

Rec'd 8/22/16  
PC mtg



# ENCORE VILLAGE

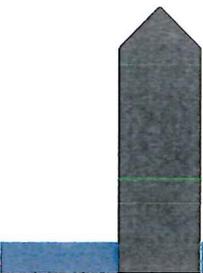
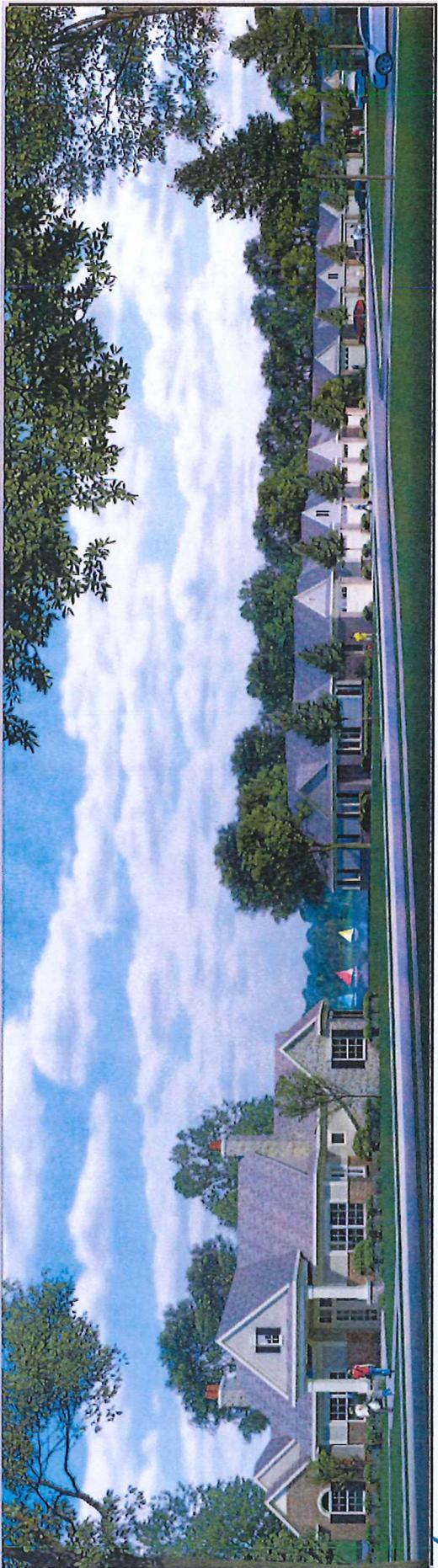
A Planned Active Living Residential Community

Project Sponsor/Developer : Manchester Brighton, LLC



# Interior







# Introduction to Encore Village

Welcome!

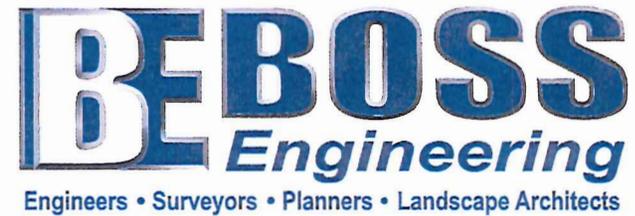
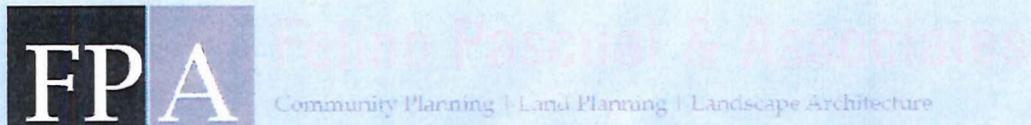
Encore Village is a proposed residential multi-family development located on 147 acres in Brighton Township situated between I-96 and Grand River Avenue east of US-23.

Encore Village will be a planned active living residential community that features a unique site character exhibited through a lakefront lifestyle which includes serene views, preserved woodland areas, and preserved wetlands. Pickerel Lake is completely contained within the site and the project also includes a portion of Woodruff Lake.

A variety of site amenities for the residents can be found throughout. The development will focus on creating identity for the community.

In addition to the single story units there will be a multi story component which will feature senior apartments, assisted living and memory care.

## Consultants





# Zoning & Phasing

## ➤ ZONING

- Currently Zoned: OS (Office Service)
- Proposed Re-Zoning: Conditional Zoning RM-1 (Residential Multiple Family)

## ➤ PHASING:

- PHASE 1= Encore Village Multi Story Component
- PHASE 2= Encore Village West and main entrance
- PHASE 3= Encore Village East



## Reasons for Re-Zoning

- RM-1 serves as a favorable transition zoning between the commercial uses towards the west along Grand River and the residential communities towards the east specifically Woodruff Lake Ridge the adjacent residential community.
- The conditional rezoning will allow for a variety of housing products that will cater to a growing demographic both within Brighton Township and Livingston County.
- Re-zoning the property to RM-1 allows development of the site to blend with the natural features of the site in a harmonious fashion. More preservation of the natural character of the site would remain intact with a RM-1 zoning as opposed to the OS zoning. OS zoning would require mass amounts of pavement to accommodate the uses and feature buildings that would be much more noticeable and apparent from both I-96 and Grand River Ave.
- Part of the Master Planning documents for Brighton Township include a Corridor Plan for Grand River adjacent to the Encore Village property. One of the goals of the plan is to create a pedestrian friendly environment and we believe that re-zoning the property to RM-1 will help achieve that goal. Providing a planned active living residential community adjacent to the corridor matches some of the same intentions as the Corridor Plan of promoting a more active and welcoming community.
- The Encore Village property was previously zoned as RM-1 and we believe that it is an appropriate zoning for the property. The property had been rezoned to Office Service with the intent of a large scale medical facility would be constructed, however, it never was.

proposed  
**Encore Village-West**  
 active living residential community

**I-96 Highway**



proposed  
**First Main**  
 assisted living - memory care

landscape concept plan for  
**Encore Village** a planned active living residential community

proposed  
**Encore Village-East**  
 active living residential community



**note**  
 drawings not for erection purposes only unless so noted  
 official or approved for record purposes.

**FPA**  
 FELINO A. PASCUAL  
 ASSOCIATES  
 COMMUNITY LAND PLANNING and  
 landscape architecture  
 24335 Grand River Ave., Suite 100  
 Farmington Hills, MI 48334  
 ph: (248) 572-1200  
 fax: (248) 572-1210



client  
**MANCHESTER  
 BRIGHTON L.L.C.**  
 1700 W Big Beaver, Suite 320  
 Troy, MI 48064

project  
**ENCORE  
 VILLAGE**  
 a planned active living  
 residential community

project location  
 Brighton Township,  
 Michigan  
 Grand River Avenue

sheet title  
**STREET TREE  
 PLANTING**

job no./owner/project name  
 15042/Manchester Brighton  
 15042/210

drawing by  
 J.P. M.L. CS

checked by  
 J.P.

date  
 11/11/11

notes  
 1. See site plan for street layout.  
 2. See site plan for tree locations.  
 3. See site plan for tree species.  
 4. See site plan for tree sizes.  
 5. See site plan for tree spacing.

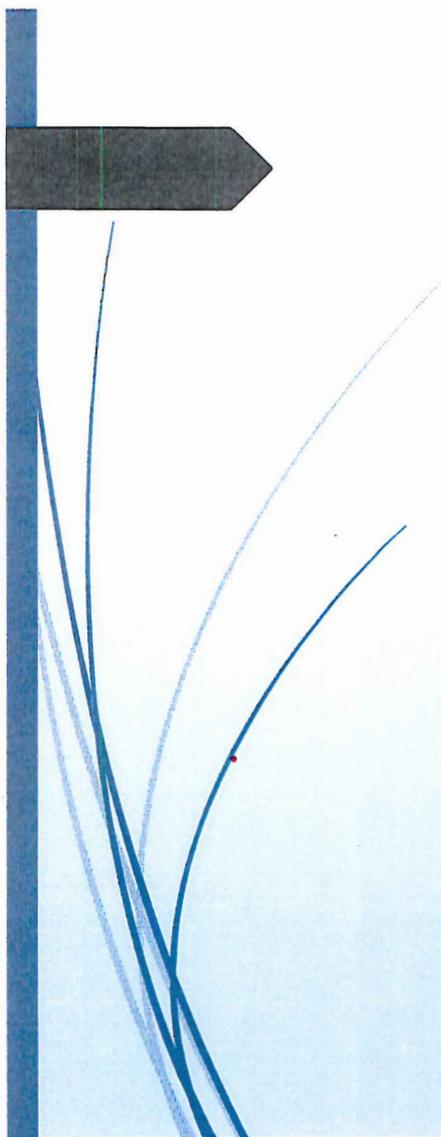


project no.  
 15042

sheet no.  
**LS-1**







## Density

- ▶ Maximum Density Allowed for RM-1 (Per section 25-03 of the Zoning Ordinance)
- ▶ Allowable net area = 99.4 acres
- ▶ Density = 10 units/acre x net acreage
  - ▶  $10 \times 99.4 = 994$  units
- ▶ Proposed Density for Conditional Rezoning to RM-1
  - ▶ 555 units



## Unit Breakdown

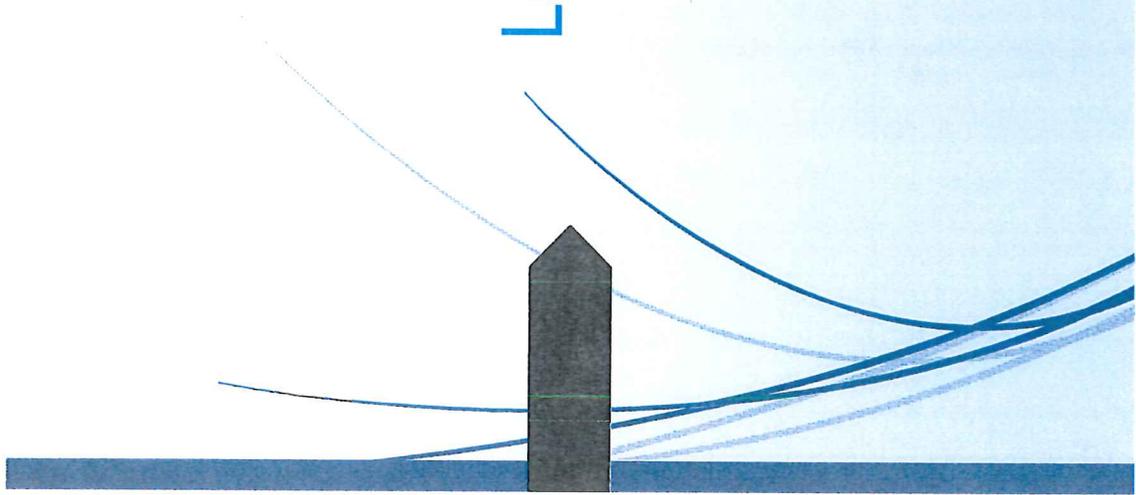
- Encore Village Multi-Story Component:
  - 73 Independent Units
  - 51 Assisted Living Units
  - 38 Memory Care Units
  - TOTAL= 162 total units
  
- Encore Village East:
  - TOTAL = 217 UNITS
- Encore Village West:
  - TOTAL = 176
  
- GRAND TOTAL OF PROPOSED UNITS = 555 UNITS



## Open Space Calculation

- Pickerel Lake :  $1,186,158.20 \text{ sqft} / 43,560 = 27.23 \text{ acres}$
- Woodruff Lake:  $339,925.38 \text{ sqft} / 43,560 = 7.80 \text{ acres}$
- Preserved Wooded Areas:  $843,920.95 \text{ sqft} / 43,560 = 19.37 \text{ acres}$
- Preserved Wetland Areas:  $729,575.40 \text{ sqft} / 43,560 = 16.75 \text{ acres}$
- Post-Development Open Space:  $201,953 \text{ sqft} / 43,560 = 4.64 \text{ acres}$ 
  - GRAND TOTAL OF OPEN SPACE = 75.79 ACRES
  
- Total Site Acreage – 147 Acres
  - PERCENT OPEN SPACE :  $75.79 \text{ ACRES} / 147 \text{ ACRES} = 51.56\%$

# Landscape Renderings





**FP A**  
 FELINO A. PASQUALI  
 ARCHITECTS  
 COMMERCIAL LAND DESIGN AND  
 RECREATION LANDSCAPE ARCHITECTURE  
 24323 Orchard Lake Rd., Suite 100  
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 TEL: (248) 557-5246  
 FAX: (248) 557-5416



client:  
**MANCHESTER  
 BRIGHTON L.L.C.**  
 1281 W. 2nd Street, Suite 220  
 Troy, MI 48064

project:  
**ENCORE  
 VILLAGE**  
 a planned active living  
 residential community

project location:  
 Brighton Township,  
 Michigan  
 Grand River Avenue  
 street tree  
 planting

add'l info: **Encore Village, East**  
 1281 W. 2nd Street, Suite 220  
 Troy, MI 48064

prepared by:  
 JP, RSL, CS  
 checked by:  
 JP

date:  
 08/11/11

revision:  
 1-000-001-011

project no.:

sheet no.  
**LS-1**

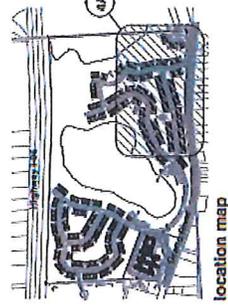






DATE	2-18-2016
BY	LSA
PROJECT	ENCORE VILLAGE
LOCATION	BRIGHTON TOWNSHIP, BRIGHTON, GRAND RIVER AVENUE, MANCHESTER, MN
SCALE	AS SHOWN
DATE	2-18-2016
BY	LSA
PROJECT	ENCORE VILLAGE
LOCATION	BRIGHTON TOWNSHIP, BRIGHTON, GRAND RIVER AVENUE, MANCHESTER, MN
SCALE	AS SHOWN

MANCHESTER, MINN. 55103  
 GRAND RIVER AVENUE  
 ENCOURAGE VILLAGE  
 PLANNING DETAIL



- location map**  
 TO SCALE
- landscape legend**
- 1. deciduous tree
  - 2. evergreen tree
  - 3. shrub
  - 4. groundcover
  - 5. lawn
  - 6. walkway
  - 7. ramp
  - 8. ramp
  - 9. ramp
  - 10. ramp
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  - 100. ramp

**4A** landscape planting detail  
 SCALE: 1" = 40'-0"

Pickkerel Lake  
 LANDSCAPE DESIGNER: LSA GROUP, INC.  
 PROJECT: ENCOURAGE VILLAGE  
 LOCATION: BRIGHTON TOWNSHIP, BRIGHTON, GRAND RIVER AVENUE, MANCHESTER, MN  
 DATE: 2-18-2016

LANDSCAPE DESIGNER: LSA GROUP, INC.  
 PROJECT: ENCOURAGE VILLAGE  
 LOCATION: BRIGHTON TOWNSHIP, BRIGHTON, GRAND RIVER AVENUE, MANCHESTER, MN  
 DATE: 2-18-2016

LANDSCAPE DESIGNER: LSA GROUP, INC.  
 PROJECT: ENCOURAGE VILLAGE  
 LOCATION: BRIGHTON TOWNSHIP, BRIGHTON, GRAND RIVER AVENUE, MANCHESTER, MN  
 DATE: 2-18-2016



Pickrel Lake

Woodruff Lake

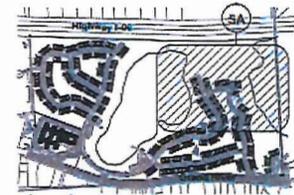
LIMITS OF WETLAND  
 HATCHING INDICATES EXISTING WOODS AND VEGETATION TO REMAIN  
 DISTURBED LAWN AREAS TO RECEIVE REVEGETATION FROM EXISTING GRASSLANDS AND MEADOWS  
 SEE ENGINEERING PLANS FOR GRADES  
 3" RICE INTERIOR COLLECTOR PAVES  
 LAWN AREAS TO RECEIVE REVEGETATION FROM EXISTING GRASSLANDS AND MEADOWS  
 SEE ENGINEERING PLANS FOR GRADES

TREE PROTECTION FENCE LINE  
 DISTURBED LAWN AREAS TO RECEIVE REVEGETATION FROM EXISTING GRASSLANDS AND MEADOWS  
 SEE ENGINEERING PLANS FOR GRADES  
 PROPOSED BENCH SEAT AND BENCH LOCATION  
 3" RICE INTERIOR COLLECTOR PAVES  
 PROPOSED ATTACHED RESIDENTIAL UNITS  
 SEE ARCHITECTURAL FLOOR PLANS, ELEVATIONS, AND DETAILS  
 PROPOSED ADVANCED LANDSCAPE PLANTING. SEE SHEET LS4 FOR DETAILS

5A landscape planting detail  
 SCALE: 1" = 40'-0"

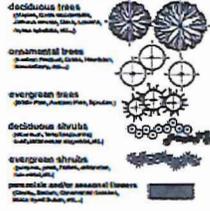
general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE IMMEDIATELY UPON RECEIVING THE GENERAL LANDSCAPE PLAN AND SHALL VERIFY THE ACCURACY OF THE PLAN AND THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ON ANY WORK, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. FINANCIAL VALUE OF THE LANDSCAPE MATERIALS SPECIFIED ON THE PLAN SHALL BE PROPORTIONAL TO THE FINANCIAL VALUE OF THE CONSTRUCTION WORK SPECIFIED ON THE LANDSCAPE PLAN.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL INSTALLATIONS AND SPECIFICATIONS REGARDING LANDSCAPE PLAN SHALL BE APPROVED BY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.
6. ALL LINES, TRENDS AND DIMENSIONS TO BE SHOWN, DATED AND SHIPPED AS DETAIL INDICATED ON PLAN.
7. PLANT BEDS TO BE EXPOSED WITH FIN. 3" OF FINELY DOUBLE SIEVED AMERICAN SILICA SAND. SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE.
8. ON BANKS OF PICKREL LAKE, SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE.
9. REMOVE ALL TREE AND BURLAP PROTECTIVE AND BARK BARKY BARKS AND FINISH TREE TRUNKS.
10. NATURAL COLOR FINELY SIEVED AMERICAN SILICA SAND SHALL BE USED FOR ALL PLANTING. 3" THICK SILICA SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE.
11. PLANT MATERIAL QUALITY A INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT BEST PRACTICES OF LANDSCAPE STANDARDS.
12. PROVIDE PLANT AND FIRM FOR ALL TREE AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PROTECTED WITH APPROVED FENCE, PROTECTIVE AND PROTECTIVE BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM FOUNDATION, DRIVE AND PARKING STRIPS:
  - a) SHADE TREES: 10 FT.
  - b) DECIDUOUS AND EVERGREEN TREES: 10 FT.
  - c) SHRUBS: 5 FT. AND 10 FT. FROM DRIVE AND SIDE OF DRIVE.
15. NO TREES OR SHRUBS TO BE INSTALLED UNLESS APPROVED BY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY REVEGETATED WITH A SUITABLE TURFGRASS SPECIES, SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT. TURFGRASS SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE.
17. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.
18. ALL MATERIALS AND LANDSCAPE BEDS SHALL BE FULLY REVEGETATED WITH A SUITABLE TURFGRASS SPECIES, SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT. TURFGRASS SHALL BE 10% FINER THAN #20 SIEVE. SAND SHALL BE 10% FINER THAN #20 SIEVE.
19. ALL TREES AND SHRUBS TO BE PROTECTED WITH APPROVED FENCE, PROTECTIVE AND PROTECTIVE BEFORE PLANT INSTALLATION.
20. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES.



location map  
 NO SCALE

landscape legend



**FPA**  
 FELINE, PASCAL  
 AND ASSOCIATES  
 Landscape Architect  
 14311 Orchard Lane, Suite 100  
 Farmington Hills, MI 48334  
 PH: (248) 557-5188  
 FAX: (248) 557-5188



PROJECT: MANCHESTER BRIGHTON L.L.C.  
 12801 W. Big River Rd., Suite 120  
 Troy, MI 48068

ENCORE VILLAGE  
 a planned active living residential community

project location:  
 Brighton Township, Michigan  
 Grand River Avenue  
 sheet title:  
 LANDSCAPE PLANTING DETAIL

job no./owner/project no. sheet no.  
 \_\_\_\_\_

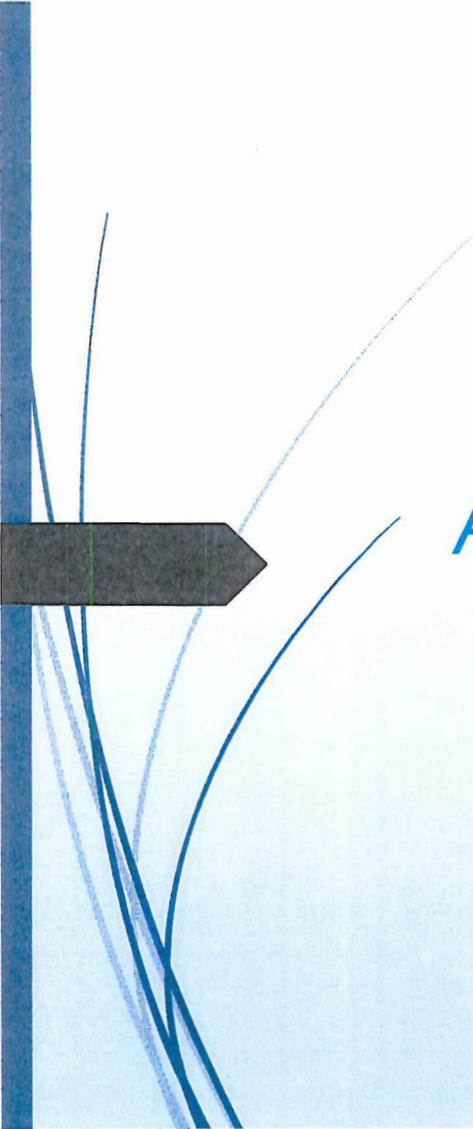
designed by:  
 JP, KSL, CS  
 checked by:  
 JP  
 date:  
 2-19-2016

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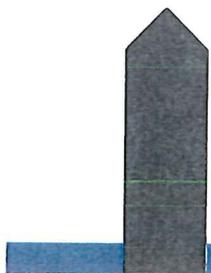
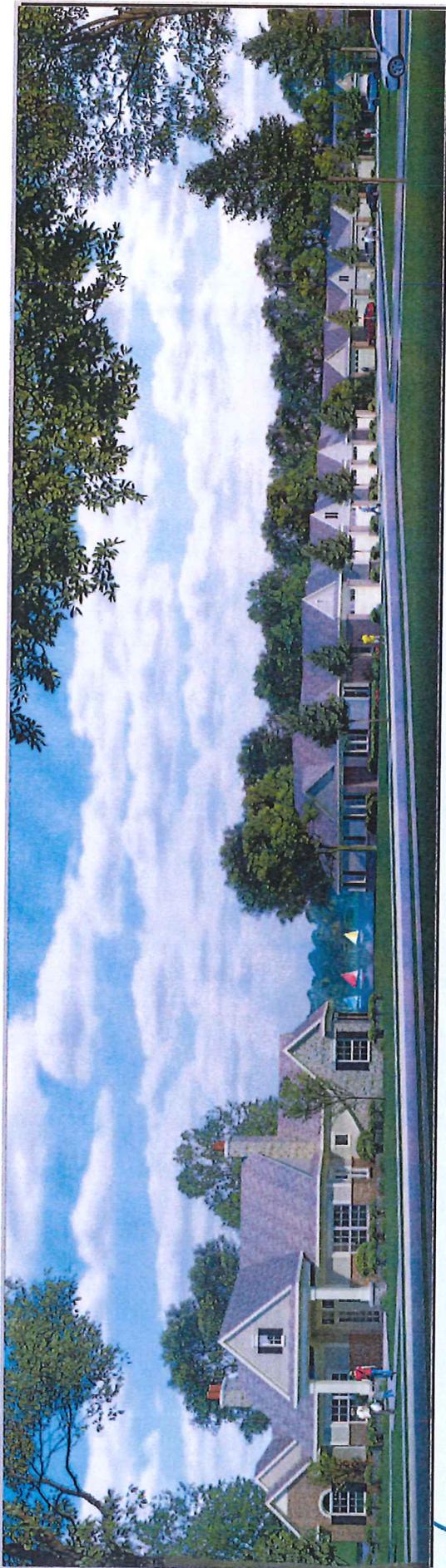
1. I certify that I am a duly licensed professional engineer in the State of Michigan.  
 2. I certify that I am a duly licensed professional landscape architect in the State of Michigan.  
 3. I certify that I am a duly licensed professional architect in the State of Michigan.

project no.:  
 LS16.027.05  
 sheet no.:  
 LS-5 of 8





# Architectural Renderings

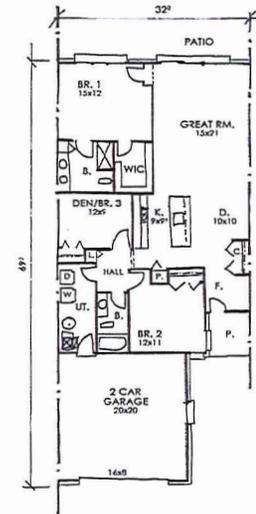


# Encore Village Unit Floor Plans



**FLOOR PLAN - END UNIT FOR ALL BUILDINGS**  
2 BEDROOM, 2 BATH, DEN  
1441 SQ. FT.

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



**FLOOR PLAN - INTERIOR UNIT FOR ALL BUILDINGS**  
2 BEDROOM, 2 BATH, DEN  
1486 SQ. FT.

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





FRONT ELEVATION B

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

DATE	BY	APP'D

PROJECT NO.	
DATE	

MANCHESTER BRIGHTON LLC. ENCORE VILLAGE MULTI-FAMILY COMMUNITY BRIGHTON, MICHIGAN
--

VIEW NO. FRONT ELEVATION B
DATE 

2445 Franklin Road  
Bloomfield Hills, MI 48302  
248-334-5000







REAR ELEVATION

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



RIGHT ELEVATION (LEFT SIDE)

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

DATE	2/11/11
PROJECT	ENCORE VILLAGE
CLIENT	MANCHESTER BRIGHTON LLC
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	1/8" = 1'-0"
DATE	2/11/11
PROJECT	ENCORE VILLAGE
CLIENT	MANCHESTER BRIGHTON LLC
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	1/8" = 1'-0"

DATE	2/11/11
PROJECT	ENCORE VILLAGE
CLIENT	MANCHESTER BRIGHTON LLC
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	1/8" = 1'-0"

MANCHESTER BRIGHTON LLC. ENCORE VILLAGE MULTI-FAMILY COMMUNITY BRIGHTON, MICHIGAN
--

REAR & SIDE ELEVATIONS
PRELIMINARY

2445 Franklin Road Bloomfield Hills, MI 48302 248 • 334 • 5000
--



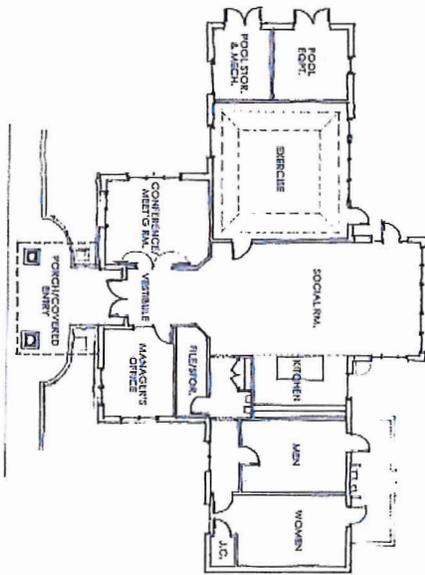
# Multi Story Component





FRONT ELEVATION

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



FLOOR PLAN

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

DATE	DESCRIPTION
10/15/08	PRELIMINARY
10/15/08	REVISED

PROJECT	MANCHESTER BRIGHTON LLC.
LOCATION	THE COVE VILLAGES
CLIENT	MULTI-FAMILY COMMUNITY
ADDRESS	BRIGHTON, MICHIGAN

DATE	DESCRIPTION
10/15/08	PRELIMINARY
10/15/08	REVISED

PROJECT	MANCHESTER BRIGHTON LLC.
LOCATION	THE COVE VILLAGES
CLIENT	MULTI-FAMILY COMMUNITY
ADDRESS	BRIGHTON, MICHIGAN

DATE	DESCRIPTION
10/15/08	PRELIMINARY
10/15/08	REVISED



2445 Franklin Road  
Bloomfield Hills, MI 48302  
248 • 334 • 5000