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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

January 28, 2025

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 14, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently zoned BB (Big Beaver) Zoning District.
6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, north of Maple, (1820 Crooks & 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial & Business) 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 Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on January 14, 2025, 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

Absent:

- 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. APPROVAL OF AGENDA

Mr. Lambert moved to revise the agenda to include *Election of Officers* as agenda item #8 and the remaining agenda items to follow subsequently.

Resolution # PC-2025-01-001

- Moved by: Lambert
- Support by: Buechner

RESOLVED, To approve the agenda as revised.

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

MOTION CARRIED

3. APPROVAL OF MINUTES – November 26, 2024

Resolution # PC-2025-01-002

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the minutes of November 26, 2024 Regular meeting as submitted.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. 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 addressed significant revisions to the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel since last reviewed by the Planning Commission at their November 26, 2024 meeting.

Mr. Carlisle asked the Planning Commission to consider in its deliberations if the application meets the Special Use Standards (Section 9.03), Site Plan Review Design Standards (Section 8.06) and Big Beaver Design Standards (Section 5.04E). He asked the Board to consider a waiver of the 30-foot front setback requirement to accommodate outdoor seating along Butterfield. Mr. Carlisle said any approval should be subject to review and approval of a Shared Parking Agreement by the City Attorney.

Present were Jason Hamama of Encore Development and Project Architect Scott Bowers.

Ms. Dufrane acknowledged she personally is not in receipt of the Shared Parking Agreement but she has been informed the agreement was provided in the November agenda packet.

Some comments during discussion related to the following:

- Outdoor patio café; features, entrance aesthetics, use by hotel guests and public, signage, hours of operation, staffing.
- Shielding of loading/unloading space from hotel entrance.
- Shared parking; breakdown of parking spaces.
- East elevation; add windows to break up solid wall.
- Shared Parking Agreement; language relating to potential successor ownership.

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.

Resolution # PC-2025-01-003

Moved by: Krent
Seconded by: Buechner

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 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

1. A Shared Parking Agreement to be reviewed and approved by the City Attorney prior to Final Site Plan Approval.
2. Provide a canopy entrance on Butterfield.
3. Grant request to waive 30-foot setback requirement for placement of building and patio.
4. Provide windows on the east side of the building where there is a solid masonry wall.
5. Provide more modern design of the patio lights to reflect modern building façade.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0030) – Proposed Oak Meadows Site Condominium, 10 units, South of Ottawa, North of Square Lake, West of Rochester (400 and 500 Ottawa), Section 3, Currently Zoned R-1B (One-Family Residential) District

Mr. Carlisle reviewed the Oak Meadows Site Condominium application. He addressed a previous application submitted by the applicant for a 16-unit cluster development in August of 2018 that was withdrawn by the applicant prior to City Council consideration. Mr. Carlisle said the application before the Board this evening is a by-right development. He addressed existing wetlands, stormwater management, tree mitigation, landscaping, pedestrian improvements, traffic and elevations.

Mr. Carlisle asked the Board to consider in its deliberations if the application meets Site Plan Review Design Standards (Section 8.06). He said any approval of the application should be subject to the three conditions as cited in his report dated January 7, 2025.

There was a brief question and answer session among Board members and the administration.

Gary Abitheira addressed density, wetlands, stormwater management, setback requirements, and square footage, price range and style of homes to be constructed. Mr. Abitheira presented a display of building materials and color scheme.

Mr. Abitheira expressed disappointment in an email sent to the Planning Department in which the sender implies he receives preferential treatment from City departments and Boards. He denied the implication.

Some comments during discussion related to the following:

- Wetlands; EGLE approval process.
- Requirement for rear yard setback.
- Existing home to remain resulting from internal road access.
- Perception of creating a neighborhood within a neighborhood.
- Elevations; variation of architectural features and colors.
- Sidewalk improvements; extension to adjacent subdivision.

Chair Perakis opened the floor for public comment.

- Richard Linnell, 2804 Orchard Lake Road, Keego Harbor; Attorney Linnell spoke on behalf of a group of homeowners who oppose the proposed development. He addressed density, lot sizes, scale of homes, characteristics of the neighborhood, traffic and pedestrian safety, potential legal issues relating to the Michigan Land Division Act, deed restrictions and subdivision plats.

The following individuals spoke in opposition to the proposed development. Concerns addressed related to changing the characteristics of the existing neighborhood, stormwater management, existing flooding issues, loss of wildlife and natural beauty of neighborhood, traffic and pedestrian safety, notice of meeting.

- Tom DeCarlo, 382 Ottawa
- Mitch Mountney, 374 Ottawa
- Douglas Avery, 440 Ottawa
- Ben Blaszak, 761 Ottawa (provided photographs of flooding on site)
- Marcia Bossenberger, 369 Ottawa (provided data related to wetlands, floodplains, water quality)
- Dave Sicheneder, 335 Ottawa
- Rosemarie Thommes Sicheneder, 335 Ottawa
- David Cole, 211 Ottawa
- Frank Schaller, 362 Ottawa

Chair Perakis asked for a show of hands from the audience of those who oppose the development and those who support the development; 29 oppose, zero support.

Chair Perakis closed the floor for public comment.

It was acknowledged the Planning Department received nine emails; five of which came from the same resident and two from residents who spoke during public comment.

Mr. Savidant said site condominium applications require no public hearings and there is no requirement to notify residents by mail. He disclosed that he reached out to inform a resident who he knows is actively following this application to advise that person that the item was on tonight's agenda. Mr. Savidant addressed the final engineering site plan review process assuring residents it is City policy that new construction cannot negatively impact surrounding properties. He said it is common that new developments result in an improvement to stormwater management issues.

Ms. Dufrane said the applicant is not amending an existing plat. She stated the City does not enforce deed restrictions and enforcement of any deed restrictions would come from the Court. Ms. Dufrane encouraged the Planning Commission to not base any denial solely on deed restrictions.

There was discussion on the distance from the edge of the internal road to the property line of the remaining existing home and how best to address the concerns of lack of privacy expressed by the homeowner during public comment.

Resolution # PC-2025-01-004

Moved by: Fox
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 Oak Meadows Site Condominium, 10 units/lots, South of Ottawa, North of Square Lake, West of Rochester (400 and 500 Ottawa), Section 3, approximately 8 acres in size, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following conditions:

1. Revise the plans to reflect accurate parcel numbers, as discussed with applicant.
2. Continue sidewalk along west side of the internal road, as discussed with applicant.
3. Applicant provide enhanced plant-based screening along the internal drive to the satisfaction of the Planning Department.
4. Applicant clarify colors and architectural variations used, as described in Section 4.06.4 of the Zoning Ordinance.

Discussion on the motion on the floor.

Mr. Lambert addressed his concern that the proposed sidewalk is not a good fit with the adjoining subdivision and would add to the impervious surface in the subdivision. He would rather see a bioswale instead of a sidewalk.

Mr. Krent said a sidewalk would provide safety for the school children.

Mr. Savidant stated sidewalks are a requirement for site plan approval. He agreed the sidewalk would provide a safe route for school children.

Chair Perakis said she understands the concerns expressed by the residents. She acknowledged the application meets all the Zoning Ordinance requirements, traffic impact would be negligible, and existing flooding issues might be resolved with the new development.

Mr. Hutson stated the City shows no bias to any applicants, and that he personally voted no on at least two applications submitted by the applicant.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENT** – For Items on the Agenda

- Marcia Bossenberger, 369 Ottawa; addressed FEMA regulations, wetlands, and estimated distance quoted from the internal road to the remaining existing home.
- Chris Michael, 72 Booth; addressed the over development of the City.
- Erick Harrison, 875 Ottawa; addressed existing flooding.
- Frank Schaller, 362 Ottawa; addressed potential traffic impact.
- Allison Mountney, 374 Ottawa; said the new development will be very disruptive to the neighborhood.

Mr. Savidant said the distance estimated from the edge of the street to the property line of the remaining existing home was accurately reflected during discussion.

8. ELECTION OF OFFICERS

Chair Perakis opened the floor for nominations for Chair.

Mr. Lambert nominated Ms. Perakis as Chair. Mr. Fox supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

Chair *Perakis* accepted the office of **Chair**.

Chair Perakis opened the floor for nominations for Vice Chair.

Mr. Fox nominated Ms. Malalahalli as Vice Chair. Chair Perakis supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

Vice Chair *Malalahalli* accepted the office of **Vice Chair**.

Chair Perakis opened the floor for nominations for Zoning Board of Appeals Representative (ZBA).

Mr. Buechner nominated Mr. Fox for ZBA representative. Mr. Lambert supported the nomination.

Acknowledging there were no further nominations, Chair Perakis closed the floor for nominations.

ZBA Representative *Fox* accepted the office of **ZBA Representative**.

Resolution # PC-2025-01-005

Moved by: Lambert
 Seconded by: Buechner

RESOLVED, To adopt the slate of officers as nominated and accepted.

Yes: All present (8)
 Absent: Tagle

MOTION CARRIED

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some related to:

- Review of Bylaws to address various aspects of public speakers.
- Joint meeting with the City Council.

Ms. Dufrane addressed two litigation cases.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:06 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 01 14 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2001%2014%20Draft.docx)

ITEM #5

DATE: January 23, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently zoned BB (Big Beaver) Zoning District.

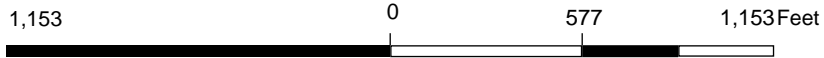
The petitioner Marusich Architecture submitted the above referenced Preliminary Site Plan application for Big Beaver Mixed Use Development. The applicant proposes to retain the existing 4-story office building at the north end of the site and construct a new residential apartment tower to the south of the office, connected by a roof deck. The new building will contain 110 units, comprised of 20 efficiency units, 70 one-bedroom units and 20 two-bedroom units. The building includes a 2-story parking deck, with two 5-story residential towers above, totaling 7 stories.

The Planning Commission is authorized to approve Preliminary Site Plans HOWEVER the applicant also seeks a rear-yard setback variance from the Zoning Board of Appeals. Therefore, the Planning Commission will hear this item but take no action until the Zoning Board of Appeals considers the variance application.

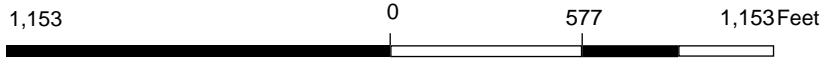
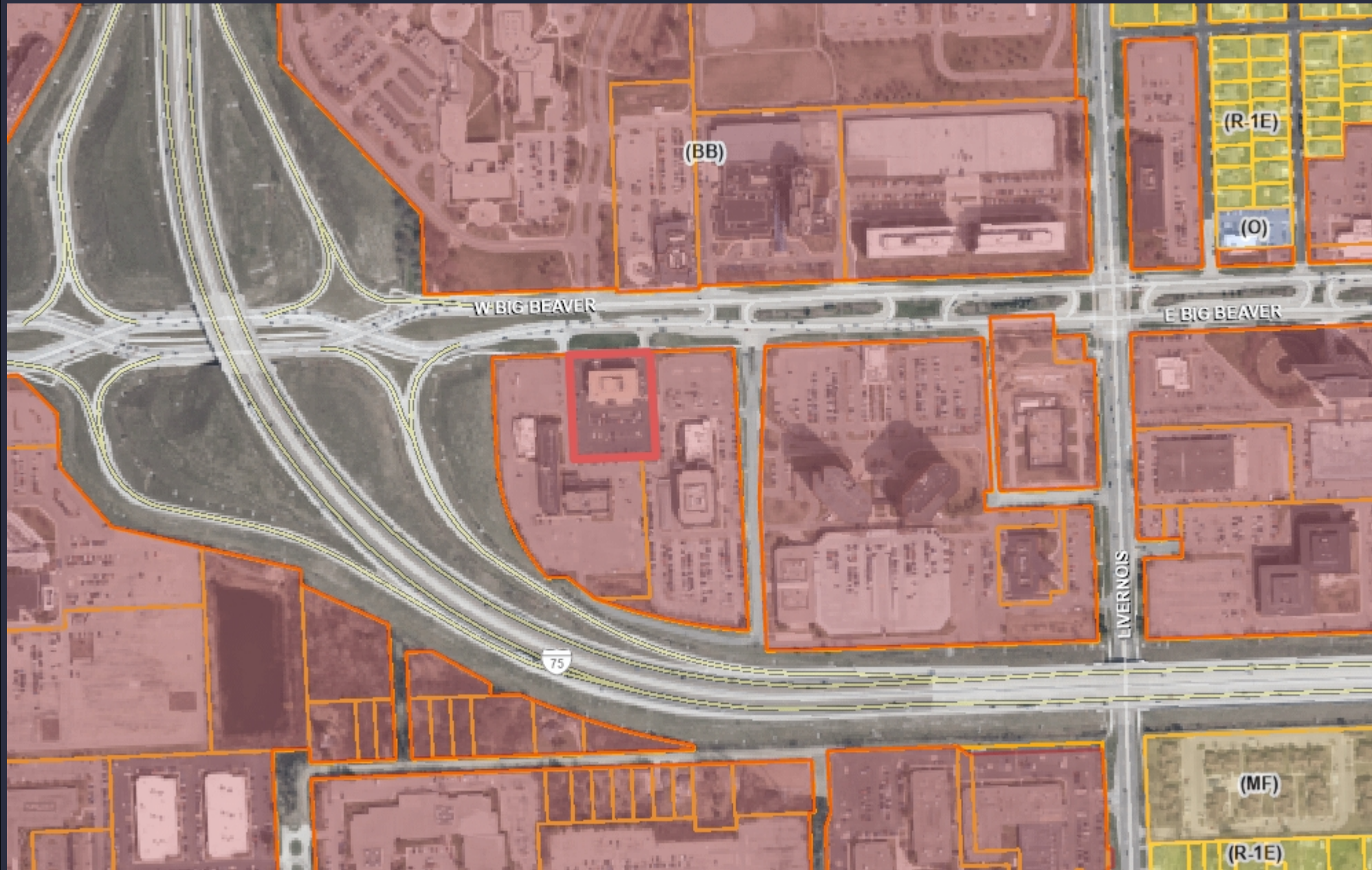
The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained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

Attachments:

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



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



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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 20, 2024
July 23, 2024
November 26, 2024
January 10, 2025
January 22, 2025

Preliminary Site Plan
For
City of Troy, Michigan

Applicant: Marusich Architecture
Project Name: 363 Big Beaver MXD
Location: 363 W Big Beaver Rd
Plan Date: January 16, 2025
Zoning: BB, Big Beaver
Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for a mixed-use development on the south side of Big Beaver, situated north and east of I-75. The proposed mix of uses at this site include office space, multiple family residential, and outdoor gathering space. The applicant proposes to retain an existing 4-story office building at the north end of the site and construct a new residential building. The residential apartment tower contains 110 units, including 20 efficiency units, 70 one-bedroom units and 20 two-bedroom units. The building includes a 2-story parking deck, with two 5-story residential towers above, totaling 7 stories. The two 5-story residential towers are connected by a roof deck above the two-story parking deck.

The existing office building is 52,095 square feet with a building footprint of 12,133 square feet. The proposed apartment tower 146,217 gross square feet. The entire site is 2.08 acres and is

zoned BB, Big Beaver Form Based District. Office uses are permitted in this district and residential uses are permitted on upper stories of buildings fronting a public right of way.

Site Location:



Size of Subject Site:

2.08 acres.

Proposed Uses of Subject Site:

7-story apartment tower with five (5) levels of residential apartments over top of two (2) levels of parking below.

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	BB, Big Beaver	None directly north City of Troy (NW) Children’s Hospital of Troy (NE)
South	BB, Big Beaver	Drury Inn & Suites
East	BB, Big Beaver	Fogo de Chao Brazilian Steakhouse
West	BB, Big Beaver	Drury Inn & Suites

NATURAL FEATURES

A tree inventory provided on Sheet A-8 shows that there are twenty-one (21) existing red maple trees on site. Of those, just one (1) tree qualifies as a Landmark tree. The tree plan states that seven (7) trees shall be removed, fourteen (14) shall remain, and eight (8) new red maples and six (6) new serviceberries will be planted.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	20 inches	20 inches
Woodland	0 inches	0 inches
Total	0 inches required for replacement.	

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required / Maximum	Provided	Compliance
Front (Big Beaver)	10-foot build-to-line	Greater than 10 feet	Existing non-conformity
Side (east, west)	N/A, building may be placed up to property line	East: 0 feet West: 0 feet	Complies
Rear (south)	40 feet minimum	0 feet	Does Not Comply
Building Height	5 stories, 55 feet Minimum	7 stories, 83 feet 8 inches	Complies

Open Space	15%	20.9%	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.	Surface parking in front yard and integrated garage	Existing non-conformity

Front Setback:

We note that this existing front setback does not conform with the 10-foot build to line requirement. This is an existing legal non-conformity.

Rear Setback:

The proposed rear setback of zero (0) feet does not comply with the minimum rear setback requirement of forty (40) feet. The applicant has chosen to present the site plan to the Planning Commission as-is, with the intention to seek a rear setback variance from the Zoning Board of Appeals.

Parking Location:

Standards for Building Form F state that surface parking shall be located in a rear or side yard. The applicant’s proposal is to retain the existing front yard surface parking. However, similar to building placement, this is an existing legal non-conformity.

Items to be Addressed: Applicant to seek a rear setback variance through the Zoning Board of Appeals.

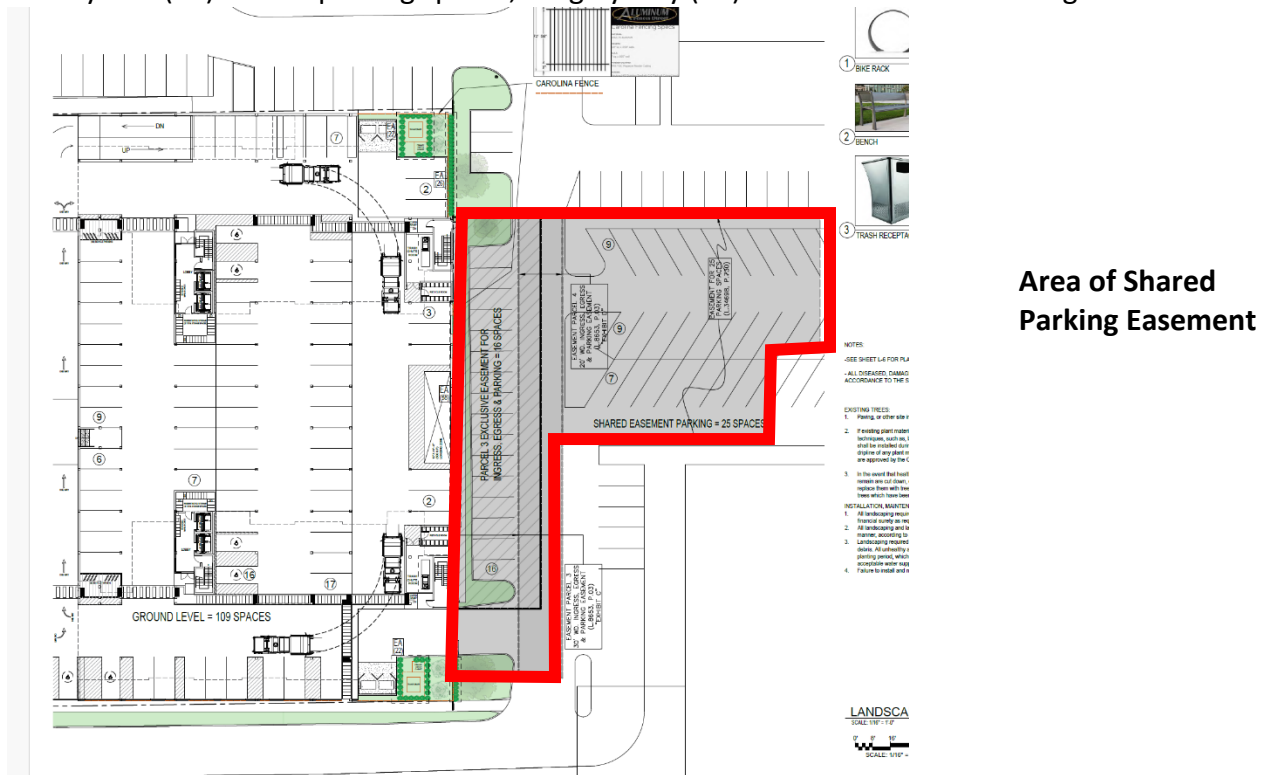
PARKING

	Required	Provided	Compliance
MIXED USE			
<u>Bank:</u> 1 space per 250 SF	<u>Bank:</u> 14 spaces		
<u>General Office:</u> 1 space per 300 SF	<u>General Office:</u> 102 spaces	233 Spaces	Seeking shared parking relief through the Planning Commission.
<u>Medical:</u> 1 space per 200 SF	<u>Medical:</u> 43 spaces	(192 on site and 41 shared offsite)	
<u>Multi-family Residential:</u> 1 space per efficiency unit 2 spaces per dwelling unit	<u>Residential:</u> 20 efficiency*1= 20 + 90 dwelling units*2= 180	(126 spaces deficient)	See Discussion Below
	359 Total Spaces Required		

Barrier Free	8 spaces	14	Complies
Bicycle	2 spaces	Bike Racks	Complies

Parking and Access Easement:

As part of the site plan, the applicant notes two (2) separate parking and access easements on the adjacent parcel to the south. Legal descriptions indicate that the shared easements shall be used for ingress, egress, and parking only. The “parcel 3” easement contains sixteen (16) shared parking spaces directly abutting the south end of the building. The “parcel 4” easement contains twenty-five (25) shared parking spaces, roughly fifty (50) feet south of the building.



Parking Study:

A parking study was performed by Fleis and Vandenbrink on April 15, 2024. The Fleis and Vandenbrink parking study stated that “the proposed parking supply on site will accommodate the projected parking demand for the existing and proposed uses.” In a memo dated May 14, 2024, OHM accepted the conclusions of the parking study.

Since those initial reviews, the applicant has added ten (10) units on site and lost eight (8) additional parking spaces. In light of these changes, OHM reviewed parking on January 17, 2025 and raised the following items:

1. How are the parking requirements going to be met during construction? Ample parking must be supplied at all times including during construction. This includes parking dedicated for construction workers, equipment, etc. The parking study and calculations need to evaluate the interim period.
2. Since this development proposes to use a portion of the parking lot on the adjacent lot, the 575 Big Beaver site should also be evaluated to ensure there is adequate parking provided there as well.
3. There needs to be some policy and/or wayfinding that tells people from the 363 Big Beaver site where they are allowed to park on the 575 Big Beaver site.

Loading Space:

A loading space is provided near the southern end of the ground level.

Items to be Addressed: Applicant to address parking concerns raised by OHM.

ACCESS AND CIRCULATION

Vehicular Access:

The subject site has one (1) direct access point off Big Beaver and a couple of indirect access points. The direct access point off Big Beaver is located in the northeast corner of the site. The subject site is also indirectly accessible from the site directly to the west (Drury Inn & Suites), as one can enter the Drury Inn parking lot via Big Beaver and immediately turn left (east) onto the subject site.

Lastly, roughly 300 feet east of the subject site, Spencer Street runs south from Big Beaver and then curves west until it enters the Drury Inn & Suites parking lot from the rear. Technically someone could take this route via Spencer Street and then enter the subject site from the south or west sides.

Pedestrian Access:

Existing sidewalk runs along Big Beaver to the north and along the far west end of the subject site. The applicant proposes two (2) new pathways which will connect directly to the existing sidewalk along Big Beaver. These new sidewalks are proposed on the east and west sides of the office building, and crosswalks shall connect these sidewalks to Big Beaver in the north and to the residential building in the south.

Items to be Addressed: None.

LANDSCAPING

A landscaping plan has been provided on Sheets ST-2A and ST-2B. 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	270 LF/30= 9 trees	9 trees	Complies
Parking Lot Trees			
1 tree per every 8 parking spaces	N/A	6 trees on top of parking deck	Complies
Tree Replacement			
Woodland: for trees with DBH 6 inches or larger, 50% of the original DBH removed Landmark: 100% of original DBH removed	83 inches removed	105 inches credit	Complies
Overall Site Landscaping			
A minimum of 15% of the site area shall be comprised of landscape material.	15%	32.1%	Complies

Trash Enclosure:

Trash compactor rooms are internal to the residential building. Six (6) standard size trash receptacles are provided throughout the Level 3 open space area.

Mechanical Equipment:

Two (2) transformers are shown near the southeast and southwest corners of the building. The applicant proposes to screen the transformers with ten (10) arborvitae each. Other mechanical equipment is shown interior to the residential building.

Items to be Addressed: None.

PHOTOMETRICS

Photometric plans provided by the applicant show lighting levels at-grade, within the ground level parking deck, and on top of the parking deck where there is outdoor gathering space. All lighting levels are compliant with ordinance standards. Four (4) types of light fixtures are proposed throughout the site and three (3) are fully compliant with fixture design standards.

There is one (1) decorative light fixture proposed which does not meet the fully shielded, downward directed lens requirement. Thirty-eight (38) of these fixtures are within the ground level parking deck and fourteen (14) are on top of the parking deck. An image of the decorative lighting (called Novus Décor Armor Outdoor Wall Sconce) is provided below.

Image: Novus Décor Armor Outdoor Wall Sconce



Source: <https://www.novus-decor.com/collections/wall-lights/products/armor-black-outdoor-wall-sconce>

Section 13.05(C)(1)(b) states that: “Decorative or historic light fixtures may be approved as an alternative to shielded fixtures when it can be shown that there will be no off-site glare through the use of low wattage lamps and the proposed fixtures will be more consistent with the character of the site.” We find that the proposed location of these lights will not cause off-site glare and note that these lights are dimmable if necessary.

Items to be Addressed: Planning Commission consideration of decorative light fixture.

FLOOR PLAN AND ELEVATIONS

Residential Overview:

The residential component of this development is a new 7-story building with two (2) towers at either end. Levels 1 and 2 are parking decks which extend across the entire building. Level 3 (the roof of the parking deck) is where the two (2) residential towers begin. The first tower is on the eastern end of the building and the second tower is on the western end. A large, outdoor gathering space is proposed on Level 3 between the two (2) towers on top of the parking deck roof.

There are a total of 110 residential units (20 efficiency units, 70 one-bedroom units, and 20 two-bedroom units). Units are available in the following sizes:

- Efficiency: 602 square feet
- One-bedroom: 677 or 698 square feet
- Two-bedroom: 1,058, 1,141 or 1,185 square feet

Floor Plans:

Level 1- Parking Deck and Lobby

- First level of the parking deck
- Both vehicle and bicycle parking spaces are provided
- Contains one (1) lobby, four (4) elevators, two (2) recycle rooms, two (2) trash chutes, two (2) trash compacter rooms, two (2) mechanical rooms, two (2) sets of stacked mailboxes, and several staircases
- Elevators and other amenities are duplicated to provide such amenities near each tower for convenience

Level 2- Parking Deck

- Level 2 is the second floor of the parking deck
- Contains vehicle parking, two (2) lobbies, four (4) elevators, two (2) trash chutes, three (3) mechanical rooms, and several staircases

Level 3- Residential & Outdoor space

- East tower: 11 units
- West tower: 11 units
 - Each unit is accessed via an internal common area
 - Units on this level include a private patio
- Outdoor open space with chairs, tables, and creative landscaping elements
- Community room (amenities not provided)
- “Green roof”

Levels 4, 5, 6, & 7- Residential

- East tower: 11 units
- West tower: 11 units
 - Each unit is accessed via an internal common area
 - Units on Levels 4, 5, 6, & 7 have a private balcony
- Level 4 features a rooftop patio on the community room

Elevations:

Overall building height is 83 feet 8 inches (7 stories). The top of the parking deck is 26 feet in height.

Building Materials:

Concrete is the main material used for the parking deck levels. External building materials for the residential towers include Nichiha brand cement board panels, Pella brand fixed frame windows, Pella operable lower transom windows, parapet coping, and metal entry overhang. Materials for the private balconies include Nichiha TuffBlock cement boards, Pella sliding glass doors, black powder coated railings, and glass panels.

Colored renderings show that the building exterior will be a mixture of light gray, dark gray, brown, light brown and black.

Screening of Parking Deck:

The parking deck will be screened with a combination of Carolina fence and arborvitae screening. While screening is desirable, it is unclear where there will be openings for pedestrian access from the shared parking areas. We ask the applicant to ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.

Items to be Addressed: *Ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.*

DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS

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

Section 5.04.E. outlines Design Standards:

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

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
 - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
 - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
 - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
 - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
 - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
 - c. *Develop buildings with creativity that includes balanced compositions and forms.*
 - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

3. *Enhance the character, environment and safety for pedestrians and motorists.*
 - a. *Provide elements that define the street and the pedestrian realm.*
 - b. *Create a connection between the public right of way and ground floor activities.*
 - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
 - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
 - e. *Improve safety for pedestrians through site design measures.*

SUMMARY

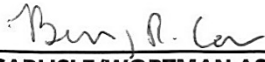
Overall, we strongly support the project as an adaptive reuse of an existing oversized parking lot. However, the following items should be discussed by the applicant and Planning Commission:

1. *Applicant to address parking concerns raised by OHM.*
2. *Ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.*
3. *Planning Commission evaluation of shared parking proposal.*
4. *Planning Commission consideration of decorative light fixture.*

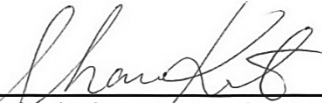
The Planning Commission is asked to consider the application. However, no action shall be taken until and if the applicant obtains a variance from the Zoning Board of Appeals.

363 Big Beaver MXD
January 22, 2025

Sincerely,



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



CARLISLE/WORTMAN ASSOC., INC.
Shara Kot
Community Planner

363 BIG BEAVER MXD

363 W BIG BEAVER RD
TROY, MI. 48084

DRAWING INDEX	
DRAWING #	DRAWING TITLE
	COVER SHEET
	APPLICATION
	TOPOGRAPHY / SURVEY
ST-1	SITE PLAN
L-1	LANDSCAPE PLAN (GROUND LEVEL - FRONT)
L-2	LANDSCAPE PLAN (GROUND LEVEL - REAR)
L-3	LANDSCAPE PLAN (TOP OF DECK)
L-4	LANDSCAPE AREA DIAGRAM
L-5	TREE INVENTORY PLAN
L-6	PLANT LIST & DETAILS
A-1	LEVEL 1 - GROUND LEVEL PLAN (PARKING / LOBBY)
A-2	LEVEL 2 - PARKING DECK PLAN
A-3	LEVEL 3 - RESIDENTIAL FLOOR PLAN
A-4	LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)
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A-5B	RESIDENTIAL UNIT FLOOR PLANS
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A-7	PRELIMINARY GRADING PLAN (DEFERRED SUBMITTAL)
A-8	TREE INVENTORY PLAN (NOT USED: SEE SHEET L-5)
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A-9B	LIGHTING PLAN (TOP OF DECK)
A-10	ROOF PLAN - CONDENSER UNIT LAYOUT
A-11	BUILDING SECTIONS
A-12A	PARKING ANALYSIS (1 OF 6)
A-12B	PARKING ANALYSIS (2 OF 6)
A-12C	PARKING ANALYSIS (3 OF 6)
A-12D	PARKING ANALYSIS (4 OF 6)
A-12E	PARKING ANALYSIS (5 OF 6)
A-12F	PARKING ANALYSIS (6 OF 6)
A-13	GREEN WALL DETAIL

BUILDING FORM F REQUIRED SETBACKS	
PROPERTY EDGE	DISTANCE
FRONT SETBACK	10' MIN
REAR SETBACK	40' MIN
SIDE SETBACK	0' MIN

NOTES:
Per section 903.2.8 2015 Michigan Building Code, an automatic sprinkler system is required for occupancies with a group R fire area.
CIVIL ENGINEERING PLANS: DEFERRED SUBMITTAL

SITE PLAN APPLICATION PACKAGE
(DC: 11/12/2024)
REVISED: 01/13/2025

PROJECT DESCRIPTION
A 100 UNIT DEVELOPMENT OF A 5 STORY RESIDENTIAL APARTMENT TOWER OVER TOP OF 2 LEVELS OF PARKING BELOW (7 STORIES TOTAL).

BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : NEW CONSTRUCTION	
BUILDING	2015 MICHIGAN BUILDING CODE (R2 STRUCTURE)
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2018 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION	
USE CLASSIFICATION	R2
CONSTRUCTION CLASSIFICATION	TYPE : VA (APT.) & TYPE 1(PARKING STRUCTURE)
GROSS BUILDING AREA	152,231 S.F.
REQUIRED EXITS PER SEC. 1006	2015 MICHIGAN BUILDING CODE
SPRINKLER SYSTEM REQUIRED	2015 MICHIGAN BUILDING CODE

LANDSCAPE AREA BREAKDOWN	
ROOF GREEN SPACE AREA:	14,484 S.F.
TOP OF COMMUNITY ROOM GREEN SPACE AREA:	1,948 S.F.
TOP OF DECK GREEN SPACE AREA:	7,253 S.F.
GROUND LEVEL GREEN SPACE AREA:	5,459 S.F.
TOTAL GREEN SPACE AREA:	29,144 S.F.
15% MIN. GREEN AREA REQUIRED	
29,144 / 90,711 = 32.1% GREEN AREA PROVIDED	

SITE INFORMATION
ZONED BBA (BIG BEAVER DISTRICT TYPE A) SITE AREA = 90,711 S.F. = 2.082 ACRES EXISTING OFFICE BUILDING AREA = 52,095 S.F (12,133 S.F. GROUND) EXISTING OFFICE BUILDING COVERAGE = 13.3%
ZONED BBA (BIG BEAVER DISTRICT TYPE A) SITE AREA = 90,711 S.F. = 2.082 ACRES NEW BUILDING AREA (PARKING DECK AREA) = 46,161 S.F. NEW BUILDING COVERAGE (PARKING DECK) = 50.8%

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 101 AND 102, EXCEPT THE NORTH 60 FEET DEED TO CITY OF TROY IN LIBER 8016, PAGE 44, BEAVER PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS.

EASEMENT PARCEL 2:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF VACATED MINER STREET (50 FEET WIDE) OF BEAVER PARK SUBDIVISION OF WEST 1/4 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS, ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 870.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 102.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF BIG BEAVER ROAD (204 FEET WIDE) NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 33.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 60.00 FEET ALONG THE EAST LINE OF SAID VACATED MINER STREET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 33.00 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 3:
ALSO, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF LOT 100, BEAVER PARK SUBDIVISION OF WEST PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS, ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST 903.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 468.00 FEET AND NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 10.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 30.00 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 210.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 30.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 210.00 FEET TO THE POINT OF BEGINNING.

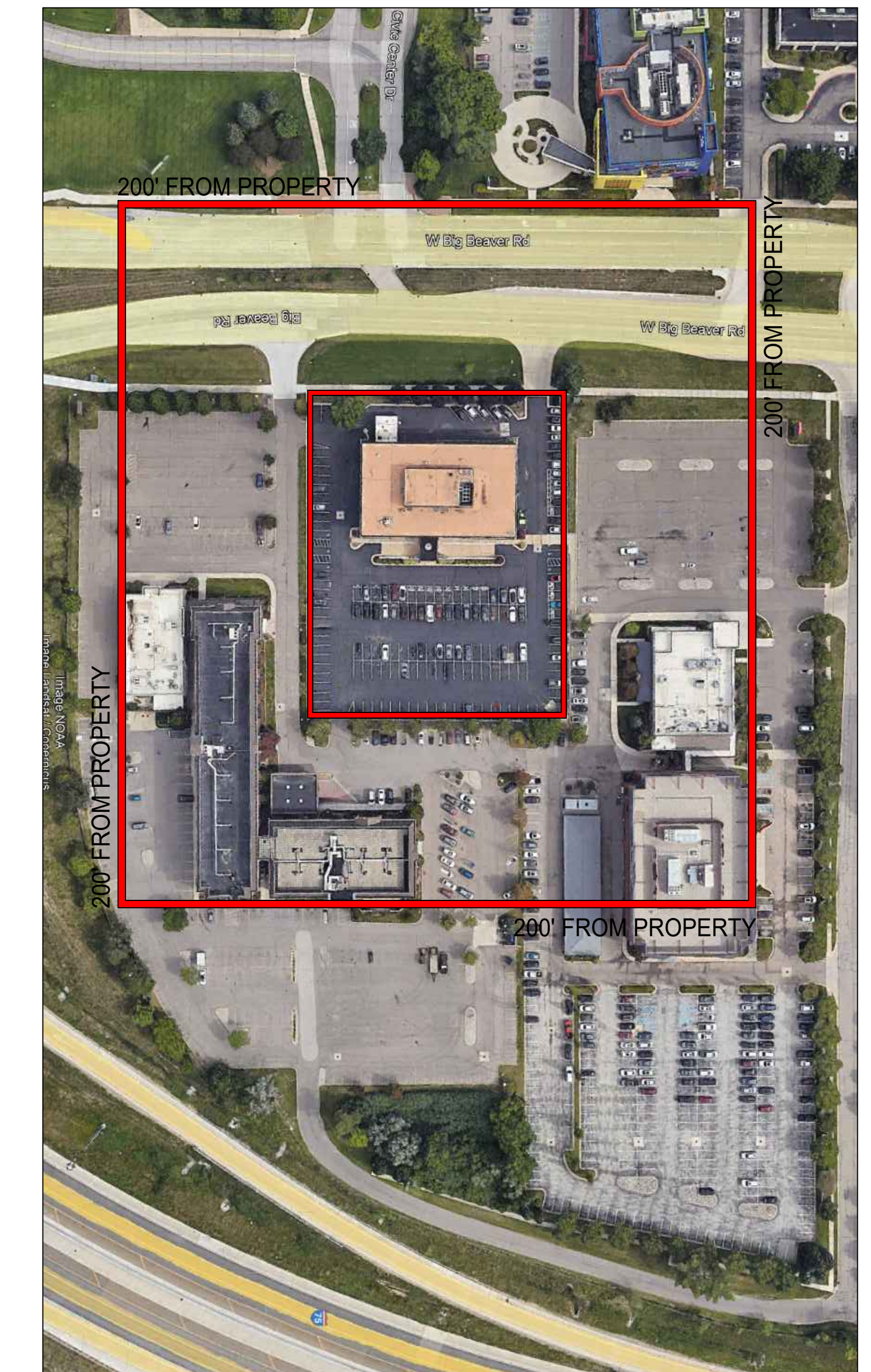
EASEMENT PARCEL 4:
ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF LOT 100, BEAVER PARK SUBDIVISION OF WEST PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS, ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST 903.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 468.00 FEET AND NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 10.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 210.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 210.00 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PIN: 20-28-203-030

PROPERTY ID # 88-20-28-203-030



36880 WOODWARD AVENUE, BLOOMFIELD HILLS, MI. 48304
CELL: 313-482-0645
EMAIL: JOHN.MARUSICHARCHITECTURE@GMAIL.COM



VICINITY MAP



11/12/2024

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

REVISION	DATE
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

DRAWN BY: DC

CHECKED BY: JM

SHEET CONTENTS
SITE PLAN

SEAL



11/12/2024

SHEET # **ST-1**

SITE INFORMATION

SITE ADDRESS: 363 BIG BEAVER RD, TROY MI, 48084
PROPERTY ID # 88-20-28-203-030
CURRENT ZONING / USE BIG BEAVER DISTRICT
PROPOSED ZONING BIG BEAVER DISTRICT
ADJACENT ZONING BIG BEAVER DISTRICT
SITE TYPE BB:B (MEDIUM SITE)
STREET TYPE BB:A PRIMARY CORRIDOR
SETBACKS (FORM F) FRONT / 10' - SIDE / 0' - REAR / 40'

BUILDING HEIGHT (BUILDING FORM F)

ITEM	BUILDING FORM F MINIMUM HT.	MAXIMUM HT. (N/A)	PROVIDED
GROUND LEVEL	14' - 0"		16' - 0"
TOP OF DECK			26' - 0"
ROOF	55' - 0" (5 STORIES)		81' - 0" (7 STORIES)
PARAPET			83' - 8"

BUILDING USE INFORMATION

LEVEL	USE	USE GROUP
Ground Level	LOBBY & BUILDING SERVICES & PARKING	S-2
Level 2	PARKING	R-2
Level 3	RESIDENTIAL APARTMENTS & AMENITIES	S-2
Level 4	RESIDENTIAL APARTMENTS	R-2
Level 5	RESIDENTIAL APARTMENTS	R-2
Level 6	RESIDENTIAL APARTMENTS	R-2
Level 7	RESIDENTIAL APARTMENTS	R-2

PARKING INFORMATION

EXISTING OFFICE	REQUIRED	PROVIDED
OFFICE 3,437 S.F. (BANK) OFFICE (BANK - 0 interior ATM's) (1 SPACE PER 200 S.F.)	18 SPACES	
OFFICE (GENERAL) 30,648 S.F. GENERAL OFFICE (1 SPACE PER 300 S.F.)	103 SPACES	
OFFICE (MEDICAL) 8,563 S.F. (MEDICAL) OFFICE (1 SPACE PER 200 S.F.)	43 SPACES	
OFFICE SUBTOTAL: 164 SPACES		
RESIDENTIAL (110 UNITS)		
APARTMENTS 20 APARTMENTS X 1 SPACE (EFFICIENCY APARTMENTS)	20 SPACES	
70 APARTMENTS X 2 SPACES (1 BEDROOM APARTMENTS)	140 SPACES	
20 APARTMENTS X 2 SPACES (2 BEDROOM APARTMENTS)	40 SPACES	
APARTMENTS SUBTOTAL: 200 SPACES		
TOTAL	364 SPACES	233 SPACES

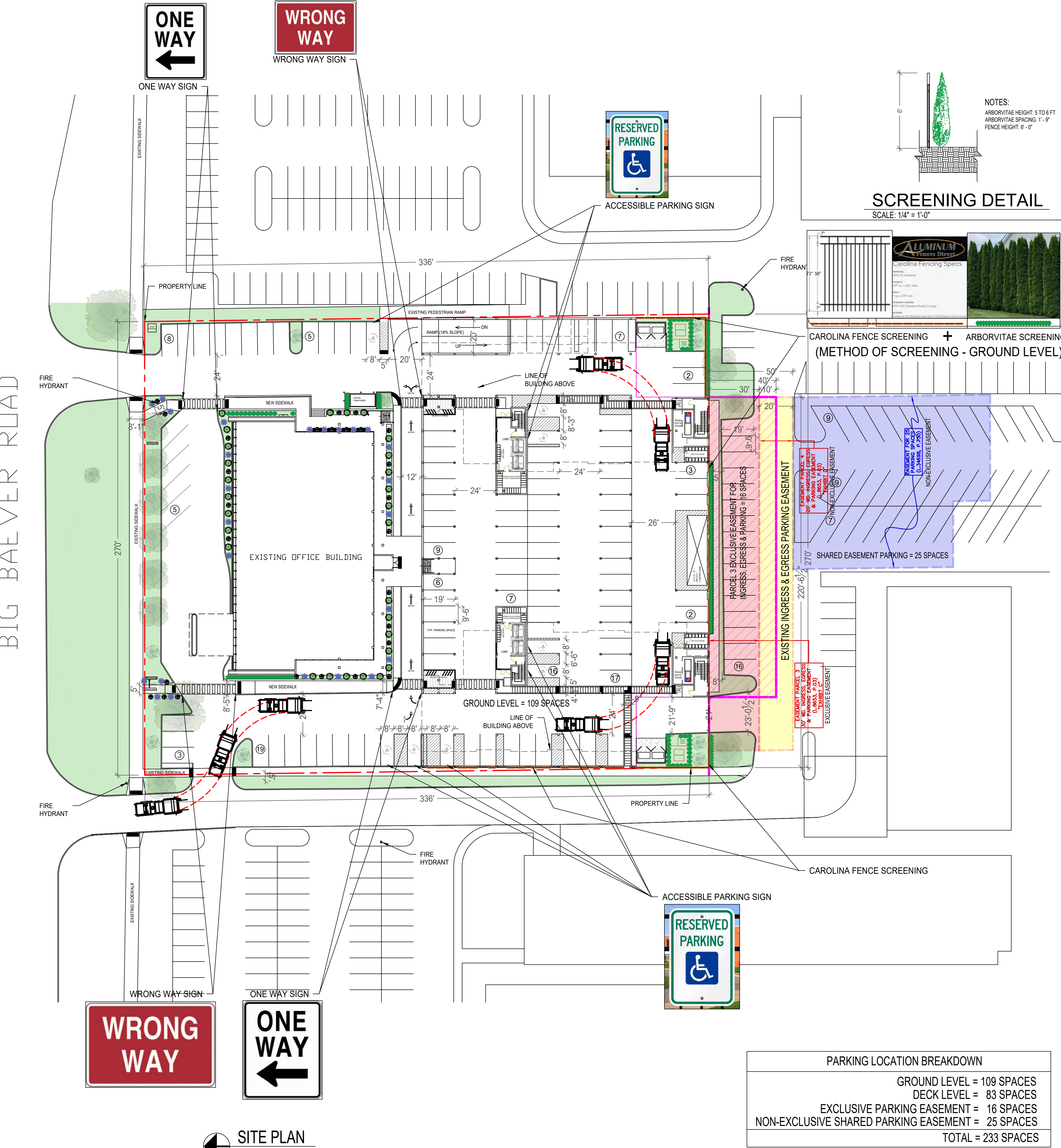
(SEE ATTACHED SHARED PARKING AGREEMENT FROM FLEIS & VANDENBRINK)

BARRIER FREE PARKING SPACES REQUIRED: (238 / 25) = 9.5 = 10 SPACES
BARRIER FREE PARKING SPACES PROVIDED:

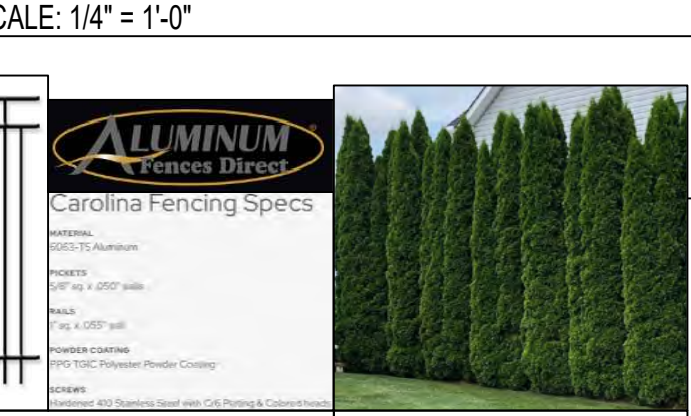
- GROUND LEVEL: 08 SPACES
- PARKING DECK: 04 SPACES
TOTAL BARRIER FREE SPACES PROVIDED = 12 SPACES

SQUARE FOOT AREA INFORMATION

	GROSS SF	NET SF
7TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
6TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
5TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
4TH LEVEL - APARTMENTS / TOP OF COM. BLDG	20,350 GSF	16,534 NSF
3RD LEVEL - APARTMENTS / TOP OF DECK + COM. BLDG	22,474 GSF	16,534 NSF
2ND LEVEL - PARKING DECK	45,765 GSF	
1ST LEVEL - PARKING / LOBBY	3,090 GSF	
TOTAL AREA	152,231 GSF	82,670 NSF

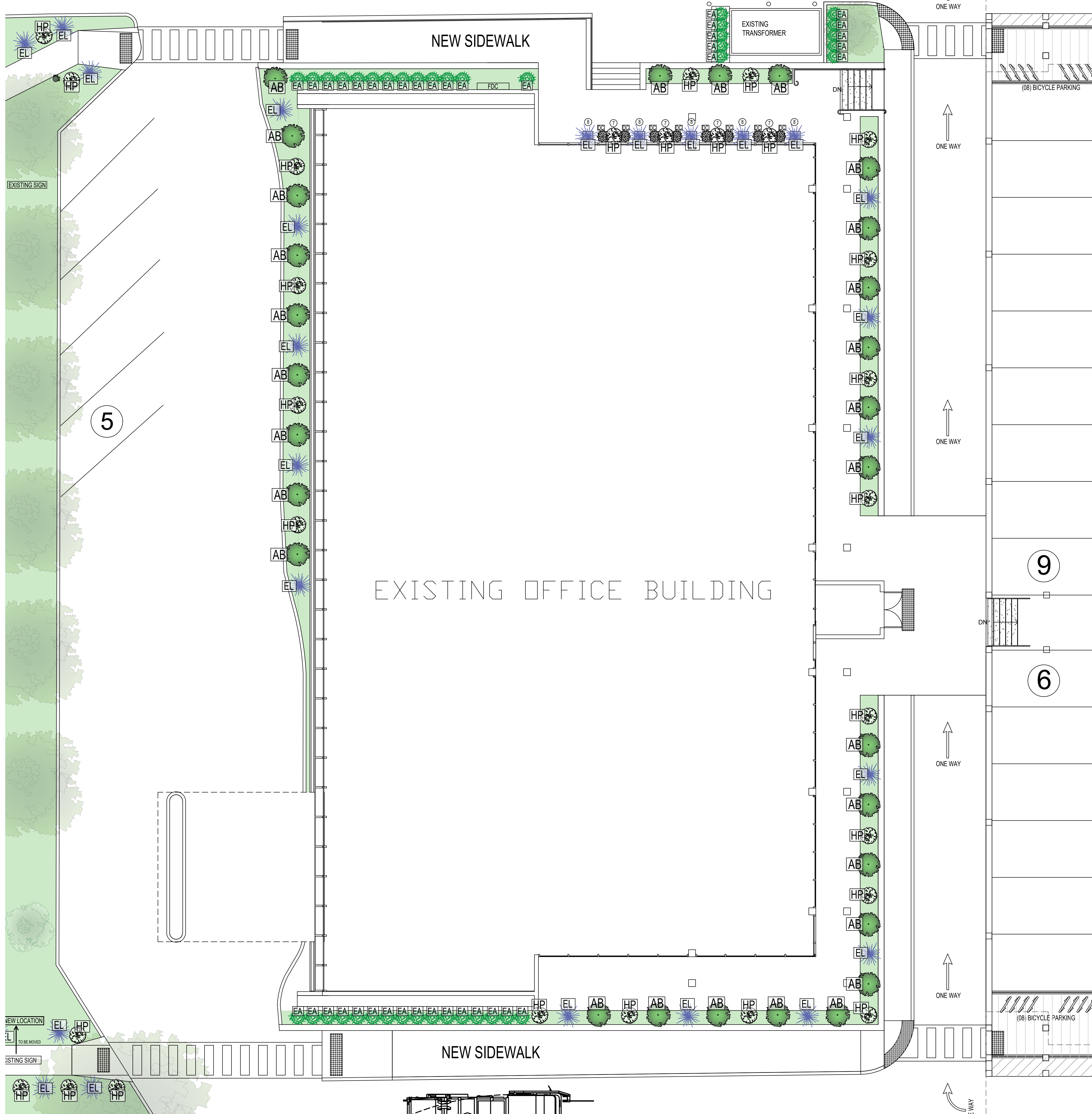


SCREENING DETAIL
SCALE: 1/4" = 1'-0"



PARKING LOCATION BREAKDOWN

GROUND LEVEL = 109 SPACES
DECK LEVEL = 83 SPACES
EXCLUSIVE PARKING EASEMENT = 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT = 25 SPACES
TOTAL = 233 SPACES



1 BIKE RACK QUANTITY (16)
 LOOP BIKE RACK
 SURFACE MOUNT
 POWDER COAT SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396

2 BENCH QUANTITY (14)
 35" SIT BACKED BENCH (72")
 SURFACE MOUNT (SS COLLECTION)
 POWDER COAT SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396

3 TRASH RECEPTACLE QUANTITY (06)
 35" PITCH LITTER RECEPTACLE
 SURFACE MOUNT / SIDE OPENING (SS COLLECTION)
 POWDER COAT SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396

7 PLANTER 1 QUANTITY (14)
 ASP-60 PLANTER
 SURFACE PLACEMENT
 COLOR: ASH WHITE
 APPROX. WEIGHT: 600 LBS
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN
 PHONE: (800) 430-6209 / FAX: (269) 381-0396

8 PLANTER 2 QUANTITY (25)
 ASP-30 PLANTER
 SURFACE PLACEMENT
 COLOR: ASH WHITE
 APPROX. WEIGHT: 300 LBS
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN
 PHONE: (800) 430-6209 / FAX: (269) 381-0396

10 DECORATIVE BOLLARD COVER QUANTITY (25)
 8" DECORATIVE SLANT TOP BOLLARD COVER
 SURFACE MOUNT
 COLOR: GRAY
 MANUFACTURER: BOLLARD COVER USA
 PHONE: (800) 352-6609

NOTES:

- SEE SHEET L-6 FOR PLANT MATERIAL LIST AND DETAILS
- ALL DISEASED, DAMAGED, OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE TO THE STANDARDS WITHIN THE TROY ZONING ORDINANCE.

EXISTING TREES:

1. Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.
2. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.
3. In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the City, the applicant shall replace them with trees which are either equivalent in size or replace the total diameter at breast height (d.b.h.) of the trees which have been removed.

INSTALLATION, MAINTENANCE, & COMPLETION:

1. All landscaping required by this Ordinance shall be planted before obtaining a certificate of occupancy or the appropriate financial surety as required in Article 3, Administration and Enforcement.
2. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
3. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.
4. Failure to install and maintain approved landscaping shall be considered a violation of this Ordinance.

LANDSCAPE PLAN (GROUND LEVEL - FRONT)
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

P.O. Box 542
 Lake Orion, Michigan 48361-0542
 P: 248.802.8082

Patrick S. Conroy AND ASSOCIATES
 Landscape Architecture & Construction
 Site Planning Golf Course Architecture
 Construction Management

LANDSCAPE PLAN (GROUND LEVEL-FRONT)

ISSUED FOR	DATE	ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024	MUNICIPAL REVIEW	12-04-2024

ALL DESIGNS, DETAILS AND NOTES ARE THE PROPERTY OF PATRICK S. CONROY AND ASSOCIATES. NO SOLUTIONS AND SPECIFICATIONS FOR LANDSCAPE MANAGEMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATRICK S. CONROY AND ASSOCIATES. REPRODUCTIONS WHATSOEVER ARE STRICTLY PROHIBITED.

PROJECT
 363 BIG BEAVER TOWER
 TROY, MI 48084

CLIENT
 MARUSICH ARCHITECTURE
 36680 WOODWARD AVE., STE. 100
 BLOOMFIELD HILLS, MI 48304

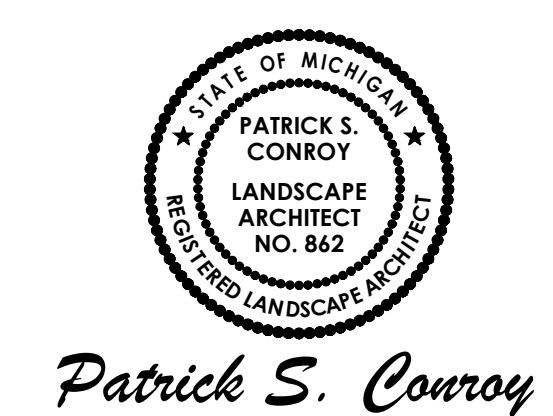
DRAWN BY
 LKM

DRAWING DATE
 11-22-2024

PROJECT No.
 24-117

SHEET No.
 L - 1

© 2024







LANDSCAPE PLAN (TOP OF DECK)


SCALE: 1/16" = 1'-0"





- 

1 BIKE RACK QUANTITY (16)
LOOP BIKE RACK
 SURFACE MOUNT
 POWDER COAT: SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 

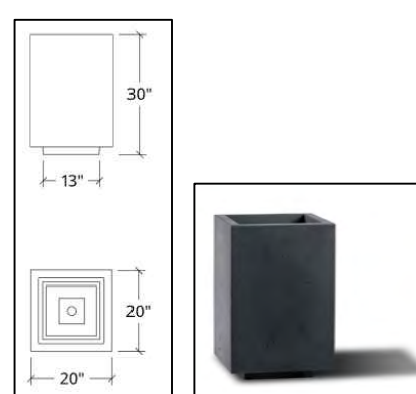
2 BENCH QUANTITY (14)
35 SIT BACKED BENCH (72")
 SURFACE MOUNT (35 COLLECTION)
 POWDER COAT: SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 


3 TRASH RECEPTACLE QUANTITY (06)
35 PITCH LITTER RECEPTACLE
 SURFACE MOUNT (SIDE OPENING (35 COLLECTION)
 POWDER COAT: SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 

4 OUTDOOR TABLE QUANTITY (10)
ROUND CATENA TABLE W / ROUND BASE
 SURFACE MOUNT
 POWDER COAT: SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 

5 OUTDOOR CHAIR QUANTITY (32)
CATENA OUTDOOR CHAIR
 SURFACE MOUNT
 POWDER COAT: SILVER
 MANUFACTURER: LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 

6 SUN SHADE QUANTITY (10)
OCEAN MASTER CLASSIC - TABLE PARASOL, SHADE
 SURFACE MOUNT
 FINISH: BRUSHED ALUMINUM
 MANUFACTURER: TUCCO / LANDSCAPE FORMS
 PHONE: (800) 430-6209 / (269) 381-0396
- 

7 PLANTER 1 QUANTITY (14)
ASPR 40 PLANTER
 SURFACE PLACEMENT
 COLOR: ASH WHITE
 APPROX. WEIGHT: 800 LBS
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN
 PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 

8 PLANTER 2 QUANTITY (25)
ASPR 20 PLANTER
 SURFACE PLACEMENT
 COLOR: ASH WHITE
 APPROX. WEIGHT: 330 LBS
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN
 PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 

9 PERGOLA W / CANOPY QUANTITY (04)
PERGOLA WITH CANOPY
 SURFACE ANCHOR MOUNTED
 FINISH: BRUSHED ALUMINUM
 APPROX. WEIGHT: 95 LBS
 MANUFACTURER: PURPLE LEAF GARDEN
 EMAIL: purpleleafservice@gmail.com

NOTES:

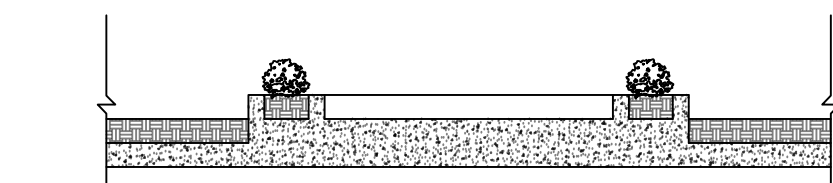
- SEE SHEET L-6 FOR PLANT MATERIAL LIST AND DETAILS.
- ALL DISEASED, DAMAGED, OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE TO THE STANDARDS WITHIN THE TROY ZONING ORDINANCE.

EXISTING TREES:

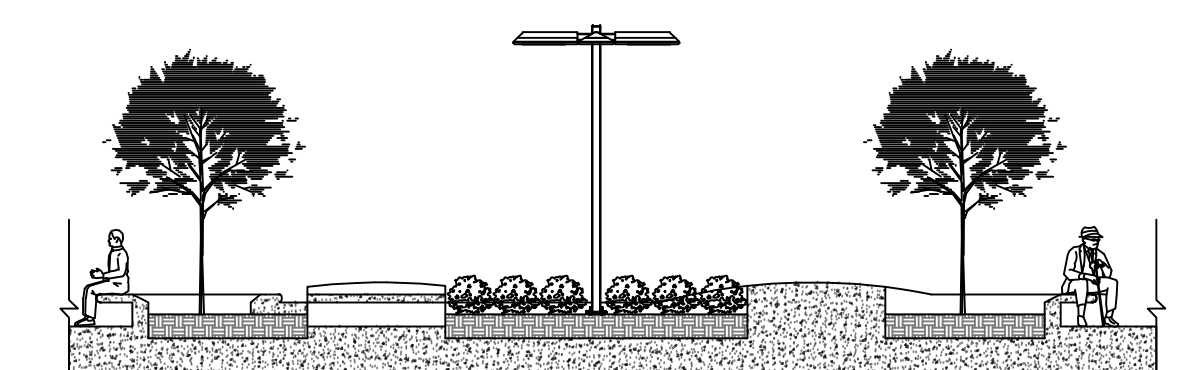
1. Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.
2. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.
3. In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the City, the applicant shall replace them with trees which are either equivalent in size or replace the total diameter at breast height (d.b.h.) of the trees which have been removed.

INSTALLATION, MAINTENANCE, & COMPLETION:

1. All landscaping required by this Ordinance shall be planted before obtaining a certificate of occupancy or the appropriate financial surety as required in Article 3, Administration and Enforcement.
2. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
3. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.
4. Failure to install and maintain approved landscaping shall be considered a violation of this Ordinance.



PLANTER SECTION A
SCALE: 1/8" = 1'-0"



PLANTER SECTION B
SCALE: 1/8" = 1'-0"



Patrick S. Conroy

Patrick S. Conroy AND ASSOCIATES
 Landscape Architecture & Construction Management
 Site Planning Golf Course Architecture

P.O. Box 542
 Lake Orion, Michigan 48361-0542
 P: 248.802.8082

LANDSCAPE PLAN (TOP OF DECK)	
ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024
MUNICIPAL REVIEW	12-04-2024

PROJECT
363 BIG BEAVER TOWER
TROY, MI 48084

CLIENT
 MARUSICH ARCHITECTURE
 36880 WOODWARD AVE., STE. 100
 BLOOMFIELD HILLS, MI 48304

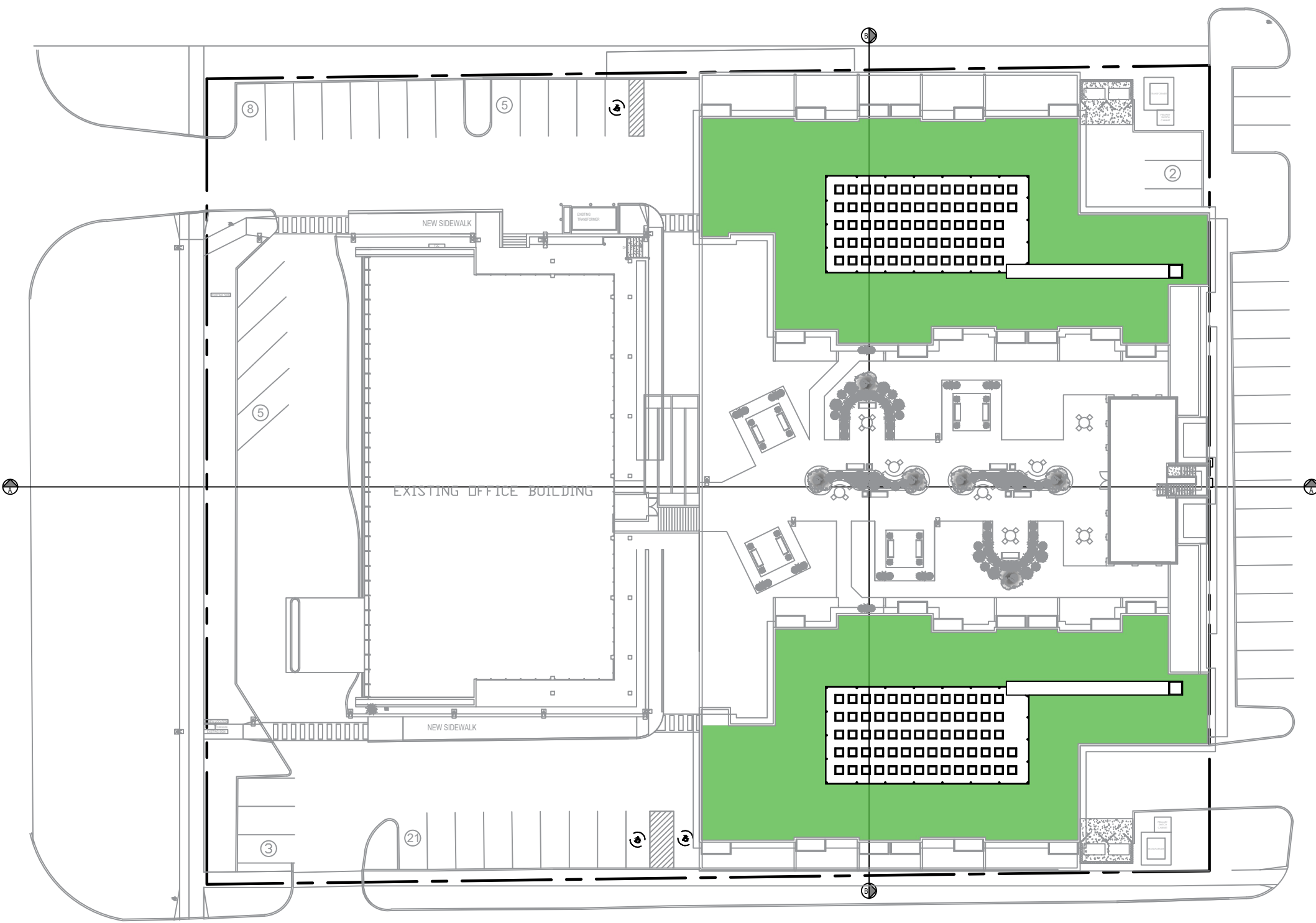
DRAWN BY
LKM

DRAWING DATE
11-22-2024

PROJECT No.
24-117

SHEET No.
L - 3

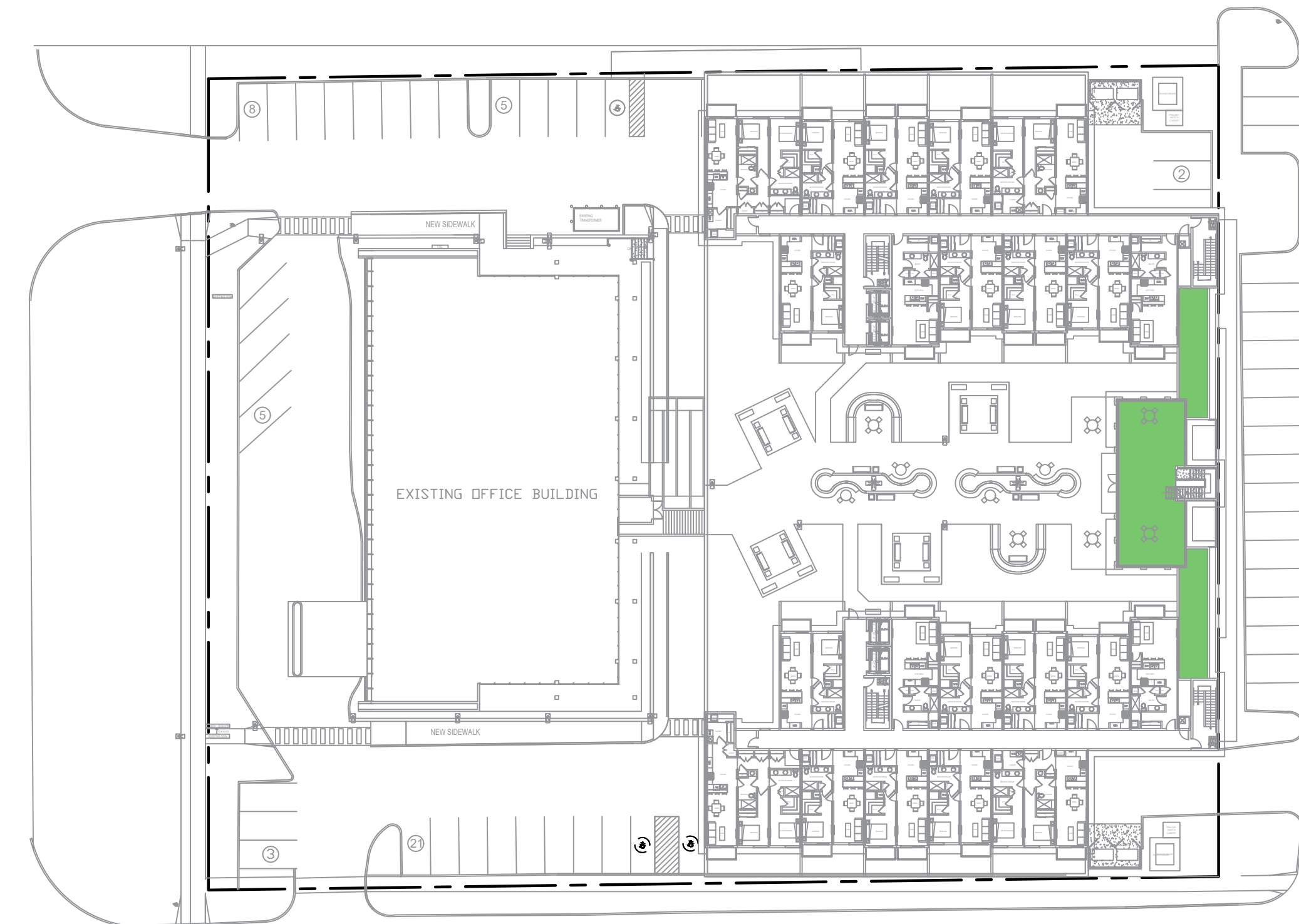
© 2024



ROOF LANDSCAPE / GREEN AREA: 14,484 S.F.



LEVEL 3 (TOP OF DECK) LANDSCAPE / GREEN AREA: 7,253 S.F.



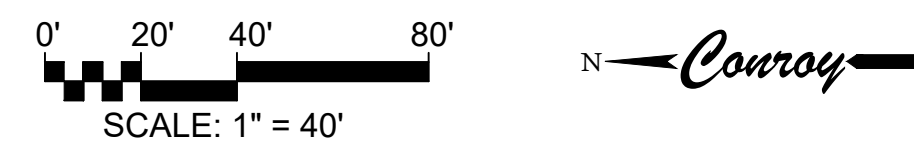
LEVEL 4 (TOP OF COMMUNITY ROOM) LANDSCAPE / GREEN AREA: 1,948 S.F.



GROUND LEVEL LANDSCAPE / GREEN AREA: 5,459 S.F.

LANDSCAPE AREA BREAKDOWN	
ROOF GREEN SPACE AREA:	14,484 S.F.
TOP OF COMMUNITY ROOM GREEN SPACE AREA:	1,948 S.F.
TOP OF DECK GREEN SPACE AREA:	7,253 S.F.
GROUND LEVEL GREEN SPACE AREA:	5,459 S.F.
TOTAL GREEN SPACE AREA:	29,144 S.F.
20% MIN. GREEN AREA REQUIRED	
29,144 / 90,711 = 32.1% GREEN AREA PROVIDED	

LANDSCAPE AREA DIAGRAM
SCALE: 1:40



Patrick S. Conroy

SHEET TITLE LANDSCAPE AREA DIAGRAM

ISSUED FOR	DATE	ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024	MUNICIPAL REVIEW	12-04-2024

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PROJECT
**363 BIG BEAVER TOWER
TROY, MI 48084**

CLIENT
MARUSICH ARCHITECTURE
36880 WOODWARD AVE., STE. 100
BLOOMFIELD HILLS, MI 48304

DRAWN BY
LKM

DRAWING DATE
11-22-2024

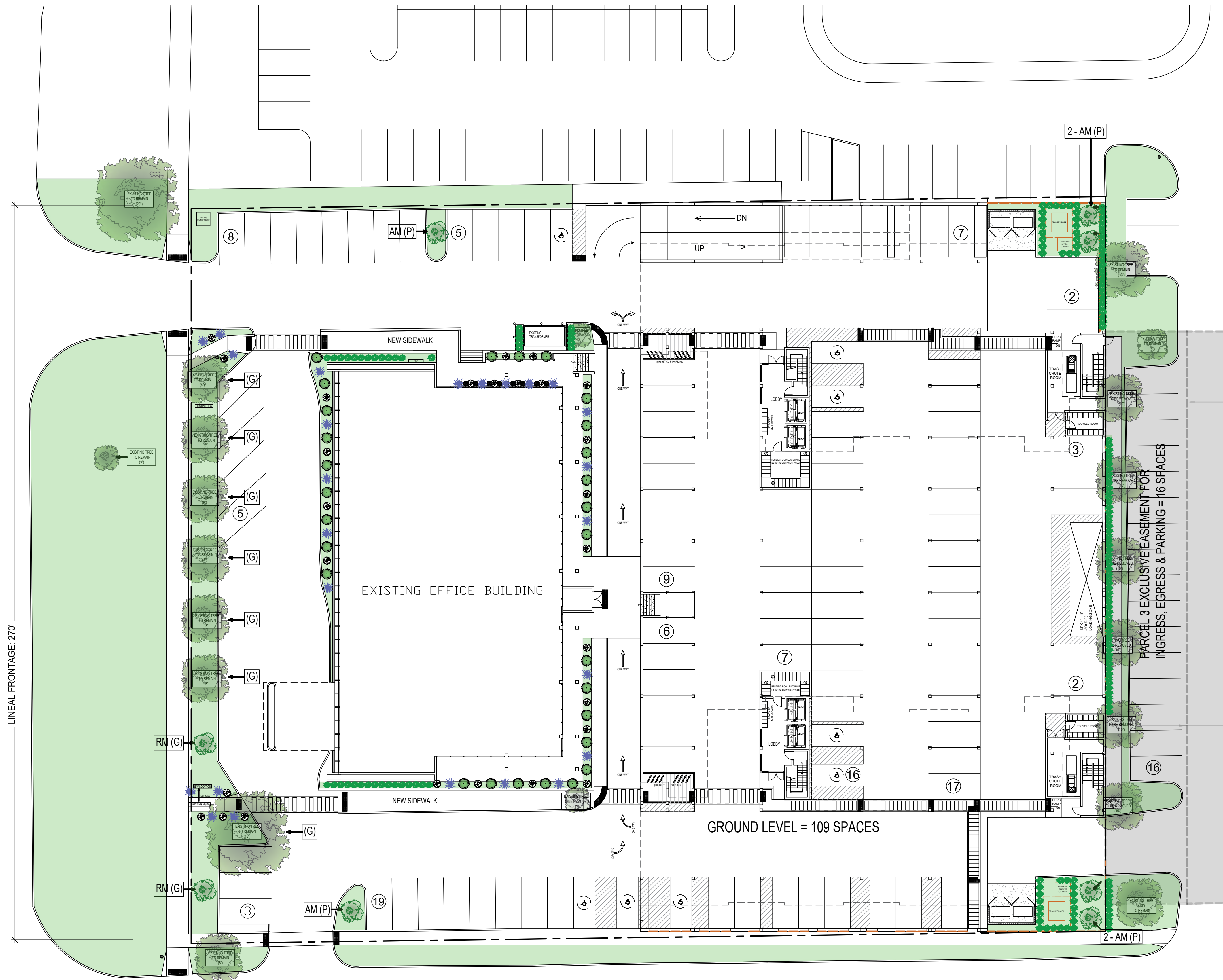
PROJECT No.
24-117

SHEET No.
L - 4

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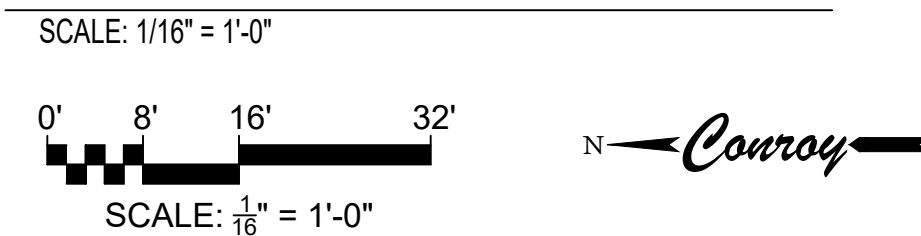
BIG BEAVER ROAD

LINEAL FRONTAGE: 270'



BIG BEAVER GREENBELT LANDSCAPING REQUIREMENTS (G)
BIG BEAVER LINEAL FRONTAGE: 270' - 0"
REQUIRED TREES: 1 TREE PER 30' LINEAL FEET
270' / 30' = 09 REQUIRED TREES
7 EXISTING TREES WITHIN GREENBELT
+2 NEW TREES
PROVIDED GREENBELT TREES: 09

TREE INVENTORY PLAN



PARKING LOT LANDSCAPING REQUIREMENTS (P)
PARKING SPACES OUTSIDE OF NEW BUILDING ENVELOPE= 31 PARKING SPACES
REQUIRED TREES: 1 TREE PER 8 PARKING SPACES 31 / 8 = 04 REQUIRED TREES
PROVIDED PARKING LOT TREES: 06

EXISTING TREE INFORMATION					
SIZE	QTY.	SPECIES	CONDITION	LOCATION	ACTION
3" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
3" TREE	01	DWARF RED MAPLE	HEALTHY	SIDE (EAST)	TO REMAIN
3" TREE	01	DWARF RED MAPLE	HEALTHY	SIDE (WEST)	TO BE REMOVED
8" TREE	08	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
8" TREE	01	RED MAPLE	HEALTHY	REAR (SOUTH-EAST)	TO REMAIN
10" TREE	06	RED MAPLE	HEALTHY	REAR (SOUTH)	TO BE REMOVED
10" TREE	01	RED MAPLE	HEALTHY	REAR (SOUTH-WEST)	TO REMAIN
15" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
20" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN

NEW TREE INFORMATION					
SIZE	QTY.	SPECIES	CONDITION	LOCATION	ACTION
2.5" TREE	01	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	SIDE (EAST)	TO BE PLANTED IN PARKING ISLAND
2.5" TREE	01	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	SIDE (WEST)	TO BE PLANTED IN PARKING ISLAND
2.5" TREE	02	RM-(G) RED SUNSET MAPLE	NEW / HEALTHY	FRONT (NORTH)	TO BE PLANTED IN FRONT GREEN BELT
2.5" TREE	04	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	REAR (SOUTH)	TO BE PLANTED IN REAR CORNERS
2.5" TREE	06	SB NEW SERVICEBERRY	NEW / HEALTHY	REAR (SOUTH)	TO BE PLANTED IN DECK PLANTERS

TO BE REMOVED (TOTAL):	07
TO REMAIN (TOTAL):	14
TREES ADDED TO TOP OF DECK:	06
TREES ADDED TO PARKING ISLANDS:	06
TREES ADDED TO BIG BEAVER GREENBELT:	02
TOTAL EXISTING TREES:	21
TOTAL PROPOSED TREES (INCLUDING THE EXISTING TREES TO REMAIN):	28



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Landscape Architecture & Construction
Site Planning Golf Course Architecture
Construction Management

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SHEET TITLE		DATE	
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PROJECT
363 BIG BEAVER TOWER
TROY, MI 48084

CLIENT
MARUSICH ARCHITECTURE
36880 WOODWARD AVE., STE. 100
BLOOMFIELD HILLS, MI 48304

DRAWN BY
LKM

DRAWING DATE
11-22-2024

PROJECT No.
24-117

SHEET No.
L - 5

GENERAL NOTES

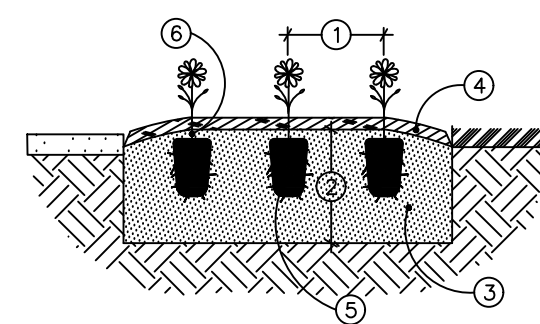
- ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR TROY, MICHIGAN.
- ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- ALL LAWN AREA (AS INDICATED) ARE TO BE SODDED/SEEDED AS NOTED WITH A MINIMUM 4" OF TOPSOIL.
- ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED BY LANDSCAPE CONTRACTOR.
- ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):

DECIDUOUS TREES - 5 LF.
ORNAMENTAL & CONIFEROUS TREES - 10 LF.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.

- NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC., DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.
- REPLACEMENT SHALL BE WITHIN THIRTY (30) DAYS UNLESS AN EXTENDED TIME PERIOD IS NECESSARY DUE TO WEATHER IN WHICH CASE A WRITTEN REQUEST SHALL BE SUBMITTED AND REVIEWED BY THE VILLAGE MANAGER PRIOR TO ITS POTENTIAL AUTHORIZATION.

PLANTING TREES & SHRUBS

- DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- LOOSEN & REMOVE ALL LACING FROM BALL.
- BACKFILL WITH PREPARED SOIL.
- COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF EIGHT TO TWELVE INCHES (8"-12") AND BACKFILLED TO GRADE WITH PLANTING MIX OF 50% TOPSOIL, 50% EXISTING SOIL. SOIL MIXED WELL.
- ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY TOPSOIL & 50% LEAF COMPOST.
- ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.



- INSTALLATION NOTES:
- SEE DRAWING FOR PLANT SPACING.
 - EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
 - PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
 - SHREDDED BARK MULCH, 1" DEPTH. MULCH TO BE NATURAL IN COLOR.
 - REMOVE ALL CONTAINERS. IF ROOTBOUND, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
 - PLANT THE PERENNIAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.

PERENNIAL & GROUND COVER

PLANTING DETAIL
NOT TO SCALE

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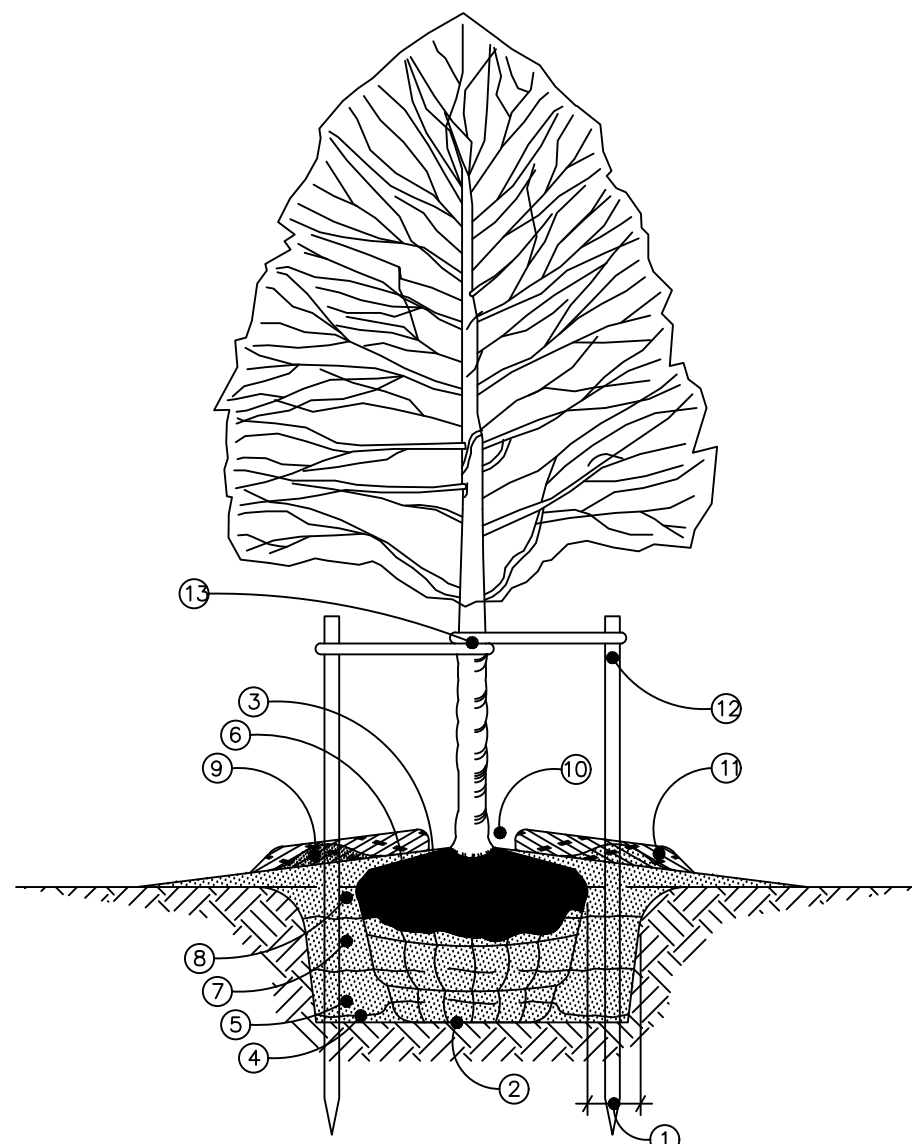
PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
6	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CAL.	B&B	MATCHED SPECIMENS
2	RM	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5" CAL.	B&B	MATCHED SPECIMENS
6	SB	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	2.5" CAL.	B&B	SINGLE STEM, MATCHED SPECIMENS
177	EA	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6' HT.	B&B	MATCHED SPECIMENS
32	TM	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18-24"	CON'T	MATCHED SPECIMENS
8	GY	DIERVILLA X. KODIAK ORANGE	KODIAK ORANGE BUSH HONEYSUCKLE	2-3'	CON'T	MATCHED SPECIMENS
36	AB	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	2-3'	CON'T	MATCHED SPECIMENS
47	HP	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	2-3'	CON'T	MATCHED SPECIMENS
49	EL	PEROVSKIA A. 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	2 GAL.	CON'T	
24	DC	ASCLEPIUS TUBEROSA	BUTTERFLY WEED	2 GAL.	CON'T	

NOTE: 50% OF TOTAL PLANTINGS ARE TO CONSIST OF NATIVE SPECIES ACCORDING TO STANDARDS SET FORTH IN SECTION 13.02.A.7

INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. TWO (2) GUYS PER TREE.



DECIDUOUS TREE PLANTING DETAIL

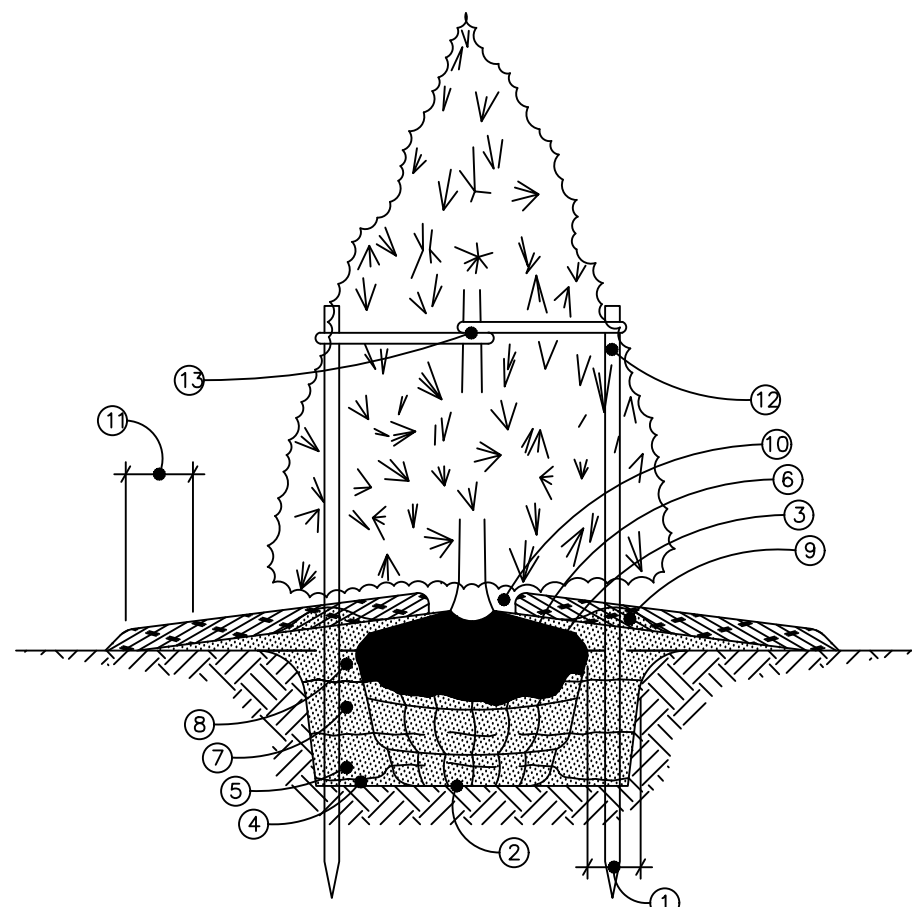
TREE 3" CAL. & UNDER

NOT TO SCALE

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INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. TWO (2) GUYS PER TREE.



EVERGREEN TREE PLANTING DETAIL

TREE 8" HT. & UNDER

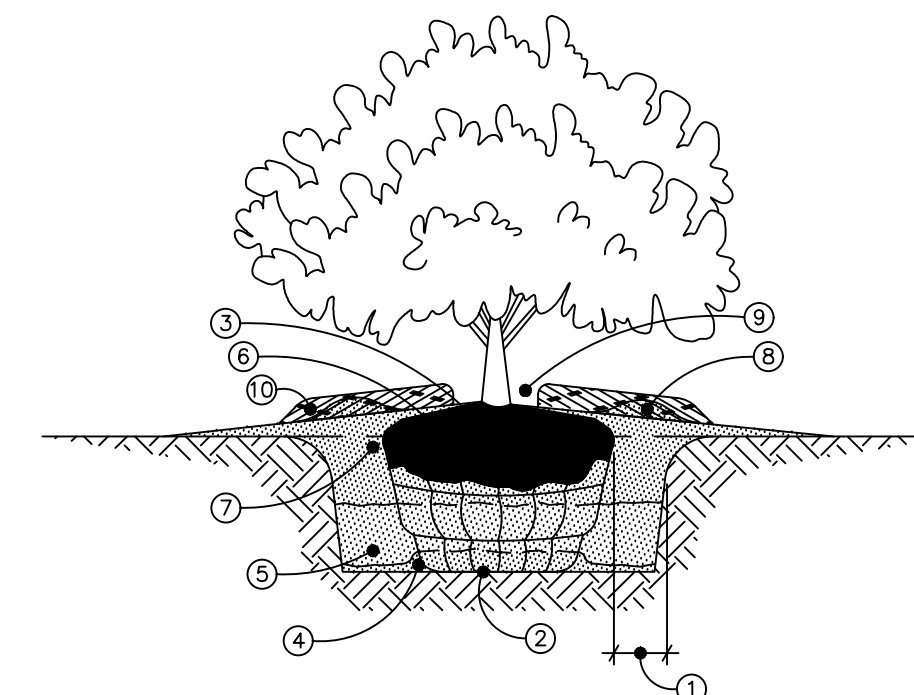
NOT TO SCALE

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INSTALLATION NOTES:

INSTALLATION NOTES:

- DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN SHRUB. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE EXCESS BURLAP. IF APPLICABLE, REMOVE TOP WIRE LOOPS, OR BEND LOOPS DOWN UNTIL THEY TOUCH SIDE OF BALL.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF TRUNK.
- IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.



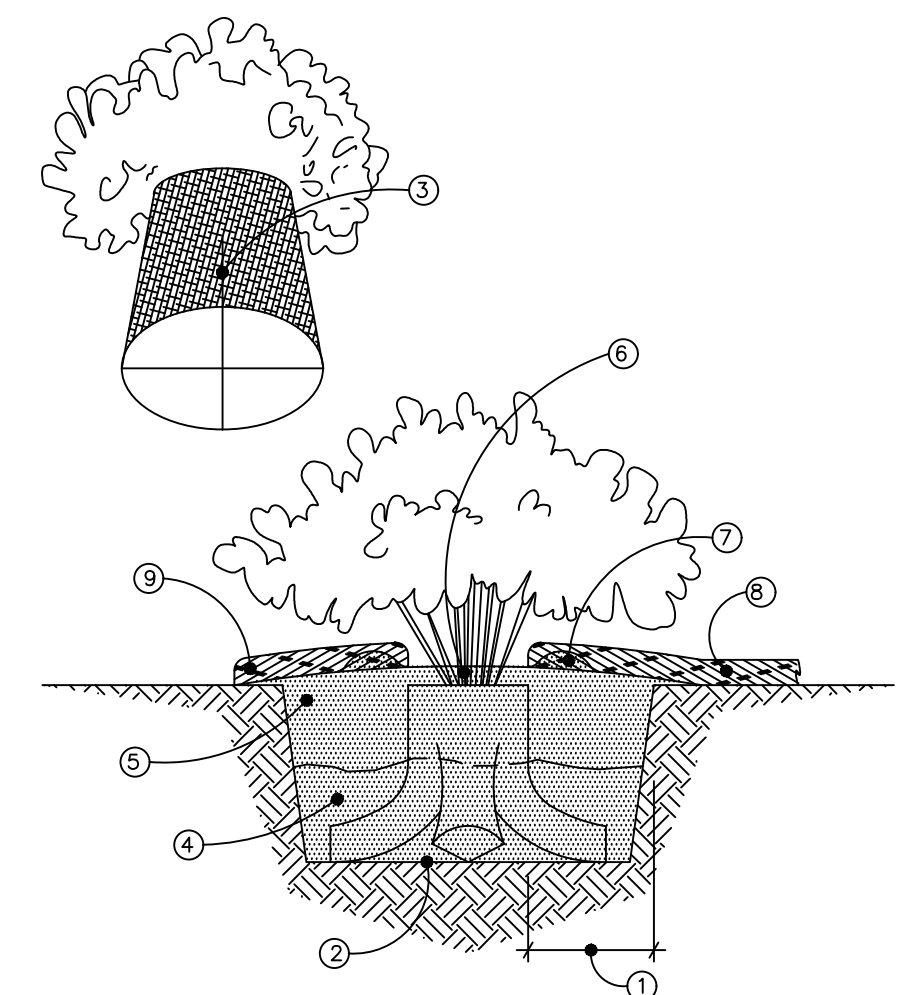
BALLED & BURLAPED SHRUB PLANTING DETAIL

NOT TO SCALE

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INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITIONS EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
- BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
- IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.



CONTAINER SHRUB PLANTING DETAIL

POT BOUND SHRUBS

NOT TO SCALE

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P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.802.8062

Conroy ASSOCIATES
LANDSCAPE ARCHITECTURE & CONSTRUCTION
Site Planning Golf Course Architecture Construction Management

SHEET TITLE		DATE	
PLANT LIST AND DETAILS	ISSUED FOR	DATE	
	CLIENT REVIEW	12-03-2024	
	MUNICIPAL REVIEW	12-04-2024	

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PROJECT
363 BIG BEAVER TOWER
TROY, MI 48064

CLIENT
MARIUSCH ARCHITECTURE
36880 WOODWARD AVE., STE. 100
BLOOMFIELD HILLS, MI 48304

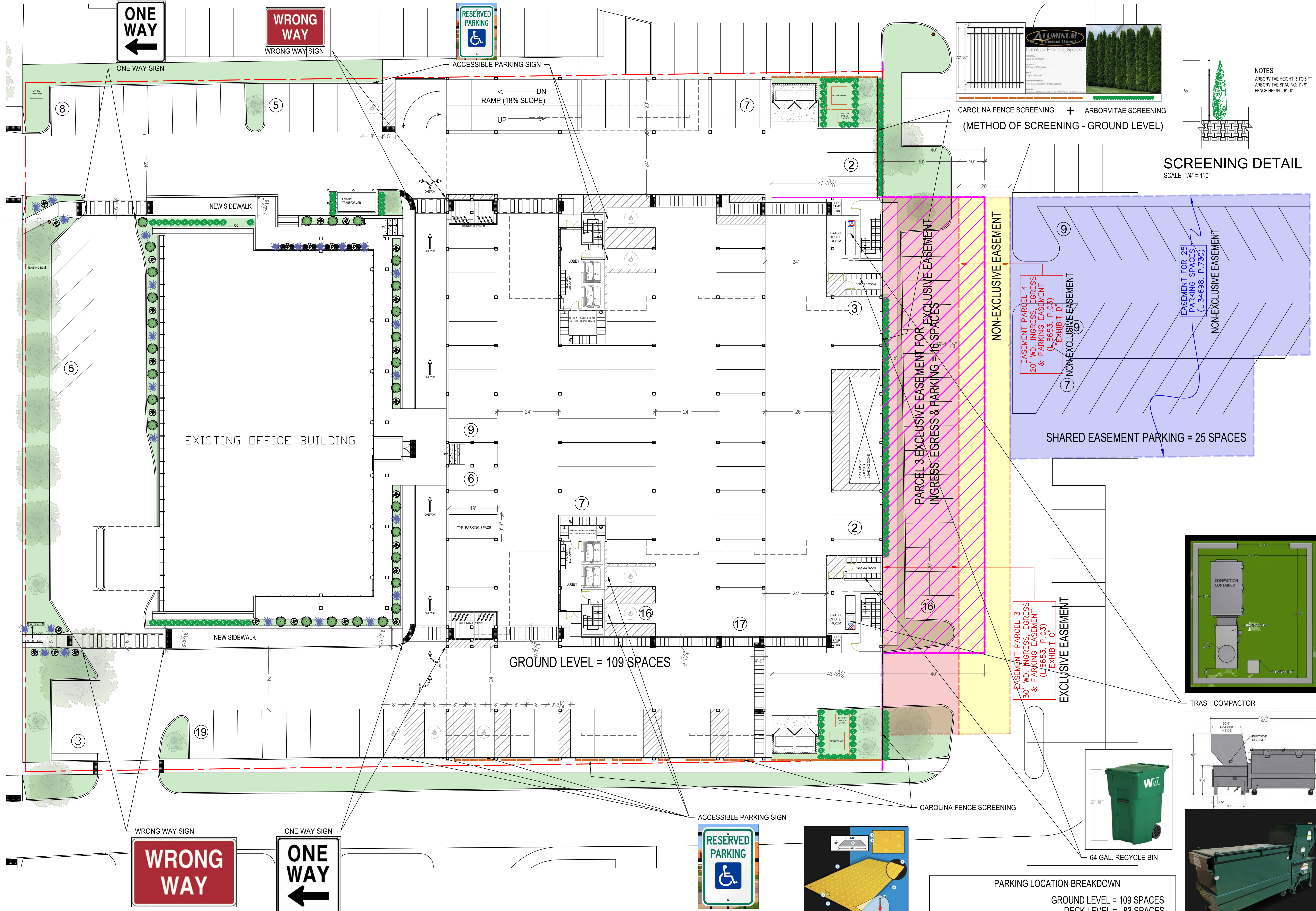
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LKM

DRAWING DATE
11-22-2024

PROJECT No.
24-117

SHEET No.
L - 6

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SCREENING DETAIL
SCALE: 1/4" = 1'-0"

EASEMENT PARCEL 4
20' WD. INGRESS, EGRESS
& PARKING EASEMENT
(L-8653, P.03)
"EXHIBIT D"

EASEMENT FOR 25
PARKING SPACES
(L-34698, P.750)

EASEMENT PARCEL 3
30' WD. INGRESS, EGRESS
& PARKING EASEMENT
(L-8653, P.03)
"EXHIBIT C"

EXCLUSIVE EASEMENT

NON-EXCLUSIVE EASEMENT

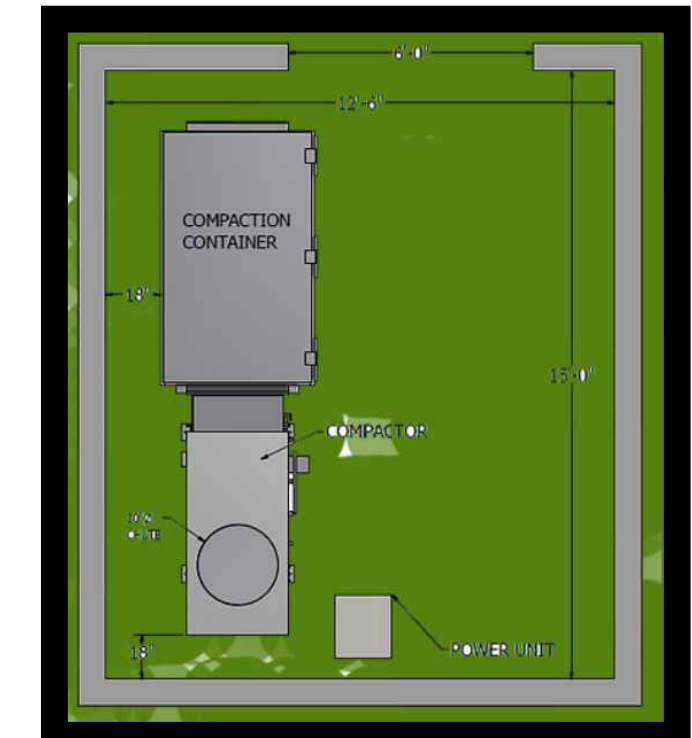
NON-EXCLUSIVE EASEMENT

SHARED EASEMENT PARKING = 25 SPACES

GROUND LEVEL = 109 SPACES

PARKING LOCATION BREAKDOWN

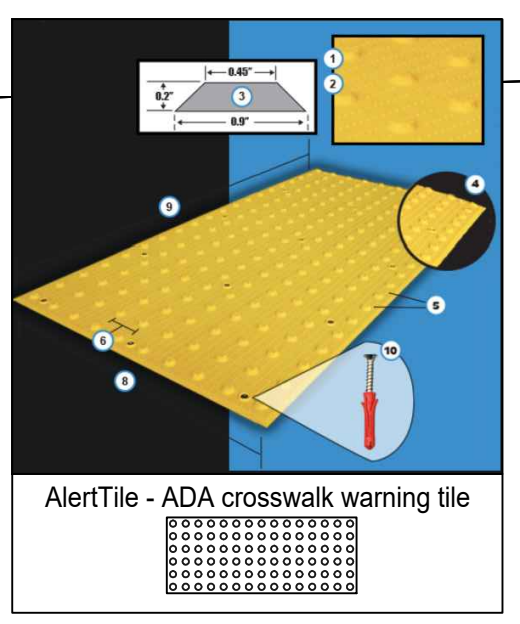
GROUND LEVEL = 109 SPACES
DECK LEVEL = 83 SPACES
EXCLUSIVE PARKING EASEMENT = 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT = 25 SPACES
TOTAL = 233 SPACES



TRASH COMPACTOR



64 GAL. RECYCLE BIN



AlertTile - ADA crosswalk warning tile

MARUSICH ARCHITECTURE
36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100
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OWNER
FRANK SIMON

PROJECT NAME
363 BIG BEAVER TOWER
ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82
ISSUE DATE # 11/29/2023

REVISION HISTORY

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S.P.A. PLAN PACKAGE 22	08/30/2024
S.P.A. PLAN PACKAGE 22	11/12/2024

DRAWN BY: DC
CHECKED BY: JM

LEVEL 1 - GROUND LEVEL PLAN (PARKING / LOBBY)

SEAL
JOHN E. MARUSICH
REGISTERED ARCHITECT

DATE: 11/12/2024
SHEET #
A-1



MARUSICH ARCHITECTURE

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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

SHEET CONTENTS

LEVEL 2 - PARKING DECK PLAN

SEAL



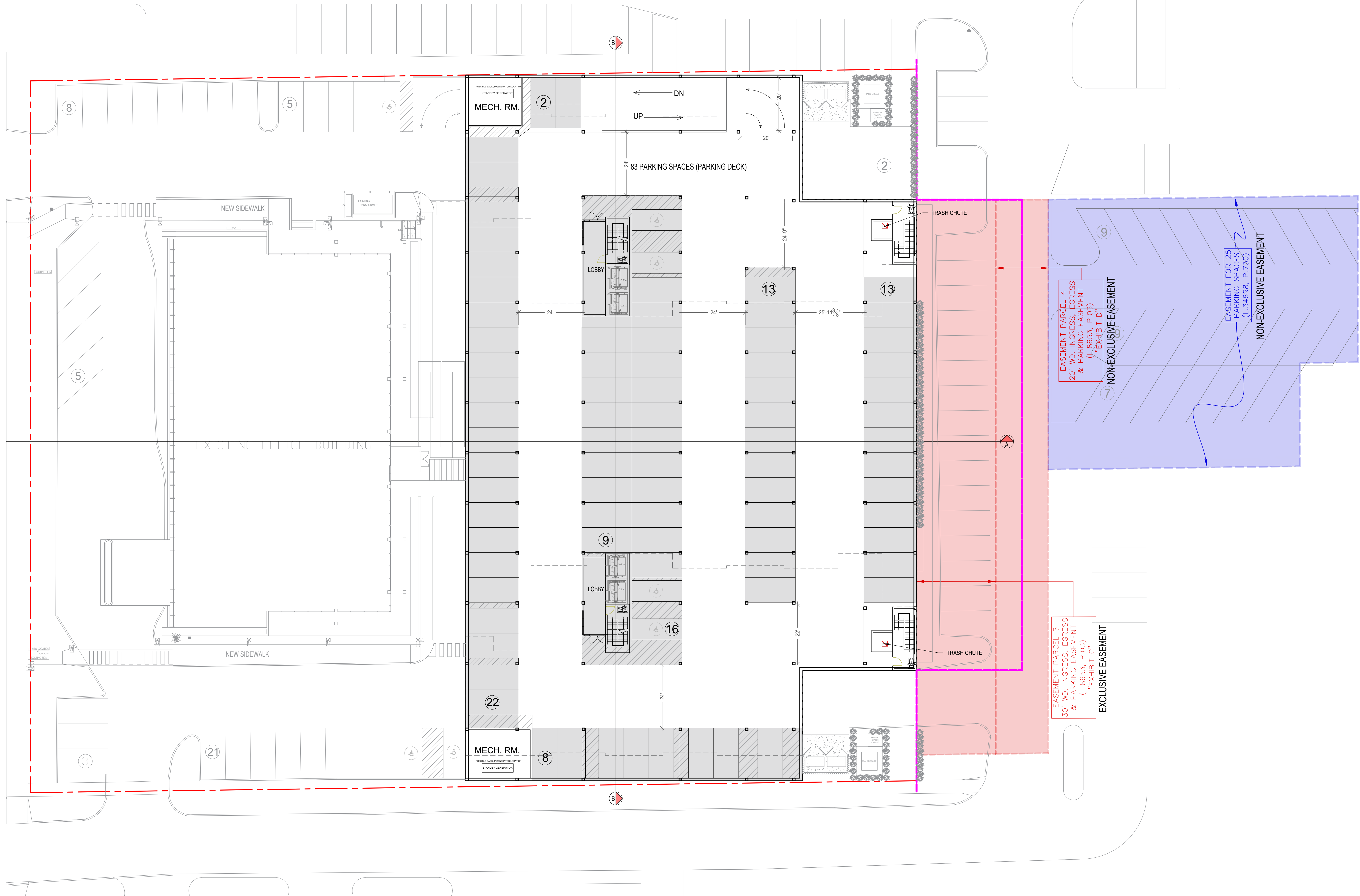
11/12/2024

SHEET #

A-2

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2024



LEVEL 2 - PARKING DECK PLAN
SCALE: 1/16" = 1'-0"
NORTH

PARKING LOCATION BREAKDOWN	
GROUND LEVEL	= 109 SPACES
DECK LEVEL	= 83 SPACES
EXCLUSIVE PARKING EASEMENT	= 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT	= 25 SPACES
TOTAL	= 233 SPACES

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OWNER
FRANK SIMON

PROJECT NAME
363 BIG BEAVER TOWER
 ADDRESS
 363 Big Beaver Rd
 Troy, MI 48064

PROJECT # 23-82
ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

SHEET CONTENTS
LEVEL 3 - RESIDENTIAL FLOOR PLAN

SEAL

DATE: 11/12/2024
SHEET #
A-3



LEVEL 3 - RESIDENTIAL FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 NORTH

LEGEND

	COMMON AREA (1,825 S.F.)		EFFICIENCY UNIT (602 S.F.)		1 BEDROOM UNIT A (678 S.F.)		2 BEDROOM UNIT B1 (1,141 S.F.)
			1 BEDROOM UNIT B (698 S.F.)		2 BEDROOM UNIT A (1,058 S.F.)		2 BEDROOM UNIT B2 (1,185 S.F.)

TOTAL UNIT S.F. PER FLOOR - BOTH BUILDINGS (16,534 S.F.)
 TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.)
 TOTAL NET S.F. - BOTH BUILDINGS (82,670 S.F.)
 TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
 DATE: __/__/2024



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE 21	08/30/2024
S.P.A. PLAN PACKAGE 22	11/12/2024

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SHEET CONTENTS
LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)

SEAL



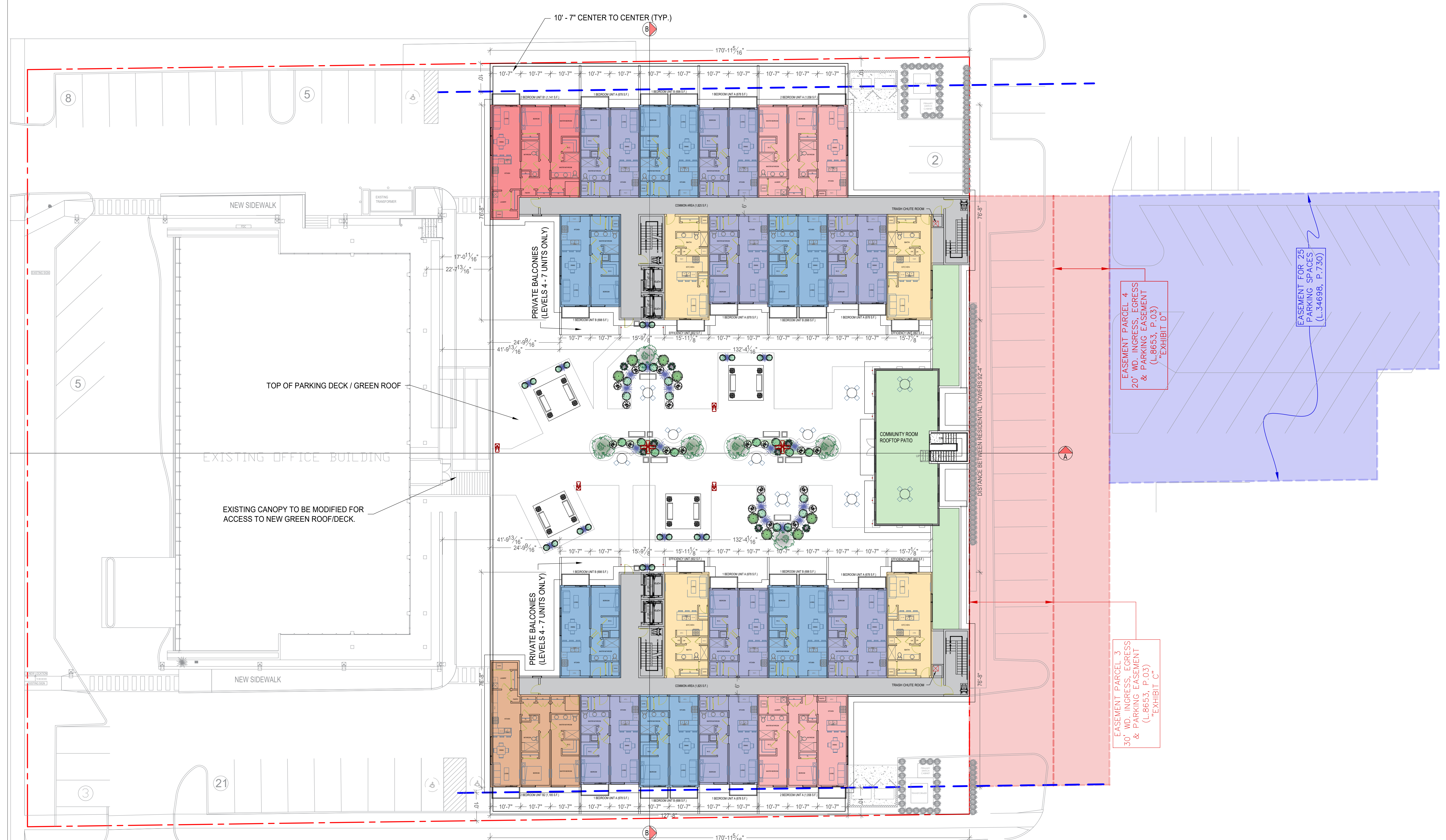
11/12/2024

SHEET #

A-4

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: 11/29/2023



LEGEND

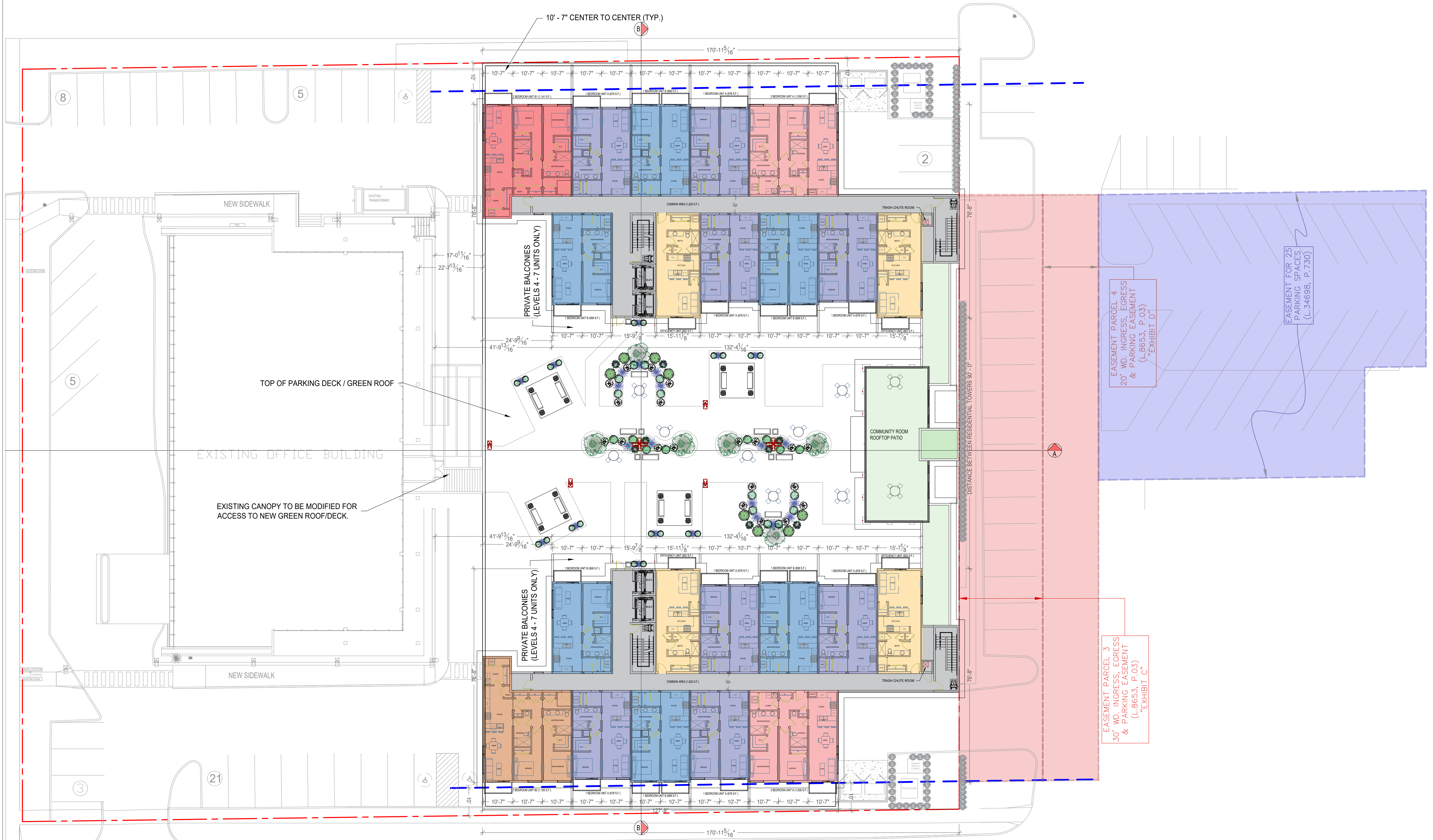
COMMON AREA (1,825 S.F.)	EFFICIENCY UNIT (602 S.F.)	1 BEDROOM UNIT A (678 S.F.)	2 BEDROOM UNIT B1 (1,141 S.F.)
1 BEDROOM UNIT B (698 S.F.)	2 BEDROOM UNIT A (1,058 S.F.)	2 BEDROOM UNIT B2 (1,185 S.F.)	

TOTAL UNIT S.F. PER FLOOR - BOTH BUILDINGS (16,534 S.F.) TOTAL NET S.F. - BOTH BUILDINGS (82,670 S.F.)
 TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.) TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)








LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)
 SCALE: 1/16" = 1'-0"
 NORTH

OWNER REVIEW	01/26/2024
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S.P.A. PLAN PACKAGE 2.2	11/12/2024

SHEET CONTENTS
LEVEL 5 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 5 & 7)

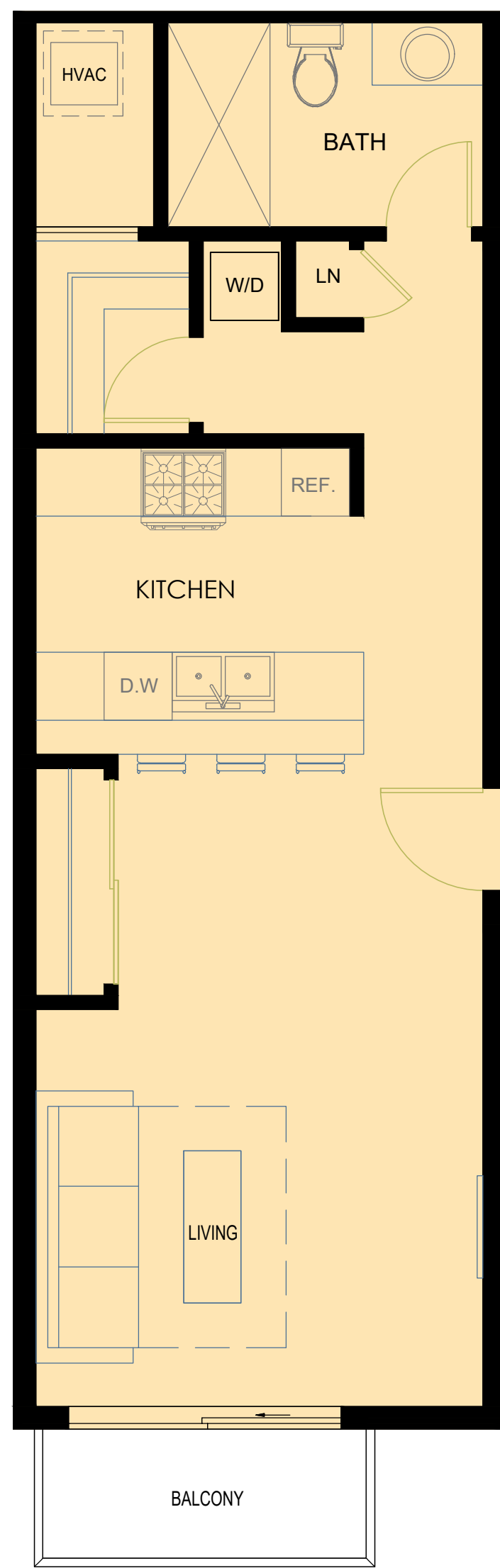


LEGEND

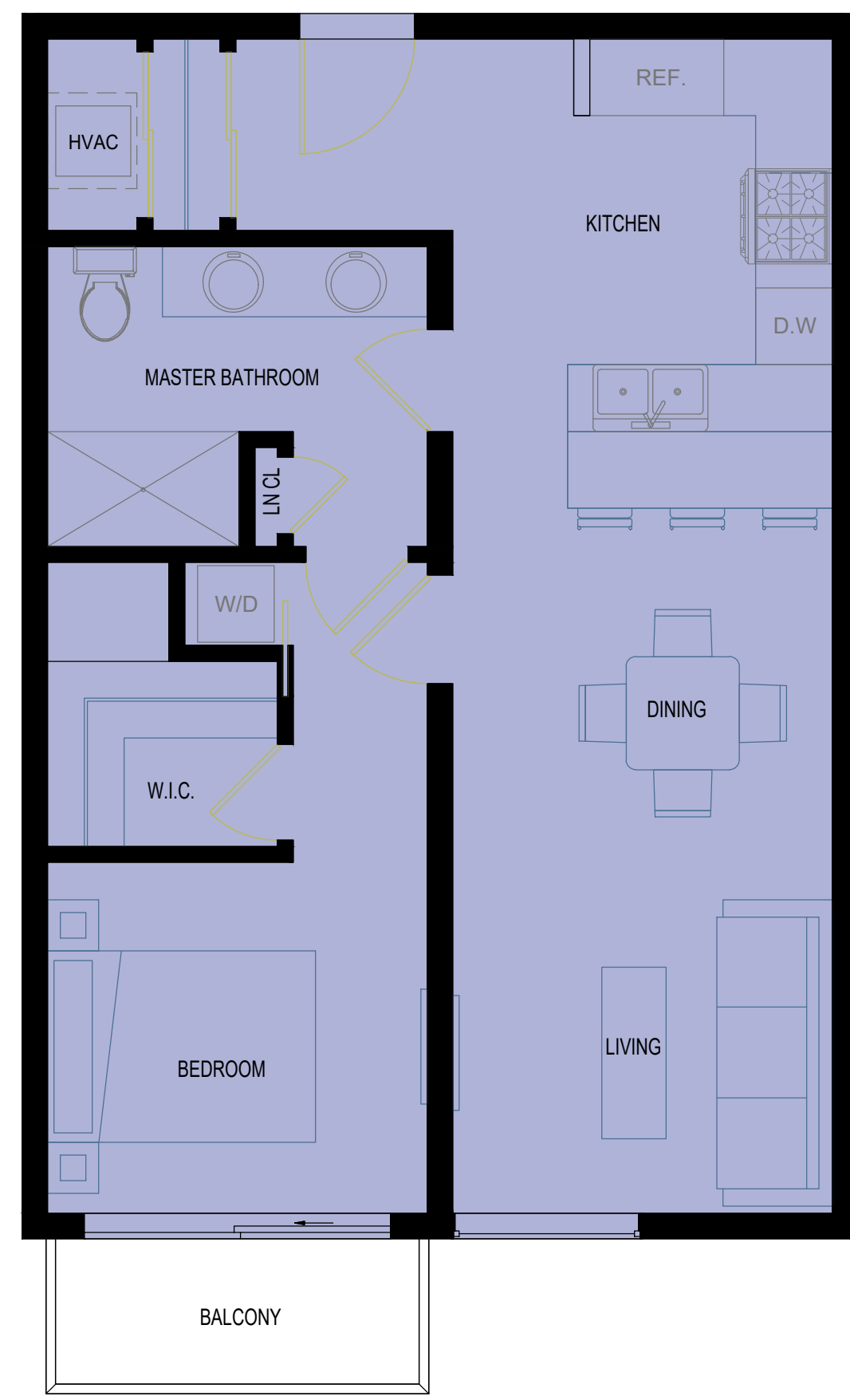
	COMMON AREA (1,825 S.F.)		EFFICIENCY UNIT (602 S.F.)		1 BEDROOM UNIT A (678 S.F.)		2 BEDROOM UNIT B1 (1,141 S.F.)
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TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.) TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)

LEVEL 5 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 5 & 7)
SCALE: 1/16" = 1'-0"
NORTH



EFFICIENCY UNIT (602 S.F.)
SCALE: 1/4" = 1'-0"



1 BEDROOM UNIT A (677 S.F.)
SCALE: 1/4" = 1'-0"



1 BEDROOM UNIT B (698 S.F.)
SCALE: 1/4" = 1'-0"



2 BEDROOM UNIT B1 (1,141 S.F.)
SCALE: 1/4" = 1'-0"



2 BEDROOM UNIT B2 (1,185 S.F.)
SCALE: 1/4" = 1'-0"



2 BEDROOM UNIT A (1,058 S.F.)
SCALE: 1/4" = 1'-0"

LEGEND

- EFFICIENCY UNIT (602 S.F.)
- 1 BEDROOM UNIT B (698 S.F.)
- 1 BEDROOM UNIT A (677 S.F.)
- 2 BEDROOM UNIT A (1,058 S.F.)
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- 2 BEDROOM UNIT B2 (1,185 S.F.)



MARUSICH ARCHITECTURE

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
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Troy, MI 48064

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ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

SHEET CONTENTS

RESIDENTIAL UNIT FLOOR PLANS

SEAL



11/12/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET #

A-5B

DATE: ___/___/2024



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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

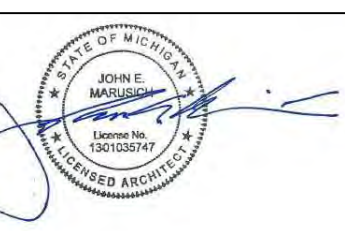
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S.P.A. PLAN PACKAGE 2.2	11/12/2024

DRAWN BY: DC

CHECKED BY: JM

SHEET CONTENTS
BUILDING ELEVATIONS
(NORTH & SOUTH)

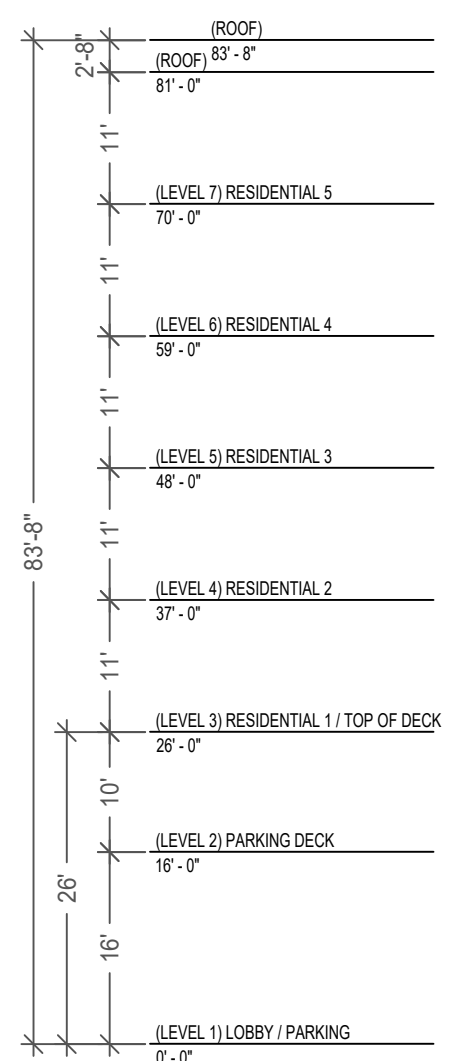
SEAL



11/12/2024

SHEET # A-6A

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: ___/___/2024



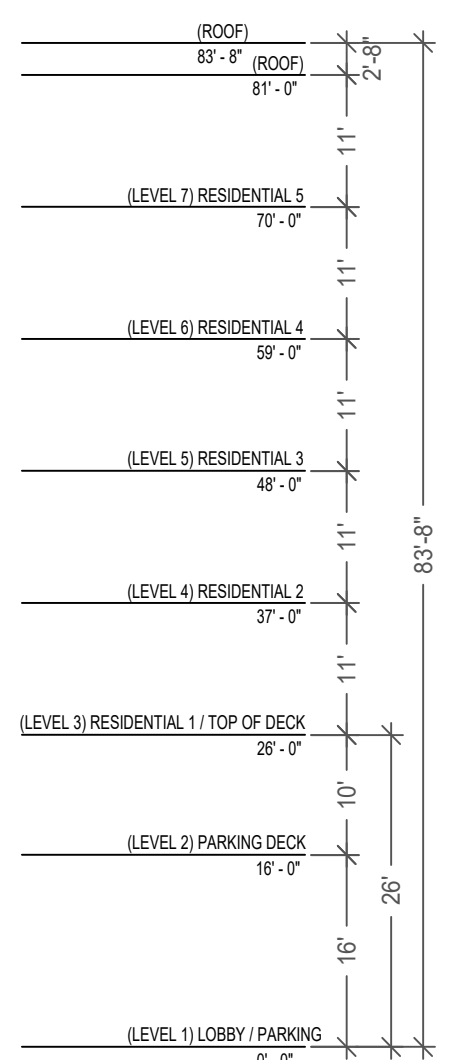
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- PARAPET COPING - NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- NICHIHA CEMENT BOARD PANEL MIRAIA GLACIER
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- BALCONY - NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- NICHIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- PARKING DECK PRE-CAST CONCRETE

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- PARAPET COPING - NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
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- FIXED FRAME WINDOW (PELLA)
- NICHIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- GREENWALL



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: ___/___/2024

SHEET # A-6A



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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SHEET CONTENTS

BUILDING ELEVATIONS (EAST & WEST)

SEAL



11/12/2024

SHEET # A-6B

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: __/__/2024

- RAPET COPING - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- FIXED FRAME WINDOW (PELLA)
- OPERABLE LOWER TRANSOM WINDOW (PELLA)
- 8' X 8' SLIDING GLASS DOOR (PELLA)
- NICHIIHA CEMENT BOARD PANEL MIRAIA GLACIER
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- BALCONY - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL



EAST ELEVATION

SCALE: 1/16" = 1'-0"



NICHIIHA TUFFBLOCK STEEL



NICHIIHA TUFFBLOCK PEWTER



NICHIIHA MIRAIA GLACIER



NICHIIHA VINTAGEWOOD SPRUCE



ALPOLIC METAL COMPOSITE SLATE BLACK



WEST ELEVATION

SCALE: 1/16" = 1'-0"

- PARAPET COPING - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- 8' X 8' SLIDING GLASS DOOR (PELLA)
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- NICHIIHA CEMENT BOARD PANEL MIRAIA GLACIER
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- BALCONY - NICHIIHA CEMENT BOARD TUFFBLOCK STEEL GRAY
- OPERABLE LOWER TRANSOM WINDOW (PELLA)
- FIXED FRAME WINDOW (PELLA)
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL

W BIG BEAVER RD

W BIG BEAVER RD

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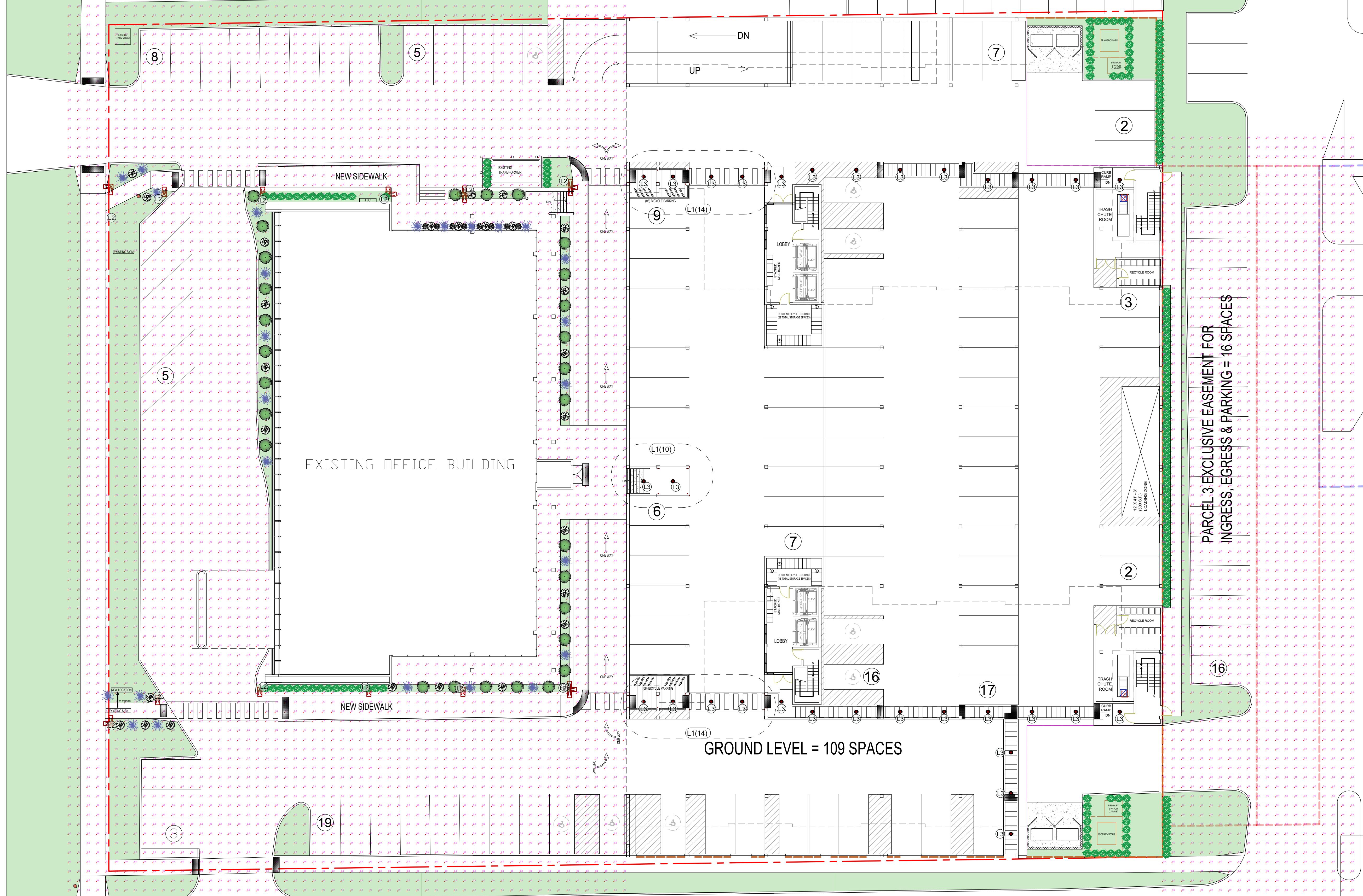
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SHEET CONTENTS
LIGHTING PLAN (GROUND LEVEL)

SEAL
JOHN E. MARUSICH
REGISTERED ARCHITECT
MICHIGAN

11/12/2024

SHEET # **A-9A**



L3 RECESSED CAN LIGHT (GROUND LEVEL)

PROGRESS LIGHTING

P8061 SERIES 5x10 LED New Construction And Retrofit - New Location Load - P8061-28-30K

Manufacturer: Progress Lighting
Product: P8061-28-30K
Description: 5x10 LED New Construction And Retrofit - New Location Load - P8061-28-30K
Specifications: 5x10, 28W, 3000K, 120V, 150lm/ft², 120° beam angle, 5-year warranty.
Performance: 100% CRI, 120V, 150lm/ft², 120° beam angle, 5-year warranty.

L4 SHIELDED PATIO (TOP OF DECK) & BALCONY SCONCE LIGHTING

WEDGE LED Architectural Wall Sconce

Manufacturer: Wedge LED
Product: WEDGE LED
Description: The WEDGE LED Family is designed for most applications with recessed lighting needs in an outdoor setting. The WEDGE LED Family is designed for most applications with recessed lighting needs in an outdoor setting. The WEDGE LED Family is designed for most applications with recessed lighting needs in an outdoor setting.

LIGHTING PLAN (GROUND LEVEL)
SCALE: 1/16" = 1'-0"
NORTH

LIGHT FIXTURE SCHEDULE

LABEL	Symbol	QTY	Manufacturer	Description	Lamp	Wattage	Mounting Height
L1	□	48	NOVUS DECOR	Vertical linear outdoor wall sconce	LED	19W	7' - 0"
L2	+	18	LITHONIA LIGHTING	Pole Lighting	LED	90W	12' - 0"
L3	●	31	PROGRESS LIGHTING	Recessed can-light	LED	10W	12' - 0"
L4	⊠	133	LITHONIA LIGHTING	Shielded wall sconce	LED	10W	8' - 0"

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 6' - 0"
- THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. TO BE VERIFIED IN FIELD BY OTHERS.

L1 VERTICAL LINEAR WALL SCONCE

Armor Outdoor Wall Sconce
By Novus Decor

Details:
Product ID: AN2000
Finish: Matte Black
Material: Aluminum
Warranty: 5 Year
Rating: UL, CCC, CE, PSE (Water Resistant)
Orientation: Product Selection (Changeable and Removable)
Product Origin: China

Specifications:
11.8 inch Option: 9 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
23.6 inch Option: 18 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
35.4 inch Option: 27 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
47.2 inch Option: 36 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
59.0 inch Option: 45 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
70.8 inch Option: 54 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K
82.6 inch Option: 63 Watt, 120 Volt Integrated LED, Color Temp: Warm White 3000K, Cool White 4000K

L2 POLE LIGHTING (TO BE SHIELDED & DOWNCAST)

D-Series Size 0 LED Area Luminaire

Manufacturer: Progress Lighting
Product: D-Series Size 0
Description: The D-Series Size 0 LED Area Luminaire is a high-output, high-bay luminaire designed for industrial and commercial applications. It features a compact, square design and is available in multiple mounting options.

5x10 Area Luminaire - EPA

Manufacturer: Progress Lighting
Product: 5x10 Area Luminaire
Description: The 5x10 Area Luminaire is a high-output, high-bay luminaire designed for industrial and commercial applications. It features a compact, square design and is available in multiple mounting options.

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DATE: 11/29/2023

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SHEET CONTENTS
LIGHTING PLAN (TOP OF DECK)

SEAL
JOHN E. MARUSICH
REGISTERED ARCHITECT
11/12/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: 11/29/2024
SHEET # **A-9B**

L3 RECESSED CAN LIGHT (GROUND LEVEL)

PROGRESS LIGHTING

P8061 SERIES SMD LED New Construction/Recessed - New Location Item - P8061-28-30K

Specifications:
Type: Recessed
Finish: White
Mounting: Flush
Voltage: 120V
Wattage: 10W
Beam Angle: 30°
Color Temp: 3000K
Life Span: 50,000 Hours

Performance:
Efficacy: 100 lm/w
CRI: 90
Beam Spread: 30°
Mounting: Flush
Voltage: 120V
Wattage: 10W
Beam Angle: 30°
Color Temp: 3000K
Life Span: 50,000 Hours

Notes:
1. See schedule for mounting height.
2. See schedule for wattage and beam angle.

L4 SHIELDED PATIO (TOP OF DECK) & BALCONY SCONCE LIGHTING

WEDGE LED Architectural Wall Sconce

Specifications:
Depth: 1.5"
Height: 1.5"
Width: 9"
Mounting: Surface

Notes:
1. See schedule for mounting height.
2. See schedule for wattage and beam angle.

L1 VERTICAL LINEAR WALL SCONCE

NOVUS

Product Above
11.8" x 1.8" x 1.8" (Depth 1.3")

Notes:
1. See schedule for mounting height.
2. See schedule for wattage and beam angle.

L2 POLE LIGHTING (TO BE SHIELDED & DOWNCAST)

D Series Size 0 LED Area Luminaire

Specifications:
Depth: 1.5"
Height: 1.5"
Width: 9"
Mounting: Surface

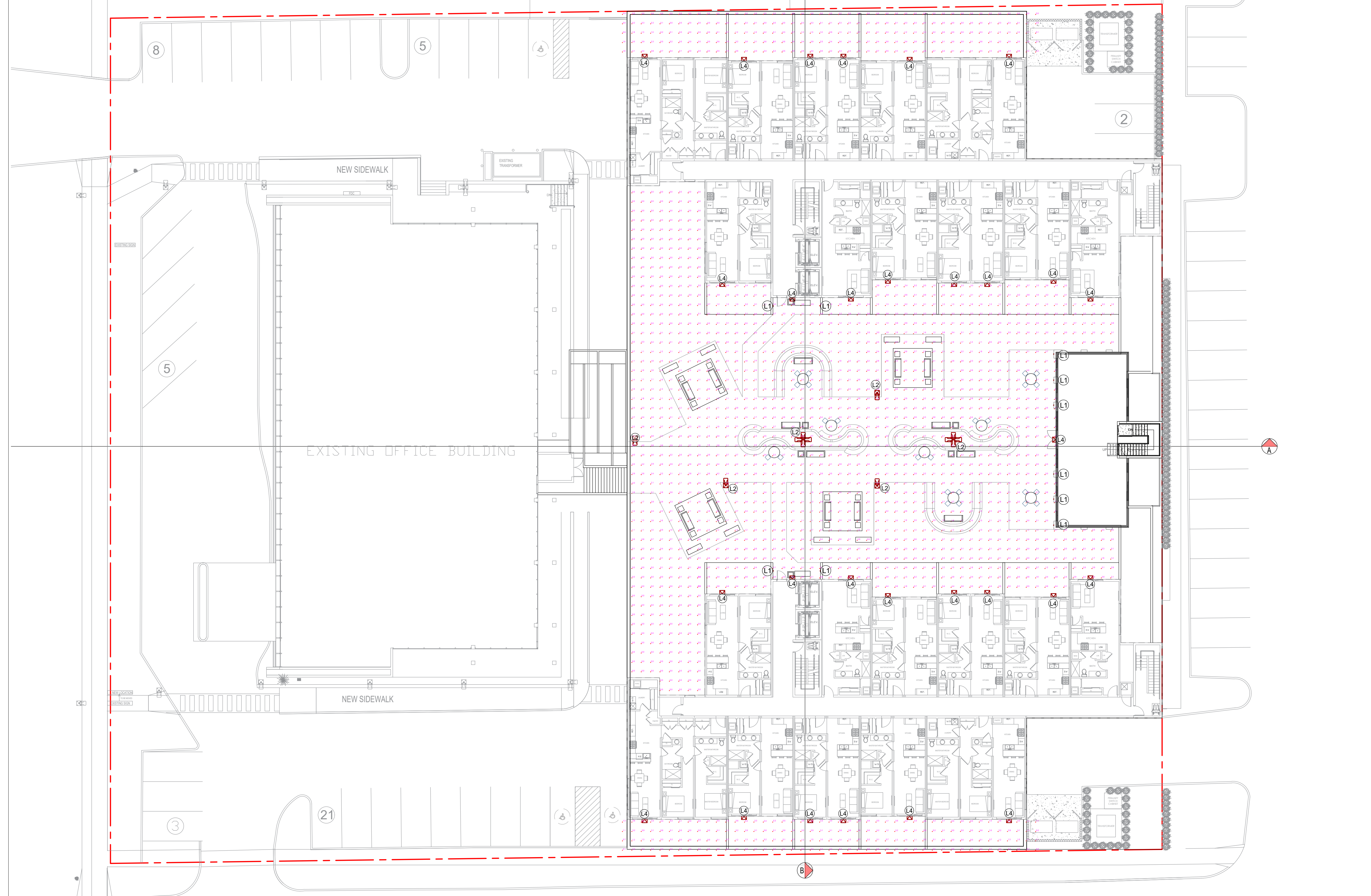
Notes:
1. See schedule for mounting height.
2. See schedule for wattage and beam angle.

LIGHT FIXTURE SCHEDULE

LABEL	Symbol	QTY	Manufacturer	Description	Lamp	Wattage	Mounting Height
L1	□	48	NOVUS DECOR	Vertical linear Outdoor wall sconce	LED	19W	7' - 0"
L2	+	18	LITHONIA LIGHTING	Pole Lighting	LED	90W	12' - 0"
L3	●	31	PROGRESS LIGHTING	Recessed can-light	LED	10W	12' - 0"
L4	⊠	133	LITHONIA LIGHTING	Shielded wall sconce	LED	10W	8' - 0"

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 6' - 0"
- THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. TO BE VERIFIED IN FIELD BY OTHERS.



LIGHTING PLAN (TOP OF DECK)
SCALE: 1/16" = 1'-0"
NORTH

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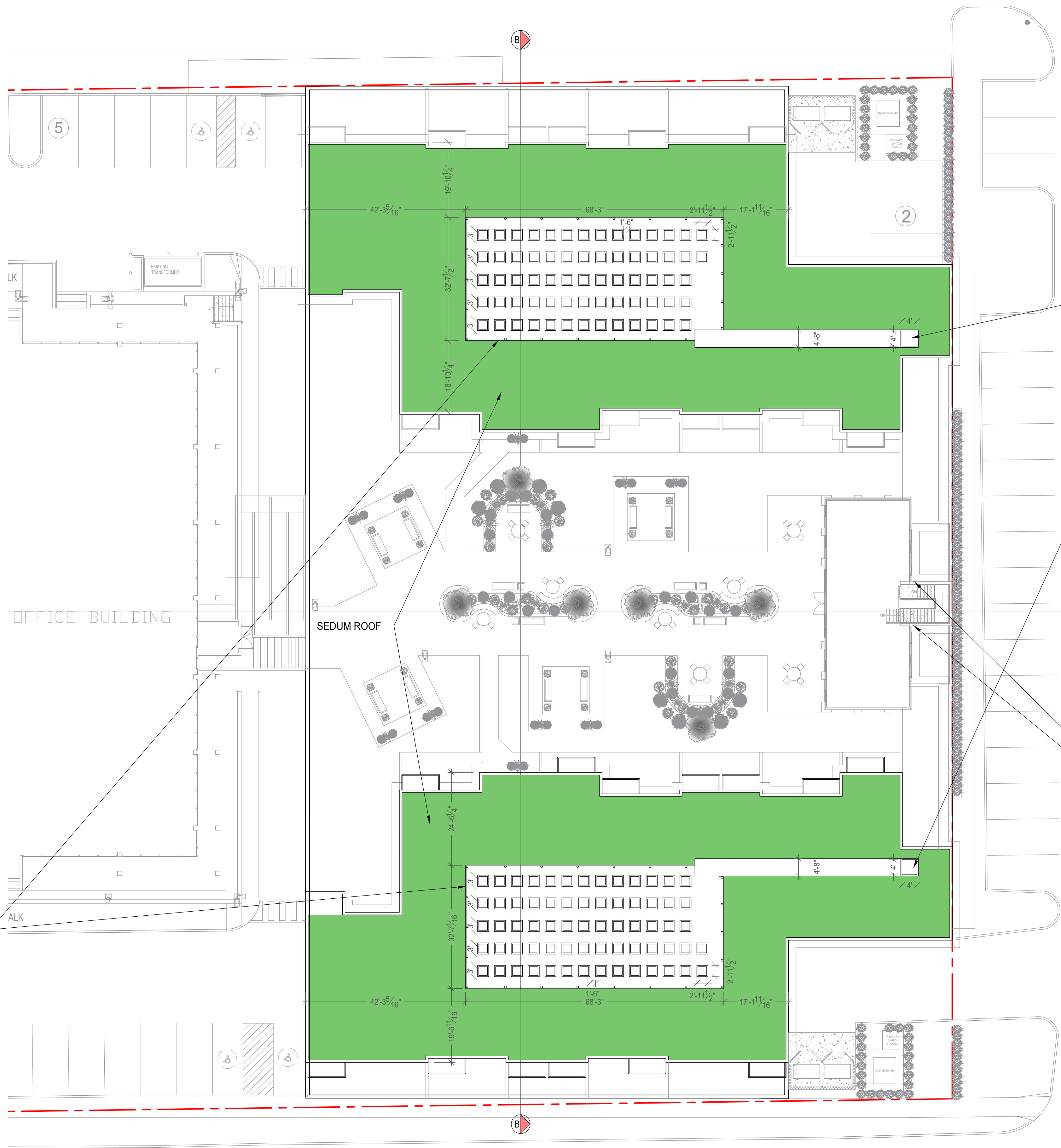
SPECS	
Light Output	100
Lighting Quantity	10000
Lighting Power	10000
Lighting Voltage	120
Lighting Type	LED
Lighting Brand	Philips
Lighting Model	5050
Lighting Color	4000K
Lighting Life	50000
Lighting Efficiency	100
Lighting Control	0-10V
Lighting Dimming	Yes
Lighting Mounting	Recessed
Lighting Finish	White
Lighting Material	Aluminum
Lighting Weight	10
Lighting Dimensions	1000x1000x100
Lighting Notes	See Schedule for Details



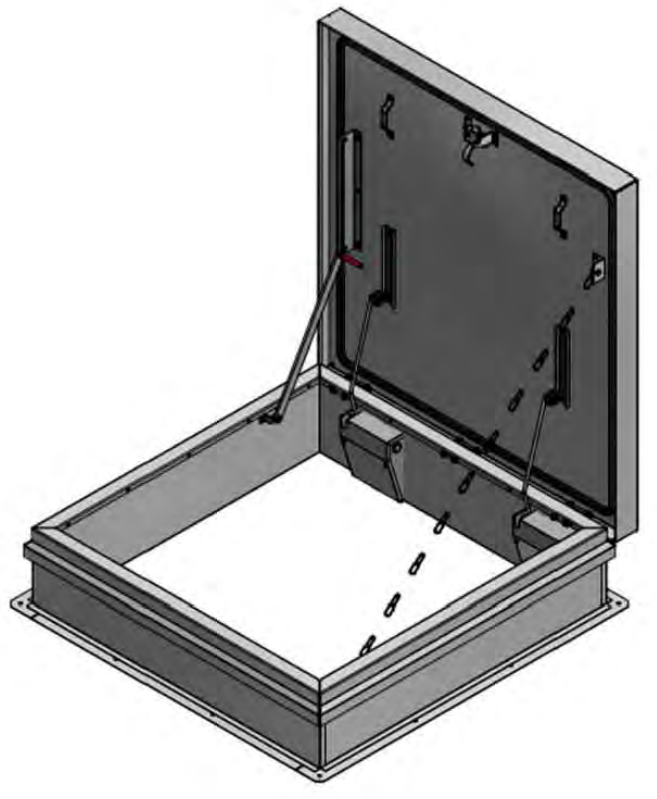
110 UNITS = 110 CONDENSERS
 5 LEVELS OF COMMON AREA (x2) = 20 CONDENSERS
 LOBBY AREA (x4) = 04 CONDENSERS
TOTAL = 134 CONDENSERS



LAWRENCE FABRIC & METAL STRUCTURES)
MECHANICAL SCREEN WALL



ROOF PLAN
SCALE: 1/16" = 1'-0"
NORTH



4 X 4 ROOF HATCH
(ACCESS TO MECH. UNITS)

- Specifications:**
- Material:**
 - M: 14 gauge galvanized steel cover and curb
 - R: 090 Aluminum Cover and Curb
 - Finish:**
 - Galvanized Steel: Cool White Water Based Enamel Paint
 - Aluminum: Mill Finish
 - Cover:** covers open easily to 90 degrees
 - Insulation:**
 - M: 14 gauge galvanized steel exterior with 22 gauge galvanized steel liner with 2" Polystyrene insulation
 - R: Mill finish 090 aluminum exterior with 063 aluminum liner with 2" Polystyrene insulation
 - Curbs:**
 - M: 14 gauge galvanized steel exterior with 22 gauge galvanized steel liner, a 12" high curb, integral counterflashing, 3-1/2" wide mounting flanges with pre-drilled holes and 2" Polystyrene insulation
 - R: Mill finish 090 aluminum exterior with 063 aluminum liner, a 12" high curb, integral counterflashing, 3-1/2" wide mounting flanges with pre-drilled holes and 2" Polystyrene insulation
 - Gasket:**
 - Extruded EPDM rubber gasket adhered to cover
 - Hinges:**
 - Steel Pinde Hinge
 - Lift Assist:**
 - Cover operation is assisted by enclosed heavy-duty Torison Coil Spring
 - Latches:**
 - Slam latch with interior and exterior handles and inside padlock loop
 - Hardware:**
 - All hardware is zinc plated (stainless steel hardware optional)
 - Load Capacity:**
 - 70 psf



(02) PIONEER MINI-SPLIT AIR CONDITIONER UNITS IN COMMUNITY ROOM (TOP OF DECK / LEVEL 3)

Performance Data

- Power Supply:** 208-230V, 60Hz, 1Ph
- Cooling Rated Capacity:** 18,000 BTU/h
- Cooling Capacity Range:** 3,900-20,000 BTU/h
- Cooling SEER2:** 19 BTU/W.h
- Cooling EER2:** 10.5 BTU /W.h
- Heating Rated Capacity:** 18,800 BTU/h
- Heating Capacity Range:** 6,300-19,400 BTU/h
- Heating HSPF2 (Region IV/V):** 8.7 / 6.8 BTU/W.h
- Heating C.O.P.2 (47°F/5°F):** 2.93 / 2.1 W/W
- Refrigerant Type:** R410A/47.6 oz.
- Suitable Area:** 400-650 Sq.F

Indoor Unit Data

- Model Number:** WS018GMFI20HLD
- Air Flow (Hi/Med/Lo):** 388 / 259 / 218 CFM
- Sound Level (Hi/Med/Lo):** 43.5 / 34.5 / 30.0 dB(A)
- Net Dimensions (WDH):** 38" x 8"-1/2 x 12"-1/2
- Carton Dimensions (WDH):** 41"-1/8 x 12" x 16"-1/8
- Net / Gross Weight:** 23.8 / 31.5 lbs

Outdoor Unit Data

- Model Number:** YN018GMFI20RPD
- Sound Level:** 57 dB(A)
- Net Dimensions (WDH):** 31"-5/8 x 13" x 21"-7/8
- Carton Dimensions (WDH):** 36" x 14"-5/8 x 24"-1/4
- Net / Gross Weight:** 73.9 / 79.8 lbs
- Breaker Needed:** 20A (double-pole)



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OWNER
FRANK SIMON

PROJECT NAME
363 BIG BEAVER TOWER
ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

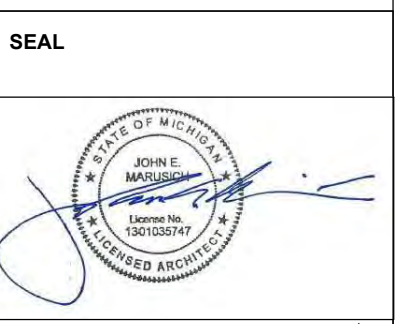
ISSUE DATE # 11/29/2023

REVISION HISTORY

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S.P.A. PLAN PACKAGE 22	11/12/2024

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ROOF PLAN



11/12/2024



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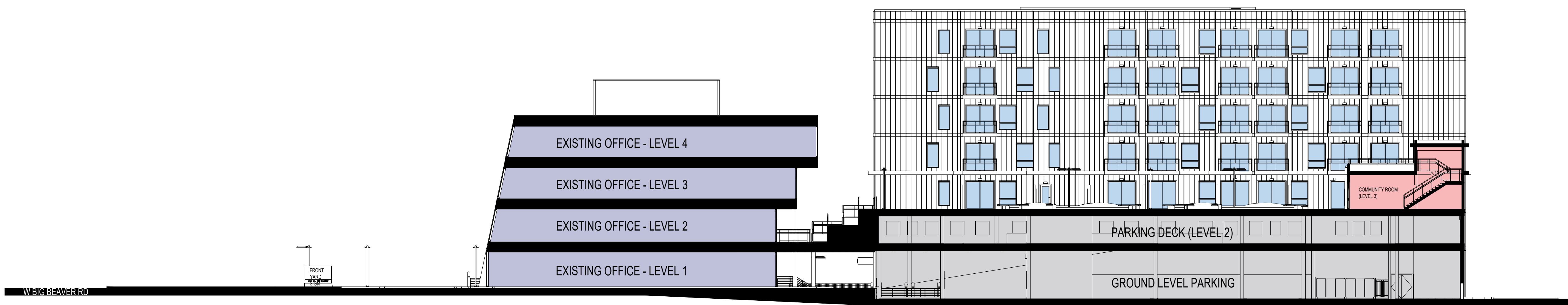
BUILDING SECTIONS

SEAL



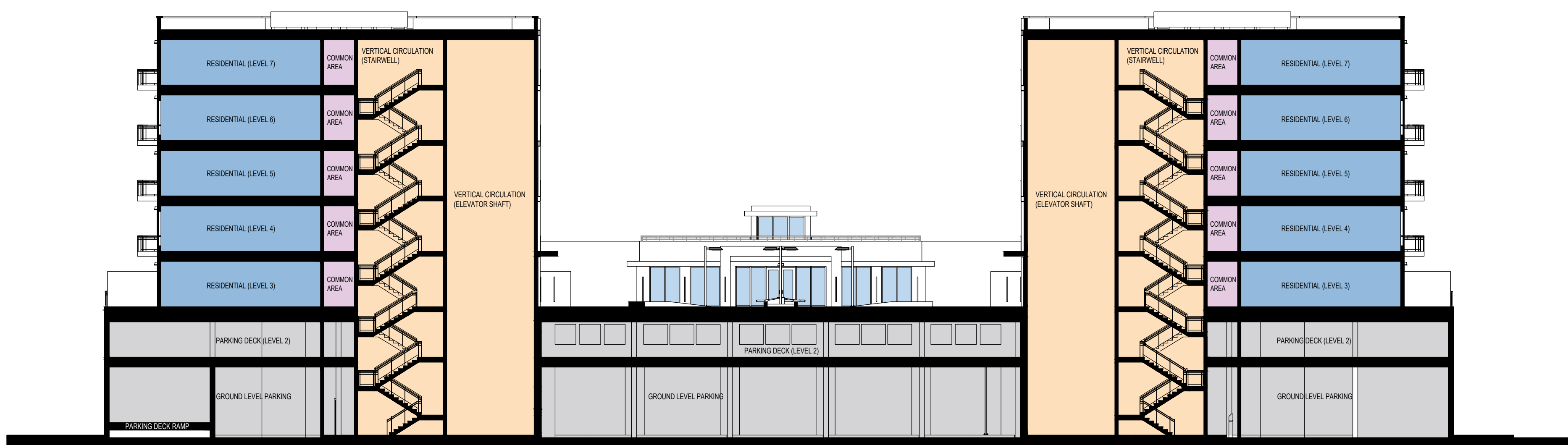
11/12/2024

(PARAPET)	2'-6"
81'-0" (ROOF)	81'-0"
(LEVEL 7) RESIDENTIAL 5	11'-0"
(LEVEL 6) RESIDENTIAL 4	11'-0"
(LEVEL 5) RESIDENTIAL 3	11'-0"
(LEVEL 4) RESIDENTIAL 2	11'-0"
(LEVEL 3) RESIDENTIAL 1 / TOP OF DECK	11'-0"
(LEVEL 2) PARKING DECK	10'-0"
(LEVEL 1) LOBBY / PARKING	16'-0"
	83'-4"



BUILDING SECTION A
SCALE: 1/16" = 1'-0"

(ROOF)	2'-6"
81'-0" (ROOF)	81'-0"
(LEVEL 7) RESIDENTIAL 5	11'-0"
(LEVEL 6) RESIDENTIAL 4	11'-0"
(LEVEL 5) RESIDENTIAL 3	11'-0"
(LEVEL 4) RESIDENTIAL 2	11'-0"
(LEVEL 3) RESIDENTIAL 1 / TOP OF DECK	11'-0"
(LEVEL 2) PARKING DECK	10'-0"
(LEVEL 1) LOBBY / PARKING	16'-0"
	83'-8"



BUILDING SECTION B
SCALE: 1/16" = 1'-0"

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SHEET #

A-11



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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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SEAL



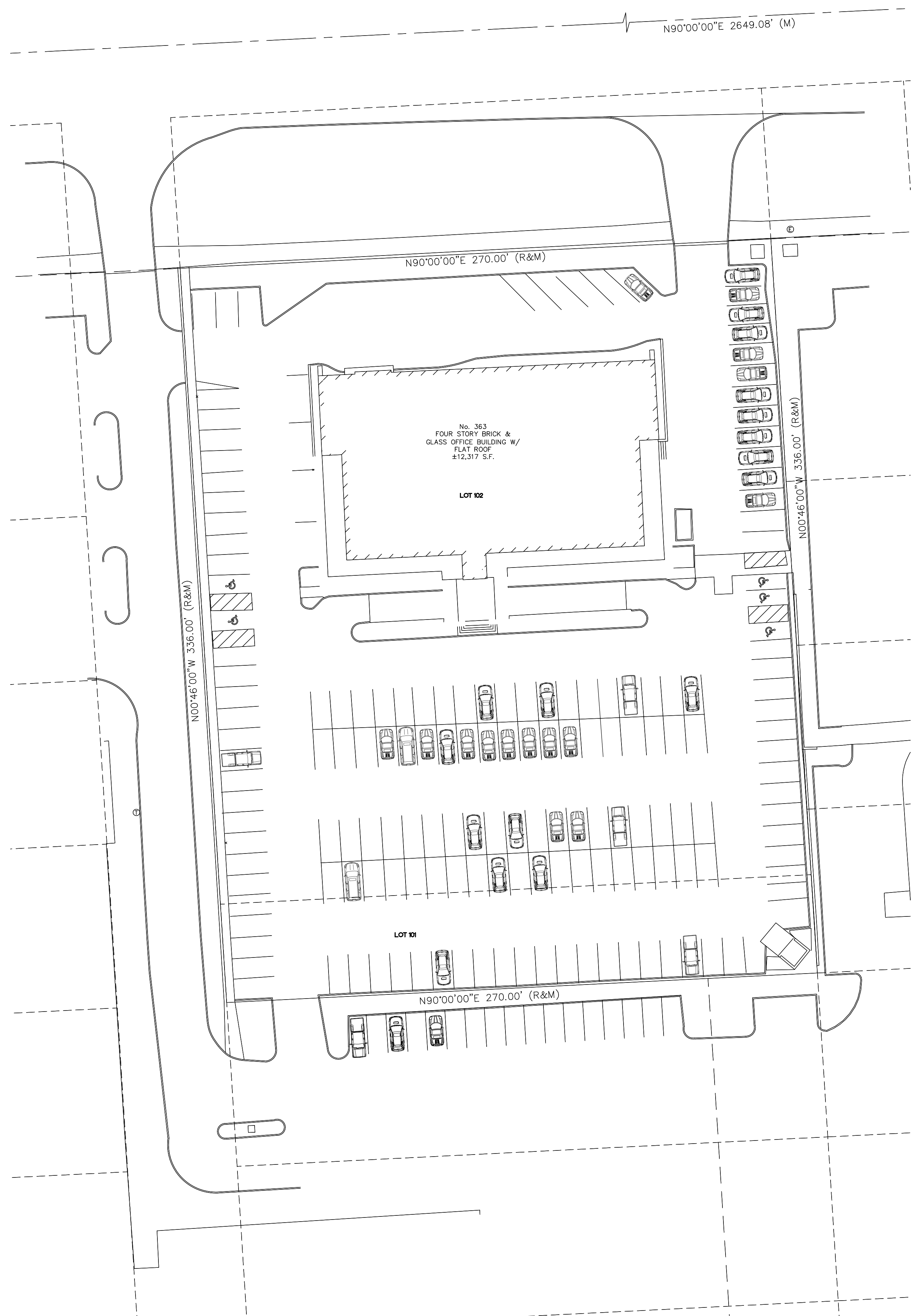
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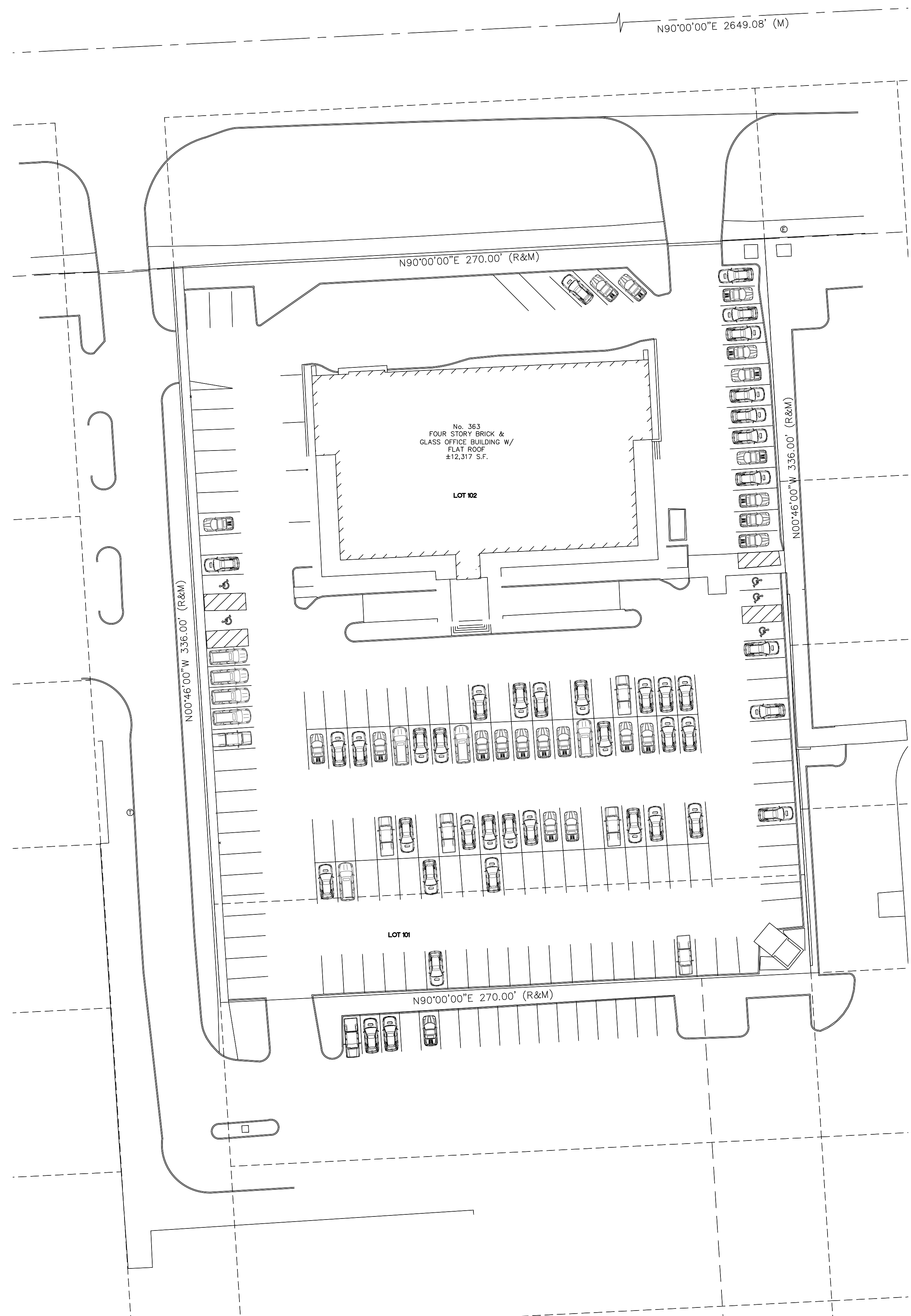
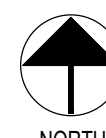
A-12A

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 38 % OCCUPIED EXCL. OVERFLOW: 23
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 41 % OCCUPIED INCL. OVERFLOW: 23

ACTUAL PARKING CONDITIONS - 8:30 AM ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 8:33-8:39 AM
SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 73 % OCCUPIED EXCL. OVERFLOW: 45
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 77 % OCCUPIED INCL. OVERFLOW: 43

ACTUAL PARKING CONDITIONS - 9:30 AM ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 9:39-9:46 AM
SCALE: 1" = 30'-0"





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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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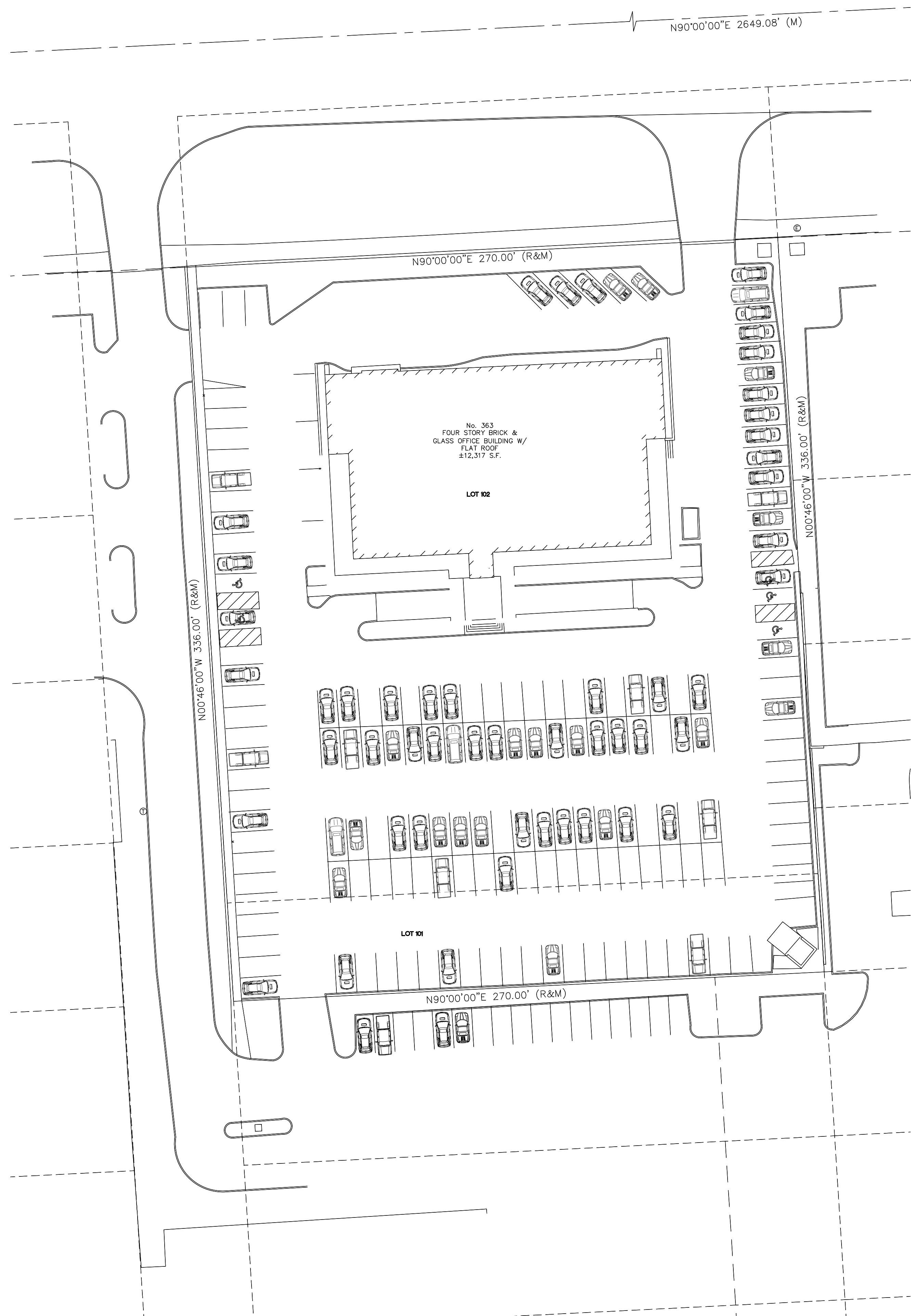
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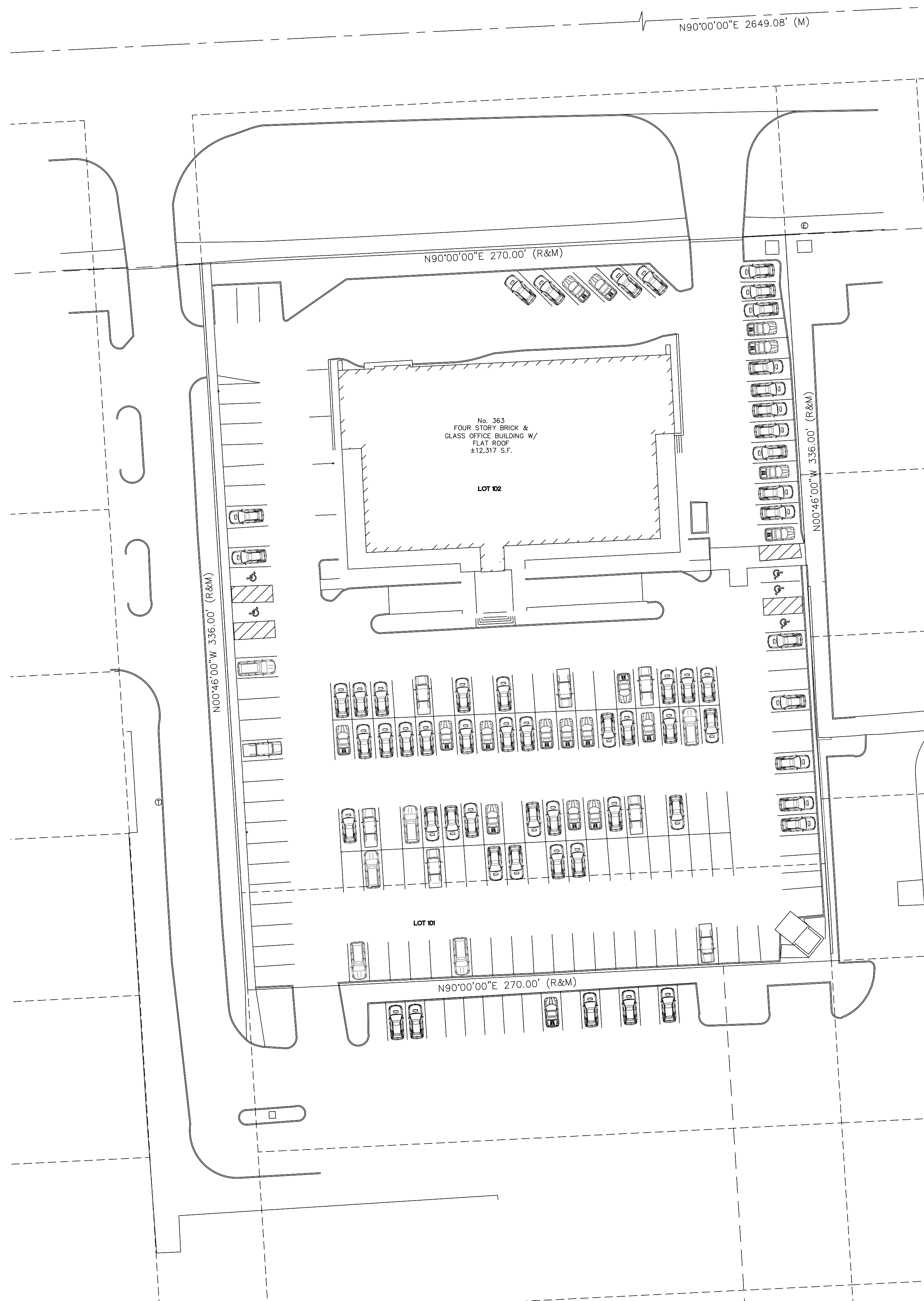
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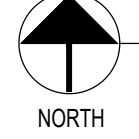
TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 79 % OCCUPIED EXCL. OVERFLOW: 51
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 83 % OCCUPIED INCL. OVERFLOW: 49

ACTUAL PARKING CONDITIONS - 10:30 AM ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024 10:32-10:37 AM
 SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 83 % OCCUPIED EXCL. OVERFLOW: 51
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 89 % OCCUPIED INCL. OVERFLOW: 49

ACTUAL PARKING CONDITIONS - 11:30 AM ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 11:10-11:14 AM
 SCALE: 1" = 30'-0"



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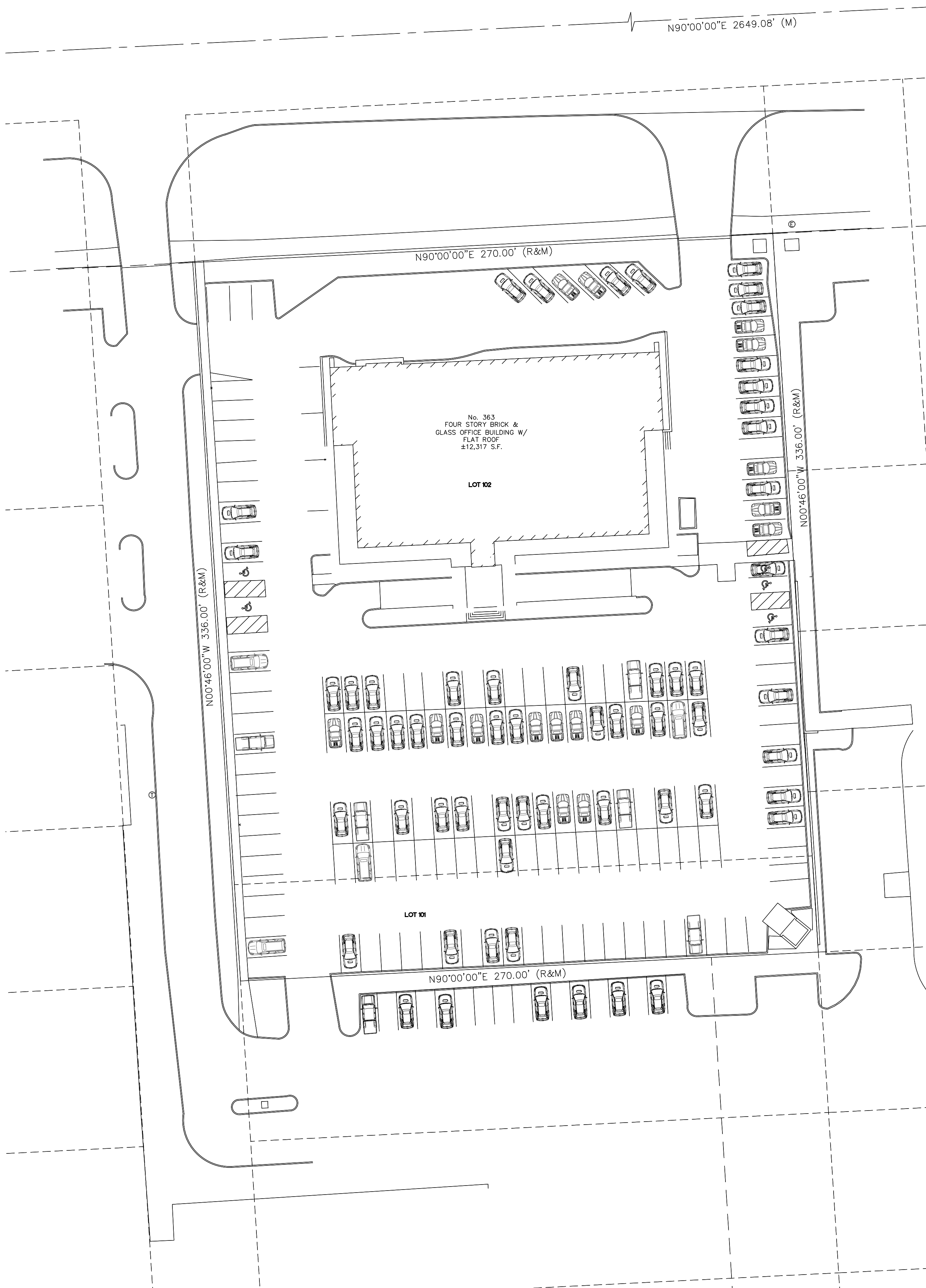
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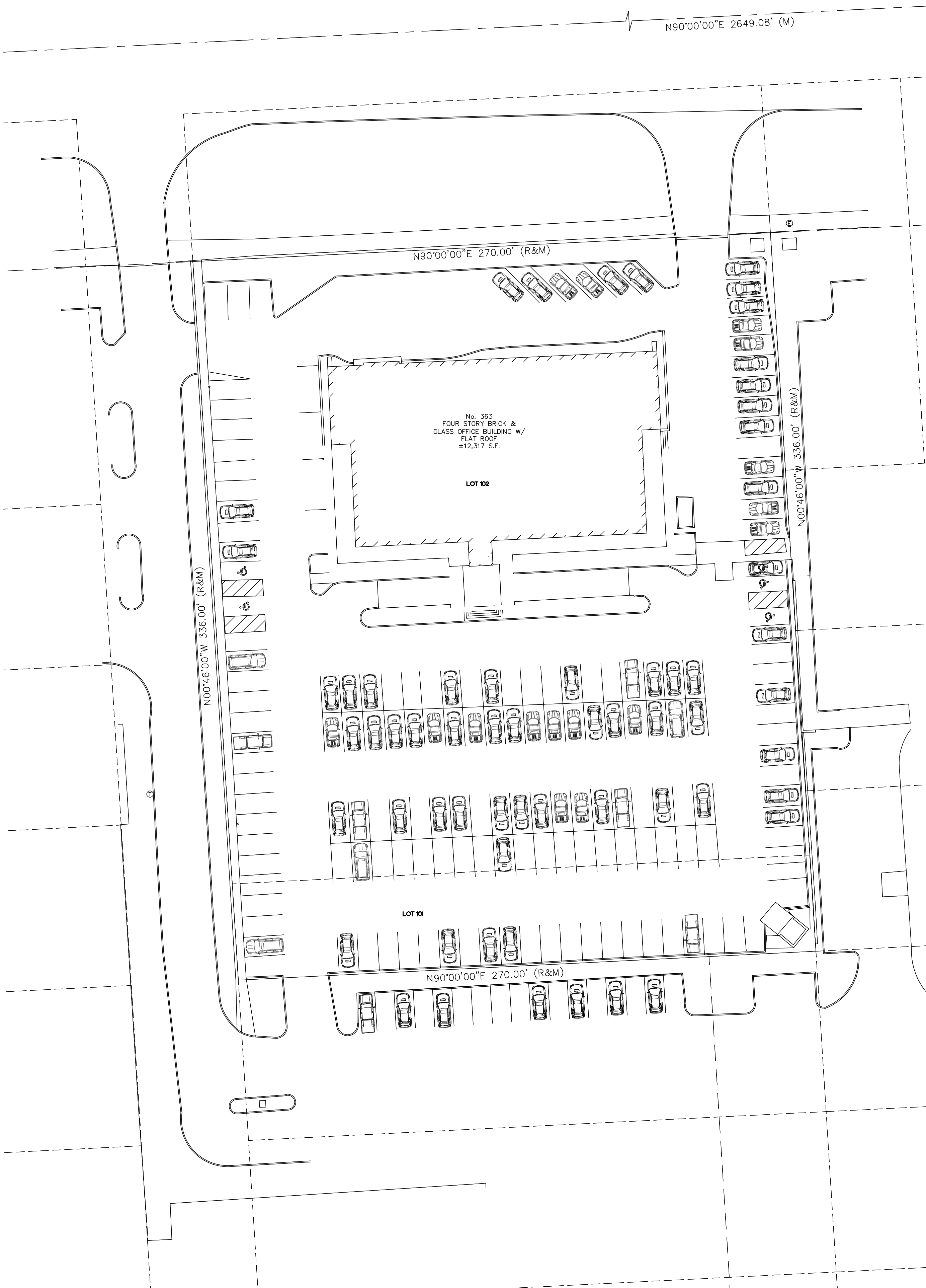
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TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 80 % OCCUPIED EXCL. OVERFLOW: 49
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 86 % OCCUPIED INCL. OVERFLOW: 48

ACTUAL PARKING CONDITIONS - 12:30 PM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 12:29-12:31 PM



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 79 % OCCUPIED EXCL. OVERFLOW: 48
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 86 % OCCUPIED INCL. OVERFLOW: 48

ACTUAL PARKING CONDITIONS - 1:30 PM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 1:26-1:31 PM



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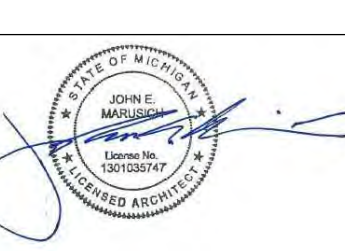
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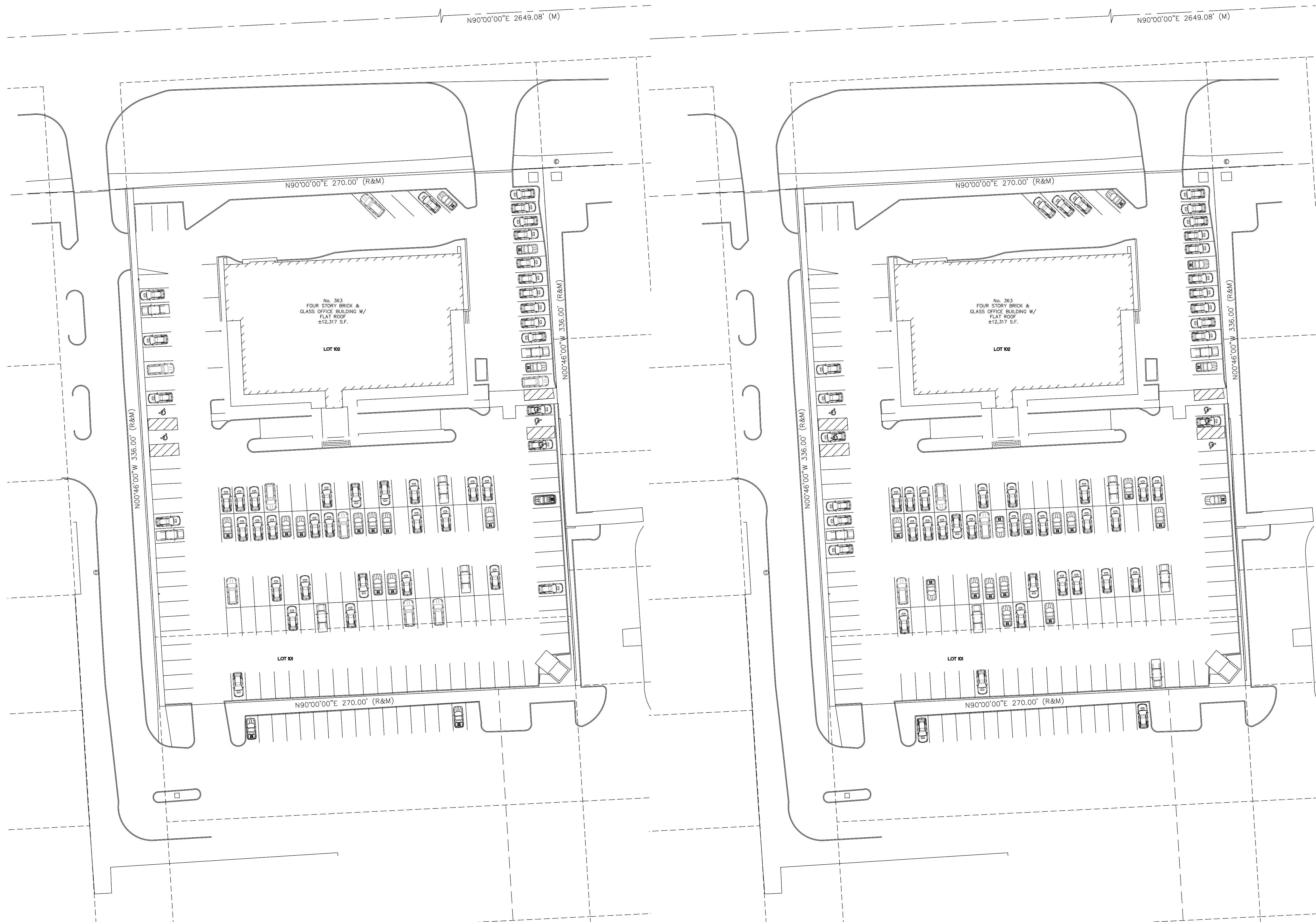
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OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 69 % OCCUPIED EXCL. OVERFLOW: 42
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 71 % OCCUPIED INCL. OVERFLOW: 39

ACTUAL PARKING CONDITIONS - 2:30 PM

SCALE: 1" = 30'-0"



ACTUAL OBSERVED DATE/TIME: WED., 04.10.2024 2:29-2:33 PM

TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 71 % OCCUPIED EXCL. OVERFLOW: 43
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 73 % OCCUPIED INCL. OVERFLOW: 40

ACTUAL PARKING CONDITIONS - 3:30 PM

SCALE: 1" = 30'-0"



ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024 3:30-3:33 PM

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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johnm.marusicharchitecture@gmail.com

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

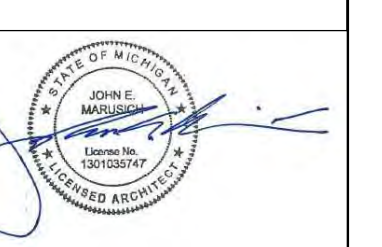
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
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S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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SHEET CONTENTS
PARKING ANALYSIS
(5 OF 6)

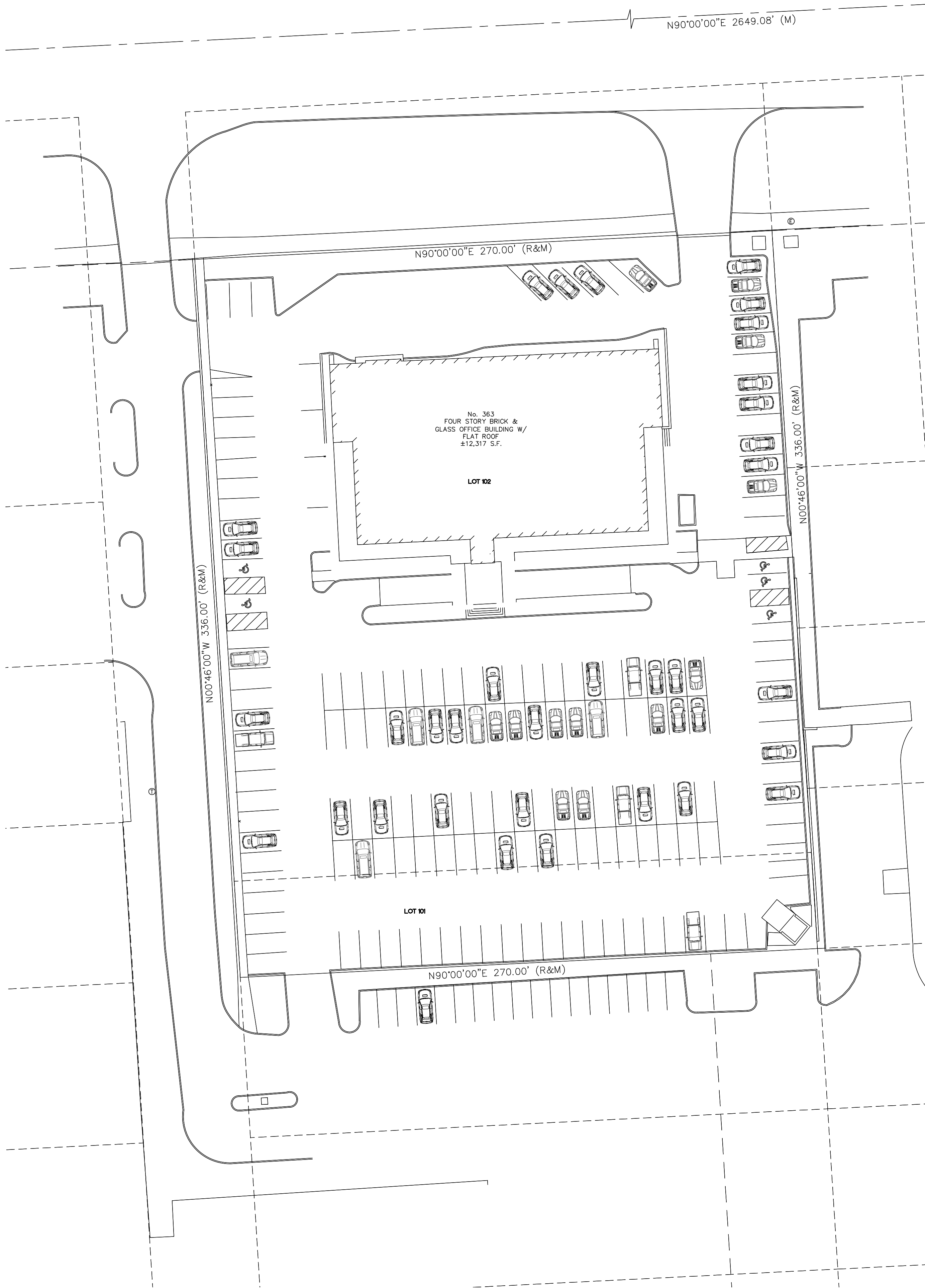
SEAL



11/12/2024

SHEET #
A-12E

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DATE: / / 2024



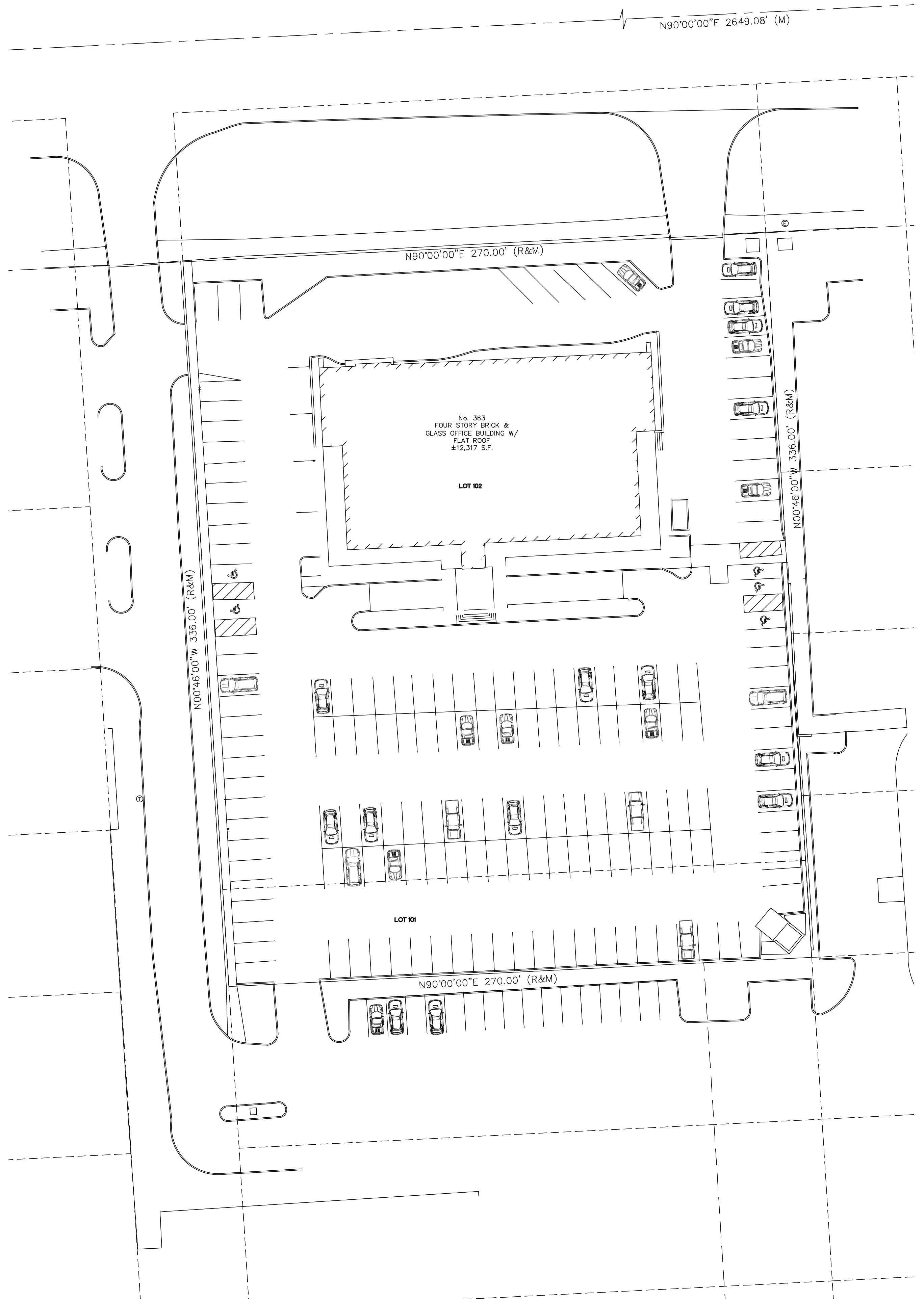
TOTAL SPACES EXCL. OVERFLOW: 164	OCCUPIED SPACES EXCL. OVERFLOW: 56	% OCCUPIED EXCL. OVERFLOW: 34
TOTAL SPACES INCL. OVERFLOW: 181	OCCUPIED SPACES INCL. OVERFLOW: 59	% OCCUPIED INCL. OVERFLOW: 33

ACTUAL PARKING CONDITIONS - 4:30 PM

ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 4:20-4:23 PM



SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164	OCCUPIED SPACES EXCL. OVERFLOW: 25	% OCCUPIED EXCL. OVERFLOW: 15
TOTAL SPACES INCL. OVERFLOW: 181	OCCUPIED SPACES INCL. OVERFLOW: 28	% OCCUPIED INCL. OVERFLOW: 15

ACTUAL PARKING CONDITIONS - 5:30 PM

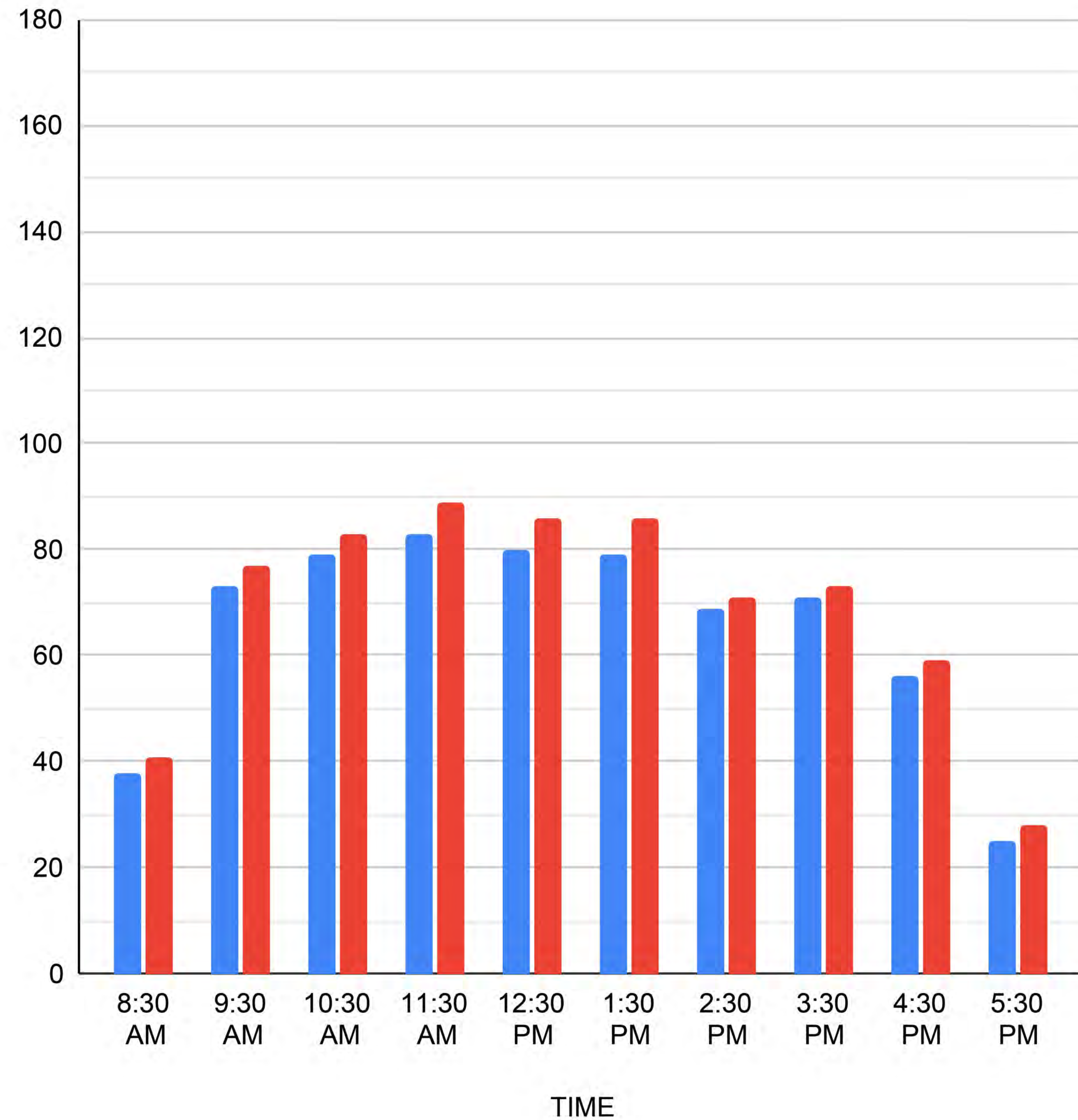
ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 5:20-5:22 PM



SCALE: 1" = 30'-0"

TOTAL OCCUPIED EXCL. OVERFLOW and TOTAL OCCUPIED INCL. OVERFLOW

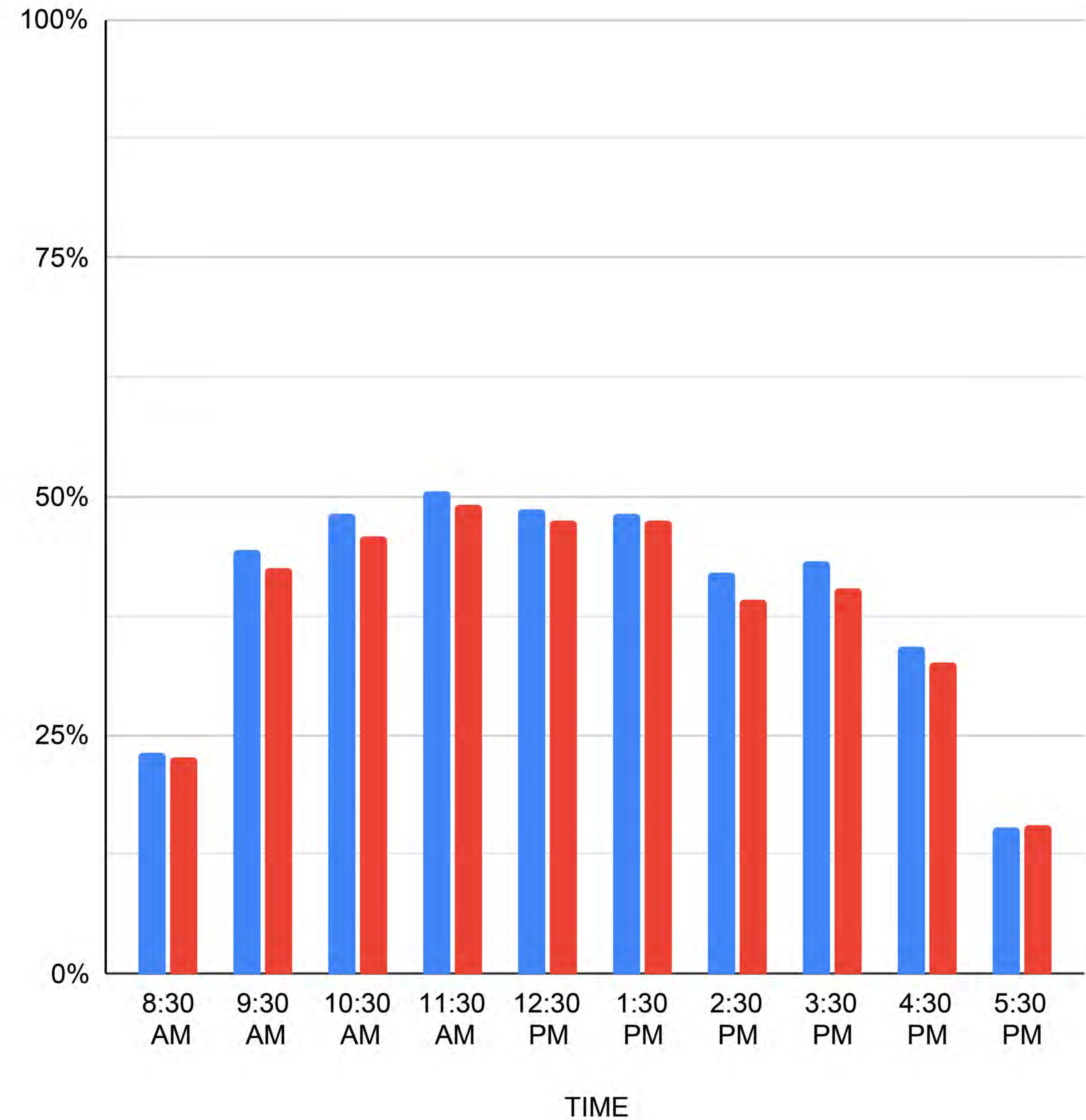
- TOTAL OCCUPIED EXCL. OVERFLOW
- TOTAL OCCUPIED INCL. OVERFLOW



TOTAL SPACES EXCL. OVERFLOW: 164
 TOTAL SPACES INCL. OVERFLOW: 181

% OF SPACES OCCUPIED (EXCL OVERFLOW) and % OF SPACES OCCUPIED (INCL OVERFLOW)

- % OF SPACES OCCUPIED (EXCL OVERFLOW)
- % OF SPACES OCCUPIED (INCL OVERFLOW)



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OWNER
FRANK SIMON

PROJECT NAME
363 BIG BEAVER TOWER

ADDRESS
 363 Big Beaver Rd
 Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/28/2023

REVISION HISTORY	
OWNER REVIEW	01/28/2024
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CHECKED BY: JM

SHEET CONTENTS
PARKING ANALYSIS
(6 OF 6)



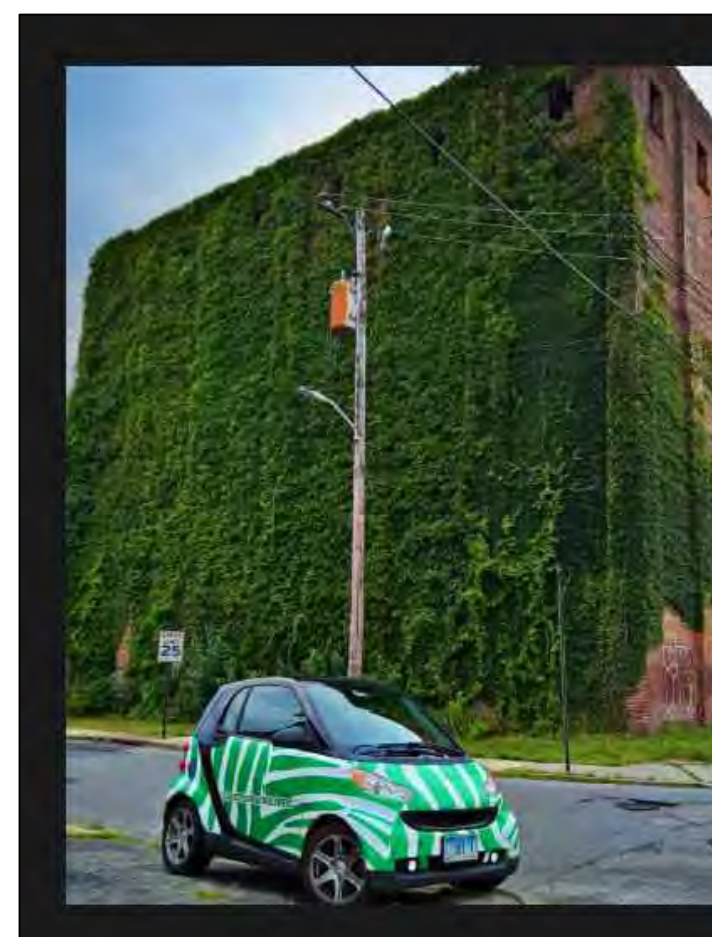
11/12/2024

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 SHEET #
A-12F



GREEN WALL DETAIL

SCALE: 1/8" = 1'-0"



An Extensive Green Wall (Type 1)

Consists of a self-climber that goes up a structure on its own, as simple as that. This is possible for less than \$100 and in around 2 years the plants cover 120-180sf of wall. Because there are choices, it can be a mix evergreen climbers or a summer green climber with flowers and fruits. Especially birds like to nest in these types of Green Walls. Surely, this increases diversity on all levels and over all levels of a structure. A preference for native-only plants in this type of Green Wall can be challenging. Because with urban heat island and climate extremes, a mix of plants can adjust accordingly. At a later time, self climbing Green Walls offer a structure for vines that needs to grab on something. A naturally trellis without ropes, wires.

Extensive Green Walls (Type 2)

Require a structure to grab onto. Of course, such a structure is also design element until it is covered by the vegetation. Thus, design options are unlimited from simple ropes, wires, meshes, and ornamental trellises. Overall an inexpensive solution where diversity and appearance literally grow overtime.

In contrast to other solutions Extensive Green Walls (Type 1 and 2) have the highest ecological and economical benefits. The key benefits of these types of Green Walls are the low installation and maintenance costs. They are affordable for all building owners and the longevity is as long as the structure will last.

VERTICAL GREENERY TYPES

GROUND-BASED		WALL/STRUCTURE-BASED		
EXTENSIVE 1	EXTENSIVE 2	SEMI-INTENSIVE	INTENSIVE 1	INTENSIVE 2

Text and pictures: www.greenrooftechnology.com
Jorg Breuning

COSTS

\$10/sf \$160/sf

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ADDRESS
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Troy, MI 48064

PROJECT # 23 - 82

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SHEET CONTENTS

GREEN WALL DETAIL

SEAL



11/12/2024

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SHEET #

DATE: __/__/2024

A-13



363 EAST

ONE
WAY
→





363 EAST



363 EAST

WRONG WAY

WRONG WAY

ONE WAY



53 EAST

2A 6d



363 EAST




SUPERIOR
NATIONAL BANK

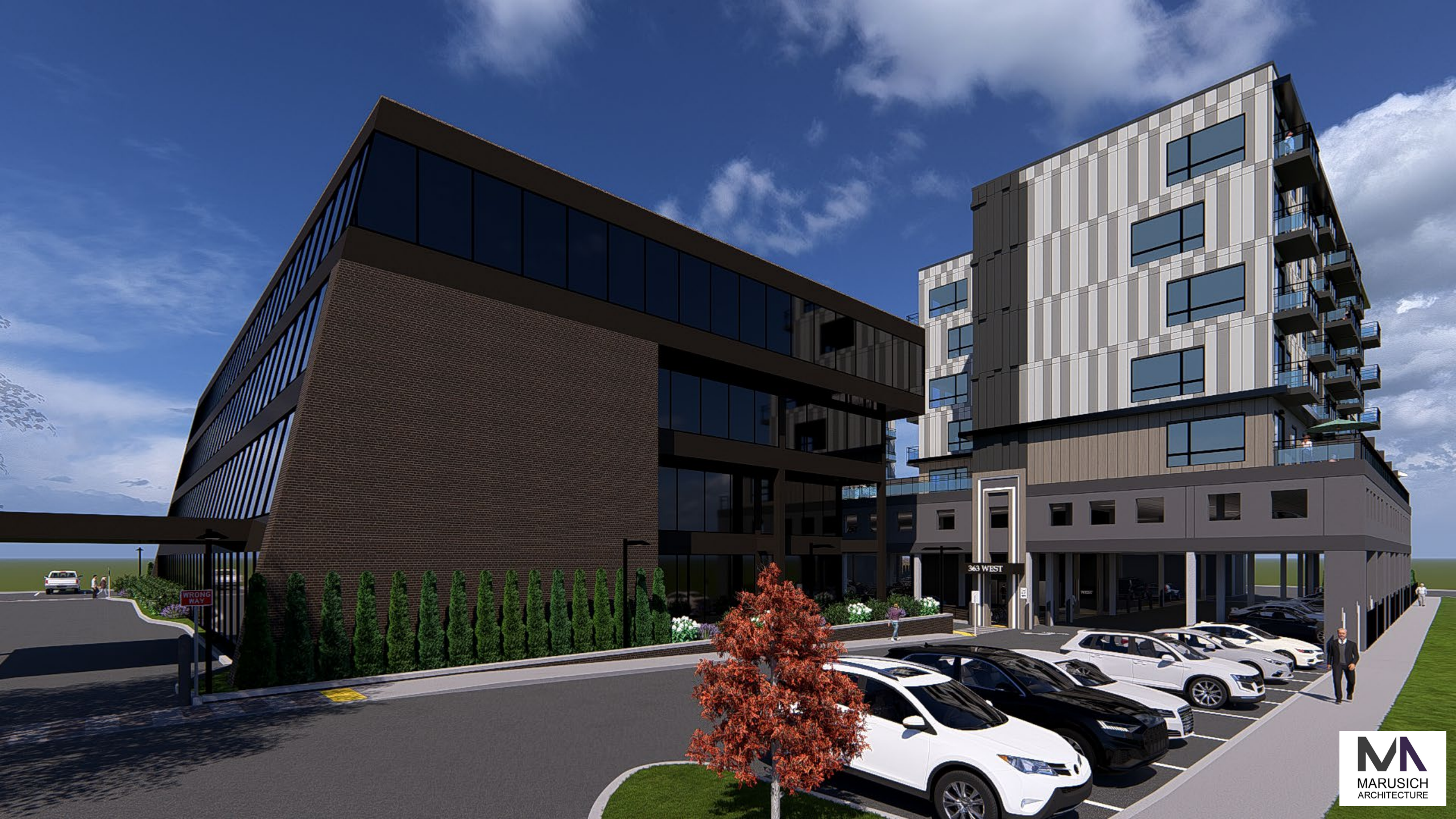
 **Infusion**
ASSOCIATES

 **MY FOREVER SMILE**
DENTISTRY & ORTHODONTICS

 **Nexus**
Behavioral Health PC

363

353 WEST





363 WEST

ONE WAY
←

ONE WAY
←

ONE WAY
←



ONE WAY
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ONE WAY
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ONE WAY
↶

363 WEST





363 WEST



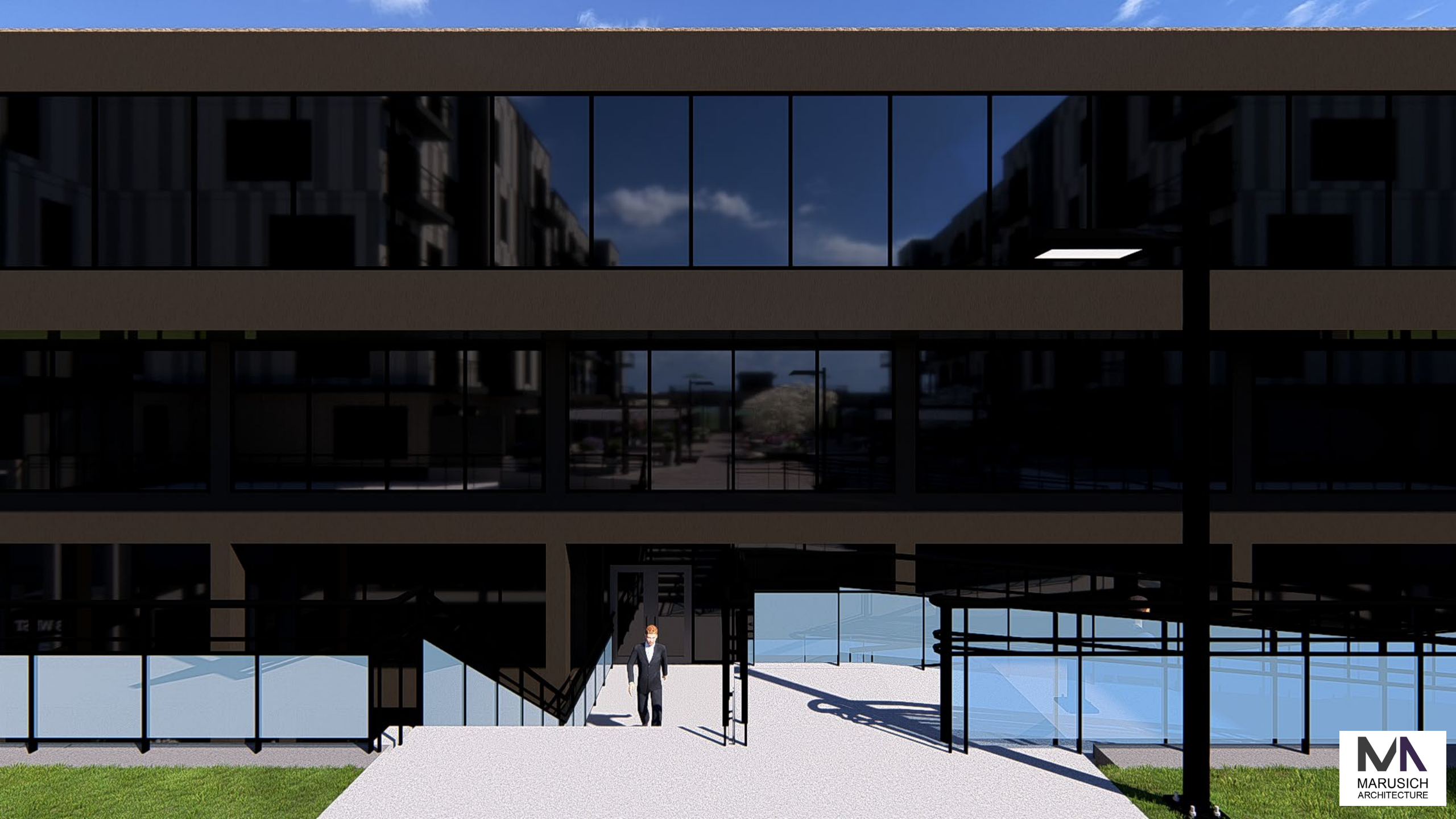


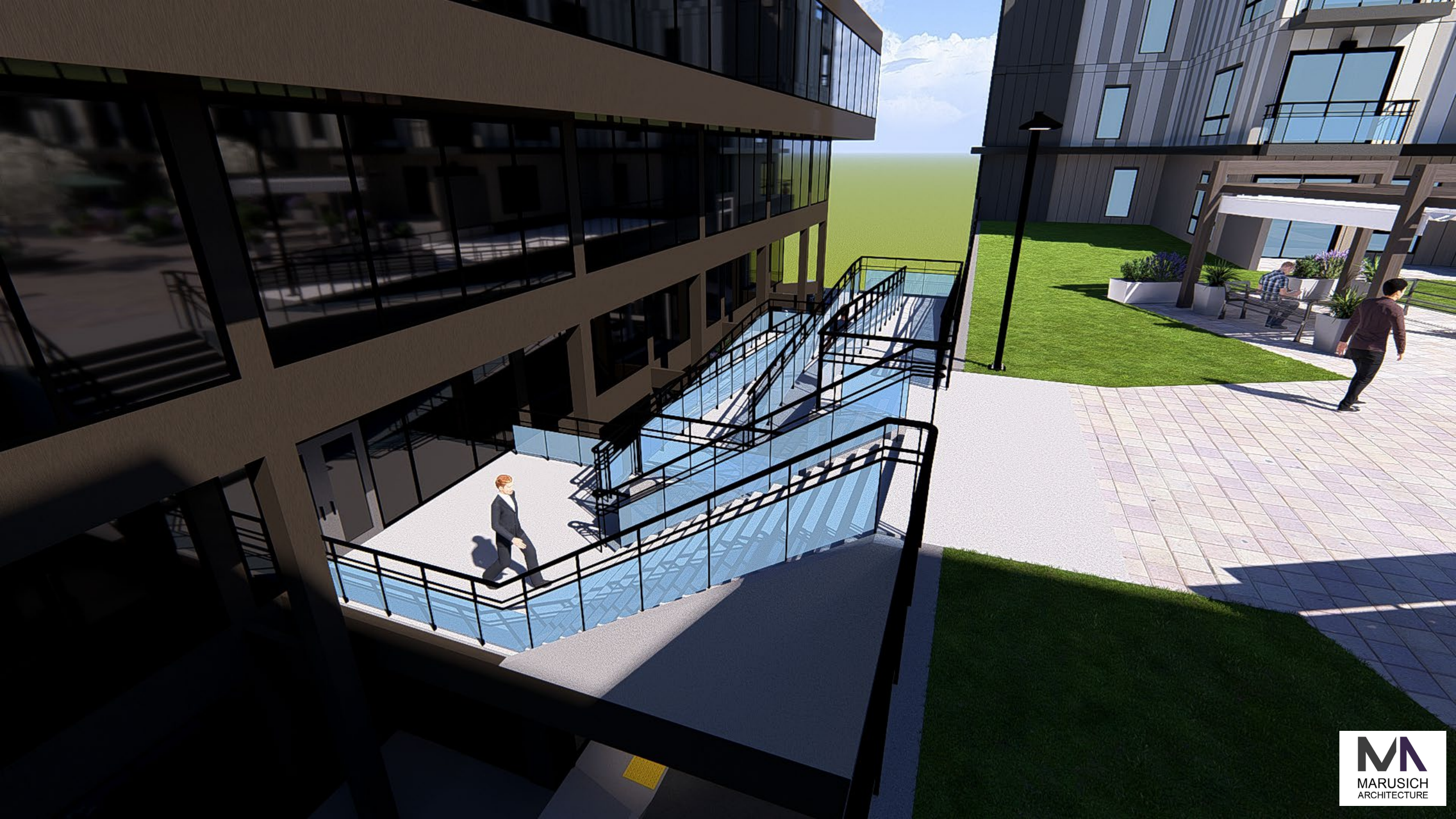
































MEMO

VIA EMAIL FSimon@firstclass-developers.com

To: First Class Developers, LLC

From: Julie Kroll, PE, PTOE
Fleis & VandenBrink

Date: April 15, 2024
Revised November 10, 2024

Re: Proposed Residential Development
363 Big Beaver Road, Troy, Michigan
Shared Parking Study

1 INTRODUCTION

This memorandum presents results of the Shared Parking Study for the proposed development at 363 Big Beaver Road in the City of Troy, Michigan. There is an existing office building on site and the proposed development plan includes the addition of a multi-family residential building on the property. The proposed multi-family residential building includes 5-stories of residential units stacked over a 2-level parking deck. The proposed parking deck and existing parking lot will be shared between the existing office building and the proposed residential development. There is no reserved parking proposed on this site. The purpose of this parking study is to determine if there will be adequate parking to accommodate all uses.

2 PARKING ANALYSIS

A parking analysis is a two-step process. The first step in determining the parking needs for a development is to calculate the projected parking *demand*. Parking demand calculations determine how much parking will be generated by the development. Step two in the parking analysis process is to determine if the parking supply is adequate to accommodate the projected parking demand; if the parking supply is not adequate, recommendations are to be provided to accommodate the projected parking demand.

The proposed development plan includes shared parking with the property at 363 Big Beaver Rd. and with the adjacent property at 575 Big Beaver Rd. There are both exclusive and shared parking easements with this adjacent property. The parking supply for this project site is summarized below and shown on the attached site plan.

Table 1: Parking Supply Summary

Address	Parking Type	Agreement	Spaces
363 Big Beaver	Parking Lot	Shared Use	109
363 Big Beaver	Parking Deck	Shared Use	83
575 Big Beaver	Parking Lot	Easement-Exclusive Use	16
575 Big Beaver	Parking Lot	Easement-Shared Use	25
Total			233

2.1 CITY OF TROY ORDINANCE EVALUATION

The proposed development plan was evaluated according to the City of Troy Zoning Parking Ordinance, as summarized in **Table 2**. Based upon the results of this evaluation, the proposed development does not meet the parking requirements per the City Parking Ordinance. However, City of Troy Ordinance allows for parking to be shared where peak usage for the site occurs at different periods of time. Therefore, a shared parking evaluation was performed for the existing and proposed uses.

Table 2: City of Troy Parking Ordinance Existing and Proposed Uses

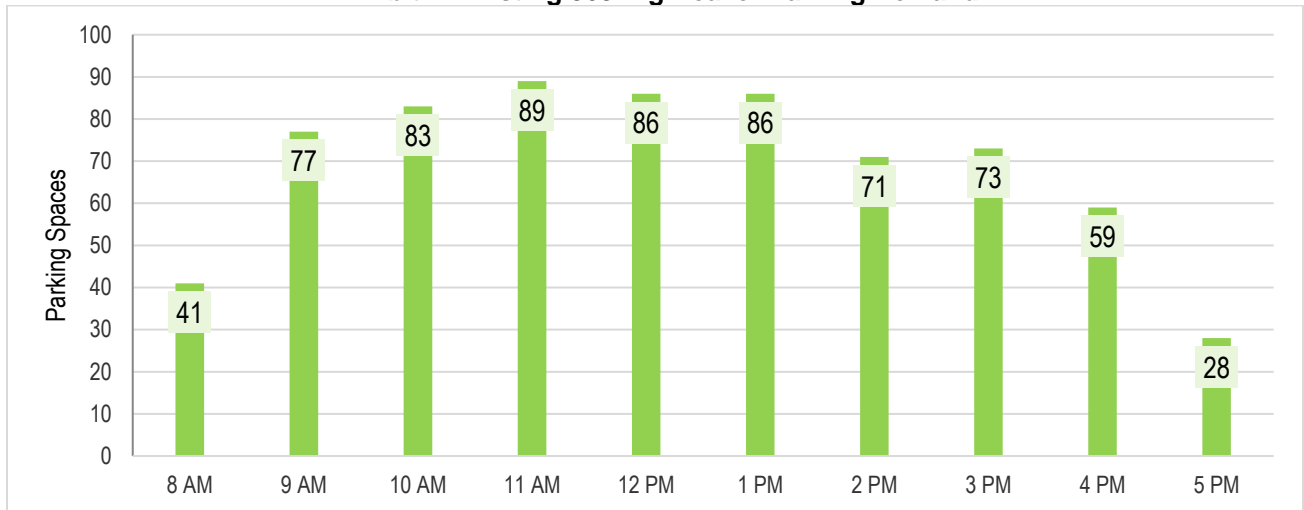
Land Uses	Size	City Ordinance Rates	Parking Requirements Per Ordinance (spaces)
Multi-Family Housing	20 Units	1 spaces/dwelling unit	20
Multi-Family Housing	90 Units	2 spaces/dwelling unit	180
Office (General)	30,648 SF GFA	1 space per 300 SF GFA	103
Office (Medical/Dental)	8,563 SF GFA	1 space per 200 SF GFA	43
Bank	3,437 SF GFA	1 space per 200 SF GFA	18
Total			364
Proposed Parking Supply			233
Difference			-131

2.2 EXISTING OFFICE BUILDING

The existing office building includes various land uses; including, general office, medical/dental office and a bank, and the building is currently fully leased. A parking occupancy study was performed in order to determine the parking demand for the existing building and uses. The existing parking occupancy data collection was performed on Tuesday, April 2, 2024, between 8:00 AM and 6:00 PM. The existing parking occupancy data is attached and shown on the exhibit below. The results of the analysis show:

- The peak parking demand for the existing building occurs between 11:00 AM and Noon.
- The peak peaking demand is 89 vehicles.

Exhibit 1: Existing 363 Big Beaver Parking Demand



2.3 SHARED PARKING EVALUATION

The proposed development includes a multi-family residential development that will share parking with the adjacent building at 363 Big Beaver Road. The proposed development plan for 363 Big Beaver Road with the additional residential units was evaluated to determine the recommended number of parking spaces for the project in an effort to “right-size” the parking for this use.

The Urban Land Institute (ULI), Shared Parking, 3rd Edition was used to evaluate the shared parking for the proposed residential development plan. The seasonal, daily, and hourly parking demand variations for the proposed land use based on data published in the Urban Land Institute (ULI) in Shared Parking, 3rd Edition ULI were used to determine the projected peak hourly parking demand for the proposed development. The underlying parking demand used the City of Troy Ordinance Parking requirements.

The existing 363 Big Beaver Road building parking occupancy data was combined with the proposed land used to determine the overall site parking demand required for this site that is attributed to the synergy of the land uses. The results of the shared parking analysis are summarized in **Table 2**.

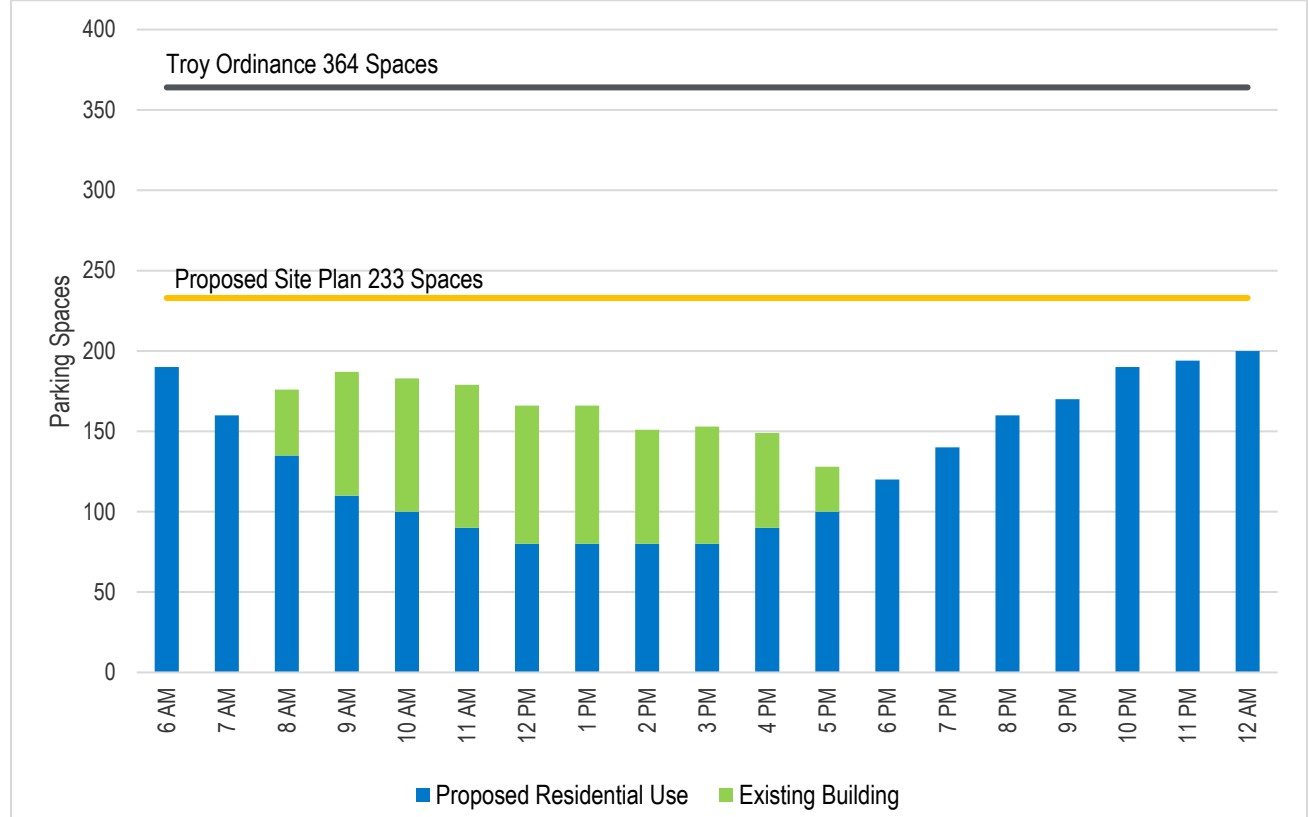
A parking lot is typically designed to accommodate 85-95% occupancy, depending on the proposed land use(s), layout, and parking management (self-parking, valet, etc.). As vehicles traverse through the parking lot search for the open spaces or wait for vehicles to exit, a buffer is provided between supply and demand that allows for easier turnover in the parking lot and less congestion. For parking lots with a higher turnover (such as grocery stores and restaurants), the parking occupancy percentage should be lower, and for parking lots with less turnover (office buildings and residential), the parking occupancy percentage can be higher.

The projected parking demand calculated was compared to the proposed parking supply for this site to determine if there is adequate parking to accommodate the proposed operations. The highest daily parking demands for this development are expected during the weekday when both the office building and the residential uses have the highest occupancy. The results of this analysis are summarized in **Table 3** and the hourly variations in the parking demand are shown on **Exhibit 2** and shows that the proposed parking supply on site will accommodate the projected parking demand for the existing and proposed uses.

Table 3: City of Troy Parking Ordinance with Shared Parking

Land Uses	Size	City Ordinance Rates	Ordinance Requirements	Peak Hour (9 AM) Shared Parking
Multi-Family Housing	20 Units	1 spaces/dwelling unit	20	110
Multi-Family Housing	90 Units	2 spaces/dwelling unit	180	
Office (General)	30,648 SF GFA	1 space per 300 SF GFA	103	77
Office (Medical/Dental)	8,563 SF GFA	1 space per 200 SF GFA	43	
Bank	3,437 SF GFA	1 space per 200 SF GFA	18	
Total			364	187
Proposed Parking Supply			233	233
Difference			-131	46
Parking Lot Percent Occupancy			156%	80%

Exhibit 2: Peak Month Daily Parking Demand by Hour (Weekday)



3 CONCLUSIONS

The conclusions of this study are as follows:

- The proposed development plan provides the necessary parking for the proposed development plan using shared parking to meet the ordinance requirements.

Questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attachments: Site Concept Plan
Parking Occupancy Data
Shared Parking Data Summaries

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024

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CHECKED BY: JM

SITE PLAN

SEAL

08/30/2024

SHEET # **ST-1**

SITE INFORMATION

SITE ADDRESS: 363 BIG BEAVER RD, TROY MI, 48084
PROPERTY ID # 88-20-28-203-030
CURRENT ZONING / USE BIG BEAVER DISTRICT
PROPOSED ZONING BIG BEAVER DISTRICT
ADJACENT ZONING BIG BEAVER DISTRICT
SITE TYPE BB:B (MEDIUM SITE)
STREET TYPE BB:A PRIMARY CORRIDOR
SETBACKS (FORM F) FRONT / 10' - SIDE / 0' - REAR / 40'

BUILDING HEIGHT (BUILDING FORM F)

ITEM	BUILDING FORM F MINIMUM HT.	MAXIMUM HT. (N/A)	PROVIDED
GROUND LEVEL	14' - 0"		12' - 0"
TOP OF DECK			22' - 0"
ROOF	55' - 0" (5 STORIES)		77' - 0" (7 STORIES)
PARAPET			79' - 8"

BUILDING USE INFORMATION

LEVEL	USE	USE GROUP
Ground Level	LOBBY & BUILDING SERVICES & PARKING	S-2
Level 2	PARKING	R-2
Level 3	RESIDENTIAL APARTMENTS & AMENITIES	S-2
Level 4	RESIDENTIAL APARTMENTS	R-2
Level 5	RESIDENTIAL APARTMENTS	R-2
Level 6	RESIDENTIAL APARTMENTS	R-2
Level 7	RESIDENTIAL APARTMENTS	R-2

PARKING INFORMATION

EXISTING OFFICE	REQUIRED	PROVIDED
OFFICE 3,437 S.F. (BANK) OFFICE (BANK - 0 interior ATM's) (1 SPACE PER 200 S.F.)	18 SPACES	
OFFICE (GENERAL) 30,648 S.F. GENERAL OFFICE (1 SPACE PER 300 S.F.)	103 SPACES	
OFFICE (MEDICAL) 8,563 S.F. (MEDICAL) OFFICE (1 SPACE PER 200 S.F.)	43 SPACES	
OFFICE SUBTOTAL: 164 SPACES		
RESIDENTIAL (110 UNITS)		
APARTMENTS 20 APARTMENTS X 1 SPACE (EFFICIENCY APARTMENTS)	20 SPACES	
70 APARTMENTS X 2 SPACES (1 BEDROOM APARTMENTS)	140 SPACES	
20 APARTMENTS X 2 SPACES (2 BEDROOM APARTMENTS)	40 SPACES	
APARTMENTS SUBTOTAL: 200 SPACES		
TOTAL	364 SPACES	233 SPACES

(SEE ATTACHED SHARED PARKING AGREEMENT FROM FLEIS & VANDENBRINK)

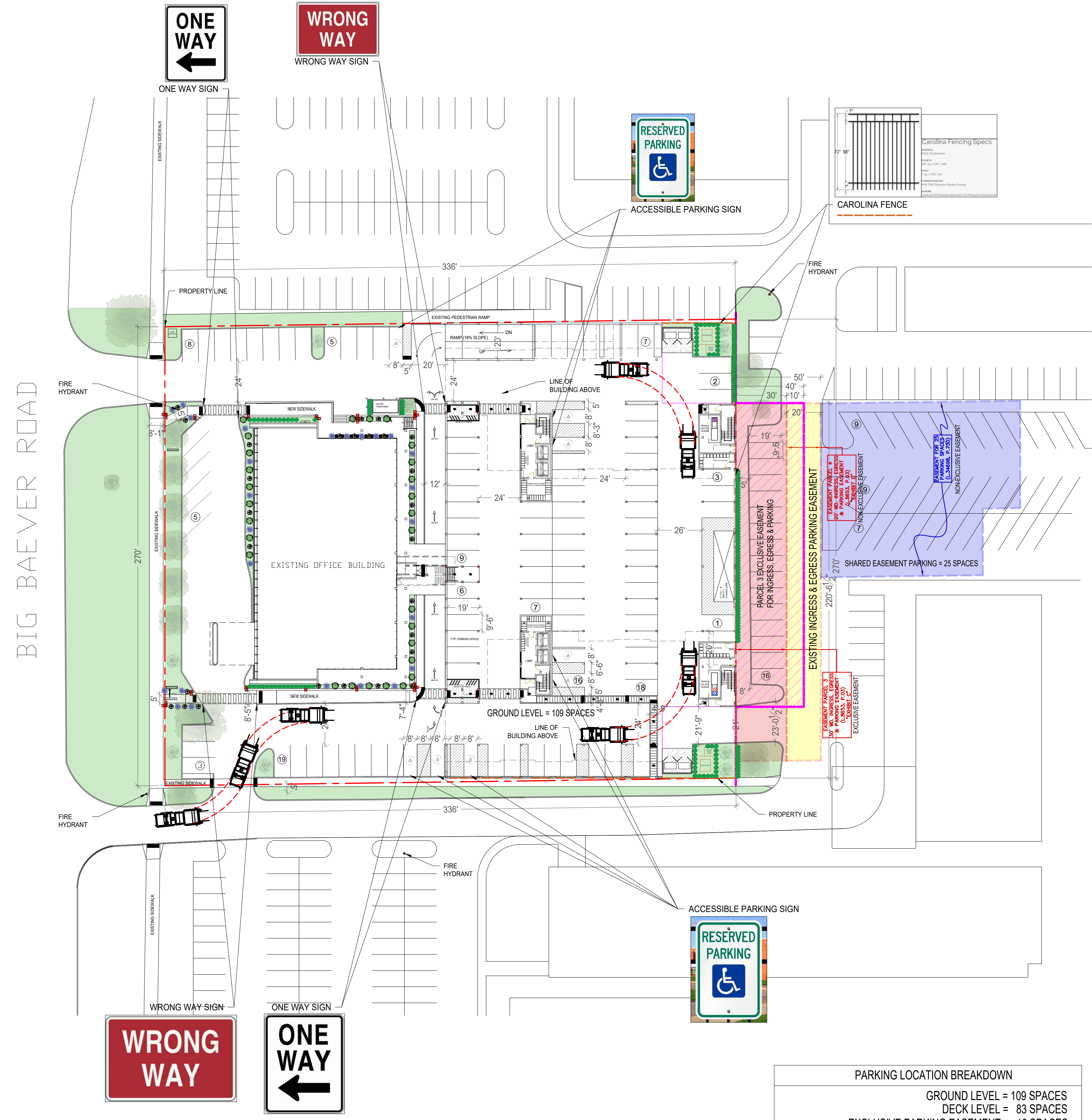
BARRIER FREE PARKING SPACES REQUIRED: (238 / 25) = 9.5 = 10 SPACES
BARRIER FREE PARKING SPACES PROVIDED:
- GROUND LEVEL: 08 SPACES
- PARKING DECK: 04 SPACES
TOTAL BARRIER FREE SPACES PROVIDED = 12 SPACES

SQUARE FOOT AREA INFORMATION

	GROSS SF	NET SF
7TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
6TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
5TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
4TH LEVEL - APARTMENTS / TOP OF COM. BLDG	20,350 GSF	16,534 NSF
3RD LEVEL - APARTMENTS / TOP OF DECK + COM. BLDG	22,474 GSF	16,534 NSF
2ND LEVEL - PARKING DECK	45,765 GSF	
1ST LEVEL - PARKING / LOBBY	3,090 GSF	
TOTAL AREA	152,231 GSF	82,670 NSF

PARKING LOCATION BREAKDOWN

GROUND LEVEL = 109 SPACES
DECK LEVEL = 83 SPACES
EXCLUSIVE PARKING EASEMENT = 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT = 25 SPACES
TOTAL = 233 SPACES



SITE PLAN
SCALE: 1" = 30' - 0"
NORTH

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: ___/___/2024



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

OWNER REVIEW	11/29/2023
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/22/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

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SEAL



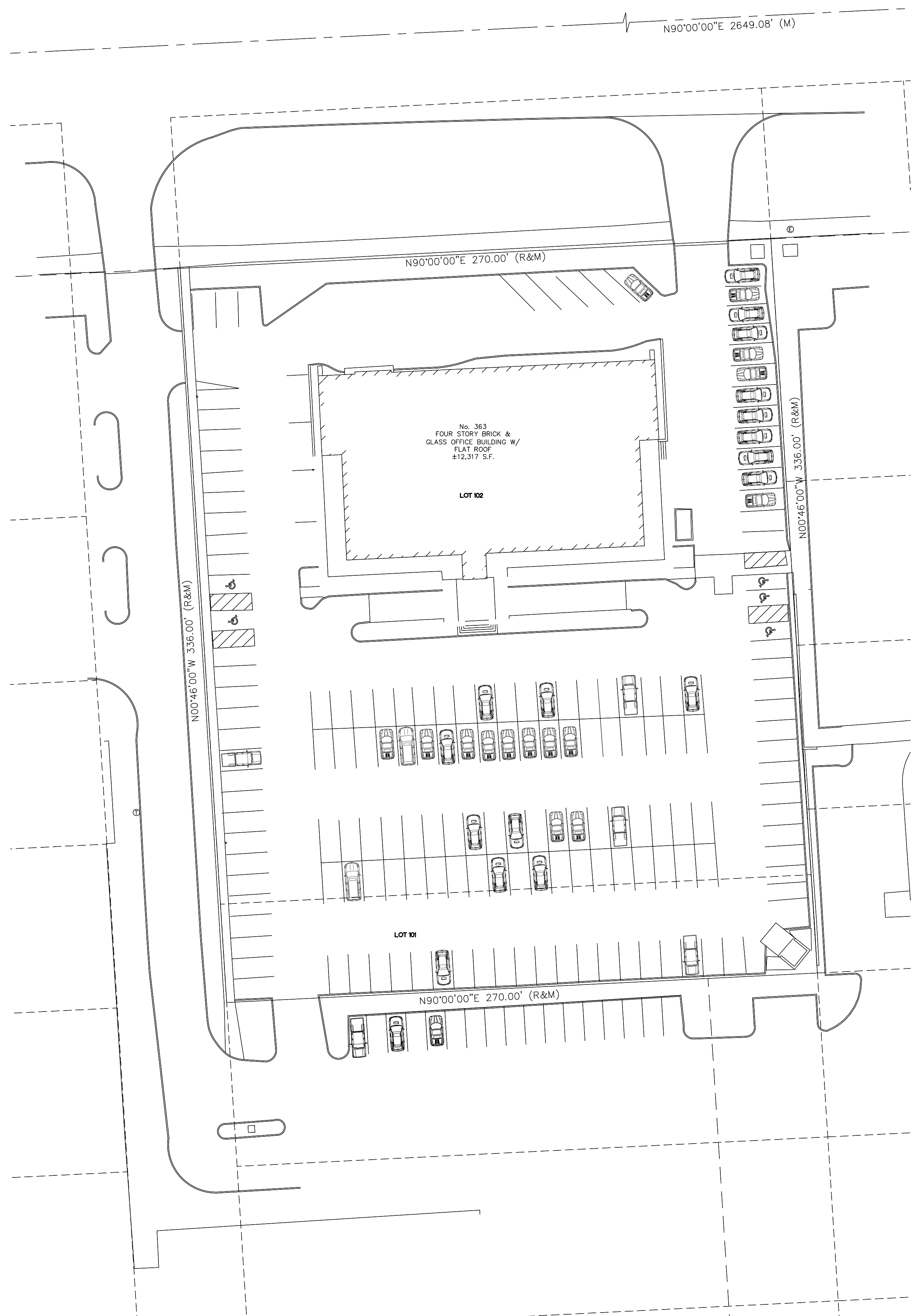
04/16/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET #

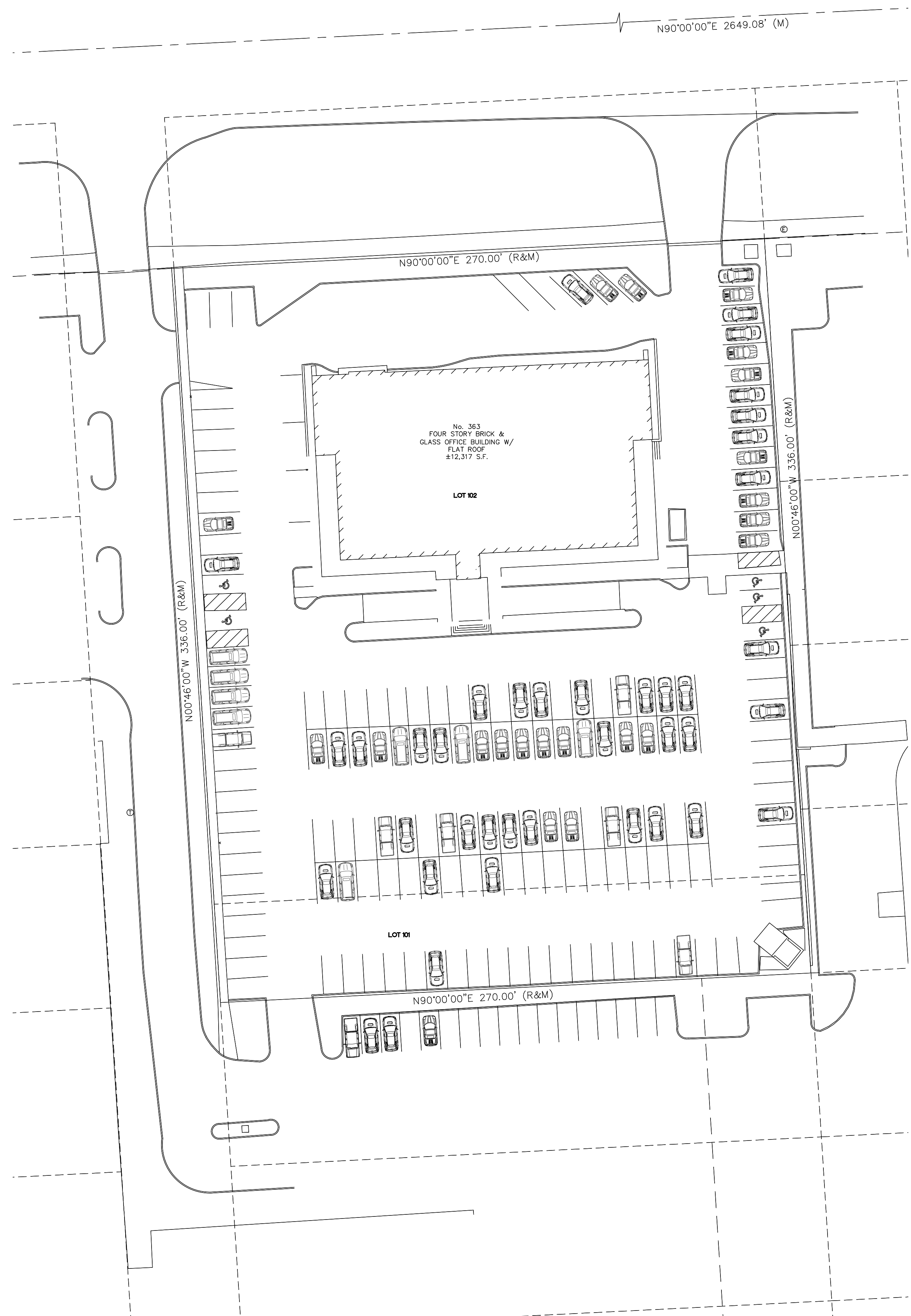
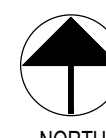
A-12A

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 38 % OCCUPIED EXCL. OVERFLOW: 23
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 41 % OCCUPIED INCL. OVERFLOW: 23

ACTUAL PARKING CONDITIONS - 8:30 AM ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 8:33-8:39 AM
 SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 73 % OCCUPIED EXCL. OVERFLOW: 45
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 77 % OCCUPIED INCL. OVERFLOW: 43

ACTUAL PARKING CONDITIONS - 9:30 AM ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 9:39-9:46 AM
 SCALE: 1" = 30'-0"



DATE: / / 2024



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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
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PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

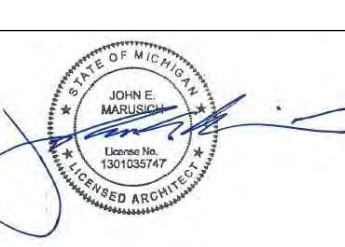
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REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

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CHECKED BY: JM

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SEAL



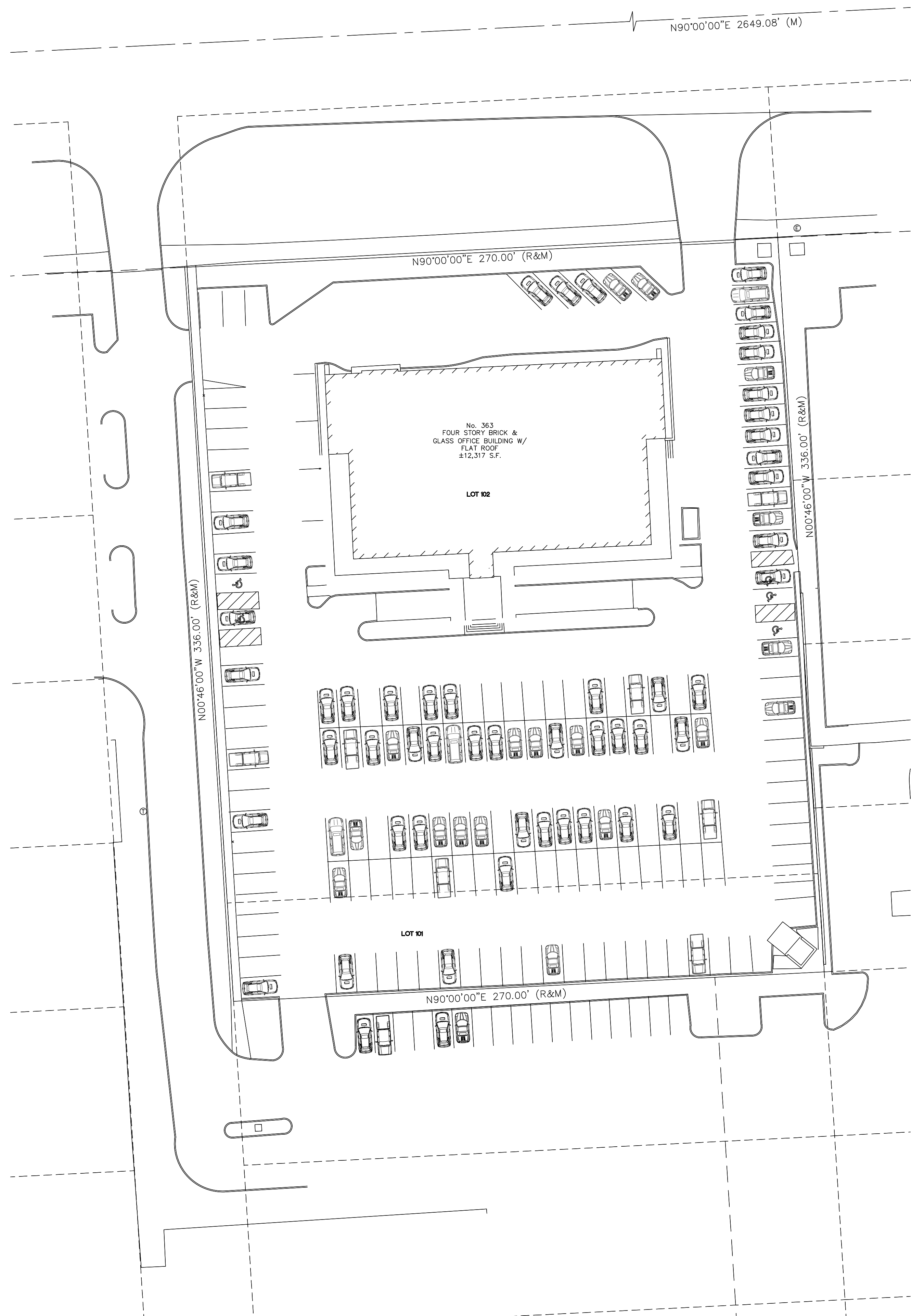
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SHEET #

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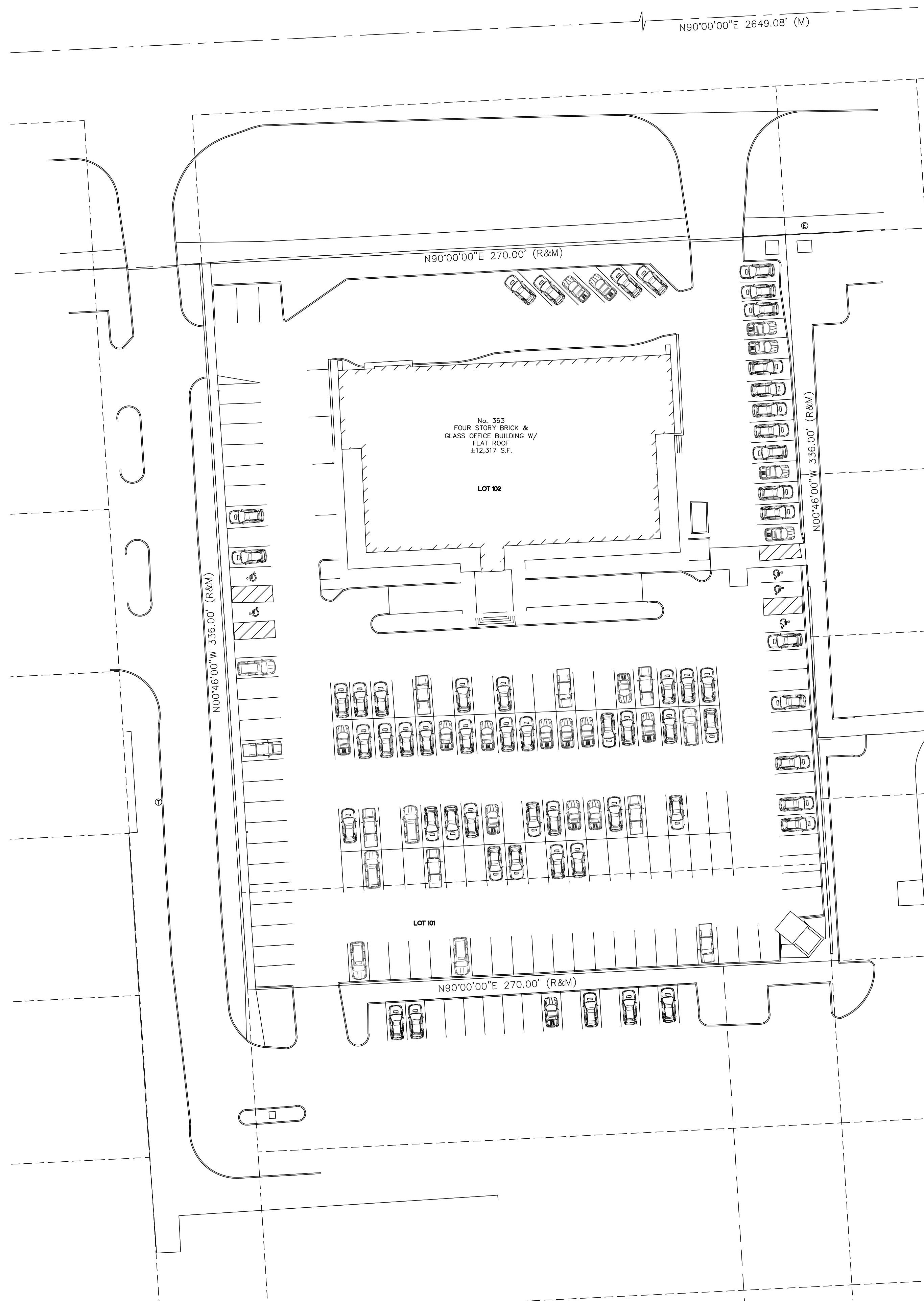
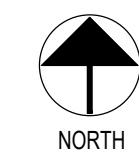
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



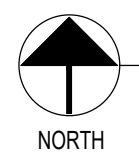
TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 79 % OCCUPIED EXCL. OVERFLOW: 51
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 83 % OCCUPIED INCL. OVERFLOW: 49

ACTUAL PARKING CONDITIONS - 10:30 AM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024 10:32-10:37 AM



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 83 % OCCUPIED EXCL. OVERFLOW: 51
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 89 % OCCUPIED INCL. OVERFLOW: 49

ACTUAL PARKING CONDITIONS - 11:30 AM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 11:10-11:14 AM





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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
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PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

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S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

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SEAL



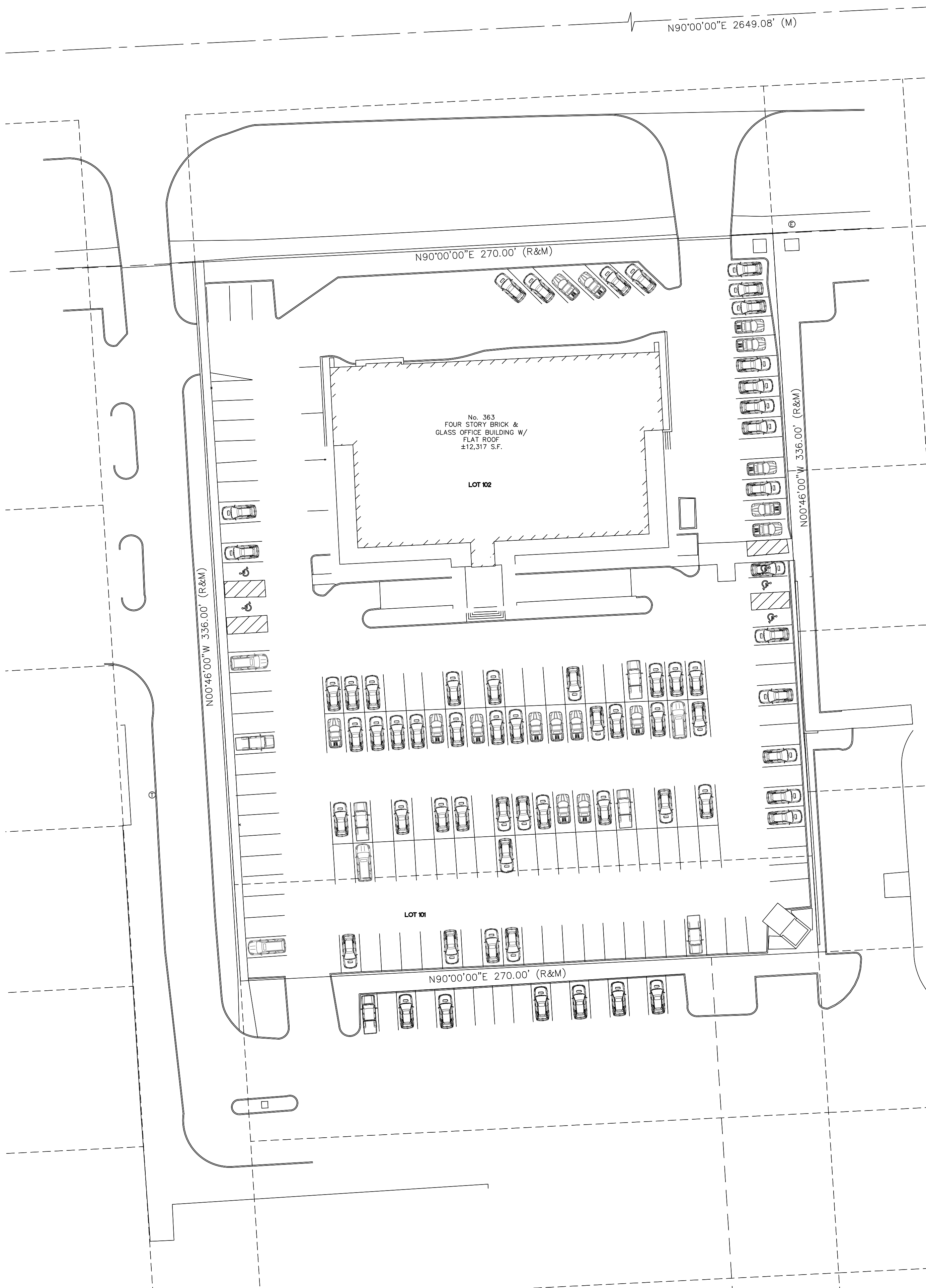
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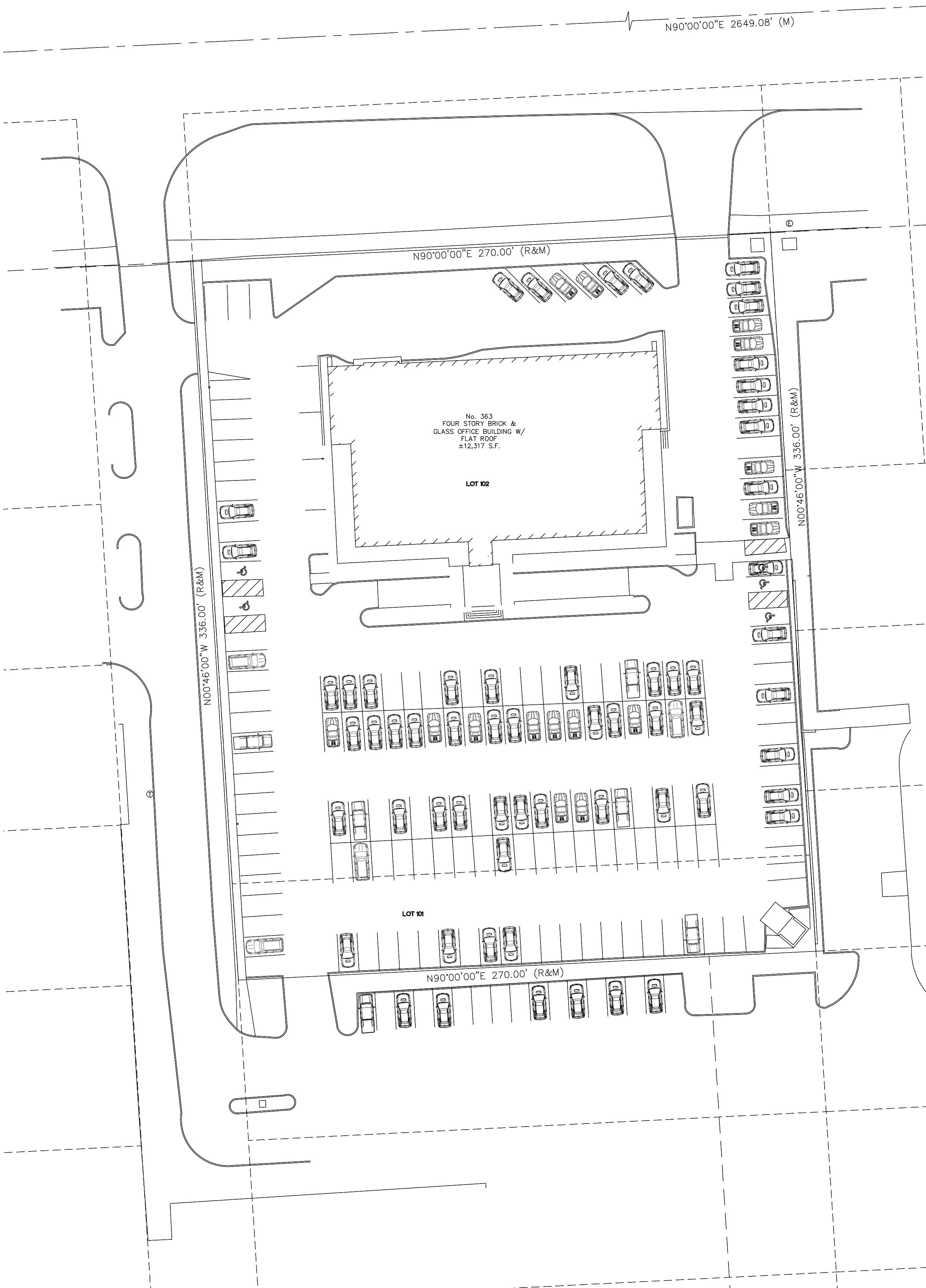
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 80 % OCCUPIED EXCL. OVERFLOW: 49
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 86 % OCCUPIED INCL. OVERFLOW: 48

ACTUAL PARKING CONDITIONS - 12:30 PM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 12:29-12:31 PM



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 79 % OCCUPIED EXCL. OVERFLOW: 48
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 86 % OCCUPIED INCL. OVERFLOW: 48

ACTUAL PARKING CONDITIONS - 1:30 PM
SCALE: 1" = 30'-0"
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 1:26-1:31 PM



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FRANK SIMON

PROJECT NAME

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ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

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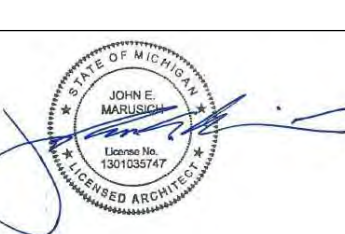
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REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

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SEAL



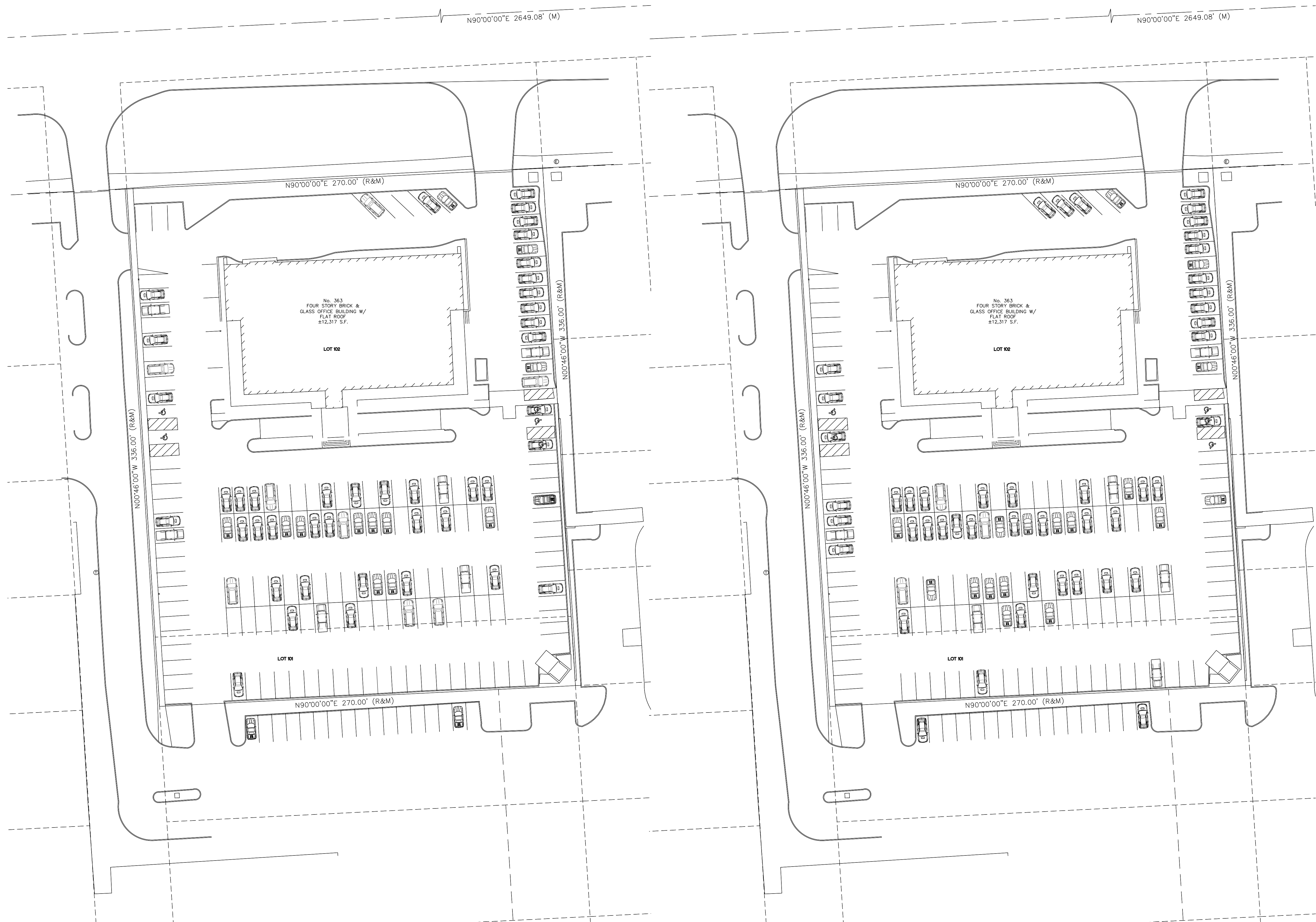
04/16/2024

SHEET #

A-12D

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 69 % OCCUPIED EXCL. OVERFLOW: 42
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 71 % OCCUPIED INCL. OVERFLOW: 39

ACTUAL PARKING CONDITIONS - 2:30 PM
 SCALE: 1" = 30'-0"
 ACTUAL OBSERVED DATE/TIME: WED., 04.10.2024 2:29-2:33 PM



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 71 % OCCUPIED EXCL. OVERFLOW: 43
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 73 % OCCUPIED INCL. OVERFLOW: 40

ACTUAL PARKING CONDITIONS - 3:30 PM
 SCALE: 1" = 30'-0"
 ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024 3:30-3:33 PM





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REVISED PLANS (MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

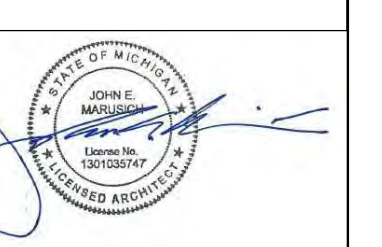
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SEAL



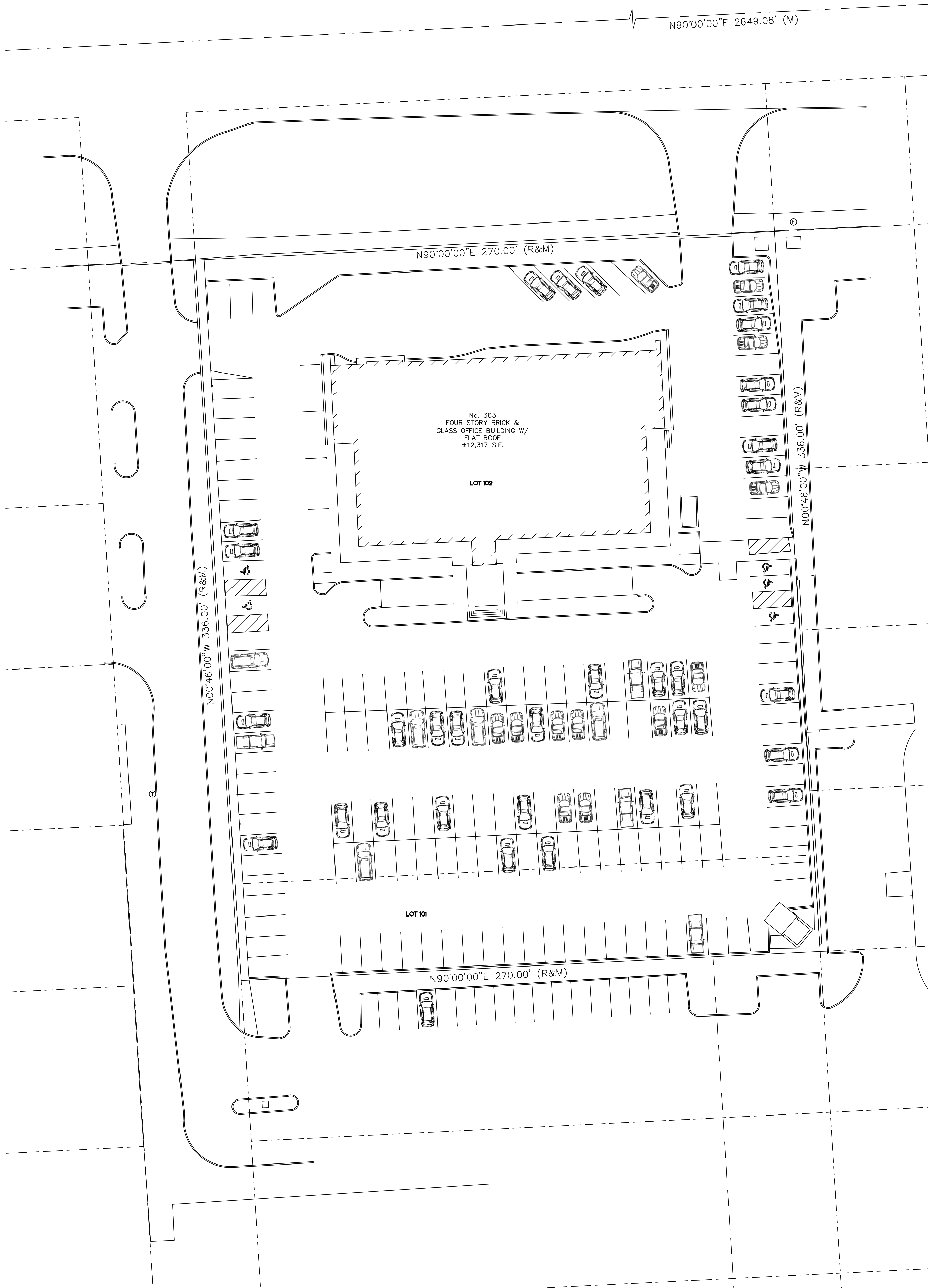
04/16/2024

SHEET #

A-12E

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



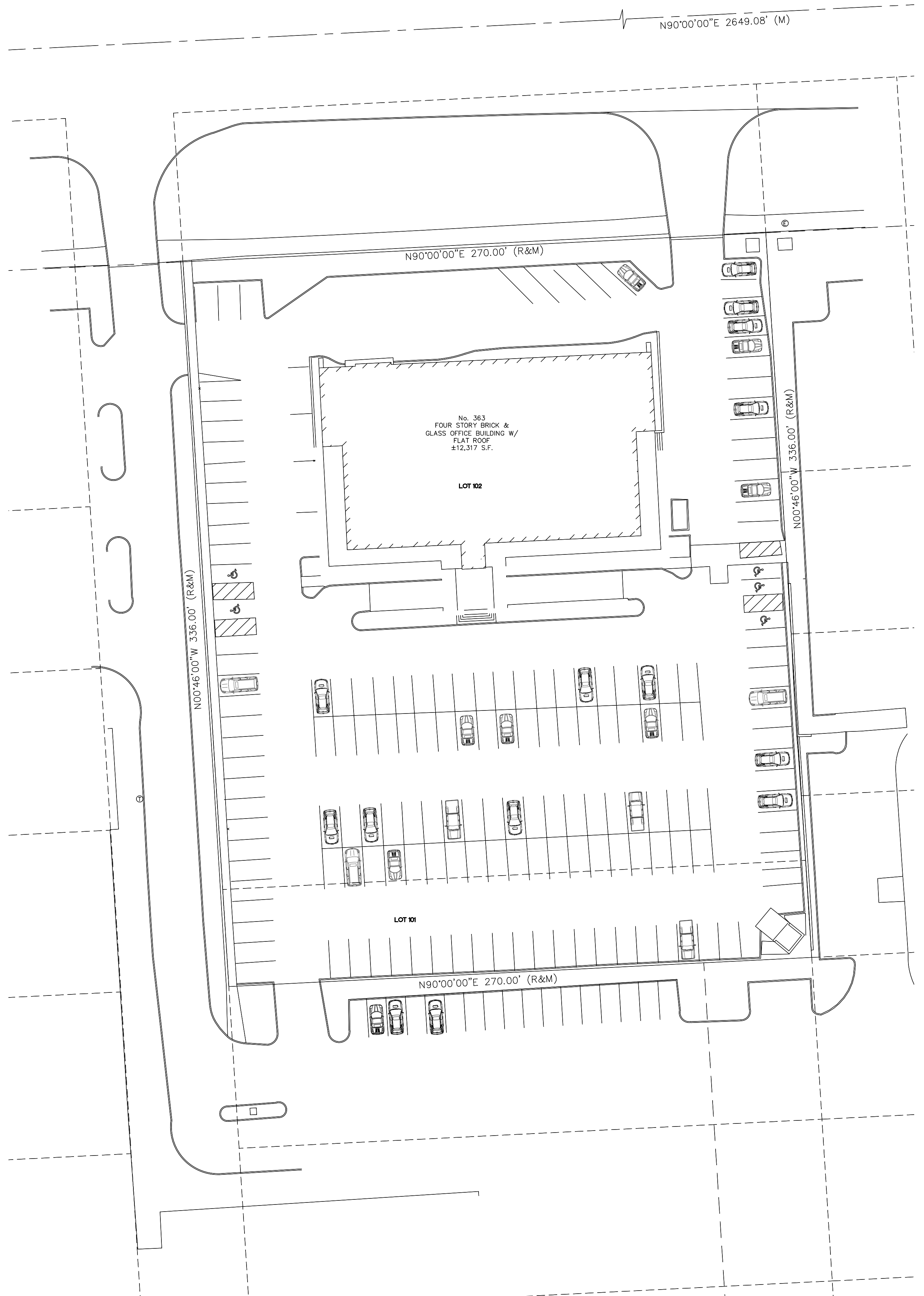
TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 56 % OCCUPIED EXCL. OVERFLOW: 34
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 59 % OCCUPIED INCL. OVERFLOW: 33

ACTUAL PARKING CONDITIONS - 4:30 PM

SCALE: 1" = 30'-0"



ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 4:20-4:23 PM



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 25 % OCCUPIED EXCL. OVERFLOW: 15
 TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 28 % OCCUPIED INCL. OVERFLOW: 15

ACTUAL PARKING CONDITIONS - 5:30 PM

SCALE: 1" = 30'-0"



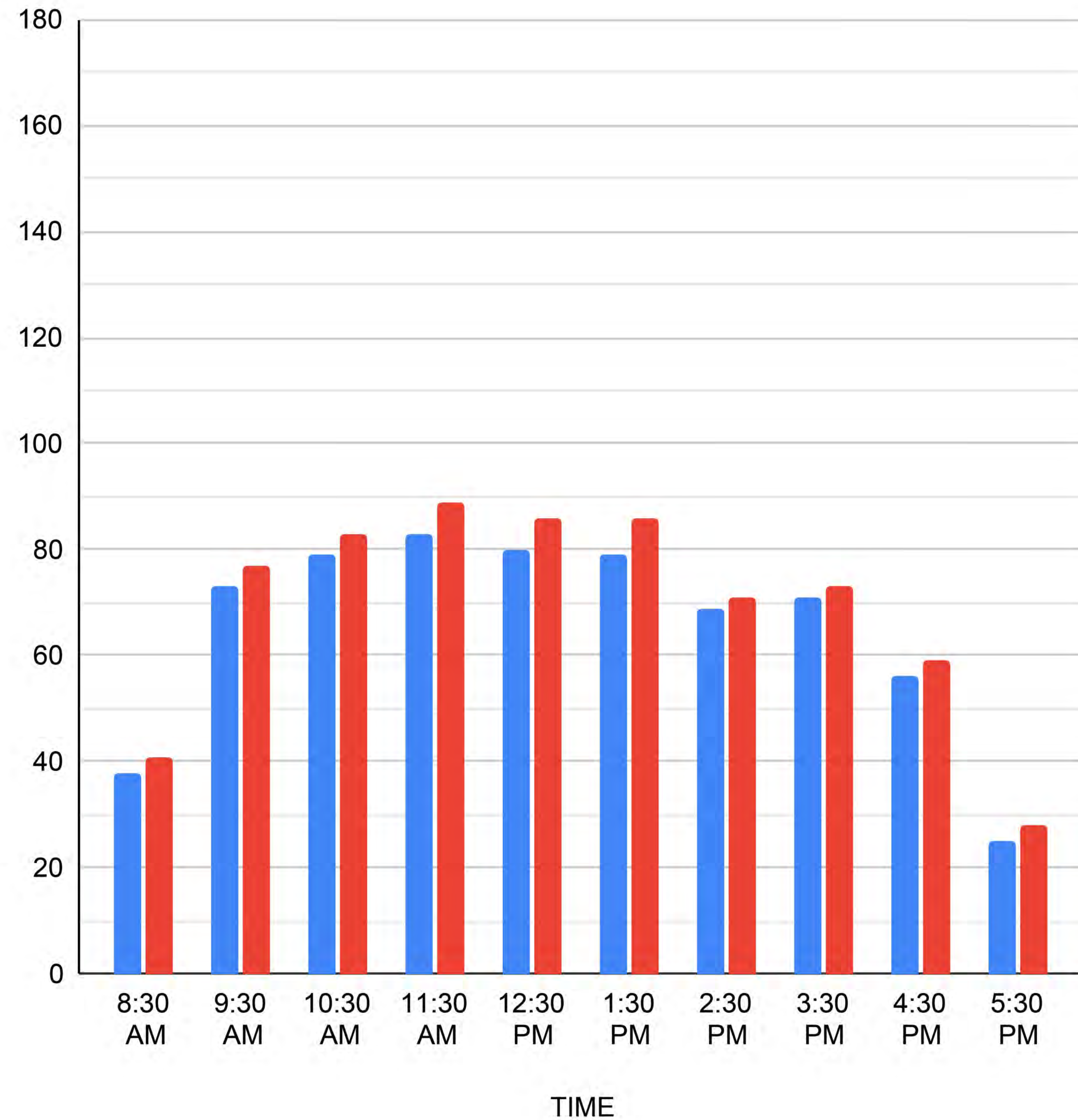
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OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024

TOTAL OCCUPIED EXCL. OVERFLOW and TOTAL OCCUPIED INCL. OVERFLOW

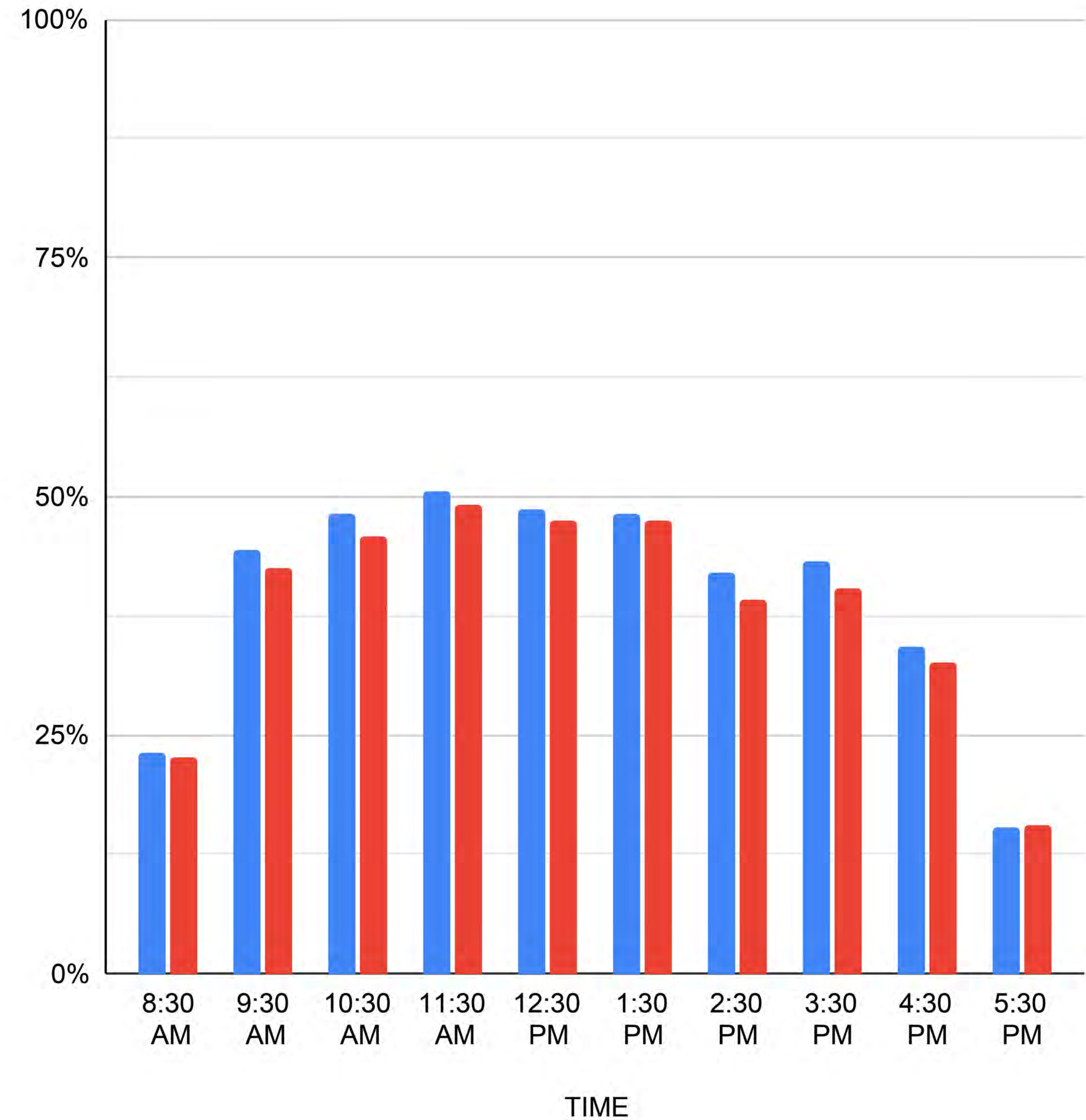
■ TOTAL OCCUPIED EXCL. OVERFLOW
■ TOTAL OCCUPIED INCL. OVERFLOW



TOTAL SPACES EXCL. OVERFLOW: 164
 TOTAL SPACES INCL. OVERFLOW: 181

% OF SPACES OCCUPIED (EXCL OVERFLOW) and % OF SPACES OCCUPIED (INCL OVERFLOW)

■ % OF SPACES OCCUPIED (EXCL OVERFLOW)
■ % OF SPACES OCCUPIED (INCL OVERFLOW)



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OWNER
FRANK SIMON

PROJECT NAME
363 BIG BEAVER TOWER

ADDRESS
363 Big Beaver Rd
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY	
OWNER REVIEW	11/29/2023
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/22/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024

DRAWN BY: DL

CHECKED BY: JM

SHEET CONTENTS
PARKING ANALYSIS
(6 OF 6)



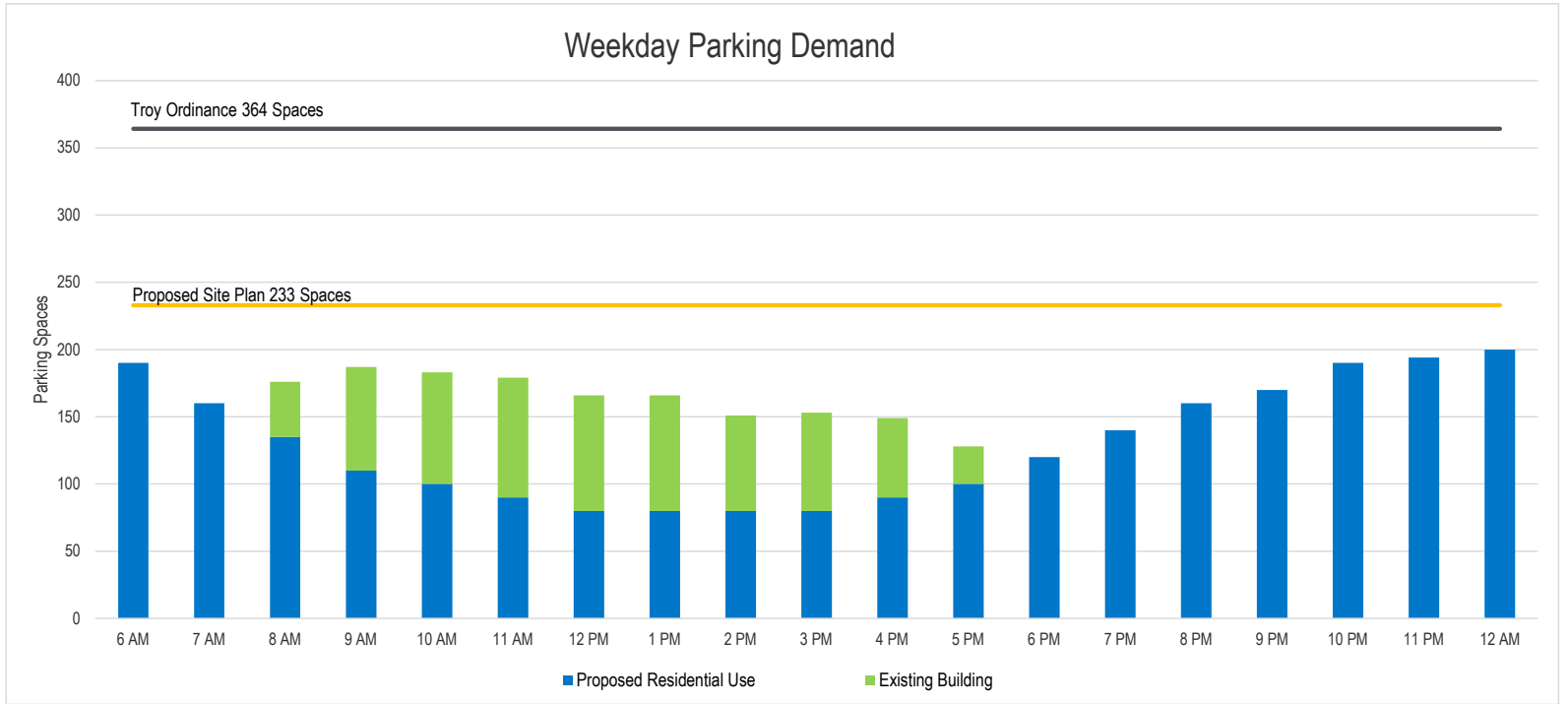
04/16/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: ___/___/2024
SHEET #
A-12F

Peak Month Data by Hour - Weekday																			
Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Residential, Suburban	190	160	135	110	100	90	80	80	80	80	90	100	120	140	160	170	190	194	200
SUM	190	160	135	110	100	90	80	80	80	80	90	100	120	140	160	170	190	194	200

	Weekday	Weekend
January	200	200
February	200	200
March	200	200
April	200	200
May	200	200
June	200	200
July	190	190
August	190	190
September	200	200
October	200	200
November	200	200
December	200	200
Late December	200	200

Parking Demand	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Proposed Residential Use	190	160	135	110	100	90	80	80	80	80	90	100	120	140	160	170	190	194	200
Existing Building			41	77	83	89	86	86	71	73	59	28							
Total Parking Demand	190	160	176	187	183	179	166	166	151	153	149	128	120	140	160	170	190	194	200
Difference	43	73	57	46	50	54	67	67	82	80	84	105	113	93	73	63	43	39	33
Parking Lot Percent Occupancy	82%	69%	76%	80%	79%	77%	71%	71%	65%	66%	64%	55%	52%	60%	69%	73%	82%	83%	86%



ITEM #6

DATE: January 23, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, north of Maple, (1820 Crooks & 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial & Business) District.

The petitioner Troy Gymnastics Inc & Slick City Troy submitted the above referenced Preliminary Site Plan application for a new Slick City indoor recreational facility. The applicant will utilize an existing 26,608 square foot building with an 11,723 square foot addition to accommodate this use. The Planning Commission is authorized to approve Preliminary Site Plans.

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

Attachments:

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

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, north of Maple, (1820 Crooks & 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial & Business) District.

Resolution # PC-2025-01-

Moved by:

Support by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Slick City Action Park: Troy indoor commercial recreation facility, East side of Crooks, North of Maple (1820 Crooks & 1749 Northwood), Section 28, approximately 3.02 acres in size, Currently Zoned MR & IB, be (granted, subject to the following conditions):

1. Consolidate lots
2. Obtain parking easement with the neighboring site to the south
3. Add one (1) additional parking lot tree
4. Provide trash enclosure screening details
5. Clarify location of mechanical equipment
6. Widen the first drive aisle to the west of and parallel to the building to 26 feet to accommodate fire trucks.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

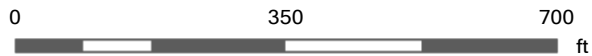
No:

Absent:

MOTION CARRIED



GIS Online



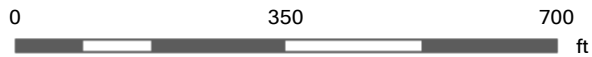
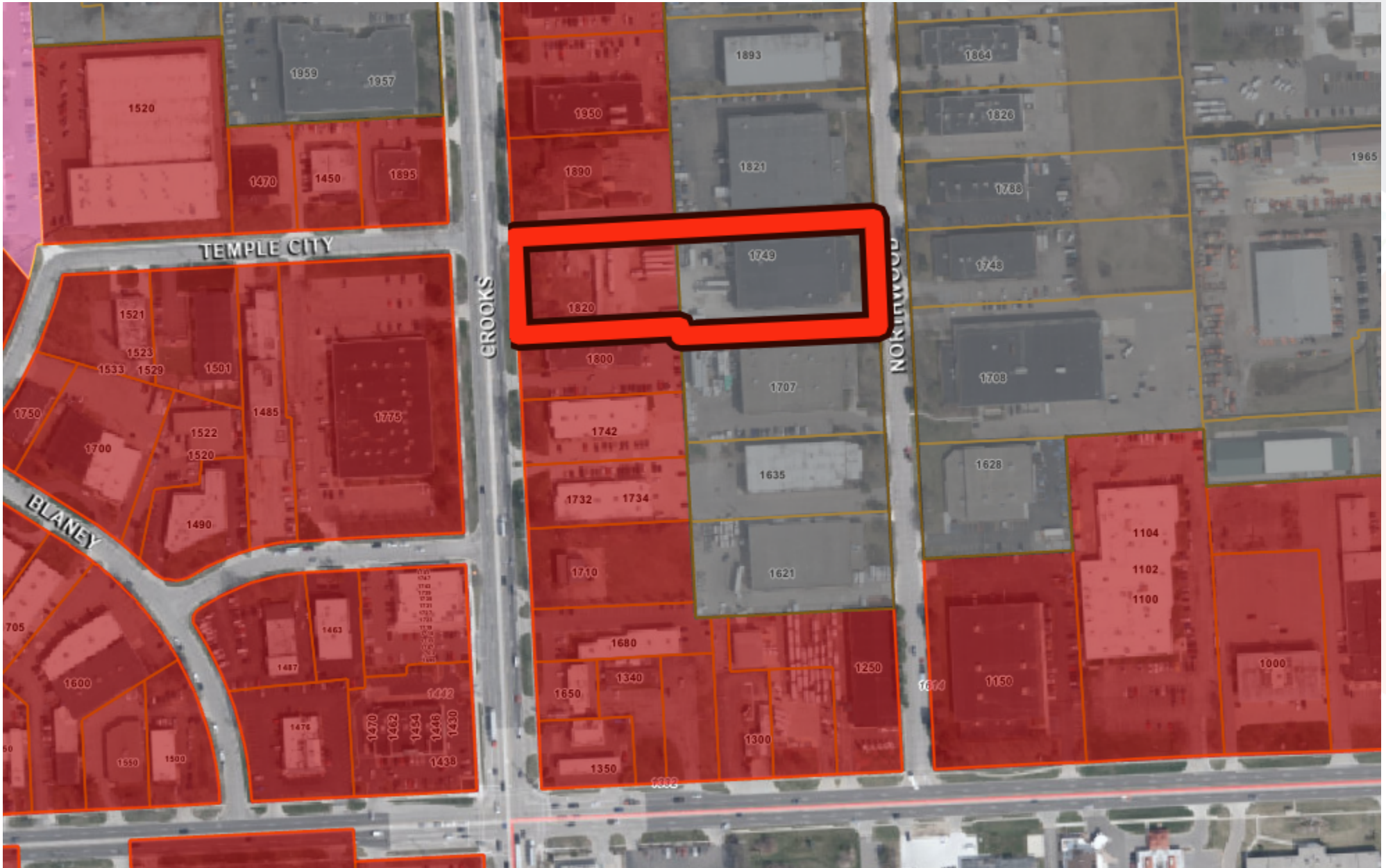
Print Date: 1/23/2025



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: 1/23/2025



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: January 22, 2025

Preliminary Site Plan Review For City of Troy, Michigan

Project Name:	Slick City Action Park
Plan Date:	January 7, 2025
Location:	1820 Crooks Rd. & 1749 Northwood Dr.
Zoning:	MR, Maple Road & IB, Integrated Industrial Business District
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The subject site contains two (2) parcels, with one abutting Crooks Road and the other abutting Northwood Drive. The Northwood site is zoned IB, and the Crooks site is zoned Maple Road.

There is currently an existing 26,608 square foot building on the Northwood Drive parcel, which will be expanded towards Crooks as part of this project. The building addition will measure 11,723, for a total new building area of 38,331 square feet. The use of the building is for Slick City Action Park, which is an indoor slide and air court park. Indoor commercial recreation is a permitted use in both districts.

In addition to the renovation and addition to the building, other site improvements include renovation of the existing parking lot and creation of additional parking, updated site landscaping, updated site lighting, sidewalk and pedestrian site improvements, and stormwater management.

Location of Subject Site(s):



Size of Subject Site:

3.00 acres, split between two (2) parcels.

Proposed Use of Subject Site:

Indoor commercial recreation

Current Zoning:

MR, Maple Road & IB, Integrated Industrial Business District

Surrounding Property Details:

Direction	Zoning	Use
North	MR, Maple Road/ IB, Integrated Industrial Business District	Reve Medical Spa/ Premier Creative Group
South	MR, Maple Road/ IB, Integrated Industrial Business District	Entech Staffing Solutions/ Western Global
East	IB, Integrated Industrial and Business	Judy Frankel Antiques
West	MR, Maple Road	AET Integration

NATURAL FEATURES

Topography: The site has been largely graded for previous development. There are minor elevation changes on the ungraded portion of the site to the west.

Wetlands/Floodplain: The site is not encumbered with wetlands or located in a floodplain.

Woodlands: A tree inventory provided on Sheet T-1.0 identifies sixteen (16) existing trees on site. Tree replacement details are outlined in the table below.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	0 inches	0 inches
Woodland	12 inches	6 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	53 inches	106 inches
Woodland	17 inches	34 inches
Total	Zero (0) inches required for replacement.	

Items to be Addressed: None.

SITE ARRANGEMENT

The subject site contains two (2) parcels, with one abutting Crooks Road and the other abutting Northwood Drive. There is currently an existing 26,608 square foot building on the Northwood Drive parcel, which will be expanded towards Crooks as part of this project. The building addition will measure 11,723, for a total new building area of 38,331 square feet.

The parcel abutting Crooks is mostly covered with existing pavement and some minor greenery along the road. This parcel will be completely graded to accommodate parking. Landscape trees will be placed throughout the parking area. On the south side of the site, there is a driveway extending from Crooks Road to Northwood Drive. Additional parking will also be provided in this area. The front of the building and the primary entrance fronts on Crooks.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The dimensional requirements for the IB district are indicated below:

	Required	Provided	Compliance
Front Setback (Elmwood Ave) (south)	30 feet	30 feet	Complies
Front Setback (Livernois) (west)	30 feet	78 feet	Complies

Rear Setback (wet)	20 feet	21 feet	Complies
Side Setback (north)	10 feet	13 feet	Complies
Maximum Building Lot Coverage	40%	30%	Complies
Maximum Building Height	50 feet	22 feet	Complies

Please note that the dimensional measurements are utilizing IB district requirements since the building is located on the IB portion of the site. Due to the addition, a lot consolidation is necessary to meet all required IB setbacks. Lot consolidation shall be a condition of approval.

Items to be Addressed: Consolidate lots

SITE ACCESS AND CIRCULATION

Two access points are proposed: one along Northwood Drive, and one off Crooks. The Crooks access point is shared with the property to the north. The applicant has added a pedestrian sidewalk and access to the site off Crooks.

The Troy Fire Department has requested that the first drive aisle to the west of and parallel to the building be widened to from 24 feet to 26 feet to accommodate fire trucks.

Items to be Addressed: Widen the first drive aisle to the west of and parallel to the building to 26 feet to accommodate fire trucks.

PARKING

Table 13.06-A of the Zoning Ordinance:

	Required	Provided	Compliance
<u>Indoor and outdoor recreational uses of public or private ownership or use:</u> 1 space for each 1,000 SF of enclosed recreational space + 1 space for each employee on the largest typical shift + 2 spaces for each court (tennis, racquetball, etc.), and 4 for each hole of golf	29,515 SF/1,000 = 30 spaces + 10 employees*1 = 10 spaces 40 total spaces required	128 spaces	See note below
Barrier Free	5 spaces	5 spaces	Complies

Dimensions	19 feet length 9.5 feet width 24 feet aisle width	17 feet length (south side) 9.5 feet width 24 feet aisle width	Does Not Comply
------------	---	---	--------------------

Parking:

Based on the applicants experience with similar indoor recreational uses they find that the proposed parking is needed. Below is the explanation provided by the applicant:

1. Building size will be 38.1k sq ft & ~120 Parking spots which = .317p spots/1000 sq ft
 - o My wife & I created and run Troy Gymnastics for almost 20 years. This is my 5th commercial building in Troy near 15 & Crooks. All 5 buildings are a similar use (& size): kids playing. Mathematically, all 5 buildings are between .2+ & .3+ parking spots per thousand square feet. My 4 buildings parking has worked very well. There are days each building is maxed out. This 5th building has a little more parking than the others. I think this is smart and needed. Brand new concept; demand is high.
 - o Slick City’s executives. There are 10. All came from the kid industry: trampoline parks, ninja, Sky Zones, Zap Zone, etc. They have hundreds of years in this business. Their recommended # for my operation is ~120 spots.
 - o Slick City was formed in early 2024. Their model is big box stores with lots of parking. This is new. They have dozens of Franchises open and in the works of opening. They are all in this ~.3 to .35 spaces per 1000 sq ft range.
 - o My architect’s math:
 - Recreational space-25,760 SF/1000=25.76 spots
 - General Assembly-241 seats/3=80.3 spots
 - Business- Expected 10 employees/1 per= 10 spots
 - Total=116.1 spots
 - 117 spots required, 128 Spots Provided

Dimensions:

Along the south property line, the applicant proposes parking stalls that are 17-feet in length instead of the required 19-feet. With the proposed arrangement, many vehicles parked in this area will overhang roughly 2-feet onto the neighboring property. We ask the applicant to pursue a parking easement with the property owner to the south. If the applicant is unable to obtain a parking easement, they may have to remove that parking.

Loading:

No loading space is required as there are no manufacturing, warehousing, retailing or similar uses on site.

Items to be Addressed: 1). Planning Commission to consider parking waiver; and 2). Obtain parking easement with the neighboring site to the south.

LANDSCAPING

Landscaping is regulated by Section 13.02:

	Required	Provided	Compliance
<p><u>Greenbelt:</u> The greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.</p>	<p><u>Crooks:</u> (183 LF/30)= 6 trees</p> <p><u>Northwood:</u> (199 LF/30)= 7 trees</p>	<p><u>Crooks:</u> 6 trees</p> <p><u>Northwood:</u> 7 trees</p>	Complies
<p><u>Site Landscaping:</u> A minimum of 20% of the site area shall be comprised of landscape material. Up to 25% of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.</p>	20% of site	26%	Complies
<p><u>Parking Lot Trees:</u> 1 per 8 spaces</p> <p>Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than 200 SF.</p>	127 spaces/8= 16 trees	15 trees; 9 located along lot perimeter	Does Not Comply

Parking Lot Trees:

Based on 127 parking spaces, the applicant is deficient one (1) parking lot tree. In addition, nine (9) parking lot trees are proposed along the lot perimeter as opposed to within the parking lot. We note that an equivalent amount of landscape may be approved at the perimeter of the lot when landscaping within a lot is impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met.

Stormwater Management:

Underground detention details are provided on Sheet C-9.1. We refer to the City Engineer for further review of stormwater management.

Trash Enclosure:

A trash container is proposed at the site’s southeast corner and is screened with CMU block wall.

Mechanical Equipment:

The applicant proposes mechanical equipment screening in the form of seven (7) evergreen shrubs, although the exact location of such equipment is unclear. We ask the applicant to clarify the mechanical equipment location.

Items to be Addressed: 1). Add one (1) additional parking lot tree and Planning Commission to consider location of parking lot trees; 2). Provide trash enclosure screening details; and 3). Clarify location of mechanical equipment.

LIGHTING

The proposed photometric plan complies with all lighting requirements. The site utilizes a combination of three (3) pole lights and nine (9) wall-mounted lights.

Items to be Addressed: None.

FLOOR PLANS AND ELEVATIONS

Floor Plans:

The total building footprint is 38,331 square feet, including 29,515 square feet of “park” area. Near the building entrance, there is a lobby and check in counter, manager’s office, restroom, and locker space. Near the building rear, there is a food prep/kitchen space, “front of the house” food area, break room, event space, restrooms, storage rooms, and various utility rooms.

Building Materials:

Material use include masonry block on lowest level, with metal siding above. The materials as described by the applicant:

The project utilizes the materials typical in both the existing building and nearby structures to ensure the building fits the nearby context but utilizes a shift in color and higher amount of transparent windows to create a more appealing building for passerby. The shift from the typical dark blue corrugated siding found at the existing building to a lighter blue to work well with both the existing colors of the building and the proposed signage for the business. The shift in materials and alignment of the windows also establishes a more human scale for visitors as they approach the building.

Elevations:

Elevations are shown on Sheet A.201, with a maximum height of 33’-6”. The proposed colors include light and dark blue. The Maple Road district requires 30% front transparency for the elevation along Crooks Road, unless the Planning Commission approves the use of “transparency alternatives.” Seventeen percent (17%) of the façade is provided with transparency and the remaining 13% is provided through the use of transparency alternatives including variations in materials and architectural variation.

Items to be Addressed: Planning Commission to consider use of transparency alternatives.

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

Overall we support the development of this site as the applicant is repurposing an existing building and providing a desired use in the community. As part of the deliberation, the Planning Commission should consider the following:

1. Parking waiver
2. Location of parking lot trees
3. Use of transparency alternatives

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

1. Consolidate lots
2. Obtain parking easement with the neighboring site to the south
3. Add one (1) additional parking lot tree
4. Provide trash enclosure screening details
5. Clarify location of mechanical equipment
6. Widen the first drive aisle to the west of and parallel to the building to 26 feet to accommodate fire trucks.

Sincerely,



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



CARLISLE/WORTMAN ASSOC., INC.
Shana Kot
Community Planner

PRELIMINARY SITE PLAN SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

- REQUIRED FEE
- ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE PLAN APPLICATION (PDF Format)

ONE (1) HARD COPY OF THE FOLLOWING:

- COMPLETED CITY OF TROY PRELIMINARY SITE PLAN APPLICATION FORM
- CERTIFIED BOUNDARY SURVEY
- CERTIFIED TOPOGRAPHIC SURVEY

TWO (2) HARD COPIES OF THE FOLLOWING:

- PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES
- PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY FLOOR PLANS
- PRELIMINARY ELEVATIONS
- PRELIMINARY GRADING PLAN
- PRELIMINARY LIGHTING PLAN
- WETLANDS DETERMINATION, IF REQUIRED
- 3-D COLOR RENDERING(S) AND/OR BUILDING MODEL

ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

ALL BUILDING PLANS SHALL BE PREPARED BY, SEALED BY, AND SIGNED BY A REGISTERED ARCHITECT

PLANNING COMMISSION AGENDAS ARE ELECTRONIC



Slick City Action Park

**1820 Crooks Rd/1749 Northwood
Troy, Michigan, 48084**

Preliminary Site Plan Application Architectural Statements

January 2024

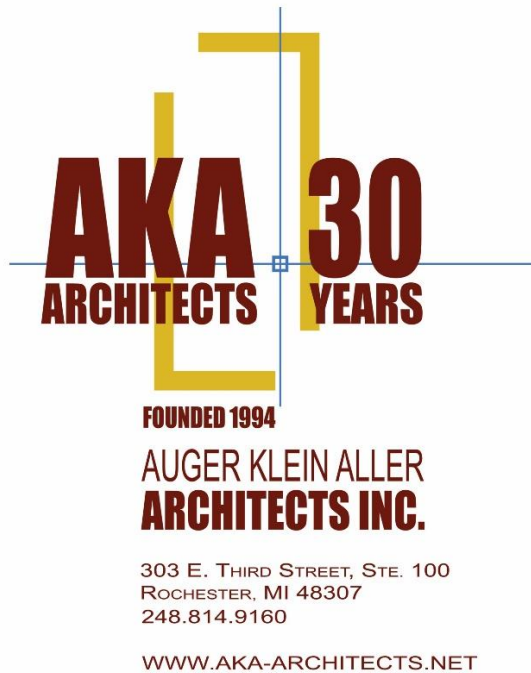


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- a) Architectural Summary
- b) Existing Site Context
- c) Description of Design Concept
- d) Achievement of Design Concept
- e) Description of Development Program
- f) Description of Building Materials
- g) Description of Transparency Requirements



Architectural Summary

This project includes the renovation of and addition to an existing 1 story, 5,451 sf. office space and a 21,157 sf. industrial space. The renovation and addition will shift the office spaces to usage for recreational gathering with minor food preparation and the 11,700 sf. addition will add to the warehouse portion of the building and adapt the space for active recreational usage aimed towards children. The primary recreational space will have large slides and sport courts similar to other Slick City locations throughout the US. The form and articulation of the proposed addition will blend with the existing building and the surrounding integrated business district. The project will also be merging the 1820 Crooks Rd. and 1749 Northwood Rd parcels, the existing property will have its current parking space expanded, improved, and brought up to the current code for MRF Maple Road. This addition will bring more recreational business into the area while improving the visual for passersby on Crooks Road.

Existing Site Context

The current state of the site along Northwood is buildings similar to the existing structure, masonry shorter structures that connect to larger industrial/business use spaces with corrugated metal siding with 7-10 feet of masonry base. Buildings comply with 50 foot setback and light tree lining to the road. Crooks rd. is comparatively more heavily lined with greenspace on a larger thoroughfare with buildings of about 1-2 stories made of masonry with glazing facing street with foliage. Project will adjust to the context of Northwood side via continuing the 8 foot masonry base and a shift to corrugated metal for the rest of the building height while not stepping closer to the road or removing the existing landscaping, also the exterior of the shorter portion of the building currently facing Northwood will not be changed. As for the Crooks context, the existing site has a mess of greenspace that is unmaintained, alongside a parking lot in need of repaving that has gone largely unmaintained. The project will improve upon the appearance of the site, bringing it to similar visual state to the surrounding context. This will be done by replacing the existing landscaping with a designed landscape barrier between parking and roadway and heavily improving the existing parking via repaving and additional plantings while ensuring form-based code compliance.

Description of Design Concept

Project's design concept is to have a simple well designed primary façade, and an interior aligned with franchise design standards and similar active play recreational franchises. Site plan design will focus on a welcoming environment that attracts visitors and creates safe means of egress from Crooks rd and the parking lot to the building.



Achievement of Design Concept

Design concept is achieved on the scale of site via proper lighting, accessible sidewalks, and landscape and plantings throughout, all following required ordinances of the City of Troy and Maple Road form-based zoning. The primary façade utilizes a shift in materials, colors and transparency to establish a clear entry to the building and create an appealing building to passerby and visitors alike.

Description of Development Program

The project will primarily focus on indoor active play recreation utilizing slides, play courts, and similar play equipment. Some spaces are separated for group usage for child parties such as birthdays, with other sitting areas that overlook the play space for parents to watch their children and for kids to take a break. Some dining will be providing via minimal on site food preparation. There is business like spaces to support the main program such as the check in area, the lockers for visitors to place belongings, and an office space.

Description of Building Materials

The project utilizes the materials typical in both the existing building and nearby structures to ensure the building fits the nearby context, but utilizes a shift in color and higher amount of transparent windows to create a more appealing building for passerby. The shift from the typical dark blue corrugated siding found at the existing building to a lighter blue to work well with both the existing colors of the building and the proposed signage for the business. The shift in materials and alignment of the windows also establishes a more human scale for visitors as they approach the building.

Description of Transparency Requirements

The project achieves ordinance transparency requirements for Maple Road's form-based zoning of 30% transparency. This is done via utilizing transparency alternatives of color and material variations through the shift between masonry and corrugated metal and utilizing two different colors for the corrugated metal, and expression of structural systems through a change in plane through the inset entry of 6 feet. These attribute to 532 SF of the required 1248 SF of transparency or 42%, complying to requirements of transparency alternatives attributing to at most 50% of the transparency requirements. The final 716 SF is all achieved via the building's standard transparency of windows and doors.



01.25 Site Plan Approval

SHEET INDEX	
Sheet No.	Sheet Description
<input type="checkbox"/>	Drawing Issued For Reference Only
<input type="checkbox"/>	A.CVR COVERSHEET
ARCHITECTURAL	
<input type="checkbox"/>	A.001 PROJECT DATA
<input type="checkbox"/>	A.002 PROJECT DATA CONTINUED
<input type="checkbox"/>	ASP.1 PROPOSED ARCHITECTURAL SITE PLAN
<input type="checkbox"/>	ASP.2 SITE PLAN DETAILS
<input type="checkbox"/>	A.101 PROPOSED FLOOR PLANS
<input type="checkbox"/>	FFE.101 PROPOSED FURNITURE, FIXTURES, EQUIPMENT FLOOR PLAN
<input type="checkbox"/>	A.201 PROPOSED BUILDING ELEVATIONS
<input type="checkbox"/>	A.202 PROPOSED BUILDING PERSPECTIVES
<input type="checkbox"/>	P.1 PROPOSED PHOTOMETRIC PLAN
CIVIL	
<input type="checkbox"/>	C1.0 TOPOGRAPHIC SURVEY
<input type="checkbox"/>	C3.0 PRELIMINARY DIMENSION PLAN
<input type="checkbox"/>	C4.1 PRELIMINARY GRADING PLAN-WEST
<input type="checkbox"/>	C4.2 PRELIMINARY GRADING PLAN-EAST
<input type="checkbox"/>	C5.0 PRELIMINARY UTILITY PLAN
<input type="checkbox"/>	C9.0 NOTES AND DETAILS
<input type="checkbox"/>	C9.1 CONTECH UNDERGROUND DETENTION DETAILS
LANDSCAPE	
<input type="checkbox"/>	L1.0 LANDSCAPE PLAN
<input type="checkbox"/>	L1.1 LANDSCAPE DETAILS
<input type="checkbox"/>	T1.0 TREE PROTECTION PLAN

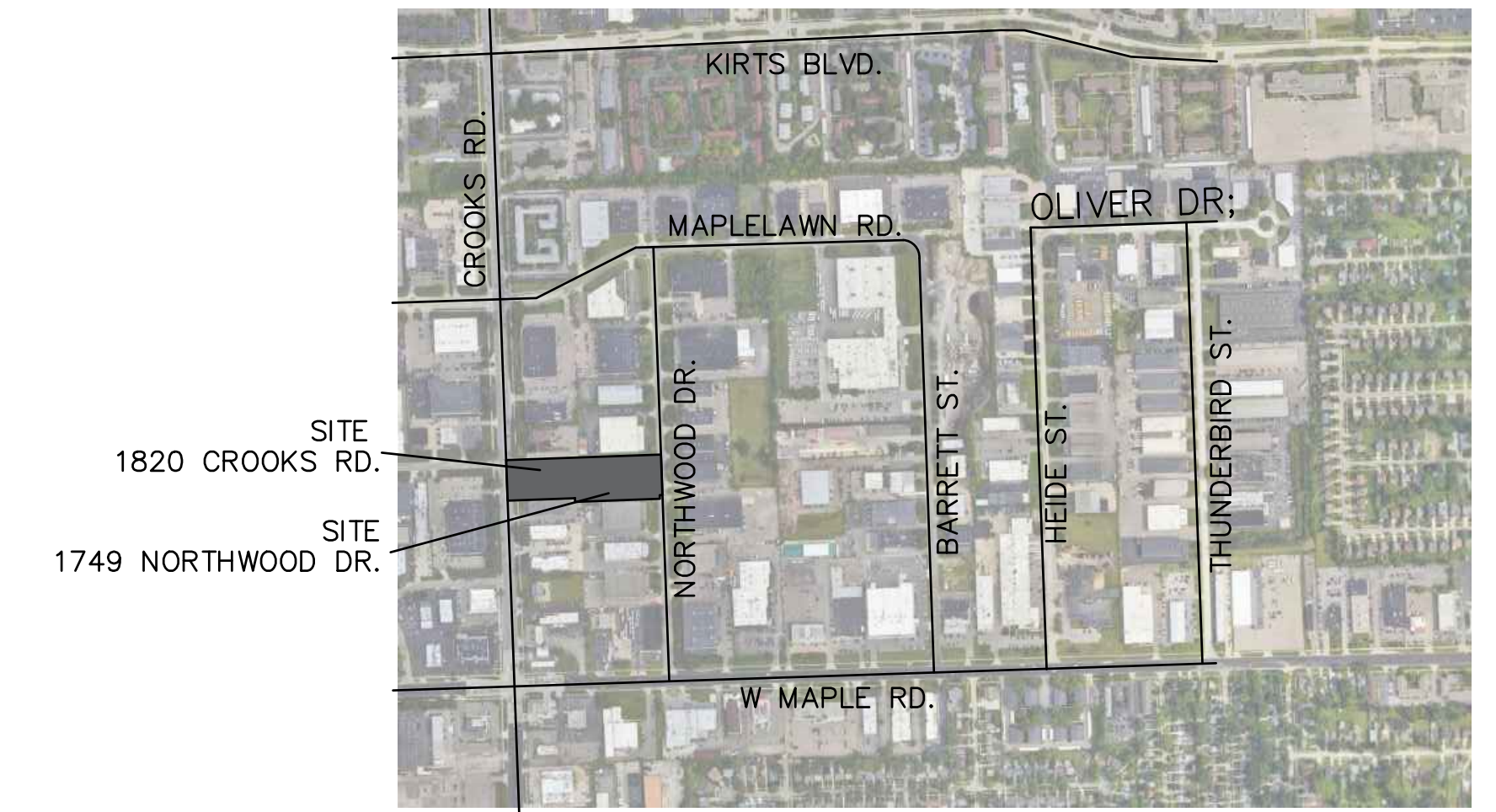


January, 2025
Site Plan Approval



Project
Slick City Action Park

1820 Crooks Rd./1749 Northwood Dr.
Troy, Michigan



Location Map
No Scale

AKA Architects Inc. Project Number 2432.00

Construction Manager
Ronnisch Construction
4327 Delemere Court
Royal Oak, MI 48073

voice (248) 549-1800
fax (248) 723-8080

Civil Engineer
PEA
1849 Pond Run
Auburn Hills, MI 48326

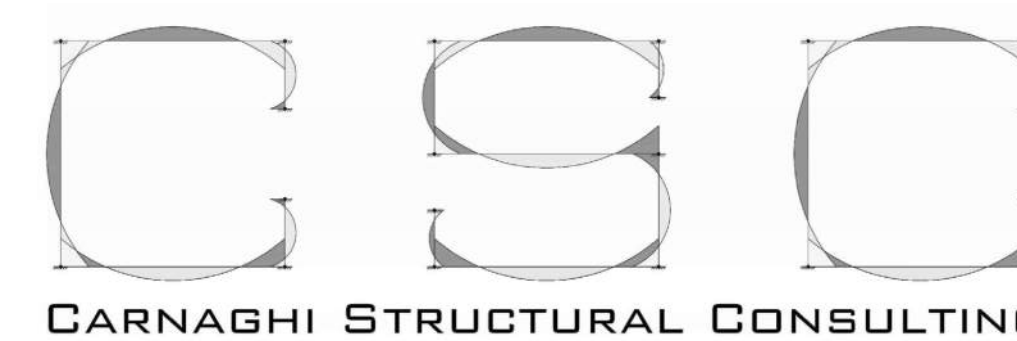
voice (248) 689-9090

Structural Engineer
Carnaghi Structural Consulting
16950 19 Mile Road, Ste. 8
Clinton Township, MI 48038

voice (586) 277-0700

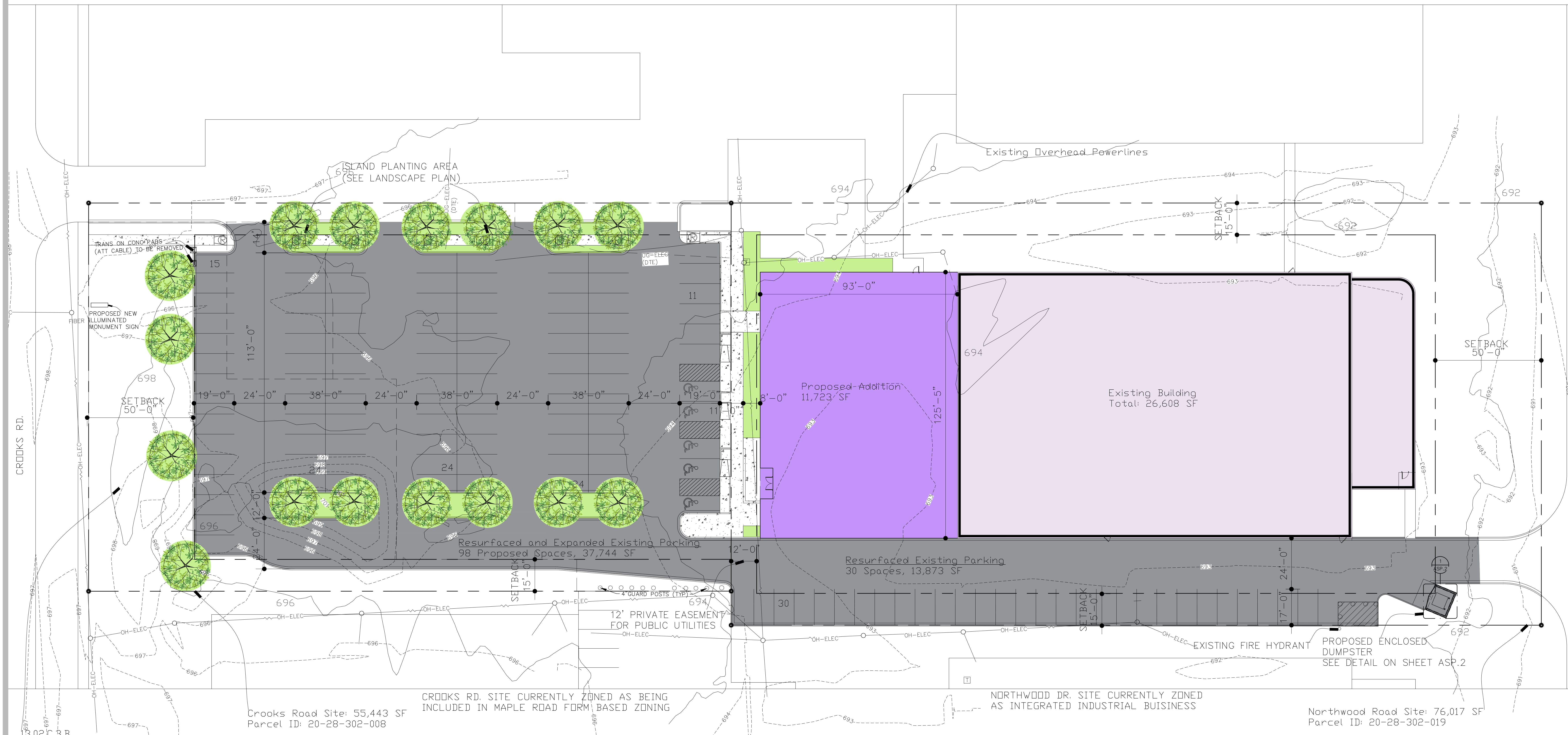
M / E / P Engineer
MA Engineering
180 High Oak Road
Bloomfield Hills, MI 48304

voice (248) 258-1610
fax (248) 258-9538



Legend

- Existing Building
- Proposed Addition
- Added Greenscape
- Resurfaced/Additional Parking
- Restriped Existing Parking



13.02 C.3.B
 Parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved, where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm.

Crooks Road Site: 55,443 SF
 Parcel ID: 20-28-302-008

CROOKS RD. SITE CURRENTLY ZONED AS BEING INCLUDED IN MAPLE ROAD FORM-BASED ZONING

Total Area: 131,460 SF, 3.02 Acres
 Maximum coverage=40%
 Current(Northwood site) 35% Coverage
 With Addition: 50%
 Upon merging of Parcels coverage drops to 29%

NORTHWOOD DR. SITE CURRENTLY ZONED AS INTEGRATED INDUSTRIAL BUSINESS

Northwood Road Site: 76,017 SF
 Parcel ID: 20-28-302-019



AUGER KLEIN ALLER ARCHITECTS INC.
 303 E. THIRD STREET SUITE 100
 ROCHESTER, MI 48307
 248.814.9160

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PROJECT
Slick City Action Park
 1749 Northwood Dr
 Troy, MI

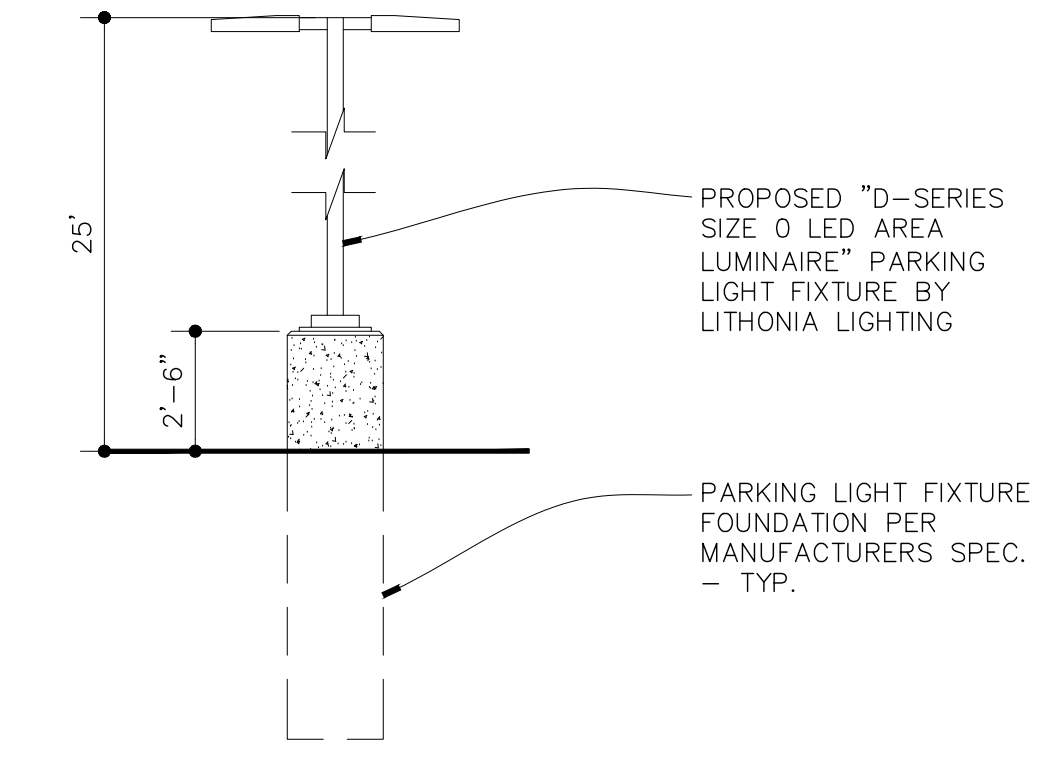
DATE ISSUED	ISSUED FOR

DRAWN _____
 CHECKED _____
 APPROVED _____

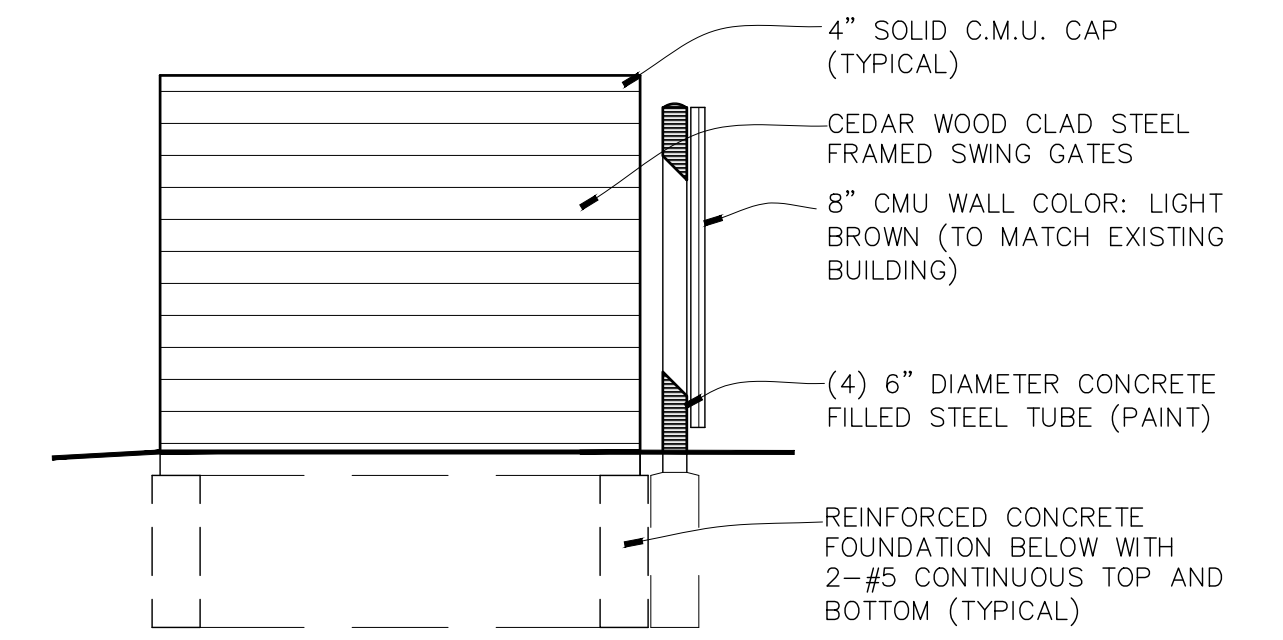
SHEET
Architectural Site Plan
 scale as shown

FILE NUMBER
2432

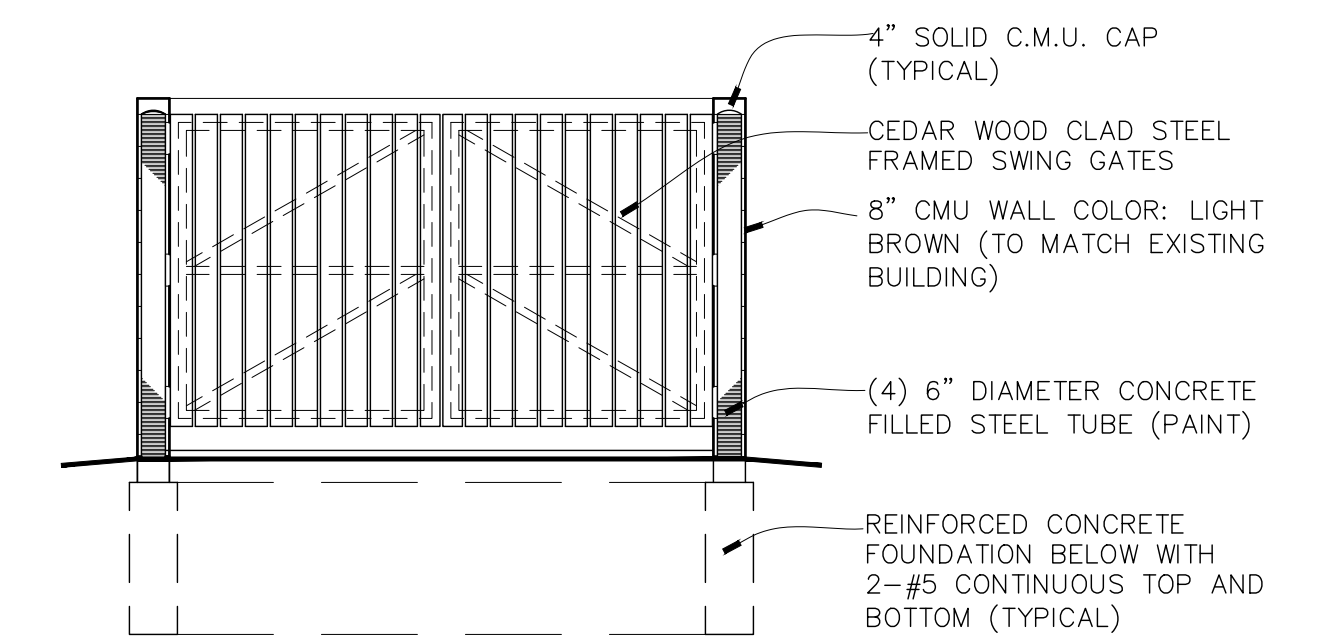
SHEET NUMBER
ASP-1



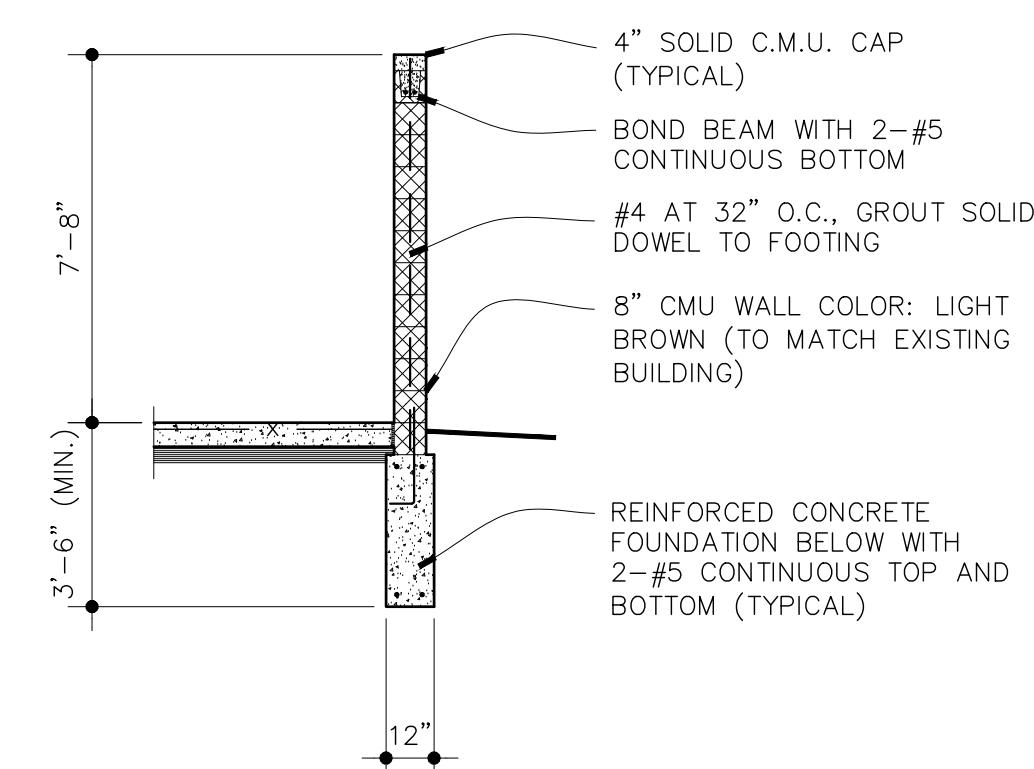
4 Typical Parking Lot Light Pole Detail
 ASP.2 SCALE: 1/4" = 1'-0"



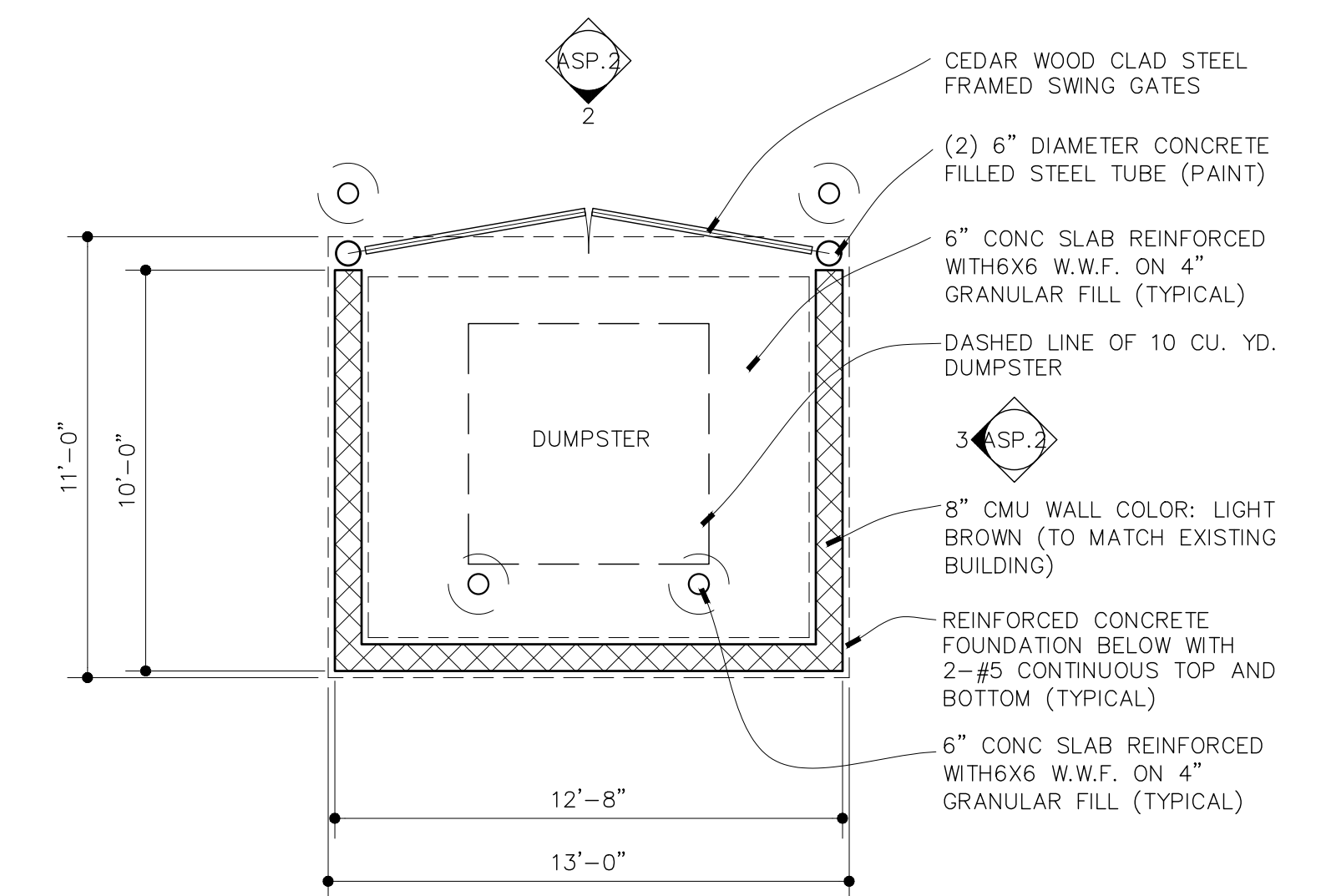
3 Trash Enclosure Elevation
 ASP.2 SCALE: 1/4" = 1'-0"



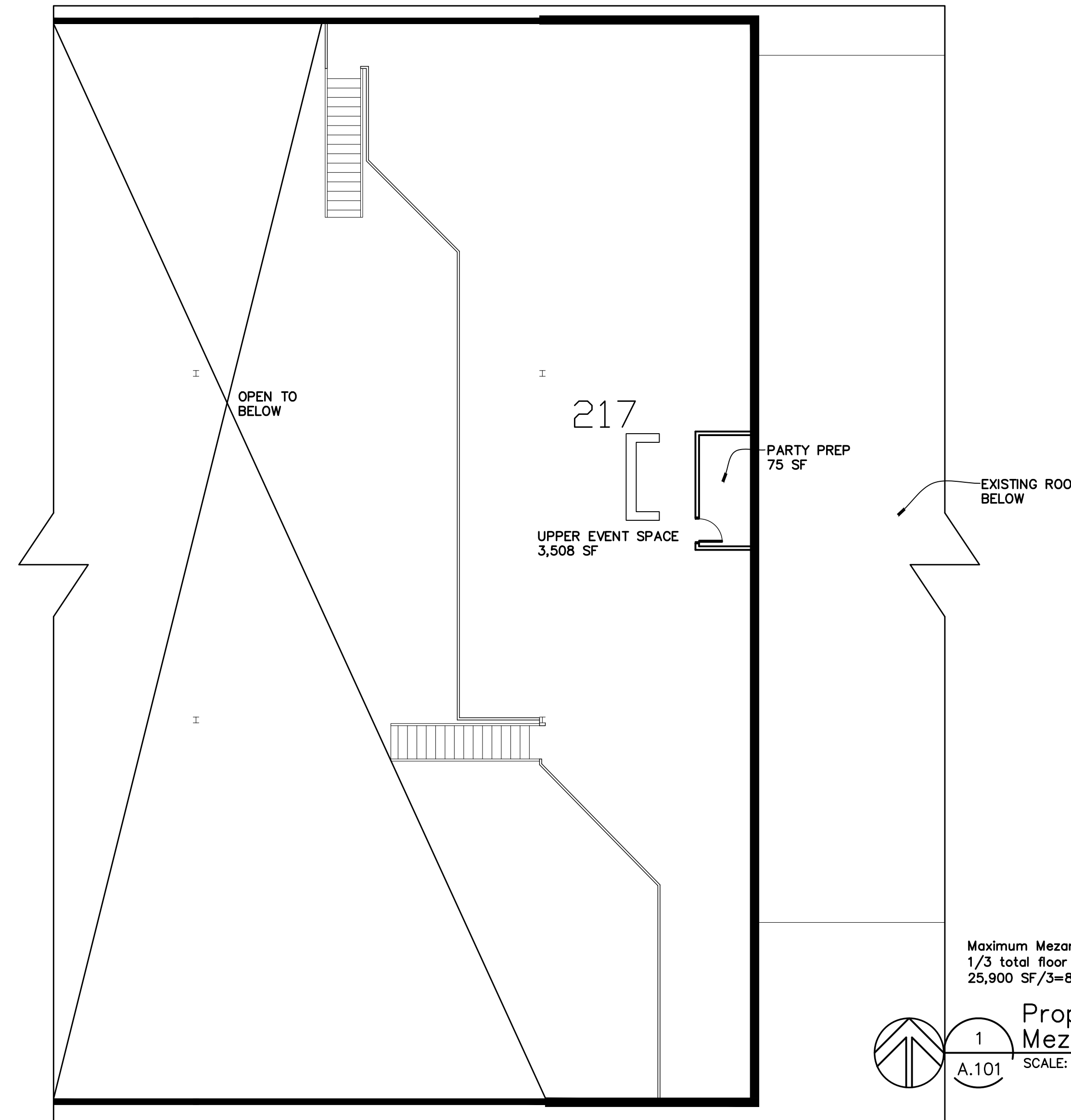
2 Trash Enclosure Elevation
 ASP.2



5 Trash Enclosure Wall Section
 ASP.2 SCALE: 1/4" = 1'-0"

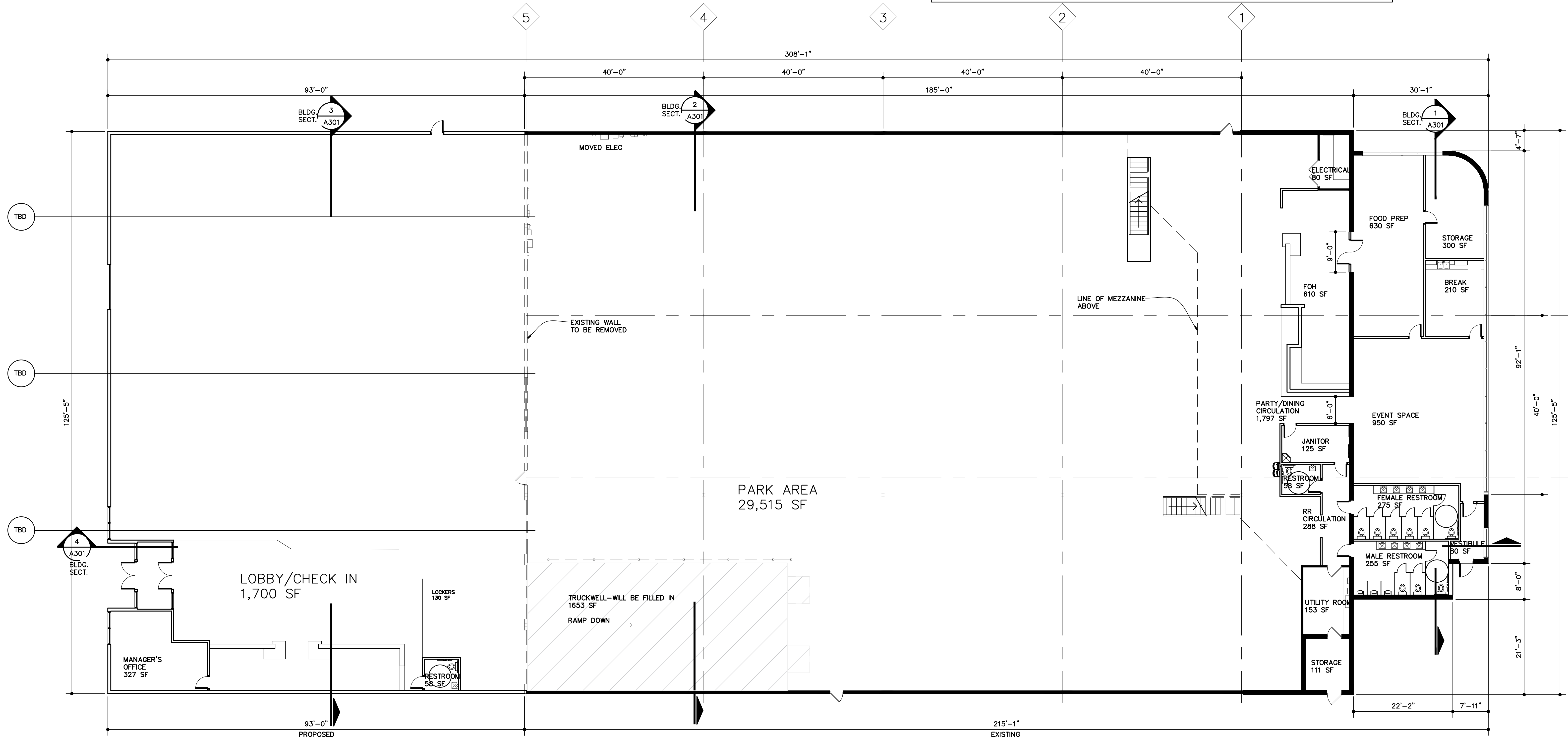


1 Trash Enclosure Plan
 ASP.2 SCALE: 1/4" = 1'-0"



Maximum Mezzanine Space
1/3 total floor area of room its located within
25,900 SF/3=8,633 SF

1
A.101 Proposed Mezzanine Plan
SCALE: 3/32" = 1'-0"



1
A.101 Proposed First Floor Plan
SCALE: 3/32" = 1'-0"



AUGER KLEIN ALLER ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.614.9160

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PROJECT
Slick City
Action Park

1749 Northwood Dr
Troy, MI

DATE ISSUED ISSUED FOR

DRAWN
CHECKED
APPROVED

SHEET
Proposed First Floor Plan

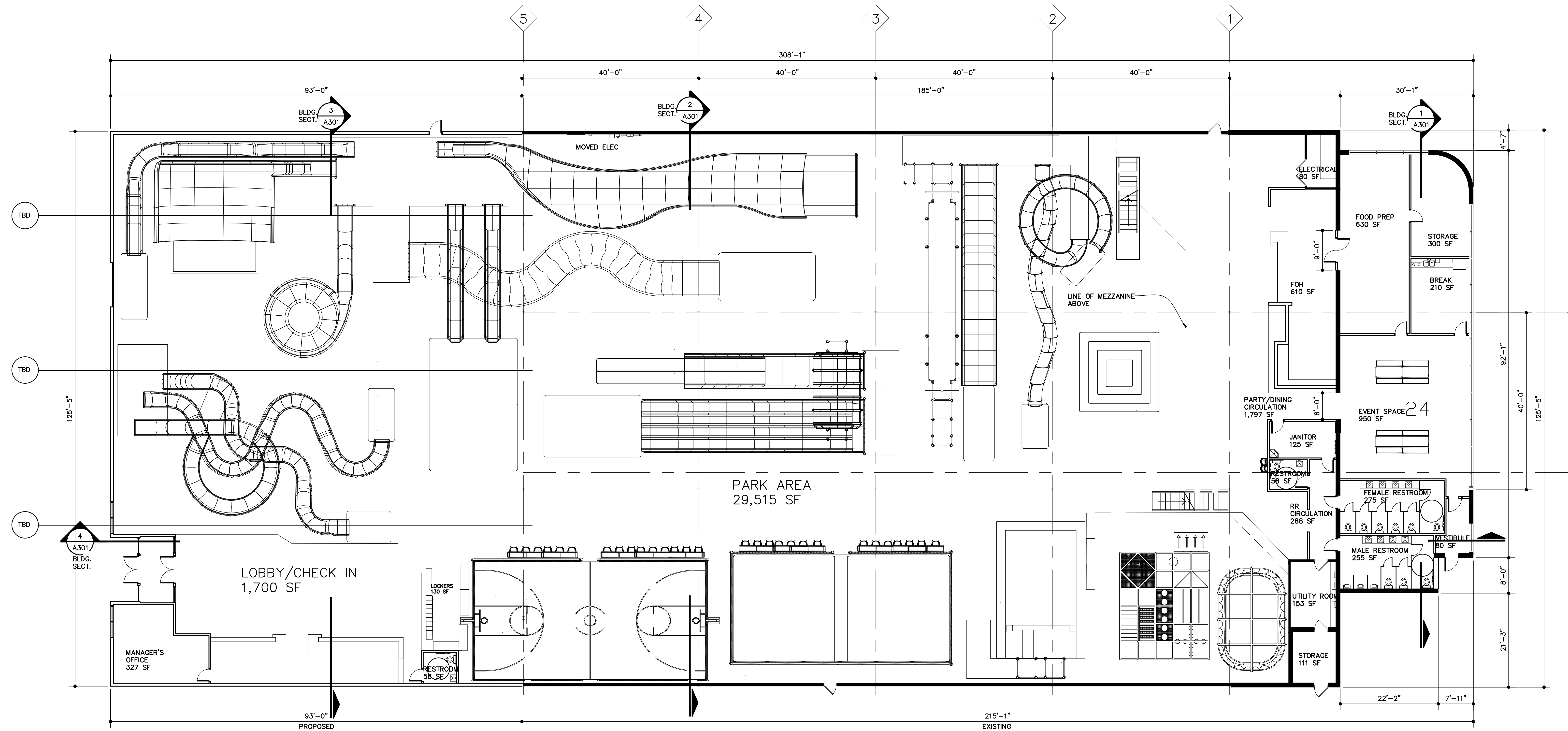
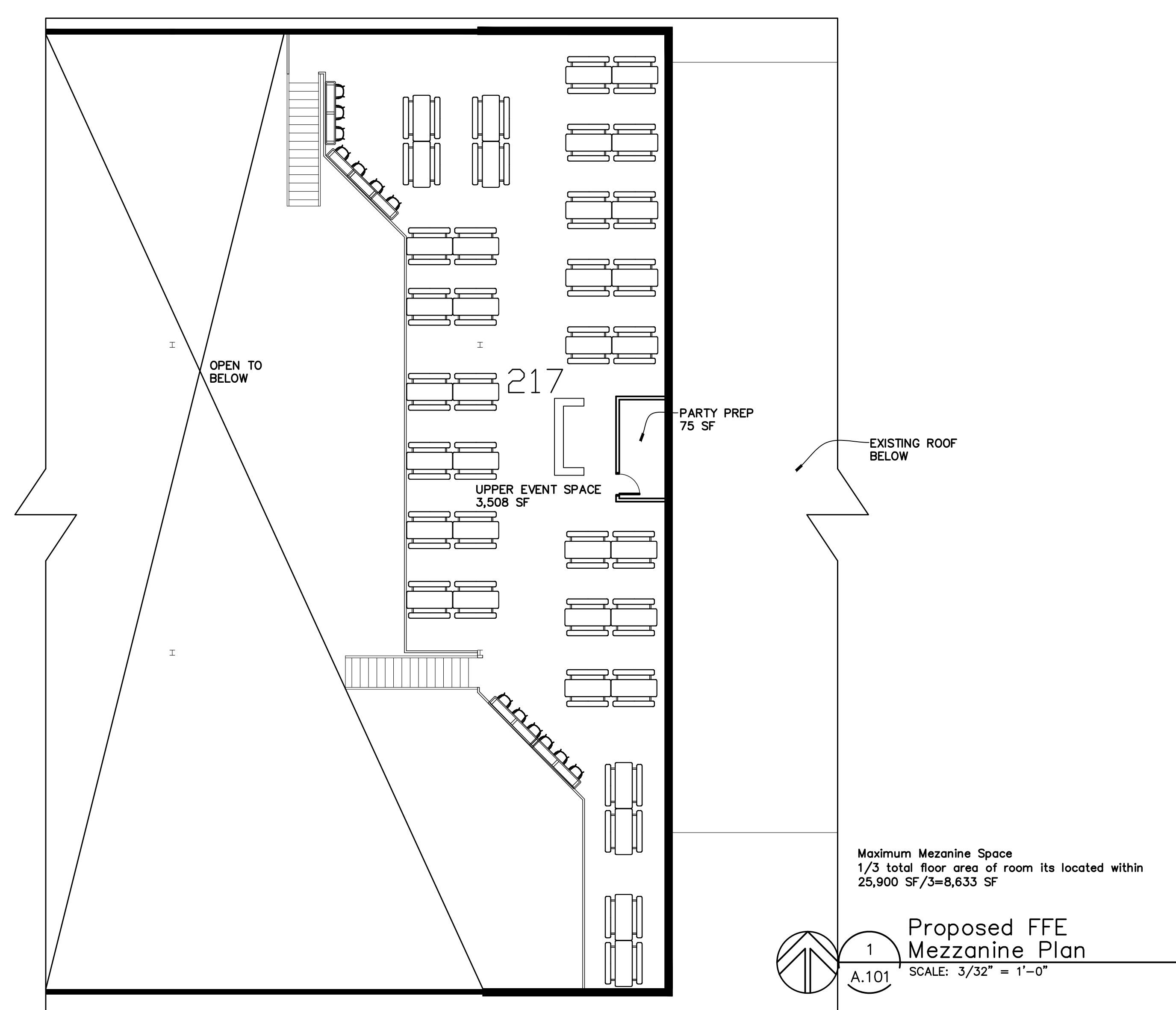
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FILE NUMBER

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SHEET NUMBER

A.101



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303 E. THIRD STREET SUITE 100
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PROJECT
Slick City Action Park

1749 Northwood Dr
Troy, MI

DATE ISSUED ISSUED FOR

DRAWN
CHECKED
APPROVED

SHEET
Proposed Furniture, Fixtures, Equipment Floor Plan
scale as shown

FILE NUMBER
2432

SHEET NUMBER
FFE.101

Proposed FFE First Floor Plan
1 A.101 SCALE: 3/32" = 1'-0"



2 Building Rendering
West Facade From NW
A.202 NO SCALE



1 Building Rendering
West Facade From SW
A.202 NO SCALE



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ARCHITECTS INC.**
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PROJECT
Slick City
Action Park

1749 Northwood Dr
Troy, MI

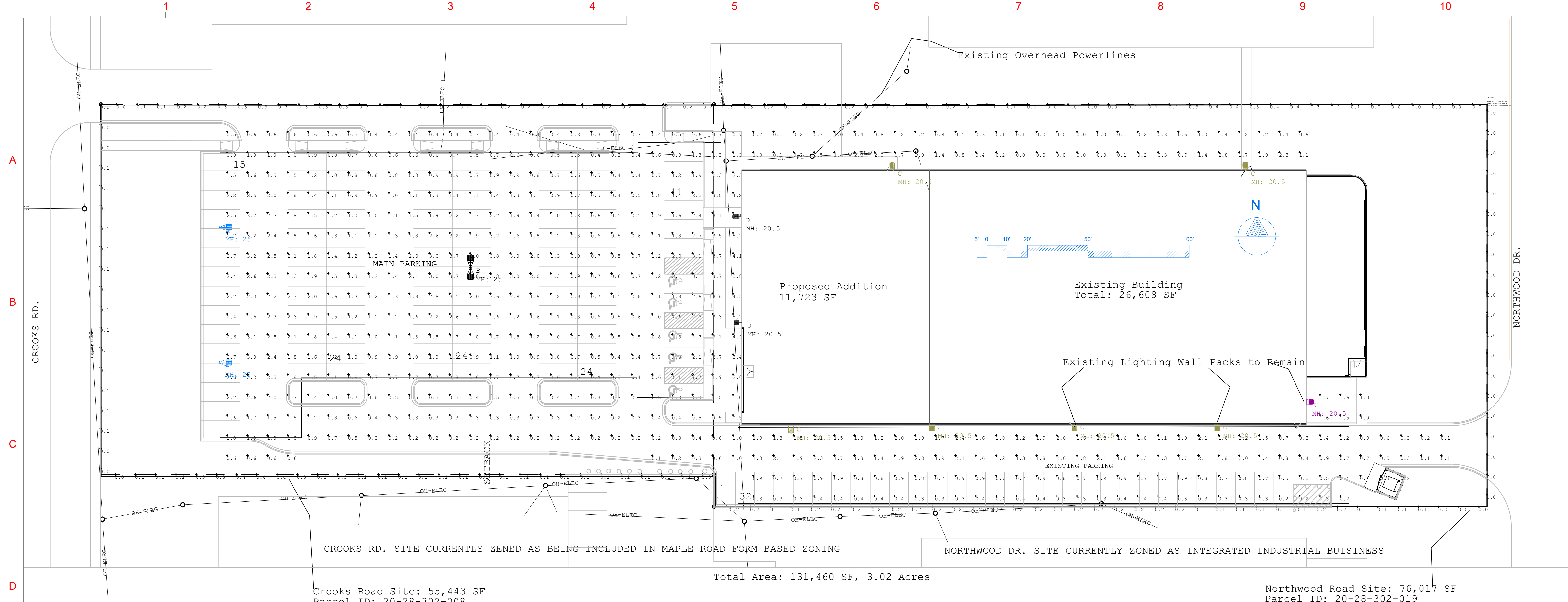
DATE ISSUED	ISSUED FOR

DRAWN _____
CHECKED _____
APPROVED _____

SHEET
Proposed Building
Renderings
scale as shown

FILE NUMBER
2432

SHEET NUMBER
A.202

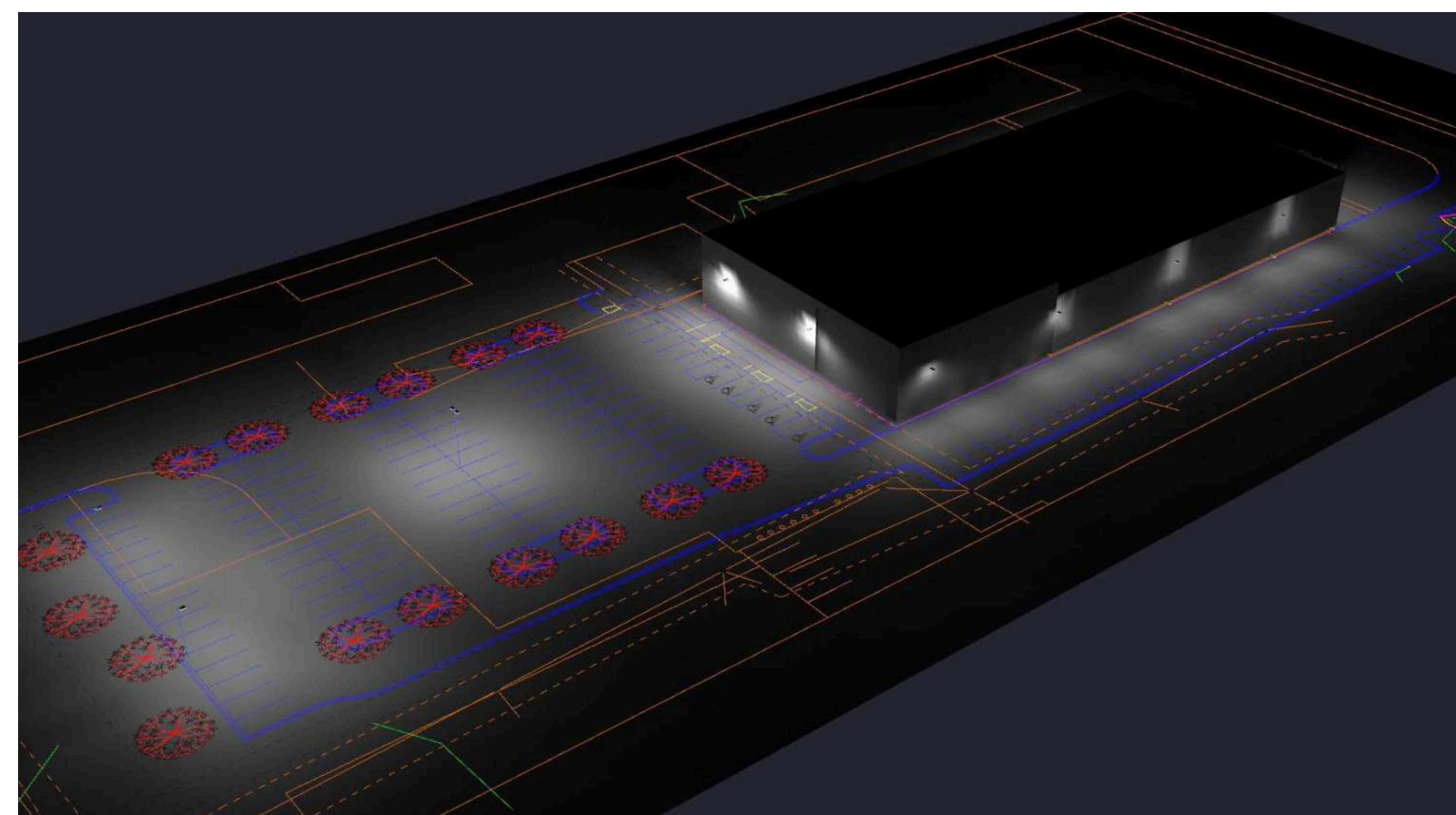


CROOKS RD. SITE CURRENTLY ZONED AS BEING INCLUDED IN MAPLE ROAD FORM BASED ZONING
 NORTHWOOD DR. SITE CURRENTLY ZONED AS INTEGRATED INDUSTRIAL BUSINESS

Total Area: 131,460 SF, 3.02 Acres

Crooks Road Site: 55,443 SF
 Parcel ID: 20-28-302-008

Northwood Road Site: 76,017 SF
 Parcel ID: 20-28-302-019



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRID @ GRADE	Illuminance	Fc	1.24	5.2	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.
EXISTING PARKING	Illuminance	Fc	1.07	2.4	0.2	5.35	12.00
MAIN PARKING	Illuminance	Fc	1.56	3.8	0.3	5.20	12.67

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	2	A	Single	0.950	VISIONAIRE VSX-II_T4_32LD_10_40K7_VOLT-SINGLE @ 25' MTG. HT. (N)	13683	B3-U0-G3	104.8	209.6
	1	B	Back-Back	0.950	VISIONAIRE VSX-II_T5W_32LD_10_40K7_VOLT-D180° @ 25' MTG.HT. (N)	26630	B4-U0-G2	104.8	209.6
	6	C	Single	0.950	VISIONAIRE VSX-II_T3_16LD_7_40K7_CLS_VOLT-WM @ 20.5' MTG. HT.	3846	B1-U0-G1	34	204
	2	D	Single	0.950	VISIONAIRE VSX-II_T4_32LD_10_40K7_VOLT-WM @ 20.5' MTG. HT.	13683	B3-U0-G3	104.8	209.6
	1	E	Single	0.950	VISIONAIRE VSX-II_T4_16LD_7_40K7_VOLT-WM @ 20.5' MTG.HT.	4944	B1-U0-G1	34	34

DRAWING NUMBER : **GR120524CL-SLICK CITY TROY-01**

LAYOUT DESIGNER : **GR**

DESIGNER EMAIL : **gabrielrocha@visionairelighting.com**

PROJECT DATE : **12/05/24**

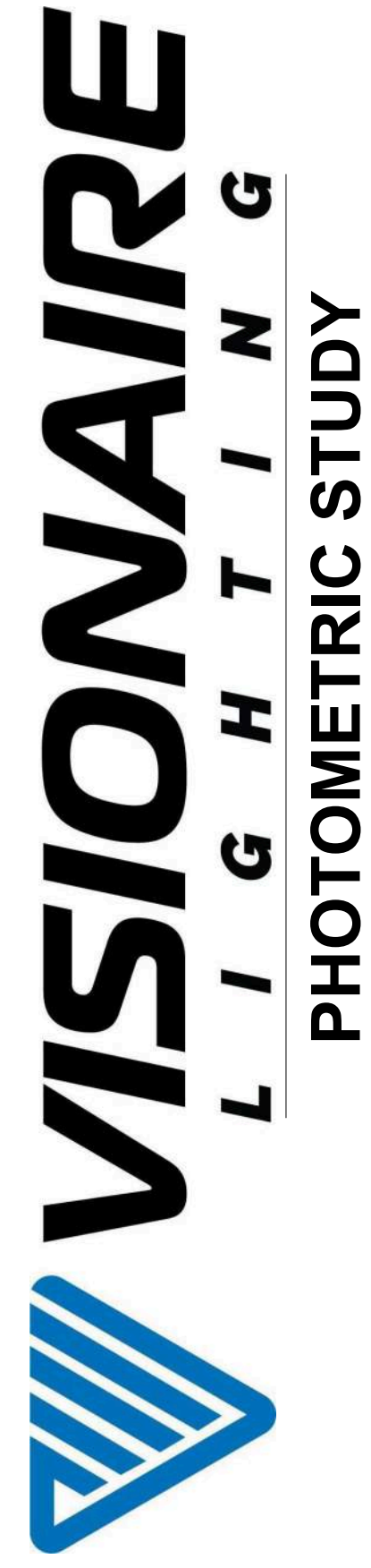
REVISION DATE : **-**

REP : **CLARUS LIGHTING**

NOTE/S : **-**

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www.visionairelighting.com
 Phone: (310) 512-6480 Fax: (310) 512-6486
 19645 Rancho Way-Rancho Dominguez, CA. 90220
 POINT-BY-POINT CALCULATION
 Illuminance at Grade (Footcandles), unless otherwise specified.



TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1272	C	6	Catalpa	Catalpa speciosa	Fair	Many grapevines, x1
1273	C	6	Catalpa	Catalpa speciosa	Fair	
1274	BW	6	Black Walnut	Juglans nigra	Fair	x16
1275	BW	6	Black Walnut	Juglans nigra	Fair	x6
1276	WW	7	Weeping Willow	Salix babylonica	Fair	x3
1277	WW	6	Weeping Willow	Salix babylonica	Fair	x4
1278	BW	7	Black Walnut	Juglans nigra	Fair	x3
1279	CT	8	Cottonwood	Populus deltoides	Fair	x3
1280	W	9	Willow	Salix Spp.	Good	x23
1281	EE	6	Siberian Elm	Ulmus pumila	Fair	
1282	CA	6	Crab Apple	Malus caronaria	Good	
1283	AU	10	Austrian Pine	Pinus nigra	Fair	
1284	HL	17	Honeylocust	Gleditsia triacanthos	Good	
1285	HL	19	Honeylocust	Gleditsia triacanthos	Good	
1286	C	13	Catalpa	Catalpa speciosa	Good	x1
1287	HL	17	Honeylocust	Gleditsia triacanthos	Good	

REFERENCE DRAWINGS:

WATER MAIN TROY GIS ONLINE, DATED 10/31/24
1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

SANITARY SEWER TROY GIS ONLINE, DATED 10/31/24
1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

STORM SEWER TROY GIS ONLINE, DATED 10/31/24
1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

COMM CLEAR RATE, EMAIL DATED 10/30/24
EVERSTREAM, EMAIL DATED 11/5/24
1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

ELECTRIC DTE MAP #313-384, DATED 11/8/24
1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

TELEPHONE ATT, MAP A1, EMAIL DATED 10/29/24

GAS 1950 CROOKS REDLINE AS-BUILTS, 123NET,
OID:L31-BIBBEC6/C6F, DATED 3/15/22

CATV WOW CABLE SKETCH, EMAIL DATED 10/30/24

FLOOD PLAIN FEMA F.I.R.M. MAP 26125C0541F, DATED 9/29/06

LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - - - EX. GAS LINE
- ⊗ EX. GAS VALVE & GAS LINE MARKER
- ⊕ EX. TRANSFORMER & IRRIGATION VALVE
- - - - - EX. WATER MAIN
- ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- ⊕ EX. WATER VALVE BOX & SHUTOFF
- - - - - EX. SANITARY SEWER
- ⊕ EX. SANITARY CLEANOUT & MANHOLE
- ⊕ EX. COMBINED SEWER MANHOLE
- - - - - EX. STORM SEWER
- ⊕ EX. CLEANOUT & MANHOLE
- ⊕ EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- ⊕ EX. YARD DRAIN & ROOF DRAIN
- ⊕ EX. UNIDENTIFIED STRUCTURE
- ⊕ EX. MAILBOX, SIGN & LIGHTPOLE
- ⊕ EX. FENCE
- ⊕ EX. GUARD RAIL
- ⊕ EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- ⊕ EX. TREE TAG, & TREE LINE
- ⊕ EX. SPOT ELEVATION
- ⊕ EX. CONTOUR
- ⊕ EX. WETLAND
- ⊕ IRON FOUND / SET
- ⊕ NAIL FOUND / NAIL & CAP SET
- ⊕ BRASS PLUG SET
- ⊕ MONUMENT FOUND / SET
- ⊕ SECTION CORNER FOUND
- R M C RECORDED / MEASURED / CALCULATED

BENCHMARKS:
(GPS DERIVED - NAVD88)

PEA BM 108 - (CITY OF TROY REF BM #1651)
ARROW ON TOP OF HYDRANT#28-124 AT SOUTHEAST CORNER AT
#1707 NORTHWOOD.
ELEV. -691.64

PEA BM 107 - (CITY OF TROY REF BM #1652)
ARROW ON TOP OF HYDRANT#28-123 AT #1749 NORTHWOOD.
ELEV. -694.89

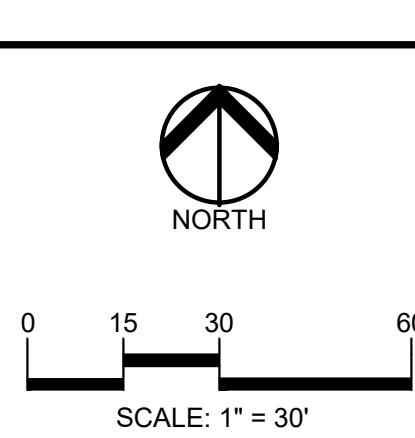
PEA BM 106 - (CITY OF TROY REF BM #1653)
ARROW ON TOP OF HYDRANT#28-124 AT #1821 NORTHWOOD.
ELEV. -695.54

LEGAL DESCRIPTION:
(Per the City of Troy)

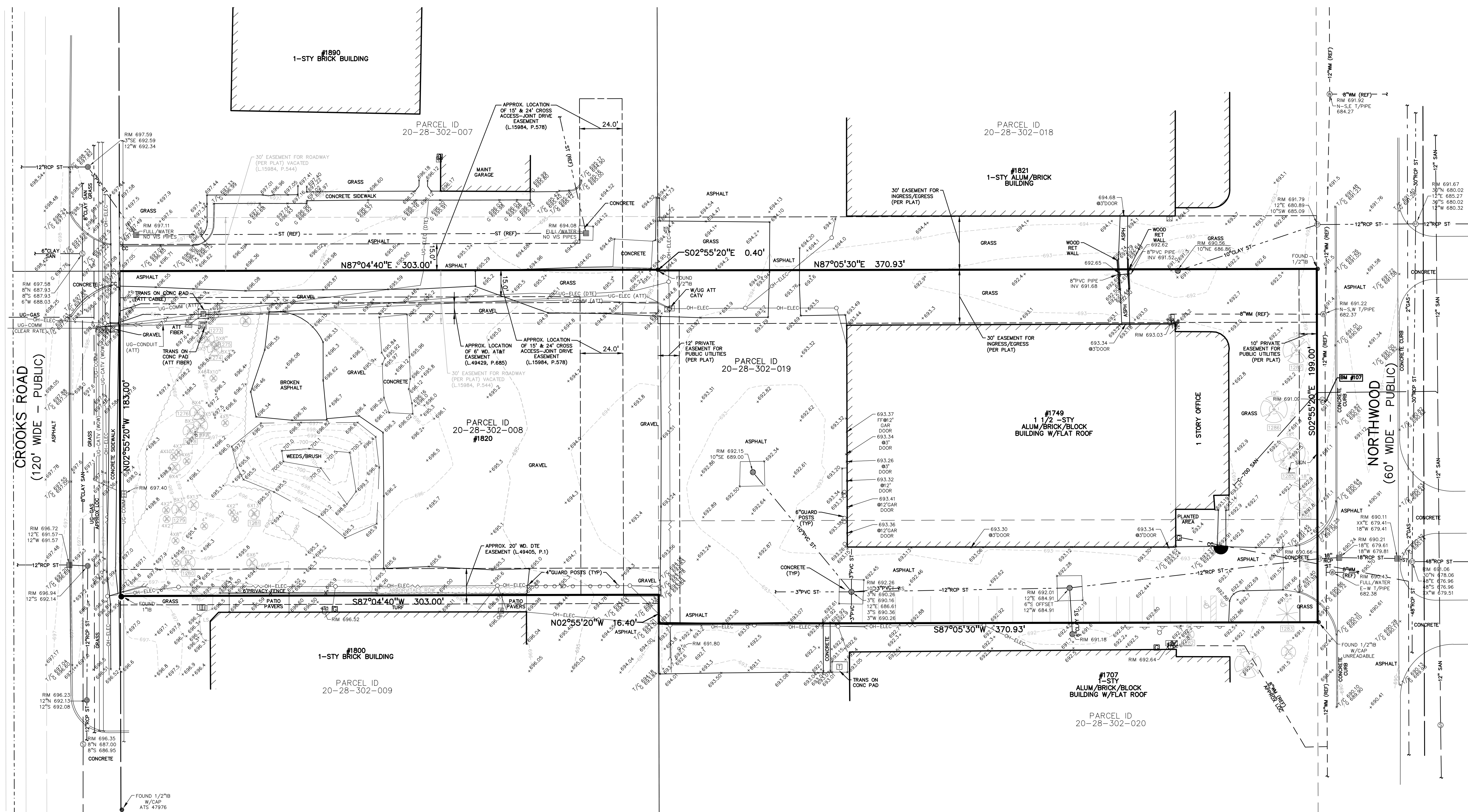
PARCEL ID 20-28-302-008
T2N, R1E, SEC 28 MAPLE GARDEN ESTATES SUB
LOT 15

PARCEL ID 20-28-302-019
T2N, R1E, SEC 28 NORTHWOOD INDUSTRIAL PARK
N 59 FT OF LOT 4 & ALL OF LOT 5

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE
'X'. AREA DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD
INSURANCE RATE MAP NUMBER 26125C0541F,
DATED SEPTEMBER 29, 2006.



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



CLIENT
**AUGER
KLEIN
ALLER
ARCHITECTS, INC.**
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS

ORIGINAL ISSUE DATE:
XXXXXX, 2024

DRAWING TITLE
**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 24-1658.01

P.M. JRH

D.N. JKS

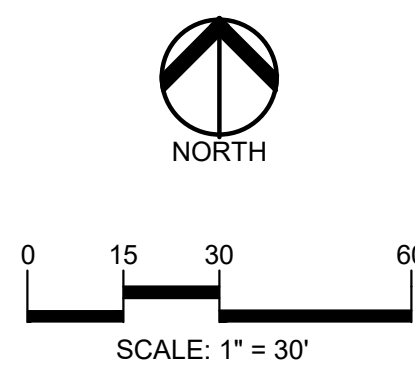
DES. KMM

DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION

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CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER IMPLIED OR MADE 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
AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
XXXXXX, 2024
DRAWING TITLE
PRELIMINARY DIMENSION PLAN

PEA JOB NO.	24-1658.01
P.M.	JRH
DN.	JKS
DES.	KMM
DRAWING NUMBER:	

C-3.0

BENCHMARKS:
(GPS DERIVED - NAVD83)
PEA BM 108 - (CITY OF TROY REF BM #1651)
ARROW ON TOP OF HYDRANT#28-121 AT SOUTHEAST CORNER AT #1707 NORTHWOOD.
ELEV. -691.64
PEA BM 107 - (CITY OF TROY REF BM #1652)
ARROW ON TOP OF HYDRANT#28-123 AT #1749 NORTHWOOD.
ELEV. -694.89
PEA BM 106 - (CITY OF TROY REF BM #1653)
ARROW ON TOP OF HYDRANT#28-124 AT #1821 NORTHWOOD.
ELEV. -695.54

LEGAL DESCRIPTION:
(Per the City of Troy)
PARCEL ID 20-28-302-008
T2N, R11E, SEC 28 MAPLE GARDEN ESTATES SUB LOT 15
PARCEL ID 20-28-302-019
T2N, R11E, SEC 28 NORTHWOOD INDUSTRIAL PARK N 59 FT OF LOT 4 & ALL OF LOT 5

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0541F, DATED SEPTEMBER 29, 2006.

LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHT POLE
	FENCE
	GUARD RAIL

SIGN LEGEND:

'STOP' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'VAN ACCESSIBLE' SIGN	3
'NO PARKING FIRE LANE' SIGN	4

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'

CURB DROP ONLY

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

SITE DATA TABLE:

SITE AREA: 2.97 ACRES (129,203 SF.) GROSS

ZONING: EAST LOT: IB (INTEGRATED INDUSTRIAL BUSINESS DISTRICT)
WEST LOT: MR (MAPLE ROAD)

PROPOSED USE: GYMNASIUM, BUSINESS (11,723 SF)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 45 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT = 33 FEET (1 STORY)
BUILDING FOOTPRINT AREA = 38,034 SF. (EXIST + PROPOSED)
BUILDING LOT COVERAGE = 37,672/129,203 = 29%

SETBACK REQUIREMENTS:

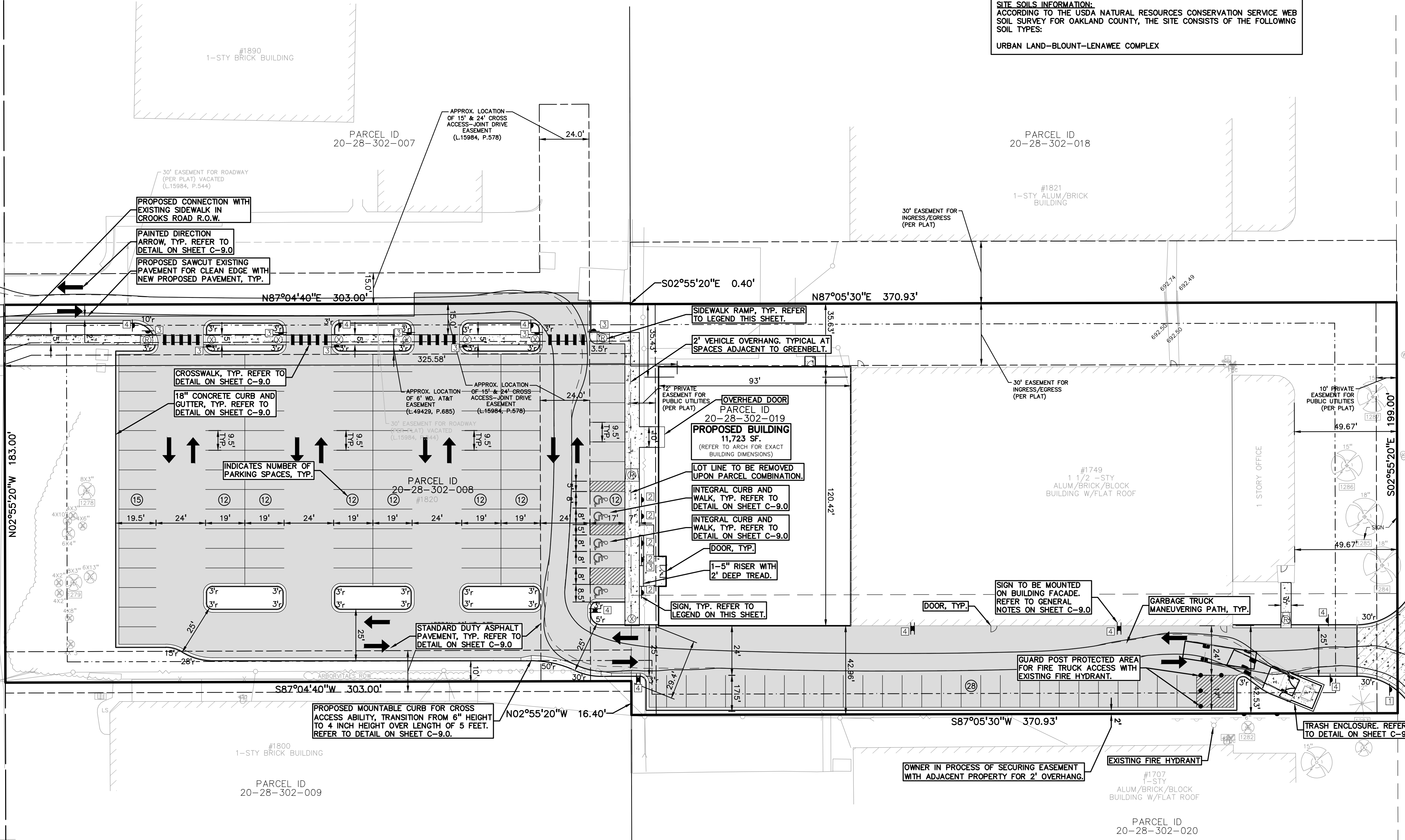
REQUIRED:	PROPOSED:
SIDE (SOUTH): 10'	29.39'
FRONT (EAST): 30'	49.67'
FRONT (WEST): 30'	304.97'
SIDE (NORTH): 10'	30.41'

PARKING CALCULATIONS:
USAGE: BUSINESS
REQUIRED BUSINESS PARKING = 1 SPACE PER EMPLOYEE = 10 EMPLOYEES = 10 SPACES
USAGE: RECREATIONAL
REQUIRED RECREATION PARKING = 1 SPOT PER 1000 SF. = 25,760 SF/1000 = 26 SPACES
USAGE: GENERAL ASSEMBLY
REQUIRED GENERAL PARKING = 1 SPACE FOR EVERY 3 SEAT = 241 SEATS/3 = 81 SPACES

TOTAL REQUIRED PARKING SPACES = 10 + 26 + 81 = 117 SPACES
TOTAL PROPOSED PARKING SPACES = 127 SPACES INC. 5 H/C SPACES

OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED = 20%
PROVIDED OPEN SPACE = 345,43 SF./129,203 SF. = 27%

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-BLOUNT-LENAWEE COMPLEX

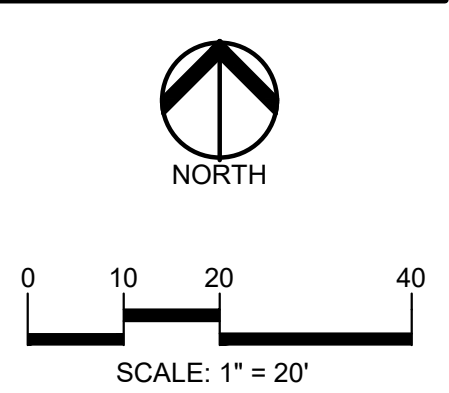
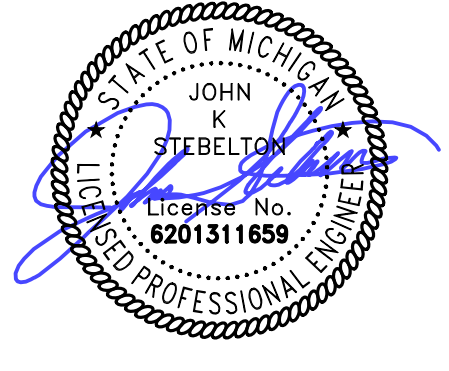


CROOKS ROAD
(120' WIDE - PUBLIC)

NORTHWOOD
(60' WIDE - PUBLIC)

\\pea\pea\PROJECTS\2024\24-1658\01_SLDK_CTY (SAY)\DWG\2_SITE_PLAN\C-3.0DIM-241658.dwg PLOT DATE: 12/29/2024 BY: KMM

NOT FOR CONSTRUCTION



CAUTION!!
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CLIENT
AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
XXXXXX, 2024
DRAWING TITLE
PRELIMINARY GRADING PLAN - WEST

PEA JOB NO.	24-1658.01
P.M.	JRH
DN.	JKS
DES.	KMM
DRAWING NUMBER:	

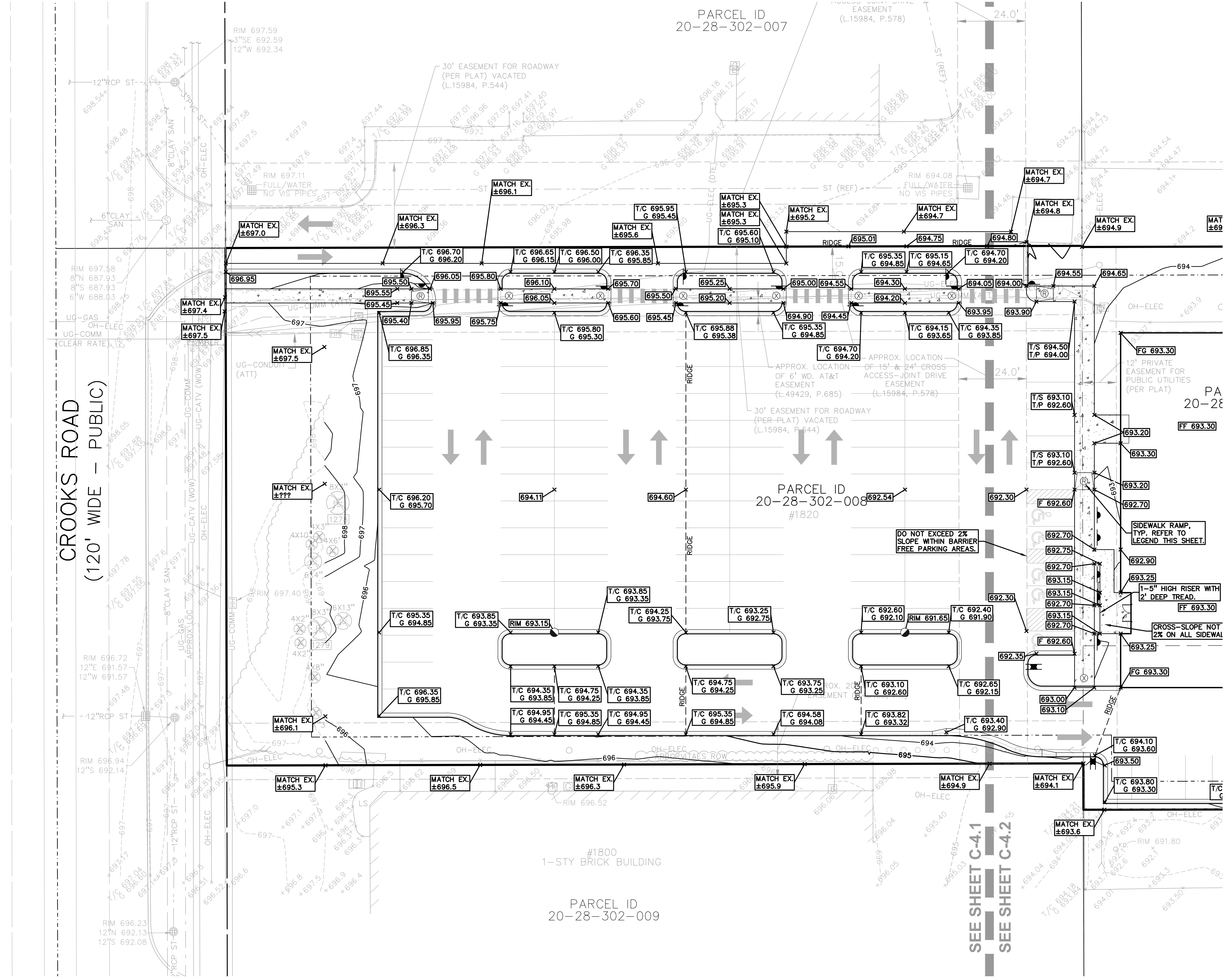
C-4.1

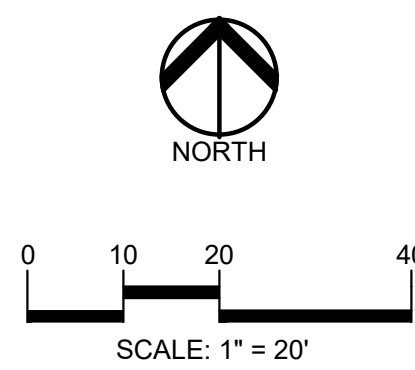
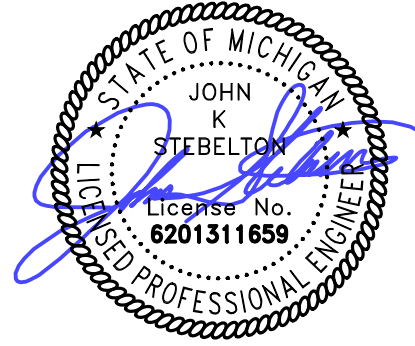
SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
CURB DROP ONLY
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED REVERSE GUTTER PAN
 PROPOSED RIDGE LINE
 PROPOSED SWALE/DITCH
ABBREVIATIONS
T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F = FLUSH WALK
G = GUTTER GRADE
FF = FINISH FLOOR
FG = FINISH GRADE
RIM = RIM ELEVATION

BENCHMARKS:
(GPS DERIVED - NAVD88)
PEA BM 108 - (CITY OF TROY REF BM #1651)
ARROW ON TOP OF HYDRANT#28-121 AT SOUTHEAST CORNER AT #1707 NORTHWOOD.
ELEV. -691.64
PEA BM 107 - (CITY OF TROY REF BM #1652)
ARROW ON TOP OF HYDRANT#28-123 AT #1749 NORTHWOOD.
ELEV. -694.69
PEA BM 106 - (CITY OF TROY REF BM #1653)
ARROW ON TOP OF HYDRANT#28-124 AT #1821 NORTHWOOD.
ELEV. -695.54

LEGAL DESCRIPTION:
(Per the City of Troy)
PARCEL ID 20-28-302-008
T2N, R11E, SEC 28 MAPLE GARDEN ESTATES SUB LOT 15
PARCEL ID 20-28-302-019
T2N, R11E, SEC 28 NORTHWOOD INDUSTRIAL PARK N 59 FT OF LOT 4 & ALL OF LOT 5
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0541F, DATED SEPTEMBER 29, 2006.





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CLIENT
AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

NO.	REVISIONS

ORIGINAL ISSUE DATE:
XXXXXX, 2024
DRAWING TITLE
PRELIMINARY GRADING PLAN - EAST

PEA JOB NO. 24-1658.01
P.M. JRH
DN. JKS
DES. KMM
DRAWING NUMBER:

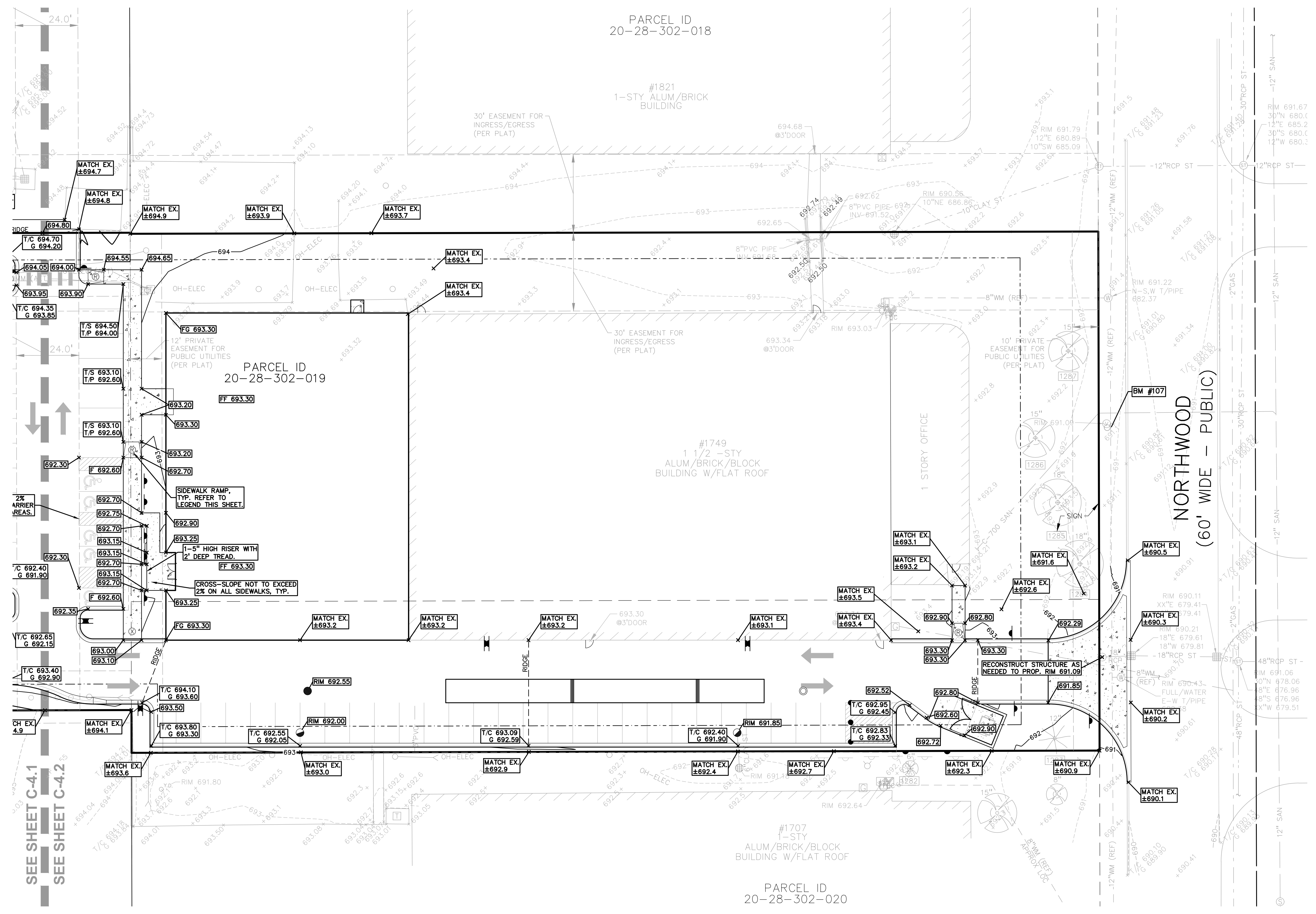
SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
CURB DROP ONLY
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED REVERSE GUTTER PAN
 PROPOSED RIDGE LINE
 PROPOSED SWALE/DITCH
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T/W = TOP OF WALL FG = FINISH GRADE
B/W = BOTTOM OF WALL RIM = RIM ELEVATION

BENCHMARKS:
(GPS DERIVED - NAVD83)
PEA BM 108 - (CITY OF TROY REF BM #1651) ARROW ON TOP OF HYDRANT#28-121 AT SOUTHEAST CORNER AT #1707 NORTHWOOD. ELEV. -691.64
PEA BM 107 - (CITY OF TROY REF BM #1652) ARROW ON TOP OF HYDRANT#28-123 AT #1749 NORTHWOOD. ELEV. -694.89
PEA BM 106 - (CITY OF TROY REF BM #1653) ARROW ON TOP OF HYDRANT#28-124 AT #1821 NORTHWOOD. ELEV. -695.54

LEGAL DESCRIPTION:
(Per the City of Troy)
PARCEL ID 20-28-302-008
T2N, R11E, SEC 28 MAPLE GARDEN ESTATES SUB LOT 15
PARCEL ID 20-28-302-019
T2N, R11E, SEC 28 NORTHWOOD INDUSTRIAL PARK N 59 FT OF LOT 4 & ALL OF LOT 5

FLOODPLAIN NOTE:
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\\pea\p\proj\PROJECTS\2024\24-1658.01_SLDK_CTY (SAA)\M\G\2_THE_PLAN\G-401\24-01-241658.01.dwg PLOT DATE: 12/20/2024 8:11:46 AM Miller

NOT FOR CONSTRUCTION **C-4.2**

Site Drainage Data		
Select County:	Oakland	
Proposed 100 YEAR		
Natural Greenspace area:	0.00 acre	C = 0.20
Select NCRS Soil type:	B	
Improved Greenspace area:	0.17 acre	C = 0.20
Select NCRS Soil type:	B	
Wooded Area:	0.00 acre	C = 0.20
Select NCRS Soil type:	B	
Impervious Area:	1.10 acre	C = 0.95
Greenbelt Area:	0.17 acre	C = 0.20
Total Area (A):	1.27 acre	
Weighted Coefficient of Runoff (C):		0.85
Rainfall Intensity		
Flood Control Time of Concentration, Tc =	10.00 minutes	

Rainfall Intensity		100-Year Peak Allowable Discharge
Time of Concentration (Tc)	10.00 min	Area, A = 1.27 ac
Since Tc <= 15 min, I1 = 2.0 in/hr		Q100p = Qvrr(A) 1.27 cfs
I1 = 30.2 / [(T + 9.17)^0.81]	2.00 in/hr	
I10 = 50.12 / [(T + 9.17)^0.81]	4.58 in/hr	
I100 = 83.3 / [(T + 9.17)^0.81]	7.62 in/hr	
CPVC: Channel Protection Volume Control Volume		100-Year Runoff Volume
Vcpvc = (4719)CA	5,112 cf	V100R = (18,985)CA 20,565 cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		100-Year Peak Inflow
VED = (6897)CA	7,471 cf	Q100in = C(I100)A 8.25 cfs
CPRC Allowable Outlet Rate		Storage Curve Factor (Vs/Vr)
QVED = VED / (48*60*60)	0.04 cfs	R = 0.206-0.15 x ln(Q100P/Q100IN) 0.486
100-Year Allowable Outlet Rate		100-Year Storage Volume
Since A < 2.0 Ac, Qvrr = 1.0		Vs = R(V100R) 9,994 cf
Qvrr =	1.00 cfs/ac	No infiltration will be provided, so no CPVC deduction is taken.
100-Year Peak Allowable Discharge		V100D = Vs 9,994 cf
Area, A = 1.27 ac		
Q100p = Qvrr(A) 1.27 cfs		
100-Year Runoff Volume		V1000 must be larger or equal to VED:
V100R = (18,985)CA 20,565 cf		Is V1000 >= VED? Yes
100-Year Peak Inflow		V1000 =
Q100in = C(I100)A 8.25 cfs		9,994 cf
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN) 0.486		
100-Year Storage Volume		
Vs = R(V100R) 9,994 cf		
No infiltration will be provided, so no CPVC deduction is taken.		
V100D = Vs 9,994 cf		
V1000 must be larger or equal to VED:		
Is V1000 >= VED? Yes		
V1000 =		
9,994 cf		

DETENTION NOTE:
THE PROPERTY IN THE NORTHWOOD INDUSTRIAL SUBDIVISION HAS A REGIONAL DETENTION BASIN THAT ACCOUNTS FOR THE REQUIRED VOLUME OF THAT PROPERTY. UNDERGROUND DETENTION WILL PROVIDE FOR THE OAKLAND COUNTY 100-YEAR VOLUME FOR THE 1820 CROOKS PROPERTY ONLY. THIS IS APPROXIMATELY 10,000 CF. PER CALCULATIONS PROVIDED ON THIS SHEET.

UTILITY LEGEND:	
-OH-ELEC-W-O-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC-C-E-	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
-G-	EX. GAS LINE
-GAS VALVE & GAS LINE MARKER	EX. GAS VALVE & GAS LINE MARKER
-TRANSFORMER & IRRIGATION VALVE	EX. TRANSFORMER & IRRIGATION VALVE
-EX. WATER MAIN	EX. WATER MAIN
-EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
-EX. WATER VALVE BOX & SHUTOFF	EX. WATER VALVE BOX & SHUTOFF
-EX. SANITARY SEWER	EX. SANITARY SEWER
-EX. SANITARY CLEANOUT & MANHOLE	EX. SANITARY CLEANOUT & MANHOLE
-EX. COMBINED SEWER MANHOLE	EX. COMBINED SEWER MANHOLE
-EX. STORM SEWER	EX. STORM SEWER
-EX. CLEANOUT & MANHOLE	EX. CLEANOUT & MANHOLE
-EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
-EX. YARD DRAIN & ROOF DRAIN	EX. YARD DRAIN & ROOF DRAIN
-EX. UNIDENTIFIED STRUCTURE	EX. UNIDENTIFIED STRUCTURE
-PROPOSED WATER MAIN	PROPOSED WATER MAIN
-PROPOSED HYDRANT AND GATE VALVE	PROPOSED HYDRANT AND GATE VALVE
-PROPOSED TAPPING SLEEVE, VALVE & WELL	PROPOSED TAPPING SLEEVE, VALVE & WELL
-PROPOSED POST INDICATOR VALVE	PROPOSED POST INDICATOR VALVE
-PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
-PROPOSED SANITARY CLEANOUT & MANHOLE	PROPOSED SANITARY CLEANOUT & MANHOLE
-PROPOSED STORM SEWER	PROPOSED STORM SEWER
-PROPOSED STORM SEWER CLEANOUT & MANHOLE	PROPOSED STORM SEWER CLEANOUT & MANHOLE
-PROPOSED CATCH BASIN, INLET & YARD DRAIN	PROPOSED CATCH BASIN, INLET & YARD DRAIN

BENCHMARKS:
(GPS DERIVED - NAVD83)

PEA BM 108 - (CITY OF TROY REF BM #1651)
ARROW ON TOP OF HYDRANT#28-121 AT SOUTHEAST CORNER AT #1707 NORTHWOOD.
ELEV. -691.64

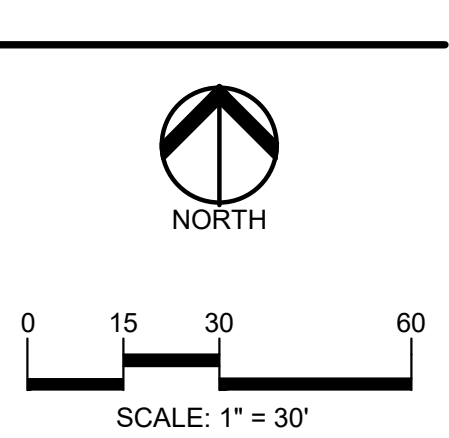
PEA BM 107 - (CITY OF TROY REF BM #1652)
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ELEV. -694.89

PEA BM 106 - (CITY OF TROY REF BM #1653)
ARROW ON TOP OF HYDRANT#28-124 AT #1821 NORTHWOOD.
ELEV. -695.54

LEGAL DESCRIPTION:
(Per the City of Troy)
PARCEL ID 20-28-302-008
T2N, R11E, SEC 28 MAPLE GARDEN ESTATES SUB LOT 15

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T2N, R11E, SEC 28 NORTHWOOD INDUSTRIAL PARK N 59 FT OF LOT 4 & ALL OF LOT 5

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CLIENT
AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER MI

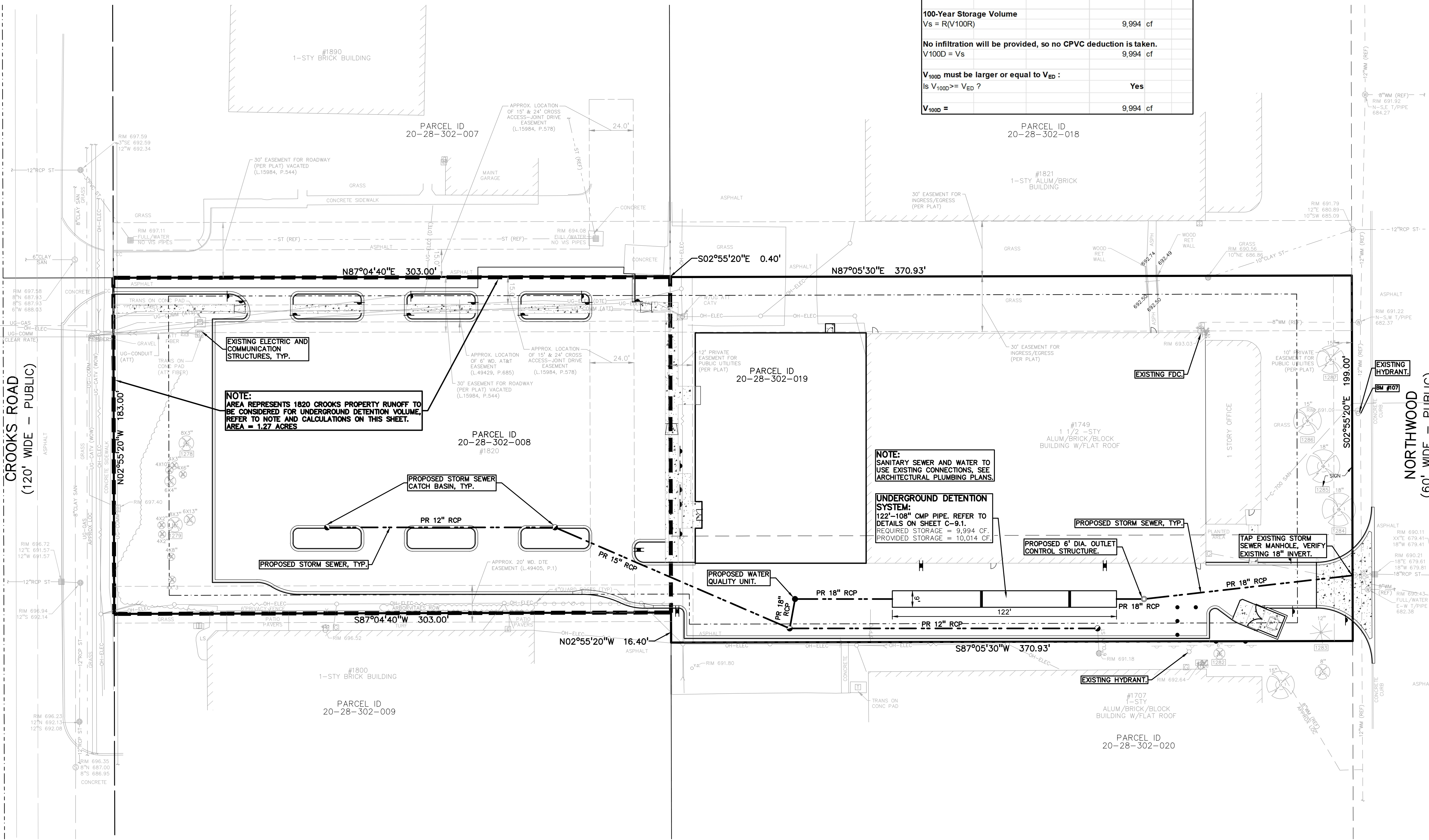
PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS	

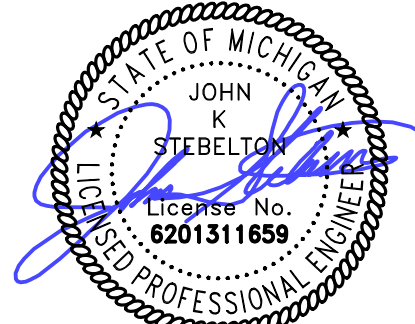
ORIGINAL ISSUE DATE:
XXXXXX, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-1658.01
P.M.	JRH
DN.	JKS
DES.	KMM
DRAWING NUMBER:	



NOT FOR CONSTRUCTION **C-5.0**



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AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

NO.	REVISIONS

ORIGINAL ISSUE DATE:
XXXXXX, 2024

DRAWING TITLE
NOTES AND DETAILS

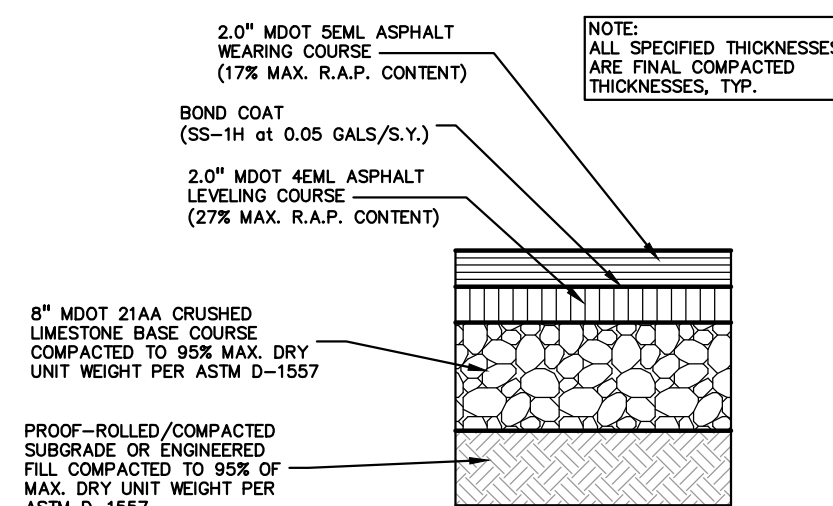
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P.M.	JRH
DN.	JKS
DES.	KMM
DRAWING NUMBER:	

C-9.0

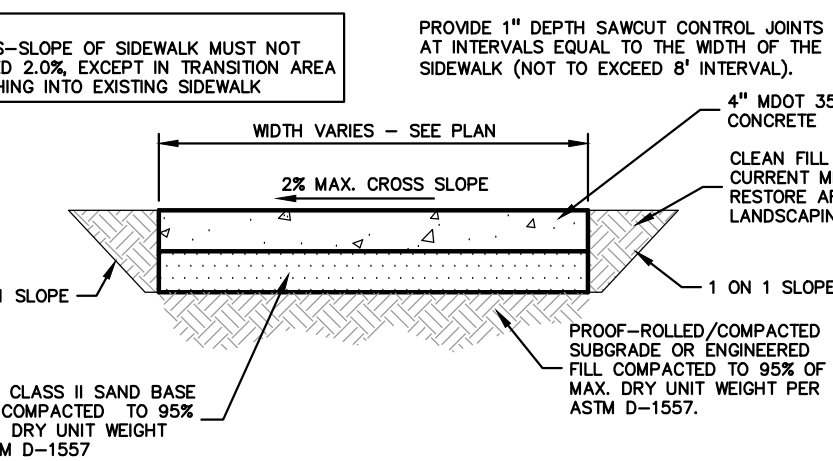
AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 802 FOR AGGREGATE. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 20% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 802, THEN THE 20% INCREASE IN THICKNESS MAY BE RE-EVALUATED.

ASPHALT MIX DESIGN CHART

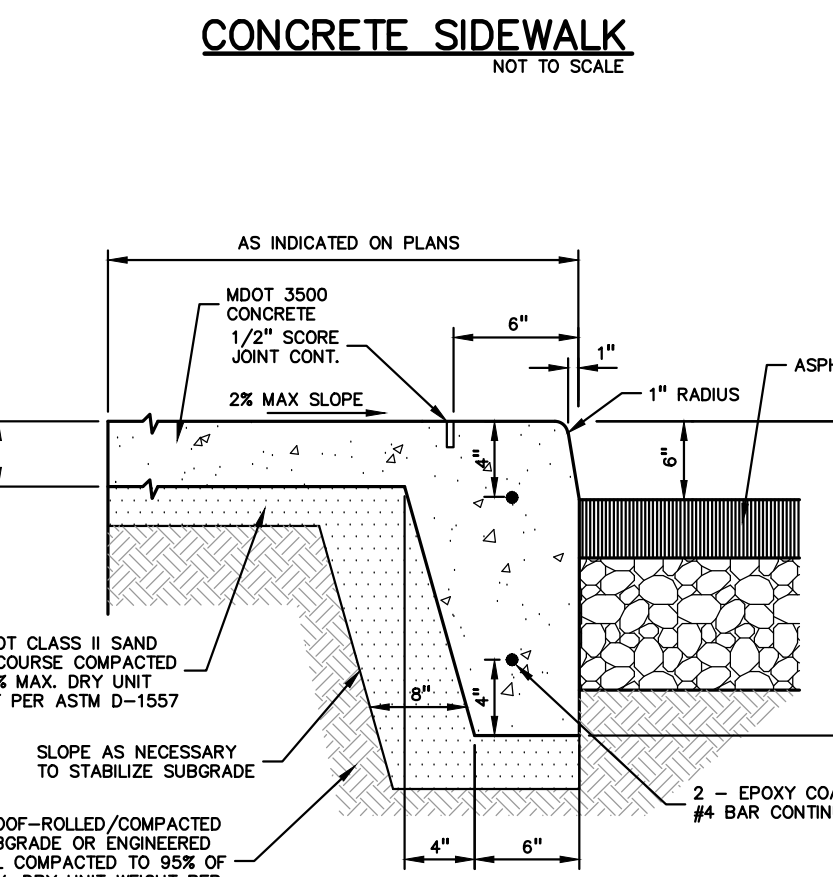
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/70')	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



CONCRETE SIDEWALK NOT TO SCALE

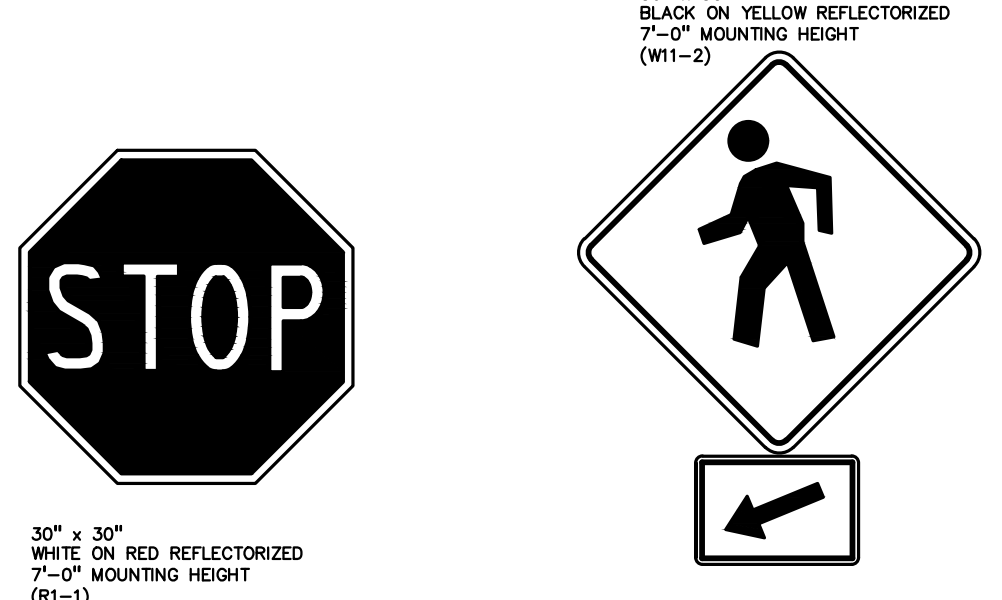


INTEGRAL CURB AND SIDEWALK NOT TO SCALE



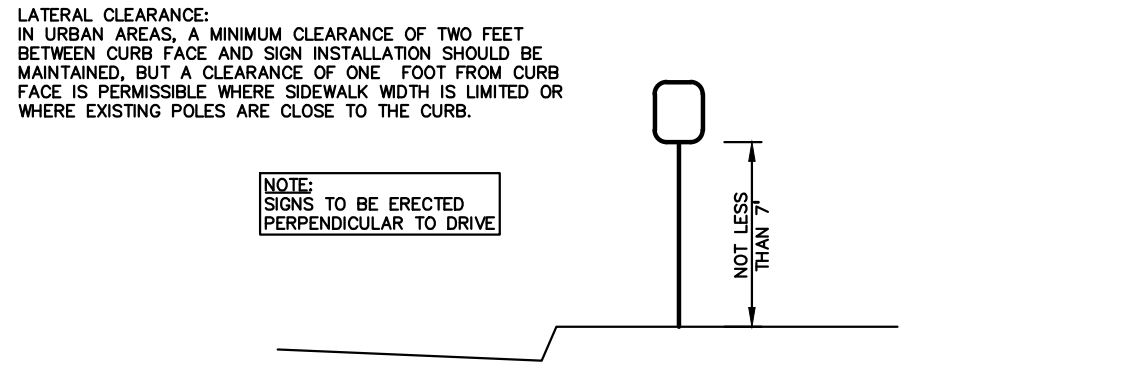
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (CITY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND AND SHALL READ "FIRE LANE, NO PARKING, NO STOPPING, NO STANDING, TOW AWAY ZONE"
- SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART.
- SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE 90° TO CURB
- SIGN SHALL BE SEVEN (7) FEET FROM THE BOTTOM OF SIGN TO GRADE.
- SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXIST FOR LEFT WHEEL TO CURB PARKING.
- SIGNS SHALL BE 12 INCHES IN WIDTH AND 18 INCHES IN HEIGHT.

CITY OF TROY FIRE LANE SIGN DETAIL NOT TO SCALE

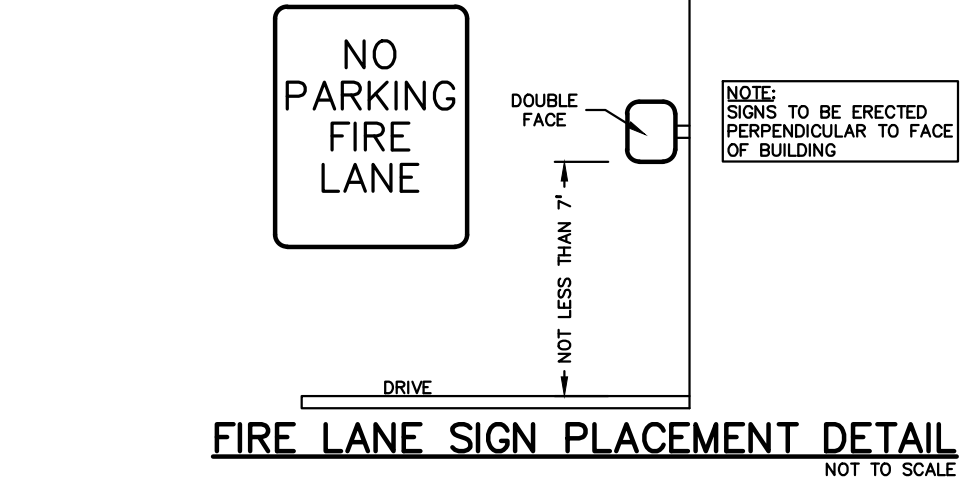


STOP SIGN DETAIL NOT TO SCALE

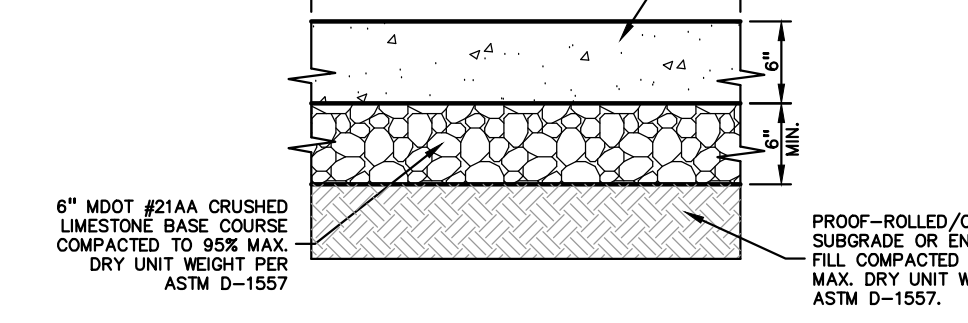
CROSSWALK SIGN DETAIL NOT TO SCALE



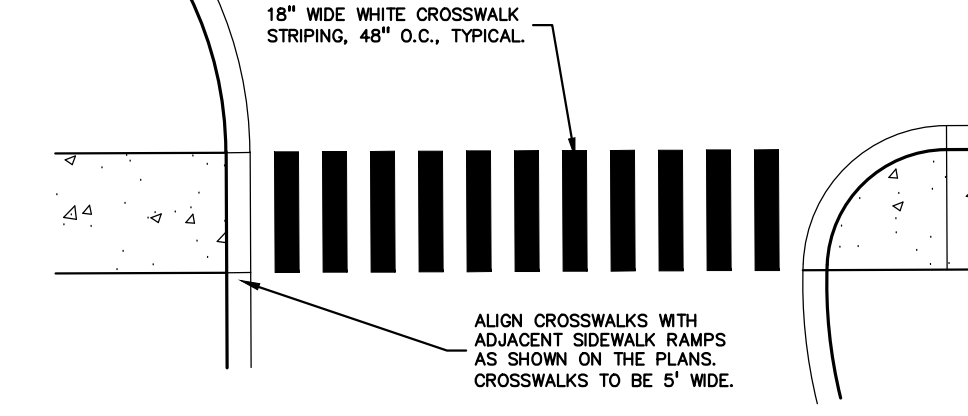
STOP SIGN DETAIL: LATERAL CLEARANCE: IN URBAN AREAS, A MINIMUM CLEARANCE OF TWO FEET BETWEEN CURB FACE AND SIGN INSTALLATION SHOULD BE MAINTAINED, BUT A CLEARANCE OF ONE FOOT FROM CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.



FIRE LANE SIGN PLACEMENT DETAIL NOT TO SCALE

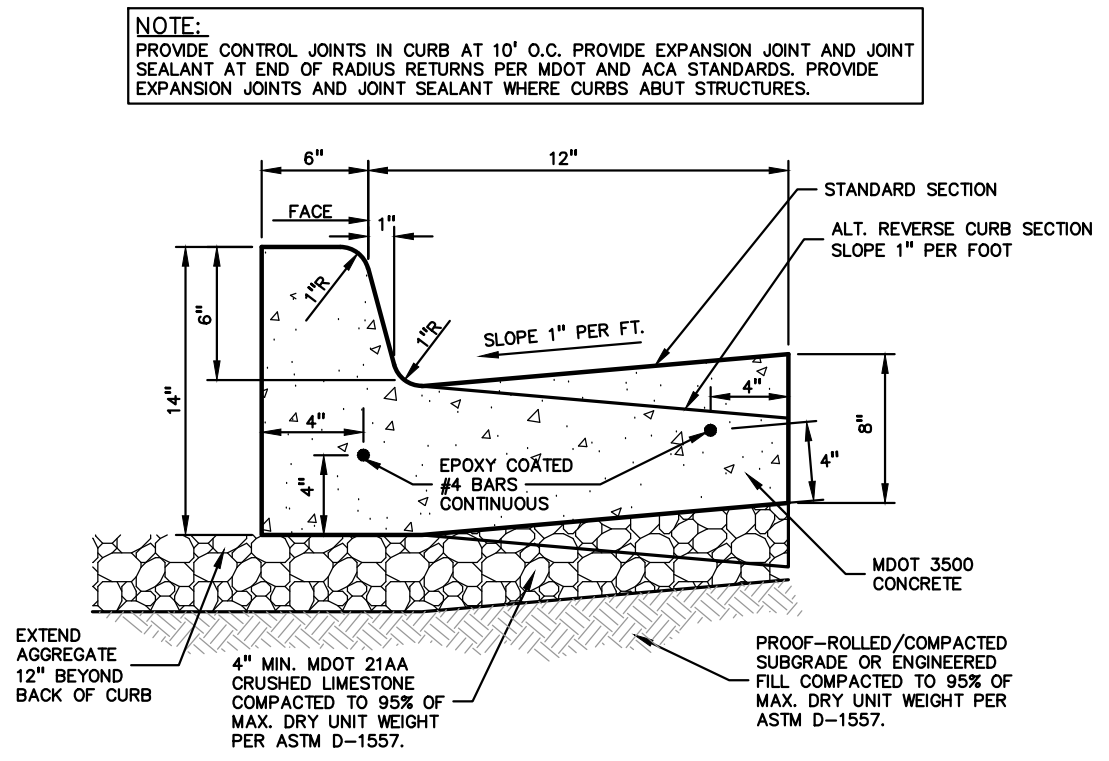


STANDARD DUTY CONCRETE DETAIL NOT TO SCALE

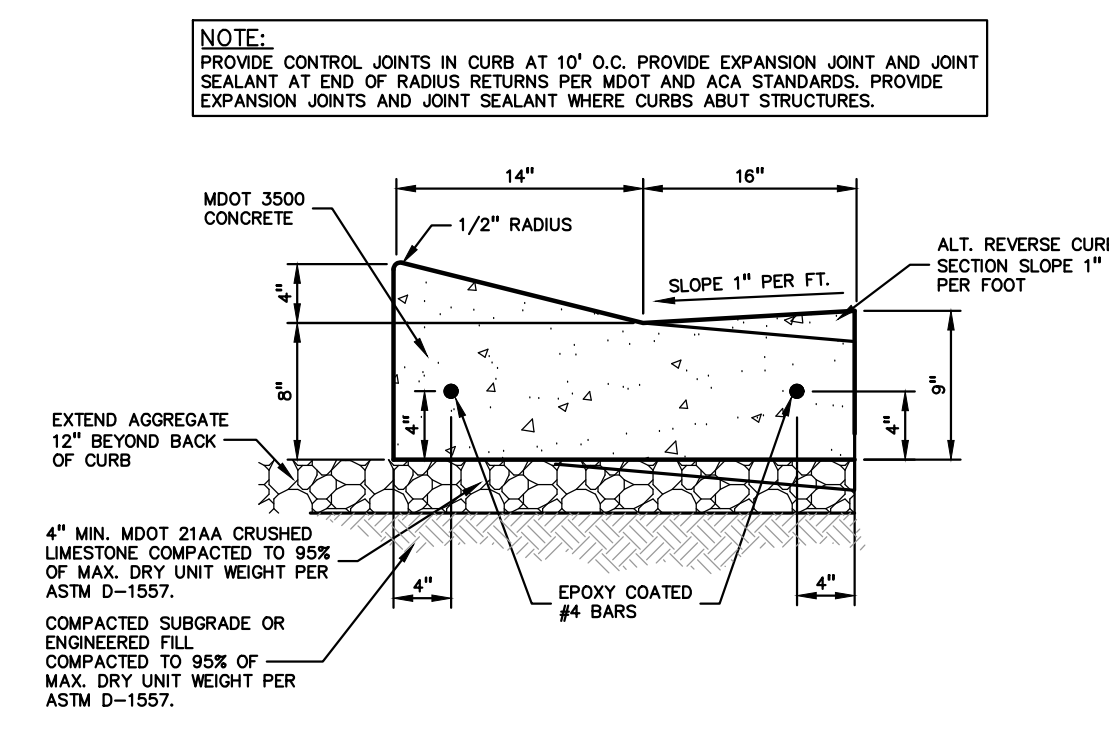


STRIPED CROSSWALK DETAIL NOT TO SCALE

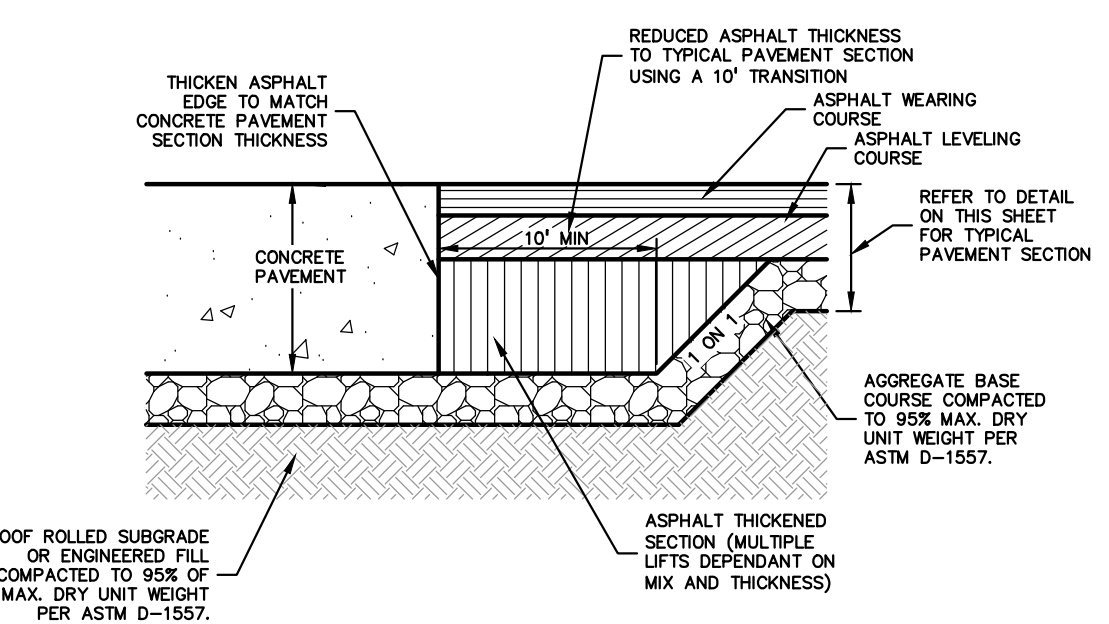
NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.



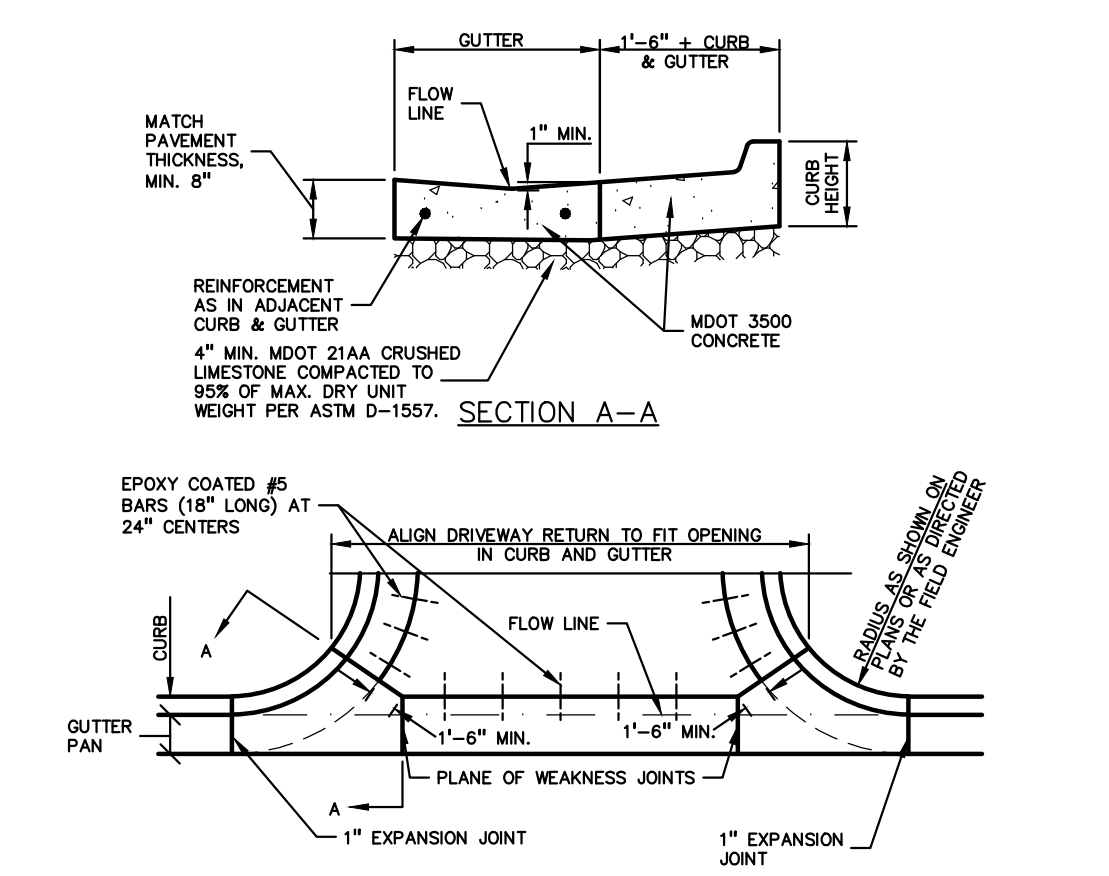
18"X6" STANDARD CONCRETE CURB AND GUTTER NOT TO SCALE



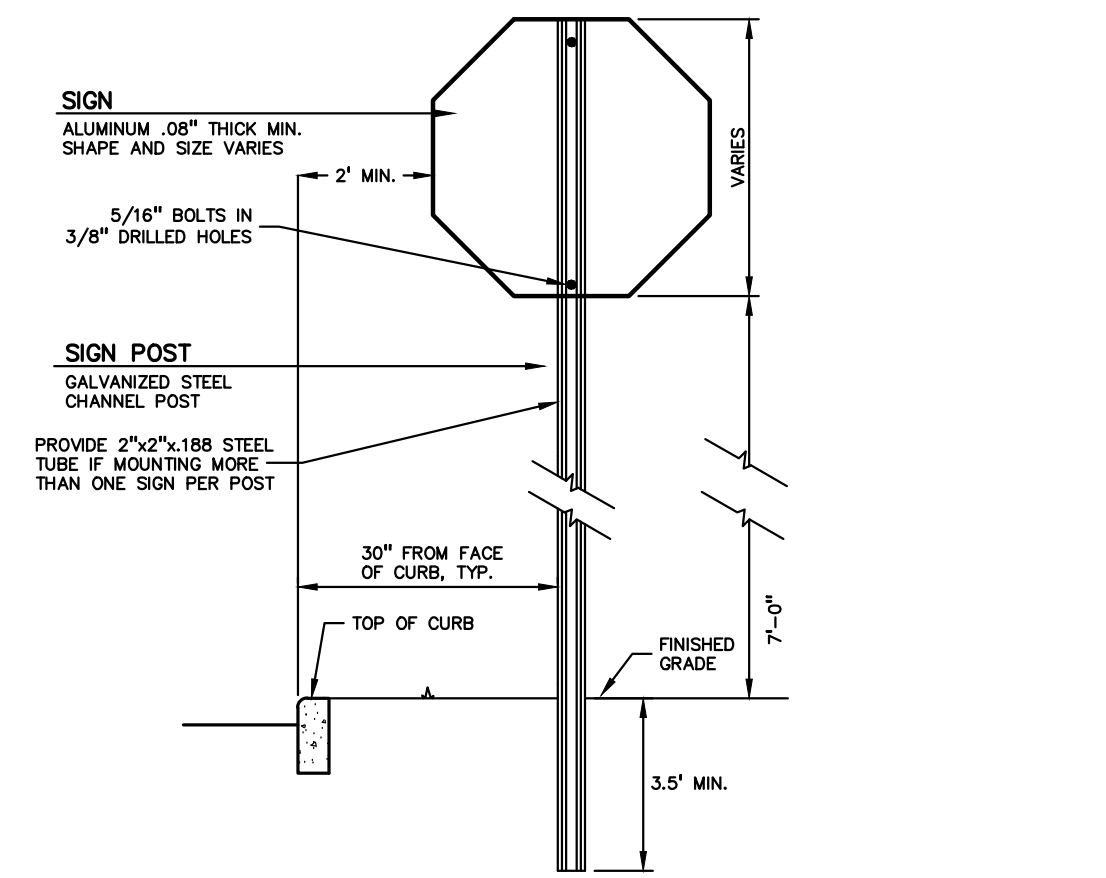
4" MOUNTABLE CURB AND GUTTER DETAIL NOT TO SCALE



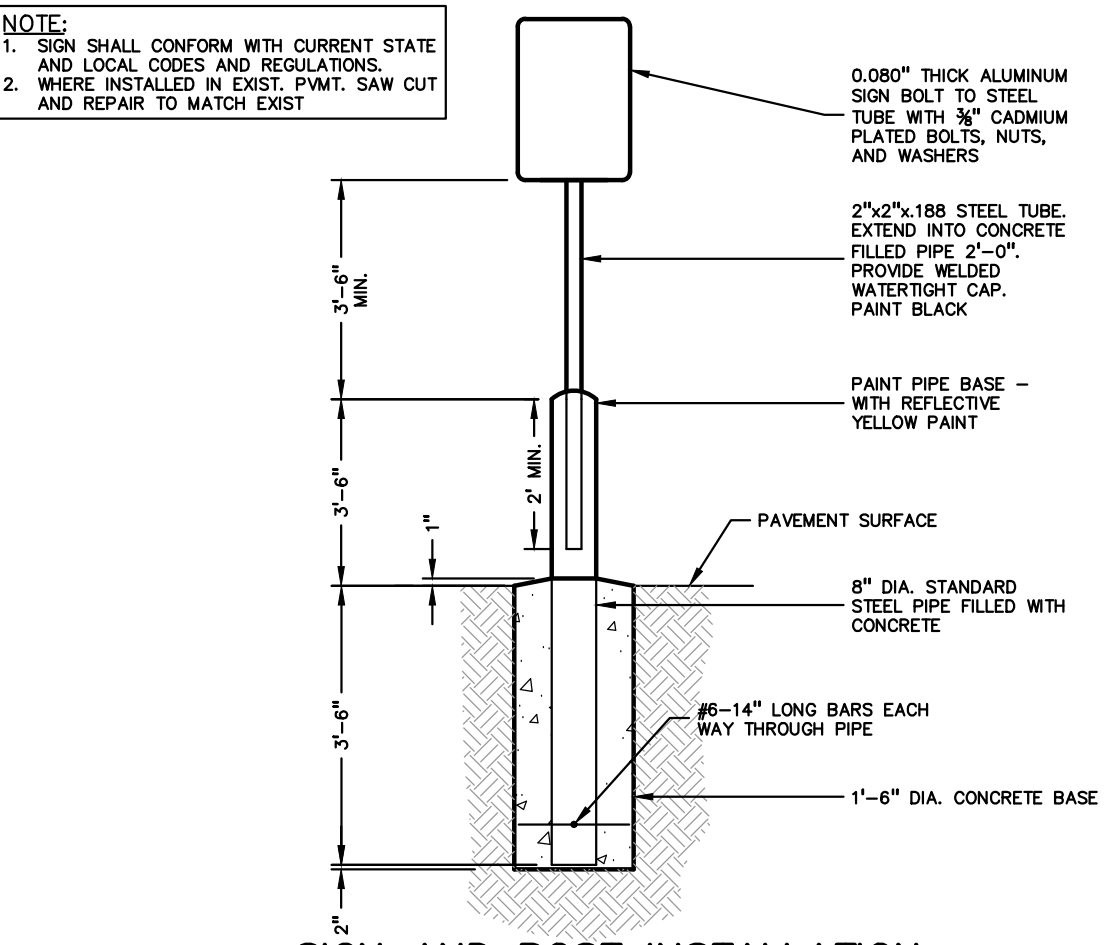
THICKENED EDGE ASPHALT DETAIL NOT TO SCALE



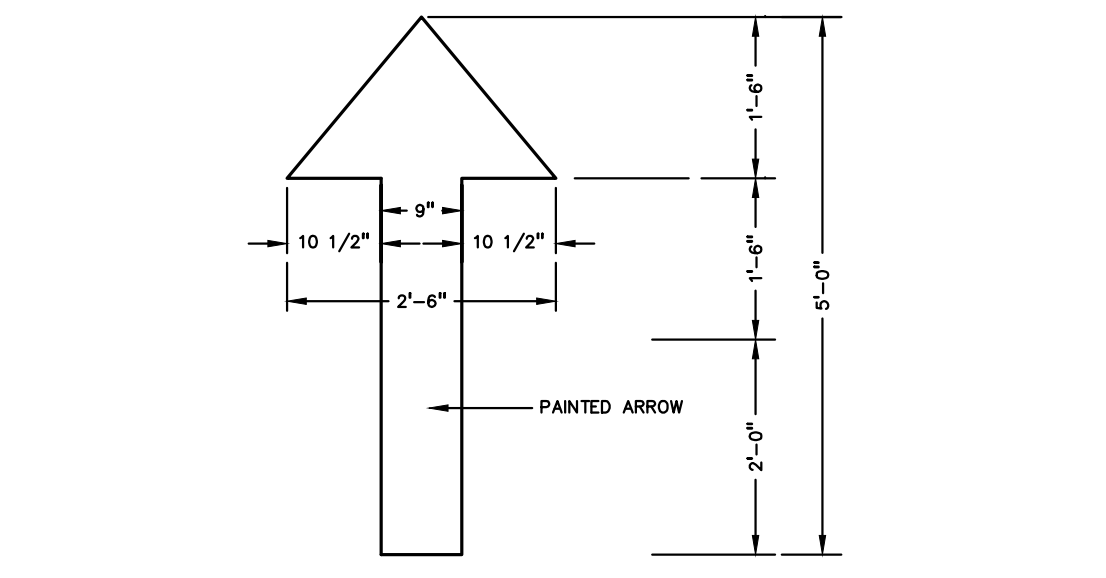
MDOT DRIVEWAY OPENING-DETAIL 'M' NOT TO SCALE



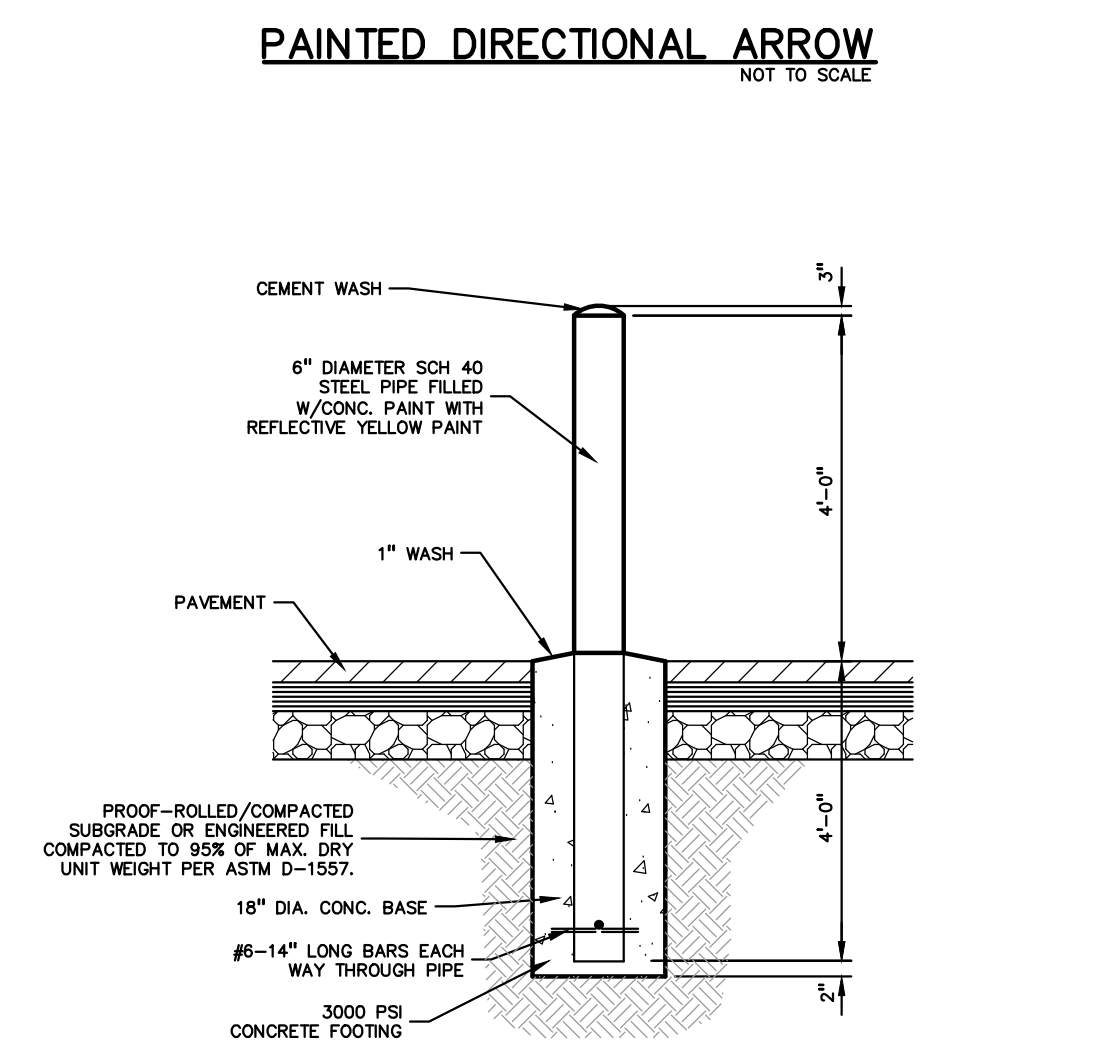
SIGN AND POST INSTALLATION IN LANDSCAPED AREAS NOT TO SCALE



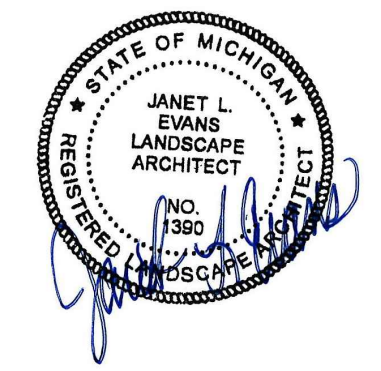
SIGN AND POST INSTALLATION IN PAVED AREAS NOT TO SCALE



PAINTED DIRECTIONAL ARROW NOT TO SCALE



6" DIA. GUARD POST DETAIL NOT TO SCALE



0 15 30 60
SCALE: 1" = 30'



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CLIENT
AUGER KLEIN ALLER ARCHITECTS, INC.
303 E. THIRD STREET
ROCHESTER, MI

PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
XXXXXX, 2024

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	24-1658.01
P.M.	JRH
DN.	CAL
DES.	JLE

DRAWING NUMBER:

L-1.0

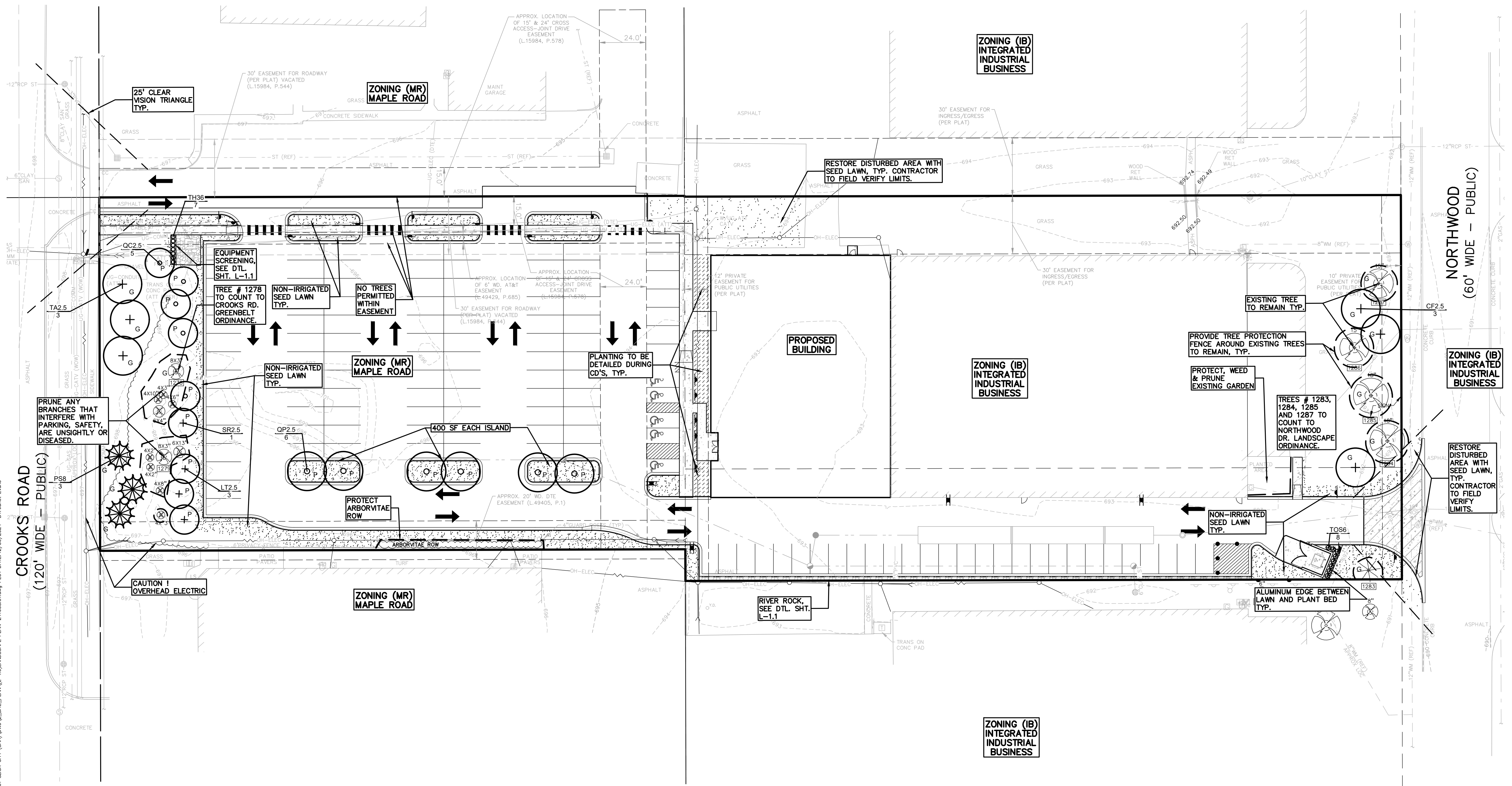
NOT FOR CONSTRUCTION

PLANT SCHEDULE

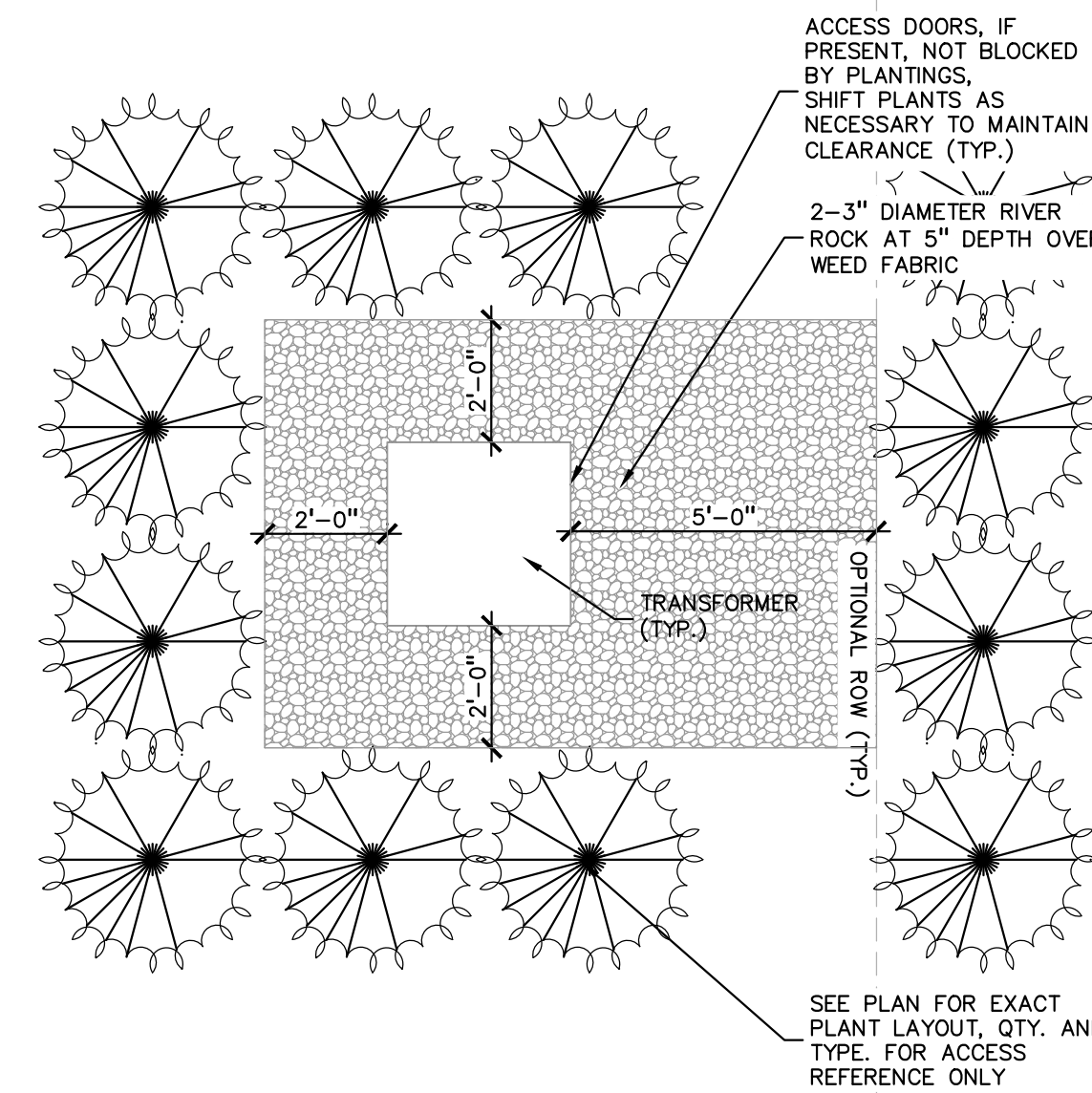
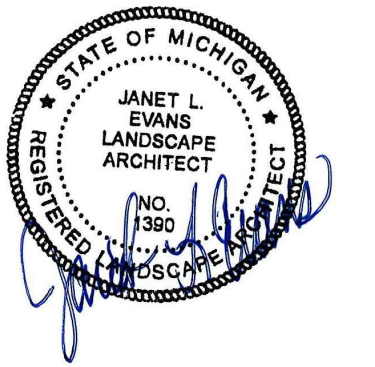
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION
DECIDUOUS TREES							
CF2.5	3	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	2.5" CAL.	B&B	PER PLAN	NATIVE
LT2.5	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE
QC2.5	5	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	2.5" CAL.	B&B	PER PLAN	NATIVE
QP2.5	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	2.5" CAL.	B&B	PER PLAN	NATIVE
SR2.5	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE
TA2.5	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE
	21	SUBTOTAL:					
EVERGREEN TREES							
PSB	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE
	3	SUBTOTAL:					
SHRUBS							
TH36	7	TAXUS X MEDIA 'HICKSI'	HICKS ANGLO-JAPANESE YEW	3' HT.	CONT.	30" O.C.	NON-NATIVE
TOS6	8	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6' HT.	B&B	36" O.C.	NATIVE
	15	SUBTOTAL:					

GENERAL PLANTING NOTES:

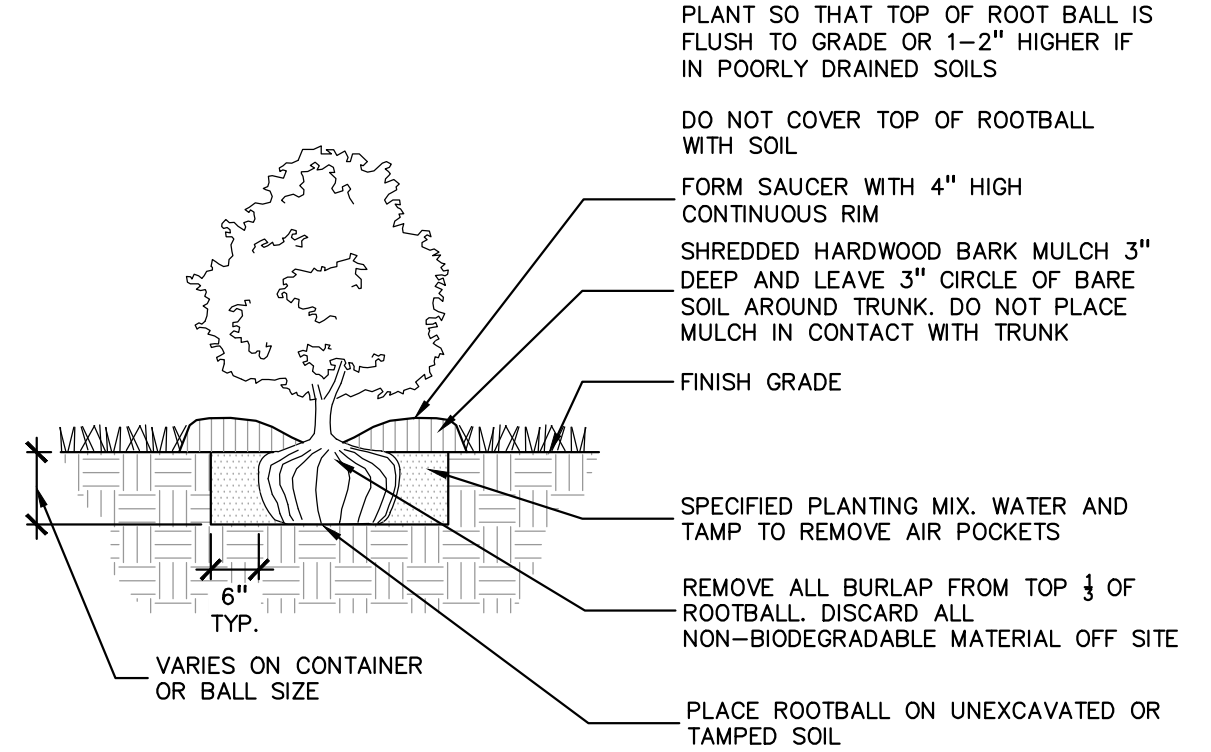
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



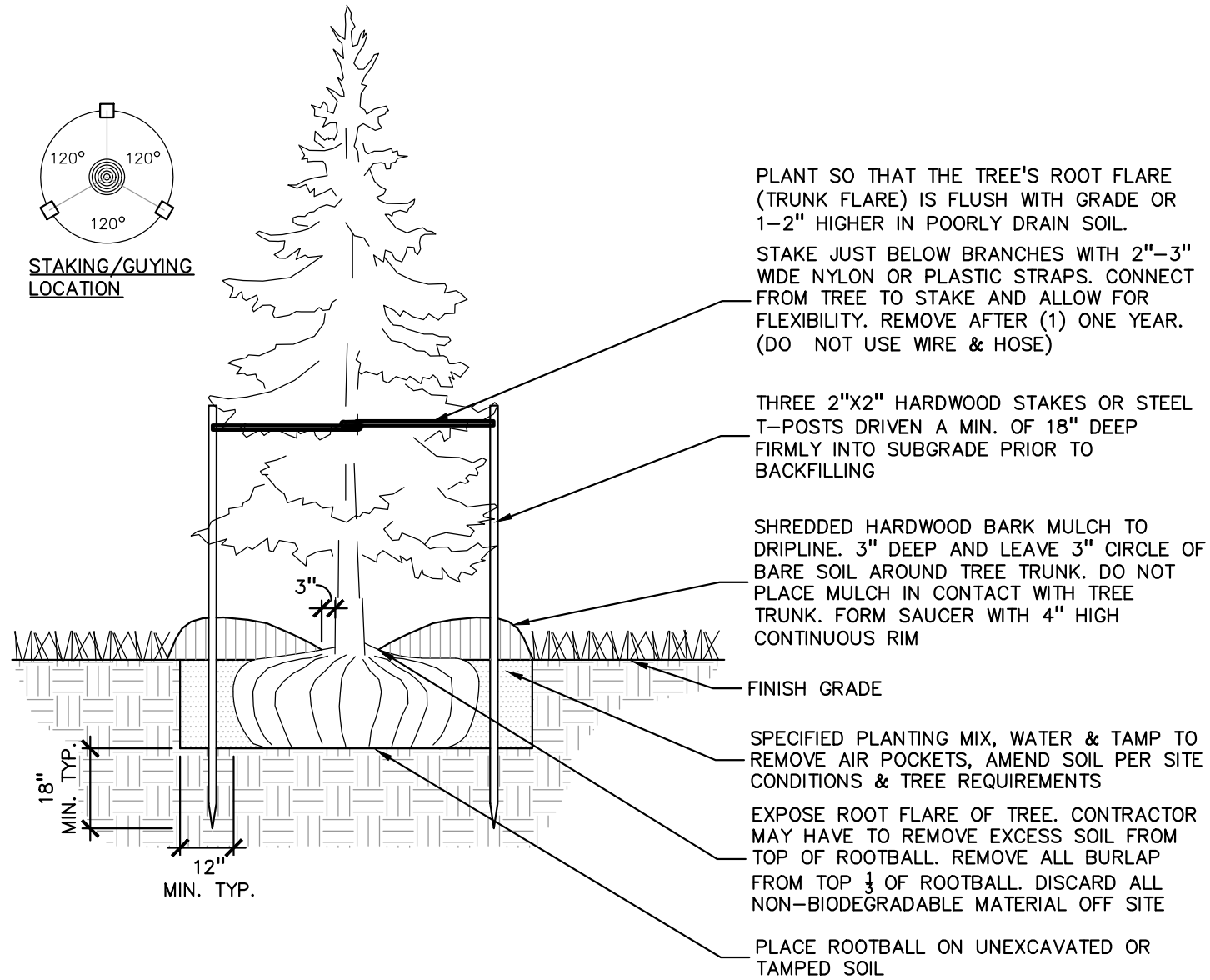
S:\PROJECTS\2024\24-1658.01_SLICK_CITY (SMA)\DWG\23_LSC_PLAN\L-1.0_LANDSCAPE_PLAN-241658.01.dwg PLOT DATE: 12/27/2024 PLOT: Janet Evans



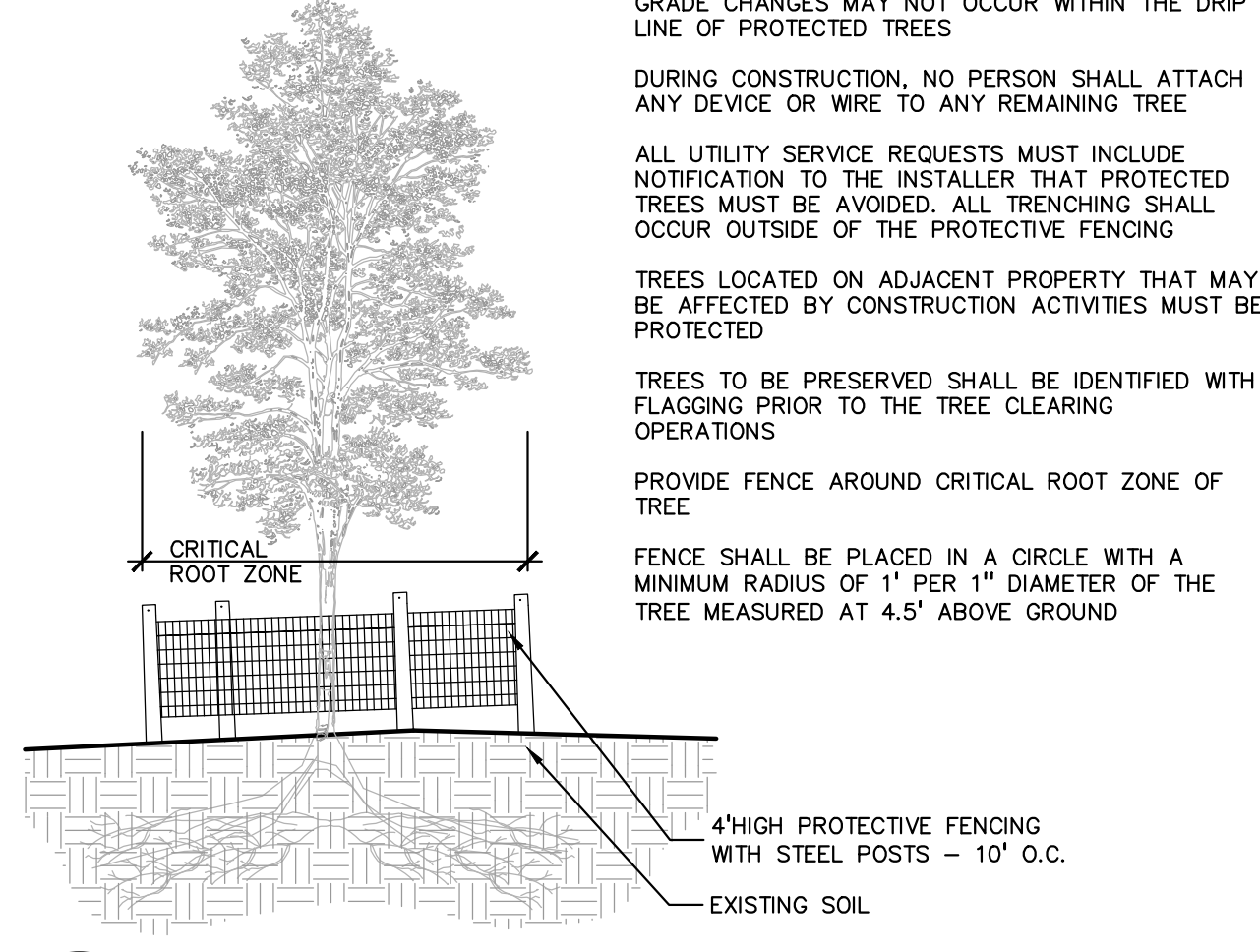
6 EQUIPMENT SCREENING DETAIL
SCALE: 1" = 3'-0"



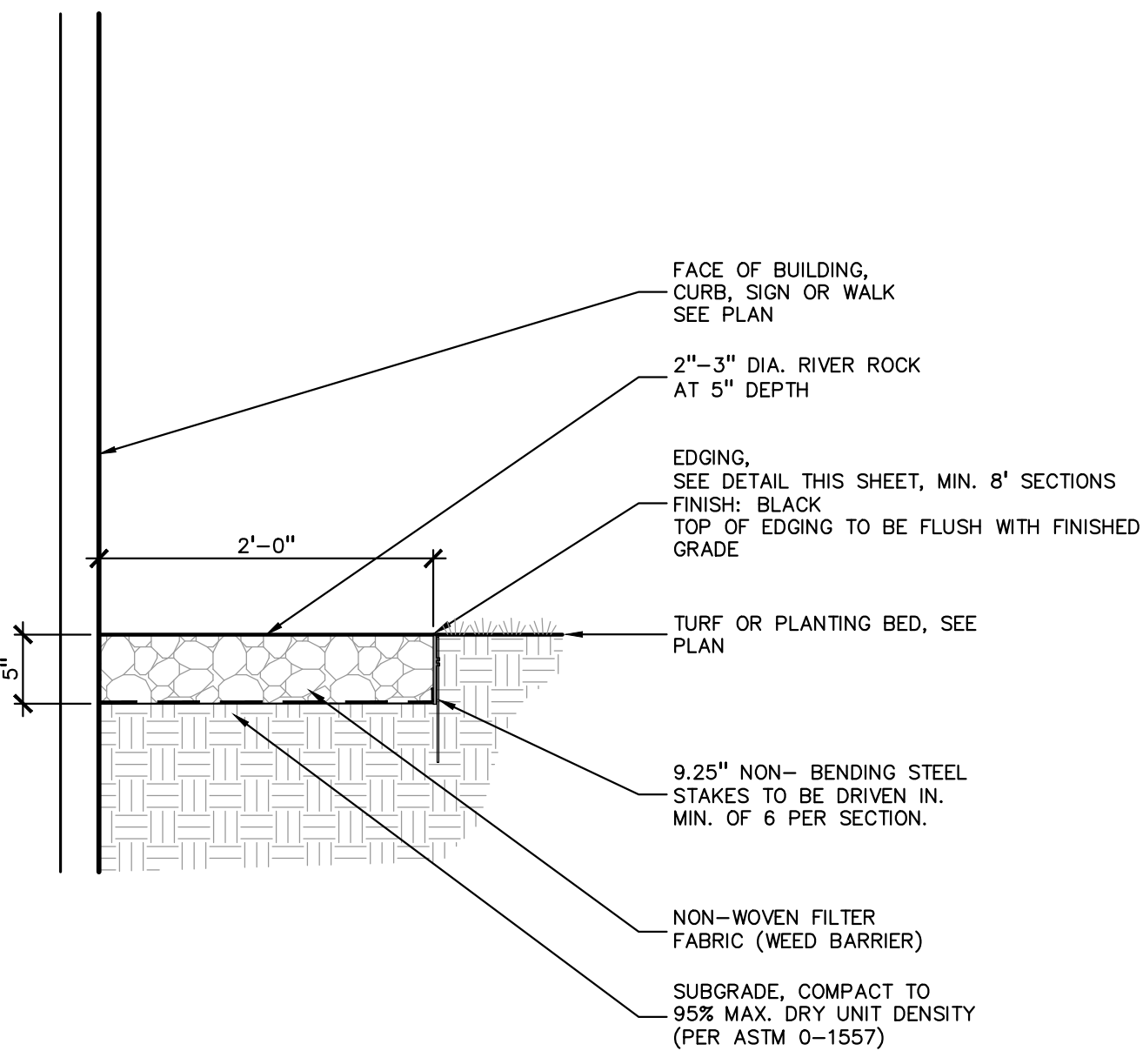
3 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



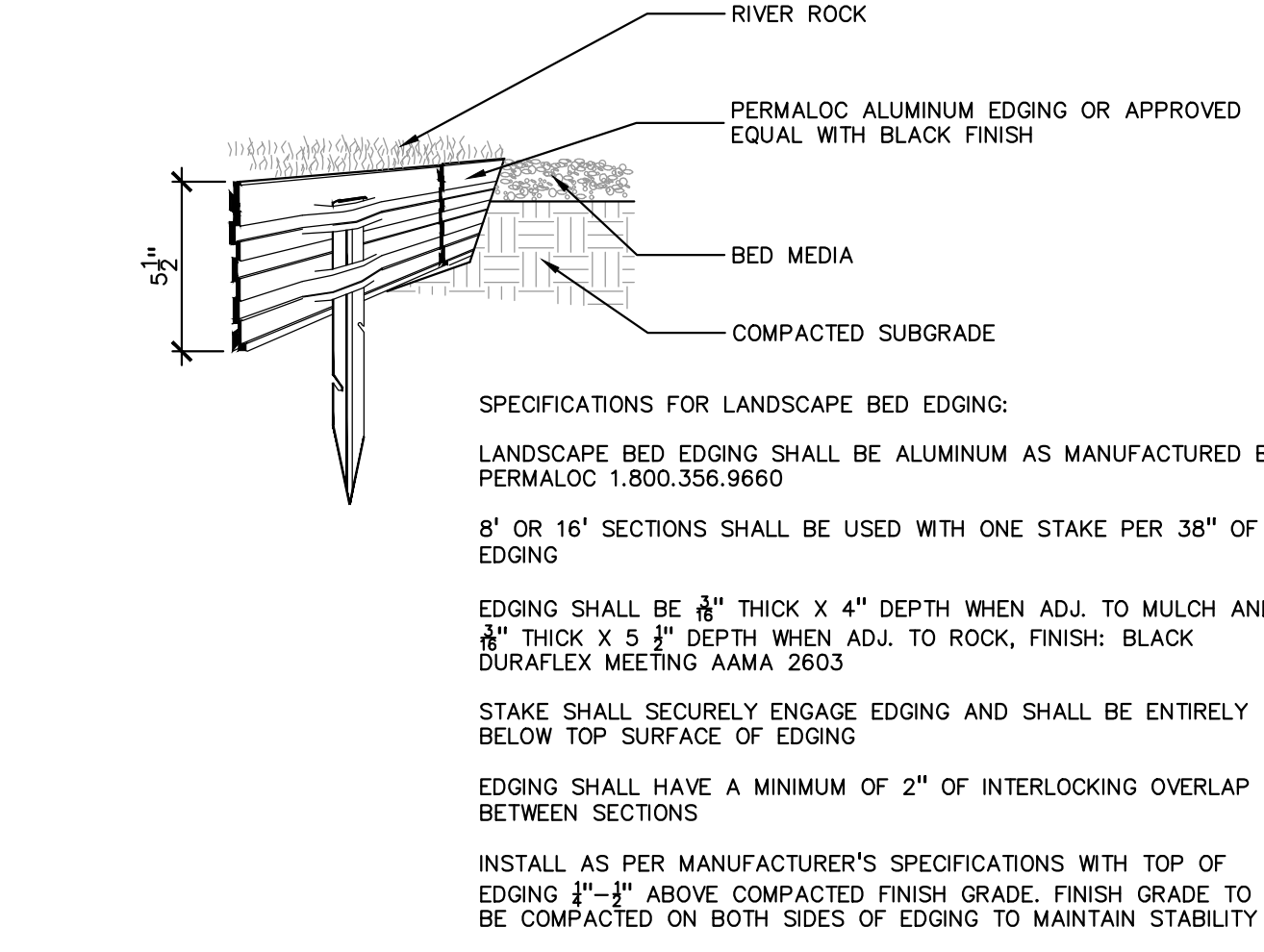
5 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



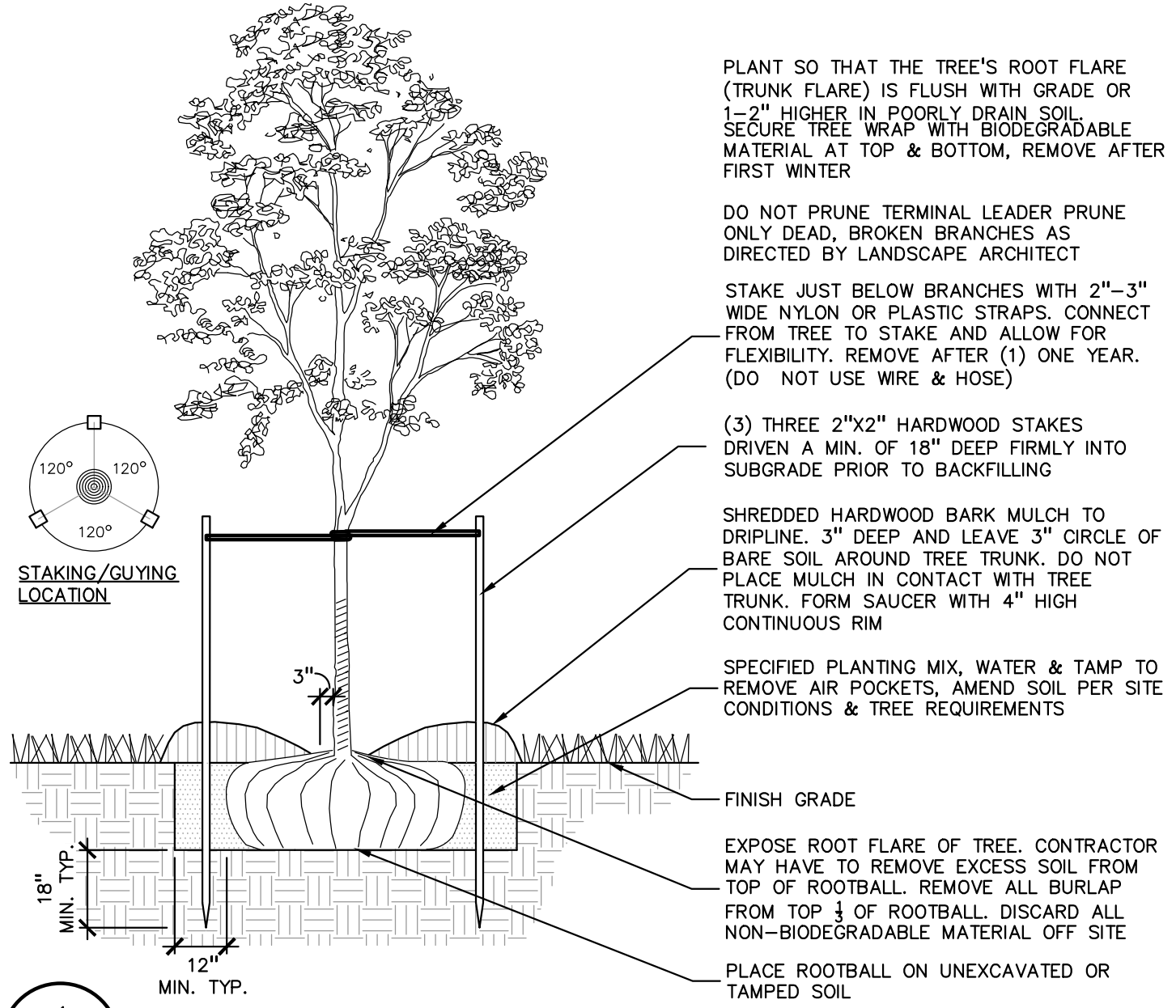
2 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



7 ROCK MAINTENANCE STRIP
SCALE: 1" = 1'-0"



4 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



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ROCHESTER, MI

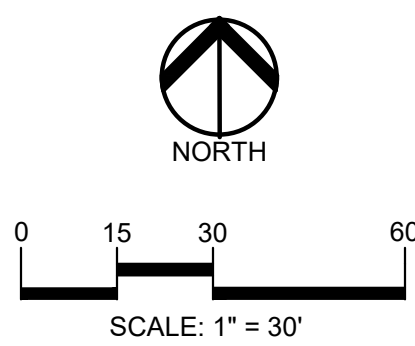
PROJECT TITLE
SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS	

ORIGINAL ISSUE DATE:
XXXXXX, 2024

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-1658.01
P.M.	JRH
DN.	CAL
DES.	JLE
DRAWING NUMBER:	



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SLICK CITY
1749 NORTHWOOD
TROY, MI

REVISIONS

ORIGINAL ISSUE DATE:
XXXXXX, 2024
DRAWING TITLE
TREE PROTECTION PLAN

PEA JOB NO. 24-1658.01
P.M. JRH
DN. CAL
DES. JLE
DRAWING NUMBER:

KEY:

- EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- EXISTING TREES TO BE REMOVED
- TREE IDENTIFICATION NUMBER SEE THIS SHEET FOR SPECIES, SIZE AND PRESERVATION STATUS

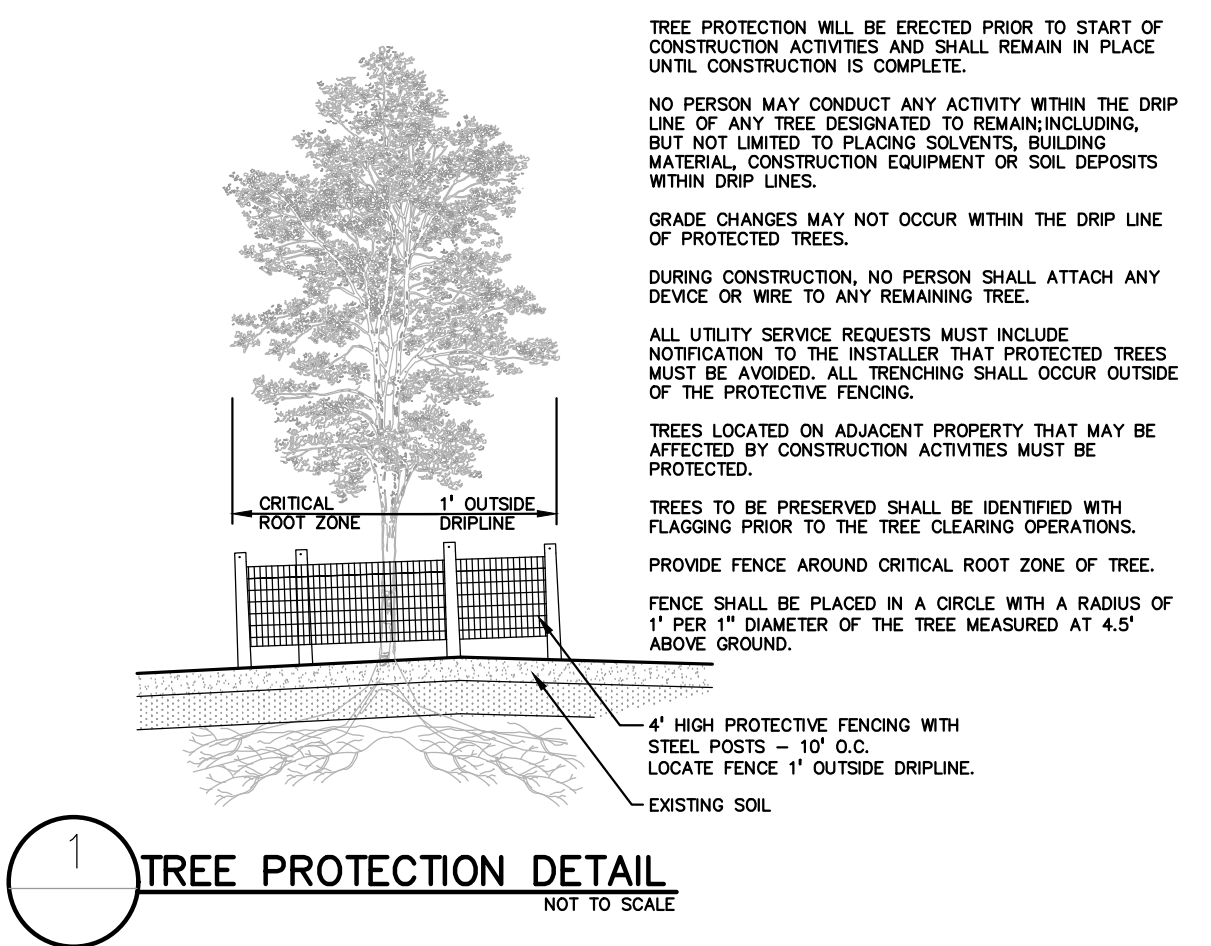
TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES		
WOODLAND TREES REMOVED:	2	(REPLACE AT 50% OF REMOVED DBH)
12" DBH x 0.5 =	6"	REPLACEMENT
WOODLAND TREES SAVED:	2	(CREDIT OF 2X DBH)
17" DBH x 2 =	34"	CREDIT
6 -	34	= -28
28" DBH CREDIT FOR WOODLAND PRESERVATION		
LANDMARK TREES		
LANDMARK TREES REMOVED:	0	(REPLACE AT 100% OF REMOVED DBH)
" DBH x 1 =	"	REPLACEMENT
LANDMARK TREES SAVED:	3	(CREDIT OF 2X DBH)
53" DBH x 2 =	106"	CREDIT
0 -	106	= -106
106" DBH CREDIT FOR LANDMARK PRESERVATION		
0 TOTAL DBH REQUIRED FOR REPLACEMENT		
EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	2	Trees
EXEMPT TREES ON SITE:	8	Trees
TOTAL SAVED TREES 6" AND ABOVE ON SITE: 7 Trees		
TOTAL TREE CREDITS: 0 TREE CREDITS		

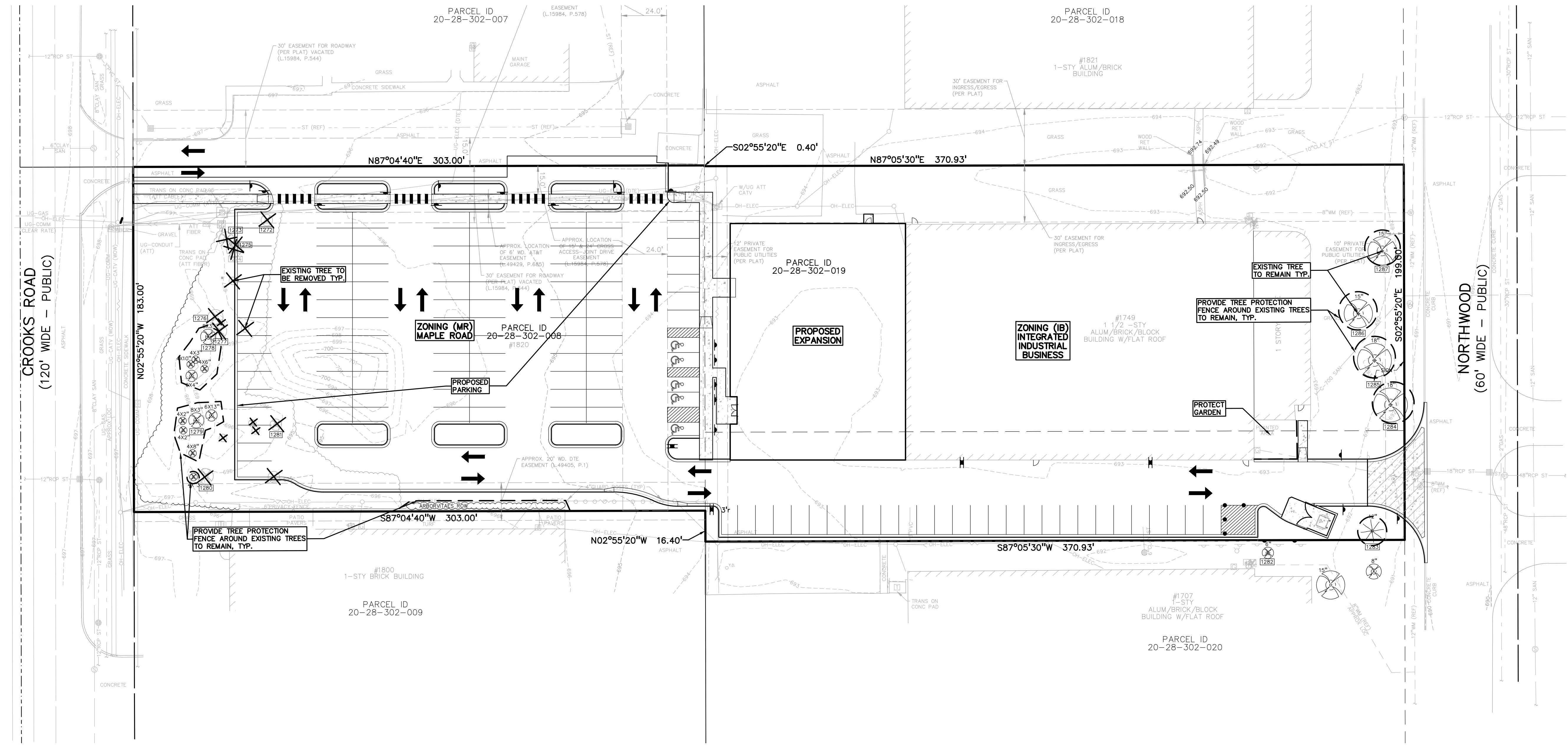
EXISTING TREE LIST

R = DENOTES A TREE TO BE REMOVED
S = TREE TO BE SAVED

TAG	DBH	COMMON NAME	LATIN NAME	COND	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1272	6	Catalpa	Catalpa-speciosa	Fair	Many grapevines, x1	INVASIVE	R	Y	-
1273	6	Catalpa	Catalpa-speciosa	Fair		INVASIVE	R	Y	-
1274	6	Black Walnut	Juglans nigra	Fair	x16	WOODLAND	R	Y	REPLACE
1275	6	Black Walnut	Juglans nigra	Fair	x6	WOODLAND	R	Y	REPLACE
1276	7	Weeping Willow	Salix babylonica	Fair	x3	INVASIVE	R	Y	-
1277	6	Weeping Willow	Salix babylonica	Fair	x4	INVASIVE	R	Y	-
1278	7	Black Walnut	Juglans nigra	Fair	x3	WOODLAND	S	Y	-
1279	8	Cottonwood	Populus deltoides	Fair	x3	INVASIVE	S	Y	-
1280	9	Willow	Salix Spp.	Good	x23	INVASIVE	R	Y	-
1281	6	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
1282	6	Crab Apple	Malus coronaria	Good		WOODLAND	S	N	-
1283	10	Austrian Pine	Pinus nigra	Fair		WOODLAND	S	Y	-
1284	17	Honeylocust	Gleditsia tricanthos	Good		LANDMARK	S	Y	-
1285	19	Honeylocust	Gleditsia tricanthos	Good		LANDMARK	S	Y	-
1286	13	Catalpa	Catalpa speciosa	Good	x1	INVASIVE	S	Y	-
1287	17	Honeylocust	Gleditsia tricanthos	Good		LANDMARK	S	Y	-



TREE PROTECTION DETAIL
NOT TO SCALE



S:\PROJECTS\2024\24-1658.01_SLICK_CITY (SMA)\MWD_3E_PLAN\T-1.0 TREE PROTECTION PLAN-241658.01.dwg PLOT DATE: 12/26/2024 BY: Janet Evans