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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

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**August 26, 2025**

**7:00 P.M.**

**Council Board Room**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – August 12, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

### **PLANNING COMMISSION TRAINING**

5. ROBERT'S RULES OF ORDER NEWLY REVISED – Presentation by Aileen Dickson, City Clerk

### **SPECIAL USE APPROVAL**

6. PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W. Big Beaver, PIN 88-20-28-203-035), Section 28, Currently Zoned BB (Big Beaver) District
7. PUBLIC COMMENT – For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

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

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

Vice Chair Malalahalli called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on August 12, 2025, in the Council Board Room of the Troy City Hall. 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  
John J. Tagle

Absent:

Marianna Perakis

Also Present:

Ben Carlisle, Carlisle Wortman & Associates  
R. Brent Savidant, Community Development Director  
Salim Huerta Jr., Planner I  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2025-08-043**

Moved by: Fox  
Support by: Faison

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

Yes: All present (8)  
Absent: Perakis

**MOTION CARRIED**

3. APPROVAL OF MINUTES – July 22, 2025

**Resolution # PC-2025-08-044**

Moved by: Lambert  
Support by: Krent

**RESOLVED**, To approve the minutes of July 22, 2025 Regular meeting as submitted.

Yes: All present (8)  
Absent: Perakis

### **MOTION CARRIED**

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

There was no one present who wished to speak.

### **CONDITIONAL REZONING**

#### **5. PUBLIC HEARING - CONDITIONAL REZONING (JPCR2025-007) – Proposed Revised and Restated Conditional Rezoning Agreement and Approval of Revised Preliminary Site Plan, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, Zoned RT (One Family Attached Residential) and EP (Environmental Protection) Districts**

Mr. Savidant reviewed the history and timeline of events regarding the Conditional Rezoning application up to this point and for consideration this evening of a Revised and Restated Conditional Rezoning Agreement and Revised Preliminary Site Plan for Wesley Park. He addressed:

- Voluntary offers by the applicant.
- Conditional Rezoning Agreement.
- Open Space Preservation Easement.
- Preliminary Site Plan.
- Engineering plans.

Mr. Savidant said Planning supports the application and recommends that the Planning Commission recommends to the City Council approval of the Revised and Restated Conditional Rezoning Agreement and Preliminary Site Plan.

Brad Botham of M/I Homes said the revised application is in the same spirit as the originally approved application. He addressed building materials, architectural design and building height, noting the building height is slightly lower than the original plan. Mr. Botham said there are no changes in the easements and setbacks and addressed an increase in the proposed landscaping. Mr. Botham said changes to the plan basically relate to marketability of the product and efficiency in construction build time.

Some comments during discussion related to the following:

- Similarities and differences between original plan and resubmitted plan.
- Revisions to the plan should be reflected on the Site Plan prior to consideration by the City Council.
- Email communication from resident Cynthia Green relating to differences in landscaping, architectural design and building height from original plan.
- Zoning Ordinance site plan requirements are met.
- Voluntary conditions are within parameters of the originally approved plan.

## PUBLIC HEARING OPENED

- Jim McCauley, 4435 Harold, Troy; spoke on behalf of the Shallowbrook Homeowners Association (HOA). He addressed two changes in the Revised and Restated Conditional Rezoning Agreement (Article 3, Sections 3.1.k and 3.1.l). Mr. McCauley said he thoroughly reviewed the current submittal and reached out to the developer, the Planning Department, neighbors and the HOA. He said only one resident expressed opposition. Mr. McCauley stated the HOA supported the previously approved plan and is in support of the revised application before the Board this evening.
- Jon Hughes, 4495 Harold, Troy; addressed concerns with the shielding of vehicular headlights onto his property.

## PUBLIC HEARING CLOSED

There was discussion on existing and proposed landscaping.

Mr. Botham said he would take into consideration the grading of the property and utility locations and provide appropriate screening to alleviate any potential light pollution for the home at 4495 Harold.

### **Resolution # PC-2025-08-045**

Moved by: Fox

Support by: Buechner

**WHEREAS**, on June 14, 2021 City Council approved a Conditional Rezoning Agreement for a 32-unit townhome development proposed by the Applicant, MNK Troy 1 LLC; and

**WHEREAS**, Applicant MNK Troy 1 LLC voluntarily offered a number of conditions, including restricting the number of units to 32 units; and

**WHEREAS**, On June 21, 2021 the Planning Commission granted Preliminary Site Plan Approval for a 32-unit townhome development known as Shallowbrook Townhomes; and

**WHEREAS**, The Conditional Rezoning Agreement expired on February 8, 2025 because the developer did not diligently pursue and substantially complete the project in accordance with the City's Zoning Ordinance; and

**WHEREAS**, Applicant MNK Troy 1 LLC subsequently partnered with M/I Homes and together these entities submitted a proposed Revised and Restated Conditional Rezoning Agreement and Preliminary Site Plan for Wesley Park, a 32-unit townhome development; and

**WHEREAS**, The proposed Revised and Restated Conditional Rezoning Agreement is consistent with the original Conditional Rezoning Agreement, which was supported by and created with input from representatives of the neighboring Homeowners Association; and



**WHEREAS**, The Preliminary Site Plan for Wesley Park is consistent with the Preliminary Site Plan for Shallowbrook Townhomes which was approved in 2021; and

**WHEREAS**, The Preliminary Site Plan for Wesley Park is consistent with the Revised and Restated Conditional Rezoning Agreement, including voluntarily offered conditions intended to reduce the impact of the development on neighboring properties; and

**THEREFORE, BE IT RESOLVED**, Planning hereby **RECOMMENDS approval** of the Revised and Restated Conditional Rezoning Agreement and related attachments; and

**BE IT FURTHER RESOLVED**, Planning Commission **RECOMMENDS** that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wesley Park Townhomes, 32 units, be **granted**.

Discussion on the motion on the floor.

The applicant was advised to present to City Council a clean Site Plan and Landscape Plan along with a detailed memorandum that complements the revised application.

The Planning Commission would like to see enhancement of the landscaping, especially for the resident at 4495 Harold and any other neighbors who might be affected.

Vice Chair Malalahalli complimented the architectural design and color scheme.

Vote on the motion on the floor.

Yes: All present (8)  
Absent: Perakis

**MOTION CARRIED**

**OTHER ITEMS**

6. **ZONING ORDINANCE TEXT AMENDMENT (File Number 258)** – Neighborhood Node Revisions

Mr. Carlisle briefly reviewed the three site types proposed for Neighborhood Node zoning districts. He presented recommendations of the steering committee on Neighborhood Nodes to be removed and rezoned and Neighborhood Nodes to remain as nodes.

Nodes recommended to be removed and rezoned.

- Dequindre and Fourteen Mile (rezone to IB)
- Wattles and Rochester (rezone to GB)
- Wattles and Livernois (rezone to CB, RT and CF)
- Long Lake and Rochester (rezone to GB)
- Long Lake and Livernois (rezone to GB)
- Rochester and South Blvd (rezone to GB and CB)

Nodes recommended to remain designated as Neighborhood Nodes.

- Maple and Dequindre
- Maple and John R
- Big Beaver and Dequindre
- Wattles and Dequindre
- Wattles and John R
- Crooks and Wattles
- Long Lake and Dequindre
- Long Lake and John R
- Square Lake and Dequindre
- Square Lake and John R
- Square Lake and Rochester
- Square Lake and Livernois
- John R and South Blvd
- Livernois and South Blvd
- Crooks and South Blvd

Mr. Carlisle addressed the proposed reassignment of remaining nodes to Site Type A, B, or C based on size, adjacency to residential neighborhoods and redevelopment context.

Mr. Carlisle fielded questions from the Board. He addressed the process of reclassification of site types.

- Purview of the Planning Commission.
- Schedule a Public Hearing.
- Reclassification must be within the boundaries.
- Reclassification is prior to any site plan approval.
- Site types can either be combined or separated.

Two email communications received in the Planning Department were addressed by the administration.

- Brian Wattles, 3864 Livernois (Wattles and Livernois, specifically one parcel)
- Gerald Rauch, 4187 Penrose (Wattles and Crooks)

Mr. Carlisle addressed the next discussion points and procedural process for adoption.

## 7. PUBLIC COMMENT – For items on the Agenda

*Mr. Savidant clarified the following four speakers spoke on a proposed development application at the southwest corner of Crooks and Wattles that is currently in the Planning review process.*

- Mike Wanstreet, 1141 Provincial, Troy; expressed support for a proposed multi-family project.
- Naveen Nagappala, 3931 Fadi, Troy; said he and Stonehaven neighbors support a residential project.

- Nathan Belill, 1048 Salma, Troy; expressed support of a single family attached residential product.
- Kamal Shouhayib of The Choice Group, 2265 Livernois, Troy; addressed his proposed residential development at Crooks and Wattles.
- Mukesh Mangla of Premium Development Group; addressed the three parcels to the east of the Crooks and South Blvd Neighborhood Node zoning district. He would like the parcels to remain in the Neighborhood Node zoning district because the parcels were purchased as part of the node.

8. PLANNING COMMISSION COMMENT

Mr. Savidant announced the City Council granted approval with a 9-0 vote of the Northland Enclave Conditional Rezoning application.

Mr. Savidant shared that Commissioners Fox, Lambert and Krent are attending the American Planning Association (APA) Conference on October 22-24, 2025.

Mr. Carlisle addressed Mr. Mangla's comments relating to the specified parcels east of the South Blvd and Crooks Neighborhood Node.

Mr. Krent announced there is an Oakland County Planners' Gathering online seminar on Wednesday, August 27, from 10 a.m. to 11 a.m.; the topic is Special Assessments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:29 p.m.

Respectfully submitted,

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Lakshmi Malalahalli, Vice Chair

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Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 08 12 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2008%2012%20Draft.docx)

**ITEM #5**

DATE: August 20, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: ROBERT'S RULES OF ORDER NEWLY REVISED – Presentation by Aileen Dickson, City Clerk

City Clerk Aileen Dickson prepared the attached PowerPoint presentation to assist in training numerous boards and committees in Troy. The presentation is relatively short but there will be opportunity to ask questions and discuss points brought up during the presentation.

Attachment:

1. PowerPoint presentation

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# But This Isn't Parliament...

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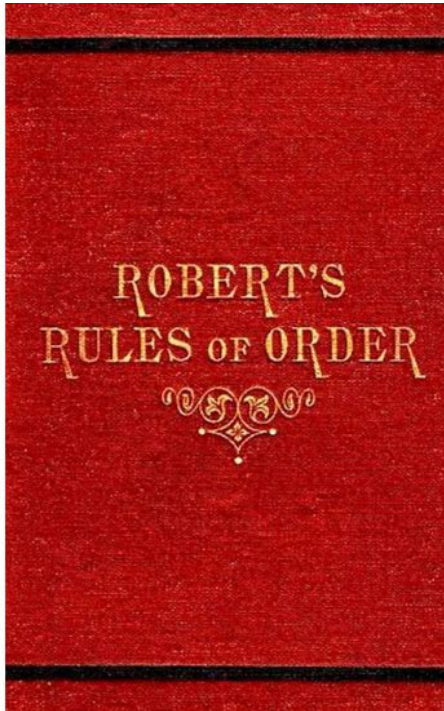
RONR FOR LOCAL GOVERNMENT IN THE REAL WORLD

BY AILEEN DICKSON, CITY CLERK

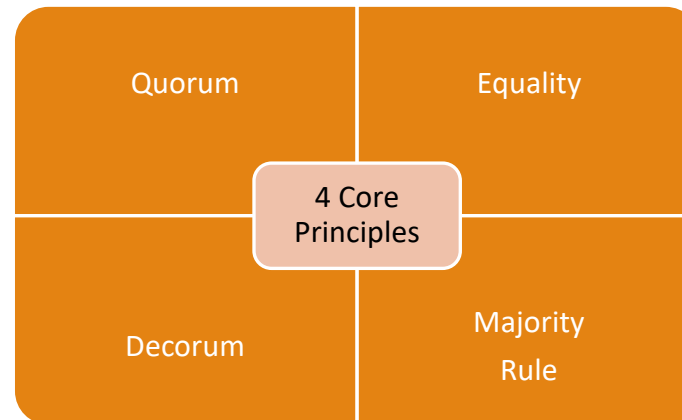
# Robert's Rules of Order Newly Revised 12<sup>th</sup> Edition

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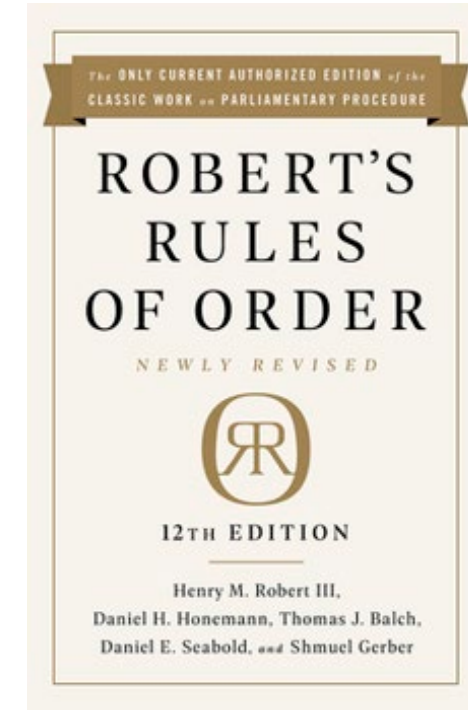
1<sup>ST</sup> EDITION: 1876



- *812 pages*
- *20 chapters*
- *63 general topics*
- *98 different motions*



12<sup>TH</sup> EDITION: 2020



# QUORUM

*The minimum number of voting members needed to hold a meeting.*

- 9 Commissioners = quorum of 5
- If 1-4 Commissioners show up, meeting is “adjourned due to lack of quorum” by the Chair/Vice-Chair (then rescheduled)
- No discussion, deliberation, or votes can occur without quorum.
- Commissioners should be mindful of gathering, especially when 4+ will be together (avoid any PC topics; OMA)



# EQUALITY

*All Commissioners have equal standing and authority, except specific duties assigned to the Chair/Vice-Chair by PC governing documents.*

- All Commissioners meet same eligibility requirements
- All Commissioners have same authority and responsibility
- All Commissioners entitled to “informed voting”
  - Commissioners entitled to explanations and Q&A prior to voting
  - Making a motion includes stating the title from the Agenda
  - Chair repeats current motion prior to voting
- All Commissioners entitled to speak; Chair allows any Commissioner who hasn’t spoken yet to speak before others speak multiple times
- Time limits for debate and public comment must be universal, and enforced equally (no preferential treatment)

# DECORUM

*All Commissioners treat each other with respect; minority rights are protected; public has opportunity to be heard.*

- Basic decorum = avoid personal remarks/attacks
- Maintain process (order):
  - Motion (by any Commissioner; use title of item from Agenda)
  - Second
  - Discussion
  - Vote (after Chair repeats motion)
  - Chair announces, “Motion (passes/fails)”
- One issue at a time; one speaker at a time
- Minority rights = everyone has a right to speak
- Chair maintains order and protects rights

# MAJORITY RULE

*Decisions are made by agreement of the majority, and the minority cannot veto or permanently delay actions.*

- Most votes require simple majority = 5
- Some items (ex. Master Plan) require super majority = 6 (see PC Rules of Procedure)
- Chair is responsible for maintaining order and decorum
  - Majority cannot silence minority (equal time allotted to all)
  - Minority cannot disrupt proceedings (observe time limits)
  - Every Commissioner who wishes to speak is allowed before other Commissioners speak multiple times
  - Members of the public allowed to speak; observe time limits

# MOTIONS

*The method by which business is brought before the Commission, either as part of the subject (item) itself, or following some communication or report. Commonly referred to as, "resolutions."*

- Main Motion: (move, second, discussion, vote)
  - Resolutions printed in the Agenda (common)
  - Resolutions introduced and added to the Agenda during a meeting (rare, and may require a waiver of the Rules of Procedure)
- Subsidiary Motions:
  - Main Motion must be active (moved, seconded)
  - Following the vote on the subsidiary motion, main motion may still require action
  - Postpone the resolution (to a date certain, or indefinitely)
    - Postpone=consider on a future date; Table=consider later in the same meeting
    - "Motion to postpone <resolution> <to date, or indefinitely>", second, discuss, vote
  - Amend the resolution (insert, strike out, substitute)
    - "Motion to amend <resolution> to...", second, debate, vote

# MOTIONS

*Sample verbiage...*

## **Resolution to approve Item C-2 Project #1234:**

**Chair:** The next item on the agenda is Item C-2 PUD #1234. Do I have a motion?

**PC1:** I move to approve Item C-2 PUD #1234.

**PC2:** Second

**Chair:** Any discussion?

PC discusses

**PC3:** I move to amend Item C-2 PUD #1234 to substitute the date August 31, 2025.

**PC4:** Second

PC discusses

**Chair:** If there are no other comments, I'll call for the vote on the amendment

Roll Call Vote – 9 yes; 0 no

**Chair:** "Motion passes"

**Chair:** Is there any further discussion on the resolution as amended?

PC discusses

**Chair:** If there are no other comments, I'll call for the vote on Item C-2 PUD #1234 as amended.

Roll Call Vote – 6 yes; 3 no

**Chair:** "Motion passes"

## **Resolution to postpone Item C-3 Project #5678:**

**Chair:** The next item on the agenda is Item 3 Project #5678. Do I have a motion?

**PC1:** I move to approve Item 3 Project #5678.

**PC2:** Second

**Chair:** Any discussion?

PC discusses and some Commissioners say they need more information at a future meeting.

**PC3:** I move to postpone Item C-3 Project #5678 to the next meeting so we can receive more information.

**PC4:** Second

PC discusses

**Chair:** If there are no other comments, I'll call for the vote to postpone Item C-3 Project #5678 to the next meeting

Roll Call Vote – 9 yes; 0 no

**Chair:** "Motion passes."

**ITEM #6**

DATE: August 20, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0016) –  
Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W. Big  
Beaver, PIN 88-20-28-203-035), Section 28, Currently Zoned BB (Big Beaver)  
District

The petitioner Bacall Companies submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed mixed-use 8-story building. The applicant proposes to demolish a vacant TGI-Fridays restaurant and construct an 8-story building featuring first floor retail below hotel and residential. The hotel use requires special use approval.

This project is not to be confused with a mixed-use project of a similar name, located at 363 W. Big Beaver, which abuts this property to the east.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Special Use/Preliminary Site Plan application
4. Parking summary (prepared by PEA Group)
5. Response to Parking Summary (prepared by OHM Advisors)
6. Trip Generation Comparison (prepared by Traffic Engineering Consultants Inc.)
7. Public comment

## PROPOSED RESOLUTION

PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0016) – Proposed Big Beaver Mixed Use, South side of Big Beaver, East of I-75 (575 W. Big Beaver, PIN 88-20-28-203-035), Section 28, Currently Zoned BB (Big Beaver) District

### **Resolution # PC-2025-08-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Big Beaver Mixed Use, South side of Big Beaver, east of I-75 (575 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) District, be **granted** subject to the following conditions:

1. Provide trash enclosure screening details.

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

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

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

Yes:

No:

Absent:

**MOTION CARRIED / FAILED**





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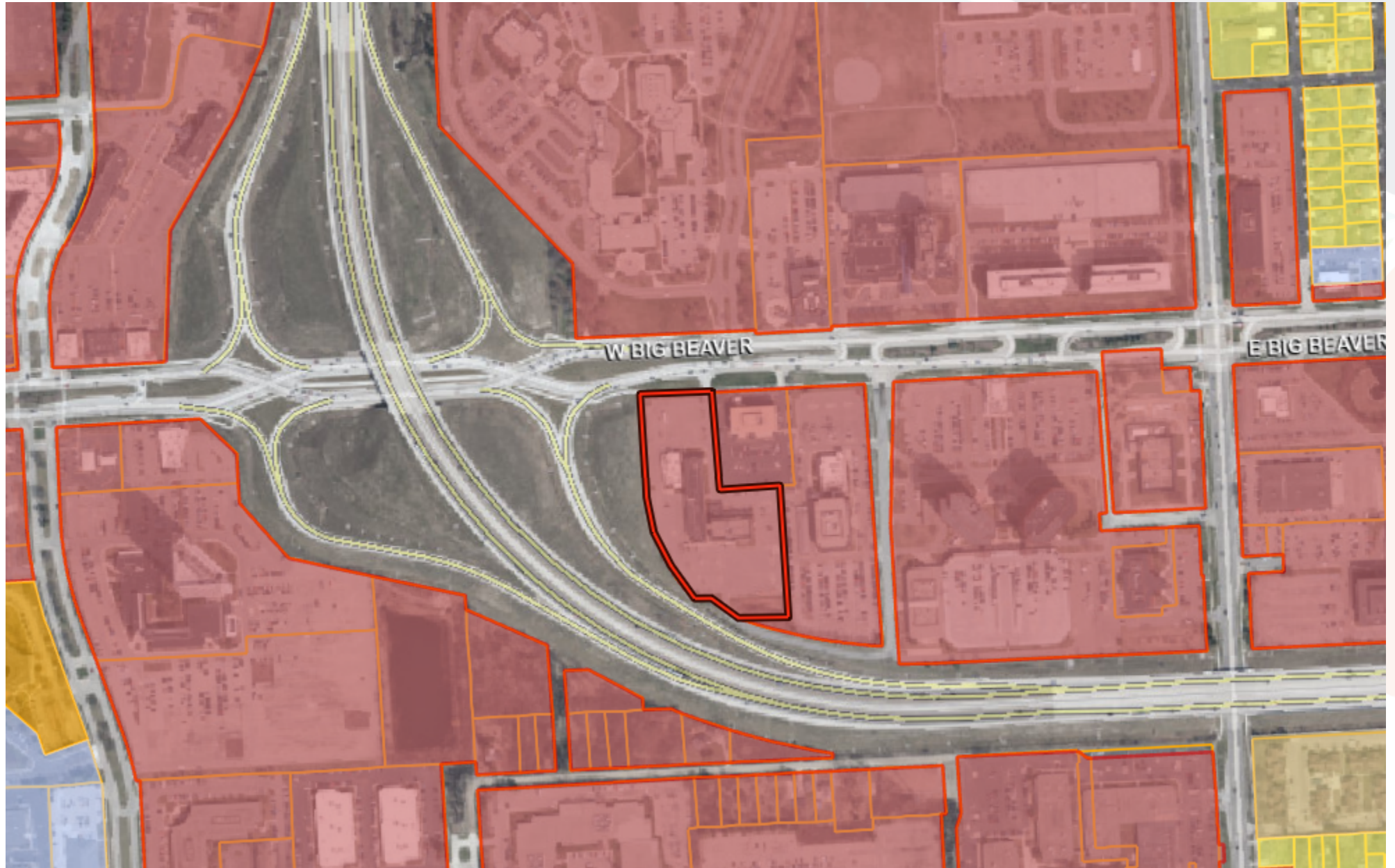


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





# GIS Online



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Print Date: 6/19/2025



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: June 5, 2025  
July 18, 2025

## **Special Land Use and Preliminary Site Plan**

### **For**

## **City of Troy, Michigan**

**Applicant:** Ray Bacall

**Project Name:** BB Mixed Use

**Location:** Parcel # 20-28-203-035

**Plan Date:** July 2, 2025

**Zoning:** BB, Big Beaver

**Action Requested:** Preliminary Site Plan Approval and Special Land Use Approval

### **PROJECT AND SITE DESCRIPTION**

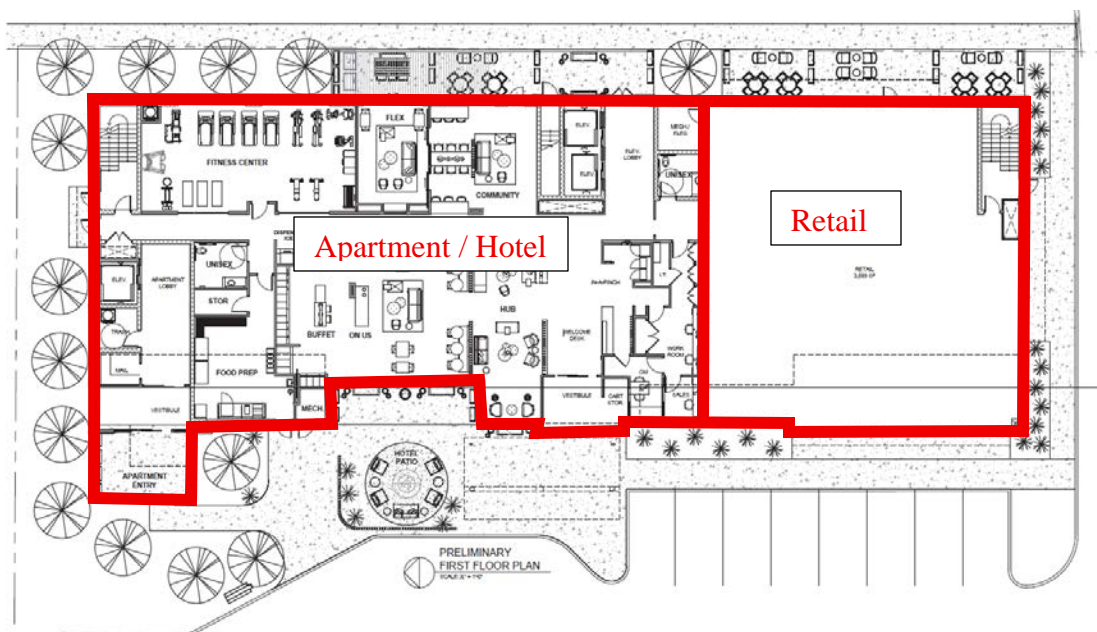
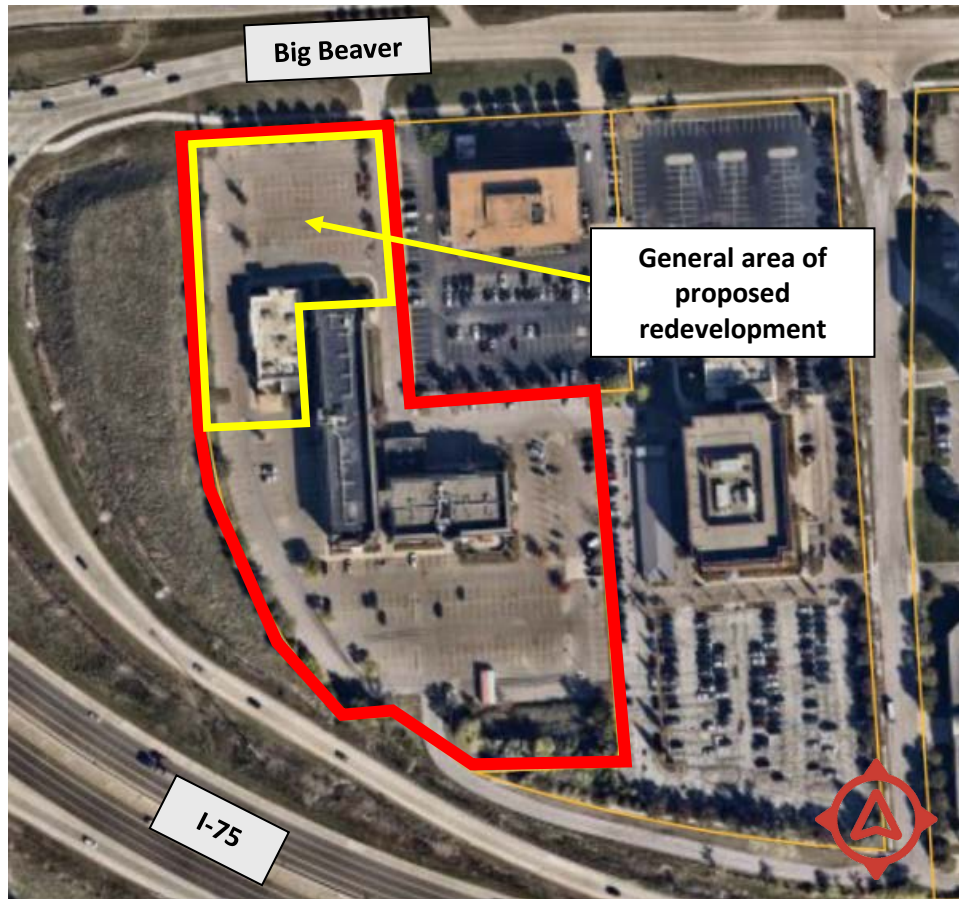
An application has been submitted for a mixed-use development on the south side of Big Beaver, situated north and east of I-75. The applicant proposes to demolish a vacant restaurant on the site and redevelop with a 8-story mixed-use building. The mix of uses include retail, hotel, and residential uses. The first floor includes 3,589 square feet of retail space along with apartment and hotel amenities, such as a fitness center and other community spaces. The hotel units are located on Levels 2-5 and the apartment units are located on Levels 6-8. A total of eighty (80) hotel units and twenty-four (24) apartment units are proposed. The proposed retail is a small Restaurant/ Café as indicated by the applicant.

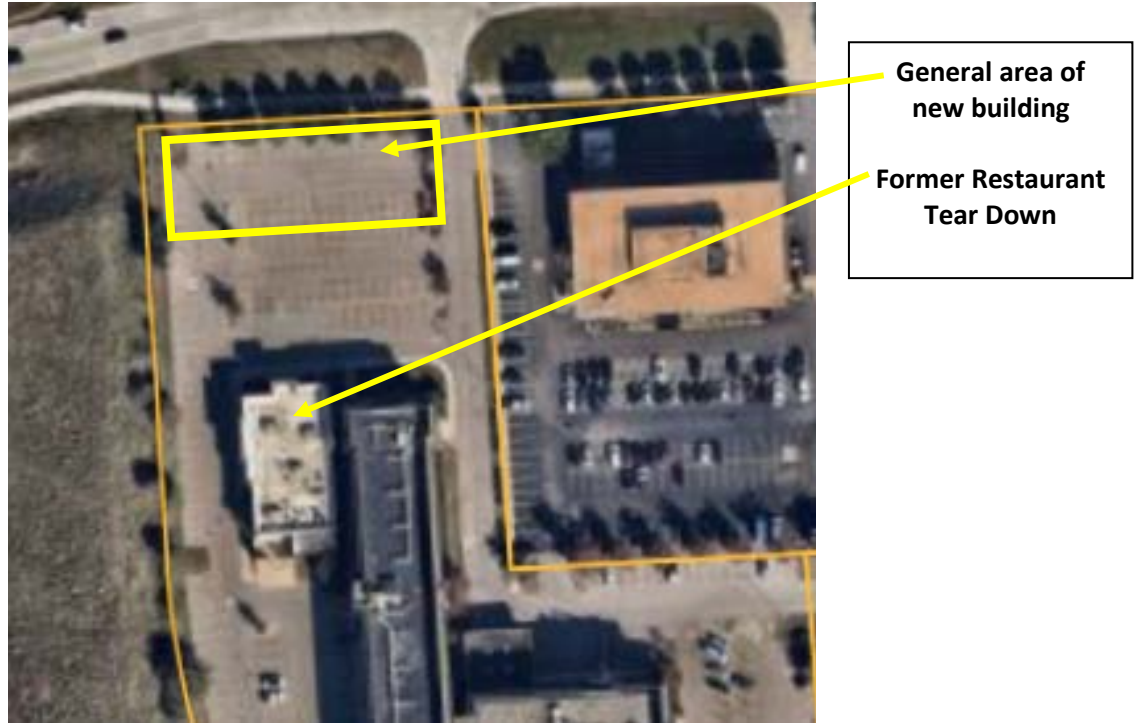
The proposed development is located on the same parcel as the existing Troy Inn & Suites. Troy Inn & Suites is currently set back further to the south, towards the center of the subject site. The new development is located further to the north, abutting Big Beaver. The entire site is 5.9 acres and is zoned BB, Big Beaver Form Based District. Retail uses are permitted in this district and



residential uses are permitted on upper stories of buildings fronting a public right of way. Hotel uses require special land use approval.

Site Location:





Size of Subject Site:

5.9 acres

Current Use of Site

Troy Inn & Suites and vacant former restaurant

Proposed Uses of Subject Site:

Maintain Troy Inn & Suites and add an 8-story square foot mixed-use development including hotel, apartments, and retail. The total building is approximately 93,000 square feet.

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	BB, Big Beaver	Troy City Hall
South	BB, Big Beaver	I-75
East	BB, Big Beaver	Troy Inn & Suites (same parcel) Office space (adjacent parcel)
West	BB, Big Beaver	I-75

**NATURAL FEATURES**

The site has been graded for previous development.

**Items to be Addressed:** None

#### AREA, WIDTH, HEIGHT, SETBACKS

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

	Required	Provided	Compliance
Front (Big Beaver)	10-foot build-to-line	10 feet	Complies
Side (east, west)	N/A, building may be placed up to property line	East: 45.17 feet West: 15.2 feet	Complies
Rear (south)	40 feet minimum	634.3 feet	Complies
Building Height	5 stories, 55 feet Minimum	8 stories, 84 feet 4 inches	Complies
Lot Coverage	30% maximum	15.8%	Complies
Parking Location	Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.	Parking located in rear yard	Complies

**Items to be Addressed:** None.

#### SITE ARRANGEMENT

The proposed mixed-use development is located on the same parcel as the existing Troy Inn & Suites hotel. Currently, Troy Inn & Suites is located at the center of the site with parking surrounding the hotel on all four (4) sides. The parking lot in the front of the site is approximately 185 feet deep and 200 feet wide. This front parking lot is where the new mixed-use development will be located.

The 8-story mixed-use development will be situated near the front lot line along Big Beaver, in front of Troy Inn & Suites. Parking will be located between the two buildings, behind the new development and in front of the existing hotel, as well as to the west side of the existing hotel.

The applicant notes that apartment residents will be able to use the amenities (fitness center, breakfast bar, lobby, outdoor patio) located on the first floor.

**Items to be Addressed: None**

## ACCESS AND CIRCULATION

### Vehicular Access:

The subject site has one (1) direct access point off Big Beaver in the northeast corner of the site. Additionally, the site is technically accessible from the rear via Spencer Street. Spencer Street runs south from Big Beaver and then curves west until it enters the parking lot of the subject site from the rear.

### Pedestrian Access:

An existing sidewalk system runs along Big Beaver at the front of the site. The applicant proposes to connect the Big Beaver sidewalk to a new sidewalk on site. The new sidewalk is located along the north, east, and south sides of the building. No sidewalk is shown along the west side of the building. Within the parking lot, two (2) crosswalks are provided to facilitate pedestrian connection between the new mixed-use building and the existing Troy Inn & Suites.

**Items to be Addressed: None.**

## PARKING

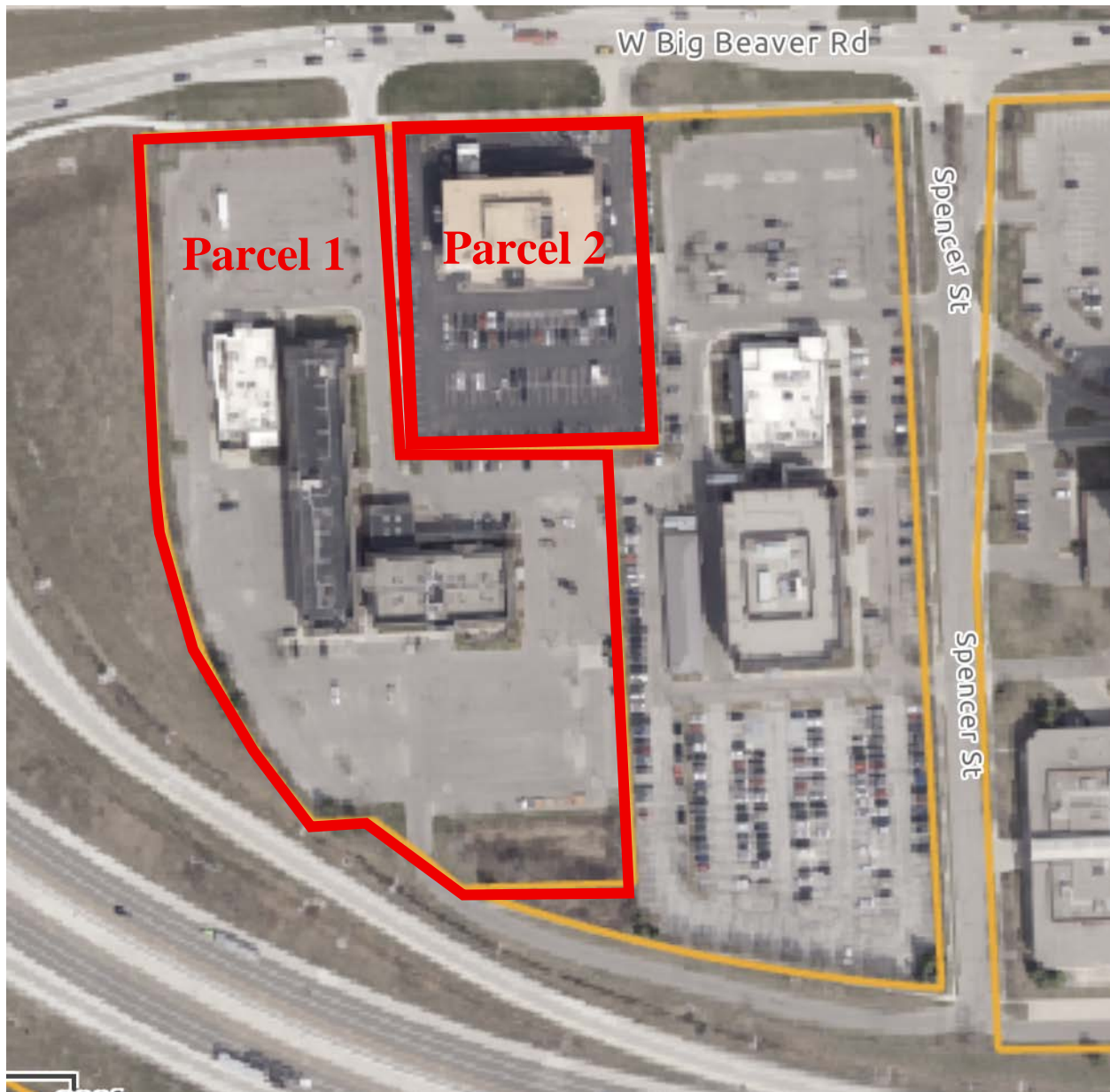
The parking standards shown below come from Table 13.06-A of the Zoning Ordinance.

	Required	Provided	Compliance
<b>NEW BUILDING</b>  <u>Hotel:</u> 1 space for each guest room + 1 space per employee on the largest typical shift + any additional spaces required for dining establishments  <u>Multi-family Residential:</u> 1 space per efficiency unit 2 spaces per dwelling unit  <u>Retail:</u> 1 space per each 250 SF of GFA	<u>Hotel:</u> 30 employees = 30 spaces + 296 spaces = 316 spaces  <u>Residential:</u> 4 efficiency*1= 4 + 12 dwelling units*2= 24 (28 residential total)  <u>Retail:</u> 3,589/250= 14 spaces	TBD (unknown due to shared parking with adjacent site)	TBD
<b>EXISTING BUILDING</b>  <u>Hotel:</u>			

1 space for each guest room + 1 space per employee on the largest typical shift + any additional spaces required for dining establishments			
Barrier Free	TBD	TBD	TBD
Bicycle	2 spaces	2 spaces	Complies

In addition a new apartment building is proposed adjacent (indicated as parcel 2 on graphic below) that includes shared parking / easement with the Troy Inn & Suites site (Parcel 1). The applicant shall confirm and/or any parking easements for either site and may require a shared parking study for both sites to be reviewed by City Engineer. Shared parking calculations are being prepared by the applicant and being reviewed by OHM, the City's traffic consultant. The calculations and review will be sent with a separate memo.





Loading Space:

Section 13.10 states that a loading space of 500 square feet shall be provided for each use involving the receipt or distribution of goods. Although, this requirement may be modified depending on circumstances. No loading space is shown on the site plans. The applicant notes that small deliveries (via box truck/van) to the main door after hours or before. They note there is no need for a loading space/zone.

***Items to be Addressed:*** Shared parking to be submitted and reviewed in separate memo.

## LANDSCAPING

A landscaping plan has been provided on Sheet L-1.0. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
<b>Greenbelt</b>			
Big Beaver: 1 tree per every 30 lineal feet	$244.17/30$ = 8 trees	8 trees	Complies
<b>Parking Lot Trees</b>			
1 tree per every 8 parking spaces	$66 \text{ parking spaces in redevelopment area}/8$ = 8 trees	9 trees	Complies
<b>Overall Site Landscaping</b>			
A minimum of 20% of the site area shall be comprised of landscape material	15%	16%	Complies

### Trash Arrangement:

Sheet A-100 shows a trash room located on the south end of the building's first floor. We expect that this trash room will be utilized by the hotel and residential uses. Trash will be removed from the hotel/residential use and retail use and loaded into the onsite dumpster.

Trash enclosure screening details was not provided.

### Mechanical Equipment:

It appears that mechanical equipment will be located inside the building. Any exterior mechanical equipment is required to comply with screening standards of Section 13.04.

**Items to be Addressed:** *Provide trash enclosure screening details.*

## PHOTOMETRICS

A photometric plan is provided on Sheet A-010. Lighting levels are overall compliant. The photometric plan indicates that nine (9) types of light fixtures are proposed. Cut sheets are provided on the photometric plan.

**Items to be Addressed:** *None*

## FLOOR PLAN AND ELEVATIONS

### Floor Plans:

We note that though the plan set and elevations show 8 floors, the floor plans submitted only include 7 levels. A floor plan for the first floor is provided on Sheet A-100. The first floor of the mixed-use building includes 3,589 square feet of retail space to the east and then common areas/amenities for the hotel and residential uses to the west. Common areas include the apartment lobby, food prep and service areas, mail room, trash chute, etc. Amenities include areas labeled as community space, fitness center, flex space, work room, “hub,” etc. A “hotel patio” is also shown outside in the rear of the building.

Levels 2-5 contain the hotel units. Each hotel unit appears to include a kitchen in addition to the traditional bedroom, restroom, etc. The hotel is extended stay and as such the applicant notes that it may be able to be converted to apartments.

The following hotel matrix table is provided on Sheet A-101.

<b>Hotel Matrix</b>					
<b>Type</b>	<b>Floor 2</b>	<b>Floor 3</b>	<b>Floor 4</b>	<b>Floor 5</b>	<b>Total</b>
King Standard	14	14	14	14	<b>56</b>
King Long	2	2	2	2	<b>4</b>
Queen	4	4	4	4	<b>16</b>
<b>Total</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>80</b>

King Long is ADA unit.

Levels 6 and 7 contain the residential units. The area of each type is as follows:

- Studio: 805 square feet
- One-bedroom units: 755, 863, or 947 square feet
- Two-bedroom units: 1,370 square feet

The following residential matrix table is provided on Sheet A-101.

<b>Residential Matrix</b>				
<b>Type</b>	<b>Floor 6</b>	<b>Floor 7</b>	<b>Floor 8</b>	<b>Total</b>
Studio	2	2	<b>Unknown</b>	<b>4</b>
One-Bedroom	5	5	<b>Unknown</b>	<b>10</b>
Two-Bedroom	1	1	<b>Unknown</b>	<b>2</b>
<b>Total</b>	<b>8</b>	<b>8</b>	<b>Unknown</b>	<b>16</b>

Building Materials:

Primary building materials include brick, stone masonry veneer, prefinished metal panel, and stone accent bands.

Colored renderings indicate that the building exterior will be a mix of black, white, dark gray and light gray.

Transparency:

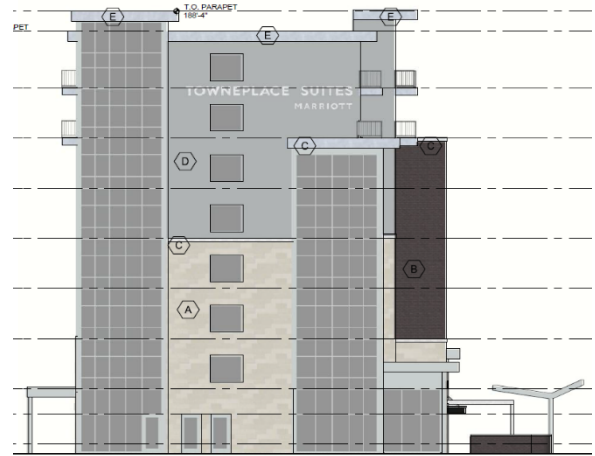
Transparency calculations have been provided that comply with ordinance requirements.

Elevations, I-75 and Big Beaver:

Outside of the Top of Troy Building, the location of this site at the gateway of Big Beaver and the I-75 off-ramp may be the most visible and prominent development site in the City. Both MDOT and the City of Troy have invested substantial resources to elevate the quality of this area through landscape enhancements, design features, and roadway improvements at the I-75 interchange. As such, this site presents a unique and strategic opportunity to set a high standard for architectural excellence and urban design along the Big Beaver corridor. Development at this location should reflect the significance of its setting and contribute meaningfully to the corridor's identity as a premier, mixed-use boulevard. While we appreciate the applicant's design, we find the proposed elevations to lack a distinctive character appropriate for such a high-profile location. The current design does not fully capitalize on the opportunity to deliver a bold, creative, and visually engaging building that contributes meaningfully to the Big Beaver corridor.

In our previous review we had asked for a more creative approach to the building's design—one that reflects its gateway position, reinforces Troy's commitment to quality development, and enhances the pedestrian and visual experience along Big Beaver. The city welcomes thoughtful architectural expression, unique material combinations, and innovative design concepts that elevate the corridor and distinguish this project.

In response the applicant has added additional transparency to the Big Beaver and I-75 elevators, and added a canopy along Big Beaver:



Previous elevation on left, revised elevation on right.



Previous elevation on top, revised elevation on bottom.

In addition, as set forth in the Big Beaver Corridor Study, Master Plan, and Zoning Ordinance, the City of Troy places a strong emphasis on high-quality building design and the way in which new development relates to the Big Beaver corridor. This area serves as Troy's most prominent commercial and cultural boulevard, and the city has embraced a form-based zoning approach to guide its transformation into a vibrant, mixed-use, and pedestrian-oriented environment.

This planning strategy shifts the focus from land use alone to the physical form, architectural character, and public realm impact of buildings. Key design elements emphasized in this vision include:

- Pedestrian-friendly frontages that engage the street
- Active ground floors that contribute to a lively streetscape
- Architectural variety and high-quality materials
- Context-sensitive setbacks, massing, and façade transparency

The applicant is encouraged to demonstrate how the proposal:

- Advances the City's design principles along Big Beaver,
- Reinforces the identity of this critical corridor,
- Enhances the pedestrian experience,
- And activates the street with a meaningful mix of uses.

The city is seeking a development that not only meets the technical zoning requirements but also exemplifies the design excellence and urban presence envisioned in Troy's long-range plans for the corridor.

In response to our question regarding how the development meets the design and use goals to activate Big Beaver the applicant notes:

*Outdoor spaces are accessible from the existing walking path. Access to the public spaces can occur from the Big Beaver frontage. The development brings active spaces to the main corridor bringing human scale and interest to the project*

**Items to be Addressed:** *Planning Commission to consider architecture and design features.*

## 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.*

## SPECIAL USE STANDARDS

Hotels require a special use permit. As set forth in Section 9.03, the Planning Commission shall consider the following general standards and any standards established for a specific use when reviewing a special use request:

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

The Planning Commission shall consider if the Special Use standards have been met.

## SUMMARY

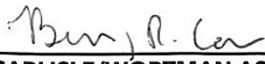
Overall, we strongly supports the proposed development. The adaptive reuse of an underutilized parking lot to develop an 8-story mixed-use building is a significant step forward in advancing the stated goals of the Big Beaver Corridor Study, Master Plan, and Zoning Ordinance. This project supports the City's vision for a more vibrant, walkable, and mixed-use boulevard. Given the prominence of this site—particularly at the key gateway into the City—we ask the Planning Commission to consider the application, particularly the architectural program.

In addition, Planning Commission is to review and consider shared parking.

If the Planning Commission supports the project we recommend the following conditions:

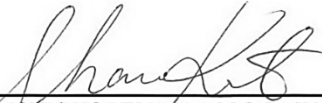
1. Shared Parking review and approval
2. Provide trash enclosure screening details
3. Any proposed architectural changes

Sincerely,



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



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

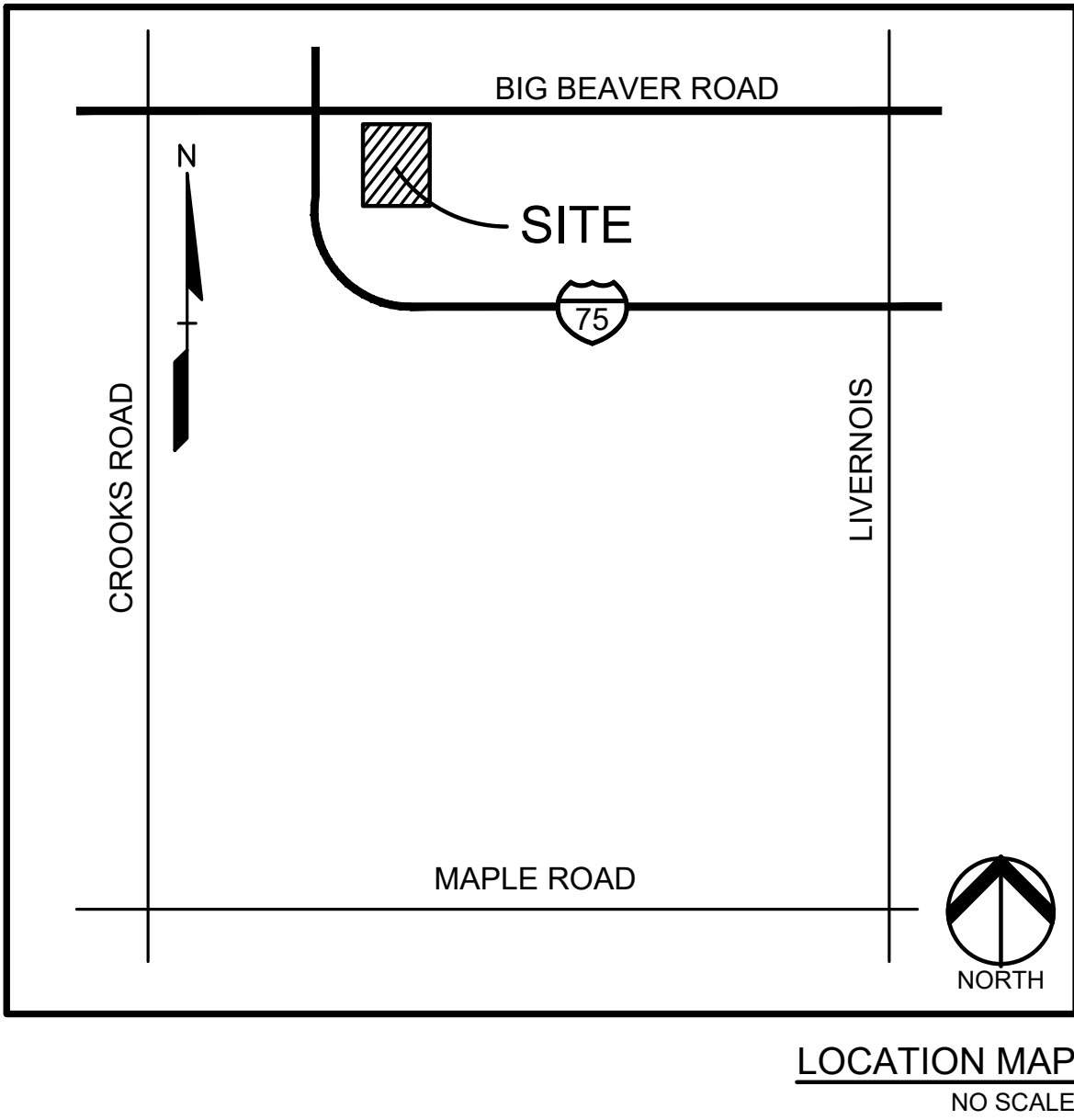
PRELIMINARY SITE PLANS

# BB MIXED USE

BIG BEAVER ROAD  
TROY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-1.1	OVERALL SITE PLAN
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-10.0	LIGHT FIXTURES
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
ARCHITECTURAL PLANS	
A-100	PRELIMINARY BASEMENT AND FLOOR PLAN
A-101	PRELIMINARY FLOOR PLAN LEVELS 2-8
A-300	HOTEL EXTERIOR ELEVATIONS
1	EXTERIOR RENDERING
2	EXTERIOR RENDERING
3	EXTERIOR RENDERING
4	EXTERIOR RENDERING
5	EXTERIOR RENDERING
6	EXTERIOR RENDERING
7	EXTERIOR RENDERING
A-010	PHOTOMETRIC PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
BACALL CO., LLC 390 PARK STREET, SUITE 201 BIRMINGHAM, MICHIGAN 48009 CONTACT: DORAYD BACALL PHONE: 248.217.5200 EMAIL: DORAYDBACALL@YAHOO.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN STEBELTON, PE PHONE: 844.813.2949 EMAIL: JSTEBELTON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
BOWERS & ASSOCIATES 2400 S. HURON PARKWAY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM

PEA  
GROUP

REVISIONS	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL	4/16/2025
PER CITY REVIEW	7/2/2025

NOT FOR CONSTRUCTION

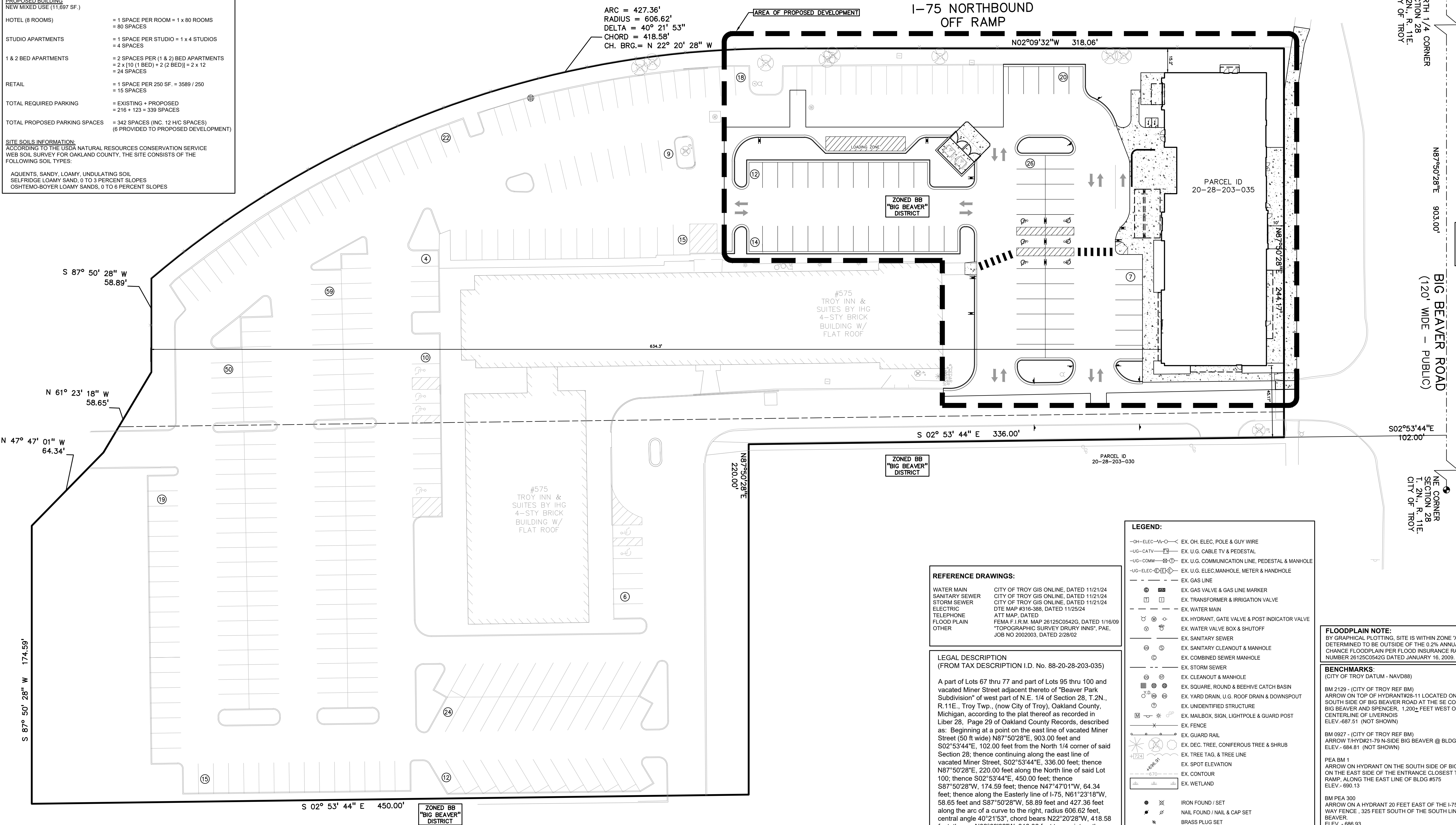






SITE DATA TABLE:		
SITE AREA: 5.9 ACRES (257,646 SF.) NET AND GROSS		
ZONING: BB "BIG BEAVER ROAD" DISTRICT		
PROPOSED USE: MIXED USE (11,697 SF.)		
BUILDING INFORMATION:		
• MAXIMUM ALLOWABLE BUILDING HEIGHT = 66 FT.		
• PROPOSED BUILDING HEIGHT = 8 STORY		
• EXISTING BUILDING FOOTPRINT AREA = 29,025 SF.		
• PROPOSED BUILDING FOOTPRINT AREA = 11,697 SF.		
• TOTAL BUILDING FOOTPRINT AREA = 40,722 SF.		
• BUILDING LOT COVERAGE		
= TOTAL BUILDING AREA / SITE AREA		
= 40,722 / 257,646 SF		
= 15.8%		
SETBACK REQUIREMENTS:		
• FRONT (NORTH)	REQUIRED:	PROPOSED:
• SIDE (WEST)	60'	10.00'
• SIDE (EAST)	10'	15.20'
• REAR (SOUTH)	10'	45.17'
	30'	634.30'
PARKING CALCULATIONS:		
EXISTING BUILDING		
HOTEL (29,025 SF.) (216 ROOMS)		
= 1 SPACE PER ROOM = 1 x 216 ROOMS		
= 216 SPACES		
PROPOSED BUILDING		
NEW MIXED USE (11,697 SF.)		
HOTEL (8 ROOMS)		
= 1 SPACE PER ROOM = 1 x 80 ROOMS		
= 80 SPACES		
STUDIO APARTMENTS		
= 1 SPACE PER STUDIO = 1 x 4 STUDIOS		
= 4 SPACES		
1 & 2 BED APARTMENTS		
= 2 SPACES PER (1 & 2) BED APARTMENTS		
= 2 x [(1 (1 BED) + 2 (2 BED))] = 2 x 12		
= 24 SPACES		
RETAIL		
= 1 SPACE PER 250 SF. = 3589 / 250		
= 15 SPACES		
TOTAL REQUIRED PARKING		
= EXISTING + PROPOSED		
= 216 + 123 = 339 SPACES		
TOTAL PROPOSED PARKING SPACES		
= 342 SPACES (INC. 12 H/C SPACES)		
(6 PROVIDED TO PROPOSED DEVELOPMENT)		
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:		
AQUENTS, SANDY, LOAMY, UNULATING SOIL		
SELFDRIDGE LOAMY SAND, 0 TO 3 PERCENT SLOPES		
OSHTOMO-BOYER LOAMY SANDS, 0 TO 6 PERCENT SLOPES		

LEGEND:	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE
	GUARD RAIL



REFERENCE DRAWINGS:	
WATER MAIN	CITY OF TROY GIS ONLINE, DATED 11/21/24
SANITARY SEWER	CITY OF TROY GIS ONLINE, DATED 11/21/24
STORM SEWER	CITY OF TROY GIS ONLINE, DATED 11/21/24
ELECTRIC	DTE MAP #316-388, DATED 11/25/24
TELEPHONE	ATTI MAP, DATED
FLOOD PLAIN	FEMA F.I.R.M. MAP 26125C0542G, DATED 1/16/09
OTHER	"TOPOGRAPHIC SURVEY DRURY INNS", PAE, JOB NO 2002003, DATED 2/28/02

LEGAL DESCRIPTION  
(FROM TAX DESCRIPTION I.D. No. 88-20-28-203-035)

A part of Lots 67 thru 77 and part of Lots 95 thru 100 and vacated Miner Street adjacent thereto of "Beaver Park Subdivision" of west part of N.E. 1/4 of Section 28, T.2N., R.11E., Troy Twp., (now City of Troy), Oakland County, Michigan, according to the plat thereof as recorded in Liber 28, Page 29 of Oakland County Records, described as: Beginning at a point on the east line of vacated Miner Street (50 ft wide) N87°50'28"E, 903.00 feet and S02°53'44"E, 102.00 feet from the North 1/4 corner of said Section 28; thence continuing along the east line of vacated Miner Street, S02°53'44"E, 336.00 feet; thence N87°50'28"E, 220.00 feet along the North line of said Lot 100; thence S02°53'44"E, 450.00 feet; thence S87°50'28"W, 174.59 feet; thence N47°47'01"W, 64.34 feet; thence along the Easterly line of I-75, N61°23'18"W, 58.65 feet and S87°50'28"W, 58.89 feet and 427.36 feet along the arc of a curve to the right, radius 606.62 feet, central angle 40°21'53", chord bears N22°20'28"W, 418.58 feet; thence N02°09'32"W, 318.06 feet to a point on the south line of Big Beaver Road (204 feet wide); thence along said south line of Big Beaver Road, N87°50'28"E 244.17 feet to the Point of Beginning, containing 257,646 square feet or 5.9 acres.

LEGEND:	
	EX. OH. ELEC. POLE & GUY WIRE
	EX. U.G. CABLE TV & PEDESTAL
	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
	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, U.G. ROOF DRAIN & DOWNSPOUT
	EX. UNIDENTIFIED STRUCTURE
	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
	EX. FENCE
	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
	EX. TREE TAG, & TREE LINE
	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. WETLAND
	IRON FOUND / SET
	NAIL FOUND / NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND / SET
	RECORDED / MEASURED / CALCULATED
	GLOBAL NAVIGATION SATELLITE SYSTEM

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 26125C0542G DATED JANUARY 16, 2009.	
BENCHMARKS:	
(CITY OF TROY DATUM - NAVD88)	
BM 2129 - (CITY OF TROY REF BM)	
ARROW ON TOP OF HYDRANT#26-11 LOCATED ON THE SOUTH SIDE OF BIG BEAVER ROAD AT THE SE CORNER OF BIG BEAVER AND SPENCER, 1,200 FEET WEST OF THE CENTERLINE OF LIVERNOIS	
ELEV.- 687.51 (NOT SHOWN)	
BM 0927 - (CITY OF TROY REF BM)	
ARROW THYD#21-79 N-SIDE BIG BEAVER @ BLDG #200	
ELEV.- 684.81 (NOT SHOWN)	
PEA BM 1	
ARROW ON HYDRANT ON THE SOUTH SIDE OF BIG BEAVER ON THE EAST SIDE OF THE ENTRANCE CLOSEST TO THE I-75 RAMP, ALONG THE EAST LINE OF BLDG #575	
ELEV.- 690.13	
BM PEA 300	
ARROW ON A HYDRANT 20 FEET EAST OF THE I-75 RIGHT OF WAY FENCE, 325 FEET SOUTH OF THE SOUTH LINE OF BIG BEAVER.	
ELEV.- 686.93	
PEA BM 3	
ARROW ON HYDRANT 42 FEET FROM THE SW CORNER OF "TROY INN AND SUITES"	
ELEV.- 686.93 (NOT SHOWN)	

PEA GROUP

t: 844.813.2949

www.peagroup.com

STATE OF MICHIGAN

JOHN K. STEBELTO

LICENSURE No. 6201311659

NORTH

0 10 20 30

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!

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

BIG BEAVER ROAD

SIDING

MAPLE ROAD

CHICKEN ROAD

SITE

CLIENT

BACALL CO., LLC

390 PARK STREET, SUITE 201

BIRMINGHAM, MICHIGAN 48055

PROJECT TITLE

BB MIXED USE

BIG BEAVER ROAD

TROY, MICHIGAN

REVISIONS

PER CITY REVIEW 07-02-25

ORIGINAL ISSUE DATE:

JANUARY 21, 2025

DRAWING TITLE

OVERALL SITE PLAN

PEA JOB NO. 24-2080

P.M. JPB

DN. GJC

DES. JKS

DRAWING NUMBER:

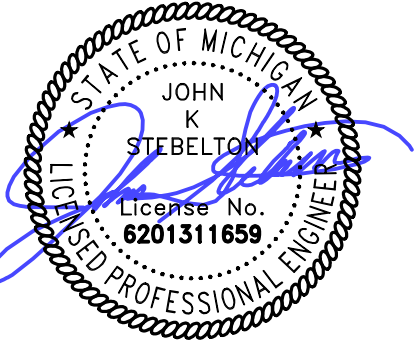
C-1.1

NOT FOR CONSTRUCTION



**NOT FOR CONSTRUCTION**

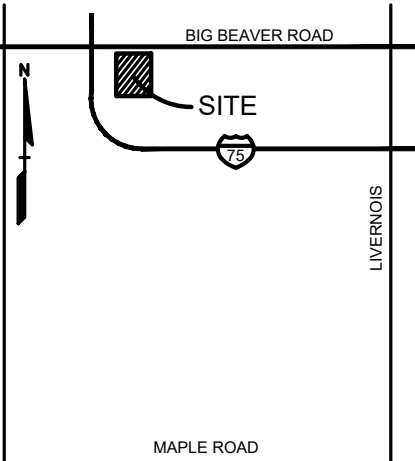




0 10 20 40  
SCALE: 1" = 20'



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER 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  
**BACALL CO., LLC**  
390 PARK STREET, SUITE 201  
BIRMINGHAM, MICHIGAN 48005

PROJECT TITLE  
**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS	
PER CITY REVIEW	07-02-25

ORIGINAL ISSUE DATE:  
JANUARY 21, 2025

DRAWING TITLE  
**PRELIMINARY  
GRADING PLAN**

PEA JOB NO. 24-2080

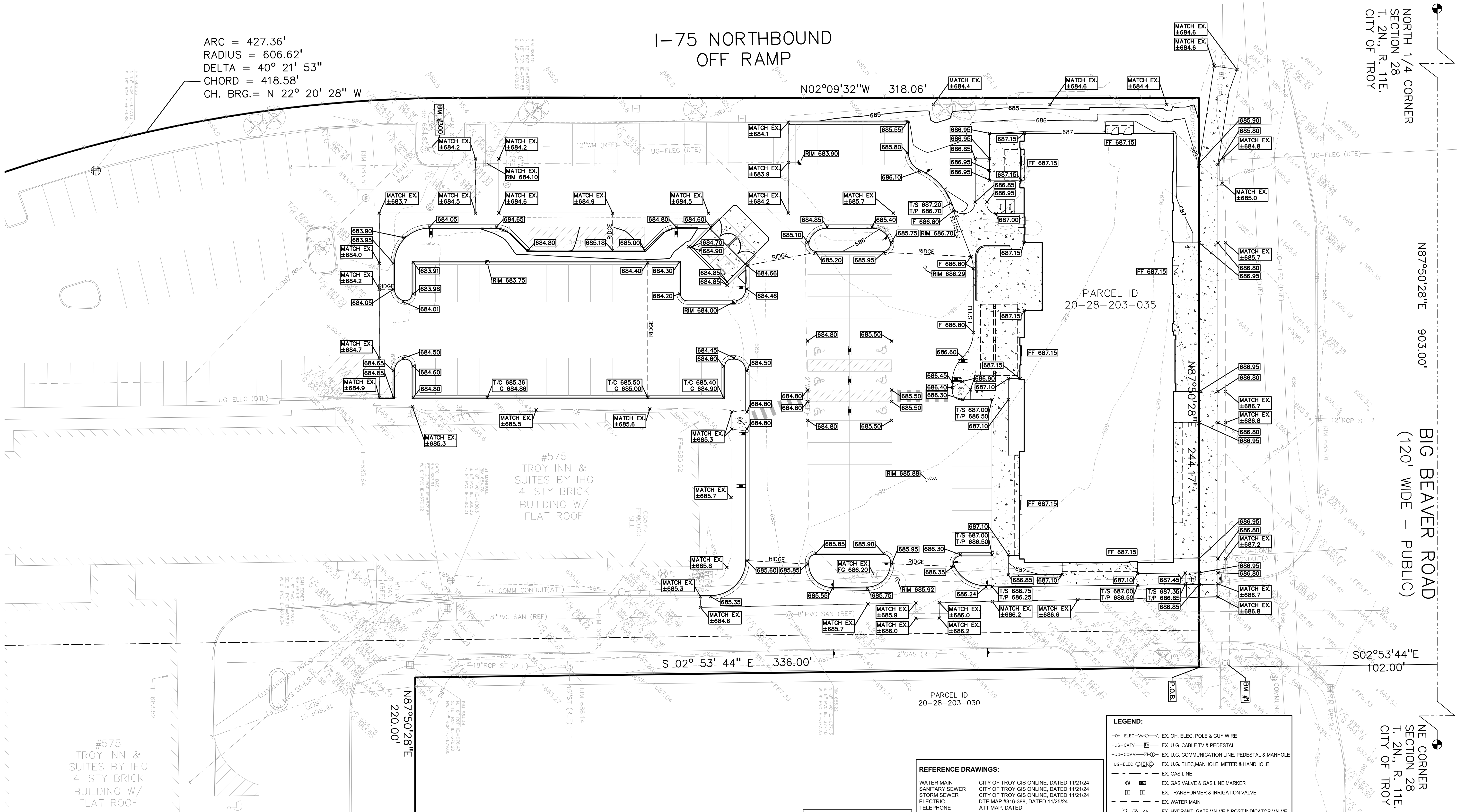
P.M.	JPB
DN.	GJC
DES.	JKS

DRAWING NUMBER:

C-4.0

## I-75 NORTHBOUND OFF RAMP

ARC = 427.36'  
RADIUS = 606.62'  
DELTA = 40° 21' 53"  
CHORD = 418.58'  
CH. BRG. = N 22° 20' 28" W



**SIDEWALK RAMP LEGEND:**  
SIDEWALK RAMP "TYPE R"  
SIDEWALK RAMP "TYPE F"  
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 SWALEDITCH

**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

### REFERENCE DRAWINGS:

WATER MAIN CITY OF TROY GIS ONLINE, DATED 11/21/24  
SANITARY SEWER CITY OF TROY GIS ONLINE, DATED 11/21/24  
STORM SEWER CITY OF TROY GIS ONLINE, DATED 11/21/24  
ELECTRIC DTE MAP #316-388, DATED 11/25/24  
TELEPHONE ATT MAP, DATED  
FLOOD PLAIN FEMA F.I.R.M. MAP 26125C0542G, DATED 1/16/09  
OTHER "TOPOGRAPHIC SURVEY DRURY INNS", PAE, JOB NO 2002003, DATED 2/28/02

### LEGAL DESCRIPTION

(FROM TAX DESCRIPTION I.D. No. 88-20-28-203-035)

A part of Lots 67 thru 77 and part of Lots 95 thru 100 and vacated Miner Street adjacent thereto of "Beaver Park Subdivision" of west part of N.E. 1/4 of Section 28, T. 2N., R. 11E., Troy Twp., (now City of Troy), Oakland County, Michigan, according to the plat thereof as recorded in Liber 28, Page 29 of Oakland County Records, described as: Beginning at a point on the east line of vacated Miner Street (50 ft wide) N87°50'28"E, 903.00 feet and S02°53'44"E, 102.00 feet from the North 1/4 corner of said Section 28; thence continuing along the east line of vacated Miner Street, S02°53'44"E, 336.00 feet; thence N87°50'28"E, 220.00 feet along the North line of said Lot 100; thence S02°53'44"E, 450.00 feet; thence S87°50'28"W, 174.59 feet; thence N47°47'01"W, 64.34 feet; thence along the Easterly line of I-75, N61°23'18"W, 58.65 feet and S87°50'28"W, 58.89 feet and 427.36 feet along the arc of a curve to the right, radius 606.62 feet, central angle 40°21'53", chord bears N22°20'28"W, 418.58 feet; thence N02°09'32"W, 318.06 feet to a point on the south line of Big Beaver Road (204 feet wide); thence along said south line of Big Beaver Road, N87°50'28"E 244.17 feet to the Point of Beginning, containing 257,646 square feet or 5.9 acres.

### 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 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, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- MONUMENT FOUND / SET
- RECORDED / MEASURED / CALCULATED
- GLOBAL NAVIGATION SATELLITE SYSTEM

### 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 26125C0542G DATED JANUARY 16, 2009.

### BENCHMARKS:

(CITY OF TROY DATUM - NAVD88)  
BM 2129 - (CITY OF TROY REF BM)  
ARROW ON TOP OF HYDRANT#26-11 LOCATED ON THE SOUTH SIDE OF BIG BEAVER ROAD AT THE SE CORNER OF BIG BEAVER AND SPENCER, 1,200' FEET WEST OF THE CENTERLINE OF LIVERNOIS ELEV. -687.51 (NOT SHOWN)

### PEA BM 1:

ARROW ON HYDRANT ON THE SOUTH SIDE OF BIG BEAVER ON THE EAST SIDE OF THE ENTRANCE CLOSEST TO THE I-75 RAMP, ALONG THE EAST LINE OF BLDG #575 ELEV. -690.13

### PEA BM 3:

ARROW ON A HYDRANT 20 FEET EAST OF THE I-75 RIGHT OF WAY FENCE, 325 FEET SOUTH OF THE SOUTH LINE OF BIG BEAVER, ELEV. -686.93

### PEA BM 3:

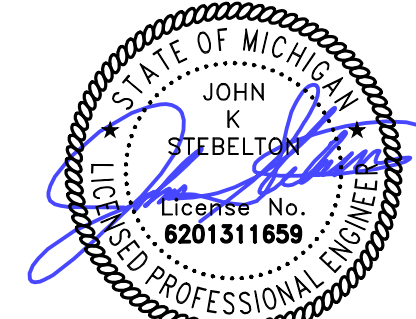
ARROW ON HYDRANT 42 FEET FROM THE SW CORNER OF SECTION CORNER FOUND "TROY INN AND SUITES" ELEV. -686.93 (NOT SHOWN)

NOT FOR CONSTRUCTION





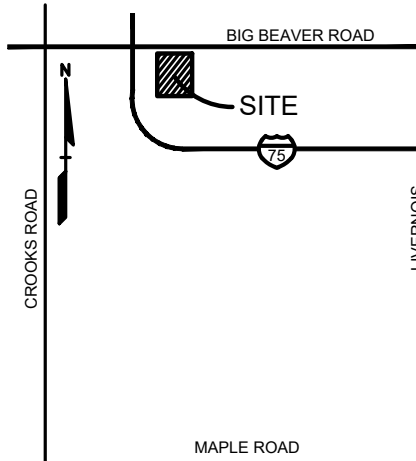




0 10 20 40  
SCALE: 1" = 20'



**CAUTION!!**  
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CLIENT  
**BACALL CO., LLC**  
390 PARK STREET, SUITE 201  
BIRMINGHAM, MICHIGAN 48005

PROJECT TITLE  
**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS	
PER CITY REVIEW	07-02-25

ORIGINAL ISSUE DATE:  
JANUARY 21, 2025

DRAWING TITLE  
**PRELIMINARY  
STORMWATER  
MANAGEMENT  
PLAN**

PEA JOB NO.	24-2080
P.M.	JPB
DN.	GJC
DES.	JKS

DRAWING NUMBER:

**C-8.0**

**NOT FOR CONSTRUCTION**

## I-75 NORTHBOUND OFF RAMP

ARC = 427.36'  
RADIUS = 606.62'  
DELTA = 40° 21' 53"  
CHORD = 418.58'  
CH. BRG.= N 22° 20' 28" W

N02°09'32"W 318.06'

PARCEL ID  
20-28-203-035

N87°50'28"E 903.00'

BIG BEAVER ROAD  
(120' WIDE - PUBLIC)

S02°53'44"E 102.00'

NE CORNER  
SECTION 28  
T. 2N., R. 11E.  
CITY OF TROY

**DRAINAGE NOTE:**  
**EXISTING DRAINAGE**  
TOTAL AREA = 1.467 AC. (63,915 SF.)  
TOTAL PERVIOUS AREA = 0.252 AC. (10,985 SF.)  
TOTAL IMPERVIOUS AREA = 1.215 AC. (52,930 SF.)  
**PROPOSED DRAINAGE**  
TOTAL AREA = 1.467 AC. (63,915 SF.)  
TOTAL PERVIOUS AREA = 0.271 AC. (11,785 SF.)  
TOTAL IMPERVIOUS AREA = 1.196 AC. (52,130 SF.)  
**SUMMARY**  
CURRENT DETENTION REMAINS SUFFICIENT FOR PROPOSED DEVELOPMENT. ADDITIONALLY, IMPERVIOUS AREA IS PROPOSED TO DECREASE BY 800 SF.

#575  
TROY INN &  
SUITES BY IHG  
4-STY BRICK  
BUILDING W/  
FLAT ROOF

#575  
TROY INN &  
SUITES BY IHG  
4-STY BRICK  
BUILDING W/  
FLAT ROOF

LEGEND:	
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⊞	IRON FOUND / SET
⊞	NAIL FOUND / NAIL & CAP SET
⊞	BRASS PLUG SET
⊞	MONUMENT FOUND / SET
⊞	RECORDED / MEASURED / CALCULATED
⊞	GLOBAL NAVIGATION SATELLITE SYSTEM

### REFERENCE DRAWINGS:

WATER MAIN CITY OF TROY GIS ONLINE, DATED 11/21/24  
SANITARY SEWER CITY OF TROY GIS ONLINE, DATED 11/21/24  
STORM SEWER CITY OF TROY GIS ONLINE, DATED 11/21/24  
ELECTRIC DTE MAP #316-388, DATED 11/25/24  
TELEPHONE ATT MAP, DATED  
FLOOD PLAN FEMA F.I.R.M. MAP 26125C0542G, DATED 1/16/09  
OTHER "TOPOGRAPHIC SURVEY DRURY INNS", PAE, JOB NO 2002003, DATED 2/2/02

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(FROM TAX DESCRIPTION I.D. No. 88-20-28-203-035)

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ELEV.-687.51 (NOT SHOWN)

BM 0927 - (CITY OF TROY REF BM)  
ARROW THYD#21-75 N-SIDE BIG BEAVER @ BLDG #200  
ELEV.-684.81 (NOT SHOWN)

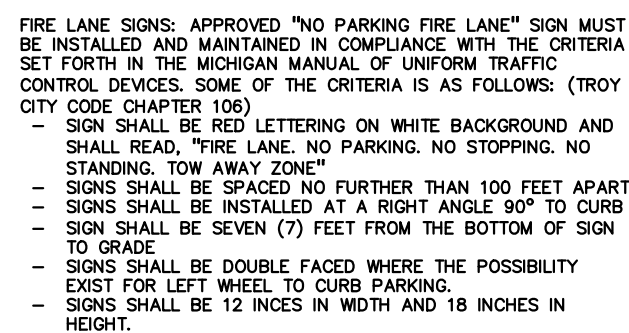
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ELEV.-680.13

BM PEA 300  
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ELEV.-686.93

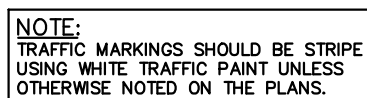
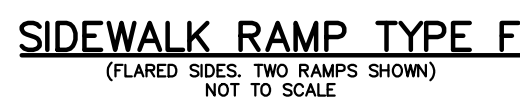
PEA BM 3  
ARROW ON HYDRANT 42 FEET FROM THE SW CORNER OF "TROY INN AND SUITES"  
ELEV.-686.93 (NOT SHOWN)



1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL ON STREET DESIGN AND TRAFFIC CONTROL.
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14 GAUGE GALVANIZED STEEL TUBE WITH 1/2" HOLES AT 12" CENTERS. POSTS SHALL TELESCOPE INSIDE ANOTHER TO A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POSTS.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



CITY OF TROY FIRE LANE SIGN DETAIL  
NOT TO SCALE



PAINTED DIRECTIONAL ARROW  
NOT TO SCALE

**\*\*MAXIMUM RAMP CROSSING SLOPE IS 2.0%. RUNNING SLOPE 5%-7% (8.3% MAXIMUM). SEE NOTES.**









EXISTING TREES WITHIN PROJECT EXTENTS:

EXISTING TREES			TREE PROTECTION AND REMOVAL				
PLAN #	CODE	DBH	COMMON NAME	LATIN NAME	COND	SAVE/REMOVE	EXEMPT
200	LL	12"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
201	CA	6"	Crab Apple	Malus coronaria	Fair	REMOVE	
202	CA	4"	Crab Apple	Malus coronaria	Fair	REMOVE	Y
203	CA	4"	Crab Apple	Malus coronaria	Fair	REMOVE	Y
204	CA	10"	Crab Apple	Malus coronaria	Fair	SAVE	
205	CA	10"	Crab Apple	Malus coronaria	Fair	SAVE	
206	PR	8"	Pear	Pyrus communis	Fair	REMOVE	
207	PR	6"	Pear	Pyrus communis	Fair	REMOVE	
208	PR	7"	Pear	Pyrus communis	Fair	REMOVE	
209	PR	10"	Pear	Pyrus communis	Fair	REMOVE	
210	LL	8"	Littleleaf Linden	Tilia cordata	Good	SAVE	
211	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
212	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
213	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
214	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
215	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
216	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	
217	LL	8"	Littleleaf Linden	Tilia cordata	Good	REMOVE	

TREE REPLACEMENT: WITHIN PROJECT EXTENTS

REQUIRED:  
LANDMARK TREES - 100" DBH TO BE REPLACED. NONE, 0" REPLACEMENT  
WOODLAND TREES - 6" CAL. AND UP - 50% DBH TO BE REPLACED.  
105" x 50% = 52.5" WOODLAND REPLACEMENT  
WOODLAND TREES SAVED, 2x DBH RETAINED OFF REPLACEMENT REQUIRED.  
SAVED 3 TREES, 28" X 2 = 56" WOODLAND CREDIT  
52.5" - 56" = 3.5" CREDIT

PROVIDED: CREDIT EXISTS THEREFORE NO REPLACEMENT REQUIRED.

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
CBFF2.5	6	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GBM2.5	2	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GT2.5	2	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	
NS2.5	5	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
SR2.5	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
SUBTOTAL:								
	17							

KEY

= PROPOSED DECIDUOUS TREES

= IRRIGATED SEED LAWN

= RESTORE SEED LAWN

= PROPOSED SHRUBS/ PERENNIALS TO BE DETAILED DURING CONSTRUCTION DWGS.

= ROCK, SEE LANDSCAPE DTL. SHT. L-1.1

210 = EXISTING TREE/PLAN # TO REMAIN

200 = EXISTING TREE/PLAN # TO BE REMOVED

--- = TREE PROTECTION FENCING

--- = PROJECT EXTENTS

ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED

LETTER DESIGNATION FOR LANDSCAPE ORDINANCE MATERIAL

G = GREENBELT TREES

P = PARKING TREES

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE;  
BB-BIG BEAVER ROAD DISTRICT  
PROPOSED USE, MIXED USE

GREENBELT = G  
1 DEC TREE PER 30 LF OF FRONTAGE ABUTTING A PUBLIC ROW  
REQUIRED: BIG BEAVER RD. 244.17 LF / 30 = 8 TREES

PROVIDED: 8 PROPOSED TREES, 1 EXISTING TREE TO REMAIN.

PARKING LOT LANDSCAPING = P  
REQUIRED: 1 TREE / 8 PARKING SPACES AND MINIMUM 200 SF  
PARKING ISLAND WITH TREES INSIDE ISLAND.  
LANDSCAPING TO BE 4' FROM THE CURB WHERE THERE IS  
VEHICLE OVERHANG AND 3' WHERE THERE IS NOT.

66 PARKING SPACES W/IN PROJECTS EXTENTS/ 8 = 9 TREES

PROVIDED: 9 PROPOSED TREES

GENERAL SITE LANDSCAPE  
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL.

PROJECT EXTENT LIMITS W/IN R.O.W: 54,505 SF X 20 % =  
10,900 SF.

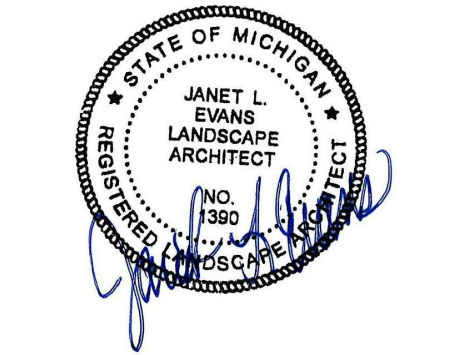
PROVIDED: 8,716 (LAWN & PLANT BEDS) 16% SOFT-SCAPE  
WITHIN PROJECT EXTENT LIMITS W/IN R.O.W

GENERAL PLANTING NOTES:

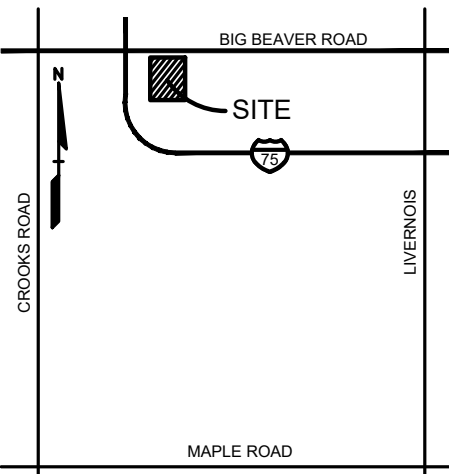
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE 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.

PEA GROUP

t: 844.813.2949  
www.peagroup.com



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380 PARK STREET, SUITE 201  
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PROJECT TITLE

**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:  
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DRAWING TITLE

**PRELIMINARY  
LANDSCAPE  
PLAN**

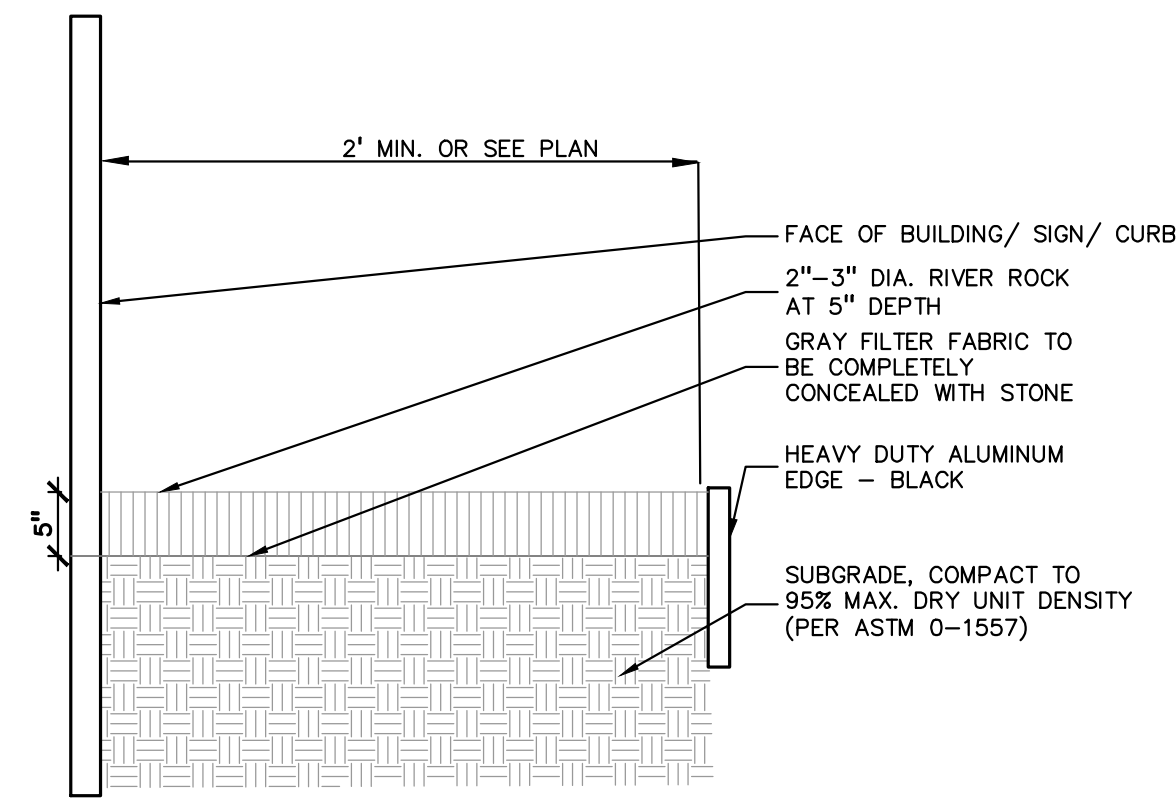
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DN.	JLE
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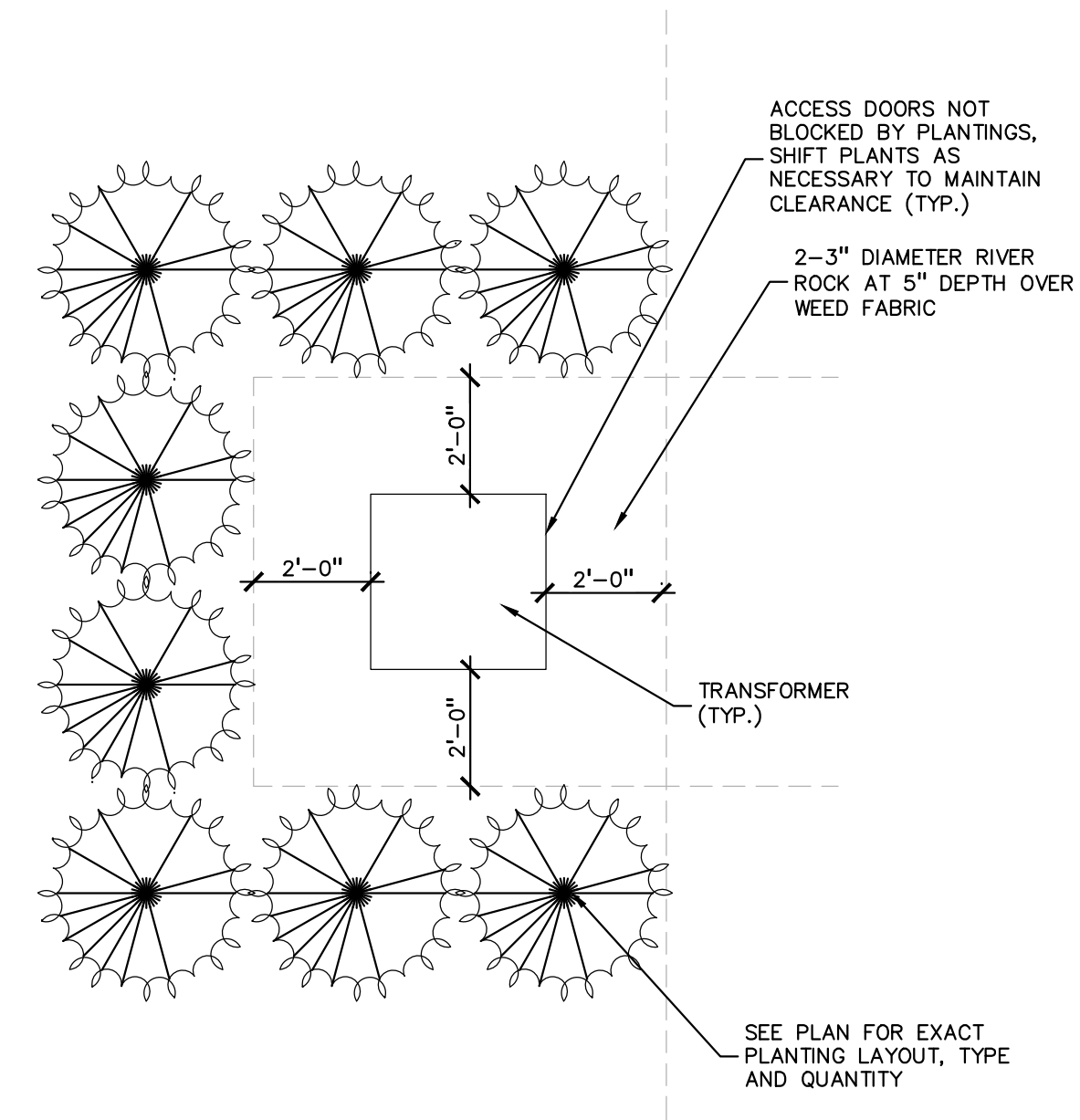
L-1.0

NOT FOR CONSTRUCTION

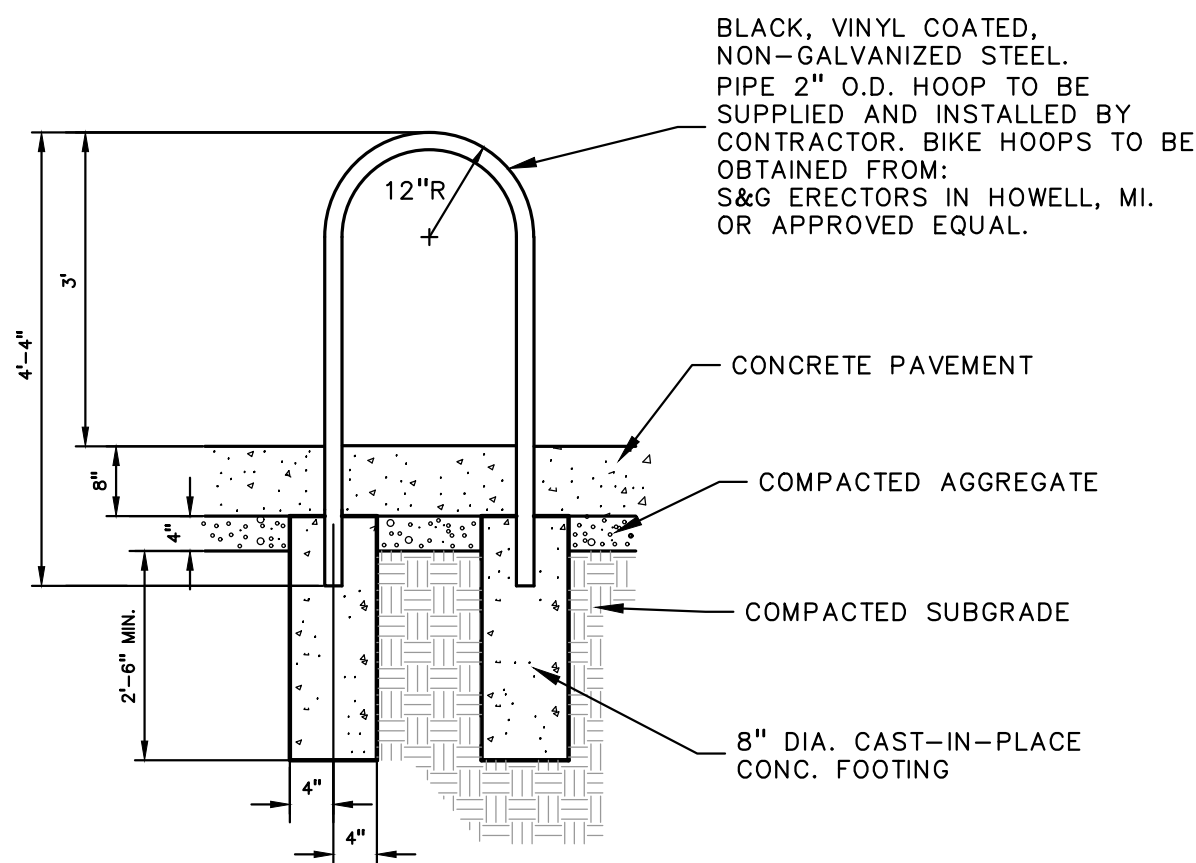




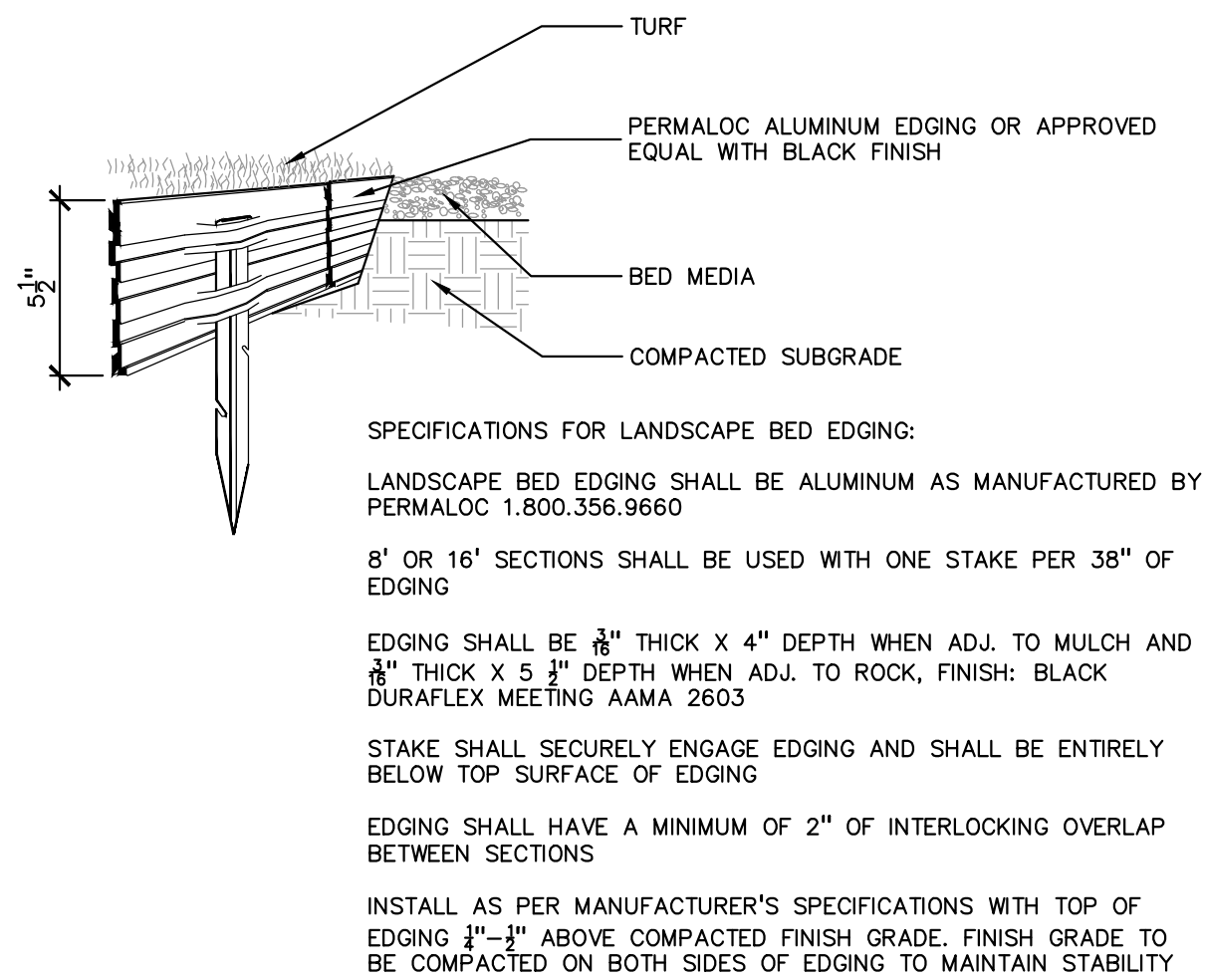
6 RIVER ROCK EDGE DETAIL  
SCALE: 1 1/2" = 1'-0"



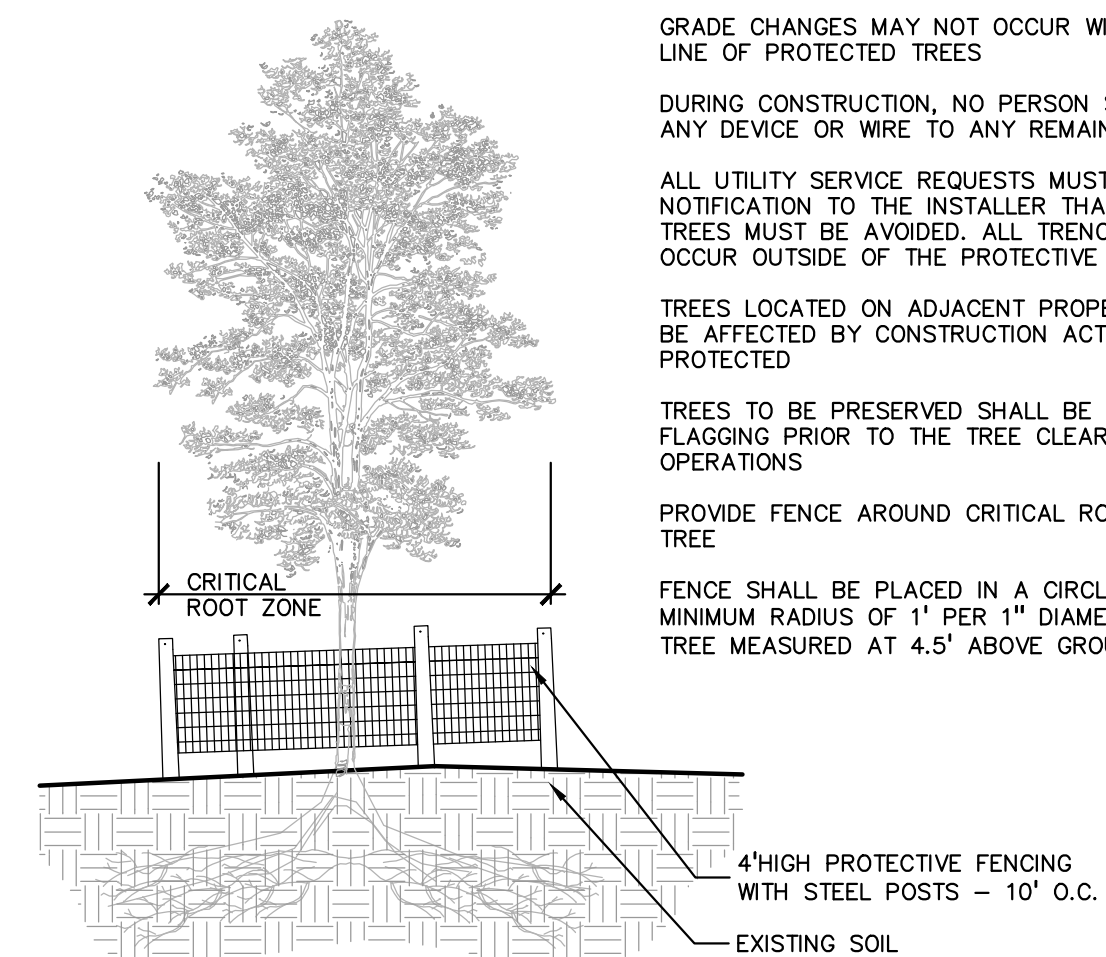
3 TRANSFORMER SCREENING DETAIL; IF PRESENT  
SCALE: 1" = 3'-0"



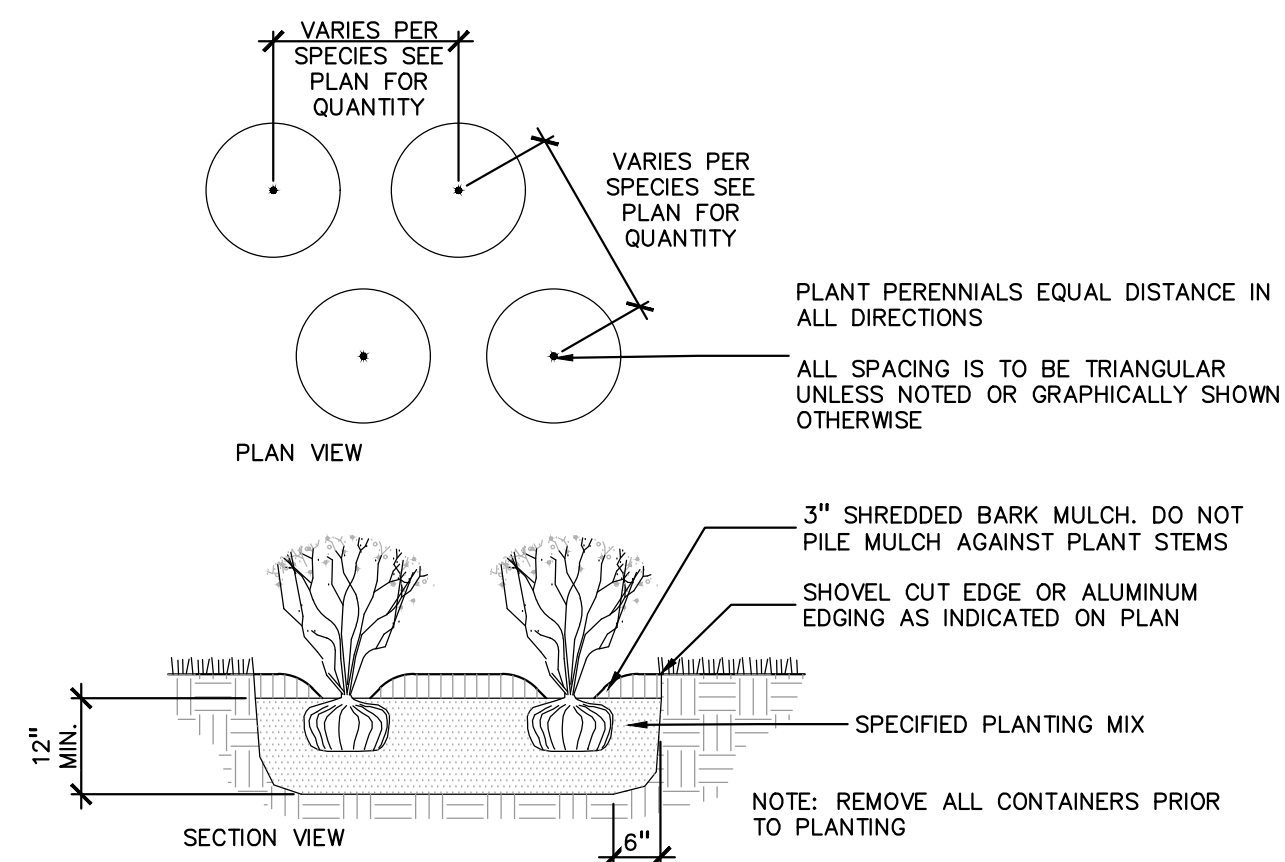
8 BIKE RACK DETAIL  
NOT TO SCALE



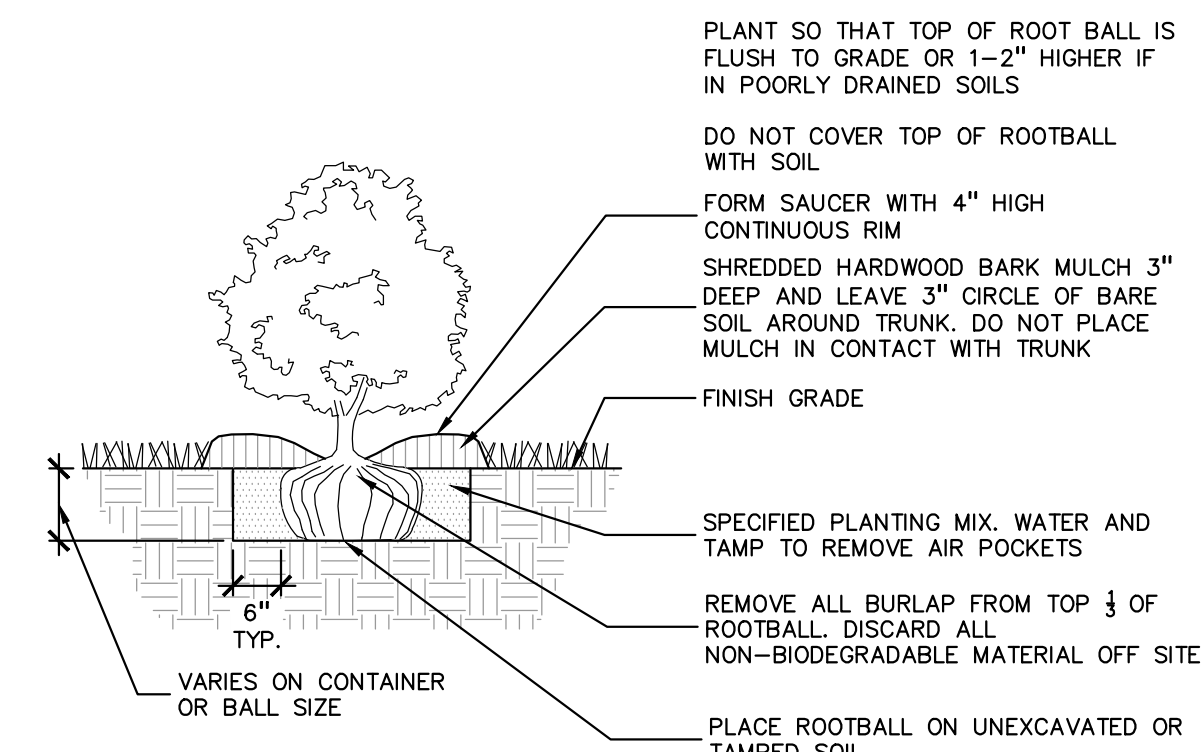
5 ALUMINUM EDGE DETAIL  
SCALE: 1/2" = 1'-0"



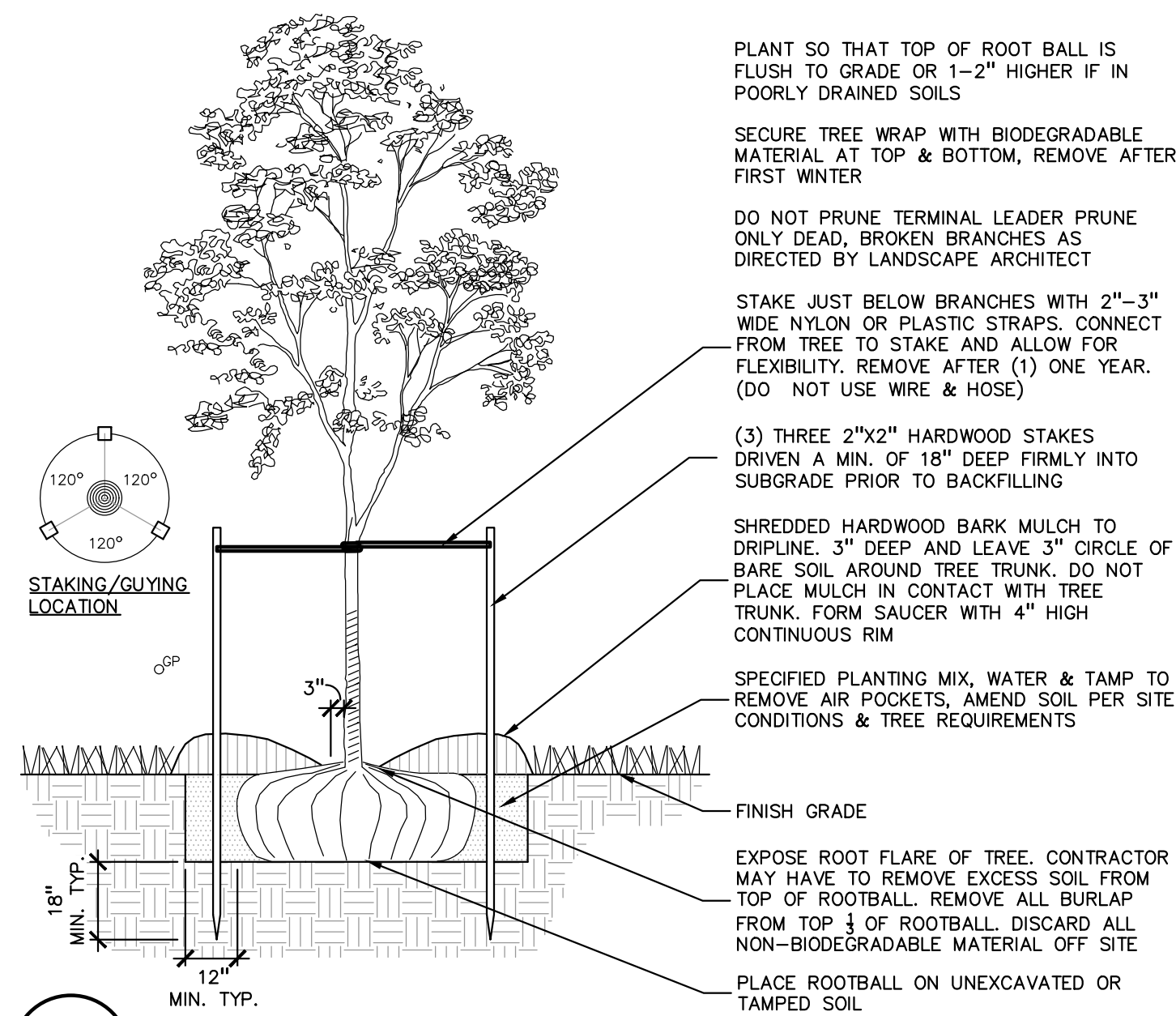
2 TREE PROTECTION DETAIL  
SCALE: 1" = 3'-0"



7 PERENNIAL PLANTING DETAIL  
SCALE: 1" = 2'-0"



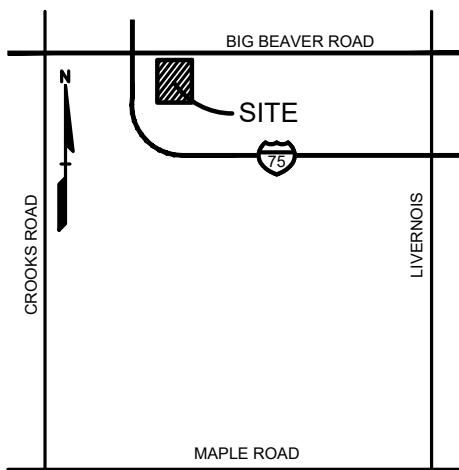
4 SHRUB PLANTING DETAIL  
SCALE: 1" = 2'-0"



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



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CLIENT  
**BACALL CO., LLC**  
390 PARK STREET, SUITE 201  
BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE  
**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

ORIGINAL ISSUE DATE:  
JANUARY 21, 2025

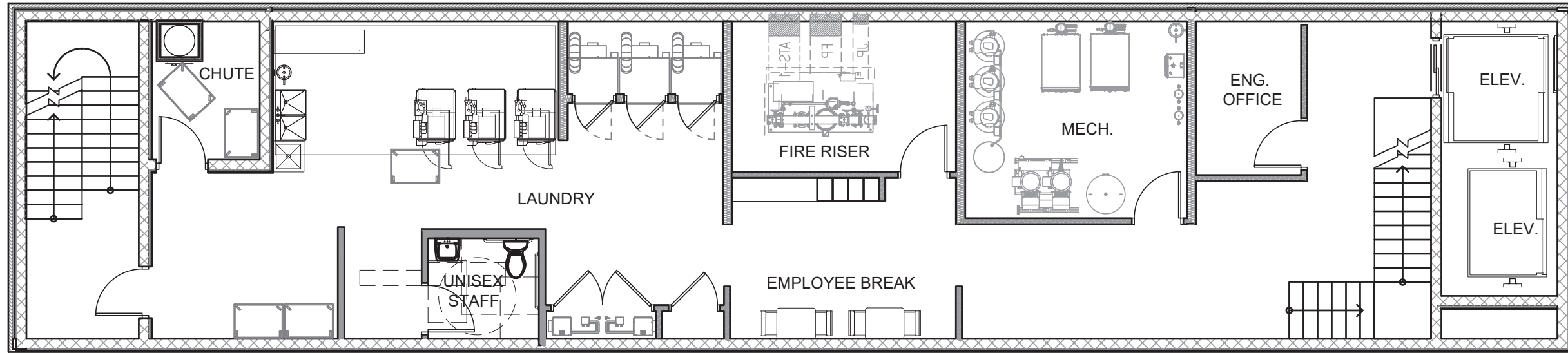
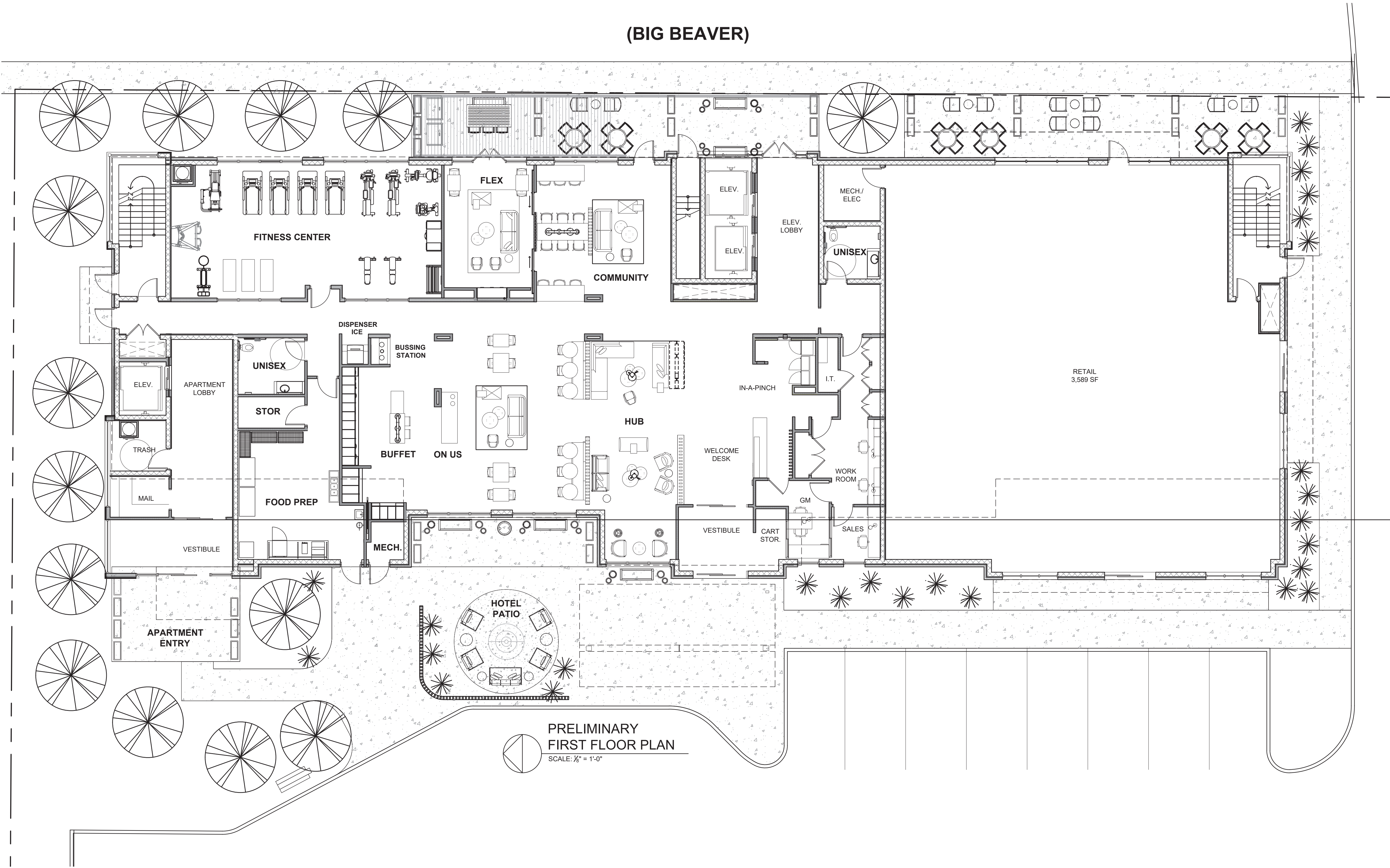
DRAWING TITLE  
**LANDSCAPE  
DETAILS**

PEA JOB NO.	24-2080
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:



(BIG BEAVER)





BOWERS+ASSOCIATES, INC.  
2400 SOUTH HURON PARKWAY  
ANN ARBOR, MI 48104  
P: 734-975-2400  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL DEVELOPMENT

BIG BEAVER ROAD  
TROY, MI

PROJECT + NUMBER

23-202-02

ISSUE + DATE

18 OCT 2024    PRELIM  
05 NOV 2024    PRELIM  
XX NOV 2024    SITE PLAN

SHEET + TITLE

FIRST FLOOR PLAN

2320202mast.dwg

SHEET + NUMBER

A-100

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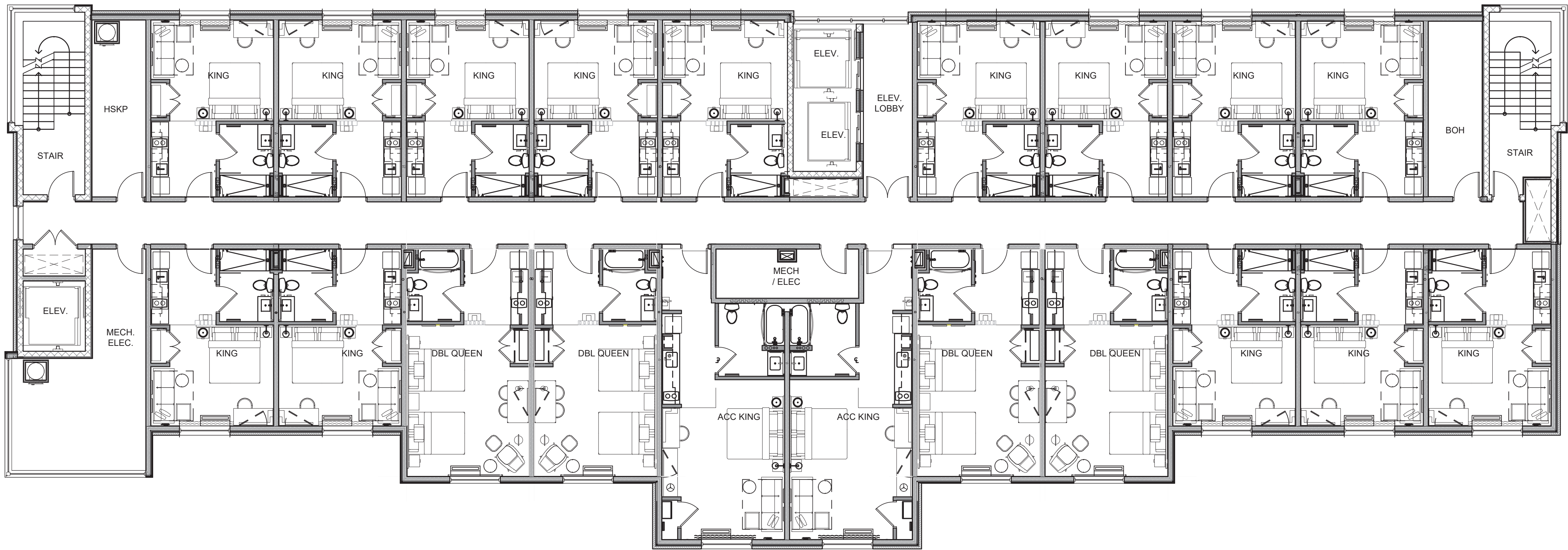




PRELIMINARY  
RESIDENCE FLOOR PLAN LEVELS 7+8  
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX								
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	TOTAL
KING STANDARD	0	14	14	14	14	0	0	56
KING ACC	0	2	2	2	2	0	0	8
QUEEN QUEEN	0	4	4	4	4	0	0	16
TOTAL	0	20	20	20	20	0	0	80

DWELLING MATRIX								
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	TOTAL
STUDIO	0	0	0	0	0	2	2	4
ONE BEDROOM	0	0	0	0	0	5	5	10
TWO BEDROOM	0	0	0	0	0	1	1	2
TOTAL	0	0	0	0	0	8	8	16



PRELIMINARY  
HOTEL FLOOR PLAN LEVELS 2-6  
SCALE: 1/8" = 1'-0"

B|A

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ANN ARBOR, MI 48104  
P: 734.975.2400  
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CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL DEVELOPMENT

BIG BEAVER ROAD  
TROY, MI

PROJECT + NUMBER

23-202-02

ISSUE + DATE

18 OCT 2024 PRELIM  
05 NOV 2024 PRELIM  
XX NOV 2024 SITE PLAN

SHEET + TITLE

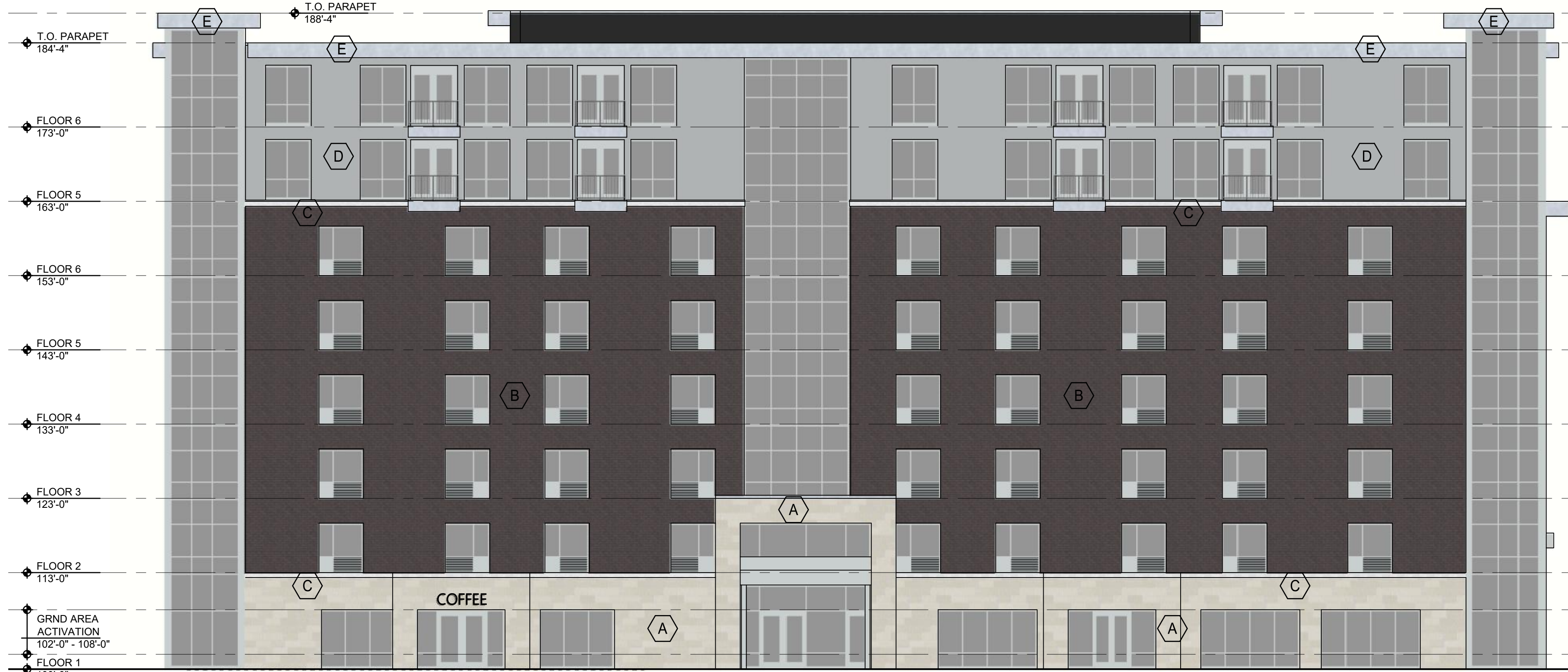
TYPICAL UPPER  
FLOOR PLAN

2320202mast.dwg

SHEET + NUMBER

A-101

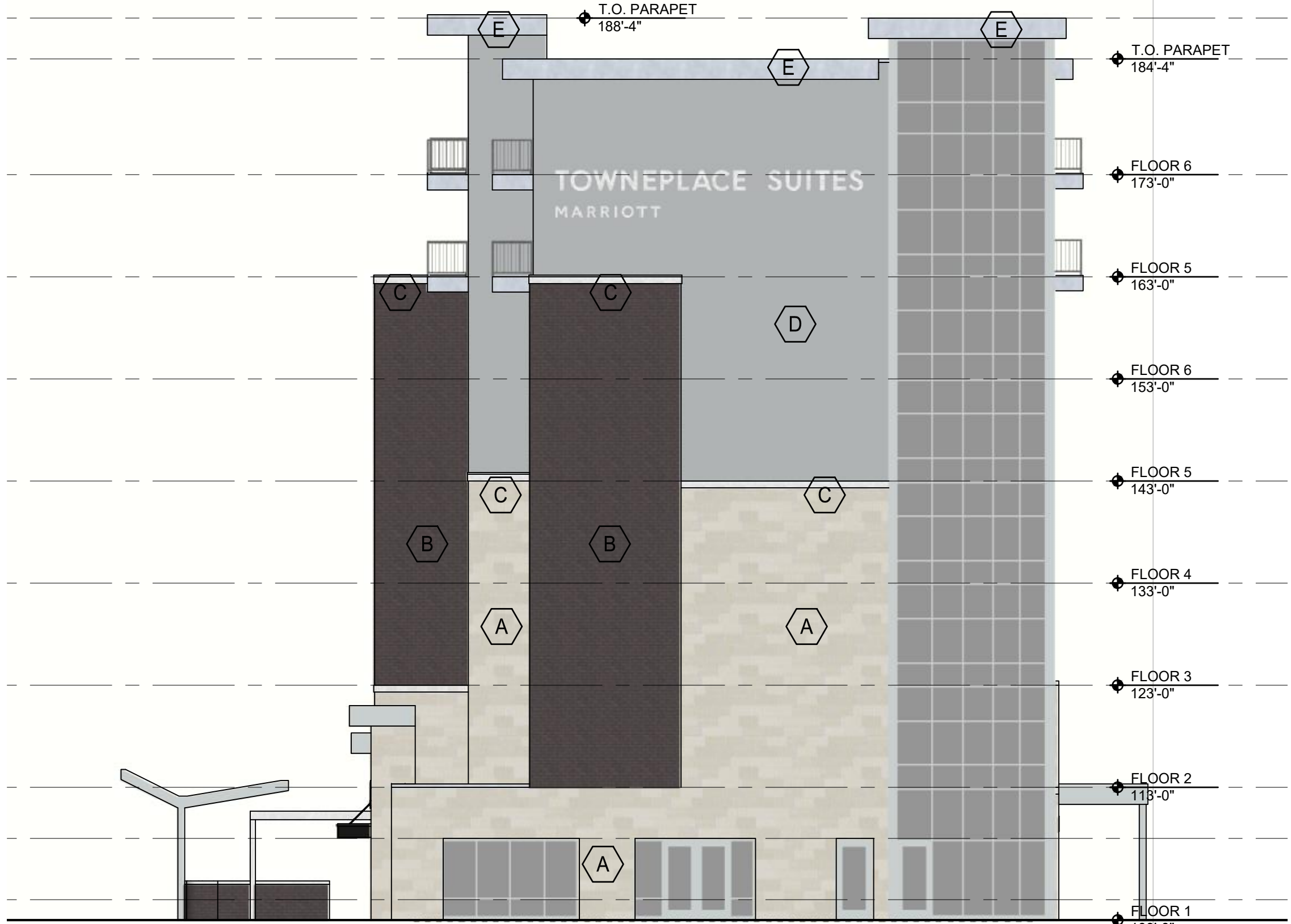




GROUND FLOOR ACTIVATION  
TOTAL AREA : 1,116  
MIN 50% TRANSPARENCY REQ'D  
TRANSPARENCY AREA : 735 | 66%

1 EXTERIOR ELEVATION  
A-300 A-300 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND				
TAG	MATERIAL	MANUF	STYLE	COLOR
A	STONE MASONRY VENEER	READING ROCK	12x24	BUFFSTONE
B	BRICK	BELDEN	MODULAR	BRANDYWINE VELOUR
C	STONE ACCENT BAND	READING ROCK	ACCENT BAND	BRILLIANT WHITE
D	PREFIN. MTL. PANEL	ATAS OR EQUAL	VERTICAL	TBD
E	PREFIN. MTL. PANEL	ATAS OR EQUAL	TBD	CLEAR ANOD. ALUM.
F	DOOR/WINDOW FRAMES	KAWNEER	TBD	CLEAR ANOD. ALUM.



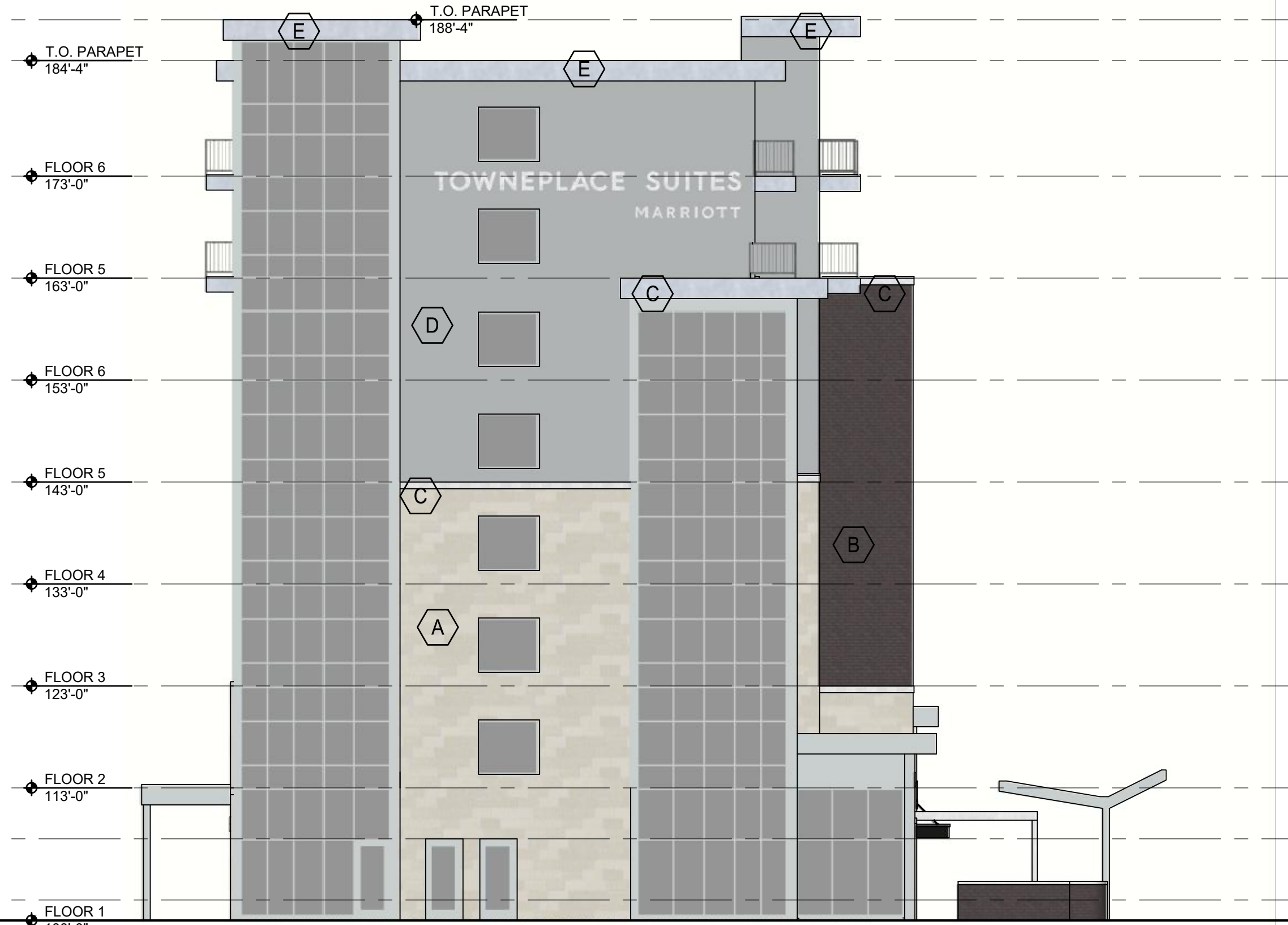
GROUND FLOOR ACTIVATION  
TOTAL AREA : 402  
MIN 30% TRANSPARENCY REQ'D  
TRANSPARENCY AREA : 267 | 66%

2 EXTERIOR ELEVATION  
A-300 A-300 SCALE: 3/32" = 1'-0"



GROUND FLOOR ACTIVATION  
TOTAL AREA : 1,111  
MIN 30% TRANSPARENCY REQ'D  
TRANSPARENCY AREA : 573 | 52%

3 EXTERIOR ELEVATION  
A-300 A-300 SCALE: 3/32" = 1'-0"



GROUND FLOOR ACTIVATION  
TOTAL AREA : 469  
MIN 30% TRANSPARENCY REQ'D  
TRANSPARENCY AREA : 306 | 65%

4 EXTERIOR ELEVATION  
A-300 A-300 SCALE: 3/32" = 1'-0"



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CONSULTANT + NAME

PROJECT + INFORMATION  
HOTEL DEVELOPMENT

BIG BEAVER ROAD  
TROY, MI

PROJECT + NUMBER

23-202-02

ISSUE + DATE

16 APR 2025 SITE PLAN  
01 JUL 2025 SITE RESUB

SHEET + TITLE

EXTERIOR ELEVATIONS

2320202a300.dwg

SHEET + NUMBER

A-300

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**MIXED USE HOTEL**  
TROY, MICHIGAN

**BOWERS+ASSOCIATES**  
ARCHITECTURE DESIGN





**MIXED USE HOTEL**  
TROY, MICHIGAN





**MIXED USE HOTEL**  
TROY, MICHIGAN





**MIXED USE HOTEL**  
TROY, MICHIGAN

**BOWERS+ASSOCIATES**  
ARCHITECTURE DESIGN





**MIXED USE HOTEL**  
TROY, MICHIGAN





**MIXED USE HOTEL**  
TROY, MICHIGAN

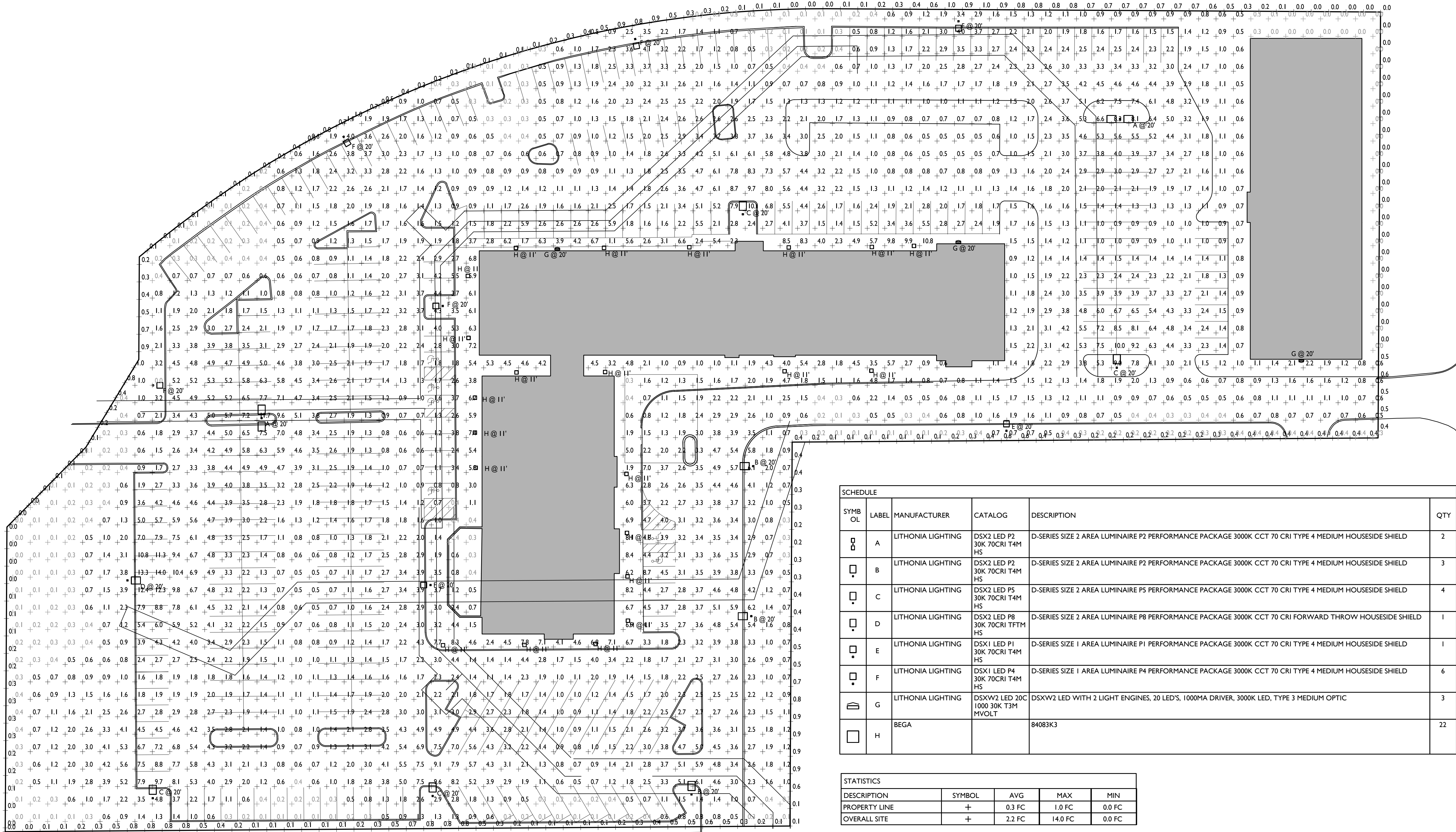
**BOWERS+ASSOCIATES**  
ARCHITECTURE DESIGN





**MIXED USE HOTEL**  
TROY, MICHIGAN





PHOTOMETRIC PLAN  
SCALE: 1" = 30'

SCHEDULE					
SYMB OL	LABEL	MANUFACTURER	CATALOG	DESCRIPTION	QTY
	A	LITHONIA LIGHTING	DSX2 LED P2 30K 70CRI T4M HS	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	2
	B	LITHONIA LIGHTING	DSX2 LED P2 30K 70CRI T4M HS	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	3
	C	LITHONIA LIGHTING	DSX2 LED P5 30K 70CRI T4M HS	D-SERIES SIZE 2 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	4
	D	LITHONIA LIGHTING	DSX2 LED P8 30K 70CRI T4M HS	D-SERIES SIZE 2 AREA LUMINAIRE P8 PERFORMANCE PACKAGE 3000K CCT 70 CRI FORWARD THROW HOUSESIDE SHIELD	1
	E	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI T4M HS	D-SERIES SIZE 1 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	1
	F	LITHONIA LIGHTING	DSX1 LED P4 30K 70CRI T4M HS	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	6
	G	LITHONIA LIGHTING	DSXW2 LED 20C 1000 30K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED'S, 1000MA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC	3
	H	BEGA		84083K3	22

STATISTICS				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
PROPERTY LINE	+	0.3 FC	1.0 FC	0.0 FC
OVERALL SITE	+	2.2 FC	14.0 FC	0.0 FC

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CONSULTANT + NAME

PROJECT + INFORMATION  
**HOTEL DEVELOPMENT**  
BIG BEAVER ROAD  
TROY, MI

PROJECT + NUMBER  
**23-202**

ISSUE + DATE

SHEET + TITLE  
PHOTOMETRIC PLAN  
  
23202ph100.dwg

SHEET + NUMBER  
**A-010**

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1849 Pond Run  
Auburn Hills, MI 48326

844.813.2949  
peagroup.com

July 30, 2025  
PEA Group Project No: 24-2080.00

[SavidantB@troymi.gov](mailto:SavidantB@troymi.gov)

R. Brent Savidant, AICP  
Community Development Director  
City of Troy Planning Director  
555 West Big Beaver  
Troy, Michigan 48084

**RE: Parking Narrative  
Proposed BB Mixed Use Project (539 Big Beaver)**

Mr. Savidant:

Per your request, our office has prepared this parking narrative for the proposed project. This parking narrative was requested due to concerns related to how construction parking and staging would be handled during the construction operations of not only our project but the project to the east (363 Big Beaver).

Currently there are 402 parking spaces available on-site. The existing restaurant is being demolished, so there will be zero demand for parking. The construction of the new building along Big Beaver will require the elimination of 75 spaces. Based upon the zoning ordinance requirements the hotel use will require 216 spaces.

During construction there would be a parking demand for the hotel of 216 spaces, and there would be a supply of 327 spaces (402-75), leaving an excess of 111 spaces (327-216) available for construction parking and staging operations.

The owners of 539 Big Beaver have a recorded non-exclusive easement agreement with the owners of 363 Big Beaver to allow for use of 25 parking spaces, see attached exhibit. With this agreement, the amount of excess parking available during construction would be 86 parking spaces.

If you should have any questions or require any additional information, please contact this office.

Sincerely,

**PEA Group**

A handwritten signature in blue ink, appearing to read 'JPBtu', is positioned below the 'PEA Group' text.

James P. Butler, PE  
Project Executive/Principal

Attachment: Parking Exhibit

Big Beaver

75 Spaces to Be  
Removed For  
Building  
Construction

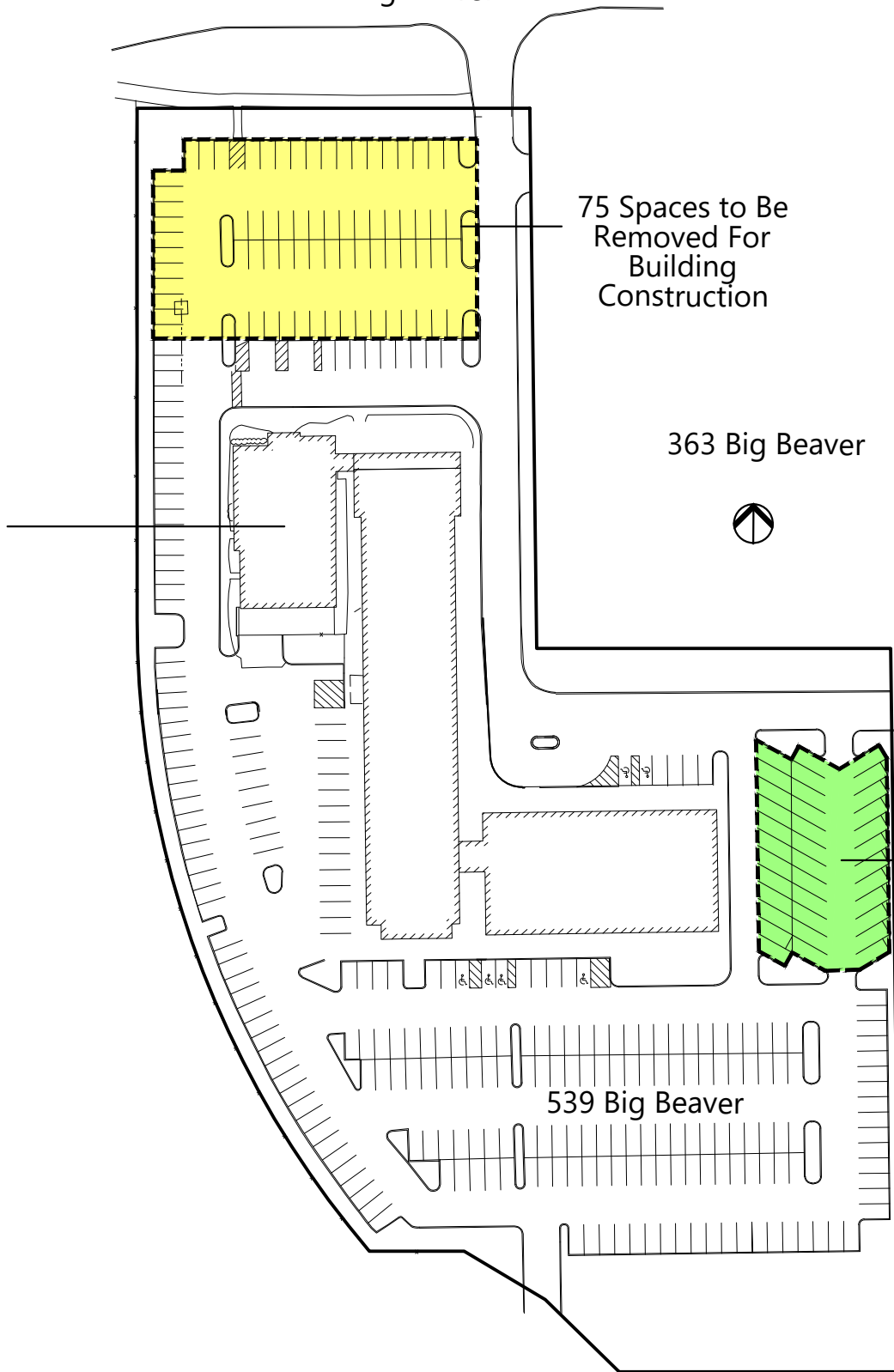
363 Big Beaver



25 Shared Spaces  
Per Recorded  
Agreement

539 Big Beaver

Existing  
Restaurant  
To Be  
Removed



**From:** [Stephen Dearing](#)  
**To:** [Brent Savidant](#)  
**Cc:** [Benjamin Carlisle](#); [Scott G Finlay](#)  
**Subject:** RE: Big Beaver Mixed Use  
**Date:** Wednesday, August 6, 2025 8:36:54 AM  
**Attachments:** [image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.jpg](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)

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I have looked at their parking analysis and it looks good. I might have quibbled a little about only losing 75 parking stalls to the construction of their new building. It is true that it will be a total of 75 permanently lost, but more will be impacted during construction. In any case, they have plenty of excess to deal with both their site and 383 Big Beaver during the construction phases.

**STEPHEN DEARING, PE, PTOE | OHM Advisors®**  
SENIOR TECHNICAL LEADER

**D** (734) 466-4413 | **M** (248) 798-6819 | **O** (734) 522-6711

[OHM-Advisors.com](http://OHM-Advisors.com)

---

**From:** Brent Savidant <SavidantB@troy.mi.gov>  
**Sent:** Thursday, July 31, 2025 9:00 AM  
**To:** Stephen Dearing <stephen.dearing@ohm-advisors.com>  
**Cc:** Benjamin Carlisle <bcarlisle@cwaplan.com>; Scott G Finlay <FinlaySG@troy.mi.gov>  
**Subject:** FW: Big Beaver Mixed Use

**This Message originated outside your organization.**

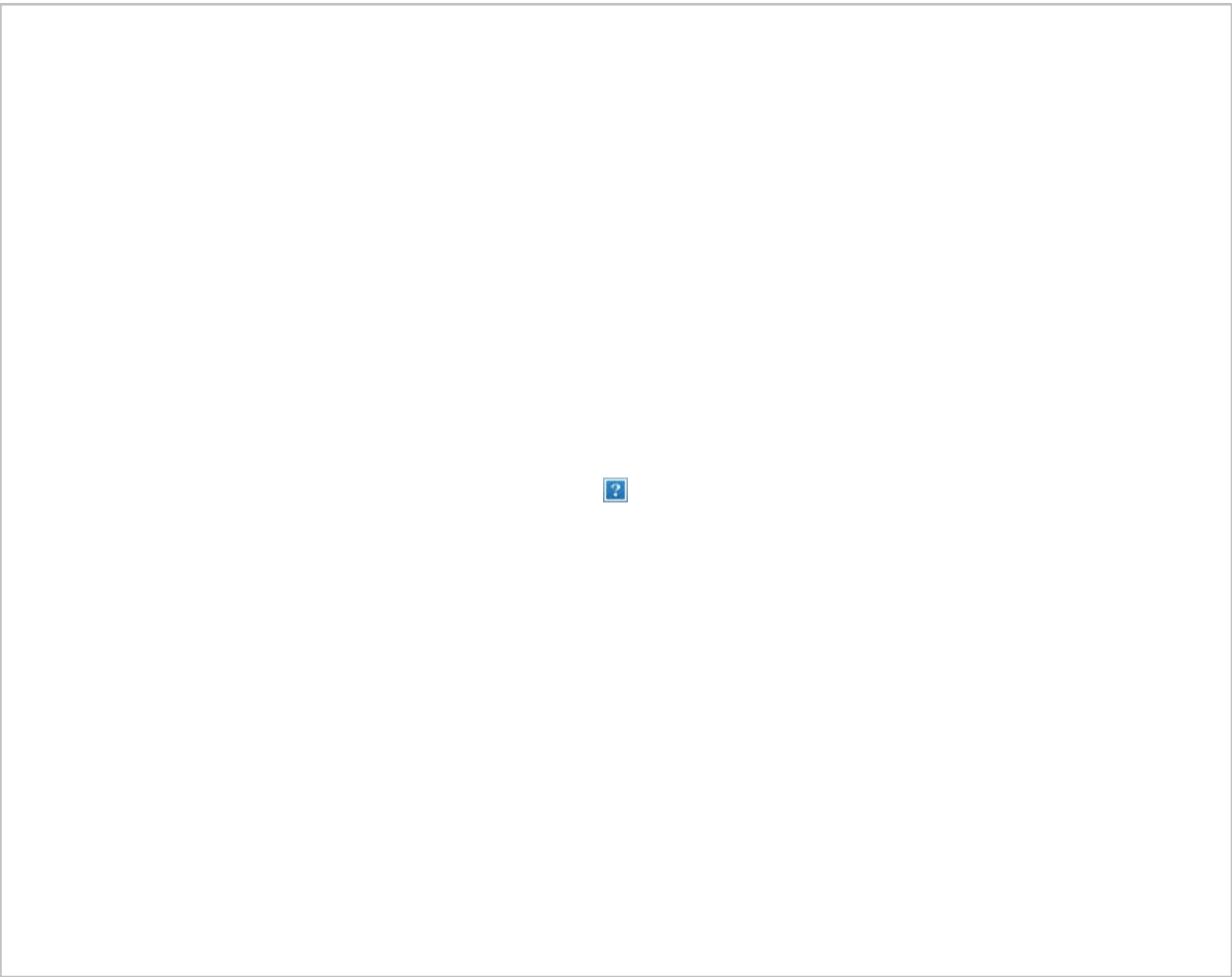
Steve:

Wondering if you could take a quick look at the attached? The concern Planning has is, the mixed use project at 363 Big Beaver was approved in part because they told the PC that the office tenants will park at the property to the west (539 Big Beaver will be the official address of the mixed use building).

Do these numbers work?

A simple email response will suffice at this time.

Let me know if you need additional information.



**R. Brent Savidant, AICP**  
**Community Development Director**  
**City of Troy**  
O: 248.524.3366



---

**From:** James P. Butler <[jbutler@peagroup.com](mailto:jbutler@peagroup.com)>  
**Sent:** Wednesday, July 30, 2025 4:51 PM  
**To:** Benjamin Carlisle <[bcarlisle@cwaplan.com](mailto:bcarlisle@cwaplan.com)>; Brent Savidant <[SavidantB@troy.mi.gov](mailto:SavidantB@troy.mi.gov)>  
**Subject:** RE: Big Beaver Mixed Use

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Attached please find a copy of the parking narrative.

**James P. Butler, PE**

Project Executive, Principal

Cell: 248.821.4841 | Office: 248.689.9090 ext. 1133 | Direct: 248.528.7369  
[jbutler@peagroup.com](mailto:jbutler@peagroup.com)



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**Trip Generation Comparison between  
Proposed BB Mixed-use and 575 Big Beaver  
(Troy Inn & Suite and former TGI Fridays)  
City of Troy Oakland County, Michigan**



Developer: BACALL CO., LLC

390 Park Street, suite 200 Birmingham,

Michigan 48009

June 26, 2025

Traffic Engineering Consultants, Inc.

**Trip Generation Comparison between  
Proposed BB Mixed-use and 575 Big Beaver  
(Troy Inn & Suite and former TGI Fridays)  
City of Troy Oakland County, Michigan**

Traffic Engineering Consultants, Inc. has conducted a comparison for the proposed Trip generation comparison between the proposed BB Mixed-use and the existing 575 Big Beaver (Troy Inn & Suite and the former TGI Fridays) in the City of Troy. Originally the existed Mix-use development was the Hotel and the Restaurant with the development, but, the Restaurant was closed and will be demolished to make space for additional parking for the proposed BB Mixed-use and other developments immediately adjacent to the East. The existing development and the proposed BB Mixed–Use rendering is shown on figure 1 and along with additional site plans in Appendix A and aerial on the cover page.

Traffic Engineering Consultants, Inc.

## Existing Trip Generation

The forecasted trip generation numbers for the now closed Restaurant and Troy Inn & Suites were derived using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)* and engineering judgment for land use 310 Hotel and land use 930 Fast Casual Restaurant. The trip information is shown in Table 1 below and Appendix B.

**Table 1: Trip Generation – Existing Uses- Troy Inn& Suites & Restaurant**

	ITE	Size	AM Peak Hour			PM Peak Hour			24-Hr
Land Use	Code No.	SF/Units	In	Out	Total	In	Out	Total	Volume
Fast Casual Restaurant	930	142 seats 6,560 SF	33	31	64	46	37	83	637
Hotel	310	216	55	44	99	65	62	127	1726
<b>Total Trips:</b>			<b>88</b>	<b>75</b>	<b>163</b>	<b>111</b>	<b>99</b>	<b>210</b>	<b>2347</b>

The Trip Generation indicates that the peak hour generates 111 vehicles into the site and 210 vehicles overall in and out.





**MIXED USE HOTEL**  
TROY, MICHIGAN

**BOWERS+**  
ARCHITECT

Figure 1: Rendering

Traffic Engineering Consultants, Inc.

---

35890 Monterey Drive. | Clinton Township, MI 48035 | Ph: 586.615.4120 |

## Proposed BB Mixed-Use Development and Trip Generation

The proposed BB Mixed-Use Development will cover 3.75 acres (163,275 SF) and is zoned : BB “Big Beaver” District. The Building footprint area is 11,697 SF and provides 344 parking spaces (including 12 H/C spaces).

The forecasted trip generation numbers for the BB Mixed-Use Development were derived using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)* and engineering judgment for land use 310 Hotel, land use 230 Residential/Apartments, and land use 822 Retail. The trip information is shown in Table 1 below and Appendix B.

**Table 2: Trip Generation – Proposed BB Mixed Use**

	ITE	Size	AM Peak Hour			PM Peak Hour			24-Hr
Land Use	Code No.	SF/Units	In	Out	Total	In	Out	Total	Volume
Apartments	220	16	2	5	7	4	2	6	55
Hotel	310	80	21	16	37	24	23	47	639
Variety Store	814	3,589	5	3	8	12	12	24	196
<b>Total Trips:</b>			<b>28</b>	<b>24</b>	<b>52</b>	<b>40</b>	<b>37</b>	<b>77</b>	<b>890</b>

The Trip Generation indicates that the peak hour generates 40 vehicles into the site and 77 vehicles overall in and out.

Traffic Engineering Consultants, Inc.

## Proposed BB Mixed-Use Development and Existing Trip Generation Comparison without the Restaurant

The forecasted trip generation numbers for the BB Mixed-Use Development were derived using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)* and engineering judgment for land use 310 Hotel, land use 230 Residential/Apartments, land use 822 Retail, and land use 310 Hotel for the Troy Inn & Suites.

**Table 3: Trip Generation – Proposed BB Mixed Use w/Troy Inn & Suites w/o Restaurant**

	ITE	Size	AM Peak Hour			PM Peak Hour			24-Hr
Land Use	Code No.	SF/Units	In	Out	Total	In	Out	Total	Volume
Apartments	220	16	2	5	7	4	2	6	55
Hotel	310	80	21	16	37	24	23	47	639
Existing Troy Inn & Suites	310	216	55	44	99	65	62	127	1726
Variety Store	814	3,589	5	3	8	12	12	24	196
<b>Total Trips:</b>			<b>83</b>	<b>68</b>	<b>151</b>	<b>105</b>	<b>99</b>	<b>204</b>	<b>2616</b>

The Trip Generation indicates that the peak hour generates 105 vehicles into the site and 204 vehicles overall in and out.

## Conclusions and Recommendations

Based on the forecasted trip generation numbers for the BB Mixed-Use Development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)* and engineering judgment for land use 310 Hotel, land use 230 Residential/Apartments, land use 822 Retail, and land use 310 Hotel for the Troy Inn & Suites, and land use 930 Fast Casual Restaurant. The trip generation indicated that overall the development of the trips show that the demolition of the closed restaurant to add parking and developing the BB Mixed-use results in 6 trips less than the 210 trips generated by the Troy Inn & Suites and maintaining the Restaurant. Based on this the development of the BB Mixed-use creates on impact on the area.

*Carlo Santia*, P.E.  
Traffic Engineering Consultants, Inc.  
35890 Monterey  
Clinton Township, MI. 48035  
586-615-4120  
[csantia52@hotmail.com](mailto:csantia52@hotmail.com)



Traffic Engineering Consultants, Inc.

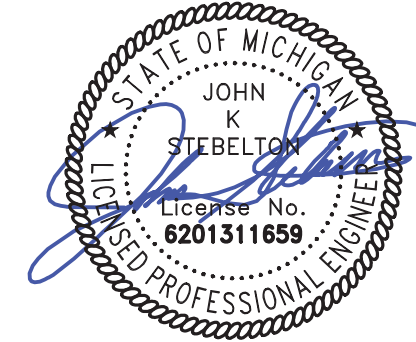
## **Appendix A: Site Plan**

Traffic Engineering Consultants, Inc.

---

35890 Monterey Drive. | Clinton Township, MI 48035 | Ph: 586.615.4120 |

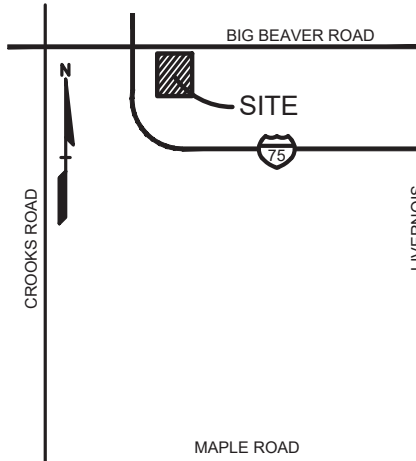




0 10 20 40  
SCALE: 1" = 20'



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CLIENT  
**BACALL CO., LLC**  
390 PARK STREET, SUITE 201  
BIRMINGHAM, MICHIGAN 48005

PROJECT TITLE  
**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:  
JANUARY 15, 2025

DRAWING TITLE  
**PRELIMINARY  
SITE PLAN**

PEA JOB NO. 24-2080

P.M. JPB

DN. GJC

DES. JKS

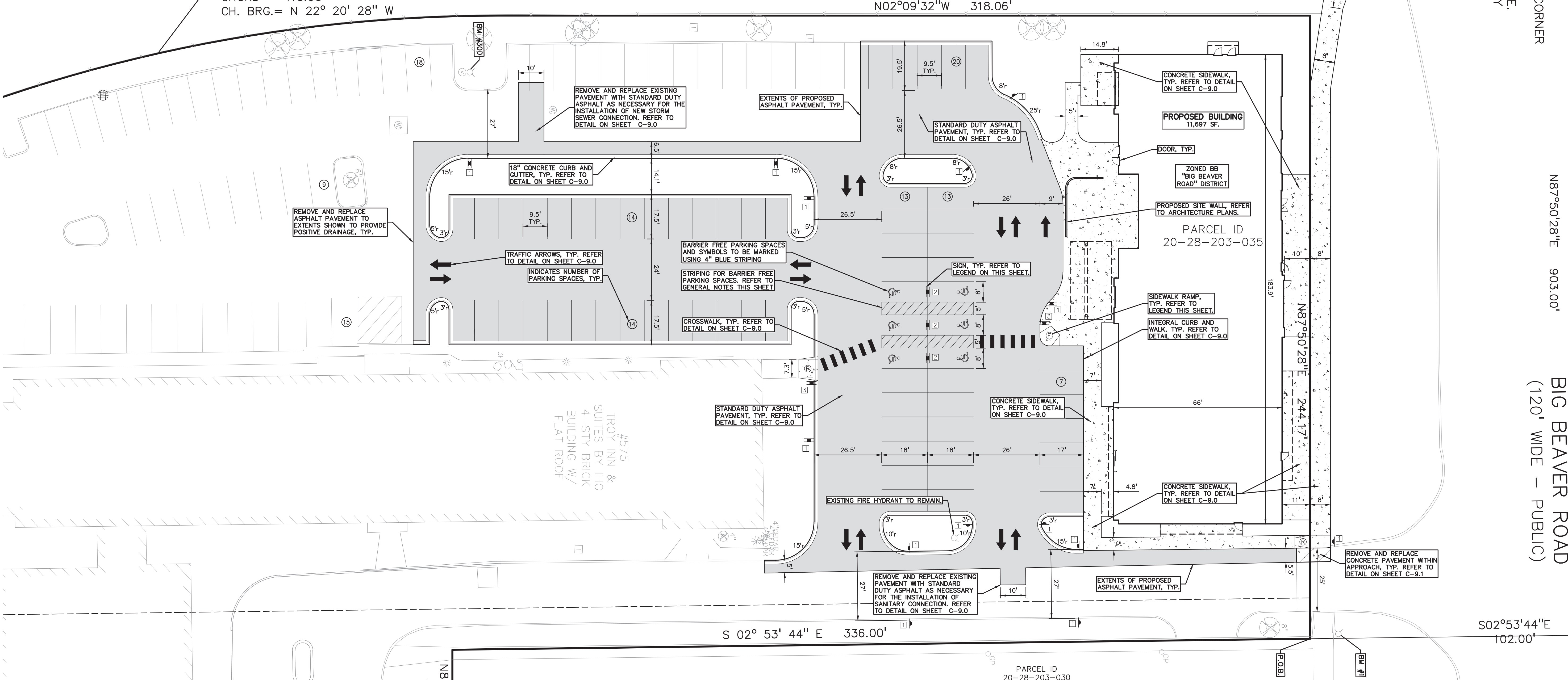
DRAWING NUMBER:

**C-3.0**

**NOT FOR CONSTRUCTION**

## I-75 NORTHBOUND OFF RAMP

ARC = 427.36'  
RADIUS = 606.62'  
DELTA = 40° 21' 53"  
CHORD = 418.58'  
CH. BRG.= N 22° 20' 28" W



### SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE R" (R)  
SIDEWALK RAMP "TYPE F" (F)

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

### SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN (1)  
'BARRIER FREE PARKING' SIGN (2)  
'CROSSWALK' SIGN (3)

REFER TO DETAIL SHEET FOR SIGN DETAILS

### LEGEND:

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

### REFERENCE DRAWINGS:

WATER MAIN  
SANITARY SEWER  
STORM SEWER  
ELECTRIC  
TELEPHONE  
FLOOD PLAIN  
OTHER

CITY OF TROY GIS ONLINE, DATED 11/21/24  
CITY OF TROY GIS ONLINE, DATED 11/21/24  
DTE MAP #316-388, DATED 11/25/24  
ATT MAP, DATED  
FEMA F.I.R.M. MAP 26125C0542G, DATED 1/16/09  
"TOPOGRAPHIC SURVEY DRURY INNS", PAE,  
JOB NO 2002003, DATED 2/28/02

### LEGAL DESCRIPTION

(FROM TAX DESCRIPTION I.D. No. 88-20-28-203-035)

A part of Lots 67 thru 77 and part of Lots 95 thru 100 and vacated Miner Street adjacent thereto of "Beaver Park Subdivision" of west part of N.E. 1/4 of Section 28, T.2N., R.11E., Troy Twp., (now City of Troy), Oakland County, Michigan, according to the plat thereof as recorded in Liber 28, Page 29 of Oakland County Records, described as: Beginning at a point on the east line of vacated Miner Street (50 ft wide) N87°50'28"E, 903.00 feet and S02°53'44"E, 102.00 feet from the North 1/4 corner of said Section 28; thence continuing along the east line of vacated Miner Street, S02°53'44"E, 336.00 feet; thence N87°50'28"E, 220.00 feet along the North line of said Lot 100; thence S02°53'44"E, 450.00 feet; thence S87°50'28"W, 174.59 feet; thence N47°47'01"W, 64.34 feet; thence along the Easterly line of I-75, N61°23'18"W, 58.65 feet and S87°50'28"W, 58.89 feet and 427.36 feet along the arc of a curve to the right, radius 606.62 feet, central angle 40°21'53", chord bears N22°20'28"W, 418.58 feet; thence N02°09'32"W, 318.06 feet to a point on the south line of Big Beaver Road (204 feet wide); thence along said south line of Big Beaver Road, N87°50'28"E 244.17 feet to the Point of Beginning, containing 257,646 square feet or 5.9 acres.

### 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.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

### 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, U.G. ROOF DRAIN & DOWNSPOUT  
EX. UNIDENTIFIED STRUCTURE  
EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST  
EX. FENCE  
EX. GUARD RAIL  
EX. DEC. TREE, CONIFEROUS TREE & SHRUB  
EX. TREE TAG, & TREE LINE  
EX. SPOT ELEVATION  
EX. CONTOUR  
EX. WETLAND

IRON FOUND / SET  
NAIL FOUND / NAIL & CAP SET  
MONUMENT FOUND / SET  
RECORDED / MEASURED / CALCULATED  
GLOBAL NAVIGATION SATELLITE SYSTEM

### 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 26125C0542G DATED JANUARY 16, 2009.

### BENCHMARKS:

(CITY OF TROY DATUM - NAVD88)

BM 2129 - (CITY OF TROY REF BM)  
ARROW ON TOP OF HYDRANT#28-11 LOCATED ON THE SOUTH SIDE OF BIG BEAVER ROAD AT THE SE CORNER OF BIG BEAVER AND SPENCER, 1,200 FEET WEST OF THE CENTERLINE OF LIVERNOIS ELEV.-687.51 (NOT SHOWN)

BM 0927 - (CITY OF TROY REF BM)  
ARROW 17HYD#21-75 N-SIDE BIG BEAVER @ BLDG #200 ELEV.-684.81 (NOT SHOWN)

PEA BM 1  
ARROW ON HYDRANT ON THE SOUTH SIDE OF BIG BEAVER ON THE EAST SIDE OF THE ENTRANCE CLOSEST TO THE I-75 RAMP, ALONG THE EAST LINE OF BLDG #575 ELEV.-690.13

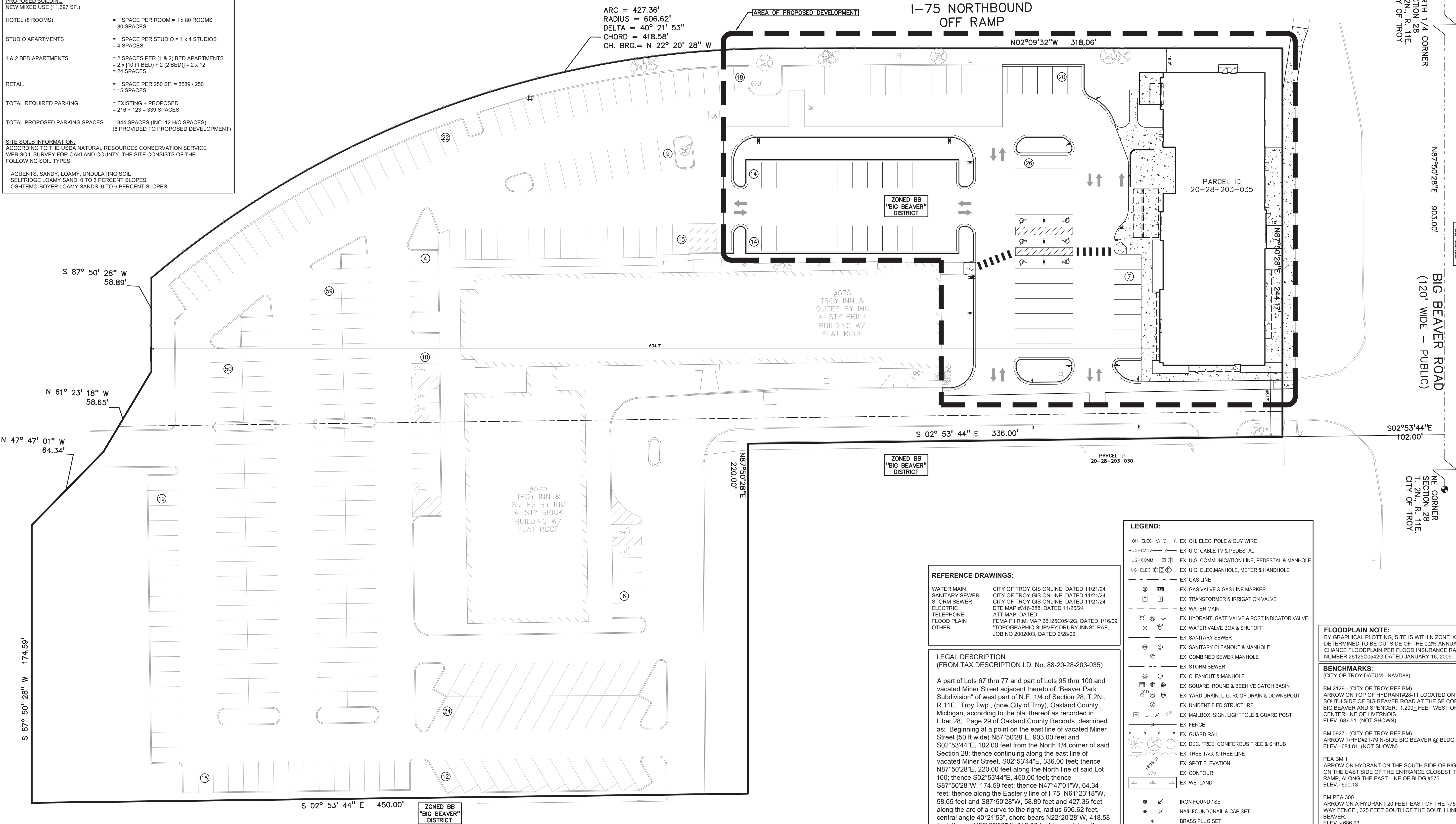
BM PEA 300  
ARROW ON A HYDRANT 20 FEET EAST OF THE I-75 RIGHT OF WAY FENCE, 325 FEET SOUTH OF THE SOUTH LINE OF BIG BEAVER, ELEV.-686.93

PEA BM 3  
ARROW ON HYDRANT 42 FEET FROM THE SW CORNER OF "TROY INN AND SUITES" ELEV.-686.93 (NOT SHOWN)



SITE DATA TABLE:		
SITE AREA: 5.9 ACRES (257,646 SF.) NET AND GROSS		
ZONING: BB "BIG BEAVER ROAD" DISTRICT		
PROPOSED USE: MIXED USE (11,697 SF.)		
<b><u>BUILDING INFORMATION:</u></b>		
• MAXIMUM ALLOWABLE BUILDING HEIGHT = 66 FT.		
• PROPOSED BUILDING HEIGHT = 8 STORY		
• EXISTING BUILDING FOOTPRINT AREA	= 29,025 SF.	
• PROPOSED BUILDING FOOTPRINT AREA	= 11,697 SF.	
•• TOTAL BUILDING FOOTPRINT AREA	= 40,722 SF.	
• BUILDING LOT COVERAGE	= TOTAL BUILDING AREA / SITE AREA	
	= 40,722 / 257,646 SF	
	= 15.8%	
<b><u>SETBACK REQUIREMENTS:</u></b>		
• FRONT (NORTH)	REQUIRED: 60'	PROPOSED: 10.00'
• SIDE (WEST)	10'	15.20'
• SIDE (EAST)	10'	45.17'
• REAR (SOUTH)	30'	634.30'
<b><u>PARKING CALCULATIONS:</u></b>		
<b><u>EXISTING BUILDING</u></b>		
HOTEL (29,025 SF.) (216 ROOMS)	= 1 SPACE PER ROOM = 1 x 216 ROOMS	
	= 216 SPACES	
<b><u>PROPOSED BUILDING</u></b>		
NEW MIXED USE (11,697 SF.)		
HOTEL (8 ROOMS)	= 1 SPACE PER ROOM = 1 x 80 ROOMS	
	= 80 SPACES	
STUDIO APARTMENTS	= 1 SPACE PER STUDIO = 1 x 4 STUDIOS	
	= 4 SPACES	
1 & 2 BED APARTMENTS	= 2 SPACES PER (1 & 2) BED APARTMENTS	
	= 2 x [(10 (1 BED) + 2 (2 BED))] = 2 x 12	
	= 24 SPACES	
RETAIL	= 1 SPACE PER 250 SF. = 3589 / 250	
	= 15 SPACES	
TOTAL REQUIRED PARKING	= EXISTING + PROPOSED	
	= 216 + 123 = 339 SPACES	
TOTAL PROPOSED PARKING SPACES	= 344 SPACES (INC. 12 H/C SPACES)	
	(6 PROVIDED TO PROPOSED DEVELOPMENT)	
<b><u>SITE SOILS INFORMATION:</u></b>		
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE		
WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE		
FOLLOWING SOIL TYPES:		
AQUENTS, SANDY, LOAMY, UNULATING SOIL		
SELFDRIDGE LOAMY SAND, 0 TO 3 PERCENT SLOPES		
OSHTOMO-BOYER LOAMY SANDS, 0 TO 6 PERCENT SLOPES		

LEGEND:		
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	GRAVEL	
	WETLAND	
	CONCRETE CURB AND GUTTER	
	REVERSE GUTTER PAN	
	SETBACK LINE	
	SIGN	
	LIGHTPOLE	
	FENCE	
	GUARD RAIL	



REFERENCE DRAWINGS:	
WATER MAIN	CITY OF TROY GIS ONLINE, DATED 11/21/24
SANITARY SEWER	CITY OF TROY GIS ONLINE, DATED 11/21/24
STORM SEWER	CITY OF TROY GIS ONLINE, DATED 11/21/24
ELECTRIC	DTE MAP #316-388, DATED 11/25/24
TELEPHONE	ATT MAP, DATED
FLOOD PLAIN	FEMA F.I.R.M. MAP 26125C0542G, DATED 1/16/09
OTHER	"TOPOGRAPHIC SURVEY DRURY INNS", PAE, JOB NO 20022003, DATED 2/28/02

**LEGAL DESCRIPTION**  
(FROM TAX DESCRIPTION I.D. No. 88-20-28-203-035)

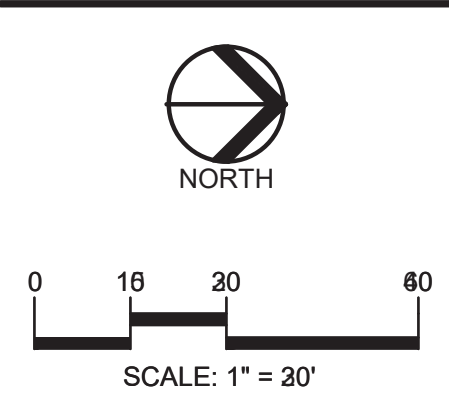
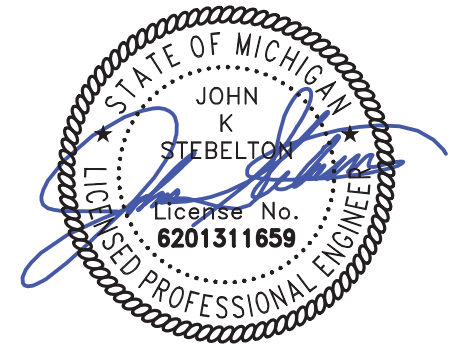
A part of Lots 67 thru 77 and part of Lots 95 thru 100 and vacated Miner Street adjacent thereto of "Beaver Park Subdivision" of west part of N.E. 1/4 of Section 28, T.2N., R.11E., Troy Twp., (now City of Troy), Oakland County, Michigan, according to the plat thereof as recorded in Liber 28, Page 29 of Oakland County Records, described as: Beginning at a point on the east line of vacated Miner Street (50 ft wide) N87°50'28"E, 903.00 feet and S02°53'44"E, 102.00 feet from the North 1/4 corner of said Section 28; thence continuing along the east line of vacated Miner Street, S02°53'44"E, 336.00 feet; thence N87°50'28"E, 220.00 feet along the North line of said Lot 100; thence S02°53'44"E, 450.00 feet; thence S87°50'28"W, 174.59 feet; thence N47°47'01"W, 64.34 feet; thence along the Easterly line of I-75, N61°23'18"W, 58.65 feet and S87°50'28"W, 58.89 feet and 427.36 feet along the arc of a curve to the right, radius 606.62 feet, central angle 40°21'53", chord bears N22°20'28"W, 418.58 feet; thence N02°09'32"W, 318.06 feet to a point on the south line of Big Beaver Road (204 feet wide); thence along said south line of Big Beaver Road, N87°50'28"E 244.17 feet to the Point of Beginning, containing 257,646 square feet or 5.9 acres.

LEGEND:		
	EX. OH. ELEC. POLE & GUY WIRE	
	EX. U.G. CABLE TV & PEDESTAL	
	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE	
	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	
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	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, U.G. ROOF DRAIN & DOWNSPOUT	
	EX. UNDEVELOPED STRUCTURE	
	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST	
	EX. FENCE	
	EX. GUARD RAIL	
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB	
	EX. TREE TAG, & TREE LINE	
	EX. SPOT ELEVATION	
	EX. CONTOUR	
	EX. WETLAND	
	IRON FOUND / SET	
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	BRASS PLUG SET	
	MONUMENT FOUND / SET	
	RECORDED / MEASURED / CALCULATED	
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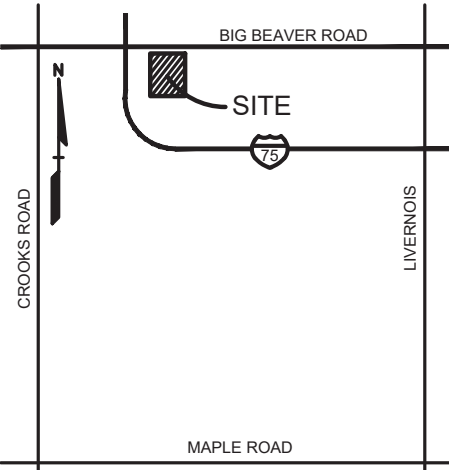
FLOODPLAIN NOTE:	
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0542G DATED JANUARY 16, 2009.	
BENCHMARKS:	
(CITY OF TROY DATUM - NAVD88)	
BM 2129 - (CITY OF TROY REF BM)	
ARROW ON TOP OF HYDRANT#26-11 LOCATED ON THE SOUTH SIDE OF BIG BEAVER ROAD AT THE SE CORNER OF BIG BEAVER AND SPENCER, 1,200' FEET WEST OF THE CENTERLINE OF LIVERNOIS ELEV.-687.51 (NOT SHOWN)	
BM 0927 - (CITY OF TROY REF BM)	
ARROW THYD#21-79 N-SIDE BIG BEAVER @ BLDG #200 ELEV. - 684.81 (NOT SHOWN)	
PEA BM 1	
ARROW ON HYDRANT ON THE SOUTH SIDE OF BIG BEAVER ON THE EAST SIDE OF THE ENTRANCE CLOSEST TO THE I-75 RAMP, ALONG THE EAST LINE OF BLDG #575 ELEV.- 690.13	
BM PEA 300	
ARROW ON A HYDRANT 20 FEET EAST OF THE I-75 RIGHT OF WAY FENCE, 325 FEET SOUTH OF THE SOUTH LINE OF BIG BEAVER, ELEV. - 686.93	
PEA BM 3	
ARROW ON HYDRANT 42 FEET FROM THE SW CORNER OF "TROY INN AND SUITES" ELEV. - 686.93 (NOT SHOWN)	

NOT FOR CONSTRUCTION

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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



CLIENT  
**BACALL CO., LLC**  
390 PARK STREET, SUITE 201  
BIRMINGHAM, MICHIGAN 48005

PROJECT TITLE  
**BB MIXED USE**  
BIG BEAVER ROAD  
TROY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:  
JANUARY 21, 2025

DRAWING TITLE  
**OVERALL SITE PLAN**

PEA JOB NO.	24-2080
P.M.	JPB
DN.	GJC
DES.	JKS

DRAWING NUMBER:

**C-1.1**

## **Appendix B: Trip Generation**

Traffic Engineering Consultants, Inc.

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35890 Monterey Drive. | Clinton Township, MI 48035 | Ph: 586.615.4120 |



# Hotel (310)

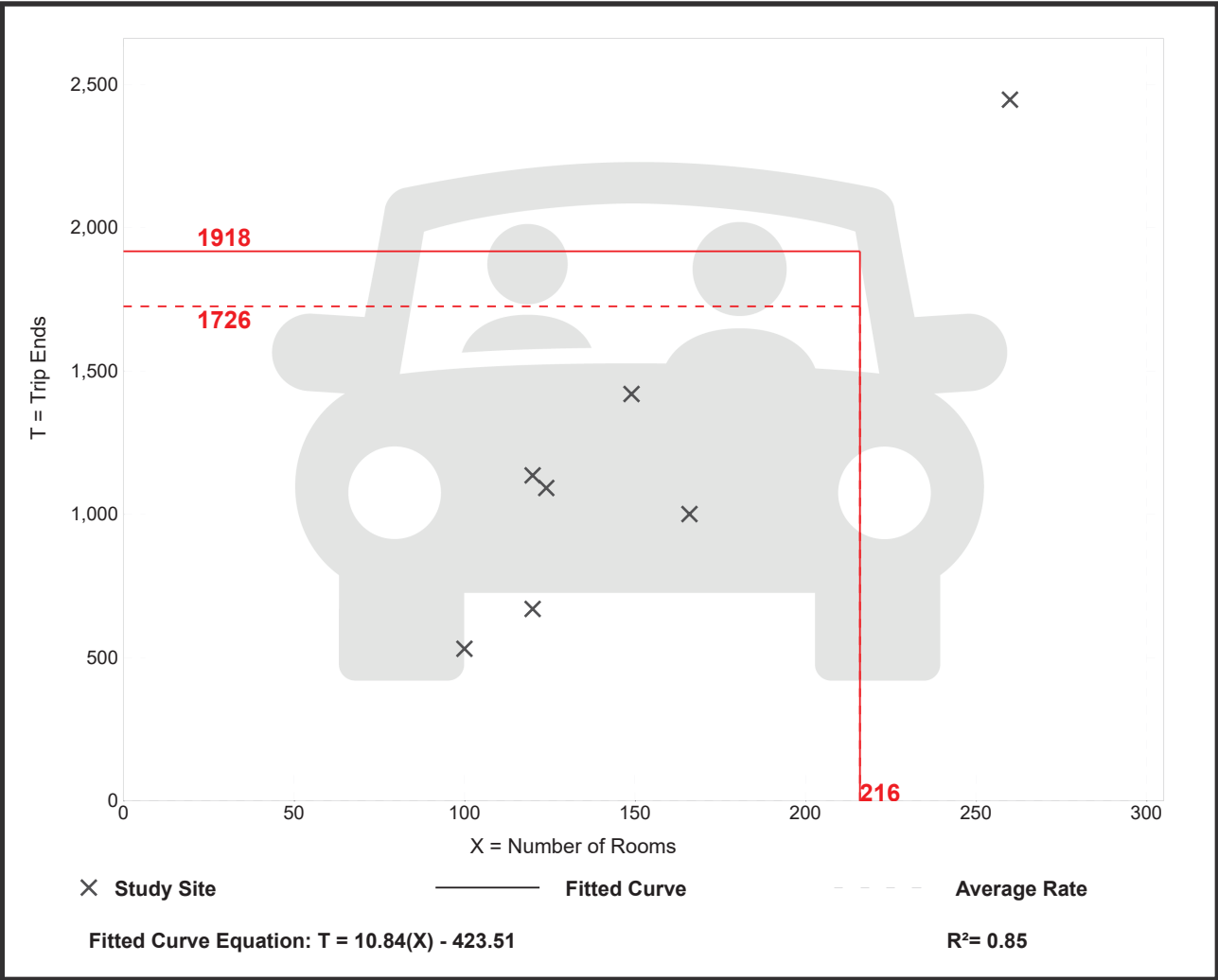
Vehicle Trip Ends vs: Rooms  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 7  
Avg. Num. of Rooms: 148  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

## Data Plot and Equation



# Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

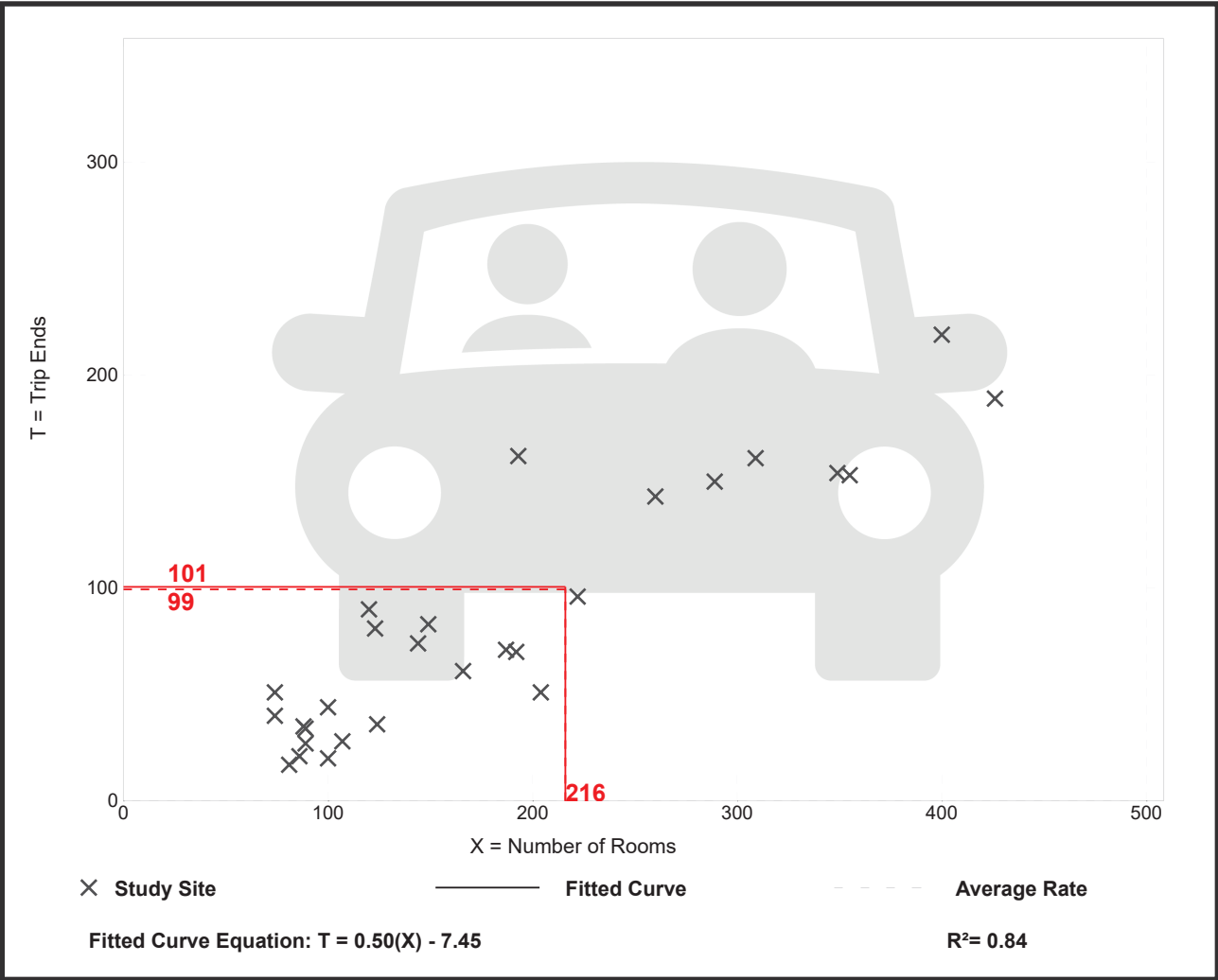
Avg. Num. of Rooms: 182

Directional Distribution: 56% entering, 44% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

## Data Plot and Equation



# Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

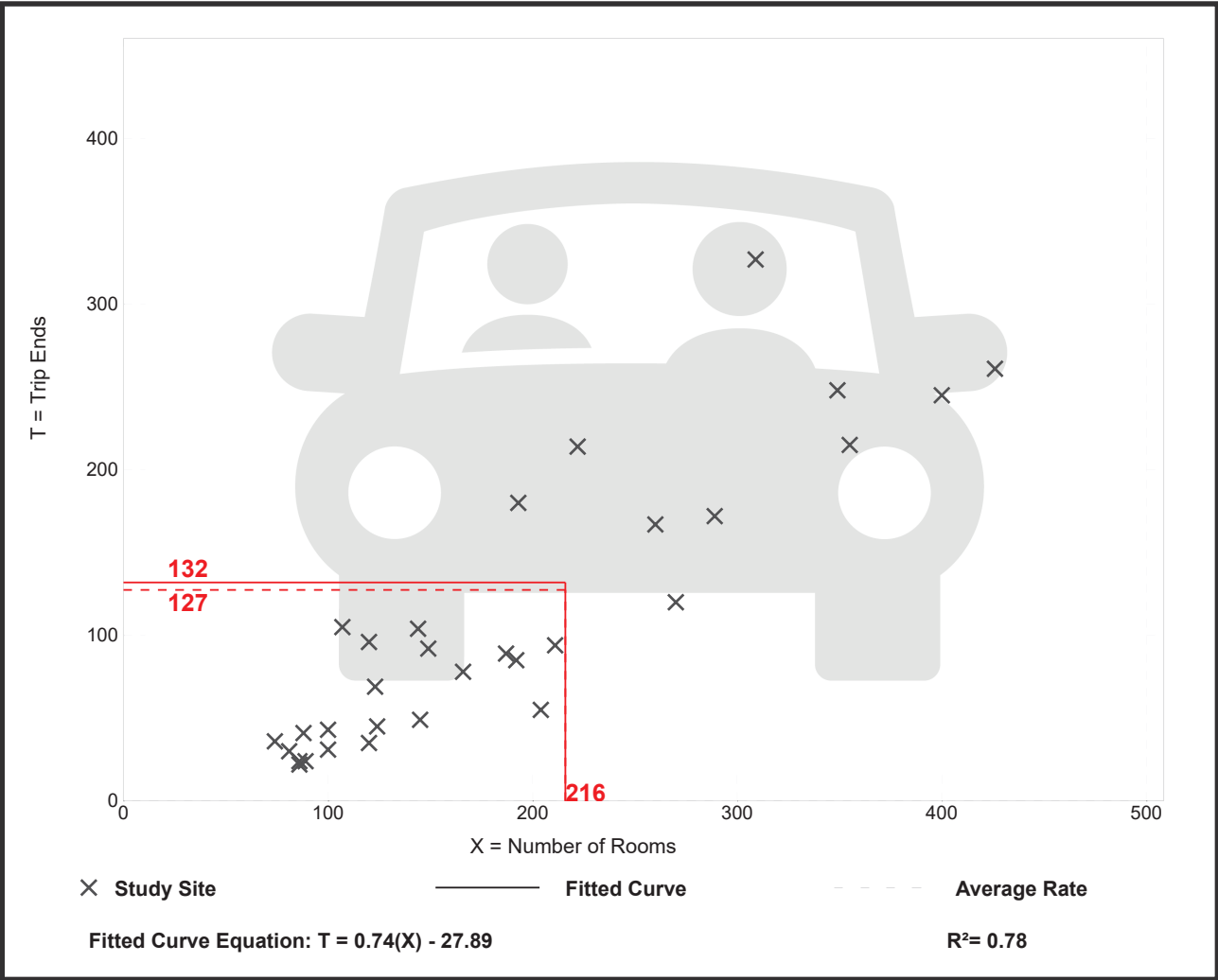
Avg. Num. of Rooms: 186

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

## Data Plot and Equation



# Fast Casual Restaurant

## (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

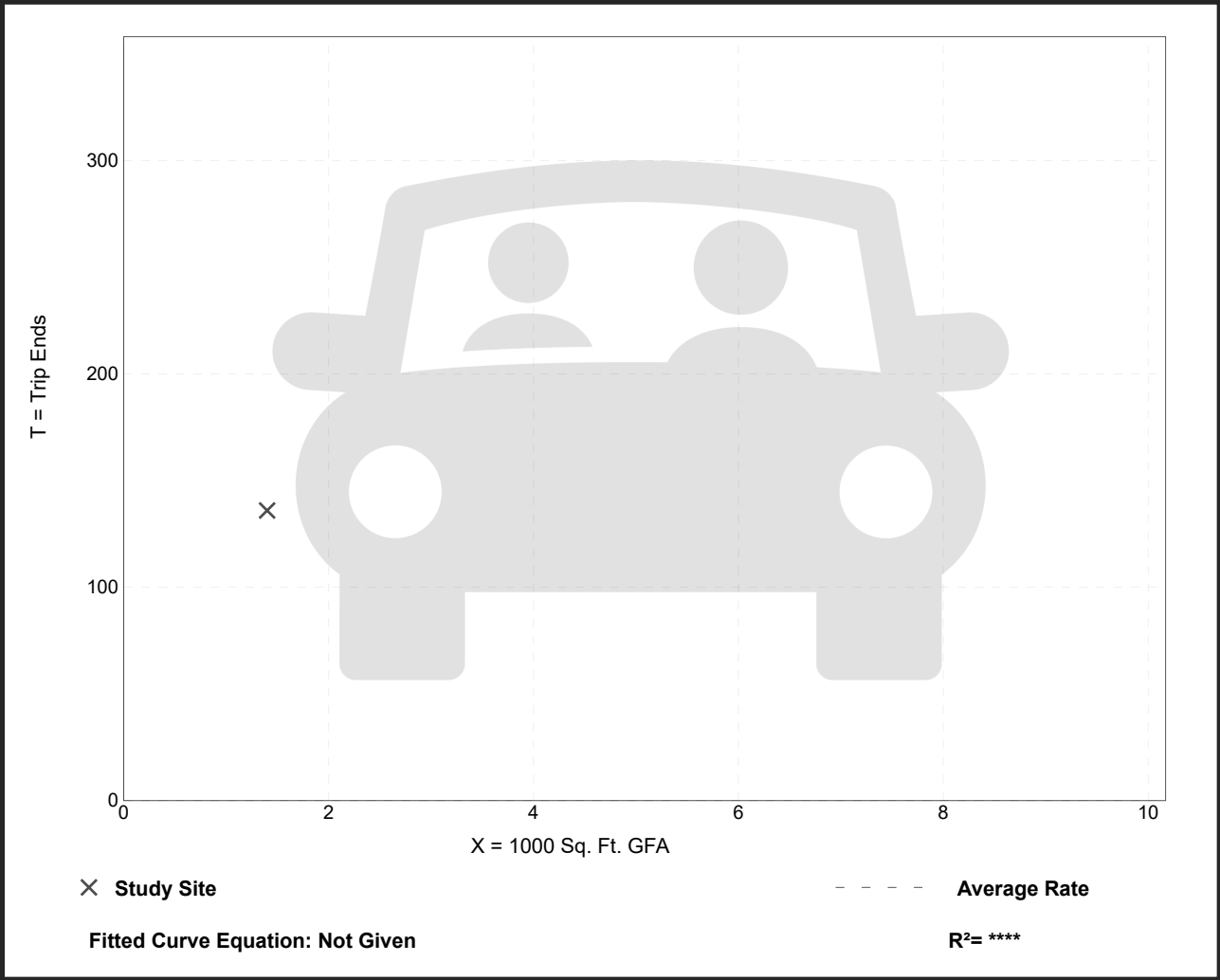
Setting/Location: General Urban/Suburban  
Number of Studies: 1  
Avg. 1000 Sq. Ft. GFA: 1  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
97.14	97.14 - 97.14	*

### Data Plot and Equation

Caution – Small Sample Size



# Fast Casual Restaurant

## (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 1

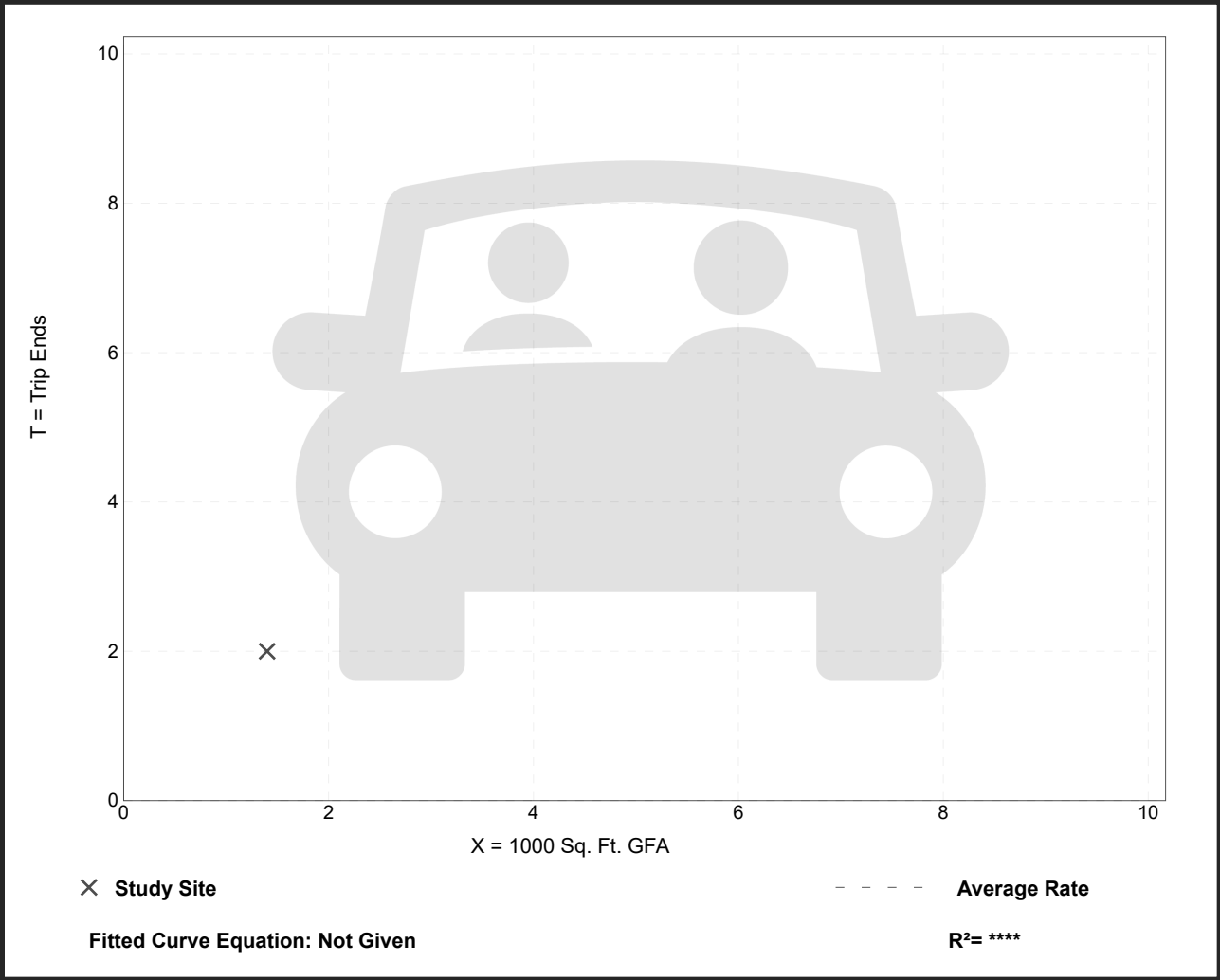
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	*

### Data Plot and Equation

Caution – Small Sample Size



# Hotel (310)

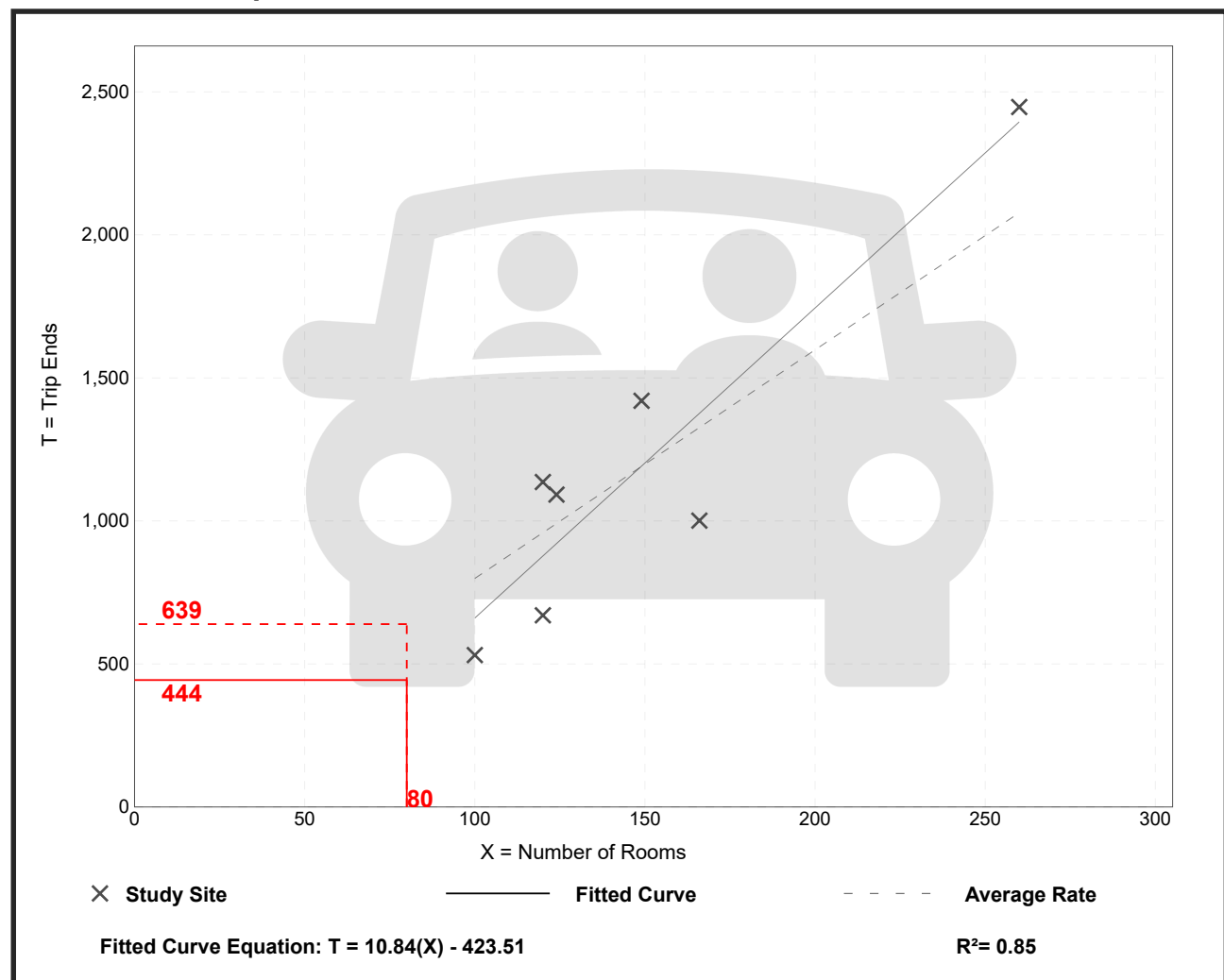
**Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 7  
Avg. Num. of Rooms: 148  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

## Data Plot and Equation



# Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

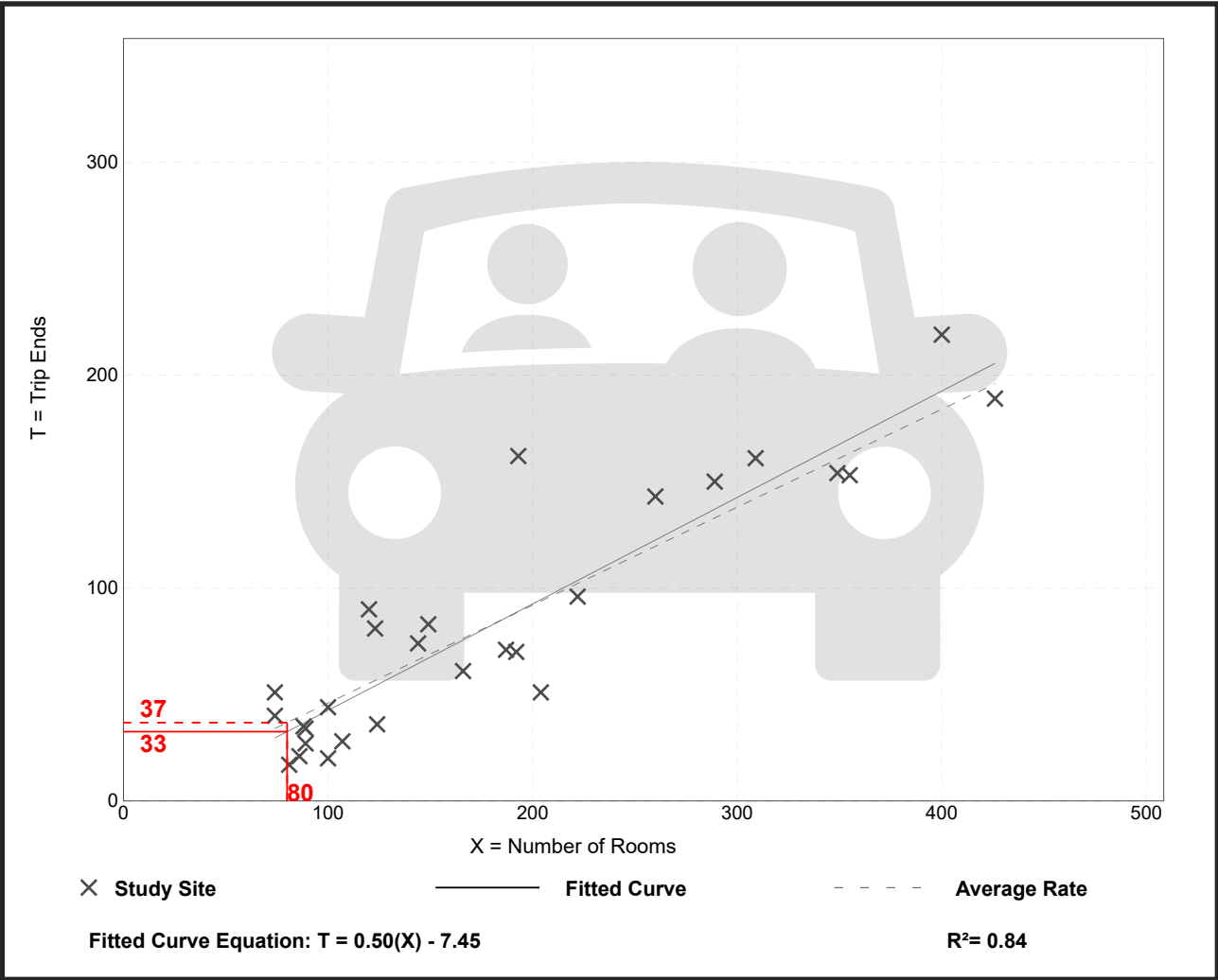
Avg. Num. of Rooms: 182

Directional Distribution: 56% entering, 44% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

## Data Plot and Equation





# Hotel (310)

Vehicle Trip Ends vs:

Rooms

On a:

Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

31

Avg. Num. of Rooms:

186

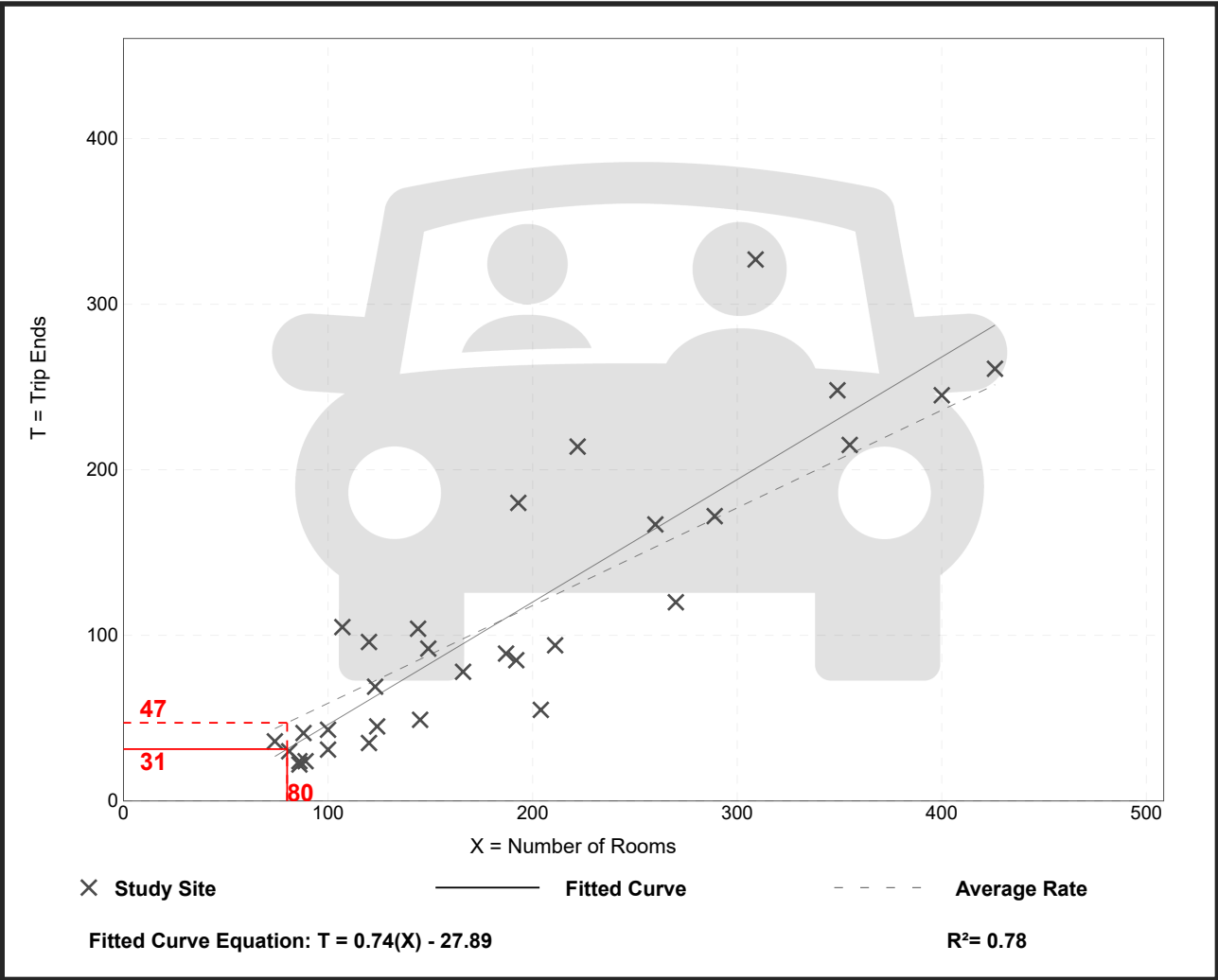
Directional Distribution:

51% entering, 49% exiting

## Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

## Data Plot and Equation





# Low-Rise Residential with Ground-Floor Commercial

## GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

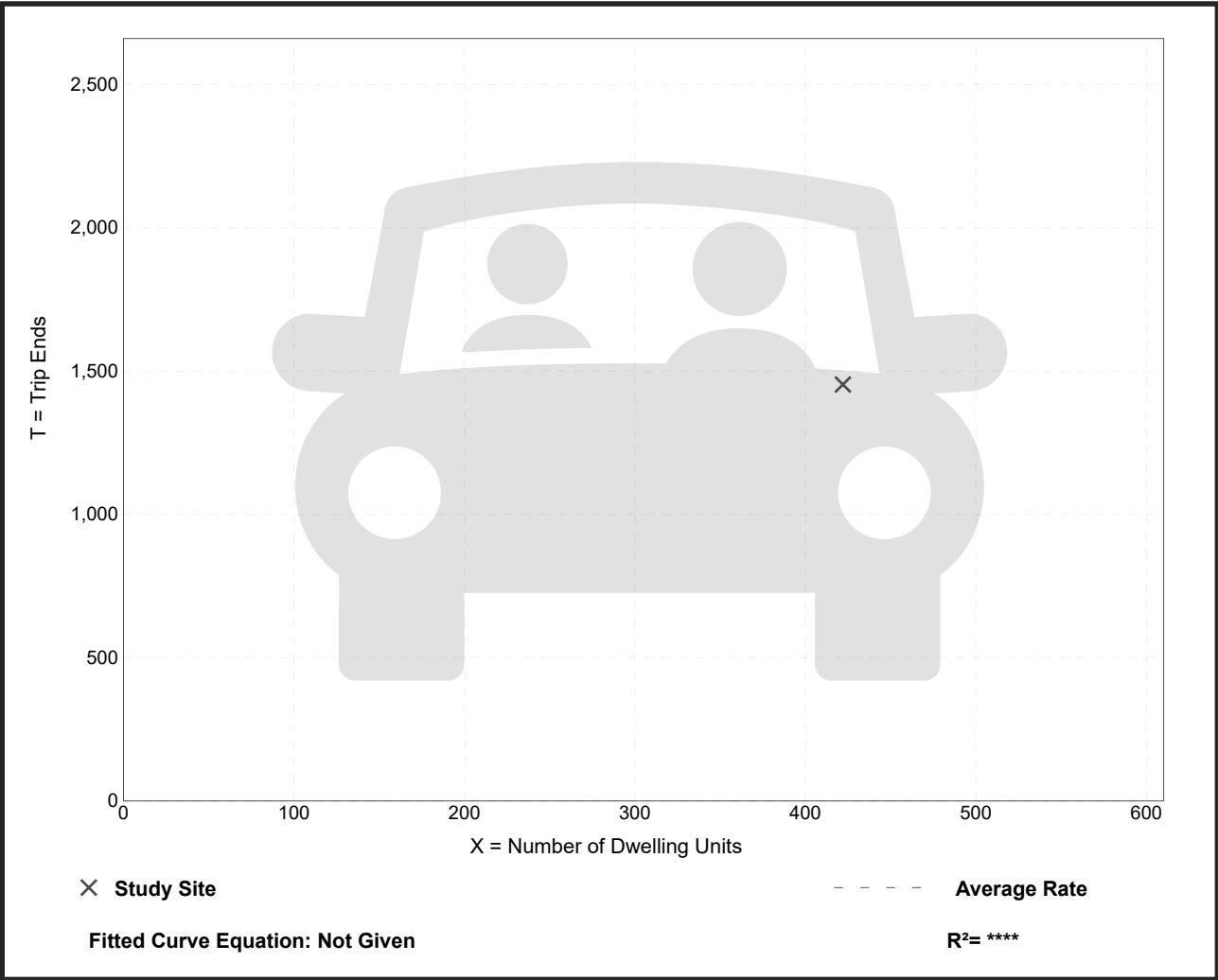
Setting/Location: General Urban/Suburban  
Number of Studies: 1  
Avg. Num. of Dwelling Units: 422  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.44	3.44 - 3.44	*

### Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial

GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

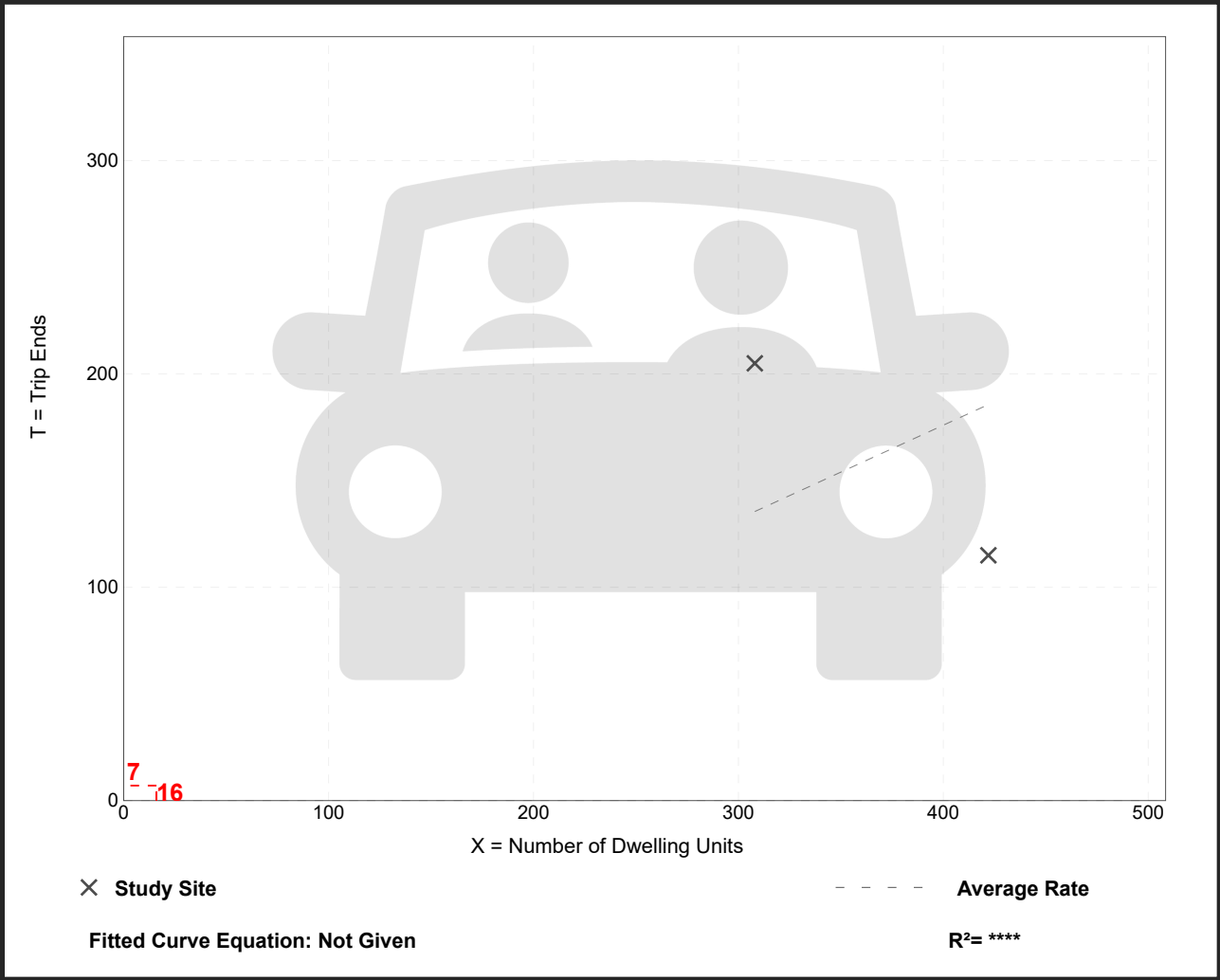
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.27 - 0.67	*

Data Plot and Equation

Caution – Small Sample Size



# Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

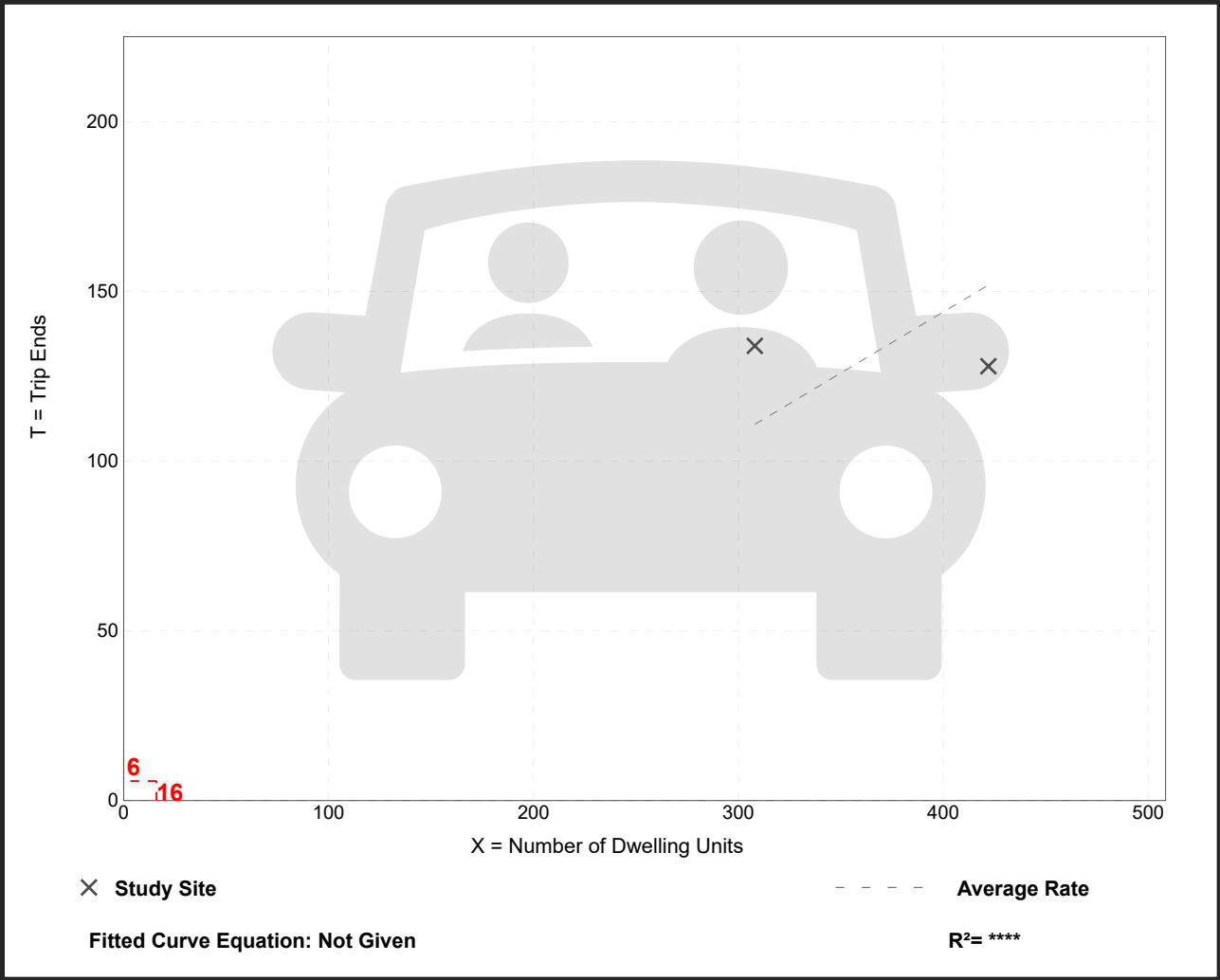
Directional Distribution: 71% entering, 29% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.30 - 0.44	*

## Data Plot and Equation

Caution – Small Sample Size





Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. 1000 Sq. Ft. GLA: 19

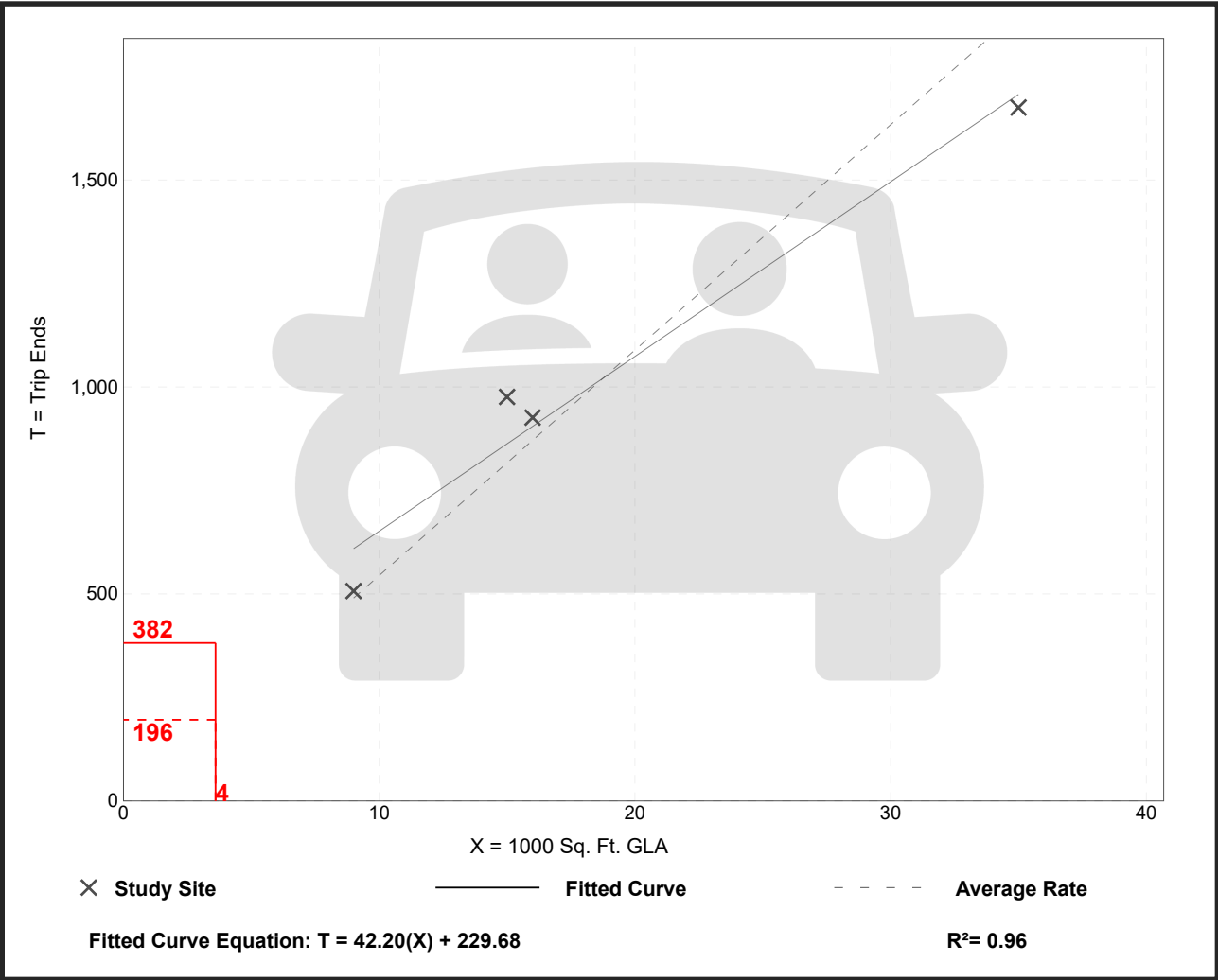
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size





# Strip Retail Plaza (<40k)

## (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

Avg. 1000 Sq. Ft. GLA: 18

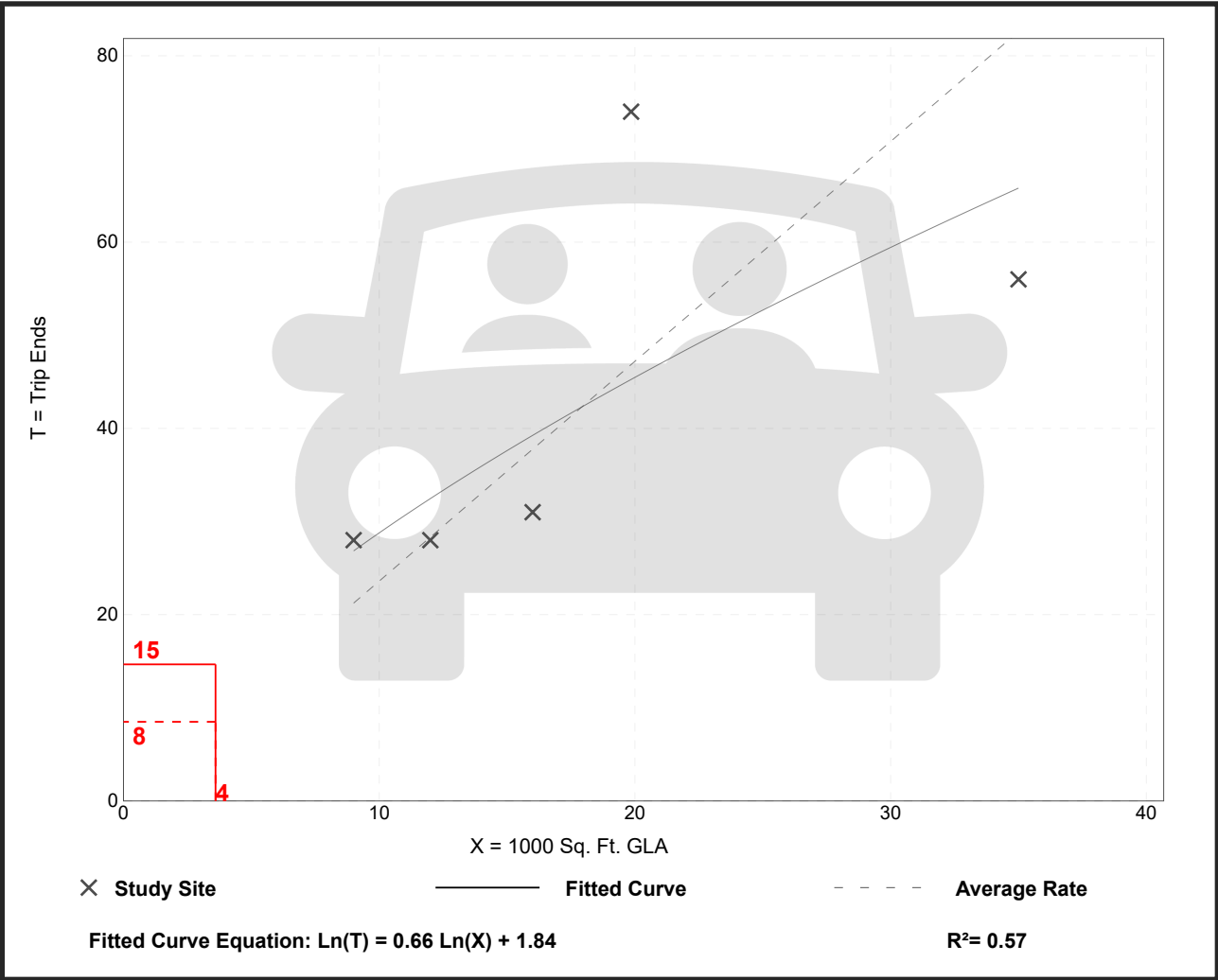
Directional Distribution: 60% entering, 40% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

### Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

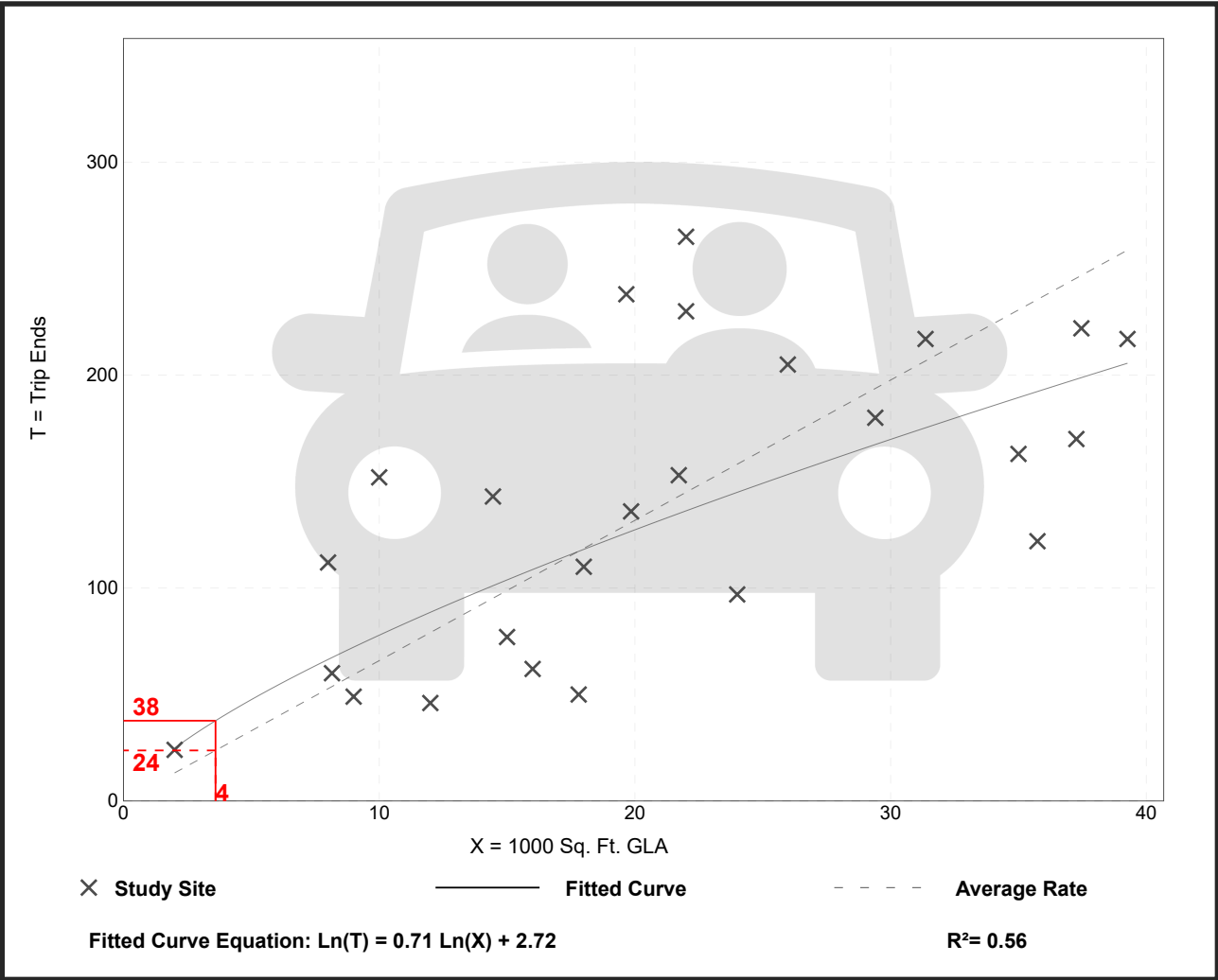
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



## Fast Casual Restaurant (930)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 15  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 55% entering, 45% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

### Data Plot and Equation

