Mr. Savidant asked the Planning Commission to provide feedback only to each applicant and conduct the public hearing.

Ms. Dufrane stated at no point should the Planning Commission deliberate on either application.

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel. He said the applicant is asking for consideration of a 30-foot front setback to accommodate outdoor seating. Mr. Carlisle is asking the applicant to redesign the site to comply with the parking requirements or seek a parking deviation. He addressed the proposed number of parking spaces as relates to the lot split and shared parking agreement with the office building.

Mr. Carlisle encouraged the applicant to revise the proposed building elevations and building materials to be more in line with the architectural design standards of the Big Beaver form-based district. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Present were Project Architect Scott Bowers and Shawn Namou of Troy Hotel Group.

There was discussion on:

- Parking.
 - Recalculation of required spaces; parking and mechanical space below office building to effectuate potentially one short parking space.
 - o Requirements for full restaurant use.
 - Underutilized parking of office space.
 - o Flexibility of City ordinance requirements.
 - o Consideration by applicant to provide parking study.
- Outdoor seating.
 - o Alternative uses of public space; patio, café, coffee shop, full restaurant.
 - Setback in relation to outdoor seating/patio.
 - o Accessibility of public space by hotel guests, public, pedestrians.
 - o Potential to extend lobby area for larger capacity/use.
- Elevations.
 - o Architectural design, building materials to meet Big Beaver zoning district.
 - o Higher caliber, sleek, upscale, high-end design and building materials.

- Marriott flagship brand elements.
- Potential to repurpose hotel in future; condos, apartments.
- Market demand for extended stay hotel.
- Consideration by applicant of incorporate sustainability resources.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Mr. Namou asked to postpone the application to a future meeting because there are three members absent.

Resolution # PC-2024-10-063

Moved by: Fox
Seconded by: Lambert

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, based on the Planning Commission absences, in lieu of the applicant responding to Planning Commission feedback.

Yes: All present (6)

Absent: Faison, Malalahalli, Tagle

MOTION CARRIED



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

Date:

July 2, 2024

August 23, 2024

September 17, 2024

November 19, 2024

Special Use and Preliminary Site Plan For City of Troy, Michigan

Applicant: Troy Hotel Group, LLC.

Project Name: Residence Inn

Location: 2125 Butterfield

Plan Date: November 11, 2024

Zoning: BB, Big Beaver

Action Requested: Preliminary Site Plan & Special Use Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted to develop a Residence Inn hotel just south of Big Beaver along Butterfield Road. The Residence Inn is 4-stories tall (53 feet) and contains 116 guest room units. The proposed area of the building is 83,644 square feet. Amenities on-site include a fitness center, pool, dining/lounging rooms, and an outdoor patio area.

This development is proposed on a parcel with an existing office building. The applicant seeks a lot split and a shared parking agreement has been provided for the two (2) sites. The subject site is zoned BB, Big Beaver Formed Based District and qualifies as Site Type B, Street Type C. Hotels are a special use at this site.

Site Location:



Size of Subject Site:

Following a lot split, the subject site is 1.84 acres (80,136 square feet).

<u>Proposed Use of Subject Site:</u>

4-story Residence Inn hotel.

Current Zoning:

BB, Big Beaver Form Based District. Site Type B, Street Type C.

Surrounding Property Details:

Direction	Zoning	Use
North	BB, Big Beaver	Maggiano's Little Italy Restaurant
		St. Croix Hospice
		LR Property Management Services
		Vacant Parcel
South	MF, Multiple Family	Somerset Park Apartments
	Residential	
East	MF, Multiple Family	Regents Club Apartments
	Residential	

West	MF, Multiple Family	Office Building (currently on same parcel)
	Residential	Somerset Park Apartments (next parcel over)

PREVIOUS SITE PLAN AND PLANNING COMMISSION REVIEWS

The proposed project was presented to the Planning Commission on October 22, 2024. The main discussion points at the meeting pertained to the non-compliant parking, outdoor seating and subsequent request to increase the front setback, and architectural design of the building. There were no comments from the public during the public hearing.

In particular the Planning Commission focused on the following discussion points:

- Building Design. The Planning Commission asked the applicant to consider alternative designs, including those in Marriott's existing suite of products.
- Activation of uses along Butterfield. The Planning Commission discussed the intent of
 promoting active uses such as a food or coffee shop use on Butterfield. The applicant
 noted an issue with parking. During the meeting, staff discussed an option to meet to
 discuss providing additional uses on site and how to apply zoning ordinance flexibility in
 parking. The applicant did not follow up with staff after the meeting to have that
 discussion.

A resolution was passed to postpone a decision on the special land use and site plan, as three (3) Planning Commissioners were absent from the meeting that night.

We note that in addition to the items mentioned above, our previous site plan review dated September 17, 2024 noted outstanding items related to landscaping and tree preservation. Revised site plans received by the applicant on November 11, 2024, have not properly acknowledged any of these outstanding items.

NATURAL FEATURES

Although the site has been largely graded for previous development, there are several existing trees on site. A tree inventory has been provided; however, there is missing information. The tree inventory does not indicate which trees shall be removed or the DBH of those trees. In addition, the tree inventory has not been prepared by a certified forester or Registered Landscape Architect.

In a previous site plan review dated September 17, 2024, we asked the applicant to: 1) label the trees to be removed in the tree inventory table, 2) provide tree replacement calculations, and 3) have the tree inventory and landscape plan stamped by a licensed Landscape Architect. None of these items were addressed at the October 22nd Planning Commission meeting, or the revised site plans received on November 11, 2024.

Items to be Addressed: 1). Label trees to be removed in tree inventory table and provide tree replacement calculations; and 2). Landscape plan and tree inventory shall be stamped by a licensed Landscape Architect.

AREA, WIDTH, HEIGHT, SETBACKS

The site is regulated by dimensional standards of Building Form D:

	Required	Provided	Compliance	
Front (Butterfield)	10-foot build-to-line	30 feet Outdoor seating area provided	Complies with Planning Commission approval	
Side (east, west)	N/A, building may be placed up to property line	East: 19 feet 10 inches West: N/A	Complies	
Rear (south) 40 feet minimum		62 feet 1 inch	Complies	
Building Height	35 feet minimum, 66 feet maximum	4 stories, 53 feet	Complies	
Open Space	15%	21.03%	Complies	
Parking Location	Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.	Parking in rear and side yard	Complies	

Front Setback:

The proposed front setback does not conform with the 10-foot build to line requirement; although, the Planning Commission may adjust the required building line to a maximum of 30-feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross-access drive with an adjacent parcel.

The applicant is proposing an outdoor patio area to serve the hotel guests. The patio area is bounded by a 2-foot tall masonry knee wall and shrubs.

Items to be Addressed: 1). Planning Commission consideration of 30-foot front setback with outdoor seating.

PARKING

	Required	Provided	Compliance
Hotel: 1 space for each guest room + 1 space per employee on largest typical shift + Any additional spaces required for dining establishments Office (Shared Parking): 1 space per 300 SF of gross floor area	(116 guest rooms + 5 employees)= 121 hotel spaces (112,217 SF/300)= 374 office spaces (121+374)= 495 total spaces	459 total spaces (36 spaces located on hotel site)	Seeking shared parking relief through the Planning Commission. See Discussion Below
Barrier Free	5 spaces	5 spaces	Complies
Bicycle	2 spaces	2 bike racks	Complies

Lot Split and Shared Parking Agreement:

Residence Inn is proposed on a parcel with an existing office building. The applicant seeks a lot split to separate the office building and Residence Inn into two (2) separate parcels, and then intends to utilize a shared parking agreement between the two (2) sites. A shared parking agreement has been provided; however, the proposed number of parking spaces is not compliant with ordinance standards.

Calculations provided by the applicant indicate that with the shared parking, a total of 495 parking spaces are required where only 459 spaces are provided. Therefore, we ask the applicant to redesign the site to comply with parking requirements, or seek a parking deviation as described in Section 13.06.F.

We note that the applicant was originally asked to comply with parking requirements or seek a parking deviation in our site plan review dated September 17, 2024. The shared parking analysis request was not addressed by the applicant at the Planning Commission meeting on October 22, 2024, nor in their latest site plans dated November 11, 2024.

Items to be Addressed: 1). Bring site into compliance with parking standards or seek parking deviation through the Planning Commission.

ACCESS AND CIRCULATION

Vehicular Access:

The subject site currently has two (2) points of access off Butterfield Road. No changes to vehicular access are proposed. Site plans show the future lot split taking place directly through the center of the eastern access point. Following the lot split, this access point will be utilized in the same fashion by both sites. Residence Inn will technically be accessible via the western access point as well, although users will be required to maneuver around the office building and approach the hotel from the rear.

Pedestrian Access:

A 5-foot wide sidewalk is proposed around the building perimeter and connects to the existing sidewalk along Butterfield.

Items to be Addressed: None.

TRAFFIC

The City Engineer is reviewing traffic.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been provided on Sheet C3.2. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Greenbelt			
Big Beaver: 1 tree per every 30 lineal feet	165.13/30 = 6 trees	6 trees	Complies
Parking Lot Trees			
1 tree per every 8 parking spaces	121 spaces/8 = 15 trees	23 trees	Complies
Overall Site Landscaping			
A minimum of 20% of the site area shall be comprised of landscape material	20%	28.1%	Complies
Screening between Uses			
1 large evergreen per three lineal feet or 1 narrow evergreen per five lineal feet		Existing Wall	Complies

Parking Lot Trees:

At least 15 trees are provided within the parking lot and additional trees are provided around the parking lot perimeter.

Trash Enclosure:

A trash enclosure is proposed at the rear of the site in the southeast corner. The trash enclosure will be screened with a 6-foot tall masonry wall matching the building exterior.

Mechanical Equipment:

A memo provided by the applicant dated August 5, 2024, states that existing mechanical equipment in the northeast corner of the site is provided with landscape screening. Additional mechanical units will be located on the roof and screened. The applicant shall ensure that all screening of mechanical equipment complies with Section 13.04.

Landscape Architect Required:

Section 13.02 requires all landscape plans to be prepared and stamped by a licensed landscape architect. In a memo dated September 11, 2024, the applicant stated that a stamped landscape plan will be provided "at a later date." We emphasize that the professional seal of a landscape architect is a required component of a site plan application and preliminary site plan approval.

Items to be Addressed: 1). Landscape plan and tree inventory shall be stamped by a licensed Landscape Architect.

PHOTOMETRICS

Photometric plans have been provided, including the subject site and the shared parking area on the site to the west. Twelve (12) wall-mounted lights are shown along the building and three (3) pole lights are shown in the parking area. All light fixtures are at compliant height. Lighting levels along the lot lines to the north, south, and east are compliant. Lighting levels along the west lot line exceed one (1) foot-candle where the shared parking area crosses property lines. This is acceptable as sufficient lighting is needed within the parking lot, and such lighting does not negatively impact any neighbors.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

The proposed development is 4-stories tall and includes 116 guest rooms. The applicant has provided the following table illustrating the quantity and types of rooms available on each floor. Five (5) types of rooms are available, although the Studio King accounts for the majority (78%).

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL	RATIO	AREA

Studio King	19	24	24	24	91	78%	436 SF
Studio Connect	2	3	3	3	11	9%	435 SF
Studio Accessible	0	1	1	1	3	3%	495 SF
One-Bedroom End	1	2	2	2	7	6%	588 SF
One-Bedroom Accessible	1	1	1	1	4	3%	588 SF
Total	23	31	31	31	116	100%	

First Floor:

Twenty-three (23) guest rooms are provided on the first floor. The first floor also features a reception area, dining area, living room, den, fitness area, laundry room, and a pool with pool store. Secondary rooms on this floor are shown for food prep and storage, staff office space, dry storage, and mechanical and electrical equipment.

We note that the difference between the Studio King and Studio Connect is unclear, and the One-Bedroom Accessible does not include a kitchen area. Moreover, we find that locating the dining area and living room between the front door and reception desk does not offer a comfortable setting for extended-stay guests.

Second, Third and Fourth Floor:

The second, third, and fourth floors appear to have identical layouts. Thirty-one (31) guest rooms are proposed on each of these floors. No other rooms are shown on these levels.

Elevations and Materials:

Primary building materials include stone masonry veneer, fiber cement siding and brick. Exterior colors will be a combination of white, light brown, brick red, and a dark green/gray color.

The proposed hotel is located in and around other apartment and office buildings. In previous site plan reviews and resubmittal meetings with the applicant, we had requested that the proposed elevations match a development style and the quality of adjacent properties, such as Regents of Troy, rather than typical Residence Inn hotel elevations.

In response to our requests, the applicant has since replaced eifs with brick and expanded the front patio, but the overall look of the exterior remains the same. We still encourage the applicant to revise the proposed elevations and materials to match the quality of adjacent properties, and make the hotel look more consistent of surrounding properties rather than a standard hotel.

Items to be Addressed: 1). Planning Commission to consider whether the proposed design is consistent with architectural design standards of the Big Beaver form-based district.

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.

CWA Response:

A goal of the Big Beaver district is to create a building wall along the front ROW that provides a high engaging building presence at the street and advance pedestrian amenities. We are not clear how a walled-in outdoor patio space for exclusive use of the hotel advances these objectives. In addition to the proposed elevations and material use, we do not find that the proposed design and layout meet the standards of Section 5.04.E and 8.06.

SPECIAL USE APPROVAL STANDARDS

Section 9.03 states that the Planning Commission shall consider the following general standards when reviewing a special use request:

- 1. Compatibility with Adjacent Uses.
- 2. Compatibility with the Master Plan.
- 3. Traffic Impact.
- 4. Impact on Public Services.
- 5. Compliance with Zoning Ordinance Standards.
- 6. Impact on the Overall Environment.
- 7. Special Use Approval Specific Requirements.

SUMMARY

We ask the applicant to address the following items:

- 1. Label trees to be removed in tree inventory table and provide tree replacement calculations.
- 2. Bring site into compliance with parking standards or seek parking deviation through the Planning Commission.
- Landscape plan and tree inventory shall be stamped by a licensed Landscape Architect.

The following site features shall be considered by the Planning Commission:

- 1. Compliance with Special Use Standards in Section 9.03
- 2. Compliance with Site Plan Review Design Standards in Section 8.06
- 3. Compliance with Big Beaver Design Standards in Section 5.04.E.
- 4. Planning to discuss with the applicant if alternative designs, including those in Marriott's existing suite of products were considered.

5. Planning Commission consideration of 30-foot front setback with outdoor seating and consideration of use activation along Butterfield

Respectfully,

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

President

CARLISLE/WORTMAN ASSOC., INC.

Shana Kot

Community Planner

RESIDENCE INN SITE PLAN

2125 BUTTERFIELD TROY, MICHIGAN



OWNER

TROY HOTEL GROUP, LLC 31100 STEPHENSON HIGHWAY, MADISON HEIGHTS, MI 48071

CIVIL ENGINEER

S.M. ENGINEERS 1939 LINCOLNSHIRE DRIVE ROCHESTER HILLS, MI T: 248.835.3553

LANDSCAPE ARCHITECT

S.M. ENGINEERS 1939 LINCOLNSHIRE DRIVE ROCHESTER HILLS, MI T: 248.835.3553

ARCHITECT

BOWERS + ASSOCIATES, INC. 2400 S. HURON PARKWAY ANN ARBOR, MICHIGAN 48104 T: 734.975.2400

STRUCTURAL ENGINEER

TBD

MEP ENGINEER

TBD





SHEET INDEX:

ARCHITECTURAL

T-100 COVER SHEET A-001 ARCHITECTURAL SITE PLAN A-002 SITE DETAILS A-010 PHOTOMETRIC LIGHTING PLAN

A-100 FIRST FLOOR PLAN

A-101 TYPICAL UPPER LEVEL FLOOR PLANS A-300 EXTERIOR ELEVATIONS A-301 EXTERIOR ELEVATIONS

C3.0 SITE LAYOUT & PAVING PLAN
C3.1 OVERALL PARKING PLAN C3.2 LANDSCAPE PLAN

C5.0 UTILITY PLAN

C4.0 GRADING PLAN TOPOGRAPHIC / TREE SURVEY

PROJECT + NUMBER

23-203

ISSUE + DATE

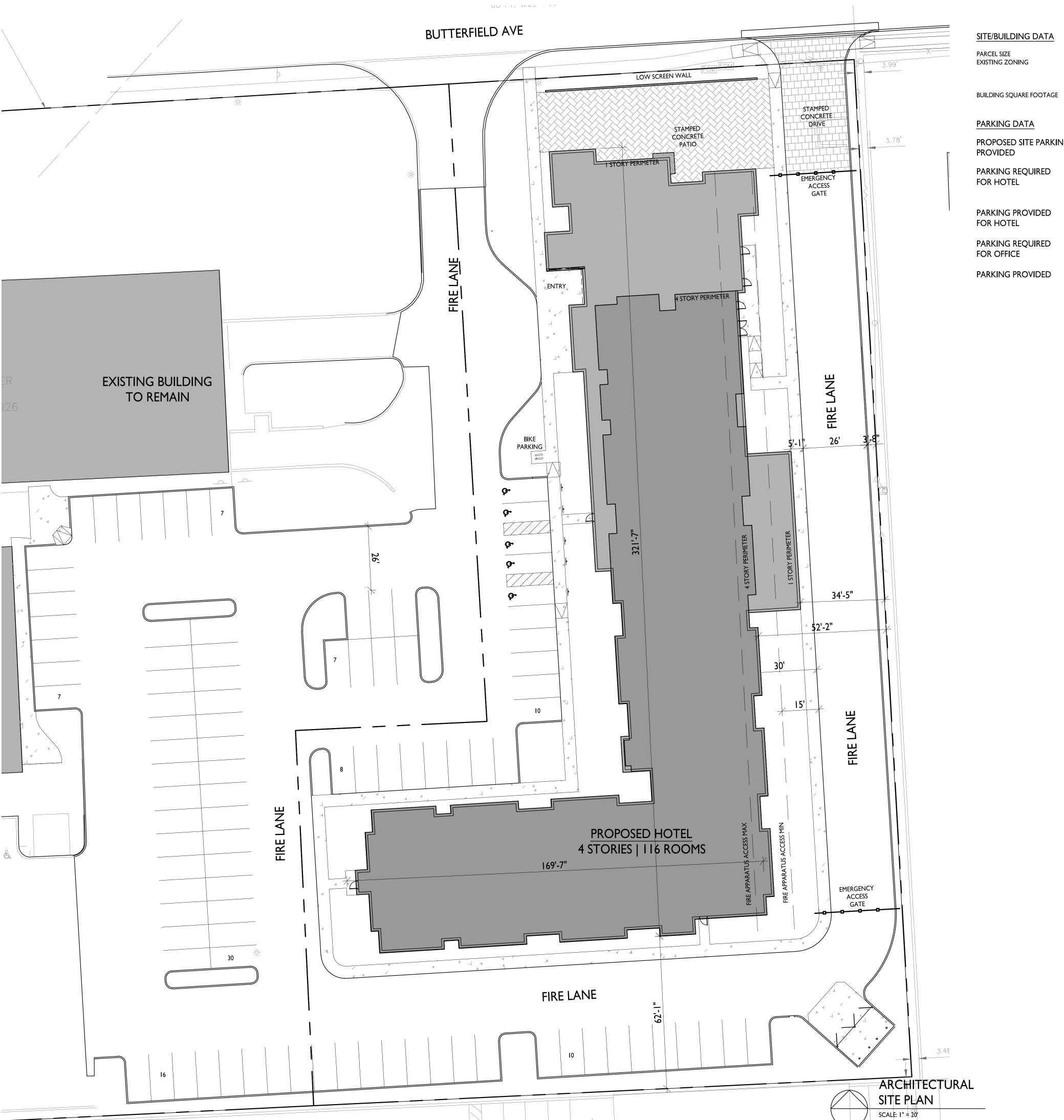
14 MAY 2024 SITE PLAN 01 AUG 2024 SITE RESUB 11 SEPT 2024 SITE RESUB 06 NOV 2024 SITE RESUB

SHEET + TITLE

23203T100.dwg

SHEET + NUMBER

T-100



80,212 SF | 1.84 ACRES BB BIG BEAVER FORM BASED SITE TYPE B

STREET TYPE C

83,644 SF

PROPOSED SITE PARKING 461 PARKING SPACES

116 SPACES @ 1 SPACE PER ROOM 5 SPACES @ 1 SPACE PER EMPLOYEE 121 SPACES REQUIRED

36 SPACES ON SITE 85 SPACES ON OFFICE SITE

I SPACE PER 300 SF AREA 100,462 SF / 300 = 335 SPACES REQUIRED

461 PARKING SPACES PROPOSED

- 335 OFFICE SPACES
-121 HOTEL SPACES
= 5 EXCESS SPACES OVER REQUIRED

BOWERS+ASSOCIATES, INC. 2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104 P: 734.975.2400 WWW.BOWERSARCH.COM

RESIDENC

PROJECT + NUMBER

23-203

ISSUE + DATE

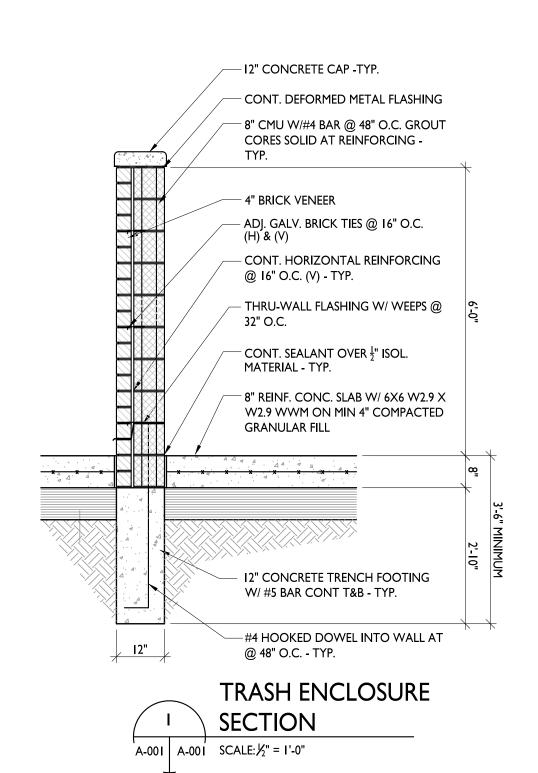
14 MAY 2024 SITE PLAN 01 AUG 2024 SITE RESUB 11 SEPT 2024 SITE RESUB 06 NOV 2024 SITE RESUB

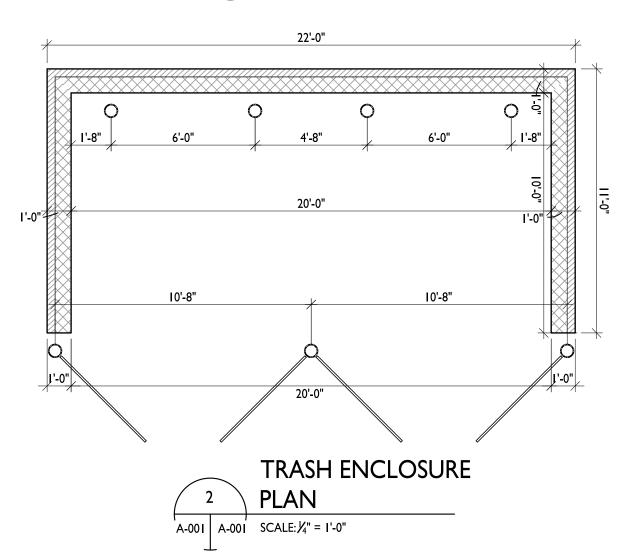
> SHEET + TITLE ARCHITECTURAL SITE PLAN

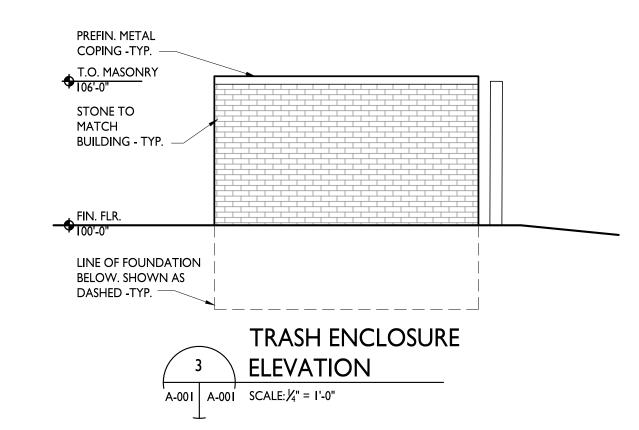
23203_z100.dwg

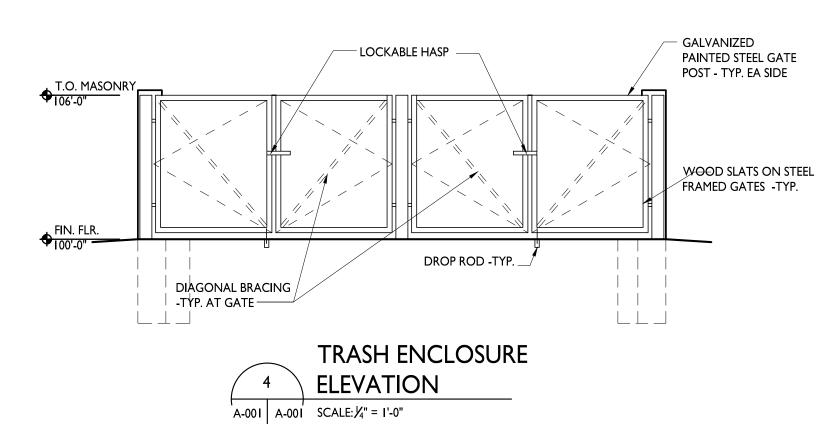
SHEET + NUMBER

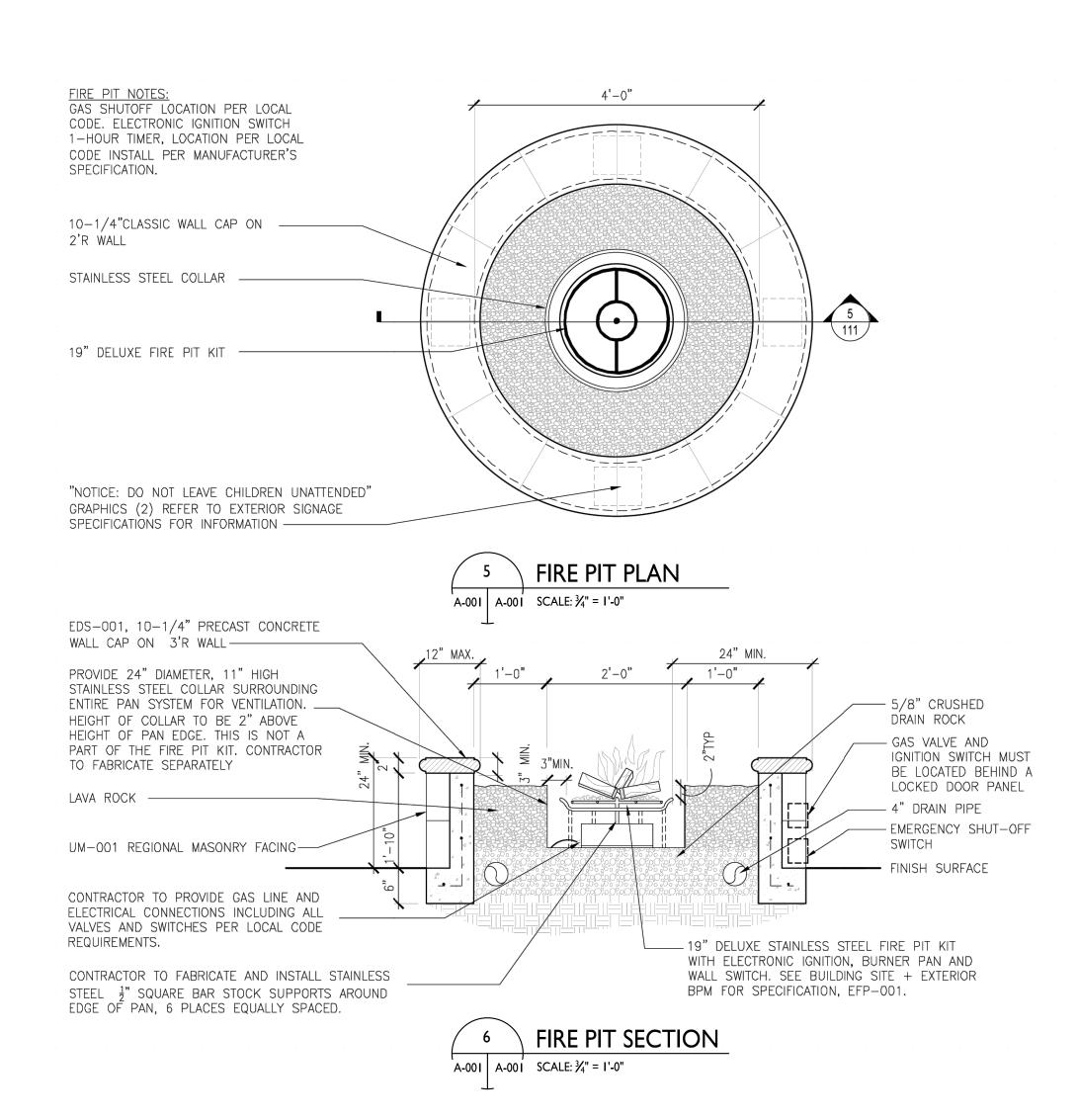
A-001

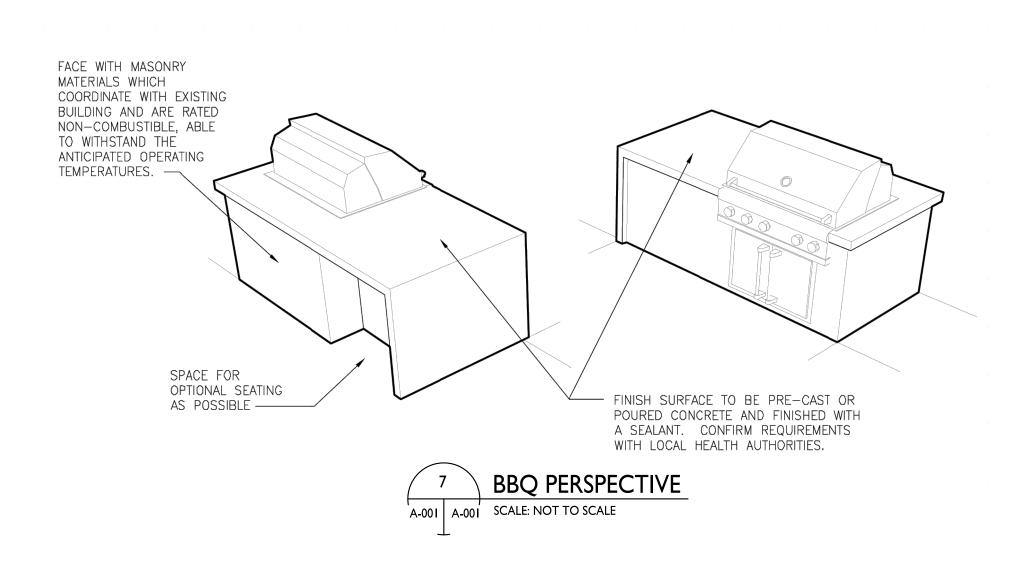


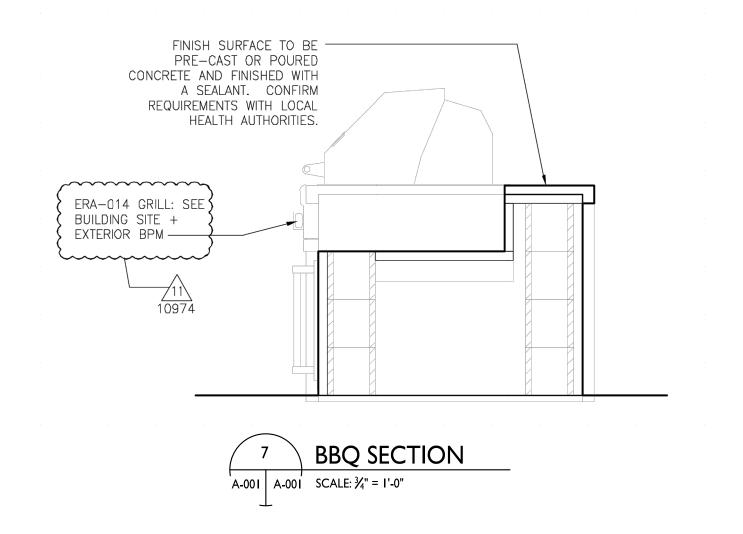














CONSULTANT + NAME

RESIDENCE INN
2125 BUTTERFIELD

23-203

PROJECT + NUMBER

ISSUE + DATE

14 MAY 2024 SITE PLAN
01 AUG 2024 SITE RESUB
11 SEPT 2024 SITE RESUB

DETAILS 23203_z100.dwg

SHEET + TITLE
SITE

A-002

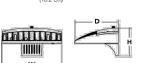


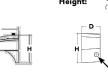


D-Series Size 1 LED Wall Luminaire

BAA BABA

Back Box (BBW, E20WC) 13-3/4" **BBW** (34.9 cm) **Weight:**





Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD DSXW1 LED 10C 10 LEDs 350 350 mA | 10C | 10 LEDs | 00e | 30K 3000 K T2S Type II Short MVOLT 2 Shipped included Shipped installed 40K 4000 K T2M Type II Medium 120 3 (blank) Surface mounting PE Photoelectric cell, button type 6 back box (for PIR 180° motion/ambient light sensor, <15′ mtg ht 1, conduit entry) s PIRH 180° motion/ambient light sensor, 15–30′ mtg ht ¹⁷ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 17 PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc1.7

Shipped separately 11 DDBXD Dark bronze DSSXD Sandstone DWHGXD Textured white SF Single fuse (120, 277 or 347V) 3,10 BSW Bird-deterrent spikes DBLXD Black DDBTXD Textured dark bronze DSSTXD Textured sandstone DF Double fuse (208, 240 or 480V) 3,10 VG Vandal guard DNAXD Natural aluminum DBLBXD Textured black DDL Diffused drop lens DWHXD White DNATXD Textured natural aluminum SPD Separate surge protection 12

DSXWHS U House-side shield (one per light engine) DSXWBSW U Bird-deterrent spikes DSXW1VG U Vandal guard accessory

2 MVOLT driver operates on any line voltage from 120-277Y (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH. Back box ships installed on fixture. Cannot be field installed. Cannot be

ordered as an accessory.

6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).

7 Reference Motion Sensor table on page 3.

E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant⁸

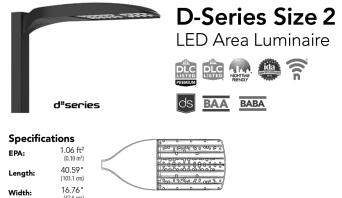
DSXW1-LED

Rev. 04/12/24

Page 1 of 10

Height H2:

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com



highly refined aesthetic that blends seamless with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the application's with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

> ds design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit <u>www.acuitybrands.com/designselect</u>. *See ordering tree for details

The modern styling of the D-Series features a

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD DSX2 LED DSX2 LED Forward optics (this section 70CRI only) P2 P6 40K 4000K 70CRI T5W Type V wide P3 P7 50K 5000K
P4 P8 (this section 80CRI only, SPA5 Square pole mounting #5 drilling RPA5 Round pole mounting #5 drilling Table Type IV low glare 3

If IM Type IV medium

Table Type IV low glare 3

IFTIM Forward throw medium

Tector Right corner cutoff 3

RCCO Right corner cutoff 3

480 14.28 SPA8N Square narrow pole mounting #8 drilling Rotated optics extended lead times apply) WBA Wall bracket 10 P11 P141 MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) 35K 3500K 40K 4000K **50K** 5000K

Control options	Control options			Other options				Finish (required)		
Shipped installed NLTAIR2 PIRHN n Light AlR gen 2 enabled with bil-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. 10.12.0.2 11 PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc 10.3.2 11 PER NEMA twist-lock receptacle only (controls ordered separate) 14 PERS Five-pin receptacle only (controls ordered separate) 14.2 11		PER7 FA0 BL30 BL50 DMG	Seven-pin receptacle only (controls ordered separate) 14,77 Field adjustable output 15,77 Field adjustable output 15,77 Field adjustable output 15,77 Field adjustable output 15,700 Field output 15,700 Field output 15,700 Field outside fixture (for use with an external control, ordered separately) 17 Dual switching 18,19,211	Shipped i SPD20KV HS L90 R90 CCE HA BAA SF DF 3G	nstalled 20KV surge protection Houseside shield (black finish standard) ²² Left rotated optics ¹ Right rotated optics ¹ Coastal Construction ²³ 50°C ambient operation ²⁴ Buy America(n) Act Compliant Single fuse (120, 277, 347V) ²⁶ Double fuse (208, 240, 480V) ²⁸ Wibration rated for 3G ²⁷	Shipped s EGSR BSDB	eparately External Glare Shield (reversible, field install required, matches housing finish) Bird Spikes (field install required)	DDBXD DBLXD DNAXD DWHXD DWHXD DBTXD DBLBXD DNATXD DWHGXD	Dark Bronze Black Natural Aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

IEDULE									
1BOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	LLF	INPUT POWER
	Α	8	LITHONIA LIGHTING	DSXWI LED 20C 700 30K T3M MVOLT	DSXWI LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 700MA.	l	5078	l	45.7
	В	4	LITHONIA LIGHTING	DSXWI LED 20C 350 30K T3M MVOLT	DSXWI LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 350MA.	l	2760	1	23.3
	С	2	LITHONIA LIGHTING	DSX2 LED P5 30K 70CRI T3M HS	D-SERIES SIZE 2 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 MEDIUM HOUSESIDE SHIELD	I	33424	I	653.1682
	D	I	LITHONIA LIGHTING	DSX2 LED P5 30K 70CRI T3M HS	D-SERIES SIZE 2 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 3000K CCT 70 CRI	I	33424	I	326.5841

TATISTICS				
PESCRIPTION	SYMBOL	AVG	MAX	MIN
VERALL SITE	+	2.0 FC	II.I FC	0.0 FC
DJ RES PROP LINE		0.03 FC	0.09 FC	0.00 FC



WWW.BOWERSARCH.COM

Ш S Ш SID Ш

PROJECT + NUMBER 23-203

ISSUE + DATE 14 MAY 2024 SITE PLAN 01 AUG 2024 SITE RESUB

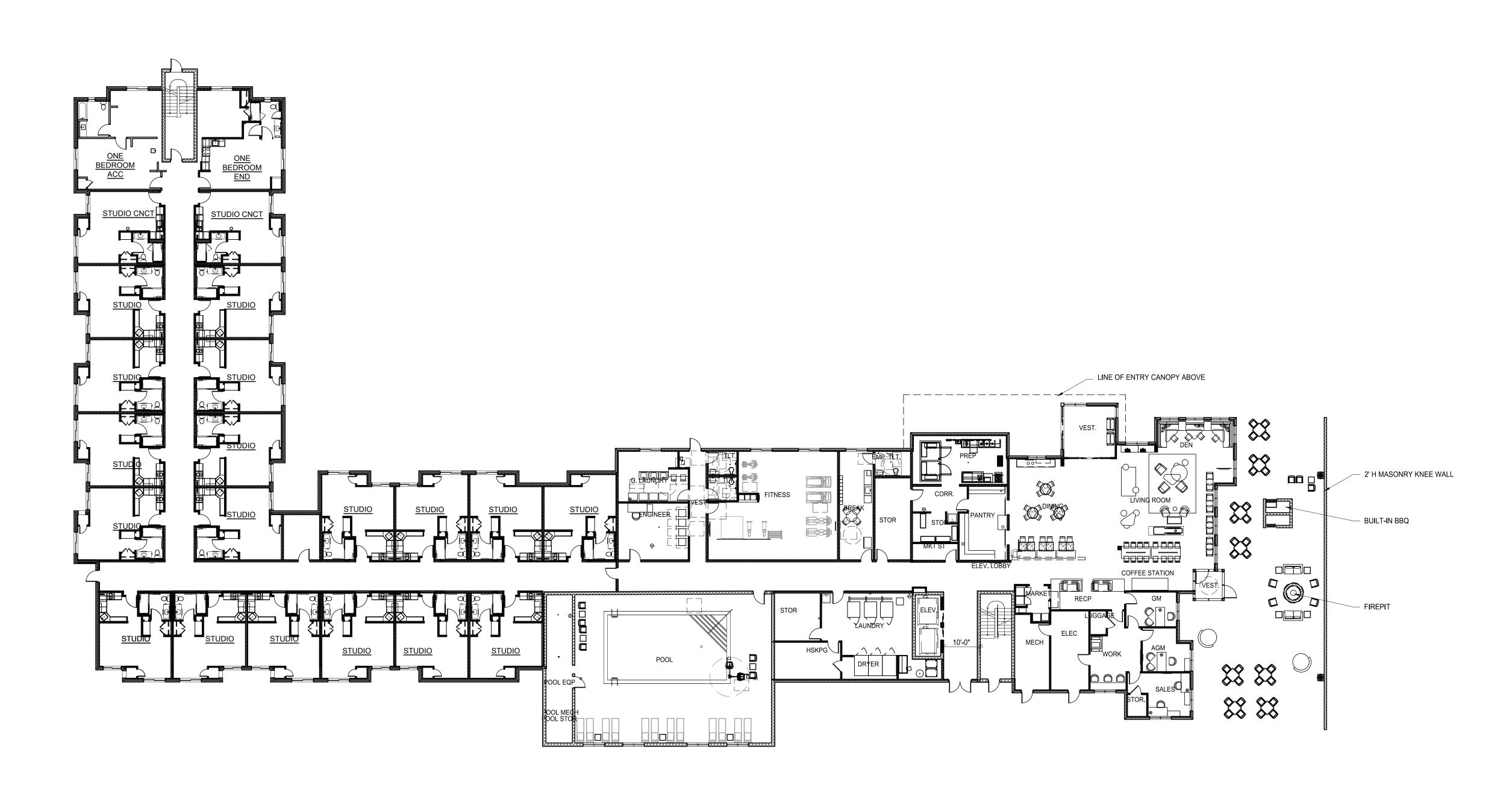
11 SEPT 2024 SITE RESUB 06 NOV 2024 SITE RESUB

SHEET + TITLE PHOTOMETRIC LIGHTING PLAN

23203ph100.dwg

SHEET + NUMBER

A-010





CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN

PROJECT + NUMBER

23-203

ISSUE + DATE

14 MAY 2024 SITE PLAN
01 AUG 2024 SITE RESUB
11 SEPT 2024 SITE RESUB
06 NOV 2024 SITE RESUB

SHEET + TITLE

PRELIMINARY

FIRST FLOOR

PLAN

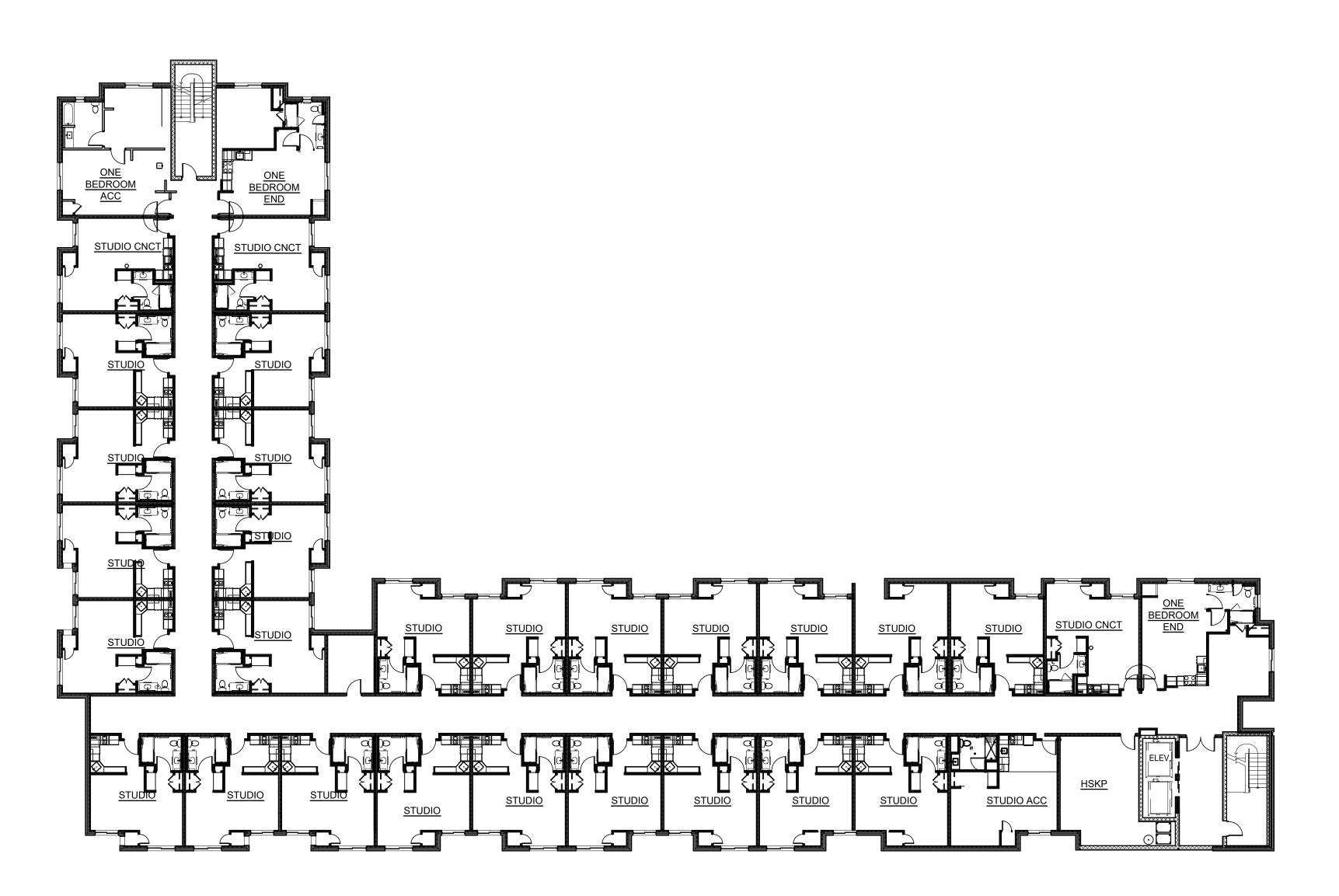
23203mast.dwg

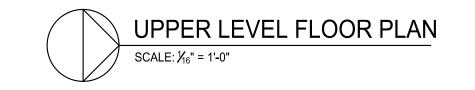
SHEET + NUMBER
A-100

FIRST LEVEL FLOOR PLAN

SCALE: ½6" = 1'-0"

PRELIMINARY GUESTROOM MATRIX							
PE FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 TOTAL RATIO AREA							
TUDIO KING	19	24	24	24	91	78%	436 SF
TUDIO CONNECT	2	3	3	3	11	9%	435 SF
TUDIO ACC	0	1	1	1	3	3%	495 SF
ONE BEDROOM END	1	2	2	2	7	6%	588 SF
ONE BEDROOM ACC	1	1	1	1	4	3%	588 SF
OTAL	23	31	31	31	116	100%	







PROJECT + INFORMATION
RESIDENCE

PROJECT + NUMBER

23-203

ISSUE + DATE 14 MAY 2024 SITE PLAN

01 AUG 2024 SITE RESUB

11 SEPT 2024 SITE RESUB 06 NOV 2024 SITE RESUB

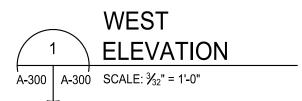
SHEET + TITLE PRELIMINARY UPPER FLOOR

PLAN 23203mast.dwg

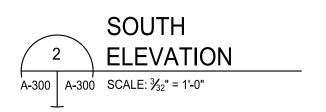
SHEET + NUMBER











EXTERIOR FINISH LEGEND				
TAG	MATERIAL	MANUF	STYLE	COLOR
Α	STONE MASONRY VENEER	READING ROCK	MODULAR VENEER	BUFFSTONE
В	BRICK	TBD	TBD	TBD
С	STONE ACCENT BAND	READING ROCK	ROCKCAST SMOOTH	CRYSTAL WHITE
D	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD VERTICAL	ASH
E	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD HORIZONTAL	CEDAR
F	PREFIN. METAL PANEL	TBD	TBD	CLEAR ANOD. ALUM

CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN

PROJECT + NUMBER

ISSUE + DATE

14 MAY 2024 SITE PLAN
01 AUG 2024 SITE RESUB
11 SEPT 2024 SITE RESUB
06 NOV 2024 SITE RESUB

SHEET + TITLE

EXTERIOR

ELEVATIONS

23203a300.dwg

SHEET + NUMBER
A-300



CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN

PROJECT + NUMBER

23-203

ISSUE + DATE

14 MAY 2024 SITE PLAN
01 AUG 2024 SITE RESUB
11 SEPT 2024 SITE RESUB
06 NOV 2024 SITE RESUB

06 NOV 2024 SITE RESUB

SHEET + TITLE

EXTERIOR

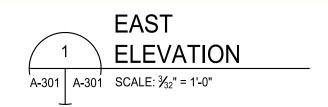
ELEVATIONS

SHEET + NUMBER

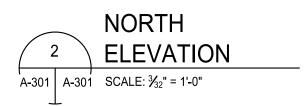
A-300

23203a300.dwg

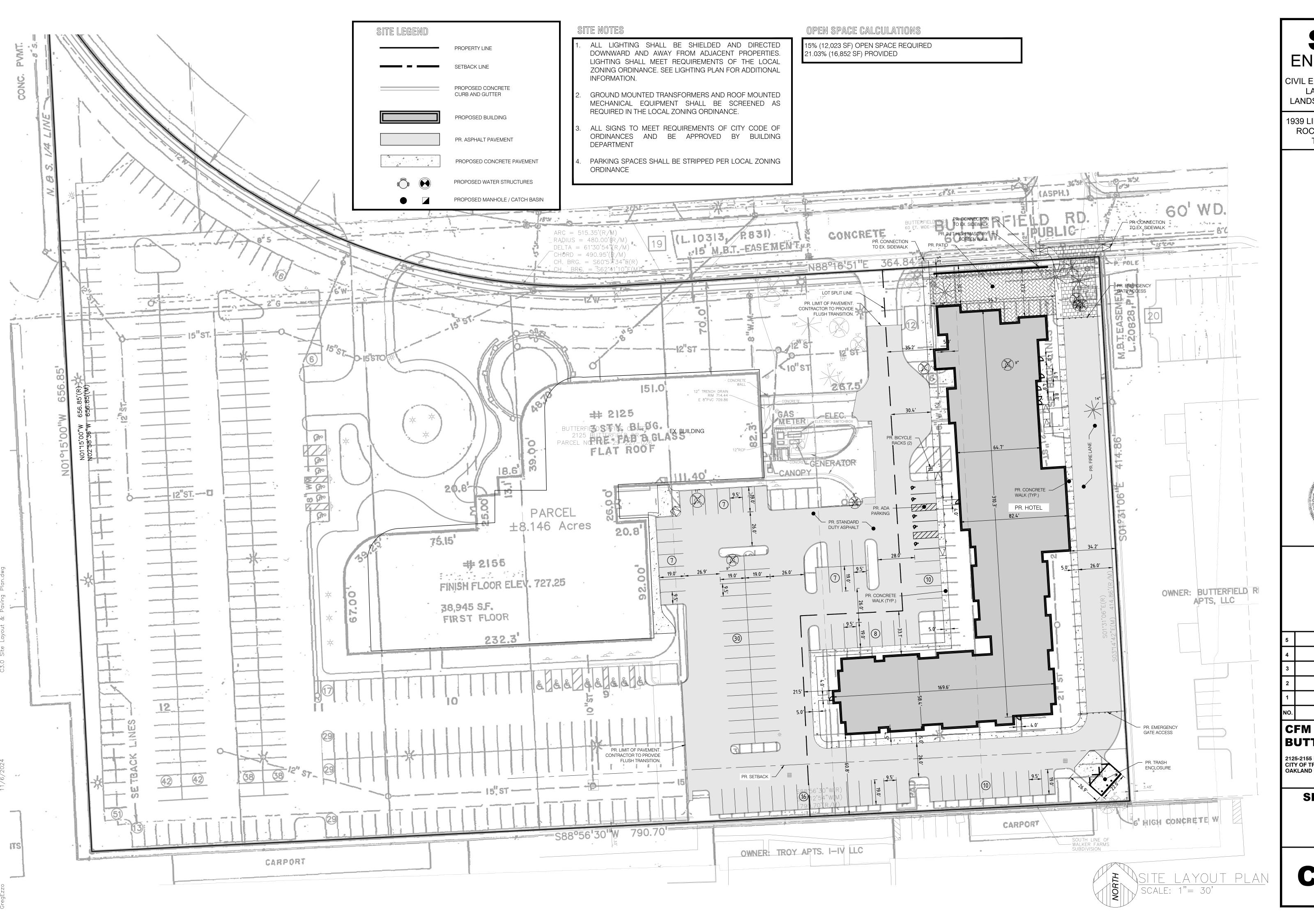








EXTERIOR FINISH LEGEND				
TAG	MATERIAL	MANUF	STYLE	COLOR
Α	STONE MASONRY VENEER	READING ROCK	MODULAR VENEER	BUFFSTONE
В	BRICK	TBD	TBD	TBD
С	STONE ACCENT BAND	READING ROCK	ROCKCAST SMOOTH	CRYSTAL WHITE
D	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD VERTICAL	ASH
Е	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD HORIZONTAL	CEDAR
F	PREFIN. METAL PANEL	TBD	TBD	CLEAR ANOD. ALUM



S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI T: 248.835.3553



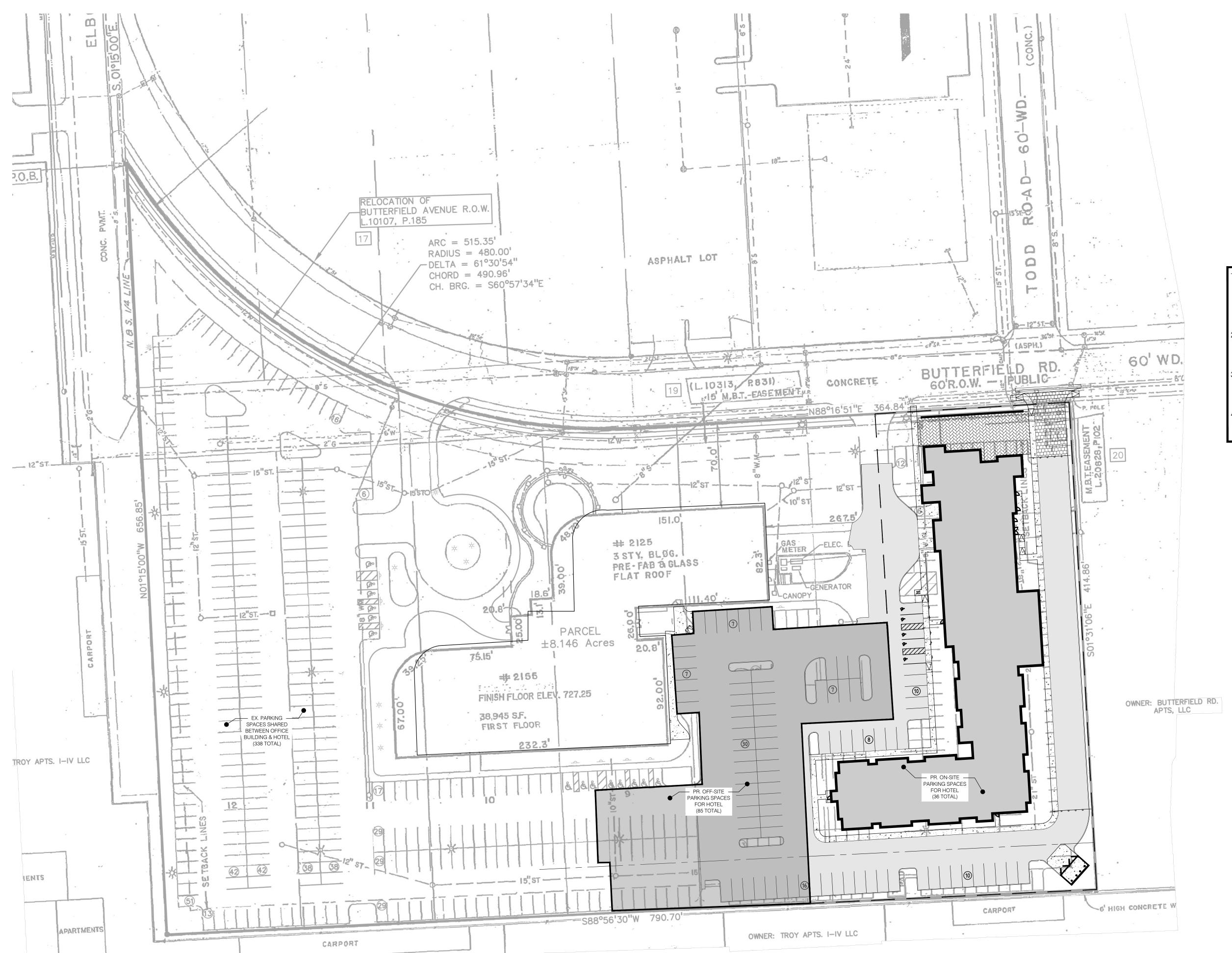
;	SPA REVIEW	11.04.2024
ļ	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
	SPA REVIEW	01.05.2024
0.	SUBMITTAL	DATE

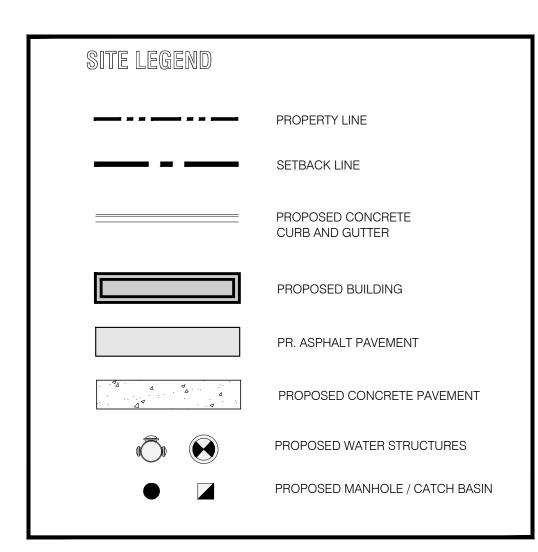
| CFM | BUTTERFIELD

2125-2155 BUTTERFIELD DRIVE, CITY OF TROY OAKLAND COUNTY, MICHIGAN

> SITE LAYOUT PLAN

C3.0 85052





SITE NOTES

- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
- ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
- PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE

OVERALL PARKING PLAN

SCALE: 1"= 40"

ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI T: 248.835.3553



5	SPA REVIEW	11.04.2024
4	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
1	SPA REVIEW	01.05.2024
NO.	SUBMITTAL	DATE

CFM BUTTERFIELD

2125-2155 BUTTERFIELD DRIVE, CITY OF TROY OAKLAND COUNTY, MICHIGAN

OVERALL

PARKING PLAN

C3.1

IRRIGATION NOTE:

12"RCP -

CONCRETE

4 PLA. ACE.*

46 JUN. HOR.

12" TRENCH DRAIN

E 8"PVC 709.86

44 JUN. HOR.

PLA. ACE.*

1 AME. CAN.*

42 JUN. HOF

· 44 JUN. HOR

2 TIL. COR.*

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS,

IE 715.23 12" RCP

15 ITE. VIR. -

7 THU. OCC. —

2 PLA. ACE.

8 PAN. VIR.

12 LIR. SPI.

1 CRA. VIR.

2 ILE. COM.

- 3 RHU. GRO.

3 PLA. ACE.

3 RHU. GRO.

3 RHU. GRO.

3 RHU. GRO. —

77 JUN. HOR.

— EX. SCREEN WALL

- 101 RUD. HIR.

1 TIL. COR.*

- 7 ITE. VIR.

3 CRA. VIR. —

- EX. TREES TO BE

EX. TREE/SHRUBS

TO BE REMOVED (6)

- EX. TREE TO

BE REMOVED.

EX. SCREEN WALL.

DO NOT STAKE OR WRAP TRUNK

HOLE SHALL BE 2 1/2 TIMES THE WIDTH OF THE ROOT BALI

3" DOUBLE SHREDDED

WITH TREE TRUNK)

DIG WIDE, SHALLOW HOLE

WITH TAPERED SIDES

HARDWOOD MULCH (DO NOT

UNDISTURBED SUBGRADE -

- WALKER FARMS

PLACE MULCH IN CONTACT

110 PAN. VIR.

REMOVED. (3)

CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

14 HYD. ARB.

4 PRU. VIR.

.. COR.*

EX. LIGHT POLE

BE REMOVED.

12 ILE. COM.

9 HYD. ARB.

BE REMOVED

- ELECTRIC SWITCHBOX

64 JUN. HOR.

3 PLA. ACE.*

66 JUN. HOR.

EX. TREE TO

BE REMOVED.

LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING

20% OF TOTAL SITE AREA TO BE LANDSCAPED MATERIAL: 80,151.62 SF X 0.20 = 16,030.32 SF REQUIRED 3,779 SF GROUNDCOVER/PERENNIAL PLANTINGS

13,073 SF LAWN AREA 3,779 + 13,073 = 16,852 SF LANDSCAPED MATERIAL COVERAGE PROVIDED.

PARKING LOT LANDSCAPING

1 DECIDUOUS/ORNAMENTAL TREE EVERY 8 PARKING SPACES: 122 PARKING SPACE X $\frac{1}{8}$ TREES PER SPACES = 22 TREES REQUIRED; PROPOSED: 23 TREES

PARKING LOT TREES INDICATED WITH ASTERISK*

THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED

2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A

THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH

4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL

BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED

THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF

LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR

SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH

ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF

CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED

Know what's below.
Call before you dig.

4" BUILT-UP EARTH SAUCER

4-6" DEEPER THAN ROOT BALL

SET ROOT BALL ON FIRM PAD IN

BOTTOM OF HOLE

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS

AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE

GREENBELTLANDSCAPING

MINIMUM 10' WIDTH ALONG FRONTAGE OF R.O.W.

LANDSCAPE NOTES

MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.

OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.

OTHERWISE WITHIN THE PLAN SET.

WITHIN THE PLAN SET.

LAYER OF MULCH.

LANDSCAPING AREAS.

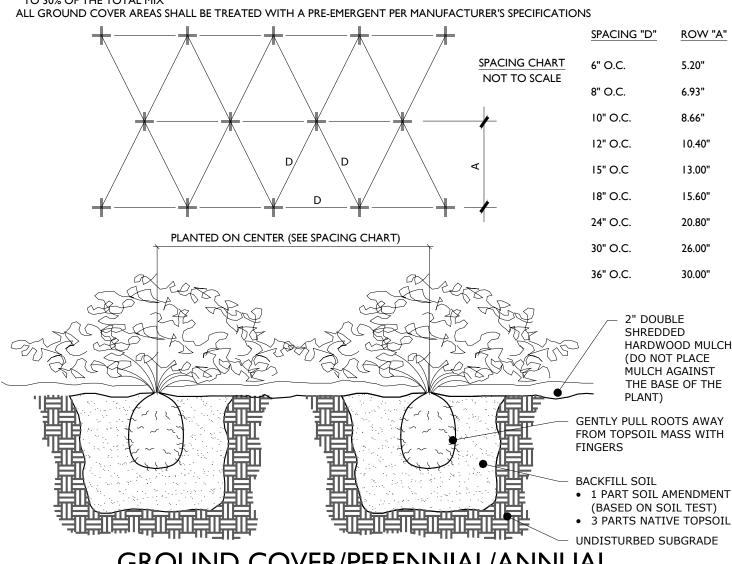
1 DECIDUOUS TREE PER 30 LF REQUIRED.

165.13 LF / 30 LF = 5.5 TREES REQUIRED; 8 TREES PROVIDED (1 EXISTING)

	PLANT SCHEDULE					
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
DECIDUOUS TRE	EES (TOTAL: 24)		,		,	
TIL. COR.	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	B&B	
PLA. ACE.	15	PLATINUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3.5" CAL.	B&B	
ORNAMENTAL T	REES (TOTAL: 21)					
AME. CAN.	8	AMELANCHIER CANADENIS	CANADIAN SERVICEBERRY	10'-12'	B&B	
CRA. VIR.	7	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN	10'-12'	B&B	
PRU. VIR.	6	PRUNUS VIRGINIANA	CHOKEBERRY	10'-12'	B&B	
SHRUBS (TOTAL	.: 117)		,			
RHU. GRO.	21	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	3 GAL.	CONT. 36" O.C.	
ILE. COM.	18	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	CONT.	
ITE. VIR.	30	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	36"-48"	CONT.	
HYD. ARB.	35	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	24"-30"	CONT.	
THU. OCC.	13	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	10'-15'	CONT. 36" O.C.	
PERENNIALS / GI	PERENNIALS / GRASSES (TOTAL: 927)					
JUN. HOR.	730	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15"-18"	CONT. 3' O.C.	
LIR. SPI.	12	LIRIOPE SPICATA	CREEPING LILY TURF	12"-18"	CONT. 1.5' O.C.	
RUD. HIR.	185	RUDBECKIA HIRTA	BLACK-EYED SUSAN	I'-2' WIDE	CONT.	

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

- I. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS: • MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR • MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

I. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. 2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

3. SOIL AMENDMENTS: • MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY • MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY

ROPES AT THE TOP OF BALL SHALL

NON-BIODEGRADABLE MATERIAL

4" DEEPER THAN BALL.

PLANTING HOLE SHALL BE 12" TO

18" DEEP. FOR LARGER SHRUB ROOT BALLS, MAKE DEPTH MIN.

BALLED AND BURLAPPED PLANT

SOIL SURFACE ROUGHENED TO

BIND WITH BACKFILL SOIL.

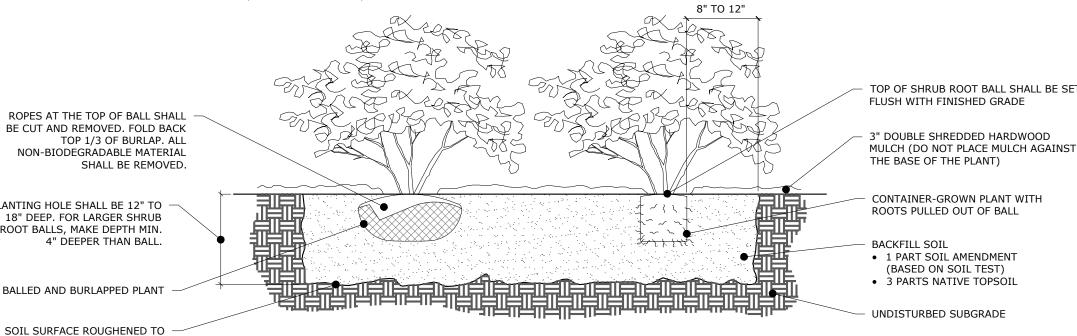
TOP 1/3 OF BURLAP. ALL

SHALL BE REMOVED.

I. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE

• MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUN • MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

ANDSCAPE PLAN

ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI T: 248.835.3553



5	SPA REVIEW	11.04.2024
4	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
1	SPA REVIEW	01.05.2024
NO.	SUBMITTAL	DATE

CFM **BUTTERFIELD**

2125-2155 BUTTERFIELD DRIVE, **CITY OF TROY OAKLAND COUNTY, MICHIGAN**

> **LANDSCAPE PLAN**

515.35'(R/M)

= 480.00'(R/M)

= 61°30'54"(R/M)= 490.95'(R/M)

G. = S60°57'34"E(R)

 $RG. = S62^{\circ}41'10''E(M)$

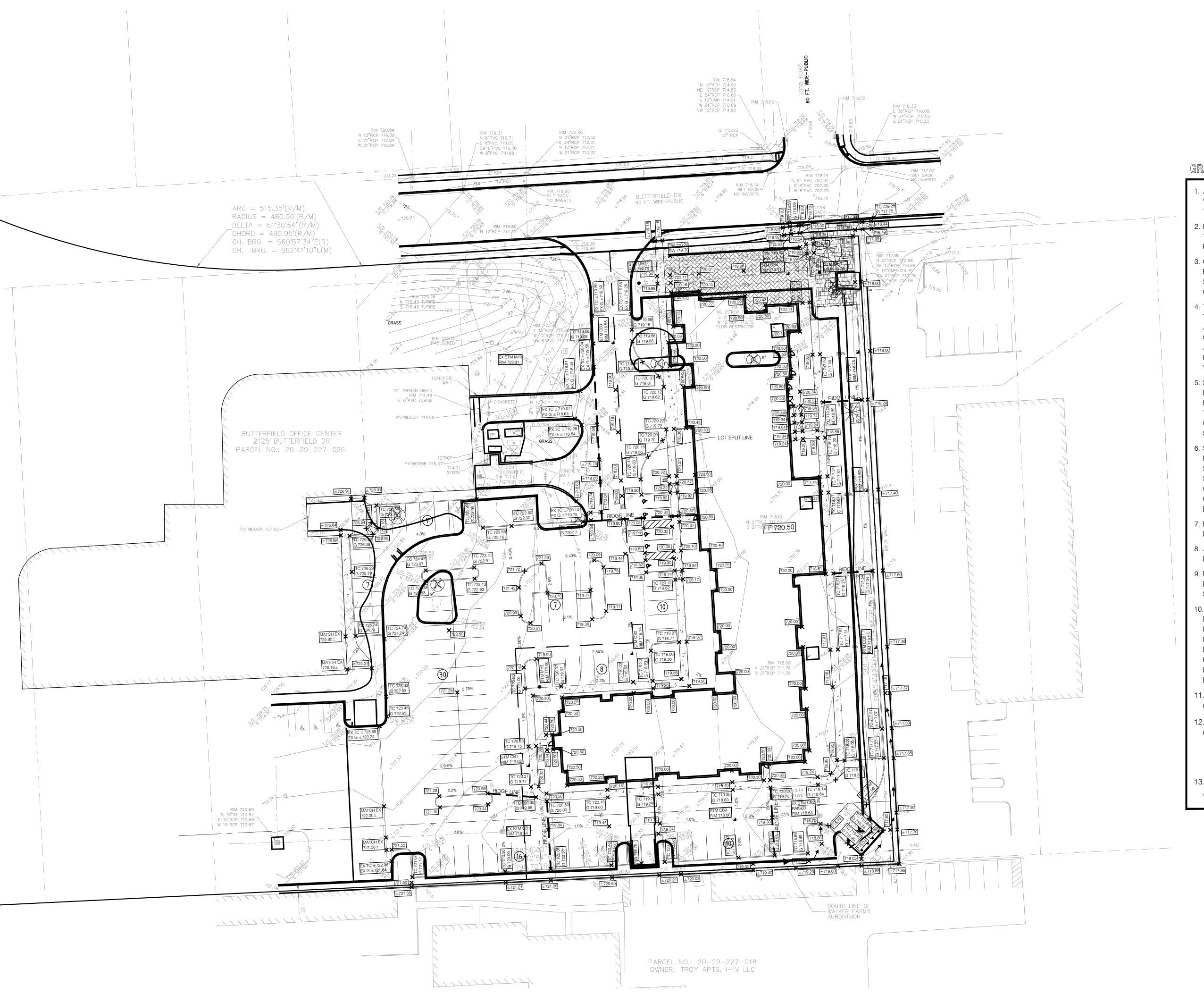
RFIELD OFFICE CENTER

NO.: 20-29-227-026

EX. TREE TO +

BE REMOVED.

25 BUTTERFIELD DR





CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE ROCHESTER HILLS, MI T: 248.835.3553

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF TROY AND OAKLAND COUNTY

EXISTING GRADES

PROPOSED GRADES

PROPOSED RIDGE LIN

PROPERTY LINE

GRADING LEGEND

× 900.00

× 100.00

- 2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- 3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- 4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- 5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- 6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
- 7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON
- 8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
- 9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
- 10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY AND SPECIFICATIONS.
- 12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
 - TC = TOP OF CURB
 - BC = BOTTOM OF CURB
- 13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

GRADING PLAN
SCALE: 1"= 30"



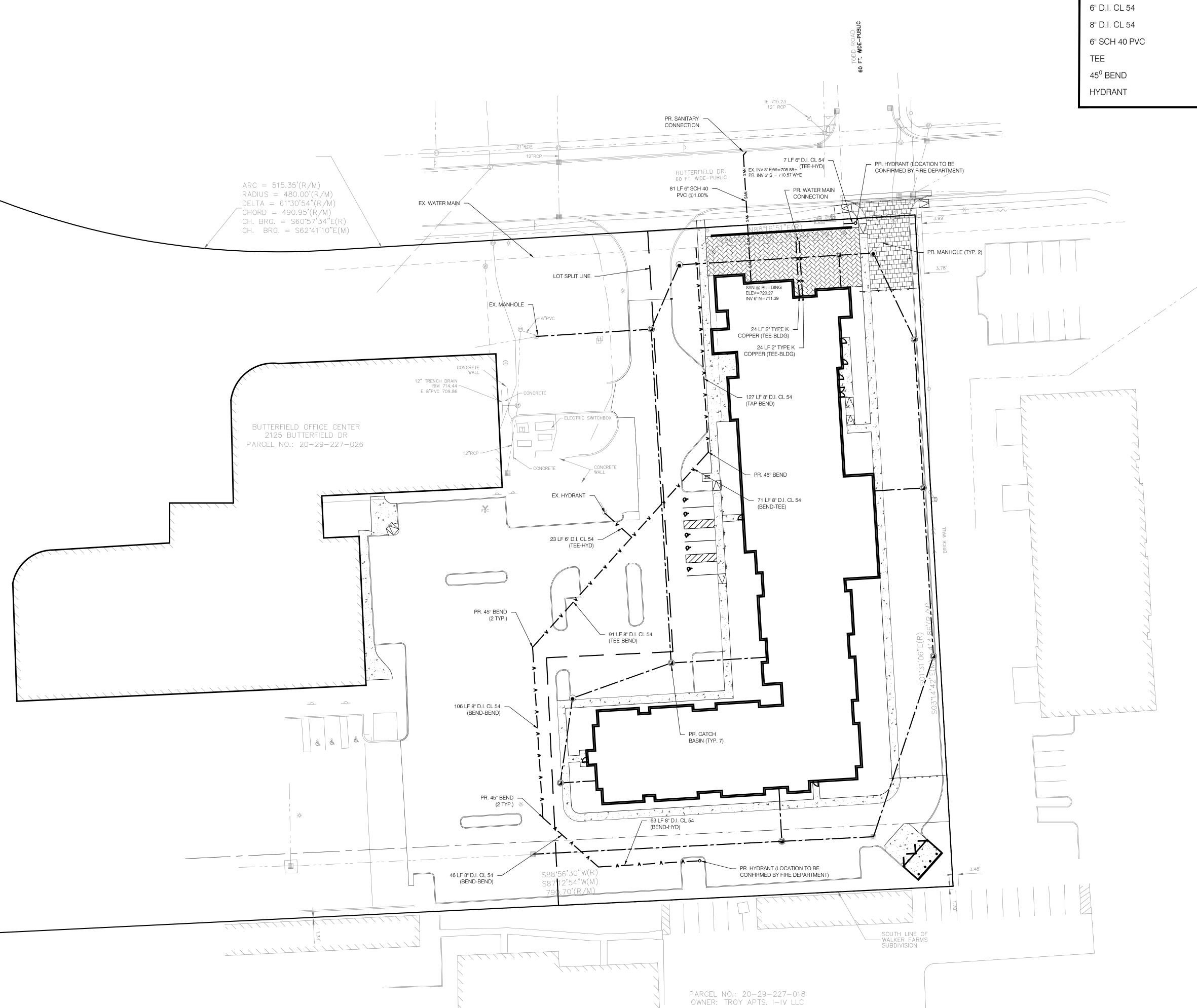
	SPA REVIEW	11.04.2024
	SPA REVIEW	09.09.2024
	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
	SPA REVIEW	01.05.2024
Э.	SUBMITTAL	DATE

CFM BUTTERFIELD

2125-2155 BUTTERFIELD DRIVE, CITY OF TROY OAKLAND COUNTY, MICHIGAN

GRADING PLAN

C4.0



UTII ITY QUANTITIES

6" D.I. CL 54	30 LF
8" D.I. CL 54	504 LF
6" SCH 40 PVC	81 LF
TEE	2
45 ⁰ BEND	4
HYDRANT	2

UTILITY LEGEND

SAN	PROPOSED SANITARY LINE
—— w ——	PROPOSED WATER LINE
 	PROPOSED STORMWATER PIPING
	PROPOSED WATER STRUCTURES
	PROPOSED CATCH BASIN STRUCTU
	PROPOSED MANHOLE STRUCTURE WATER QUALITY UNIT
	PROPOSED SANITARY CLEANOUT

GENERAL UTILITY NOTES

- . ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF TROY A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY CITY OF TROY AND HELD PRIOR TO THE START OF CONSTRUCTION.
- 2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
- 3. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION
- 4. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE
- 5. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT
- 6. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
- 7. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4° VERTICAL BENDS, 22 $\frac{1}{2}$ ° OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
- 8. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- 9. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
- 10. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF TROY PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
- 11. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY CITY OF TROY, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
- 12. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY CITY OF TROY DEPARTMENT OF PUBLIC SERVICES.

S.M. **ENGINEERS**

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE ROCHESTER HILLS, MI T: 248.835.3553



,	SPA REVIEW	11.04.2024
ļ.	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
	SPA REVIEW	01.05.2024
0.	SUBMITTAL	DATE

CFM BUTTERFIELD

2125-2155 BUTTERFIELD, CITY OF TROY OAKLAND COUNTY, MICHIGAN

UTILITY PLAN

C5.0



LEGEND: -OH-ELEC-W-O-C EX. OH. ELEC, POLE & GUY WIRE -UG-CATV-TV EX. U.G. CABLE TV & PEDESTAL _____ EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE -UG-ELEC-E-E-E-E-E-EX. U.G. ELEC,MANHOLE, METER & HANDHOLE ___ EX. GAS LINE EX. GAS VALVE & GAS LINE MARKER EX. TRANSFORMER & IRRIGATION VALVE T _ _ _ EX. WATER MAIN EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE EX. WATER VALVE BOX & SHUTOFF EX. SANITARY CLEANOUT & MANHOLE EX. COMBINED SEWER MANHOLE EX. STORM SEWER EX. CLEANOUT & MANHOLE EX. SQUARE, ROUND & BEEHIVE CATCH BASIN EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT EX. UNIDENTIFIED STRUCTURE M → ☆ o^{GP} EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST _ EX. FENCE EX. GUARD RAIL EX. DEC. TREE, CONIFEROUS TREE & SHRUB EX. TREE TAG, & TREE LINE EX. SPOT ELEVATION EX. CONTOUR IRON FOUND / SET

RECORDED / MEASURED / CALCULATED RMC **REFERENCE DRAWINGS:**

LEVEL 3 EMAIL DATED 12/18/23 VERIZON EMAIL DATED 12/18/23 COMMUNICATION COMMUNICATION SANITARY CITY OF TROY EMAIL DATED 12/19/23 CITY OF TROY EMAIL DATED 12/19/23 WATER CITY OF TROY EMAIL DATED 12/19/23

NAIL FOUND / NAIL & CAP SET

SECTION CORNER FOUND

BRASS PLUG SET MONUMENT FOUND / SET

LEGAL DESCRIPTION

(Per First American Title Insurance Company Commitment #5030025(05-18-17))

Land in the County of Oakland, City of Troy, State of Michigan, is described as follows:

Lots 6 through 12, inclusive, part of Lots 13 and 14 and part of vacated Butterfield Road, SUPERVISOR'S PLAT OF WALKER FARMS, a resubdivision of Lot 47, Supervisor's Plat of Butterfield Farm, a subdivision of part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan as recorded in Liber 65, Page 36 of plats, Oakland County Records, described as: Commencing at the North 1/4 corner of Section 29; thence along the North and South 1/4 line South 01 degrees 15 minutes 00 seconds East, 662.18 feet to the South line of Butterfield Road(60' wide - Public)and the Point of Beginning; thence along said South line of Butterfield Road following two(2) courses: 1) 515.36 feet along a curve to the left, Radius 480.00 feet, chord bearing South 62 degrees 41 minutes 10 seconds East 490.95 feet; and 2) North 88 degrees 33 minutes 15 seconds East 364.84 feet; thence South 03 degrees 14 minutes 42 seconds East 414.86 feet to the South line of the aforementioned Supervisor's Plat of Butterfield Farms; thence along said line South 87 degrees 12 minutes 54 seconds West 790.70 feet to the West line of said Supervisor's Plat of Walker Farms; thence along said line North 02 degrees 58 minutes 36 seconds West 656.85 feet to the Point of Beginning. Containing ± 8.13 Acres of land.

BENCHMARKS (MAVD 88 - GPS DERIVED)

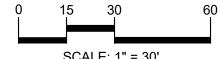
ARROW ON HYDRANT LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF BUTTERFIELD ROAD AND TODD ROAD. ELEV. - 720.93

BM #301 ARROW ON HYDRANT LOCATED ON THE SOUTH SIDE OF THE TRUCK DOCK ON THE WEST SIDE OF BUTTERFIELD OFFICE CENTER. ELEV. - 722.66

1004	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1001	NS NS	17 14	Norway Spruce	Picea Abies Picea Abies	Fair Fair	
1002	BS	13	Norway Spruce Blue Spruce	Picea Ables Picea pungens	Poor	
1004	BS	16	Blue Spruce	Picea pungens	Poor	
1005	NS	13	Norway Spruce	Picea Abies	Good	
1006	BS	14	Blue Spruce	Picea pungens	Fair	
1007	BS	17	Blue Spruce	Picea pungens	Fair	
1008	WS	13	White Spruce	Picea glauca	Fair	
1009	NM	16	Norway Maple	Acer platanoides	Fair	
1010	NM	14	Norway Maple	Acer platanoides	Good	
1011	CA	13	Crab Apple	Malus caronaria Malus caronaria	Good	
1012 1013	CA CA	12 12	Crab Apple Crab Apple	Malus caronaria	Good Good	
1013	CA	12	Crab Apple Crab Apple	Malus caronaria	Fair	
1015	CA	13	Crab Apple	Malus caronaria	Good	X2
1016	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1017	HL	8	Honeylocust	Gleditsia triacanthos	Good	
1018	HL	8	Honeylocust	Gleditsia triacanthos	Fair	
1019	NM	18	Norway Maple	Acer platanoides	Good	
1020	HL	13	Honeylocust	Gleditsia triacanthos	Good	
1021	HL	8	Honeylocust	Gleditsia triacanthos	Good	
1022	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1023	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1024	HL	13	Honeylocust	Gleditsia triacanthos	Good	
1025	HL	14	Honeylocust	Gleditsia triacanthos	Good	
1026 1027	NM HL	8 11	Norway Maple	Acer platanoides Gleditsia triacanthos	Good Good	
1027	CA	7	Honeylocust Crab Apple	Malus caronaria	Good	X2
1028	CA	7	Crab Apple Crab Apple	Malus caronaria	Good	X2 X2
1030	CA	8	Crab Apple Crab Apple	Malus caronaria	Good	<i>//</i> _
1031	CA	8	Crab Apple	Malus caronaria	Fair	
1032	CA	7	Crab Apple	Malus caronaria	Fair	
1033	CA	9	Crab Apple	Malus caronaria	Fair	
1034	RM	10	Red Maple	Acer rubrum	Good	
1035	RM	9	Red Maple	Acer rubrum	Good	
1036	NS	23	Norway Spruce	Picea Abies	Good	
1037	HL	19	Honeylocust	Gleditsia triacanthos	Good	
1038	NS	24	Norway Spruce	Picea Abies	Good	
1039	NS	19	Norway Spruce	Picea Abies	Good	
1040	NS	16	Norway Spruce	Picea Abies	Good	
1041 1042	HL HL	15 13	Honeylocust Honeylocust	Gleditsia triacanthos Gleditsia triacanthos	Good Good	
1042	NS	18	Norway Spruce	Picea Abies	Good	
1044	NS	13	Norway Spruce	Picea Abies	Good	
1045	NM	10	Norway Maple	Acer platanoides	Good	
1046	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1047	HL	15	Honeylocust	Gleditsia triacanthos	Good	
1048	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1049	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1050	HL	16	Honeylocust	Gleditsia triacanthos	Good	
1051	NS	18	Norway Spruce	Picea Abies	Good	·
1052	NS	22	Norway Spruce	Picea Abies	Good	
1053	NS	12	Norway Spruce	Picea Abies	Good	
1054	NS MANA/	18 13	Norway Spruce White Mulberry	Picea Abies Morus alba	Good	
1055 1056	MW	9	White Mulberry	Morus alba	Good Good	
1057	MW	9	White Mulberry	Morus alba	Good	
1058	MW	15	White Mulberry	Morus alba	Good	
1059	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1060	BS	16	Blue Spruce	Picea pungens	Poor	
o TTAG	BS	8	Blue Spruce	Picea pungens	Good	
TTAG	BS	9	Blue Spruce	Picea pungens	Good	
o TTAG	HL	10	Honeylocust	Gleditsia triacanthos	Good	
o TTAG	BS	9	Blue Spruce	Picea pungens	Good	
o TTAG	WS	8	White Spruce	Picea glauca	Good	
o TTAG	BS	9	Blue Spruce	Picea pungens	Good	
o TTAG	BS	9	Blue Spruce	Picea pungens	Good	
o TTAG	CT	13	Cottonwood	Populus deltoides	Good	
1061	CT	11	Cottonwood	Populus deltoides	Good	
	CT	9	Cottonwood White Cedar	Populus deltoides Thuja occidentalis	Good Good	X1
1062 o TTAG	WC	12				

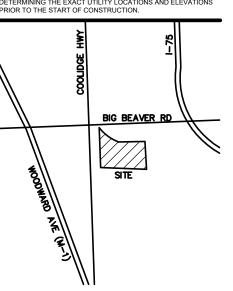








CAUTION!!



CLIENT COMMERCIAL FINANCIAL MANAGEMENT 850 STEPHENSON HIGHWAY, SUITE 509

PROJECT TITLE

TROY, MI 48083

BUTTERFIELD OFFICE CENTER TROY, MI 48084

REVISIONS
<u> </u>

ORIGINAL ISSUE DATE **DECEMBER 22, 2023** DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO.	23-0359
P.M.	DLC
DN.	МН
DES.	

DRAWING NUMBER:



TROY, MICHIGAN





TROY, MICHIGAN





