PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Michael W. Hutson, Chair, and Mark Maxwell, Vice Chair
Donald Edmunds, Tom Krent, Philip Sanzica, Robert Schultz
Thomas, Strat, John J. Tagle and Lon M. Ullmann

August 9, 2011 **7:30 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – July 26, 2011 Special / Study Meeting

4. PUBLIC COMMENTS – For Items Not on the Agenda

SPECIAL USE REQUESTS

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 390) – Proposed Holiday Inn Express Hotel & Suites, East side of Stephenson Highway, North of 14 Mile (466 Stephenson Hwy), Section 35, Currently Zoned OM (Office Mixed Use) District

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 391) – Proposed Kroger Retail Fuel Center D-464, Southwest Corner of South Boulevard and Crooks (2105 W. South Blvd), Section 5, Currently Zoned NN (Neighborhood Node) District (Controlled by Consent Judgment)

OTHER BUSINESS

7. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388 A) – Proposed Adult Foster Care Home, North side of Square Lake, East of Beach (2420 W. Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

8. PUBLIC COMMENTS – Items on Current Agenda

9. PLANNING COMMISSION COMMENTS

ADJOURN

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

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on July 26, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica (arrived 7:32 p.m.)
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:
Mark Maxwell

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2011-07-044
Moved by: Edmunds
Seconded by: Ullmann

RESOLVED, To approve the Agenda as prepared.

Yes: Edmunds, Hutson, Krent, Schultz, Strat, Tagle, Ullmann
Absent: Maxwell, Sanzica (arrived 7:32 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES

[Mr. Sanzica arrived 7:32 p.m.]

Resolution # PC-2011-07-045
Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the minutes of the July 12, 2011 Regular meeting as prepared with a correction to the title of R. Brent Savidant.

Yes: Edmunds, Hutson, Krent, Schultz, Strat, Tagle, Ullmann
Abstain: Sanzica
Absent: Maxwell

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat gave a summary of the July 19, 2011 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no DDA meeting in July.

7. PLANNING AND ZONING REPORT

Mr. Savidant gave a report on current planning and zoning matters. Mr. Savidant requested to reschedule discussion on Agenda item #10, Sustainable Development Checklist.

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117 D) – Proposed St. Mark Coptic Orthodox Church Expansion Sunday School Classes, West Side of Livernois, South of Wattles (3603 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

PUBLIC HEARING OPENED

Gerald Kupel of 3641 Livernois; clarification on location of temporary buildings.
Mark VanValkenburg of 12 Kirk Lane; opposed.
Thomas Gill of 53 Kirk Lane; opposed.

Chair Hutson stated the Public Hearing would continue to remain open and notification of a meeting scheduled in the future for this item would be provided, noting the City would not be constrained by any legal requirements of such notification.

Resolution #2011-07-046
Moved by: Schultz
Seconded by: Strat

To postpone the Special Use Request and Preliminary Site Plan Approval and the Public Hearing on this item until such time that the required documentation is provided and there is adequate time for review by the Planning Director and Planning Consultant.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

SITE PLAN REVIEW

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 970) – Proposed Granite City Food & Brewery Restaurant, South Side of Big Beaver Road, East of Troy Center Drive, Section 28, Currently Zoned BB (Big Beaver Form Based Code) District

Resolution #2011-07-047
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed Granite City Food & Brewery to 142 when a total of 149 spaces are required on the site based on the off-street parking space requirements for restaurants. This 7-space reduction meets the standards of Section 13.06; and,

BE IT FURTHER RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the entire PNC office building parent site, including the tower, annex and proposed restaurant, to 1,607, when a total of 2,122 spaces are required on the site based on the off-street parking space requirements for office, medical office, restaurant and retail uses. This 515 space reduction meets the standards of Section 13.06.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 5 of the Zoning Ordinance, as requested for the proposed Granite City Food & Brewery Restaurant, located on the south side of Big Beaver Road, east of Troy Center Drive, in Section 28, within the BB (Big Beaver Form Based) zoning district, is hereby granted, subject to the following conditions:

1. Correct the east boundary labels and setback lines to reflect its condition as a side yard.
2. Demonstrate that the first floor is 14 feet or taller in height.
3. Relocate the proposed 30 inch wall and hedgerow so that the hedgerow is on the north side of the wall, along the required building line.
4. Add a bike rack with capacity of at least two bicycles.
5. Add one street tree.
6. Show the location of existing cross access easements on abutting properties and the location of proposed cross access easements or joint drive easements on the subject property.
7. Provide full dimensions for the preliminary floor plans.

8. Provide lighting plans indicating proposed photometrics, height of light fixtures, proposed light fixtures, and proposed methods of shielding, prior to Final Site Plan Approval.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

STUDY ITEM

10. SUSTAINABLE DEVELOPMENT CHECKLIST

OTHER ITEMS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

There was general Planning Commission discussion.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

_____
Michael W. Hutson, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: August 4, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 390) – Proposed Holiday Inn Express Hotel & Suites, East side of Stephenson Highway, North of 14 Mile (466 Stephenson Hwy), Section 35, Currently Zoned OM (Office Mixed Use) District

The applicant, FAS Hotels LLC, proposes a Holiday Inn Express Hotel & Suites at 466 Stephenson. A vacant building presently sits on the property.

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

Please be prepared to discuss the application at the August 9, 2011 Planning Commission Regular meeting.

Attachments:
1. Maps.
2. Report prepared by CWA.

cc: Applicant
File/ SU 390

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SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW

PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 390) – Proposed Holiday Inn Express Hotel & Suites, East side of Stephenson Highway, North of 14 Mile (466 Stephenson Hwy), Section 35, Currently Zoned OM (Office Mixed Use) District

Proposed Resolution # PC-2011-08-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Holiday Inn Express Hotel & Suites, located on the east side of Stephenson Highway, North of Fourteen Mile Road, at 466 Stephenson, Section 35, within the OM zoning district, be granted, subject to the following:
_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / DENIED

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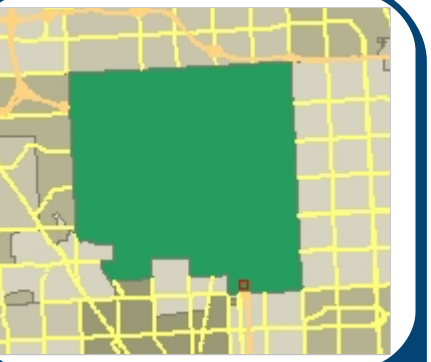
466 Stephenson Hwy, Holiday Inn Express

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band_1
  - Green:Band_2
  - Blue:Band_3

187 0 94 187 Feet

Scale 1: 1,123

Printed: 6/14/2011

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.

466 Stephenson Hwy, Holiday Inn Express

City of Troy Planning Department

Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Form Based Zoning (Current)
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) Maple Road (Form Based)
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

234 0 117 234 Feet

Scale 1: 1,404

Printed: 8/5/2011

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.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: August 4, 2011

Special Use Review
For
City of Troy, Michigan

Applicant:	Asad Malik
Project Name:	Holiday Inn Express Hotel and Suites
Plan Date:	June 30, 2011
Location:	East Side of Stephenson Highway, north of W. Fourteen Mile Road
Zoning:	OM, Office Mixed-Use District
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan which includes a site plan, landscape plan, topographic survey, tree preservation plan, grading and utility plan, lighting plan and details, floor plans, and elevations. The site plan submittal provides sufficient information for a preliminary review.

This project is located on a site that was recently rezoning by City Council from RC, Research Center District, to OM, Office Mixed Use District. The rezoning was requested by this applicant and received a favorable review from the Planning Commission. The rezoning was requested specifically to allow for this proposed use, a lodging facility, which is not permitted in the RC District. Lodging is permitted as a use subject to special use approval in the OM District.

Location of Subject Property:
The property is located on the east Side of Stephenson Highway, north of W. Fourteen Mile Road.

Size of Subject Property:
The parcel is 3.39 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to use the site for a lodging establishment.

Current Use of Subject Property:
The subject property is currently a vacant former office building.

Current Zoning:
The property is currently zoned OM, Office Mixed-Use District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: OM, Office Mixed-Use District; office
South: RC, Research Center District; office
East: OM, Office Mixed-Use District; office and detention basin
West: IB, Integrated Industrial Business District; office, light industrial

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed building would be located at the center of the site, with half the parking in front and the remaining half to the side and rear. There is also a significant reserved open space to the rear. The proposed building would have circulation for vehicles along the south side and for pedestrians on all sides. The arrangement is efficient and typical for a facility of this type.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 4.17.C establishes the dimensional requirements for the OM District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:
Front	10 feet minimum setback	169.6 feet
Rear	30 foot minimum setback	137.5 feet
Side (north)	20 feet minimum setback	21.2 feet
Side (south)	20 feet minimum setback	67.3 feet
Building Height	Maximum 5 stories, 75 feet	4 stories, 58 feet
Lot Coverage	40 percent maximum	Not provided*
Open Space	20 percent	37.2 percent

* While the site plan does not specifically call out lot coverage, we are certain the maximum of 40 percent has not been exceeded. Formal lot coverage calculations should be included on a revised plan, however.

Items to be Addressed: *Show lot coverage calculation.*

PARKING

Proposed Parking:
The site plan shows 128 total parking spaces throughout the site.

Parking Location:
Parking is distributed evenly between the area in front of the front building line and behind the front building line, as required by Section 4.17.D.4.

Parking Calculations:
The parking calculations provided are as follows.

Required	Provided
1 space for each guest room, 1 space per 1 employee on the largest typical shift, plus any additional spaces required for dining establishments, calculated separately. 120 guest rooms = 120 spaces 8 employees per shift – 8 spaces No dining establishment (if continental breakfasts are served for guests in the common areas on the first floor, this does not constitute a restaurant use) 120 + 8 = **128 spaces required**	128 spaces with 6 barrier free

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

SITE ACCESS AND CIRCULATION

Vehicular access:
The site will be accessed a single drive to the west and across a cross access drive to the south. We have no objection to this approach. The applicant must demonstrate that a final cross access easement as proposed has been executed prior to final site plan approval.

Pedestrian access:
There is an existing sidewalk along Stephenson Highway along the site's frontage. The site plan includes a new pedestrian network that connects to this sidewalk with dedicated, brick paver walkways from the canopy and front entrance out to the right-of-way. The sidewalk network surrounds the proposed building with a conventional concrete sidewalk.

Also, Section 13.10.C.4 requires that *"all sites with parking of 10 spaces or greater shall provide a bike rack for at least two bicycles within 50 feet of the building entrance."* A bike rack should be added to the site plan to meet this requirement.

Items to be Addressed: *A bike rack with capacity of at least two bicycles must be added to the site plan.*

NATURAL RESOURCES

The site is an existing developed vacant building with typical site landscaping. The proposed plan would not impact any protected natural features. The plan does, however, add new landscape materials and landscape islands and a portion of the existing trees will be preserved.

Items to be Addressed: *None.*

LIGHTING

The applicant has provided a lighting (photometric) plan and lighting fixture details. There is some light spill across all four site boundaries, however, the adjacent sites are non-residential. Light shall not exceed one-tenth (0.1) foot-candle along any boundary adjacent to residentially zoned or used property, and 1 foot-candle along all nonresidential property boundaries. The light encroachment does not exceed 1 foot-candle at any location.

Items to be Addressed: *None.*

LANDSCAPING

The application includes a detailed landscape plan. The plan does not provide any information or calculations on how the greenbelt, street trees, parking lot landscaping requirements, and

landscaped area are being met. The plan does provide some detail, but no formal calculations. A detailed landscape table showing how all requirements of Section 13.02 are being met should be added.

Greenbelt:
A ten (10) foot wide greenbelt has been provided along the public street frontage.

Street trees:
The site plan shows 1 existing street tree near the pedestrian access and 4 trees at the site's extreme northwest corner are proposed to remain on site. Of the 5 trees proposed to remain, 3 are deciduous. The plan also shows 8 new trees. The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way. This site has 332 feet of frontage, requiring 11.06 (12) trees. With the 3 proposed to remain and the additional 8, only 11 qualifying deciduous street trees are proposed. An addition deciduous street tree must be added to meet minimum Ordinance requirements.

Minimum landscaped area:
The site plan must provide 20 percent overall landscaped area. The site is 3.39 acres, requiring 29,533 square feet of landscaping. The proposed site plan states that the landscaped area constitutes 37.2 percent of the site, but no formal calculations are provided in this regard and no number of landscaped square feet is indicated. While we are confident the applicant's calculations are correct and that the minimum landscaped area is exceeded, the exact number of landscaped square feet and landscape calculations should be shown on the site plan.

Parking lot landscaping:
Section 13.02.C establishes the requirements for parking lot landscaping. The site plan does not include notes on how the parking lot landscaping requirements are being met. They are as follows, with our analysis following.

a. There shall be a minimum of one (1) tree for every eight (8) parking spaces. Aside from the 11 proposed greenbelt trees (8 new, 3 existing – numbered 26, 28, and 31 on Sheet L.1) and the additional 3 trees (numbered 29, 30, and 35 on Sheet L.1), there are 29 other existing trees that will be either removed or will remain; however, many of the trees detailed are not within the site boundaries. Also the 2011 existing trees drawing does not match the 2007 list or the landscape plan drawing in that tree 35 is not listed as being removed in the 2011 inventory but is not shown on the landscaping plan. Will tree 35 be removed? Further, there are trees off this site that are proposed for removal. It is unclear how the applicant is authorized to remove trees off this site. There are 9 new proposed trees within tradition parking lot landscaping islands and bumpouts, and an additional 16 proposed along the south and east boundaries of the parking areas. There are an additional 21 trees proposed in the lawn area east of the building. There are 128 parking spaces proposed on the site, requiring 16 trees. While we believe this requirement is satisfied by the 9 island trees and 16 perimeter trees, the calculations must be provided and the tree inventory must be current, consistent, and accurate, and must match the trees proposed to remain in the landscape plan.

b. Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than two hundred (200) square feet in area. Modifications in curbing may be permitted when islands are used as part of the stormwater management system. Satisfied.

c. A minimum distance of three (3) feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five (5) feet from the backside of the curb and the proposed landscape plantings shall be provided. Satisfied.

d. An equivalent amount of landscape plantings at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met. Satisfied (see parking lot tree requirements, above)

Parking lots adjacent a public right-of-way must also meet specific requirements for screening. Section 13.02.C.3.b requires that parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved, where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm. A berm must be added in the lawn area between the parking lot and the right-of-way for Stephenson Highway, specifically along the length of the actual area where the 10 parking spaces facing Stephenson are proposed.

Protective techniques proposed for all trees proposed to remain must be shown in the landscape plan. (Section 13.02.A.5.b)

Items to be Addressed*: 1.) Add one deciduous street tree. 2.) Provide landscaped area calculations. 3.) Correct errors and inconsistencies in the landscape plan and existing tree inventory. 4.) Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met. 5.) Add a 3-foot landscape berm in the lawn area between the parking lot and the right-of-way for Stephenson Highway, specifically along the length of the actual area where the 10 parking spaces facing Stephenson are proposed. 6.) Show protective techniques for trees proposed to remain.*

SUBMITTAL REQUIREMENTS

Section 8.05.A.7 establishes the requirements for preliminary site plan submittals. Sheets C1, C2 and C3 sealed by Richard VanDever, PE. Sheet A.1 is sealed by Richard Burmann, Architect. Sheet L.1 is sealed by Richard Burmann, Architect. It is our assumption that Sheet A.1 is the "top sheet" for architectural drawings, so remaining ones were not sealed. All sheets should be sealed in a revised submittal. The photometric plan is not sealed, which is typical and the City has not traditionally required a seal on that sheet as it is prepared by the lighting providers who do warranty and accept certain liability for the lighting products themselves and their

performance along manufacturer specifications. Aside from the deficiencies in the landscape plan detailed above, the application is complete with the following exceptions:

1. Samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences must be provided. The application does not include this information, but we are comfortable with the applicant providing it at the meeting.

Items to be Addressed: *1.) Seal all sheets. 2.) Provide samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences. These may be provided in person at the meeting.*

SPECIAL USE

In the OM District, lodging is permitted as a special use. For any special use, according to Section 9.02.D, the Planning Commission shall *"…review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."*

Use Standards

Section 6.16 states that lodging that includes a restaurant, bar/lounge, auditorium, exhibition, or public meeting space shall provide parking to accommodate all uses on the site, in accordance with the standards set forth in Section 13.06. This hotel has only a small first floor meeting room and a common great room for use by the guests. This hotel does not have dedicated, separate restaurant, bar/lounge, auditorium, exhibition, or public meeting spaces.

Standards of Approval

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.* ***The proposed use is intended for location within areas of high office and light industrial or commercial concentration. The proposed use will not have any detrimental impact and will add a valuable service to the immediate large office centers.***

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.* ***The use is common to mixed-use office areas, and complies with the Master Plan.***

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.* ***The site must add a bike rack, but does provide adequate pedestrian and vehicular access. With the nature of the use as one that does not have acute peak traffic times, and which is located in a high-intensity area, we believe this condition is satisfied.***

4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.* ***We do not expect any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district. The engineering department has reviewed the site plan as submitted and has no objections.***

5. *Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.* ***Several items need to be addressed, as noted herein, to meet this requirement.***

The Planning Commission is also required to generally consider the following for any special use application:

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.* ***See above. We believe that with conditions, the proposed use may be permissible.***

2. *Vehicular circulation and parking areas.* ***Parking and access requirements are met.***

3. *Outdoor activity, storage and work areas.* ***N/A.***

4. *Hours of operation.* ***The proposed use is in an area where most of the adjacent users are gone after hours. This is a high-intensity area and a hotel is a common use and such areas.***

5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.* ***We do not anticipate any additional impact after initial construction in this regard.***

Items to be addressed*: Address Ordinance compliance issues noted herein.*

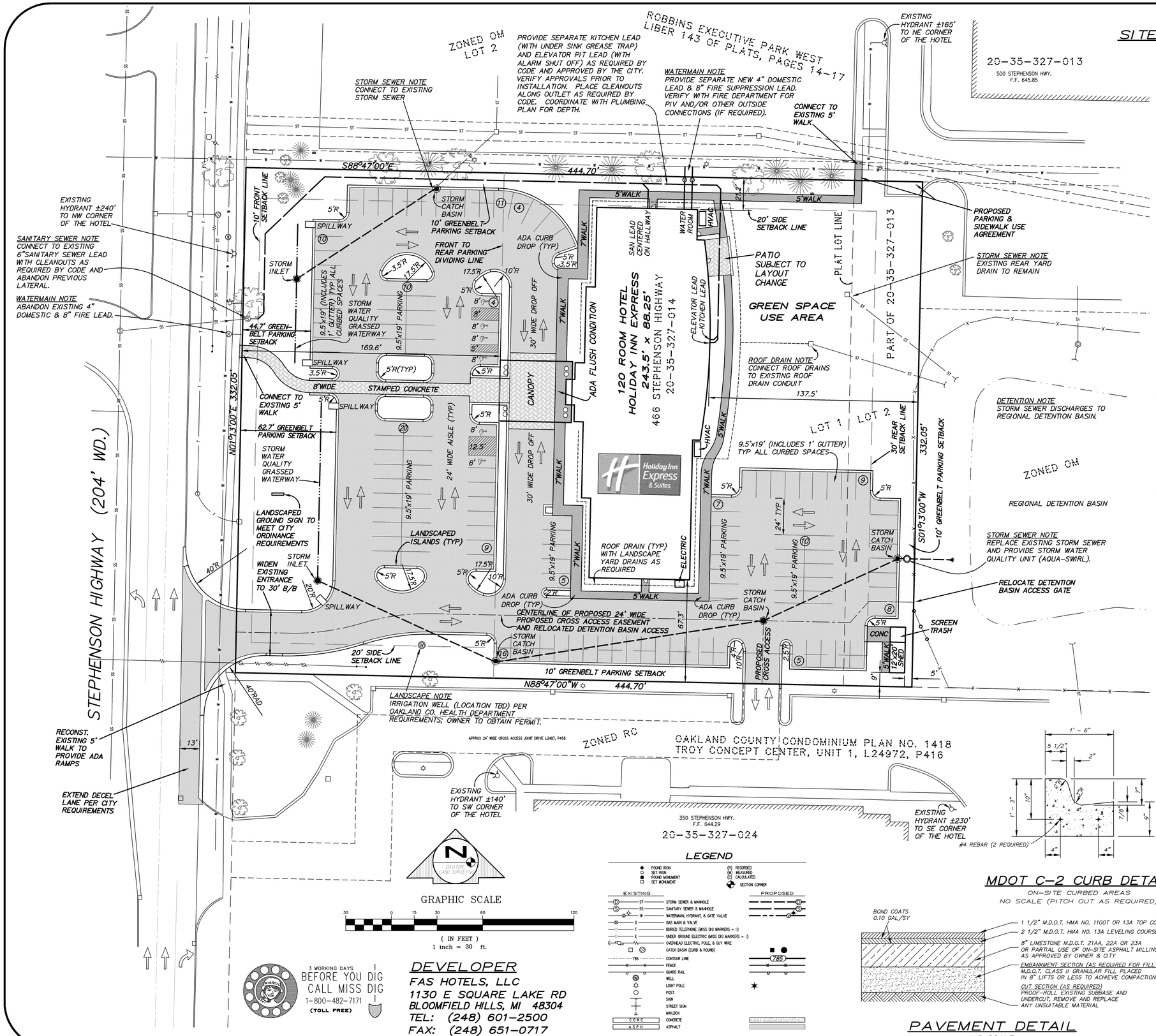
RECOMMENDATIONS

We support the proposed project and believe the project does meet or exceed minimum requirements, with several small conditions for clarification and compliance with minor elements required by the Zoning Ordinance. We recommend the Planning Commission approve the preliminary site plan application conditioned on the applicant satisfying the following requirements:

1. Show lot coverage calculation.
2. Add a bike rack with capacity of at least two bicycles.
3. Satisfy landscape requirements as follows:
   a. Add one deciduous street tree
   b. Provide landscaped area calculations.
   c. Correct errors and inconsistencies in the landscape plan and existing tree inventory.
   d. Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.
   e. Add a 3-foot landscape berm in the lawn area between the parking lot and the right-of-way for Stephenson Highway, specifically along the length of the actual area where the 10 parking spaces facing Stephenson are proposed.
   f. Show protective techniques for trees proposed to remain.
4. Seal remaining architectural sheets.
5. Provide samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences. These may be provided in person at the meeting.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-1109



LOCATION MAP

NO SCALE

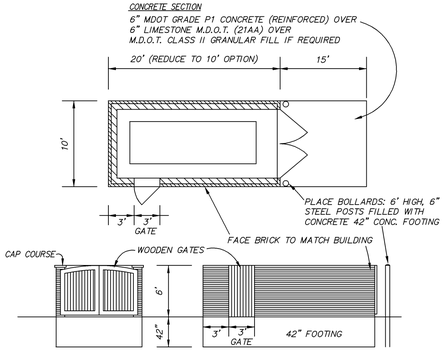
PROJECT INFORMATION

ITEM	REQUIRED	PROVIDED
ZONING	OM (OFFICE MIXED USE)	REZONING FROM RC
OVERALL SITE OPEN/LANDSCAPE AREA	20%	37.2%
BUILDING HEIGHT	75' OR 5 STORIES	4 STORIES
PROPOSED BUILDING FOOTPRINT	SEE ARCHITECTURAL PLAN	
FRONT BLDG SETBACK	10'	169.6' TO CANOPY
SIDE BLDG SETBACK	20'	21.2' & 67.3'
REAR BLDG SETBACK	30'	137.5'
PARKING SETBACK	10' GREENBELTS	10' OR MORE SEE PLAN
PARKING SPACES	SEE NOTES *	SEE NOTES *

*PARKING CALCULATION FOR HOTEL
1 SPACE PER GUEST ROOM WITH 120 ROOMS = 120
PLUS 1 SPACE FOR MAX EMPLOYEES SHIFT = 4-8 VARIES
TOTAL = 128 REQUIRED WITH 128 PROVIDED (INCLUDES 6 BARRIER FREE)
NOTE 1, NO FULL SERVICE DINING.
NOTE 2, NO MORE THAN 50% PARKING IN FRONT TO THE CANOPY. 64 SPACES EACH SIDE OF DIVIDING LINE.

LEGAL DESCRIPTION PROVIDED

LOT 1 AND A PART OF LOT 2, ROBBINS EXECUTIVE PARK WEST, SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 143 OF PLATS, PAGES 14, 15, 16 AND 17, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35; N. 89° 06' 11" W., 771.06 FEET ALONG THE SOUTH LINE OF SECTION 35; THENCE N. 01° 13' 00" E., 1,099.88 FEET ALONG THE EASTERLY LINE OF STEPHENSON HIGHWAY (204 FEET WIDE) AND EXTENSION THEREOF, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE OF STEPHENSON HIGHWAY N. 01° 13' 00" E., 332.05 FEET; THENCE S. 88° 47' 00" E., 444.70 FEET; THENCE S. 01° 13' 00" W., 332.05 FEET; THENCE N. 88° 47' 00" W., 444.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.39 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

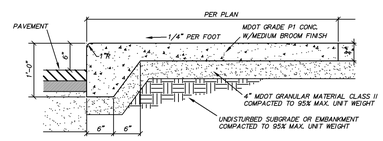


DUMPSTER PAD DETAIL

NO SCALE

MDOT C-2 CURB DETAIL

ON-SITE CURBED AREAS
NO SCALE (PITCH OUT AS REQUIRED)



INTEGRAL WALK & CURB DETAIL

NO SCALE

PAVEMENT DETAIL

NO SCALE

LEGEND

EXISTING	PROPOSED	
		FOUND IRON
		SET IRON
		FOUND MONUMENT
		SET MONUMENT
		RECORDED
		MEASURED
		CALCULATED
		SECTION CORNER
ST		STORM SEWER & MANHOLE
SS		SANITARY SEWER & MANHOLE
W		WATERMAIN, HYDRANT, & GATE VALVE
G		GAS MAIN & VALVE
T		BURIED TELEPHONE (MISS DIG MARKERS = :)
E		UNDER GROUND ELECTRIC (MISS DIG MARKERS = :)
		OVERHEAD ELECTRIC, POLE, & GUY WIRE
		CATCH BASIN (CURB & ROUND)
785	785	CONTOUR LINE
		FENCE
		GUARD RAIL
		WELL
		LIGHT POLE
		POST
		SIGN
		STREET SIGN
		MAILBOX
CONC		CONCRETE
ASPH		ASPHALT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

DEVELOPER

FAS HOTELS, LLC
1130 E SQUARE LAKE RD
BLOOMFIELD HILLS, MI 48304
TEL: (248) 601-2500
FAX: (248) 651-0717

SHEET INDEX

C1. SITE PLAN
C2 PRELIMINARY GRADING PLAN
C3. TOPOGRAPHIC & BOUNDARY SURVEY

A1-A4. PRELIMINARY FLOOR PLANS
A5-A6. PRELIMINARY ELEVATIONS

E1. LIGHTING PLAN

L1. LANDSCAPE PLAN

PLANS NOT FOR CONSTRUCTION

Davison Land Surveying, Inc.
1063 South State Street, Suite 9
Davison, MI 48423
Office (810)653-5969 Fax (810)658-9388

REVISIONS

No.	Description	Date	By

SURVEYOR:

Drawn by: RJV
Field: C.L., R.V.
Designed by: RJV
Checked by: RJV, WPM
Date: 06/30/11
Date Revised:

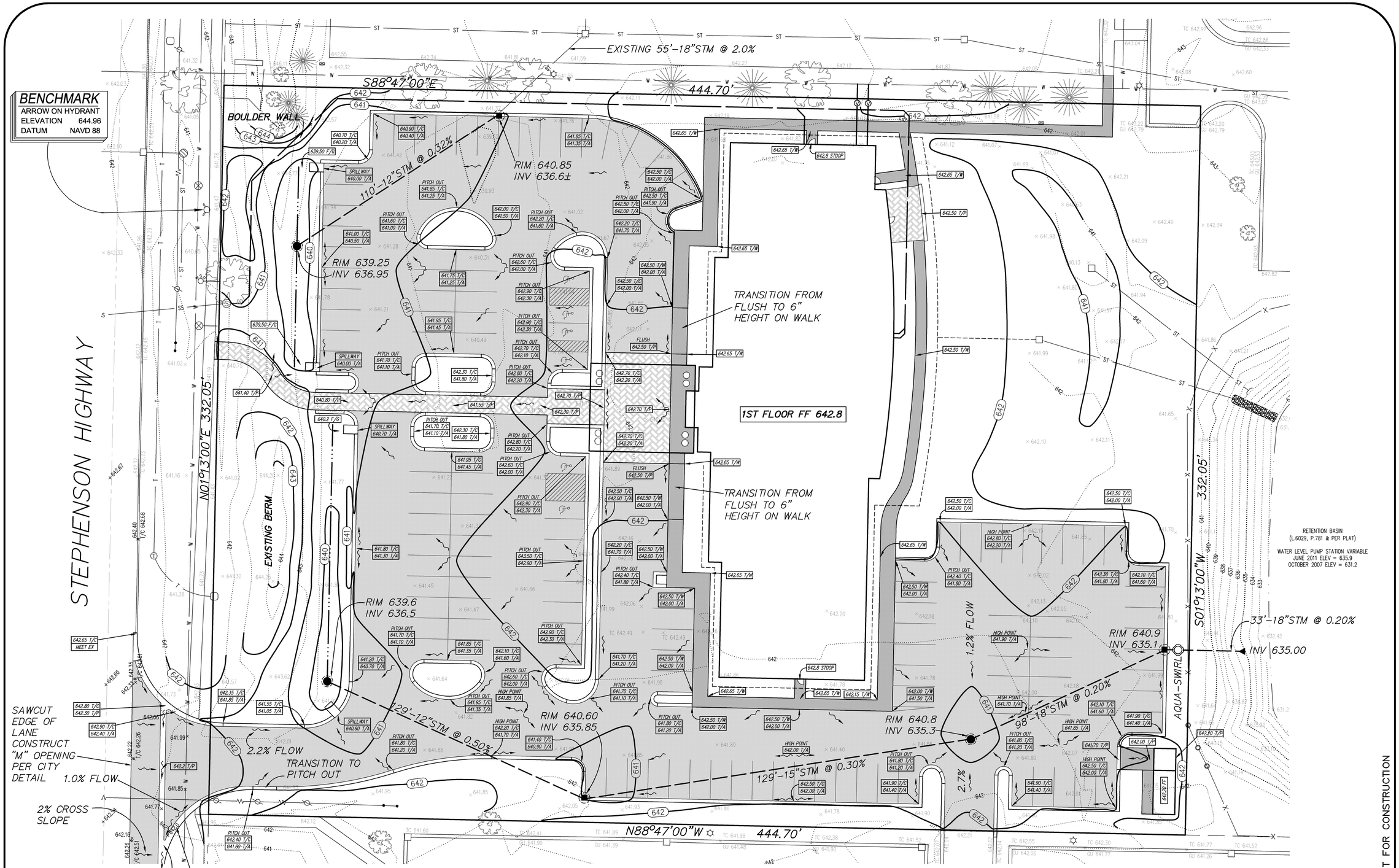
Charles T. Lillieberg P.S. No. 40162

JOB No. 11-063

SITE PLAN FOR
HOLIDAY INN EXPRESS
HOTEL & SUITES
FAS HOTELS, LLC
SURVEY LOCATION
PART OF THE SOUTH 1/2, SECTION 35, T2N-R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

11-063

SHEET NO.
C1 3 OF



NOTE
USE PROPOSED SPOT GRADE ELEVATIONS FOR SITE GRADING; USE PROPOSED CONTOURS AND FLOW ARROWS AS A GUIDE TO COMPLETE OVERALL DRAINAGE CONCEPT.

PROPER COMPACTION AND/OR REMOVAL OF UN-SUITABLE SOILS SHALL OCCUR FOR THE BUILDING PAD AND PARKING AREAS; CONTRACTOR SHALL PROVIDE ALL REQUIRED TESTS TO OWNER.

PROPOSED SPOT GRADE LEGEND

933.5 T/P	TOP OF PVM'T
933.5 T/A	TOP OF ASPH.
933.5 T/C	TOP OF CURB
933.5 T/W	TOP OF WALK
933.5 F/G	FIN GRADE

DESIGN CRITERIA
TYPICAL PAVEMENT SLOPE 1.5%
MINIMUM PAVEMENT SLOPE 1.0%
TYPICAL CONCRETE GUTTER FLOW 1.0%
MINIMUM CONCRETE GUTTER FLOW 0.5%

PLANS NOT FOR CONSTRUCTION

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Davison, MI 48423
Office (810)653-5969 Fax (810)658-9388

REVISIONS

No.	Description	Date	By

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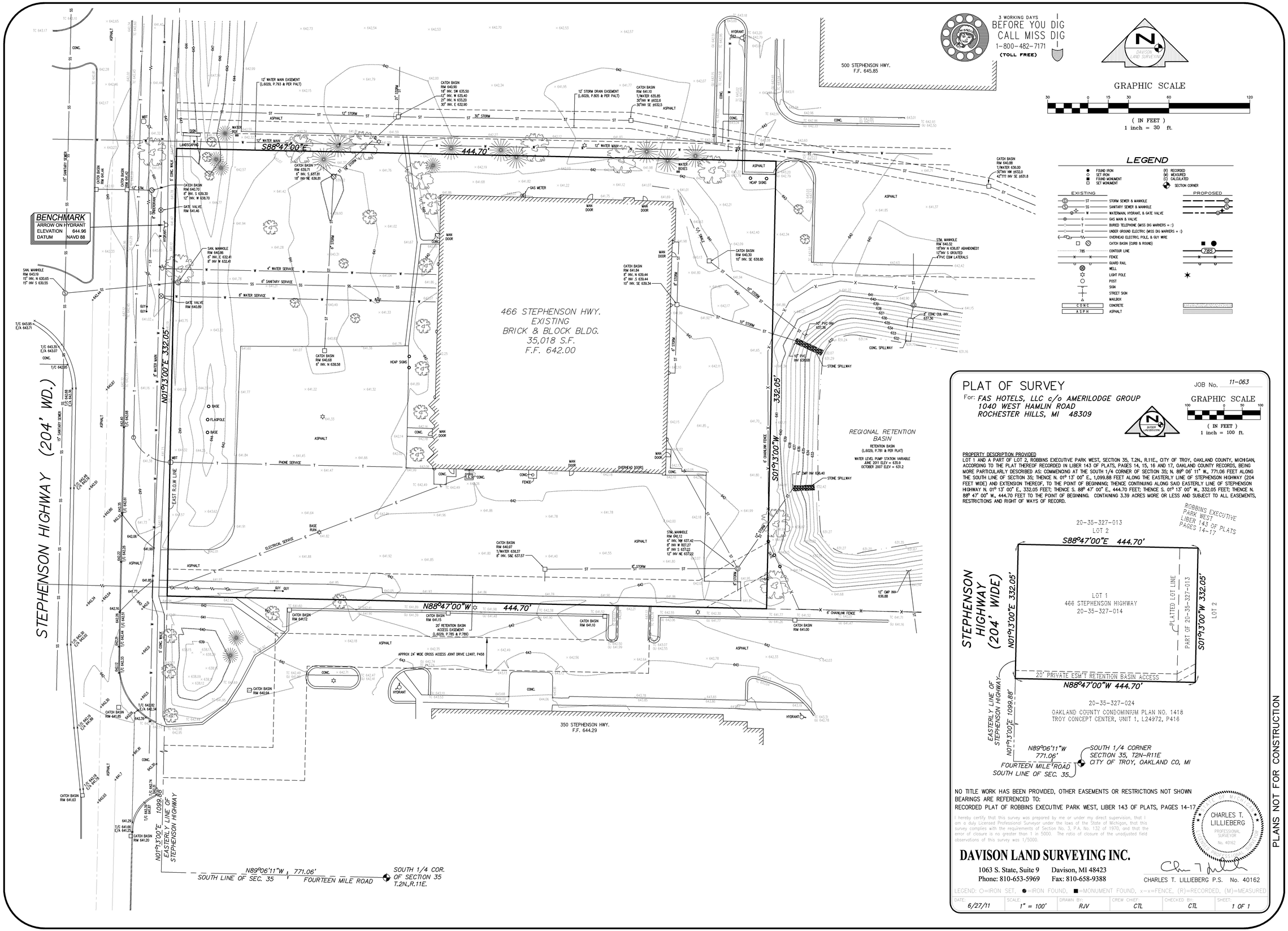
Drawn by: RJV
Designed by: RJV
Date: 06/30/11
Field: C.L., R.V.
Checked by: RJV, WFM
Date Revised:
Charles T. Lillieberg P.S. No. 40162
JOB No. 11-063

PRELIMINARY GRADING PLAN
HOLIDAY INN EXPRESS
HOTEL & SUITES
FAS HOTELS, LLC
SURVEY LOCATION
PART OF THE SOUTH 1/2, SECTION 35, T2N-R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

11-063

SHEET NO.
C2.3
OF



PLAT OF SURVEY

For: *FAS HOTELS, LLC c/o AMERILODGE GROUP*
1040 WEST HAMLIN ROAD
ROCHESTER HILLS, MI 48309

JOB No. *11-063*

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PROPERTY DESCRIPTION PROVIDED

LOT 1 AND A PART OF LOT 2, ROBBINS EXECUTIVE PARK WEST, SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 143 OF PLATS, PAGES 14, 15, 16 AND 17, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35; N. 89° 06' 11" W., 771.06 FEET ALONG THE SOUTH LINE OF SECTION 35; THENCE N. 01° 13' 00" E., 1,099.88 FEET ALONG THE EASTERLY LINE OF STEPHENSON HIGHWAY (204 FEET WIDE) AND EXTENSION THEREOF, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE OF STEPHENSON HIGHWAY N. 01° 13' 00" E., 332.05 FEET; THENCE S. 88° 47' 00" E., 444.70 FEET; THENCE S. 01° 13' 00" W., 332.05 FEET; THENCE N. 88° 47' 00" W., 444.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.39 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

NO TITLE WORK HAS BEEN PROVIDED, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN
BEARINGS ARE REFERENCED TO:
RECORDED PLAT OF ROBBINS EXECUTIVE PARK WEST, LIBER 143 OF PLATS, PAGES 14-17

I hereby certify that this survey was prepared by me or under my direct supervision, that I am a duly Licensed Professional Surveyor under the laws of the State of Michigan, that this survey complies with the requirements of Section No. 3, P.A. No. 132 of 1970, and that the error of closure is no greater than 1 in 5000. The ratio of closure of the unadjusted field observations of this survey was 1/5000.

CHARLES T. LILLIEBERG
PROFESSIONAL SURVEYOR
No. 40162

DAVISON LAND SURVEYING INC.
1063 S. State, Suite 9 Davison, MI 48423
Phone: 810-653-5969 Fax: 810-658-9388

CHARLES T. LILLIEBERG P.S. No. 40162

LEGEND: O=IRON SET, ●=IRON FOUND, ■=MONUMENT FOUND, x=x=FENCE, (R)=RECORDED, (M)=MEASURED

DATE:	SCALE:	DRAWN BY:	CREW CHIEF:	CHECKED BY:	SHEET:
6/27/11	1" = 100'	RJV	CTL	CTL	1 OF 1

PLANS NOT FOR CONSTRUCTION

Davison Land Surveying, Inc.
1063 South State Street, Suite 9
Davison, MI 48423
Office (810)653-5969 Fax (810)658-9388

REVISIONS

No.	Description	Date	By

SURVEYOR:

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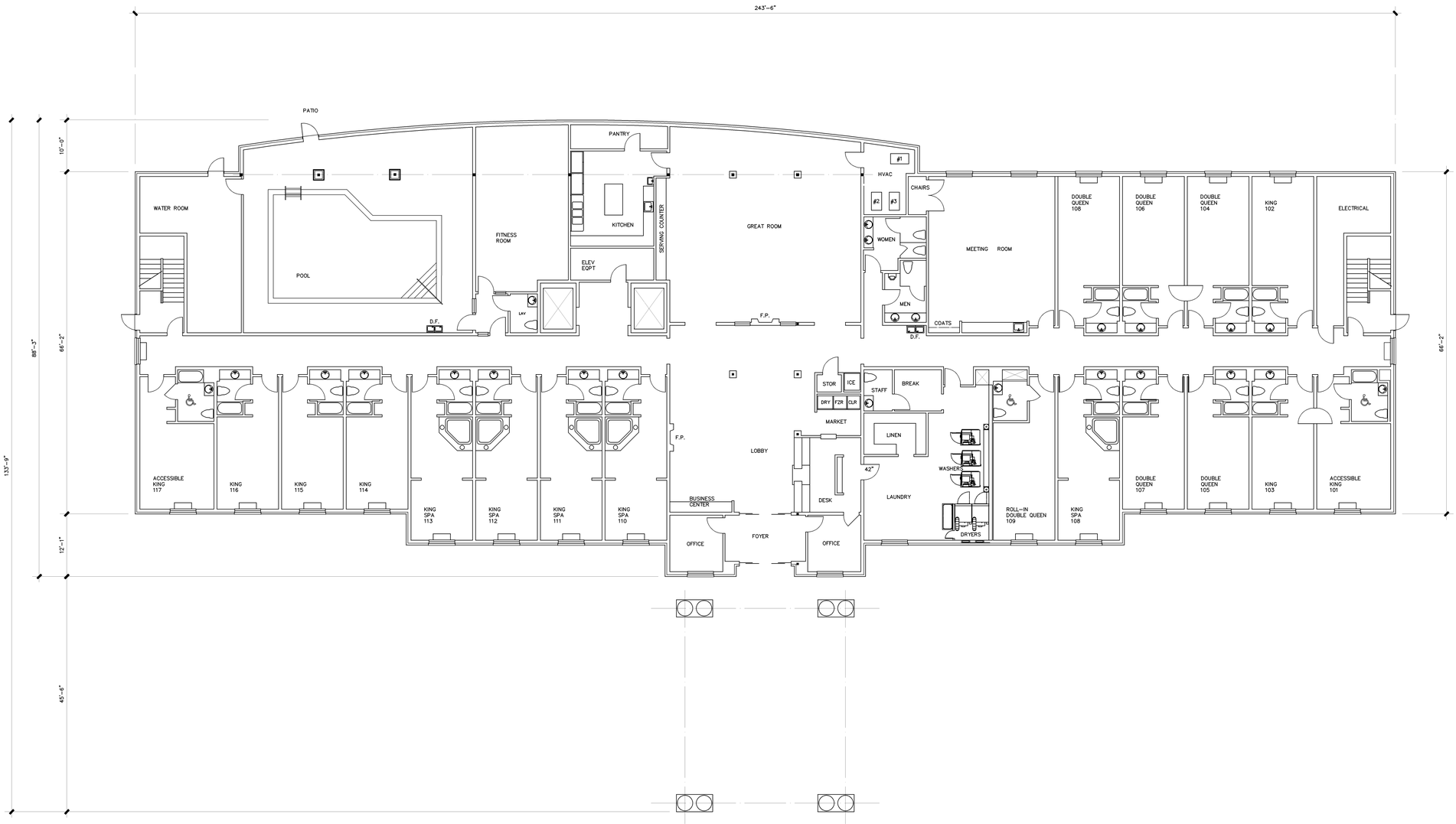
Designed by: RJV	Checked by: RJV, WFM
Date: 06/30/11	Date Revised:

Charles T. Lilliieberg P.S. No. 40162
JOB No. 11-063

TOPOGRAPHIC & BOUNDARY SURVEY
HOLIDAY INN EXPRESS
HOTEL & SUITES
FAS HOTELS, LLC
SURVEY LOCATION
PART OF THE SOUTH 1/2, SECTION 35, T2N-R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

11-063

SHEET NO.
C3.3 OF



First Floor Plan

Scale: 3/32" = 1'-0"

18 Rooms

CONCEPT

THIS DRAWING IS FOR DESIGN PURPOSES ONLY; THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

campbell associates, inc.
architects engineers planners
550 E. Frenchline • Sandusky • Michigan • 48471
(810) 648-5099 Phone • (810) 648-5011 Fax
119 W. St. Clair • Romeo • Michigan • 48065-4655
(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:

Holiday Inn Express Hotel & Suites

FAS Hotels, LLC

Location: Troy, Michigan

Consultant:

Issued:

Revisions:

Sheet Contents:

First Floor Plan

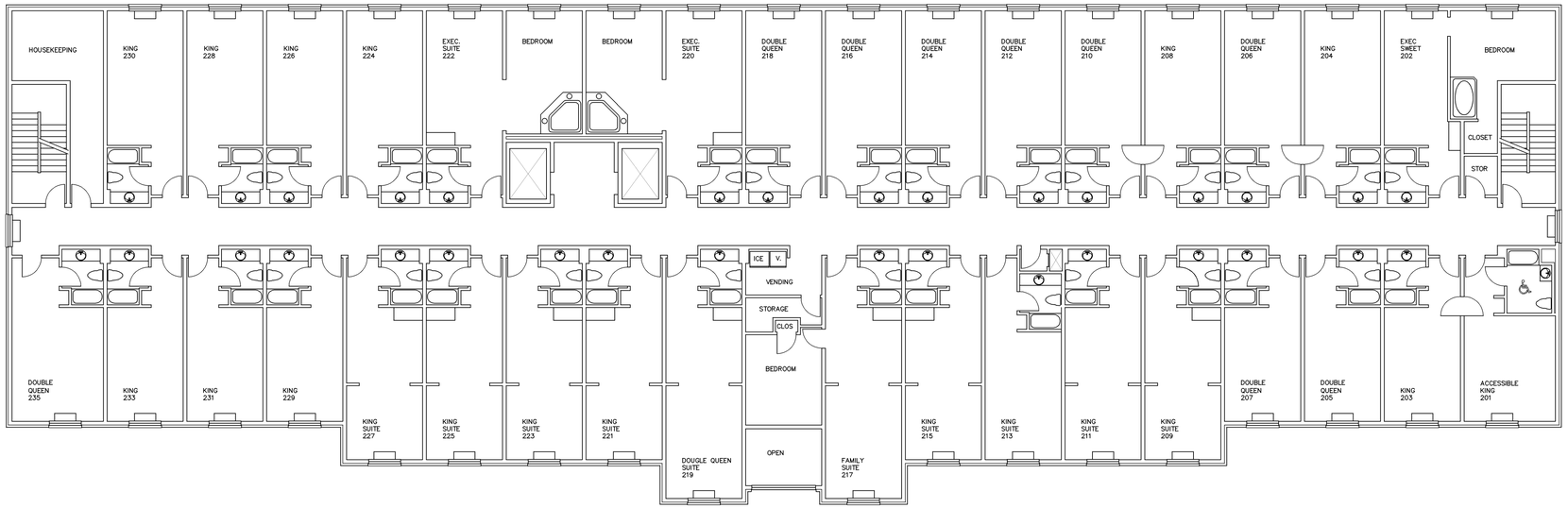
Project Number: 11857

Drawn by: REB

Date: 08JULY11

Sheet Number: A.1

REPRODUCTION OF PRINTS IS PROHIBITED.



north

Second Floor Plan

0 | 3'-8" | 5'-4" | 8'-0" | 10'-8" | 21'-4" | 32'-0"

Scale: 3/32" = 1'-0"

33 Rooms

CONCEPT

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architects engineers planners
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119 W. St. Clair • Romeo • Michigan • 48065-4655
(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:

Holiday Inn Express
Hotel & Suites

FAS Hotels, LLC

Location: Troy, Michigan

Consultant:

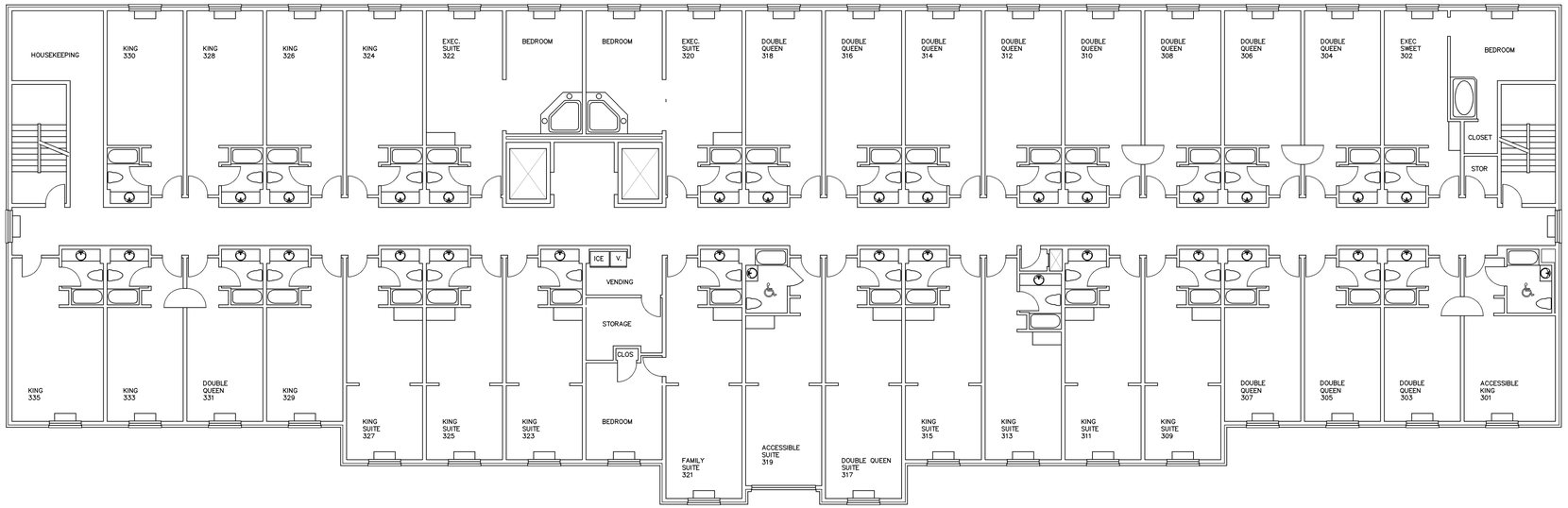
Issued:

Revisions:

Sheet Contents:
Second Floor Plan

Project Number: 11857
Drawn by: REB
Date: 08JULY11
Sheet Number: A.2

REPRODUCTION OF PRINTS IS PROHIBITED.



north

Third Floor Plan

0 | 5'-8" | 5'-4" | 6'-0" | 10'-8" | 21'-4" | 32'-0"

Scale: 3/32" = 1'-0"

33 Rooms

CONCEPT

THIS DRAWING IS FOR DESIGN PURPOSES ONLY; THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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architects engineers planners
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(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:

Holiday Inn Express
Hotel & Suites

FAS Hotels, LLC

Location: Troy, Michigan

Consultant:

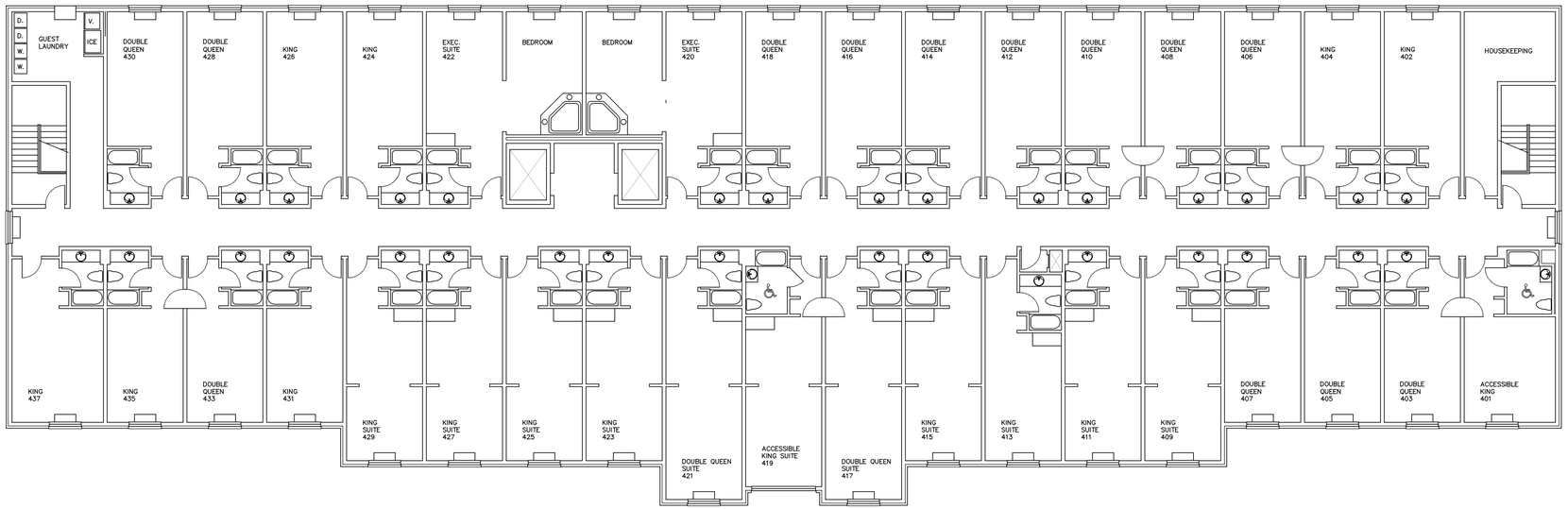
Issued:

Revisions:

Sheet Contents:
Third Floor Plan

Project Number: 11857
Drawn by: REB
Date: 08JULY11
Sheet Number: A.3

REPRODUCTION OF PRINTS IS PROHIBITED.



north

Fourth Floor Plan

0 | 6'-8" | 5'-4" | 8'-0" | 10'-8" | 21'-4" | 32'-0"

Scale: 3/32" = 1'-0"

34 Rooms

CONCEPT

THIS DRAWING IS FOR DESIGN PURPOSES ONLY; THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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architects engineers planners
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119 W. St. Clair • Romeo • Michigan • 48065-4655
(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:
Holiday Inn Express
Hotel & Suites
FAS Hotels, LLC

Location: Troy, Michigan

Consultant:

Issued:

Revisions:

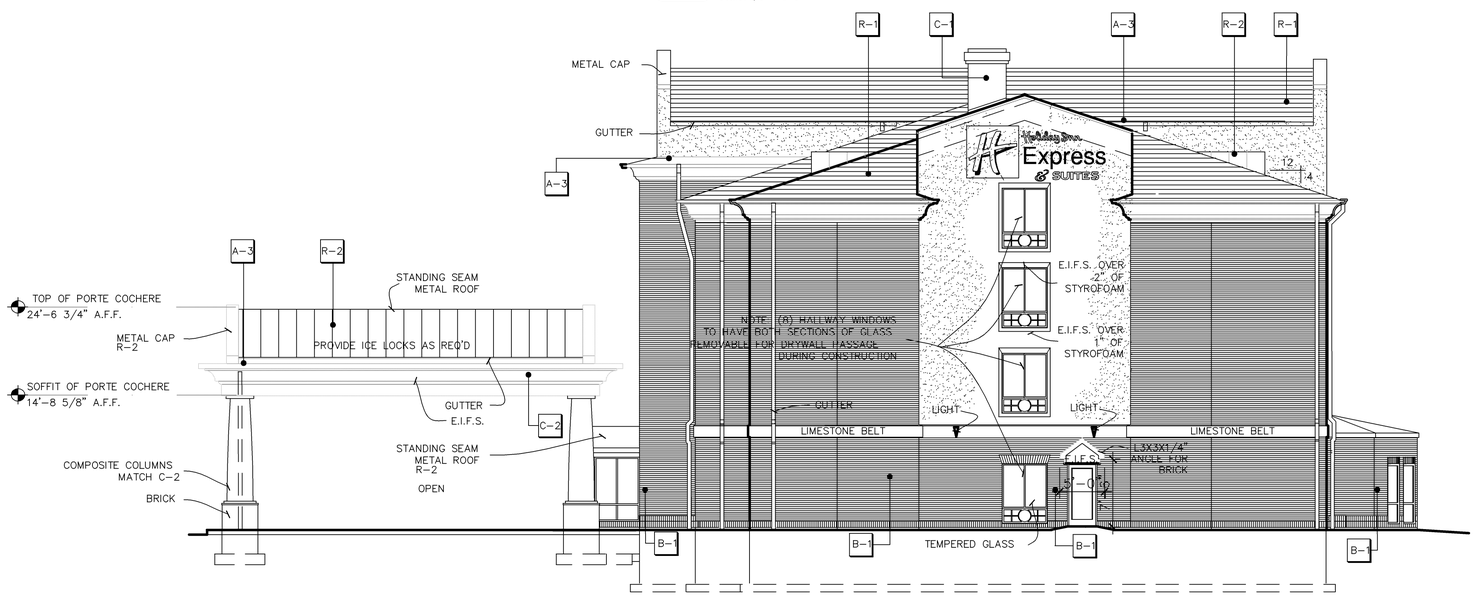
Sheet Contents:
Fourth Floor Plan

Project Number:	11857
Drawn by:	REB
Date:	08JULY11
Sheet Number:	A.4

REPRODUCTION OF PRINTS IS PROHIBITED.

East Elevation

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



South Elevation

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

NOTE :

1. E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
2. ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
3. SEE 36 FOR WINDOW TYPES & DECORATIVE GRILLS
4. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	363A "ALLSPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	GLEN-GERY BRICK (QUEEN)	MARSEILLES COLLECTION 'SUMMERSET'
C-1	E.I.F.S.	AMARILLO
C-2	E.I.F.S.	CHINA WHITE
C-3	LIMESTONE	NATURAL

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN
R-2	STANDING SEAM METAL ROOF	TEAL GREEN
	WINDOW	BRONZE ALUMINUM

campbell associates, inc.
architects engineers planners
550 E. Frenchline • Sandusky • Michigan • 48471
(810) 648-5099 Phone • (810) 648-5011 Fax
119 W. St. Clair • Romeo • Michigan • 48065-4655
(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:
Holiday Inn Express Hotel & Suites
Troy Hotels LLC

Location: Troy, Michigan
Consultant:

Issued:

Revisions:

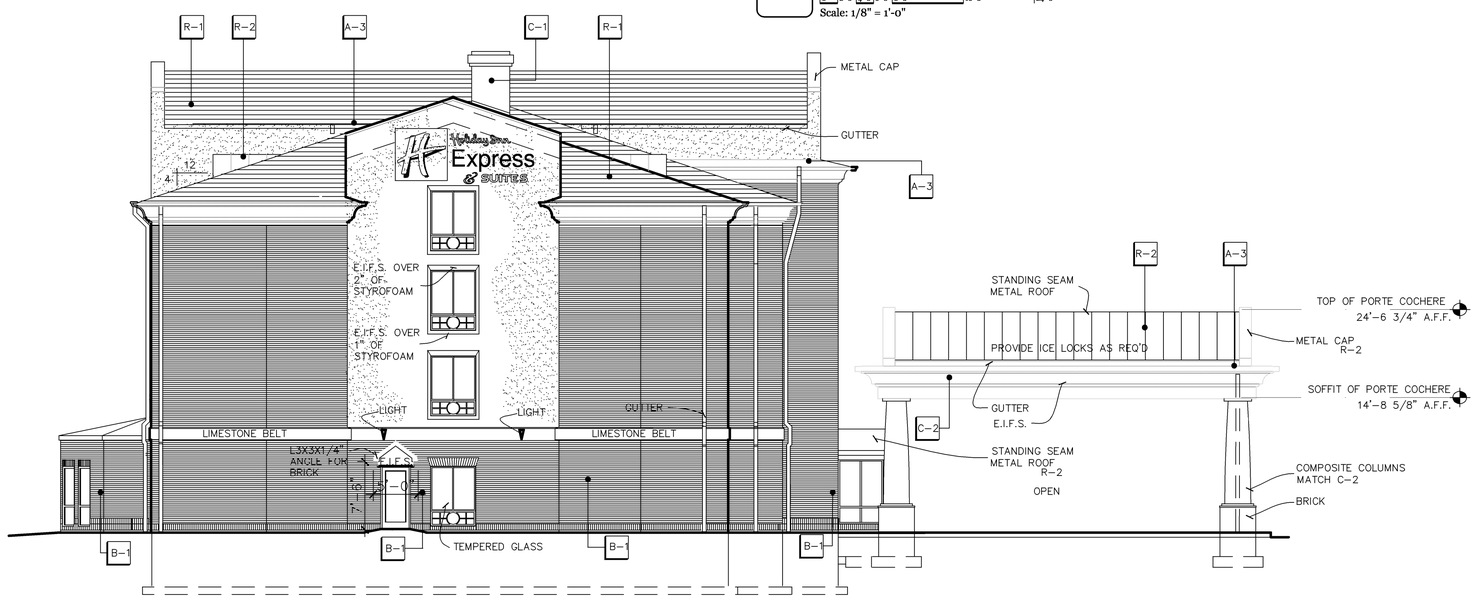
Sheet Contents:
Exterior Elevations

Project Number: 11858
Drawn by: OEC
Date: 8JULY11
Sheet Number: A.5

REPRODUCTION OF PRINTS IS PROHIBITED.

West Elevation

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



North Elevation

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

NOTE :

1. E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
2. ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
3. SEE 36 FOR WINDOW TYPES & DECORATIVE GRILLS
4. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	363A "ALLSPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	GLEN-GERY BRICK (QUEEN)	MARSEILLES COLLECTION 'SUMMERSET'
C-1	E.I.F.S.	AMARILLO
C-2	E.I.F.S.	CHINA WHITE
C-3	LIMESTONE	NATURAL

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN
R-2	STANDING SEAM METAL ROOF	TEAL GREEN
	WINDOW	BRONZE ALUMINUM

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architects engineers planners
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(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:

Holiday Inn Express Hotel & Suites

Troy Hotels LLC

Location: Troy, Michigan

Consultant:

Issued:

Revisions:

Sheet Contents:

Exterior Elevations

Project Number: 11858

Drawn by: OEC

Date: 8JULY11

Sheet Number: A.6

REPRODUCTION OF PRINTS IS PROHIBITED.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	HC	2	LITHONIA #KSF2 400M R3 HS (SINGLE - 25' MTD HTG)	Specification Area Luminaire, 400W Metal Halide, R3 Reflector with houseside shield, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R3_HS.ies	38000	0.72	456
	HE	2	LITHONIA #KSF2 400M R4W (SINGLE - 25' MTD HTG)	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R4W.ies	38000	0.72	456
	HE2	3	LITHONIA #KSF2 400M R4W (TWIN - 25' MTD HTG)	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	TWO 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R4W.ies	38000	0.72	912
	BA	11	LITHONIA #KBD8 70M LV	8 IN ROUND BOLLARD W/ LOUVERS	ONE 70-WATT CLEAR E-17 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	94033106.IES	5000	0.72	95

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AREA - VALUES AT GRADE		2.3 fc	7.5 fc	0.5 fc	15.0:1	4.6:1
SITE VALUES AT GRADE	+	0.9 fc	7.5 fc	0.0 fc	N / A	N / A

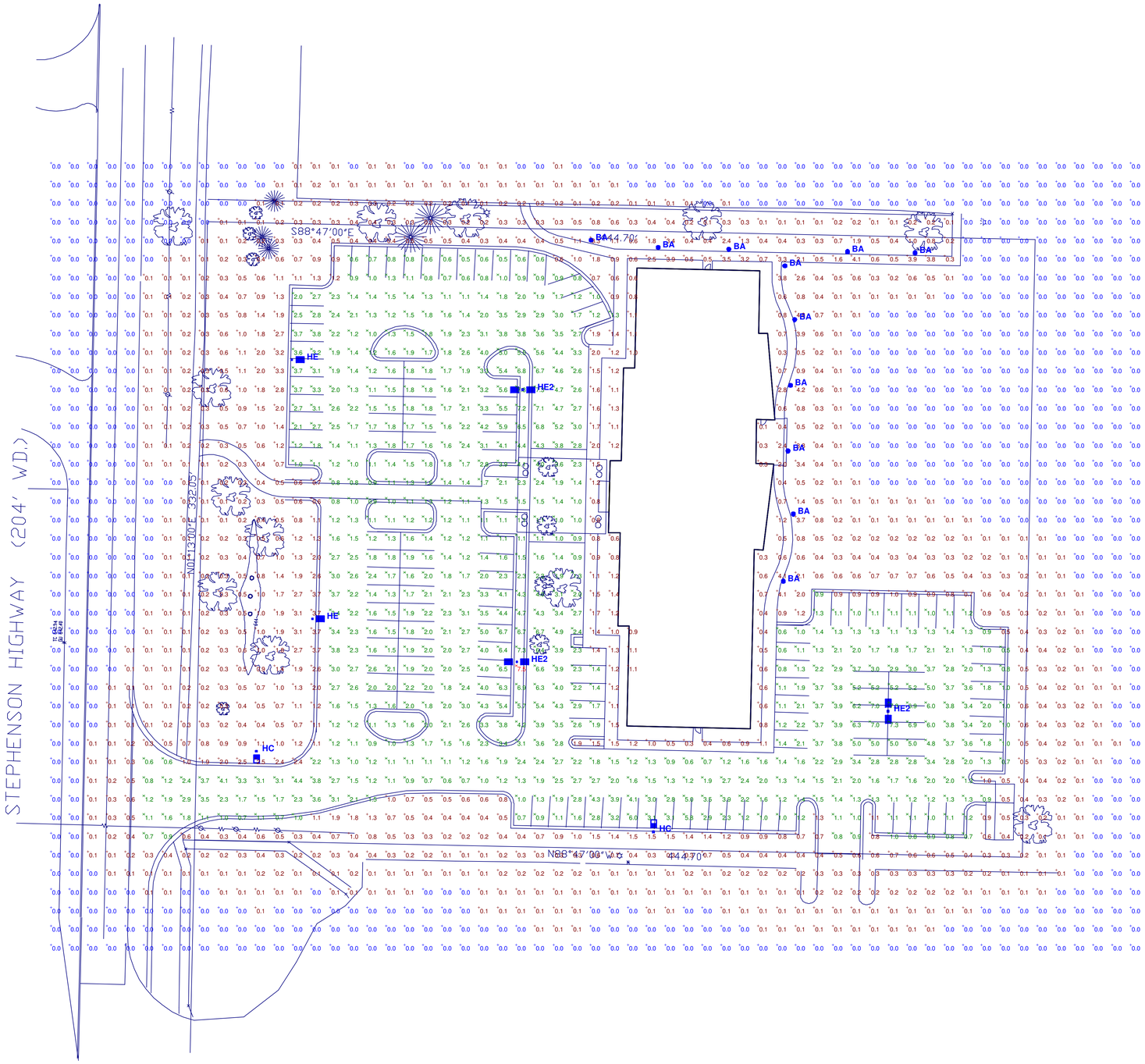
LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	HE2	5205.4	5249.5	25.0	90.0	0.0
2	HE2	5202.3	5103.3	25.0	90.0	0.0
3	HE	5081.4	5265.6	25.0	90.0	0.0
4	HE	5092.5	5126.4	25.0	90.0	0.0
5	HC	5062.4	5055.3	25.0	180.0	0.0
6	HE2	5401.7	5076.7	25.0	180.0	0.0
7	HC	5275.7	5012.0	25.0	0.0	0.0
8	BA	5345.4	5146.6	3.5	0.0	0.0
9	BA	5350.8	5182.7	3.5	0.0	0.0
10	BA	5347.9	5216.6	3.5	0.0	0.0
11	BA	5349.3	5251.8	3.5	0.0	0.0
12	BA	5351.5	5287.1	3.5	0.0	0.0
13	BA	5379.9	5323.6	3.5	0.0	0.0
14	BA	5416.2	5323.0	3.5	0.0	0.0
15	BA	5316.1	5324.9	3.5	0.0	0.0
16	BA	5278.2	5325.9	3.5	0.0	0.0
17	BA	5242.2	5329.8	3.5	0.0	0.0
18	BA	5346.2	5316.0	3.5	0.0	0.0

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



SITE LIGHTING PHOTOMETRIC VALUES
Scale 1" = 30'

VISUAL

HOLITAY INN - TROY, MI

SITE LIGHTING PHOTOMETRIC VALUES
PREPARED FOR: CURRENT DESIGN
GASSER BUSH ASSOCIATES

Designer
TS/JAB

Date
JULY 18 2011

Scale
AS NOTED

Drawing No.
GBA11-32163-V1

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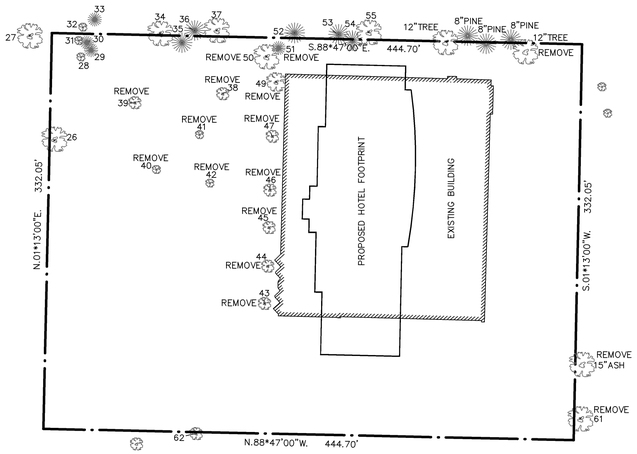
Landscaping Notes:

1. ALL PLANT BEDS ARE TO BE COVERED IN SHREDDED PINE MULCH TO A MINIMUM DEPTH OF 4". NO UNDERLAYMENTS.
2. PLANTS BEDS MAY BE SURROUNDED BY BLACK PLASTIC EDGING EXCEPT WHERE THERE IS BLOCK, BRICK, CONCRETE, OR GRAVEL. THE EDGING IS NOT NECESSARY FOR FUTURE QUALITY OF THE BED LINES.
3. CONTRACTORS ARE RESPONSIBLE FOR CHECKING AND VERIFYING ALL GRADES AND ELEVATIONS.
4. ALL AREAS OF THE PROPERTY ARE TO BE GRADED SO THAT THERE IS PROPER WATER DRAINAGE AWAY FROM ALL STRUCTURES AND DRIVEWAYS. LEAF–MOLD COMPOST IS TO BE SMEARED INTO THE GRADE, DO NOT
5. ALL PLANT BED AREAS ARE TO BE TOP–COATED WITH A MINIMUM OF 1" OF COMPOST.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY NOT TO PLANT UNDER OR OVER UTILITY LINES, IN EASEMENTS, OR IN ANY LOCATION WHERE EXISTING UTILITIES MAY INTERFERE WITH PLANT GROWTH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT PLANT AND MATERIAL QUANTITIES ARE THE SAME ON THE DRAWING.
7. ALL PLANT MATERIALS ARE TO BE BE OF TOP QUALITY "BALLED AND BURLAPPED" OR "CONTAINER" STOCK AS SPECIFIED BY THE "AMERICAN NURSERY STANDARD FOR NURSERY STOCK" AND THE AMERICAN ASSOCIATION OF NURSERYMEN. NO PARK GRADE PLANT MATERIAL.
8. ALL CONSTRUCTION AND INSTALLATIONS BY ANY AND ALL CONTRACTORS ARE TO BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES, MANUFACTURER'S SPECIFICATIONS, AS WELL AS THE CLIENT'S SPECIFICATIONS.
9. ALL LAWN AND LANDSCAPED AREAS TO BE IRRIGATED USING AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.

Landscaping Key:

"A" 2." c.	MALUS X PROFUSION FLOWERING CRABAPPLE
"B" 2.5"–3" c.	GLEDITSIA TR. INERMIS THORNLESS HONEYLOCUST
"C" 2.5"–3" c.	ACER RUBRUM RED MAPLE
"D" 8' ht.	PICEA GLAUCA DENSATA
"E"	EXISTING TREE TO REMAIN
"F" 2.5"–3" c.	QUERCUS RUBRA RED OAK
"G" 18"–24"	BUXUS X 'GREEN VELVET' COMMON BOXWOOD
"H" 3 gal.	ROSA X 'PINK KNOCKOUT' LANDSCAPE SHRUB ROSE
"J" BULB	HEMEROCALLIS X "STELLA D'ORO' EVERBLOOMING DAYLILY
"K" 18"–24"	ILEX GLABRA "COMPACTA" DWARF INKBERRY
"L" 3' ht.	JUNIPERUS SCOPULORUM "WICHITA BLUE" UPRIGHT JUNIPER
"M" BULB	IRIS X GERMANICA GERMAN BEARDED IRIS
"N" 18"–24"	RHUE AROMATICA GRO–LOW GRO–LOW FRAGRANT SUMAC
"Q" 36" ht.	VIBURNUM DENTATUM ARROWWOOD VIBURNUM



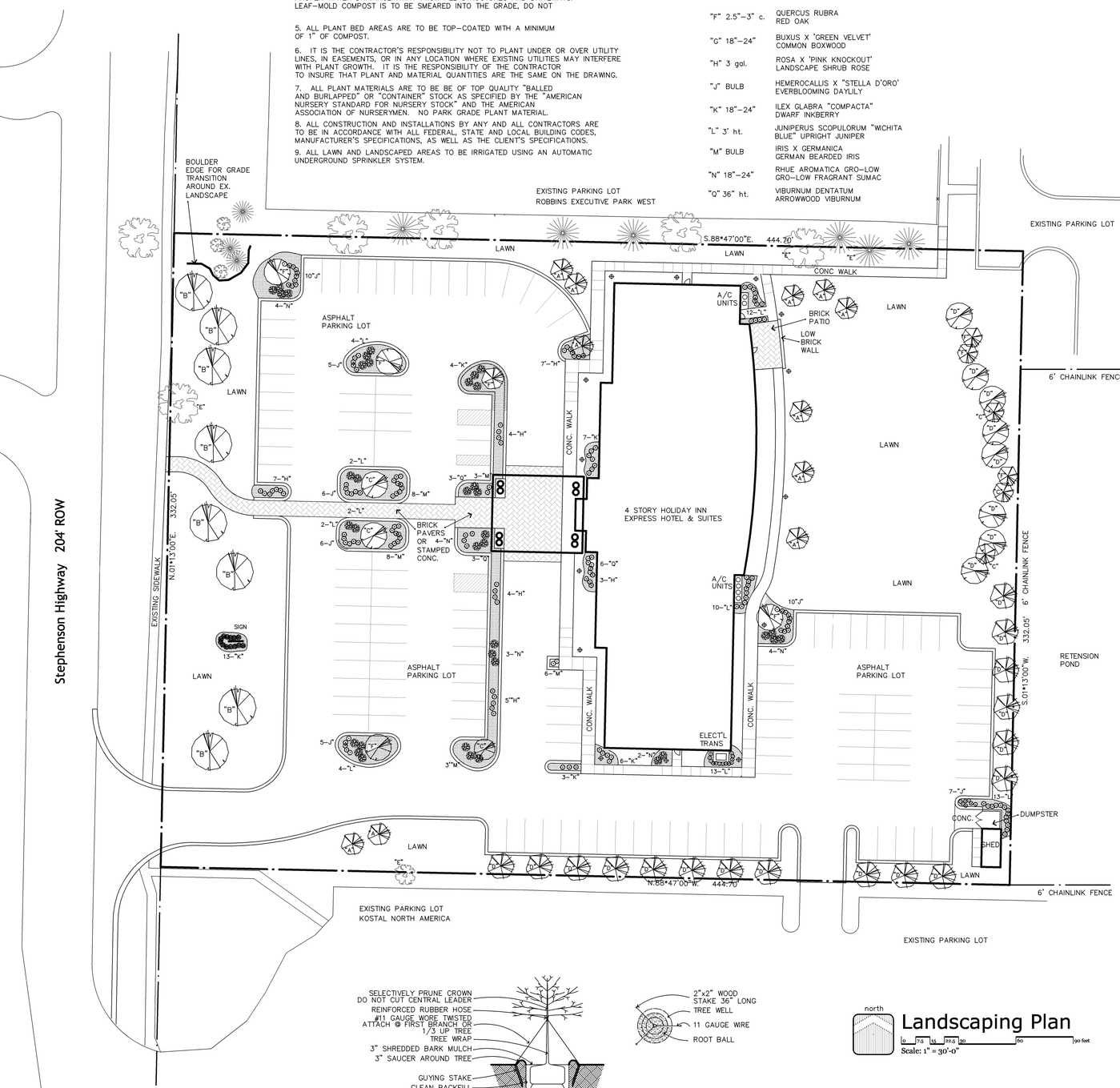
EXISTING TREES 2011

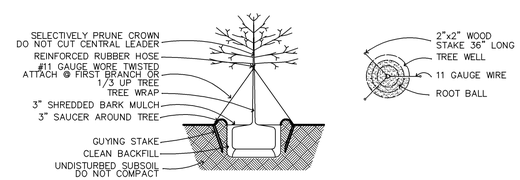
north

Scale: 1" = 60'-0"

EXISTING TREE LIST FROM 2007

Tree #	Common Name	Dia.	Type	Condition	Comments
26	Honeylocust	19		Good	
27	Green Ash	18		Poor	EAB, topped for line clearance
28	Flowering Crabapple	4	Multiple	Good	variety 'Sargeant'
29	Austrian Pine	9		Good	
30	Austrian Pine	6		Poor	Girdled by old guy wires
31	Flowering Crabapple	3	Multiple	Good	variety 'Sargeant', shrubby growth habit
32	Flowering Crabapple	3	Multiple	Good	variety 'Sargeant', shrubby growth habit
33	Austrian Pine	10		Good	Marginal form, asymmetrical crown development
34	Red Oak	11		Good	
35	Austrian Pine	13		Good	
36	Austrian Pine	17		Good	
37	Black Oak	14		Good	
38	Flowering Crabapple	11		Good	Some apple scab noted
39	Washington Hawthorn	6	Multiple	Fair	Fused trunks, some trunk decay, 4 stems
40	Washington Hawthorn	5	Multiple	Good	4 stems
41	Washington Hawthorn	4	Multiple	Poor	Extensive basal trunk decay, 4 stems
42	Washington Hawthorn	3	Multiple	Good	6 stems
43	Flowering Crabapple	12		Poor	Some crown dieback & deadwood, weak scaffold branch union
44	Flowering Crabapple	12		Fair	Some crown dieback, marginal form
45	Flowering Crabapple	3	Multiple	Fair	Primary trunk has died, stump sprouting
46	Flowering Crabapple	11		Fair	Crown dieback
47	Flowering Crabapple	8	Multiple	Poor	Crown dieback & basal trunk decay
49	Flowering Crabapple	17		Good	
50	Honeylocust	15		Good	Asymmetrcial crown development
51	Scotch Pine	8		Fair	Restricted crown development, marginal form
52	Austrian Pine	14	Twin	Good	
53	Scotch Pine	16		Good	
54	Scotch Pine	16		Fair	Leaning approx. 15°, swollen trunk abnormality
56	Red Oak	16		Good	
57	Scotch Pine	9		Fair	Leaning approx. 10°, marginal form
58	Scotch Pine	10		Good	Bow in trunk
59	Scotch Pine	7		Good	
60	Amur Maple	9	Twin	Good	
61	Green Ash	11		Poor	EAB
62	Red Maple	4		Fair	Terminal leader is dead





Planting Detail

No Scale

north

Landscaping Plan

Scale: 1" = 30'-0"

campbell associates, inc.
architects engineers planners
550 E. Frenchline • Sandusky • Michigan • 48471
(810) 648-5099 Phone • (810) 648-5011 Fax
119 W. St. Clair • Romeo • Michigan • 48065-4655
(586) 752-5010 Phone • (586) 752-5011 Fax

A new hotel for:
Holiday Inn Express Hotel & Suites
Ameritage Hotels LLC

Location: Troy, Michigan
Consultant:

Issued:

Revisions:

Sheet Contents:
Landscaping Plan

Project Number: 11857
Drawn by: REB
Date: 08JUL11
Sheet Number: L.1

DATE: August 4, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 391) – Proposed Kroger Retail Fuel Center D-464, Southwest Corner of South Boulevard and Crooks (2105 W. South Blvd), Section 5, Currently Zoned NN (Neighborhood Node) District (Controlled by Consent Judgment)

The applicant, Landplan Engineering, proposes a Kroger Retail Fuel Center at 466 Stephenson. A commercial development presently sits on the property, including a Kroger grocery store. The fuel center is proposed for the northeast corner of the site, which is presently a paved parking area.

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

Please be prepared to discuss the application at the August 9, 2011 Planning Commission Regular meeting.

Attachments:
1. Maps.
2. Report prepared by CWA.

cc: Applicant
File/ SU 391

G:\SPECIAL USE\SU 391 Kroger Retail Fuel Center Sec 05\SU-391 Kroger Retail Fuel Center 08 09 2011_2nd.docx

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW

PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 391) – Proposed Kroger Retail Fuel Center D-464, Southwest Corner of South Boulevard and Crooks (2105 W. South Blvd), Section 5, Currently Zoned NN (Neighborhood Node) District (Controlled by Consent Judgment)

Proposed Resolution # PC-2011-08-
Moved by:
Seconded by:

RESOLVED, The Planning Commission hereby recommends to City Council that Special Use Approval and Preliminary Site Plan Approval for the proposed Kroger Retail Fuel Center, located at the southwest corner of South Boulevard and Crooks Road, Section 5, within the NN zoning district, controlled by consent judgment, be granted, subject to the following:
_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

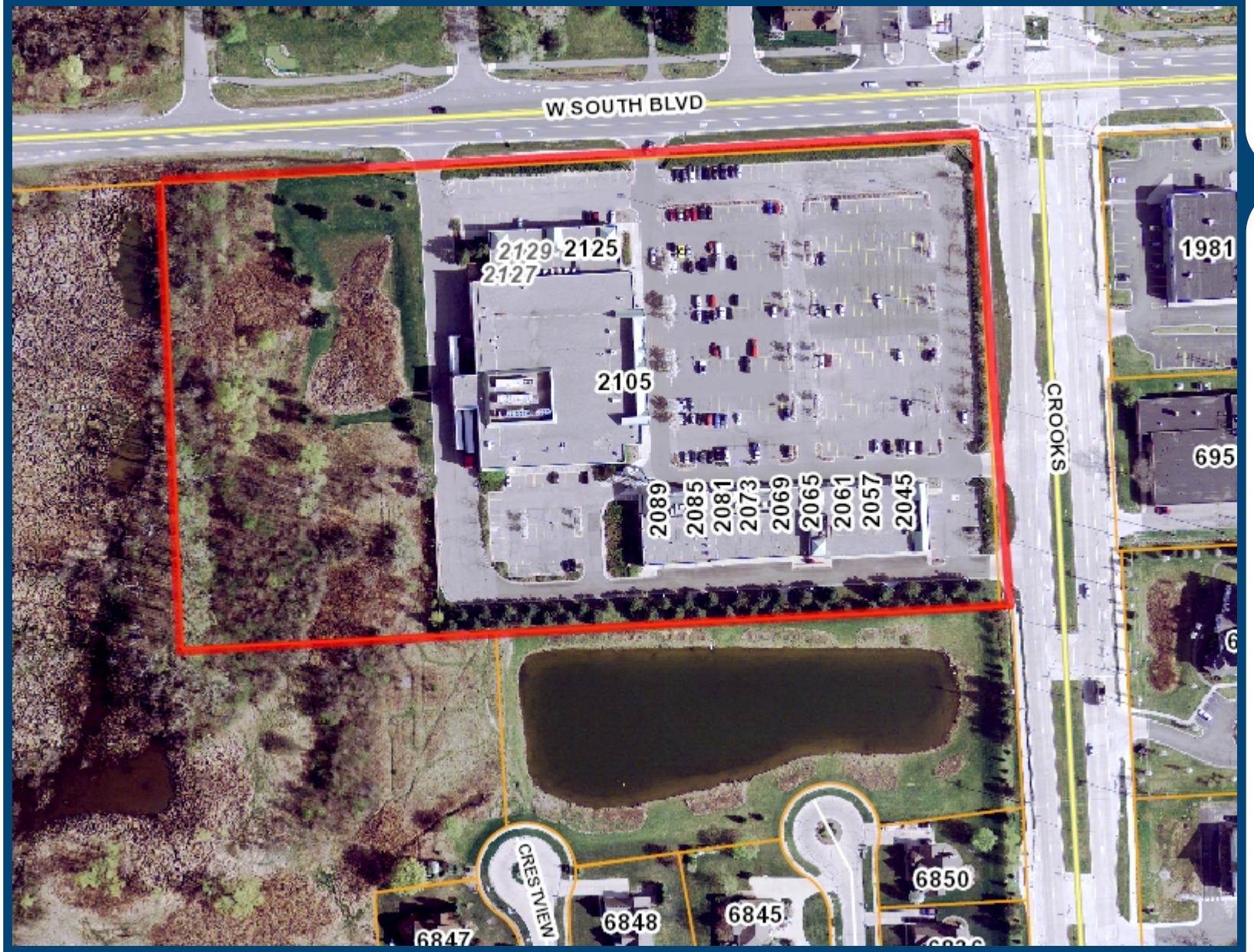
Yes:
No:
Absent:

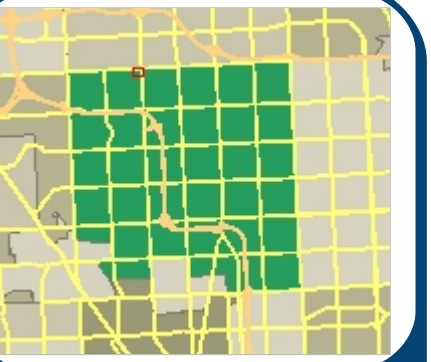
MOTION CARRIED / DENIED

G:\SPECIAL USE\SU 391 Kroger Retail Fuel Center Sec 05\Proposed Resolution SU 391 08 09 2011_2nd.docx

2105 W. South Blvd, Kroger Retail Fuel Center

City of Troy Planning Department





Legend

- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band_1
  - Green:Band_2
  - Blue:Band_3

356 0 178 356 Feet

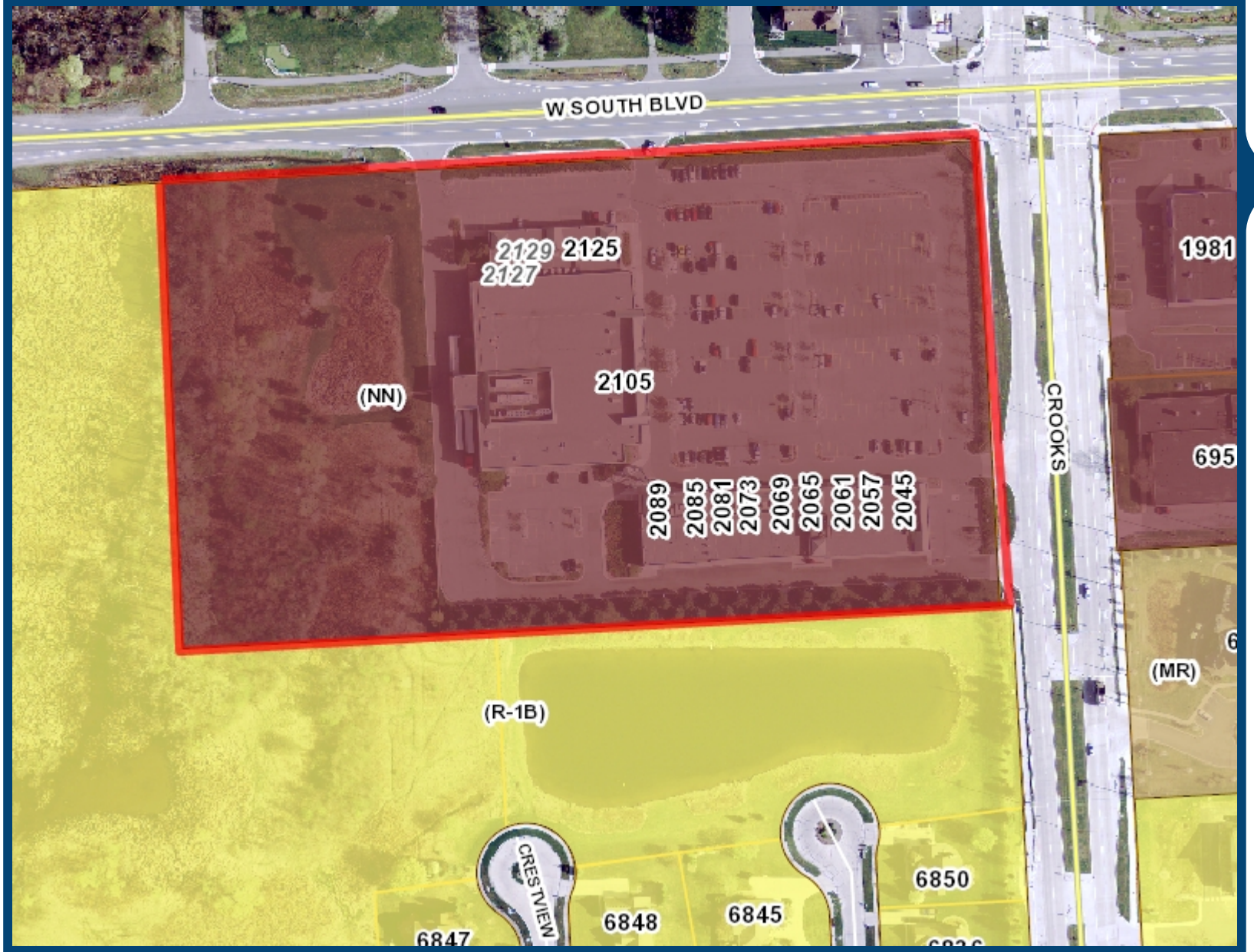
Scale 1: 2,136

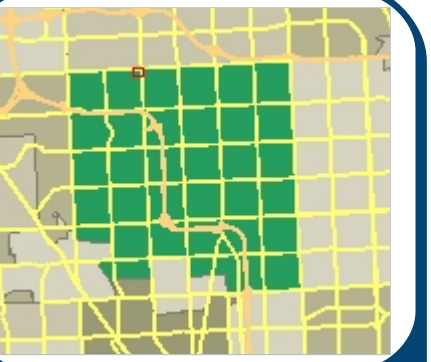
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 7/14/2011

2105 W. South Blvd, Kroger Retail Fuel Center

City of Troy Planning Department





Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MRF) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MR) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Ponds and Basins

Streams and Creeks

Parcels

Aerial Photos - 2010

- Red:Band_1
- Green:Band_2
- Blue:Band_3

356 0 178 356 Feet

Scale 1: 2,136

Printed: 7/14/2011

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.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

MEMORANDUM

TO: Brent Savidant

FROM: Zachary Branigan

DATE: August 5, 2011

RE: Kroger Vehicle Fueling Station

We are in receipt of a submittal for an amendment to a consent judgment to allow the addition of a vehicle fueling/multi-use station in a new outlot located within the existing parking lot of the Northfield Commons retail center at 2105 West South Boulevard at the southwest corner of South Boulevard and Crooks Road. Given the nature of the project as one regulated by consent judgment, we are providing a more focused review in a memorandum format. The Planning Commission is a recommending body to the City Council for this application.

The existing retail center is controlled by consent judgment, but has the underlying zoning classification of Neighborhood Node (NN) District and is located with Node U. In the Neighborhood Node Form-Based District, vehicle fueling/multi-use stations are permitted in Use Group 6 under special use permit when the site is classified as Site Type A, Street Type A. Consequently, this use would be permitted under conventional zoning after going through the special use process.

As a single-story building within a new permanent outlot of an existing larger retail center, the project would be regulated as a "Building Form A." Building Form A is permitted by right in NN District sites that are classified Site Type A, Street Type A, regardless of whether they are stand-alone or are within an outlot of a larger development (unlike the MR and BB Districts where Building Form A is permitted only when secondary to Forms D, E, of F on major sites like this one). However, the project would be required to adhere to the form-based regulations of the Ordinance. Given the status of this project as a part of a consent judgment, the Planning Commission is only obligated to make a recommendation to City Council with regard to the project and variations from the conventional underlying zoning are possible, including dimensional, form-based code variations.

We have reviewed the plan with regard to the circulation, parking, landscaping, lighting, general site design, and the general provisions of the Ordinance. We have also reviewed the proposed use against the specific use provisions that would traditionally be applied to vehicle refueling stations. The applicant has utilized, for purposes of comparison, the dimensional regulations for

the GB District, given the former underlying zoning category of this center and the language of the consent judgment, which predates the new Ordinance and relied on the underlying commercial zoning category present at the time of the original approval. Given the flexibility of interpretation and the status of this project as an amendment to that consent judgment, we have no objection to the approach of referencing the GB regulations for comparative purposes.

Circulation and Parking

No new curb cuts are proposed as part of this project. The new facility will be located in a visible spot at the extreme corner of the site, but will not have new exclusive curb cuts. The access to the facility will be provided solely by the existing maneuvering lanes for the main shopping center. We accept and support this approach as it puts no new access management burden on the intersection while still providing sufficient safe access to the facility, especially for the shopping center patrons. The facility is designed with a north-south orientation and relies on three main points of access from the parking area. The area containing the proposed facility is contained by two landscape islands that separate the main parking area from the facility and direct traffic flow. Customers will be able to access the refueling center from the southeast or two spots along the west boundary of the proposed improvement area. The location and arrangement of these access drives is suitable to permit efficient access to the four pump stations and the kiosk.

Parking for the retail center is required at a rate of one space for every 300 square feet of gross floor area. This center is 76,512 square feet, requiring 255 spaces (the cover sheet mistakenly states that 256 would be required, however, fractions of less than 0.5 spaces are rounded down, in accordance with Section 13.06.D.4). The refueling facility would require 16 spaces for the pump islands and 2 for the 125 square feet of retail area within the kiosk. Consequently, a total of 273 spaces are required for the site overall after the addition of the refueling facility. There are currently 465 spaces on site, and 54 would be lost to the new facility. The remaining 411 spaces exceed minimum requirements. While the remaining parking would exceed required parking by more than 20 percent, a condition prohibited without special consideration by Section 13.06.F.3, this is an existing condition and is part of a consent judgment. The reduction is spaces and increase in intensity actually brings the number of excess spaces down, and thereby closer to conformance with the Ordinance.

Vehicle Refueling Station Standards

Section 6.28 establishes a series of requirements for all vehicle refueling facilities. It requires the following:

A. The minimum lot area shall be one (1) acre. *The site is 8.74 acres in area. The specific area set aside for the refueling center is not defined as a separate parcel, but it is integrated with the overall project, does not have its own exclusive access, and relies on its relationship with the overall site. This criterion is met.*

The following minimum setbacks shall apply to canopies and pump facilities constructed in conjunction with Fueling / Multi-Use: *The applicant has provided setback calculation from the*

GB District and for this set of regulations, and has also provided calculations for the project from the outer boundary of the entire retail facility. Given that this project is part of the overall center and integrated with the center, this is an acceptable approach. We have included the required and provided setbacks in the following table:

Setback	Canopy Support Required	*Canopy Support Provided*	Pump Islands Required	*Pump Islands Provided*	Canopy Edge Required	*Canopy Edge Provided*
Front	35 feet	*59.5 feet (South Blvd.) and 86.02 feet (Crooks)*	30 feet	*63 feet (South Blvd.) and 85.52 feet (Crooks)*	25 feet	*53.5 feet (South Blvd.) and 75.02 feet (Crooks)*
Side	20 feet	*489.14 feet*	20 feet	*487.64 feet*	10 feet	*478.14 feet*
Rear	30 feet	*491.5 feet*	20 feet	*495 feet*	20 feet	*485.5 feet*

The kiosk building, which will serve walk-up customers but will not have interior retail space, is wholly under the canopy and meets all dimensional requirements. Dimensional requirements are satisfied.

1. All fueling areas shall be arranged so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served. *Satisfied*.

B. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building. *The canopy covers the kiosk and essentially is the main building proposed for this site. Proposed materials appear to be brick for the canopy support sand kiosk building. Materials and colors for the canopy edges have been provided on Sheet A201 and appear to be common materials and colors for other similar structures.*

   Required fire protection devices under the canopy shall be architecturally screened so that the tanks are not directly visible from the street. The screens shall be compatible with the design and color of the canopy. *This condition appears to be satisfied, however the limited information provided on the façade elevations do not make it clear. It does appear on Sheet A201 that the canopy edge does provide screening, but it is unclear what equipment will be mounted and how large the equipment will be. The applicant should be prepared to demonstrate compliance with this issue.*

C. Pedestrian Circulation. *Given the isolated nature of this station with regard to vehicular and pedestrian circulation, we do not perceive there to be any new conflicts created by this project. Existing pedestrian access to the site and around the site is not impacted, and there is no need for additional pedestrian access to this new facility beyond that from the*

customers of the refueling center itself to the kiosk, which is suitable and typical for a center of this type.

1. Vehicle Fueling / multi-use stations shall be designed in a manner which promotes pedestrian and vehicular safety. *Satisfied.*

2. The parking and circulation system within each development shall accommodate the safe movement of vehicles, bicycles, pedestrians and refueling activities throughout the proposed development and to and from surrounding areas in a safe and convenient manner. *Satisfied.*

D. Where repair and servicing of vehicles is performed, all repair and maintenance shall be performed entirely within an enclosed building. Dismantled, wrecked, or immobile vehicles shall not be permitted to be stored on site. *Not applicable.*

E. If a vehicle wash is proposed, it must comply with the standards set forth in Section 6.29. *Not applicable.*

Landscaping and Lighting

Existing perimeter shrubs and trees are not proposed for removal. Five trees, 9 shrubs, and 39 ornamentals will be relocated around the revised site, and places in new landscape islands and bumpouts. The site itself is currently screened by a grade separation (the refueling station area is three feet below the level of the sidewalk) and existing shrubs along both frontages. There are also mature street trees along Crooks Road and a pedestrian plaza that is located at the corner. These features will not be altered by this project and will continue to adequately screen and landscape the frontage. On site landscaping is being preserved and overall site landscaping area for the retail site as a whole is not being affected. Any existing nonconformities with regard to overall site landscaping that would have been created by the new Zoning Ordinance are previously existing legal nonconformities. Also, the status of this project as one regulated by consent judgment permits the existing condition to continue. Regardless, the new project does not significantly alter landscaping requirements, given its small impact on the site as a whole, and we are satisfied that the existing grade change and landscaping are satisfactory for screening.

The provided photometric plan shows proposed light levels that exceed those permitted under the new Ordinance for light poles, although we recognize that these proposed levels are beneath a canopy. Section 13.05.C.2.a limits light levels to no more than 20 footcandles during business hours and 10 after hours. The proposed lighting levels are close to meeting this requirement; the brightest spots are between 22 and 26 footcandles, although most of the under-canopy area would be between approximately 18 and 22 footcandles. We recommend that the proposed lighting levels be reduced to 20 footcandles or less throughout the majority of the under-canopy area.

We cannot make a final determination with regard to encroachment of light levels off-site, given that the property boundary is not shown on the photometric plan, however, light levels at the project limits are, in most cases around 1-3 footcandles, with some exceptions. We have no

concern with regard to the levels to the south and west, into the adjacent parking area. Levels in these locations are acceptable and are within the 20 footcandle requirement. We also suspect that the levels at the property boundary will be impacted by the grade changes there. We suggest the applicant provide additional information showing that proposed levels will not exceed 1 footcandle at the property boundary along the South Boulevard and Crooks Road rights-of-way.

Recommendation

We support the proposed vehicle refueling station at this location. It has been designed with minimal impact with regard to access management conflicts, makes use of an underutilized parking area, respects existing development, and would be permissible under conventional zoning with consideration given to the special use process. We recommend the Planning Commission recommend to the City Council that the proposed amendment to the consent judgment be approved to allow the vehicle refueling station, provided the following conditions are satisfied prior to final approval:

1. Demonstrate that the required fire protection devices under the canopy are architecturally screened so that the tanks are not directly visible from the street.
2. Demonstrate compliance with light levels along the South Boulevard and Crooks Road rights-of-way.

Please do not hesitate to contact us with any questions, comments, or concerns.

Sincerely,

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

FILE NAME: S:\2010\20101174\CAD\Const Docs\Site\G-001 Cover Sht.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 2:38 PM PLOTTED: 7/11/2011 12:43 PM

DESIGN CRITERIA:

ZONING ORDINANCE REVIEW:

ZONING ORDINANCE: CITY OF TROY, MICHIGAN ZONING ORDINANCE, EFFECTIVE DATE: APRIL 28, 2011

ZONING MAP: CITY OF TROY, MICHIGAN ZONING MAP ADOPTED DATE: APRIL 18, 2011

SITE ZONING: CJ-23: CONTROLLED BY CONSENT JUDGMENT (UTILIZING GB - GENERAL BUSINESS DISTRICT (SECTION 4.14))

PERMITTED USE: CONTROLLED BY CONSENT JUDGMENT.

BULK REGULATIONS:

LOT AREA: MINIMUM: NOT APPLICABLE (SECTION 4.14)
ACTUAL: 380,531 SF (8.74 ACRES)

LOT WIDTH: MINIMUM: NOT APPLICABLE (SECTION 4.14)
ACTUAL: 673.16 FEET

LOT DEPTH: MINIMUM: NOT APPLICABLE (SECTION 4.14)
ACTUAL: 562.99 FEET

LOT COVERAGE: EXISTING:
GROSS AREA: 380,531 SF
BUILDINGS: 79,512 SF
PAVEMENT: 250,180 SF
NET AREA: 50,839 SF (LANDSCAPE AREA)

EXISTING LOT COVERAGE: 87%

PROPOSED:
GROSS AREA: 380,531 SF
BUILDINGS: 79,512 SF
FUEL CENTER: 2,994 SF
PAVEMENT: 245,275 SF
NET AREA: 52,750 SF (LANDSCAPE AREA)

PROPOSED LOT COVERAGE: 86%

BUILDING HEIGHT: MAXIMUM: 5 STORY; 75.00' (SECTION 4.14C)
ACTUAL: 1 STORY' 19.00'

BUILDING AREA: MINIMUM: 500 SF
ACTUAL: 131 SF TRANSACTION KIOSK
2,880 SF DISPENSER CANOPY

SETBACKS:

YARD: FRONT: MINIMUM: 10.00' (SECTION 4.14C)
ACTUAL: 63.00' (W. SOUTH BLVD.)
132.13' (CROOKS ROAD)

SIDE: MINIMUM: 10.00' (SECTION 4.14C)
ACTUAL: 535.22'

REAR: MINIMUM: 10.00' (SECTION 4.14C)
ACTUAL: 472.58'

CANOPY EDGE: FRONT: MINIMUM: 25.00' (SECTION 6.28A)
ACTUAL: 53.50' (W. SOUTH BLVD.)
75.02' (CROOKS ROAD)

SIDE: MINIMUM: 10.00' (SECTION 6.28A)
ACTUAL: 478.14'

REAR: MINIMUM: 20.00' (SECTION 6.28A)
ACTUAL: 485.50'

CANOPY SUPPORT: FRONT: MINIMUM: 35.00' (SECTION 6.28A)
ACTUAL: 59.50' (W. SOUTH BLVD.)
8602' (CROOKS ROAD)

SIDE: MINIMUM: 20.00' (SECTION 6.28A)
ACTUAL: 489.14'

REAR: MINIMUM: 30.00' (SECTION 6.28A)
ACTUAL: 491.50'

DISPENSER ISLAND: FRONT: MINIMUM: 30.00' (SECTION 6.28A)
ACTUAL: 63.00' (W. SOUTH BLVD.)
85.52' (CROOKS ROAD)

SIDE: MINIMUM: 20.00' (SECTION 6.28A)
ACTUAL: 487.64'

REAR: MINIMUM: 20.00' (SECTION 6.28A)
ACTUAL: 495.00'

OFF-STREET PARKING:

PARKING DIMENSIONS: MINIMUM: 9.50' STALL WIDTH x 19.00' STALL LENGTH x 24.00' DRIVE AISLE WIDTH (TABLE 13.06-B)
ACTUAL: 9.50' STALL WIDTH x 19.00' STALL LENGTH x 24.00' DRIVE AISLE

PARKING REQUIRED: RETAIL: 256; 76,512 SF / 300 SF = 255.04 (TABLE 13.06-A)
FUEL: 16; 2 / FUEL POSITION = 2 x 8 = 16 (TABLE 13.06-A)
2; 1 / 125 SF = 198 SF / 125 SF = 1.58
274 PARKING STALLS REQUIRED

ACCESSIBLE: 7; PER MBC (TABLE 1106.1)

PARKING PROVIDED: EXISTING: 465 PARKING STALLS (15 ACCESSIBLE)
PROPOSED: 411 PARKING STALLS (15 ACCESSIBLE)
54 PARKING STALL LOSS

SIGNAGE:

FREESTANDING: SITE ID SIGN: NO FUEL CENTER FREESTANDING SITE ID SIGN IS BEING PROPOSED.

WALL SIGNAGE: CANOPY: NORTH: LOGO SIGN: 6.70 SF
LETTER SIGN: 10.32 SF
PRICE SIGN: 45.50 SF
SOUTH: LOGO SIGN: 6.70 SF
LETTER SIGN: 10.32 SF
EAST: PRICE SIGN: 45.50 SF
WEST: PRICE SIGN: 45.50 SF

KIOSK: NORTH: LOGO SIGN: 6.70 SF
SOUTH: LOGO SIGN: 6.70 SF
EAST: LOGO SIGN: 0.00 SF
WEST: LOGO SIGN: 0.00 SF

BUILDING CODE REVIEW:

ACCESSIBILITY CODE: ANSI/ICC A117.1 - 2003
BUILDING CODE: MICHIGAN BUILDING CODE (MBC) - 2009
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (NEC) - 2008
MICHIGAN ELECTRICAL CODE (MEC), PART 8 - 2008
ENERGY CODE: MICHIGAN UNIFORM ENERGY CODE (MUEC) - 2009
MECHANICAL CODE: MICHIGAN MECHANICAL CODE (MMC) - 2009
PLUMBING CODE: MICHIGAN PLUMBING CODE (MPC) - 2009

Kroger D-464: Retail Fuel Center
2105 West South Blvd., Troy, Michigan 48098

Developer:
The Kroger Co. of Michigan
40393 Grand River Avenue, Suite 110
Novi, Michigan 48375
Contact: Mark Millerwise
Telephone: 248.957.2254
Facsimile: 248.957.2255

Engineer:
Landplan Engineering, P.A.
37740 Hills Tech Drive
Farmington Hills, Michigan 48331
Contact: John Damrath, P.E.
Telephone: 248.987.4011
jd@landplan-pa.com

LOCATION MAP

SCOPE OF WORK:

CONSTRUCTION OF A RETAIL FUEL CENTER CONSISTING OF ONE (1) FUEL DISPENSER CANOPY, ONE (1) 131 S.F. KIOSK, AND FOUR (4) DISPENSER ISLANDS WITHIN AN EXISTING COMMERCIAL DEVELOPMENT.

LEGEND

AREA DRAIN
BB GOAL
BLDG CORNER
BM
BOLLARD
BORING HOLE
CATV BOX
CLEANOUT
ELEC BOX
ELEC MH
FFE
FIRE HYD
FLAGPOLE
FLOWLINE
GAS METER
GAS REGULATOR
GAS VALVE
GASLINE MARKER
GUY ANCHOR
GUY POLE
HZ CONTROL
IRON BAR
IRON PIPE
LIGHT POLE
LIGHT TOWER

MAIL BOX
MANHOLE
PARKING METER
RR CROSS BUCK
SANITARY MH
SECTION COR
SIGN
SIGNAL BOX
SIGNAL POLE
SPOTSHOT
SPRINKLER HEAD
STORM MH
TELE BOX
TELEPHONE
TELEPHONE MH
TRASH CAN
TRAVERSE PT
UTILITY POLE
WATER BLOWOFF
WATER FAUCET
WATER METER
WATER VALVE
BUSH
12" DIA. OR GREATER CONIFEROUS TREE
12" DIA. OR GREATER DECIDUOUS TREE
STUMP

CATV — CABLE TELEVISION
UGP — UNDER GROUND PIPE
UGT — UNDER GROUND TELEPHONE
UGE — UNDER GROUND ELECTRIC
OHW — OVERHEAD WIRE
OHE — OVERHEAD ELECTRIC
GAS — GAS LINE
R/W — RIGHT OF WAY
PROPERTY LINE
X" W — X" WATER
W — WATERLINE
STM — STORM SEWER LINE
SAN — SANITARY SEWER LINE
FM — FORCE MAIN LINE
X — FENCE LINE
SF — SILT FENCE
TREELINE
EASEMENT
BUILDING LINE
DRIVE EASEMENT
EXIST. CONTOUR INTERVAL (1')
EXIST. CONTOUR INTERVAL (5')
936 — PROP. CONTOUR INTERVAL (1')
935 — PROP. CONTOUR INTERVAL (5')

×100.00 SPOT ELEVATION
DRAINAGE FLOW
L.P. LOW POINT
H.P. HIGH POINT
LIGHT POLE
(12) PARKING COUNT
HANDICAP PARKING
VAN HANDICAP VAN ACCESSIBLE
TRAFFIC FLOW
C.O. SANITARY SEWER CLEANOUT

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C-502	SITE DETAILS										
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L1 OF 1	LIGHT LAYOUT										

MISS DIG
3 WORKING DAYS
BEFORE YOU DIG OR DRILL
CALL
1-800-482-7171
(TOLL FREE)

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

NOTE:
ALL INFORMATION RELATED TO THIS SITE HAS BEEN TAKEN FROM SURVEY PREPARED BY PEA, REVISION 1, DATED 05.14.1999 AND AUGMENTED WITH ROAD IMPROVEMENTS TAKEN FROM DOCUMENTS PREPARED BY RCOC, DATED 02.16.2006.

A NEW TITLE SEARCH AND SURVEY HAVE BEEN ORDERED AND WILL BE AVAILABLE AND UTILIZED ON FINAL SITE PLAN REVIEW DOCUMENTS.

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Surveying

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The Kroger Co.
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Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
COVER SHEET

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
G-001

FILE NAME: S:\2010\20101174\CAD\Const Docs\Site\G-002 General Notes.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 11:18 AM PLOTTED: 7/8/2011 1:28 PM

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KNOW ALL OBSERVABLE CONDITIONS AND TO CONFORM TO ALL APPLICABLE CODES. THE GENERAL CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE OF ANY NECESSARY OR APPROPRIATE QUESTIONS OR CLARIFICATIONS. THE GENERAL CONTRACTOR SHALL INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND STANDARDS, INCLUDING FEDERAL ADA REQUIREMENTS.

2. THE DRAWINGS AND PROJECT MANUAL (INCLUDING ASSOCIATED STUDIES, DRAWINGS, SHOP DRAWINGS AND SIMILAR INSTRUMENTS AS APPLICABLE) CONSTITUTE THE GUIDELINES FOR THE PROJECT AND SHALL BE USED IN CONJUNCTION WITH THE AFOREMENTIONED ENTIRE BODY OF PROJECT INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE COMPLETE INFORMATION TO ALL JURISDICTIONAL AUTHORITIES, SUBCONTRACTORS, ALLIED CONSULTANTS, HIRES, AND ASSIGNS.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE DRAWINGS, PROJECT MANUAL, CODES AND STANDARDS OF THE JURISDICTIONAL AUTHORITY OR AUTHORITIES. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. IN CASE OF DISCREPANCIES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

4. THE GENERAL CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A GENERAL "A" LICENSE WITH HAZ MAT CERTIFICATION FROM THE CONTRACTOR'S STATE LICENSE BOARD AND/OR OTHER JURISDICTIONAL AUTHORITY.

5. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND DURING THE INVESTIGATION OF EXISTING UTILITIES AND TOPOGRAPHY AND/OR DURING THE CONSTRUCTION PHASE.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES AND LICENSE FEES. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE ALL TRAFFIC CONTROL NECESSARY FOR THIS WORK.

7. WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING AGENCY OR AGENCIES HAVING JURISDICTION. GRADING, PAVING, AND MATERIALS SHALL COMPLY WITH THE JURISDICTIONAL ROADWAY AUTHORITY OR AUTHORITIES (E.G., DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, ATTAIN CLARIFICATION FROM THE OWNER'S REPRESENTATIVE.

8. THE GENERAL CONTRACTOR SHALL ENSURE ALL SITE INSPECTIONS REQUIRED BY CITY AND/OR STATE AGENCIES, AND/OR OTHER JURISDICTIONAL AUTHORITY ARE TO BE SCHEDULED A MINIMUM OF FIVE WORKING DAYS IN ADVANCE OF REQUESTED INSPECTION DATE.

9. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER'S REPRESENTATIVE IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE DRAWINGS, PROJECT MANUAL AND/OR FIELD CONDITIONS SO THAT APPROPRIATE ADJUSTMENTS AND/OR REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICTS BETWEEN THE DRAWINGS AND PROJECT MANUAL SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.

10. MATERIAL TESTING SHALL BE SUPPLIED BY THE OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH TESTING FIRM. ALL RE-TESTING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

11. SOIL SAMPLES MAY BE REQUIRED TO BE TAKEN FOR TESTING AT THE DIRECTION OF HAZ MAT, OTHER JURISDICTIONAL AUTHORITY, OR THE OWNER'S REPRESENTATIVE.

12. THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN WORK AREA. TRASH AND WASTE MATERIALS SHALL BE COLLECTED AT A SAFE POINT, AWAY FROM FLAMES OR OTHER FIRE SOURCES. THE GENERAL CONTRACTOR SHALL PREVENT ANY LEAKS OR DRIPS OF HYDRAULIC FLUID, MOTOR OIL, MOTOR FUELS, SOLVENTS, AND OTHER HYDROCARBONS FROM CONTAMINATING THE GROUND. SUCH SPILLS SHALL BE IMMEDIATELY COVERED WITH AN OIL ABSORBING MEDIUM (E.G. "OIL DRY") AND REMOVED FROM THE SITE IN A LEGAL AND ENVIRONMENTALLY SOUND MANNER. TRASH SHALL BE PROPERLY DISPOSED OF DAILY, UNLESS A COVERED DUMPSTER IS PROVIDED AND ITS LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE.

13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS AND ORGANIC MATERIAL IN A LAWFUL MANNER.

14. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS, OTHER OPENINGS, AND HAZARDOUS AREAS TO KEEP OUT UNAUTHORIZED PERSONS, FOR PUBLIC SAFETY, AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.

15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS. DEWATERING SHALL NOT DISCHARGE TO ANY SANITARY SEWER SYSTEM OR BE PUMPED ONTO ANY PUBLIC ROADWAY.

16. PROMPTLY REMOVE ALL DEMOLITIONS, PROJECT DISCARDS, RUBBISH, AND DEBRIS FROM THE LIMITS OF THE OWNER'S PROPERTY AND/OR EFFECTIVE PROJECT LIMITS, AND DISPOSE IN A LEGAL MANNER.

17. ALL EQUIPMENT TO BE INSTALLED SHALL BE UL APPROVED.

18. THE GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC SEQUENCING AND SCHEDULING PLAN AT THE ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVES AND APPLICABLE LANDLORD'S REPRESENTATIVE(S).

19. THE GENERAL CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF AFFECTED OWNER(S) , JURISDICTIONAL AUTHORITY, AND/OR AUTHORITIES, AS APPLICABLE.

20. ALL CONSTRUCTION SHALL BE CONDUCTED TO CAUSE MINIMAL INTERFERENCE WITH STREETS, DRIVES OR WALKS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND SHALL NOT CAUSE THE CLOSURE OR OBSTRUCTION OF STREETS, DRIVES, WALKS OR USER FACILITIES WITHOUT PERMISSION FROM THE OWNER'S REPRESENTATIVE.

21. THE GENERAL CONTRACTOR SHALL PHASE CONSTRUCTION IN SUCH A WAY AS TO MAINTAIN AN ACCESS ROUTE FROM AN ENTRANCE DRIVE TO TRUCK DOCKS AND/OR LOADING AREA(S) AT ALL TIMES.

22. CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAR OF DIRT, DEBRIS AND EQUIPMENT.

23. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR PARKING AND STORAGE OF EQUIPMENT. THIS AREA,AS WELL AS THE JOB SITE, SHALL BE ENCLOSED IN CHAIN LINK FENCING. A TRAFFIC LANE SHALL BE DESIGNATED FOR INGRESS AND EGRESS FROM THE WORK AREA. IF REQUIRED, FLAG MEN SHALL BE PROVIDED TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF VEHICLES. NO CHANGES TO THE WORK AREA OR TO THE AGREED TRAFFIC PATTERN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE; THE OWNER'S REPRESENTATIVE WILL SECURE APPROVAL FOR SUCH CHANGES, IF APPLICABLE.

24. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.

25. FOR THE DURATION OF CONSTRUCTION OPERATIONS, EMPLOYEE(S) WILL PARK IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.

26. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT ON CONSTRUCTION ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF AFFECTED OWNER(S), JURISDICTIONAL AUTHORITY, AND/OR AUTHORITIES, AS APPLICABLE.

27. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS, UNLESS HEREON EXPRESSLY INDICATED OTHERWISE.

28. WRITTEN DIMENSIONS SHALL PREVAIL. NO DIMENSION MAY BE SCALED. REFER ANY UNCLEAR ITEMS TO THE OWNER'S REPRESENTATIVE FOR INTERPRETATION.

29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED DIMENSIONS FOR BUILDINGS, WALLS, CONCRETE SLABS, UTILITY SERVICE POINT CONNECTIONS, ETC., AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

30. COORDINATES AND/OR DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, OR CENTER OF STRUCTURE OR SIGN UNLESS NOTED OTHERWISE.

31. ANY BEARINGS USED HEREON ARE FOR THE PURPOSE OF ANGULAR MEASUREMENT ONLY AND ARE NOT NECESSARILY REFERENCED TO TRUE OR MAGNETIC NORTH.

32. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974. TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE BEFORE ANY DIGGING.

33. THE GENERAL CONTRACTOR AT ALL TIMES SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD LINES. IF THE GENERAL CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO UNDERGROUND AND/OR OVERHEAD ELECTRIC LINES, CONTACT THE AFFECTED UTILITY COMPANY AND MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS, PRIOR TO OPERATION.

34. THE GENERAL CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE ANY AND ALL STRUCTURES, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, LANDSCAPED AREA, ETC. DISTURBED WITHIN THE SITE AND/OR ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. SUCH FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE AFFECTED OWNER(S).

35. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.

36. IN ALL CASES THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS ASSUMED TO BE APPROXIMATE. LOCATIONS ARE BASED ON THE BEST AVAILABLE REFERENCE PLANS AND AN ACTUAL FIELD SURVEY OF VISIBLE STRUCTURES. CONTACT THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE BEFORE DIGGING.

37. THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES AND/OR SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER, LANDLORD, OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE AFFECTED OWNER, LANDLORD, JURISDICTIONAL AUTHORITY, AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL OCCUR ONLY AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.

38. ELECTRICAL WORK IN OR AFFECTING THE MAIN STORE TO OCCUR AFTER BUSINESS HOURS AND AFTER STORE EMPLOYEES HAVE LEFT THE BUILDING.

39. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND MAKE THEM AVAILABLE TO THE OWNER'S REPRESENTATIVE, SUBCONTRACTORS, AND/OR ALLIED CONSULTANTS THROUGHOUT THE CONSTRUCTION PROCESS.

40. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE TIMELY COMPLETION OF ALL PHASES OF CONSTRUCTION. CONSTRUCTION PROJECT TO BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND PROJECT MANUAL, AND TURNED OVER TO THE OWNER'S REPRESENTATIVE IN FULLY OPERATIONAL CONDITION.

41. UPON COMPLETION OF THE WORK, THERE SHALL BE A FINAL INSPECTION OF THE PROJECT BY THE OWNER'S REPRESENTATIVE. ALL EQUIPMENT SHALL BE TESTED UNDER NORMAL OPERATING CONDITIONS. THE GENERAL CONTRACTOR SHALL HAVE AN ELECTRICIAN AVAILABLE DURING THE OPENING TO IMPLEMENT ANY APPROPRIATE OR REQUIRED ADJUSTMENTS TO THE EQUIPMENT.

42. AFTER ALL WORK HAS BEEN COMPLETED AND THE PROJECT HAS BEEN TESTED AND ACCEPTED, THE GENERAL CONTRACTOR SHALL SWEEP THE ENTIRE WORK AREA CLEAN AND REMOVE ALL DIRT, MUD, TRASH, WASTE MATERIAL, CONSTRUCTION EQUIPMENT, AND VEHICLES. DAMAGED PARKING STRIPES OR STAINED PAVEMENT SHALL BE REFINISHED TO ITS ORIGINAL CONDITION BY THE GENERAL CONTRACTOR.

43. SPECIAL CARE SHALL BE TAKEN DURING ALL TRENCHING OPERATIONS. SHEETING AND BRACING, CRIBBING, ETC. MUST BE INSTALLED AS NECESSARY OR APPROPRIATE TO PROVIDE MAXIMUM SAFETY TO THE GENERAL CONTRACTOR'S WORKERS, AND SHALL BE IN FULL COMPLIANCE WITH OSHA REGULATIONS.

44. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AS NEEDED TO INSTALL NEW CONCRETE CURBING, WALKS, UNDERGROUND UTILITIES AND/OR NEW BUILDING(S) OR STRUCTURE(S). SAWCUTS SHALL BE MADE A MINIMUM OF 1' BEYOND THE ACTUAL NEW CURB OR WALK LIMITS.

45. REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO MATCH EXISTING AND PROPOSED GRADES.

46. PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS.

47. ALL PAVEMENTS ASSOCIATED AGGREGATE MATERIALS AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DOT OR OTHER JURISDICTIONAL AUTHORITY SPECIFICATIONS AND STANDARD DETAILS UNLESS OTHERWISE EXPRESSLY SPECIFIED IN THE DRAWINGS AND PROJECT MANUAL.

48. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING ARES AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS AND RAILINGS AS NECESSARY. SEE DETAIL 3/C-500.

49. WHENEVER REQUIRED OR APPROPRIATE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER'S REPRESENTATIVE, ENGINEER AND JURISDICTIONAL AUTHORITY OR AUTHORITIES, AND SHALL ACQUIRE SHOP DRAWING APPROVAL PRIOR TO FABRICATION AND/OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW AND APPROVAL.

50. THE GENERAL CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING(S), ROOF DRAINS, RAISED CONCRETE SIDEWALKS, RAMPS, STAIRWAYS, ETC.

51. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT AND/OR OTHER JURISDICTIONAL AUTHORITY STANDARDS, AND TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

52. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, FIRE DEPARTMENT AND OTHER JURISDICTIONAL AUTHORITY REQUIREMENTS.

53. IF APPLICABLE, THE GENERAL CONTRACTOR SHALL REMOVE ON-SITE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE, STATE DOT AND OTHER JURISDICTIONAL AUTHORITY. THE GENERAL CONTRACTOR SHALL EXERCISE CARE TO AVOID INSTALLATION OF CONFLICTING SIGNS AND MARKINGS.

54. AGGREGATE AND BITUMINOUS PAVEMENT MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH STATE DOT AND/OR OTHER JURISDICTIONAL AUTHORITY STANDARDS. THE GENERAL CONTRACTOR SHALL SUBMIT AGGREGATE SIEVE ANALYSES AND A JOB-MIX FORMULAS FOR AGGREGATE AND BITUMINOUS PAVEMENT TC THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO PAVEMENT INSTALLATION.

55. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED IN THE DRAWINGS AND PROJECT MANUAL MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND OTHER AFFECTED JURISDICTIONAL AUTHORITY PRIOR TO INSTALLATION.

56. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PLANS, SHOP DRAWINGS, LAYOUTS AND SURVEY INFORMATION, AND FOR EXECUTING ALL SURVEY FIELD WORK REQUIRED, TO PERFORM CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND PROJECT MANUAL.

57. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THOSE INDICATED IN THE DRAWINGS AND PROJECT MANUAL, PROVIDED THAT ANY ALTERNATE STANDARD COMPLIES WITH ALL JURISDICTIONAL AUTHORITY REQUIREMENTS, AND THAT THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.

BID NOTES:

1. THE GENERAL CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEERING REPORT, PROJECT No. _____, DATED _____, PREPARED BY _____.

2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES.

DISCLAIMERS:

1. THIS SET OF DRAWINGS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE TO BE USED IN CONJUNCTION WITH THE PROJECT MANUAL AND/OR SUPPLEMENTAL DATA TO BE PROVIDED BY THE OWNER'S REPRESENTATIVE. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING FEDERAL A.D.A. REQUIREMENTS.

2. EXISTING SITE INFORMATION HEREON IS PROVIDED BY THE OWNER, SURVEYOR, PLANS PREPARED BY OTHERS, AND/OR FIELD SURFACE EVIDENCE. ALL LOCATIONS ARE PRESUMED TO BE APPROXIMATE. LANDPLAN ENGINEERING, P.A. ASSUMES NO LIABILITY FOR INFORMATION REPRESENTING EXISTING CONDITIONS HEREON. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO THOROUGHLY REVIEW THESE DRAWINGS AND SUPPLEMENTAL OWNER PROVIDED DATA WITH ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTE ANY DISCREPANCIES IN THE DRAWINGS AND ACTUAL SITE CONDITIONS, WHETHER SHOWN ON THE PLANS OR NOT, WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING AND CONSTRUCTION.

3. THE DRAWINGS AND PROJECT MANUAL ASSUME THERE ARE NO UNUSUAL SOIL CONDITIONS, UNKNOWN UNDERGROUND STRUCTURES OR IMPEDIMENTS, WIND LOADS, AND/OR SIMILAR UNFORESEEN CIRCUMSTANCES. UNUSUAL CONDITIONS DETECTED BY THE GENERAL CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AND MAY REQUIRE SIGNIFICANT CHANGES TO THESE DRAWINGS.

4. THE DRAWINGS AND PROJECT MANUAL ARE AND SHALL REMAIN THE PROPERTY OF THE KROGER CO. REPRODUCTION OR ALTERATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE KROGER CO. IS PROHIBITED. (NOT PUBLISHED: ALL RIGHTS RESERVED).

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

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The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

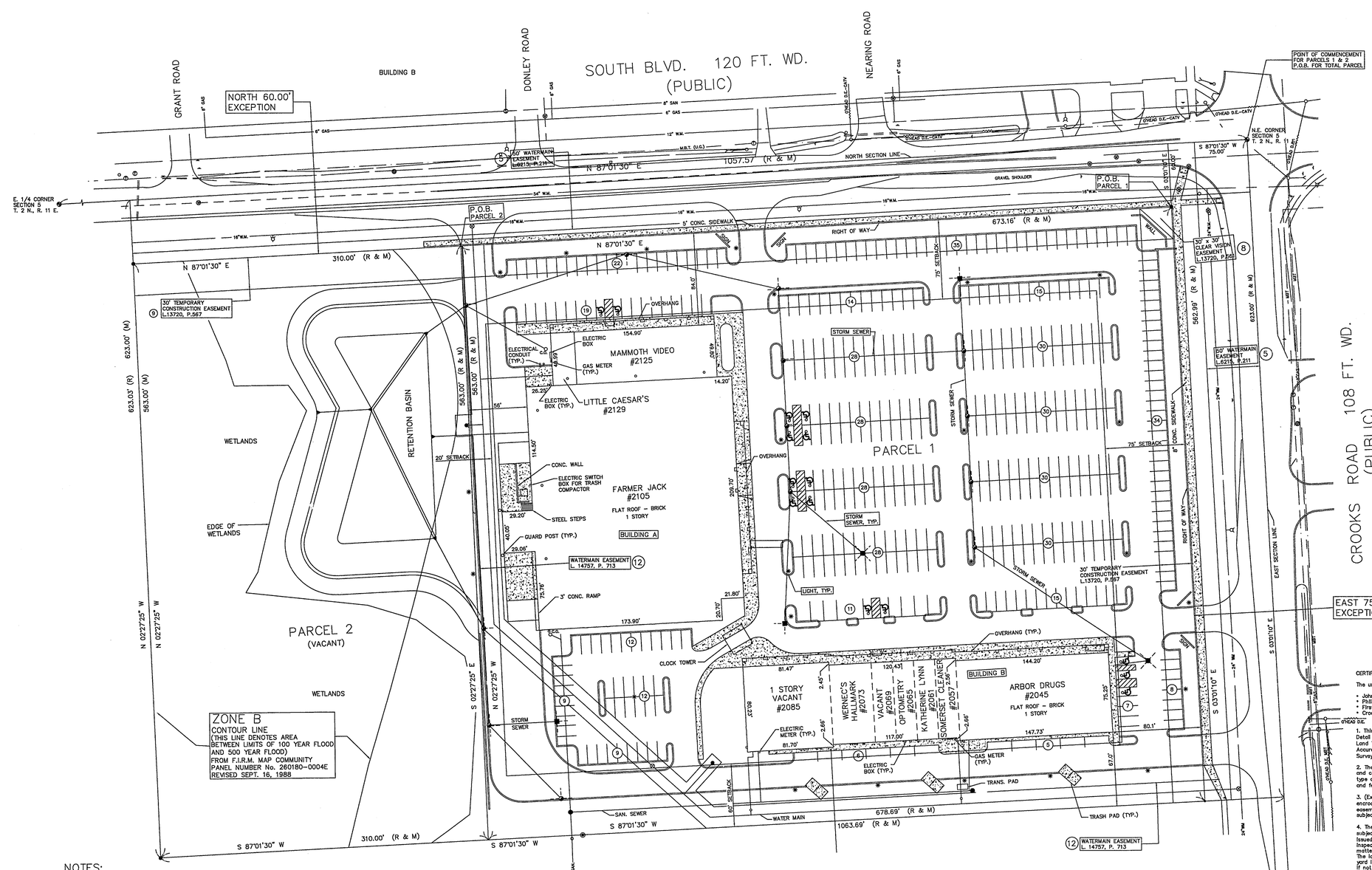
KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. & CROOKS ROAD
TROY, MI 48098
GENERAL NOTES

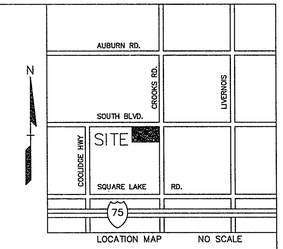
REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
G-002





LEGAL DESCRIPTION
(Total Parcel from Philip R. Seaver Title Company No. M229868-0FA)

A parcel of land located in the Northeast 1/4 of Section 5, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Beginning at the Northeast corner of said Section 5 and extending South 3 degrees 01 minutes 10 seconds East, 623.00 feet along the East Section line in Crooks Road; thence South 87 degrees 01 minutes 30 seconds, West 1063.69 feet; thence North 2 degrees 27 minutes 25 seconds, West 623.03 feet to the North Section line; thence North 87 degrees 01 minutes 30 seconds, East 1057.57 feet along the North Section line in /south Boulevard to the Point of Beginning, EXCEPT the East 75 feet and North 60 feet, containing a net area of 976,430 square feet or 12.74 Acres.

Tax Item No. 20-05-2000-005

LEGAL DESCRIPTION
PARCEL 1

Part of the Northeast 1/4 of Section 5, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, commencing at the Northeast corner of Section 5; thence S 87° 01' 30" W, 75.00 feet; thence S 03° 01' 10" E, 60.00 feet to a point on the Westerly right-of-way line of Crooks Road and Point of Beginning: Thence along said line S 03° 01' 10" E, 562.99 feet; thence S 87° 01' 30" W, 678.69 feet; thence N 02° 27' 25" W, 563.00 feet to a point on the Southerly right-of-way line of South Boulevard Road; thence along said line N 87° 01' 30 E, 673.16 feet to the Point of Beginning, subject to easements and restrictions of record, containing 380031 square feet or 8.74 Acres.

LEGAL DESCRIPTION
PARCEL 2

Part of the Northeast 1/4 of Section 5, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, commencing at the Northeast corner of Section 5; thence S 87° 01' 30" W, 75.00 feet; thence S 03° 01' 10" E, 60.00 feet to a point on the Southerly right-of-way line of South Boulevard Road; thence along said line S 87° 01' 30" W, 673.16 feet to the Point of Beginning: Thence S 02° 27' 25" E, 563.00 feet; thence S 87° 01' 30" W, 310.0 feet; thence N 02° 27' 25" W, 563.00 feet to a point on the Southerly right-of-way line of South Boulevard Road; thence along said line N 87° 01' 30" E, 310.00 feet to the Point of Beginning, containing 174,530 square feet or 4.01 Acres and subject to easements and restrictions of record.

Assurance Note: The forgoing Legals describe the same property described in schedule of the title commitment No. M-229868-0 FA bearing an effective date of March 23, 1999 as prepared by Philip R Seaver Title Company, Inc.

CERTIFICATE OF SURVEY

The undersigned, being a registered surveyor of the State of Michigan, certifies to:

- John Hancock Mutual Life Insurance Company, its successors and assigns as their interests may appear
- Philip R. Seaver Title Company
- First American Title Insurance Company
- Crooks Road Joint Ventures, a Michigan Co-partnership

1. This map of plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM in effect on the date of this certification) of an Urban Survey, and (iii) John Hancock Real Estate Finance INC., Survey requirements dated March 1, 1998.

2. The survey was made on the ground by an instrument survey on April 10, 1999 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property and any other matters situated on the subject property.

3. (Except as shown on the survey and listed below,) there are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or rights-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property.

4. The location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and (a) listed in the title insurance commitment no. M-229868-0 FA dated March 23, 1999 issued by Philip R. Seaver Title Company with respect to the subject property or (b) apparent from a visual inspection has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject property referenced in such title commitment, or if not locatable then so noted on the Survey.

5. The subject property has direct access to and from a publicly used and maintained street or highway.

6. Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services or public utilities are available at the boundary of the property in the locations indicated hereon.

7. (Except as shown on the survey and listed below) the subject property does not serve any adjoining property for visible subsurface drainage structures, visible water courses, utilities, structural support or ingress or egress.

8. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. If applicable, the survey correctly delineates the portion of the property located in a Special Hazard Area and indicates the zone designation of any area shown as being within a Special Flood Hazard Area. Part of parcel 2 is in a Special Flood Hazard Zone B as shown on the drawing.

9. The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Date: _____

_____
Agent for Professional Engineering Associates, Inc.

NOTES:

FROM CONSENT JUDGEMENT (L.13488, P.395)
ZONING B-2

MAXIMUM HEIGHT OF BUILDING	36.00'
SOUTH SETBACK MINIMUM	60.00'
EAST SETBACK MINIMUM	75.00'
MAXIMUM GROSS FLOOR	79,600 S.F.

MINIMUM YARD SETBACKS FROM ZONING ORDINANCE – CITY OF TROY – DATED JUNE 5, 1995

FRONT	75.00'
SIDE	20.00'

FIELD MEASUREMENTS

HEIGHT OF BUILDINGS:	
A	27.3' HIGH
B	21.4'
GROSS FLOOR AREA:	
A	53,484.0 S.F.
B	26,457.0 S.F.

EXISTING PARKING SPACE

REGULAR	461 SP.
H.C.	13 SP.
TOTAL	474

TOTAL PARKING PLACES REQUIRED FOR SHOPPING CENTER = $\frac{\text{TOTAL GROSS FLOOR AREA}}{170 \text{ SQUARE FEET}} = \frac{79,941}{170} = 470$ SPACES

NOTES:

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE A SPECIAL FLOOD AREA EXCEPT FOR PARCEL 2 LOCATED AND SHOWN ON THE DRAWING AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE B OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 260180-0001E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 16, 1988.
2. THE NET LAND AREA OF PARCEL 1, PARCEL 2 NAD TOTAL PARCEL IS 976430 SQUARE FEET OR 12.74 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
3. THE TOTAL OF ALL BUILDINGS AREA IS 79941 SQUARE FEET.

(7) TERMS AND CONDITIONS CONSENT JUDGEMENT L.13488, P.395

N

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

IRON RECORDED	MONUMENT FOUND
IRON FOUND	MONUMENT SET
IRON SET	SECTION CORNER
NAIL & CAP SET	R RECORDED
NAIL FOUND	M MEASURED
MONUMENT RECORDED	C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV
- TELEPHONE U.G. CABLE, SPLICING BOX & MANHOLE
- ELECTRIC U.G. CABLE & MANHOLE
- GAS MAIN & VALVE
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
- MAILBOX
- POINT ELEVATION (AT DECIMAL OR END OF LEADER)
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- SAND BACKFILL
- CONCRETE
- ASPHALT

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No.	By	Ck.	Revisions (Description)	Date
1	CAT	MM	REVISION PER DYNEMA GOSSETT	5-14-99

THE NELSON COMPANIES
32605 W. TWELVE MILE ROAD
FARMINGTON HILLS, MI. 48334

ALTA/ACSM LAND TITLE SURVEY
NORTHFIELD COMMONS SHOPPING CTR.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.		SCALE 1" = 40'	JOB NO. 93023
DN.	CK.	DATE 4-16-99	DWG. NO. M-1

ALTA2.DWG

PROFESSIONAL ENGINEERING ASSOCIATES
2265 Livernois, Suite 900
Troy, MI 48083-1806
(313) 244-9090

TOPOGRAPHIC SURVEY

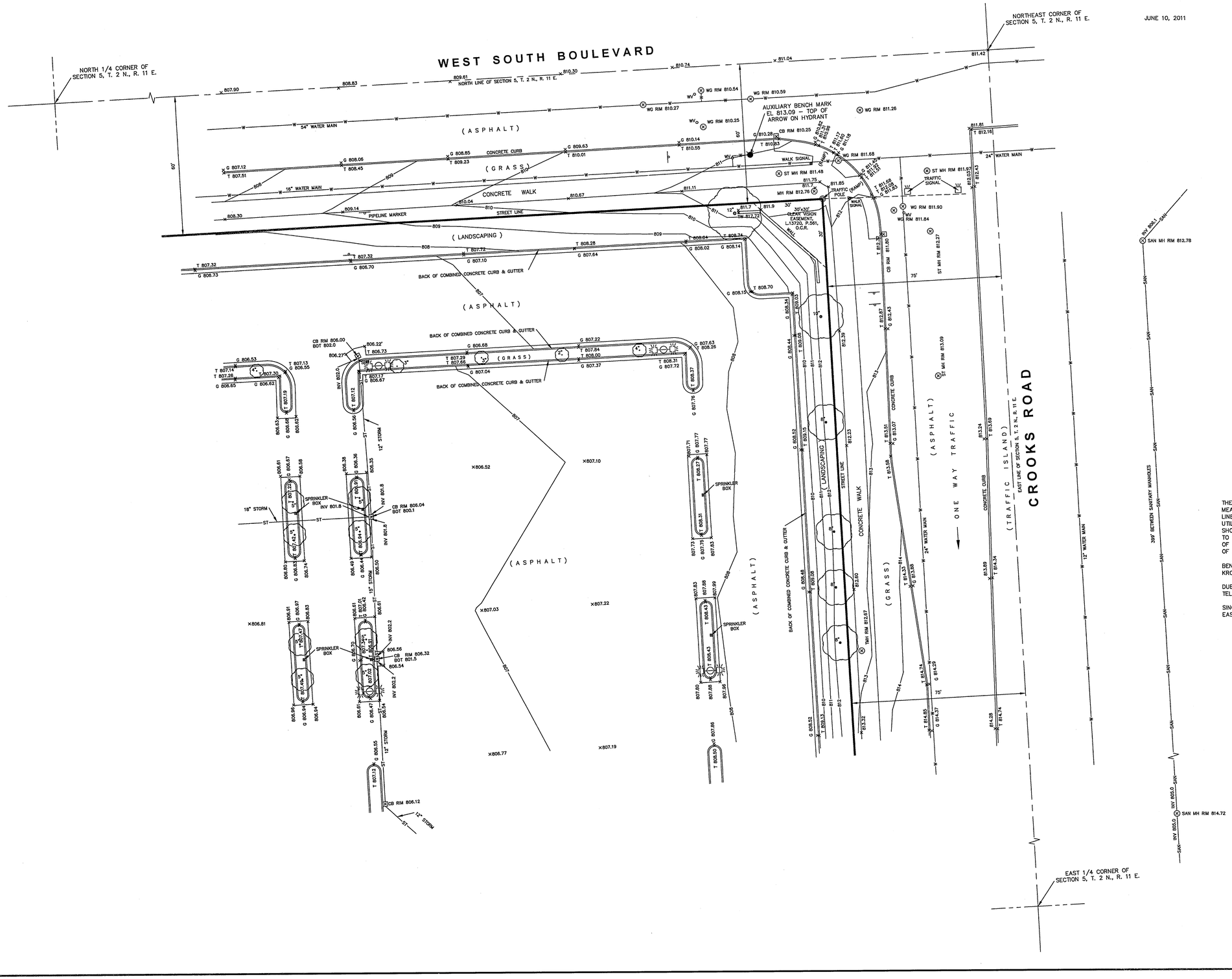
OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF SOUTH BOULEVARD AND CROOKS ROAD, BEING PART OF THE NORTHEAST 1/4 OF SECTION 5, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

JUNE 10, 2011

0' 2' 5' 10' 20' 40'
SCALE: 1"= 20'

SURVEY NO. 19699

FOR: LANDPLAN ENGINEERING, P.A.



-TOPOGRAPHIC SURVEY LEGEND-

G	GAS MAIN
W	WATER MAIN
SAN	SANITARY SEWER
ST	STORM SEWER
T	UG TELEPHONE COMPANY LINE
E	UG ELECTRIC COMPANY LINE
	OVERHEAD UTILITY LINE
MH	MANHOLE
CB	CATCHBASIN
YD	YARD DRAIN
UP	UTILITY POLE
WG	WATER GATE
UG	UNDERGROUND
TC	TOP OF CURB
GUT	GUTTER
GV	GAS VALVE
WV	WATER VALVE
TW	TOP OF WALL
HYD	FIRE HYDRANT
GP	GUARD POST
	SIGN
	STREET LIGHT
	TREE

-TOPOGRAPHIC SURVEY NOTES-

THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS. THE PIPE DIAMETERS, AND IN SOME CASES THE DIRECTION OF LINES RUNNING FROM MANHOLES, HAVE BEEN TAKEN FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS, WHEN NO SURFACE CHECK WAS POSSIBLE. WE HAVE SHOWN UNDERGROUND UTILITY LINES RUNNING DIRECTLY FROM SURFACE MANHOLE TO SURFACE MANHOLE, IN MOST CASES. THIS MAY NOT BE THE ACTUAL ROUTE OF THESE LINES. WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.

BENCH MARK ELEVATION 807.50' – TOP OF DOOR SILL AT MAIN ENTRANCE OF KROGER STORE LOCATED AT 2105 WEST SOUTH BOULEVARD.

DUE TO THE UN–AVAILABILITY OF RECORDS UNDERGROUND GAS, ELECTRIC AND TELEPHONE, IF ANY, HAVE NOT BEEN SHOWN.

SINCE A CURRENT TITLE COMMITMENT WAS NOT SUPPLIED, ONLY SELECT EASEMENTS HAVE BEEN SHOWN.

DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.

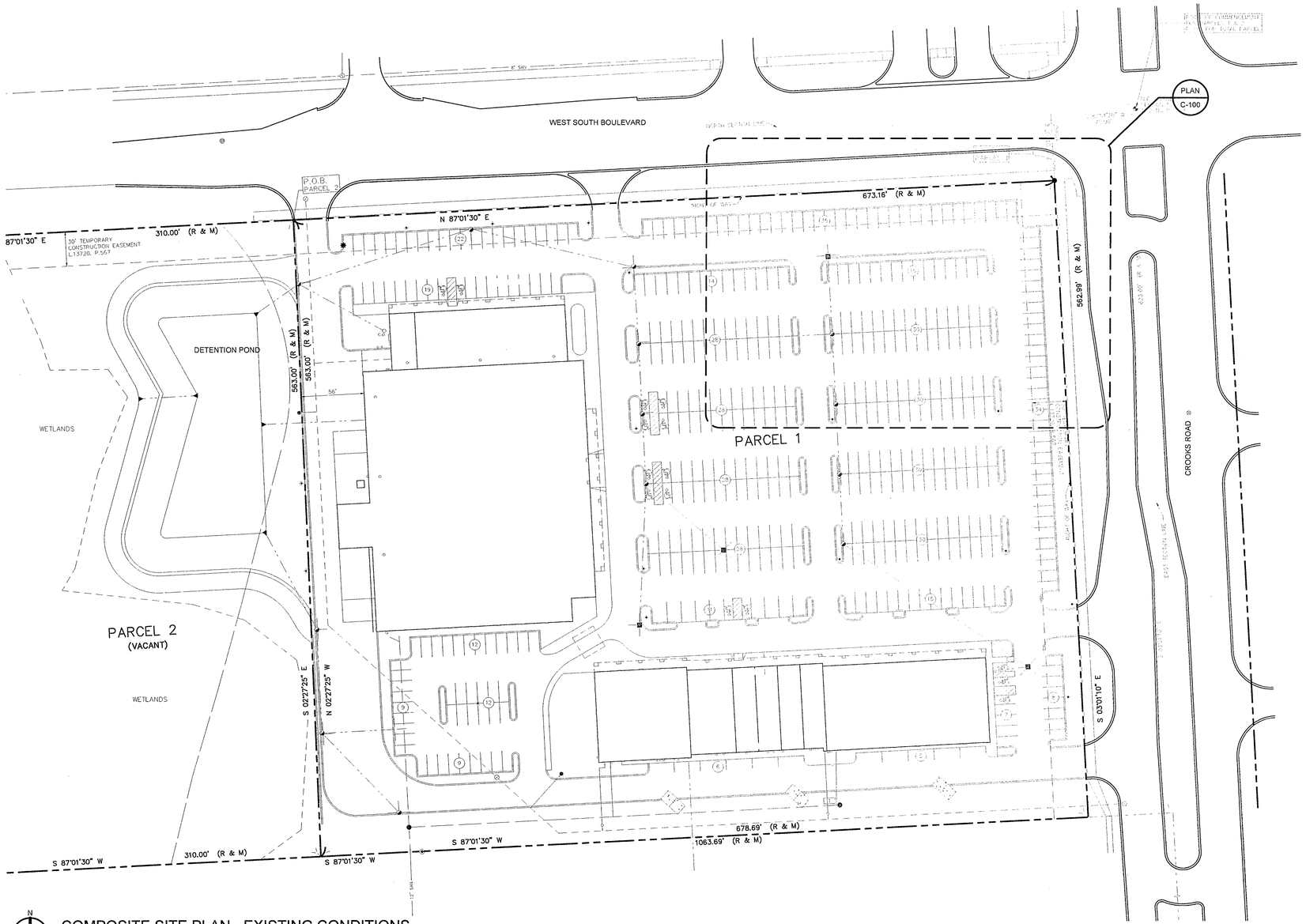
IF THE SURVEYOR'S SIGNATURE IS NOT IN A CONTRASTING COLOR, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

by: _____

PAUL J. KRIETSCH
PROFESSIONAL LAND SURVEYOR NO. 30086

ADAMS & SON
PROFESSIONAL SURVEYORS

David C. Adams & Son
Professional Land Surveyors, Inc.
25517 Five Mile Road
Detroit, Michigan 48239
Tel: 313–538–1222
Fax: 313–538–8438
www.DCAsurveys.com



COMPOSITE SITE PLAN - EXISTING CONDITIONS

SCALE: 1" = 50'-0"

LOCATION MAP:

PROJECT DESCRIPTION:

DEVELOPMENT NAME:	KROGER D-464 - RETAIL FUEL CENTER
DEVELOPER:	THE KROGER CO. OF MICHIGAN 40393 GRAND RIVER AVENUE, SUITE 110 NOVI, MICHIGAN 48375
OWNER:	NELSON PROPERTIES, INC. 6960 ORCHARD LAKE ROAD, SUITE 200 WEST BLOOMFIELD, MI 48322

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

(TOTAL PARCEL FROM PHILIP R. SEAVER TITLE COMPANY NO. M229868-0FA)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5 AND EXTENDING SOUTH 3 DEGREES 01 MINUTES 10 SECONDS EAST, 623.00 FEET ALONG THE EAST SECTION LINE IN CROOKS ROAD; THENCE SOUTH 87 DEGREES 01 MINUTES 30 SECONDS, WEST 1063.69 FEET; THENCE NORTH 2 DEGREES 27 MINUTES 25 SECONDS, WEST 623.03 FEET TO THE NORTH SECTION LINE; THENCE NORTH 87 DEGREES 01 MINUTES 30 SECONDS, EAST 1057.57 FEET ALONG THE NORTH SECTION LINE IN /SOUTH BOULEVARD TO THE POINT OF BEGINNING, EXCEPT THE EAST 75 FEET AND NORTH 60 FEET, CONTAINING A NET AREA OF 976,430 SQUARE FEET OR 12.74 ACRES.

TAX ITEM NO. 20-05-2000-005

LEGAL DESCRIPTION
PARCEL 1

PART OF THE NORTHEAST 1/4 OF SECTION 5, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE NORTHEAST CORNER OF SECTION 5; THENCE S 87 01' 10" E, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY " 75.00 FEET; THENCE S 03 LINE OF CROOKS ROAD AND POINT OF BEGINNING: THENCE ALONG SAID LINE S 03 01' 30" W, 678.69 FEET; THENCE N 02 " 562.99 FEET; THENCE S 87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID 01' 30 E. 673.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND " LINE N 87 RESTRICTIONS OF RECORD, CONTAINING 380531 SQUARE FEET OR 8.74 ACRES.

LEGAL DESCRIPTION
PARCEL 2

PART OF THE NORTHEAST 1/4 OF SECTION 5, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE NORTHEAST CORNER OF SECTION 5; THENCE S 87 01' 10" E, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY " 75.00 FEET; THENCE S 03 LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID LINE S 87 27' 25" E, 563.00 FEET; THENCE S 87 " POINT OF BEGINNING: THENCE S 02 27' 25" W, 563.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY " 310.0 FEET; THENCE N 02 LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID LINE N 87 POINT OF BEGINNING, CONTAINING 174,530 SQUARE FEET OR 4.01 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ASSURANCE NOTE: THE FORGOING LEGALS DESCRIBE THE SAME PROPERTY DESCRIBED IN SCHEDULE OF THE TITLE COMMITMENT NO. M-229868-0 FA BEARING AN EFFECTIVE DATE OF MARCH 23, 1999 AS PREPARED BY PHILIP R SEAVER TITLE COMPANY, INC.

NOTES TO GENERAL CONTRACTOR:

1. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974. TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE A MINIMUM OF THREE (3) WORKING DAYS BEFORE ANY DIGGING.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL MATERIAL QUANTITIES.
4. SEE SHEET C-001 FOR OTHER IMPORTANT GENERAL NOTES.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

NOTE:
ALL INFORMATION RELATED TO THIS SITE HAS BEEN TAKEN FROM SURVEY PREPARED BY PEA, REVISION 1, DATED 05.14.1999 AND AUGMENTED WITH ROAD IMPROVEMENTS TAKEN FROM DOCUMENTS PREPARED BY RCOC, DATED 02.16.2006.

A NEW TITLE SEARCH AND SURVEY HAVE BEEN ORDERED AND WILL BE AVAILABLE AND UTILIZED ON FINAL SITE PLAN REVIEW DOCUMENTS.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
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Fax (303)715-5995

KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. & CROOKS ROAD
TROY, MI 48098
COMPOSITE SITE PLAN - EXISTING CONDITIONS

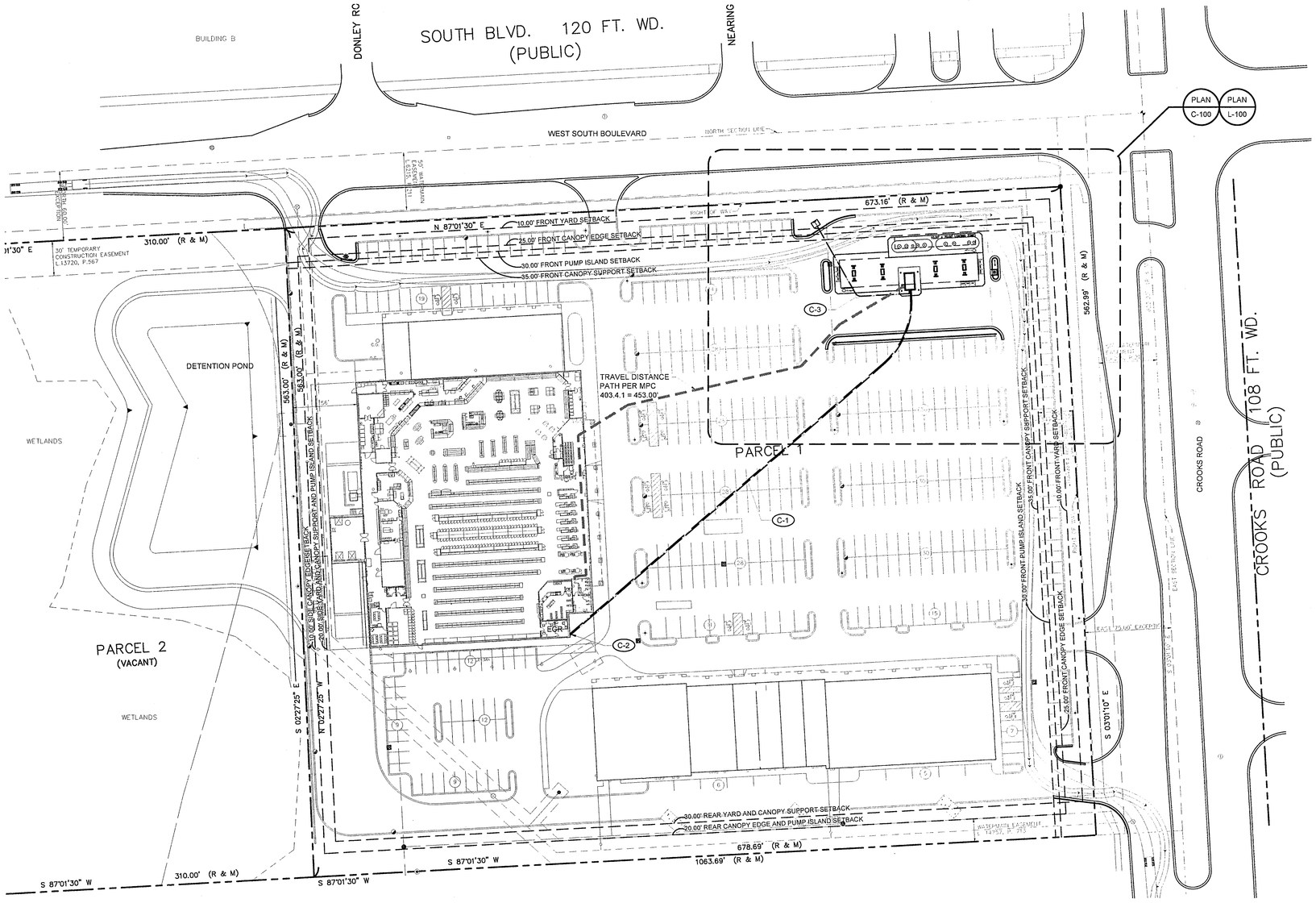
REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
C-001

FILE NAME: S:\2010\20101174\CAD\Const Docs\Site\C-001 Comp. Site Plan Exist. Conditions.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 11:21 AM PLOTTED: 7/8/2011 1:36 PM



N

COMPOSITE SITE PLAN - PROPOSED CONSTRUCTION

SCALE: 1" = 60'-0"

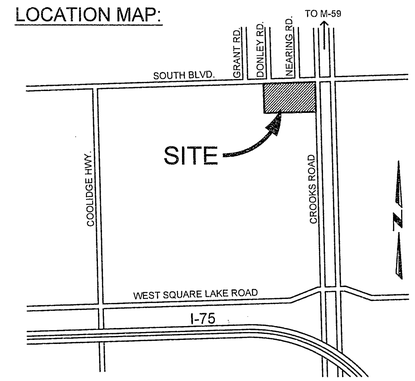
SCOPE OF WORK:

(C-1) INSTALL COMMUNICATION CONDUITS FROM KROGER STORE TO FUEL CENTER KIOSK. SAWCUT, REMOVE AND DISPOSE OF SITE PAVEMENT ONLY AS REQUIRED TO ALLOW FOR DIRECTIONAL BORING TO KROGER STORE. REPLACE SIDEWALK, PAVED AND UNPAVED AREAS TO MATCH EXISTING/ADJACENT GROUND UNLESS EXPRESSLY STATED OTHERWISE IN PLANS. REVIEW AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING. SEE UTILITY PLAN, SHEET C-400.

(C-2) ROUTE COMMUNICATION CONDUITS UP EXTERIOR FACE OF KROGER STORE AS REQUIRED TO PENETRATE WALL ABOVE FINISHED CEILING. PROVIDE AND INSTALL WEATHERPROOF JUNCTION BOXES AS REQUIRED BY CODE. PAINT ALL EXPOSED CONDUITS AND JUNCTION BOXES TO MATCH EXISTING ADJACENT SURFACES.

(C-3) INSTALL ELECTRICAL CONDUITS FROM FUEL CENTER KIOSK TO TRANSFORMER. SEE UTILITY PLAN, SHEET C-400.

LOCATION MAP:



PROJECT NARRATIVE:

CONSTRUCTION OF A RETAIL FUEL CENTER CONSISTING OF ONE (1) CANOPY, ONE (1) 198 S.F. TRANSACTION KIOSK, AND FOUR (4) DISPENSER ISLANDS WITHIN AN EXISTING COMMERCIAL DEVELOPMENT.

PROJECT DESCRIPTION:

DEVELOPER NAME:	KROGER D-464 - RETAIL FUEL CENTER
DEVELOPER:	THE KROGER CO. OF MICHIGAN 40399 GRAND RIVER AVENUE, SUITE 110 NOVI, MICHIGAN 48375
OWNER:	NELSON PROPERTIES, INC. 6960 ORCHARD LAKE ROAD, SUITE 200 WEST BLOOMFIELD, MI 48332

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

(TOTAL PARCEL FROM PHILIP R. SEAVER TITLE COMPANY NO. M229868-0FA)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5 AND EXTENDING SOUTH 3 DEGREES 01 MINUTES 10 SECONDS EAST, 623.00 FEET ALONG THE EAST SECTION LINE IN CROOKS ROAD; THENCE SOUTH 87 DEGREES 01 MINUTES 30 SECONDS, WEST 1063.69 FEET; THENCE NORTH 2 DEGREES 27 MINUTES 25 SECONDS, WEST 623.03 FEET TO THE NORTH SECTION LINE; THENCE NORTH 87 DEGREES 01 MINUTES 30 SECONDS, EAST 1057.57 FEET ALONG THE NORTH SECTION LINE IN /SOUTH BOULEVARD TO THE POINT OF BEGINNING, EXCEPT THE EAST 75 FEET AND NORTH 60 FEET, CONTAINING A NET AREA OF 976,430 SQUARE FEET OR 12.74 ACRES.

TAX ITEM NO. 20-05-2000-005

LEGAL DESCRIPTION
PARCEL 1

PART OF THE NORTHEAST 1/4 OF SECTION 5, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE NORTHEAST CORNER OF SECTION 5; THENCE S 87 01' 10" E, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY " 75.00 FEET; THENCE S 03 LINE OF CROOKS ROAD AND POINT OF BEGINNING: THENCE ALONG SAID LINE S 03 01' 30" W, 678.69 FEET; THENCE N 02 " 562.99 FEET; THENCE S 87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID 01' 30 E, 673.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND " LINE N 87 RESTRICTIONS OF RECORD, CONTAINING 380531 SQUARE FEET OR 8.74 ACRES.

LEGAL DESCRIPTION
PARCEL 2

PART OF THE NORTHEAST 1/4 OF SECTION 5, T.2 N., R.11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE NORTHEAST CORNER OF SECTION 5; THENCE S 87 01' 10" E, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY " 75.00 FEET; THENCE S 03 LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID LINE S 87 27' 25" E, 563.00 FEET; THENCE S 87 " POINT OF BEGINNING: THENCE S 02 27' 25" W, 563.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY " 310.0 FEET; THENCE N 02 LINE OF SOUTH BOULEVARD ROAD; THENCE ALONG SAID LINE N 87 POINT OF BEGINNING, CONTAINING 174,530 SQUARE FEET OR 4.01 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ASSURANCE NOTE: THE FORGOING LEGALS DESCRIBE THE SAME PROPERTY DESCRIBED IN SCHEDULE OF THE TITLE COMMITMENT NO. M-229868-0 FA BEARING AN EFFECTIVE DATE OF MARCH 23, 1999 AS PREPARED BY PHILIP R SEAVER TITLE COMPANY, INC.

NOTES TO GENERAL CONTRACTOR:

1. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974, TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE A MINIMUM OF THREE (3) WORKING DAYS BEFORE ANY DIGGING.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL MATERIAL QUANTITIES.
4. SEE SHEET C-001 FOR OTHER IMPORTANT GENERAL NOTES.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

NOTE:
ALL INFORMATION RELATED TO THIS SITE HAS BEEN TAKEN FROM SURVEY PREPARED BY PEA, REVISION 1, DATED 05.14.1999 AND AUGMENTED WITH ROAD IMPROVEMENTS TAKEN FROM DOCUMENTS PREPARED BY RCOC, DATED 02.16.2006.

A NEW TITLE SEARCH AND SURVEY HAVE BEEN ORDERED AND WILL BE AVAILABLE AND UTILIZED ON FINAL SITE PLAN REVIEW DOCUMENTS.

Civil Engineering
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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
COMPOSITE SITE PLAN PROPOSED CONSTRU.

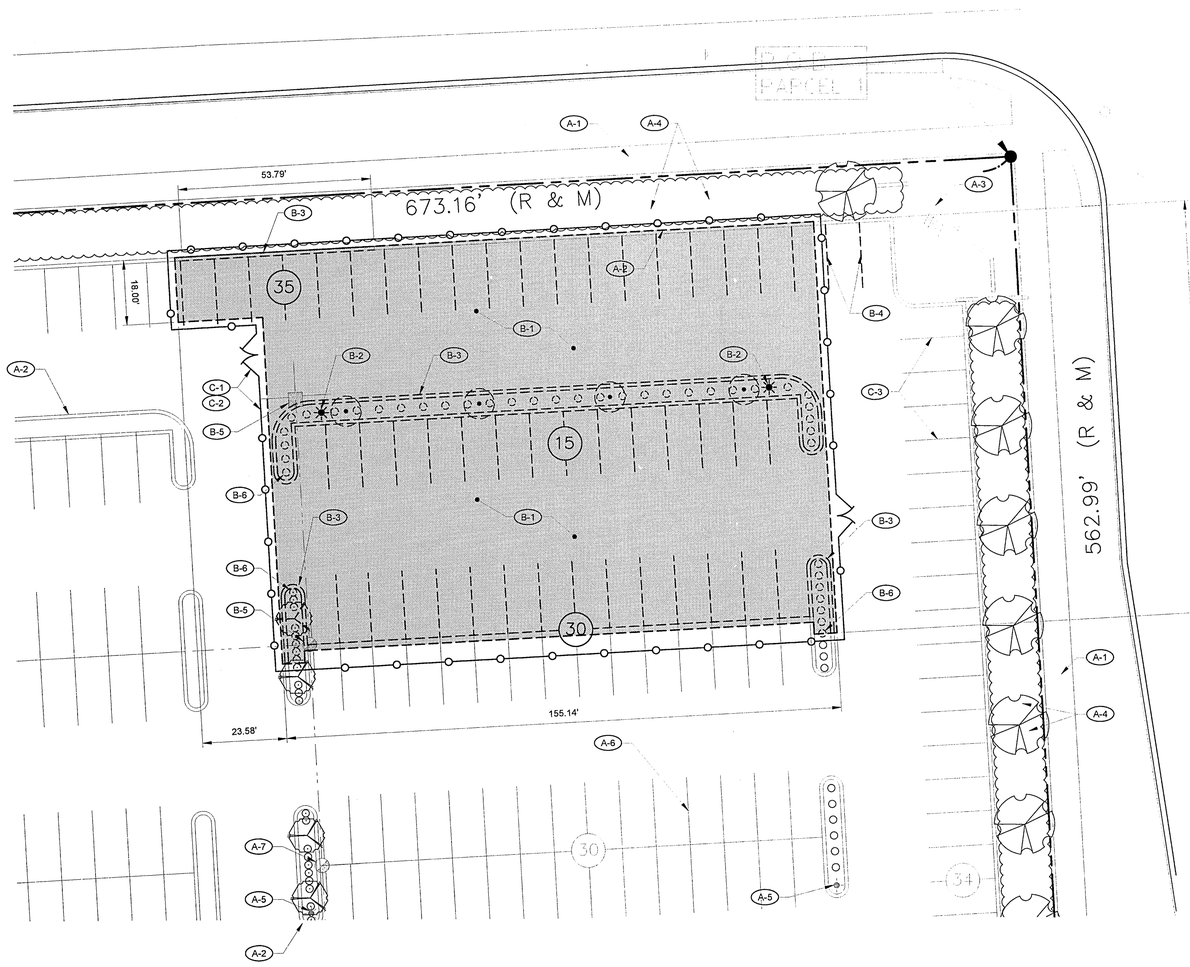
REV	DATE	DESCRIPTION
0	05.18.2011	OWNER REVIEW
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
C-002

FILE NAME: S:\2010\20101174\CAD\Const Docs\Site\C-002 Comp. Site Plan Prop. Conditions.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 2:01 PM PLOTTED: 7/11/2011 1:08 PM



DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

SCOPE OF WORK:

A - EXISTING SITE FEATURES TO REMAIN:

- A-1 CONCRETE SIDEWALK
- A-2 CONCRETE CURB AND GUTTER
- A-3 SHOPPING CENTER I.D. SIGN
- A-4 LANDSCAPING
- A-5 SITE LIGHTING
- A-6 PARKING STRIPE
- A-7 CATCH BASIN

B - SITE FEATURES TO BE REMOVED: (ALSO SEE DEMOLITION PLAN)

- B-1 SAWCUT, REMOVE AND DISPOSE OF SITE PAVEMENT AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION.
- B-2 DISCONNECT AND REMOVE INDICATED SITE LIGHTING AND FOUNDATION(S). DISPOSE OR RE-USE AS DIRECTED IN PLANS AND/OR BY OWNER'S REPRESENTATIVE. REROUTE AND/OR TERMINATE EXISTING UTILITIES AS REQUIRED BY CODE TO MAINTAIN OPERATION OF REMAINING LOT LIGHTS.
- B-3 SAWCUT, REMOVE AND DISPOSE OF CONCRETE CURB AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION. PRIOR TO DEMOLITION, REMOVE AND RELOCATE TREES AND/OR SHRUBS. SEE LANDSCAPE PLAN, SHEET L-100.
- B-4 EXISTING PARKING LOT STRIPING TO BE COATED AS INDICATED TO OBSCURE VISIBILITY.
- B-5 SAWCUT, REMOVE, AND DISPOSE OF CATCH BASIN. PROTECT EXISTING STORM PIPE FROM SILT AND DEBRIS RUNOFF AND MAKE READY FOR REUSE IN NEW CONSTRUCTION.
- B-6 REMOVE, STORE, AND RELOCATE LANDSCAPE PLANT MATERIAL PER LANDSCAPE PLAN ON SHEET L-100.

C - NEW SITE FEATURES

- C-1 INSTALL CONSTRUCTION FENCE. CONTRACTOR TO FIELD VERIFY AND COORDINATE LOCATION(S) OF CONSTRUCTION ACCESS GATE(S) WITH OWNER'S REPRESENTATIVE.
- C-2 INSTALL SILT FENCE. SEE DETAIL 7, SHEET C-500.
- C-3 TEMPORARY CONSTRUCTION CREWS PARKING AREA.

DEMOLITION NOTES:

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY SITE DEMOLITION, EXCAVATION OR GRADING.
2. PERFORM CLEARING, STRUCTURE REMOVAL, PAVEMENT REMOVAL AND APPLICABLE STOCKPILING IN ACCORDANCE WITH THE PROJECT DRAWINGS AND PROJECT MANUAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE LAWFUL REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, ORGANIC MATERIAL, ETC.
3. NO ATTEMPT IS MADE TO STIPULATE EACH ITEM TO BE REMOVED AND/OR DEMOLISHED, EITHER ON THE DRAWINGS OR IN THE PROJECT MANUAL. THE CONTRACTOR MUST VISIT THE SITE TO ASSESS EXISTING PHYSICAL CONDITIONS, AS WELL AS REVIEW THE DRAWINGS, AND ULTIMATELY DETERMINE WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DRAWINGS AND PROJECT MANUAL.
4. COMPLETELY RESTORE ALL DISTURBED AREAS TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION AND TO THE SATISFACTION OF AFFECTED OWNER(S) AND/OR GOVERNING AUTHORITY. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER RESTORATION OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING AND MAINTAINING EXISTING UTILITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. RESTORATION WORK SHALL BE PERFORMED WITHIN FIVE (5) WORKING DAYS AFTER COMPLETION OF FINAL GRADING.
5. WHERE EXISTING PAVEMENT IS TO BE PARTIALLY REMOVED, SAWCUT PAVEMENT TO FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT.
6. ALL DEMOLITION WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITY.
7. IF APPROPRIATE, RETAIN SOIL SPOILS FROM CONSTRUCTION EXCAVATION AND STORE AT DESIGNATED LOCATION FOR RE-USE, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PROJECT DRAWINGS, AND OWNER'S REPRESENTATIVE APPROVAL(S).

NOTE:

AREA OF DEMOLITION: 17,782 SQUARE FEET.

NOTES TO GENERAL CONTRACTOR:

1. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974. TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE A MINIMUM OF THREE (3) WORKING DAYS BEFORE ANY DIGGING.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL MATERIAL QUANTITIES.
4. SEE SHEET C-001 FOR OTHER IMPORTANT GENERAL NOTES.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

NOTE:
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A NEW TITLE SEARCH AND SURVEY HAVE BEEN ORDERED AND WILL BE AVAILABLE AND UTILIZED ON FINAL SITE PLAN REVIEW DOCUMENTS.

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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
DEMOLITION AND EROSION CONTROL PLAN

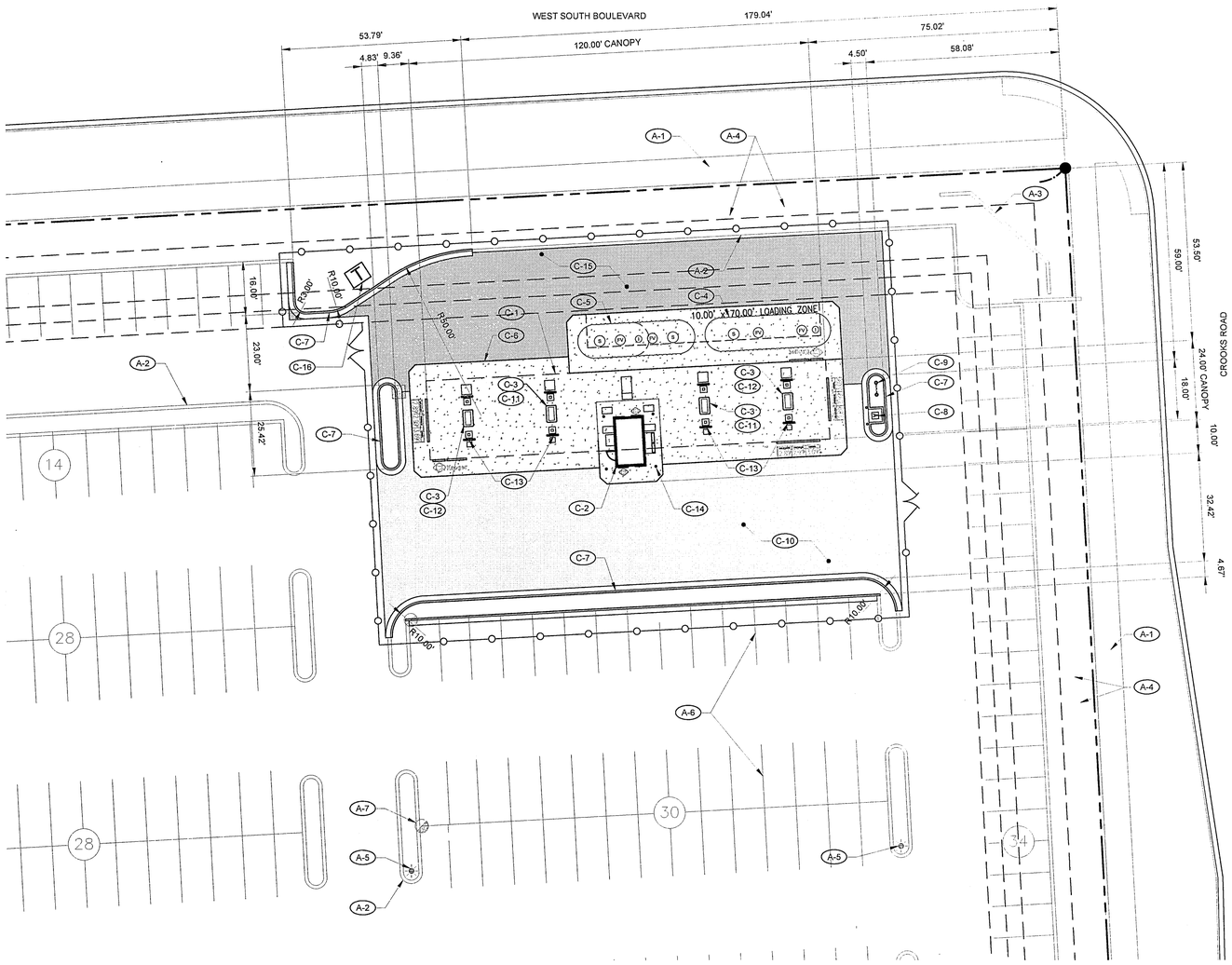
REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
C-100

FILE NAME: S:\2010\20101174\CAD\Const Docs\Site\C-100 Demo & Erosion Control Plan.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 11:46 AM PLOTTED: 7/8/2011 2:04 PM



N

DIMENSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"

SCOPE OF WORK:

A - EXISTING SITE FEATURES TO REMAIN:

- (A-1) CONCRETE SIDEWALK
- (A-2) CONCRETE CURB AND GUTTER
- (A-3) SHOPPING CENTER I.D. SIGN
- (A-4) LANDSCAPING
- (A-5) SITE LIGHTING
- (A-6) PARKING STRIPE
- (A-7) CATCH BASIN

C - PROPOSED SITE IMPROVEMENTS:

- (C-1) 120.00' x 24.00' DISPENSER CANOPY (2,880 S.F.), CANOPY COLUMNS AND FOOTINGS. SEE CONSTRUCTION IMPROVEMENT PLAN ON SHEET A101.
- (C-2) 8.83' x 22.42' TRANSACTION KIOSK (198 S.F.) SEE CONSTRUCTION IMPROVEMENT PLAN ON SHEET A101.
- (C-3) 3.00' x 5.00' DISPENSER ISLAND.
- (C-4) 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
- (C-5) 18,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 8,000 GALLONS PREMIUM/10,000 GALLONS DIESEL.
- (C-6) CONCRETE TANK/DISPENSER MAT. SEE CONSTRUCTION IMPROVEMENT PLAN ON SHEET A101.
- (C-7) CONCRETE CURB AND GUTTER.
- (C-8) AIR TOWER, ALL ASSOCIATED EQUIPMENT, AND UTILITIES REQUIRED TO PROVIDE PROPER SERVICE.
- (C-9) TANK VENT RISER.
- (C-10) LIGHT DUTY BITUMINOUS PAVEMENT.
- (C-11) GASOLINE DISPENSER WITH CARD READER.
- (C-12) AUTOMOBILE MULTI-PRODUCT DISPENSER (3+1 GASOLINE/DIESEL).
- (C-13) U-SHAPED BOLLARD AT CANOPY COLUMNS.
- (C-14) KIOSK BOLLARD. SEE SHEET KIOSK EQUIPMENT PLAN ON SHEET A101.
- (C-14) HEAVY DUTY BITUMINOUS PAVEMENT.
- (C-15) PER UTILITY COMPANY TEMPLATE, PROVIDE AND INSTALL 6'-2" WIDE X 5'-2" DEEP X 6 1/2" THICK CONCRETE TRANSFORMER PAD. CONCRETE MIX SHALL BE 6-BAG WITH MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

NOTES TO GENERAL CONTRACTOR:

1. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974. TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE A MINIMUM OF THREE (3) WORKING DAYS BEFORE ANY DIGGING.
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3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL MATERIAL QUANTITIES.
4. SEE SHEET C-001 FOR OTHER IMPORTANT GENERAL NOTES.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
DIMENSION CONTROL SITE PLAN

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
C-200

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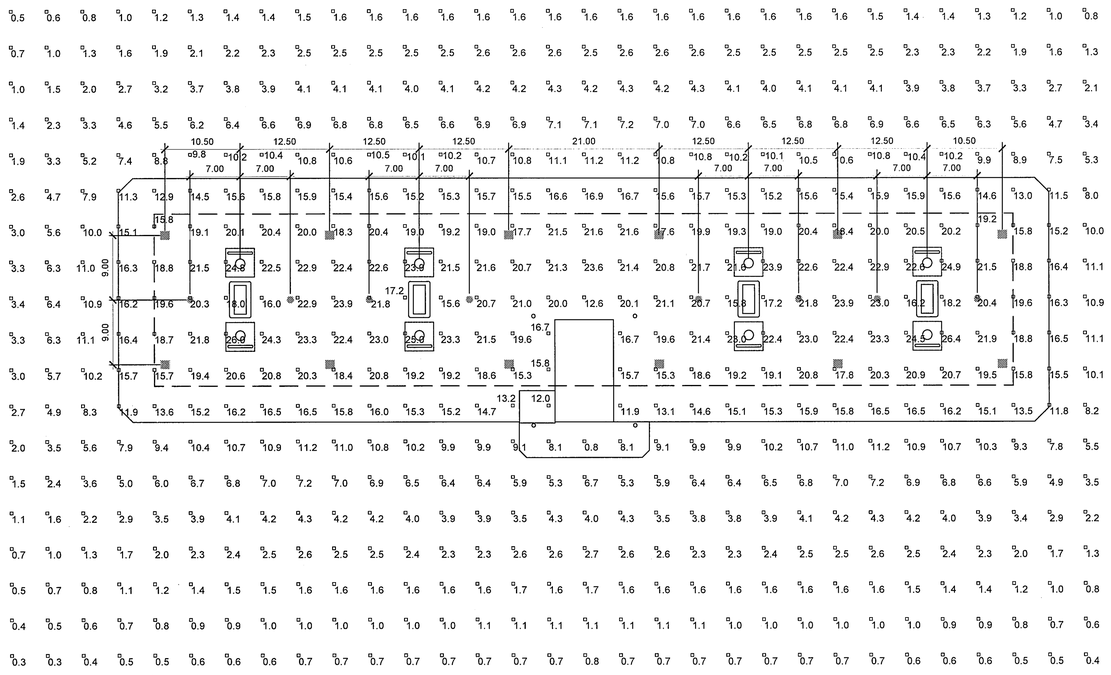

PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"

FLAT LENS FOCUS

FLAT LENS ENCORE

STATISTICAL AREA SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	20.45	26.4	12.6	1.62	2.10

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	DESCRIPTION	LUMENS	LLF	MODEL #
●	8	FOCUS	70 WATT, CERAMIC METAL HALIDE	6600	0.720	ECTA-SP-70-T6MH-F
■	12	ENCORE	250 WATT, PULSE START METAL HALIDE	23000	0.720	ECTA-S-250-PSMV-F

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KROGER D-464
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2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
PHOTOMETRIC SITE PLAN

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

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7-11-11

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SHEET NO.
C-201

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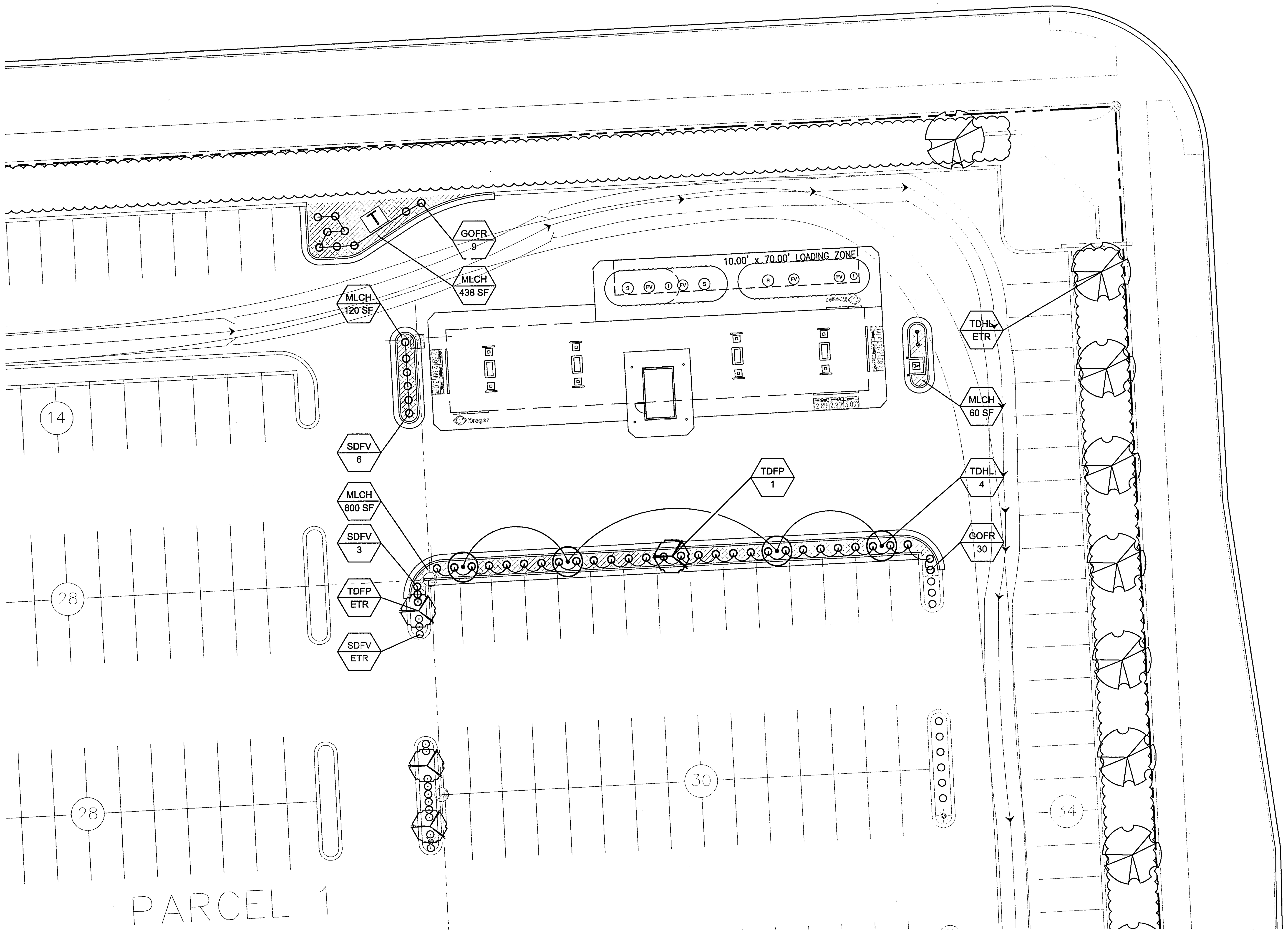
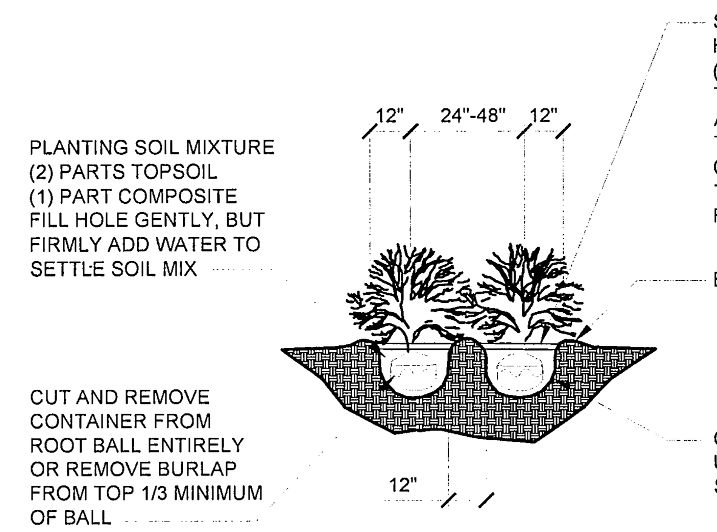


LANDSCAPE PLAN

SCALE: 1" = 20'-0"

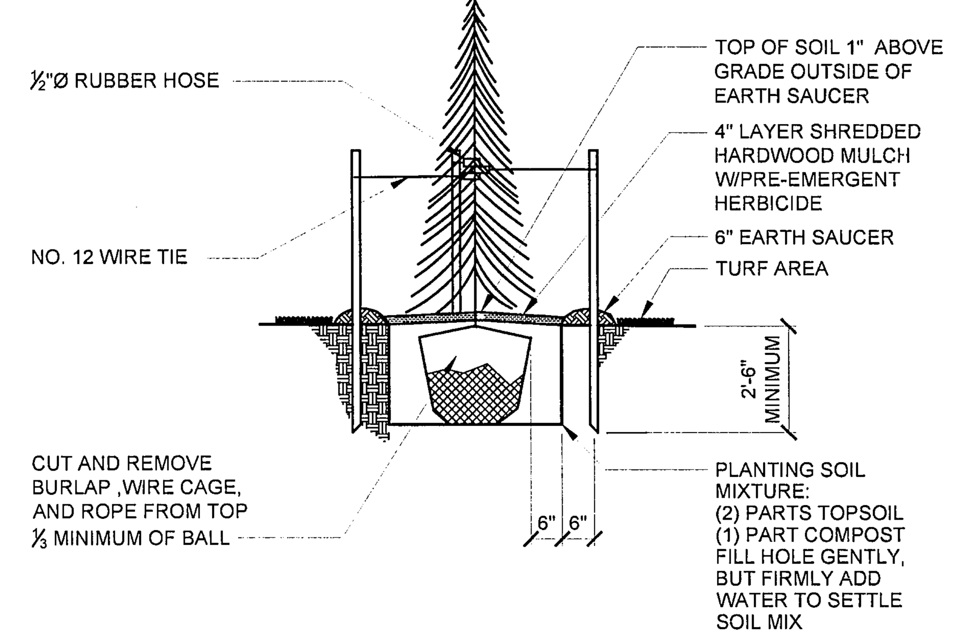
LANDSCAPE PLANT MATERIAL SCHEDULE

CLASS		LABEL	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	ROOT	EXISTING	REMOVE	RELOCATE	NEW	TOTAL	NOTES
TREES	DECIDUOUS	TDHL	HONEYLOCUST	GKEDITSIA TRICANTHOS INERMIS	4" CALIPER	SPADE AND RELOCATE	-	-	4	-	4	SEE DEMOLITION PLAN ON SHEET C-100.
		TDFP	FLOWERING PEAR	PYRUS CALLERYANA	5" CALIPER	SPADE AND RELOCATE	-	-	1	-	1	SEE DEMOLITION PLAN ON SHEET C-100.
		TDAS	SYCAMORE, AMERICAN	PLATANUS OCCIDENTALIS L.	-	-	-	-	-	-	-	SITE PERIMETER TREES, EXISTING TO REMAIN.
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
	EVERGREEN	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
SHRUBS	DECIDUOUS	SDFV	FRUIT, VIBURNUM	VIBURNUM	-	RELOCATE	-	-	9	-	9	SEE DEMOLITION PLAN ON SHEET C-100.
		-	-	-	-	-	-	-	-	-	-	-
	EVERGREEN	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
GRASS	SOD	-	-	-	-	-	-	-	-	-	-	-
	ORNAMENTAL	GOFR	FEATHER REED GRASS	CALAMAGROSTICS ACUTIFOLIA "KARL FOERSTER"	CONTAINER	RELOCATE	-	-	39	-	39	SEE DEMOLITION PLAN ON SHEET C-100.
PERENNIALS		-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS		MLCH	MULCH, CYPRUS BARK	PINUS NIGRA	1,418 SF	-	-	-	-	-	-	MULCH PER DETAILS THIS SHEET.



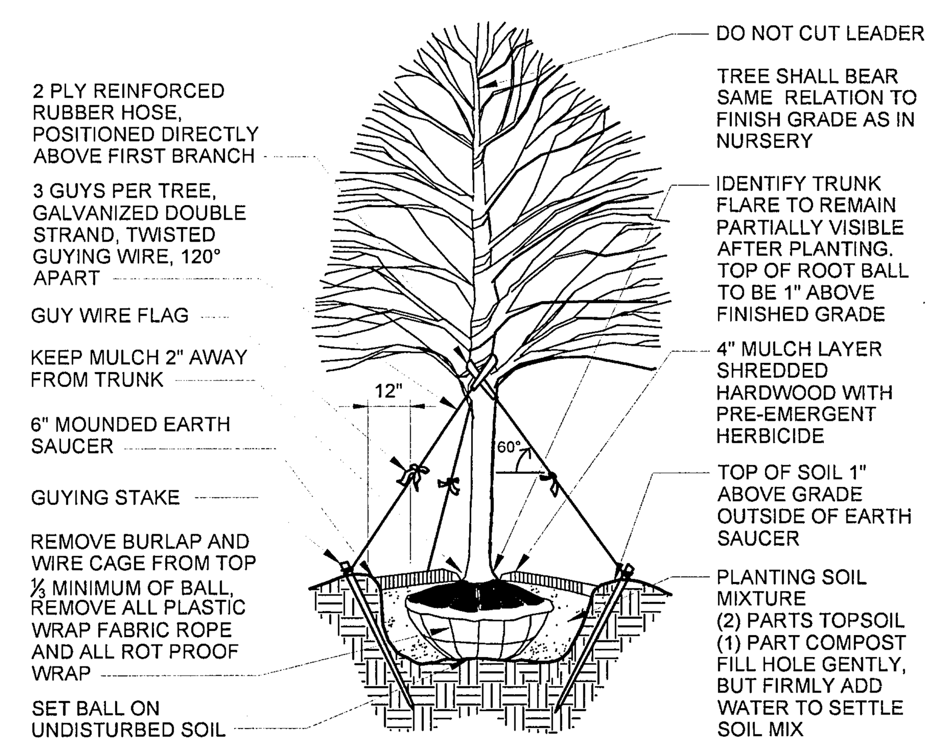
4 / L-100 **TYPICAL SHRUB PLANTING DETAIL**

SCALE: NO SCALE



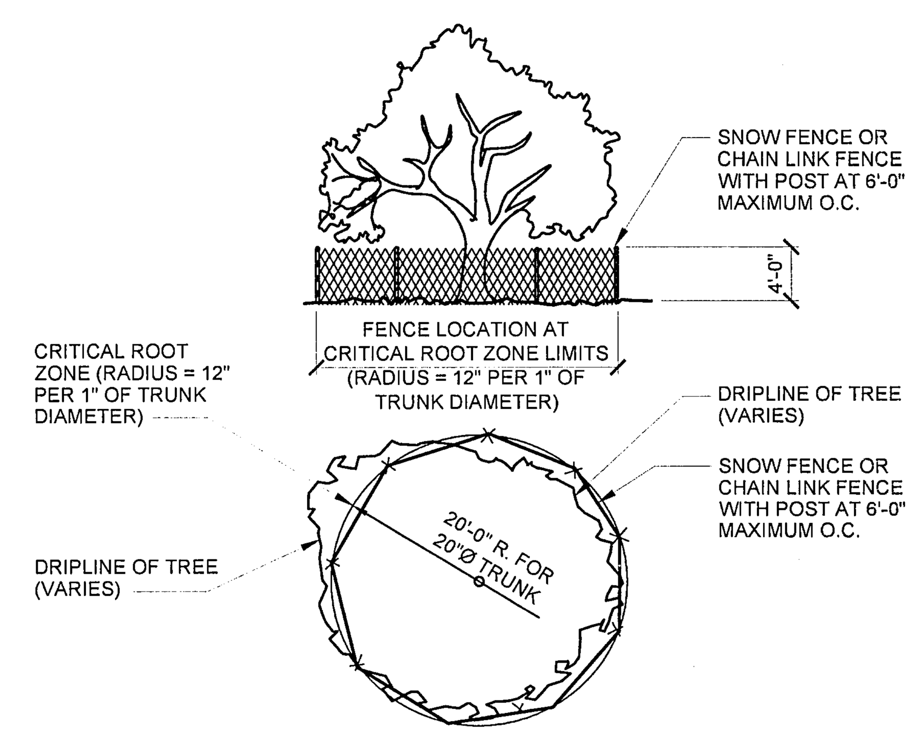
3 / L-100 **EVERGREEN TREE PLANTING DETAIL**

SCALE: NO SCALE



2 / L-100 **DECIDUOUS TREE PLANTING DETAIL**

SCALE: NO SCALE



1 / L-100 **TREE PROTECTION DETAIL**

SCALE: NO SCALE

LANDSCAPE NOTES:

1. ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING.
2. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
3. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES, SPECIFICATION OR LOCATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
4. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED. SEE LANDSCAPE DETAILS.
5. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" MIN. OF SHREDDED HARDWOOD WITH PRE-EMERGENT HERBICIDE. SEE DETAIL THIS SHEET.
6. DIG SHRUB PIT 1' FOOT LARGER THAN SHRUB ROOT BALLS AND THREE PITS TWO FEET LARGER THEN ROOT BALL. BACK FILL WITH TWO PARTS TOP SOIL AND ONE PART COMPOST.
7. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS, AND FROM TRUNKS.
8. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODDED. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED. REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. LAWN TREES TO BE MULCHED WITH 4' WIDE MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
10. PROVIDE SOD FOR ALL NEW LAWN AREAS UNLESS NOTED OTHERWISE. TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET.
11. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. AT THE TIME OF SITE PREPARATION, ENGINEER TO REVIEW ALL EXISTING VEGETATION, AND TAG MATERIALS TO BE SAVED OR RELOCATED.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
    a. SHADE TREES: 5 FEET
    b. ORNAMENTAL AND EVERGREEN TREES: (CRAB, PINE, SPRUCE, ETC.) 10 FEET
    c. SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY: 2 FEET
15. LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
16. NO TREES , EVERGREENS , AND SHRUBS SHALL BE INSTALLED OVER ANY EXISTING OR PROPOSED UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
17. LAWN AND LANDSCAPE AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS (BLVD. ISLAND, CUL-DE-SAC, AND GREENBELT). TO ESTABLISH, AND MAINTAIN GOOD AND HEALTHY TURF AND PLANT MATERIAL. PER THE KROGER CO. KROGER MASTER BUILDING SPECIFICATIONS, SECTION 32 84 00 - PLANTING IRRIGATION OF THE PROCUREMENT AND CONTRACTING DOCUMENTS GROUP.
18. ALL LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE.
19. ALL SHRUB PLANTINGS WITHIN SITE TRIANGLE AREAS TO BE MAXIMUM HEIGHT OF 30", AND FIRST BRANCHING FOR PROPOSED TREES TO BE MINIMUM OF 7' ABOVE PROPOSED GRADES.
20. ALL DISEASED, DAMAGED, OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS, AND LOCAL REGULATIONS.
21. PLANT FERTILIZER SHALL BE AGRIFORM 21 GRAIN TABLETS, SLOW RELEASE, 20-10-5 ANALYSIS AND/OR APPROVED EQUAL. RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

NOTE:
ALL INFORMATION RELATED TO THIS SITE HAS BEEN TAKEN FROM SURVEY PREPARED BY PEA, REVISION 1, DATED 05.14.1999 AND AUGMENTED WITH ROAD IMPROVEMENTS TAKEN FROM DOCUMENTS PREPARED BY RCOC, DATED 02.16.2006.

A NEW TITLE SEARCH AND SURVEY HAVE BEEN ORDERED AND WILL BE AVAILABLE AND UTILIZED ON FINAL SITE PLAN REVIEW DOCUMENTS.

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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
LANDSCAPE PLAN, SCHEDULES, AND NOTES

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
L-100

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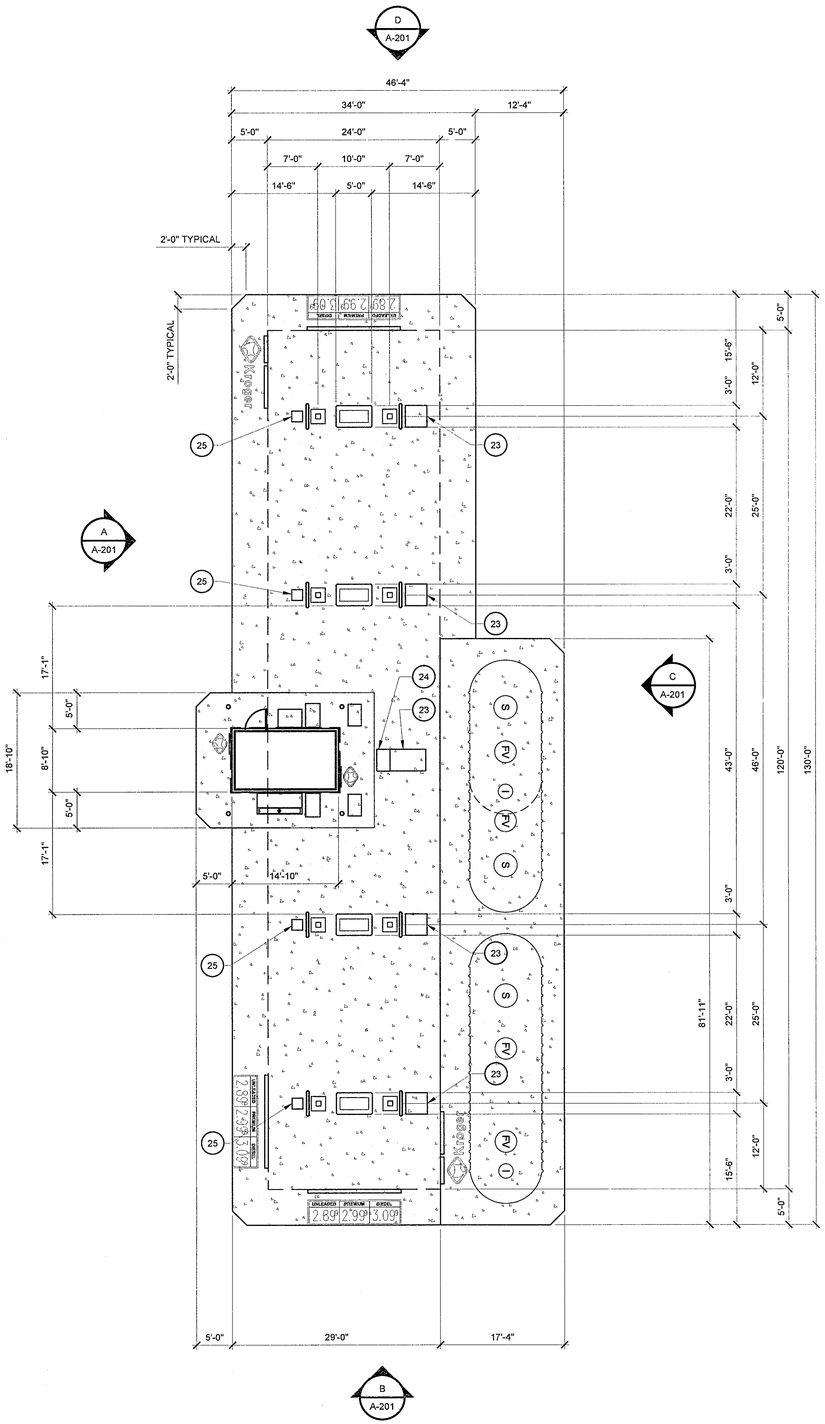
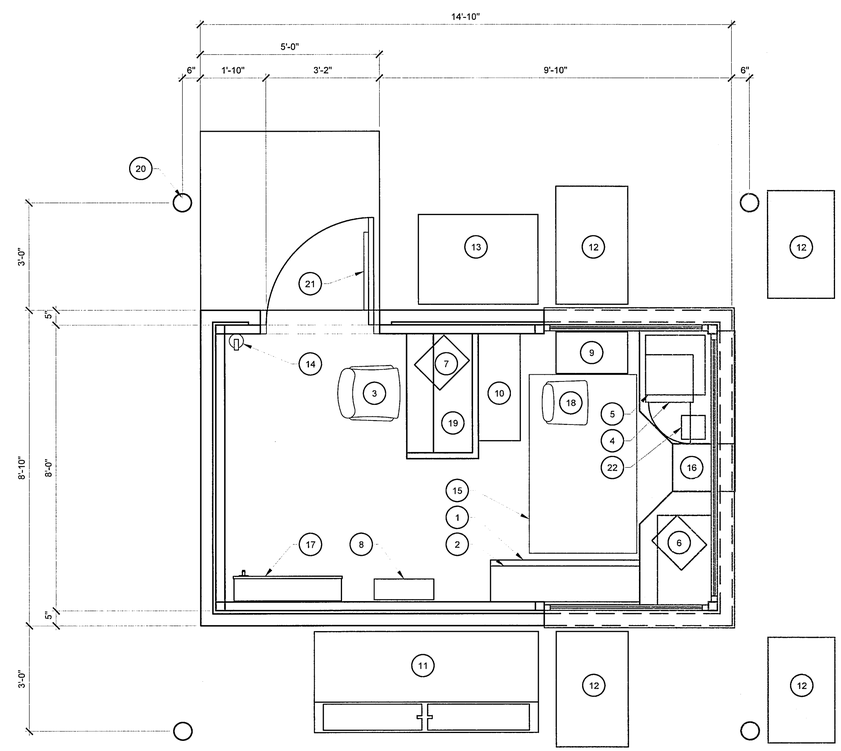


EQUIPMENT LEGEND
(ALL EQUIPMENT FURNISHED BY OWNER UNLESS OTHERWISE NOTED.)

1. 4' STORAGE RACK (BY GENERAL CONTRACTOR.)
2. CANDY RACK.
3. CHAIR.
4. LOTTO MACHINE.
5. SAFE.
6. P.O.S. REGISTER.
7. P.O.S. - BACK OFFICE UNIT.
8. TANK MONITOR.
9. CIGAETTE CARTON MERCHANDISER.
10. CIGARETTE PACK MERCHANDISER.
11. 46 CUBIC FOOT ICE MERCHANDISER.
12. SODA REACH-IN COOLER (BY VENDOR.)
13. SODA VENDING MACHINE (BY VENDOR.)
14. 2A:20BC FIRE EXTINGUISHER (BY GENERAL CONTRACTOR. QUANTITIES AND LOCATIONS INSTALLED PER LOCAL CODE.)
15. ANTI-FATIGUE MAT.
16. DEAL TRAY / MERCHANDISE DRAWER.
17. PANELBOARD.
18. STOOL.
19. SHELF ABOVE.
20. 6"Ø PIPE BOLLARD (TYPICAL 4, BY GENERAL CONTRACTOR.)
21. BULLETIN BOARD (GENERAL CONTRACTOR TO MOUNT ABOVE PEEPHOLE.)
22. INTERCOM MASTER STATION.
23. 4 TEIR AUTOMOTIVE FLUID (WASHER, OIL, ANTI-FREEZE, ETC.)
24. CHIPS DISPLAY CABINET.
25. WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. NOT USED.
33. NOT USED.
34. NOT USED.
35. NOT USED.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. NOT USED.
40. NOT USED.
41. NOT USED.

SITE PLAN REVIEW
NOT FOR CONSTRUCTION



CONSTRUCTION IMPROVEMENT PLAN
SCALE: 1" = 10'-0"

KIOSK EQUIPMENT PLAN
SCALE: 1/2" = 1'-0"

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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY MI 48098
CONSTRUCTION AND EQUIPMENT PLANS

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
A101

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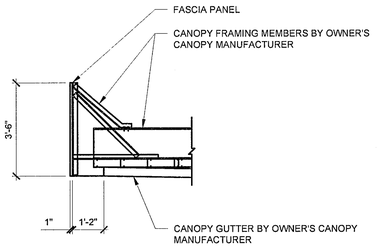
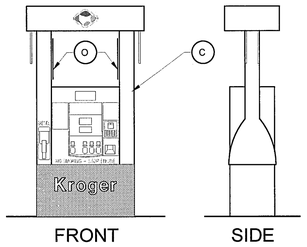


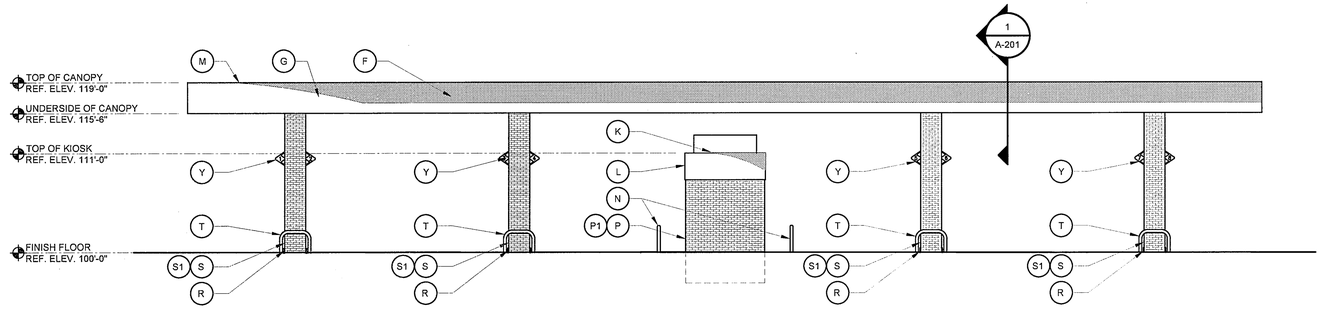
1 / A-201 SECTION AT CANOPY FASCIA
SCALE: 3/8" = 1'-0"



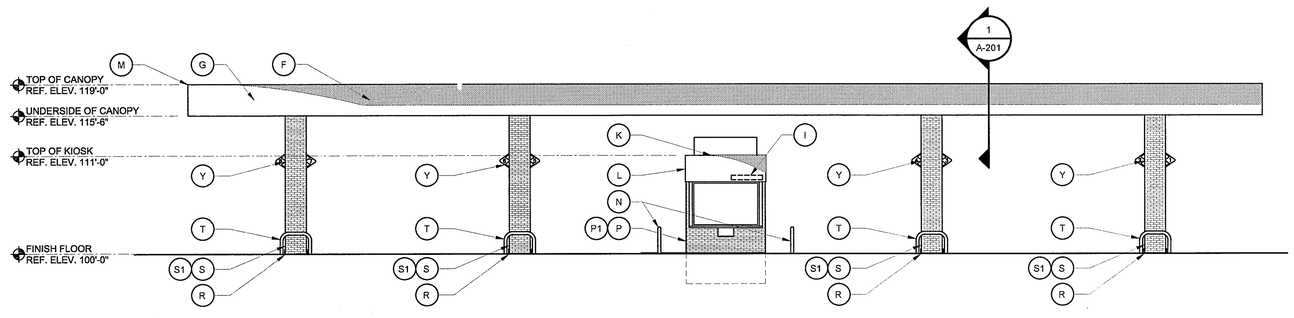
2 / A-201 DISPENSER ELEVATIONS
SCALE: 3/8" = 1'-0"

(XXX) EQUIPMENT SCHEDULE

MARK	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED	-	-	-	-	-
B	NOT USED	-	-	-	-	-
C	STATIC WARNING DECAL	-	WAYNE	-	DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX	-	SKYLINE PRODUCTS, INC.	-	OWNER	SIGN INSTALLER
E	NOT USED	-	-	-	-	-
F	CANOPY FASCIA	SANDSTONE	-	-	CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER	-	-	CANOPY FABRICATOR	CANOPY FABRICATOR
H	NOT USED	-	-	-	-	-
I	PRE-CUT VINYL ADDRESS DECAL (PER LOCAL ORDINANCE IF REQUIRED)	BLACK	-	-	GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	NOT USED	-	-	-	-	-
K	KIOSK FASCIA	SANDSTONE	-	-	KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER	-	-	KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY	-	FASHION, INC.	-	CANOPY FABRICATOR	CANOPY FABRICATOR
N	6"Ø BOLLARD	SAFETY RED (G.C. TO PAINT)	-	-	GENERAL CONTRACTOR	-
O	HEALTH AND SAFETY DECAL	-	WAYNE	-	WAYNE	WAYNE
P	KIOSK - PREFABRICATED	ESSENTIAL GRAY - SW6002	SAGEBRUSH	-	KIOSK FABRICATOR	GENERAL CONTRACTOR
P1	KIOSK FACE BRICK VENEER	LAKESHORE SERIES "WINNETKA"	GLEN-GREY BRICK	-	GENERAL CONTRACTOR	GENERAL CONTRACTOR
-	NOT USED	-	-	-	-	-
Q	DISPENSER	-	WAYNE	-	OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS	GRAPHITE - SW4017 (G.C. TO PAINT)	OPW	-	OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS (G.C. TO PAINT)	ESSENTIAL GRAY - SW6002 (G.C. TO PAINT)	FASHION, INC.	-	CANOPY FABRICATOR	CANOPY FABRICATOR
S1	CANOPY COLUMN WRAP	LAKESHORE SERIES "WINNETKA"	GLEN-GERY BRICK	-	GENERAL CONTRACTOR	GENERAL CONTRACTOR
S2	NOT USED	-	-	-	-	-
T	4"Ø U-SHAPED BOLLARD (G.C. TO PAINT)	SAFETY RED (G.C. TO PAINT)	RIVERSIDE	-	OWNER	GENERAL CONTRACTOR
U	NOT USED	-	-	-	-	-
V	NOT USED	-	-	-	-	-
W	WASTE RECEPTACLE / WINDSHIELD SERVICE CENTER	-	DCI MARKETING	-	OWNER	GENERAL CONTRACTOR
X	NOT USED	-	-	-	-	-
Y	DISPENSER NUMBER FLAG	-	-	-	CANOPY FABRICATOR	GENERAL CONTRACTOR
-	NOT USED	-	-	-	-	-
-	NOT USED	-	-	-	-	-

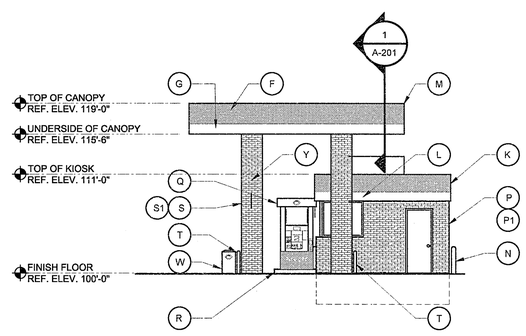


C / A-101 NORTH CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"

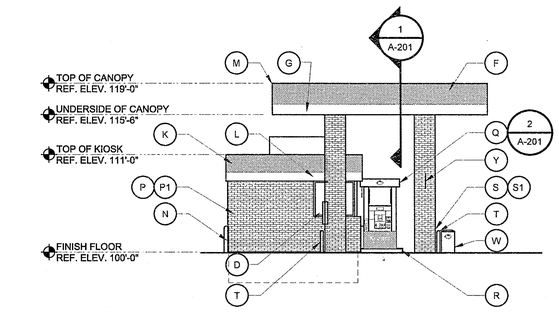


A / A-101 SOUTH CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN REVIEW
NOT FOR CONSTRUCTION



D / A-101 WEST CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



B / A-101 EAST CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"

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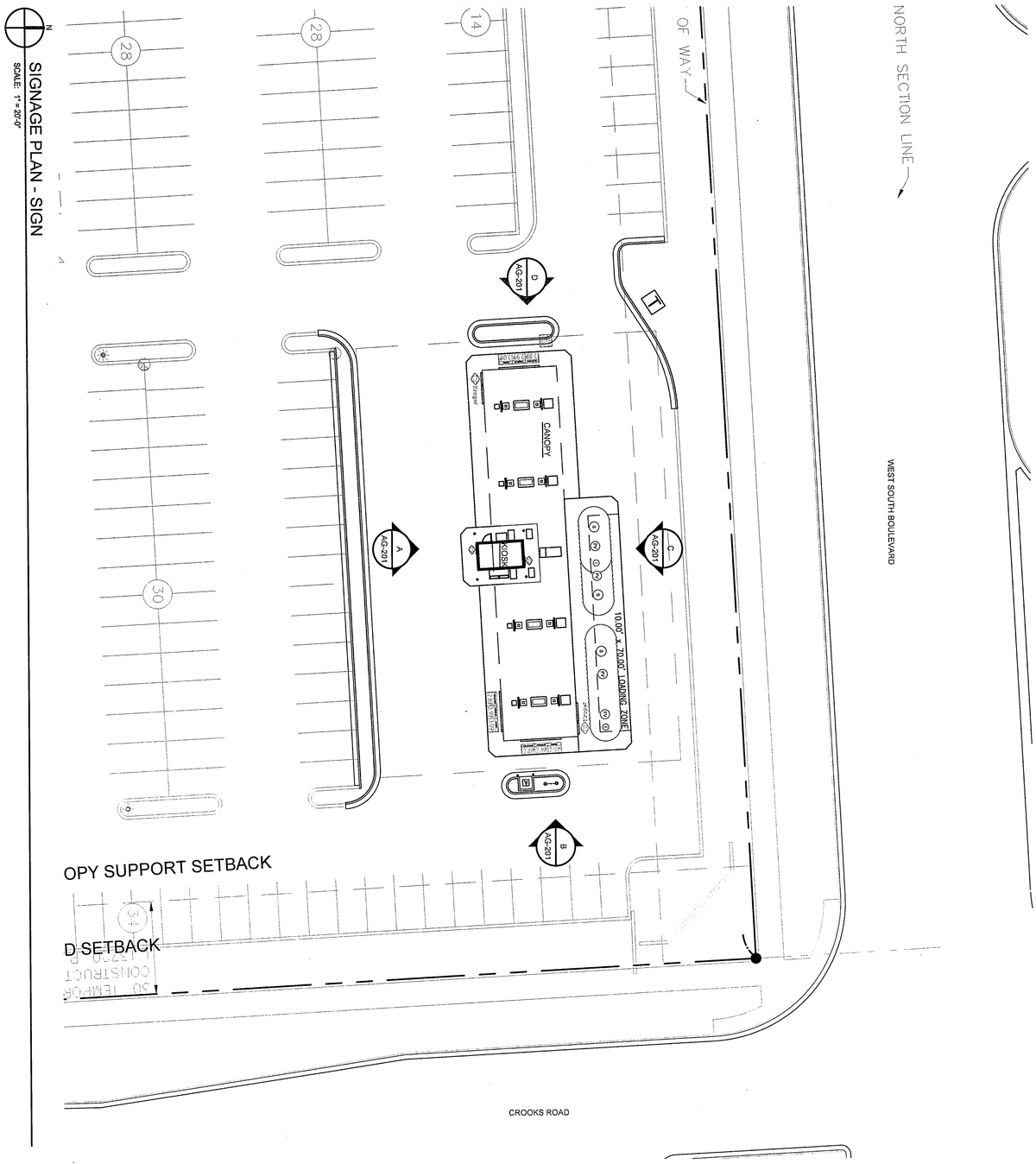
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
EXTERIOR ELEVATIONS

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
A201



REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

KROGER D-464
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2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
SIGNAGE PLAN - SITE

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DATE: 01.01.2011
PROJECT NO.: 2010.1174
DESIGNED BY: LPE
DRAWN BY: LPE
CHECKED BY: JGD

LICENSED PROFESSIONAL ENGINEER
STATE OF MICHIGAN
JOHNG DAMRATH III
No. 38510
7-11-11

SHEET NO.
AG-101

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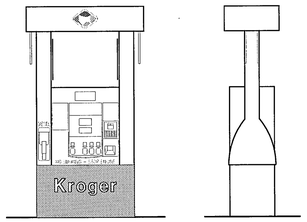
ARCHITECTURAL GRAPHICS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER / MATERIAL	NOTES
1	ILLUMINATED LOGO SIGN	CUMMINGS SIGNS	SEE DRAWINGS 53154.07C AND 53154.07C1 ON SHEET AG-501.
2	ILLUMINATED CHANNEL LETTER SIGN	CUMMINGS SIGNS	SEE DRAWINGS 53154.07C AND KR20302 ON SHEET AG-501.
3	NON-ILLUMINATED LOGO SIGN	CUMMINGS SIGNS	SEE DRAWING 53154.54 ON SHEET AG-501
4	MULTI-PRODUCT DISPENSER GRAPHICS	DRESSER, INC. DRESSER WAYNE "OVATION" FUEL DISPENSER	DOOR AND VALANCE GRAPHICS BY DISPENSER MANUFACTURER. SEE DETAIL F ON SHEET AG-201.
5	NOT USED	-	-
6	NOT USED	-	-
7	ILLUMINATED SCROLLING PRICE SIGN	SKYLINE PRODUCTS, INC.	SEE DRAWING KROGER-14STPSF-ST ON SHEET AG-501.

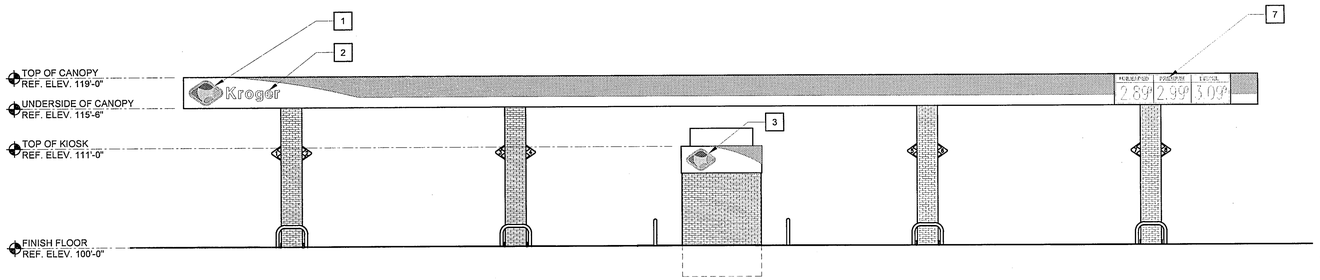


FRONT

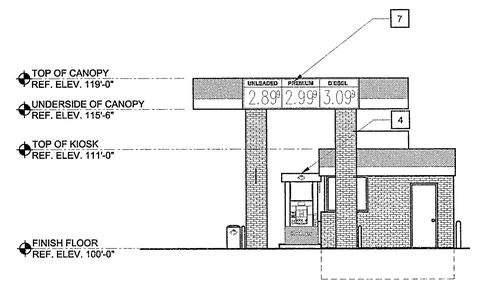
SIDE

E / AG-101 NOT USED
SCALE: 3/8" = 1'-0"

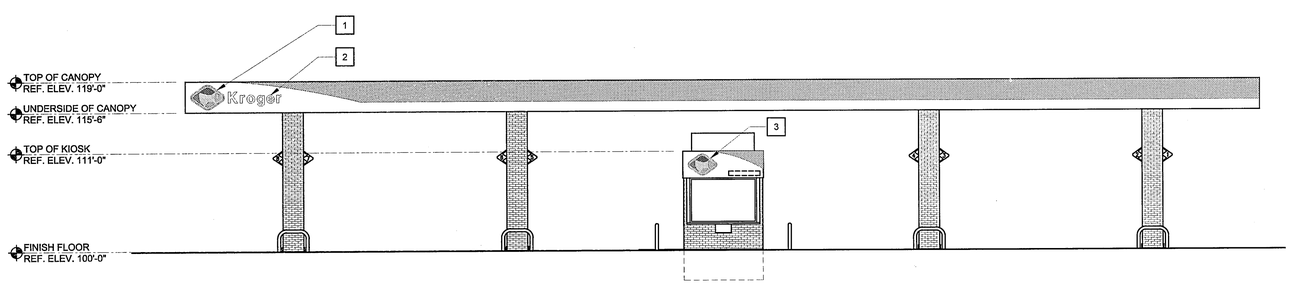
F / AG-201 DISPENSER ELEVATIONS
SCALE: 3/8" = 1'-0"



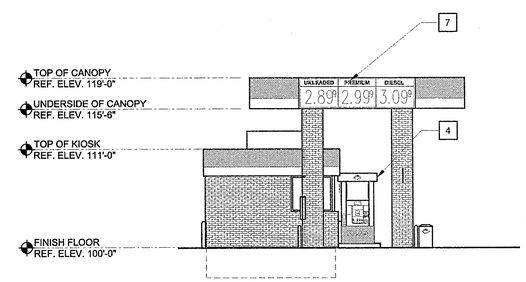
C / AG-101 NORTH CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



D / AG-101 WEST CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



A / AG-101 SOUTH CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



B / AG-101 EAST CANOPY SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"

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KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
SIGNAGE ELEVATIONS - EXTERIOR

REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
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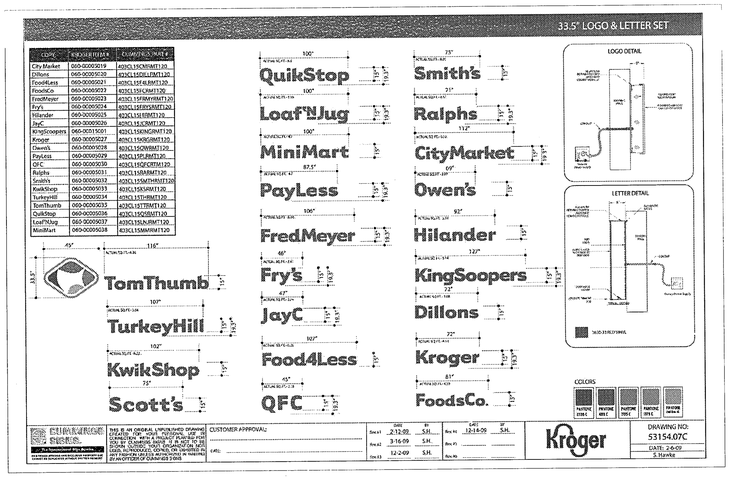
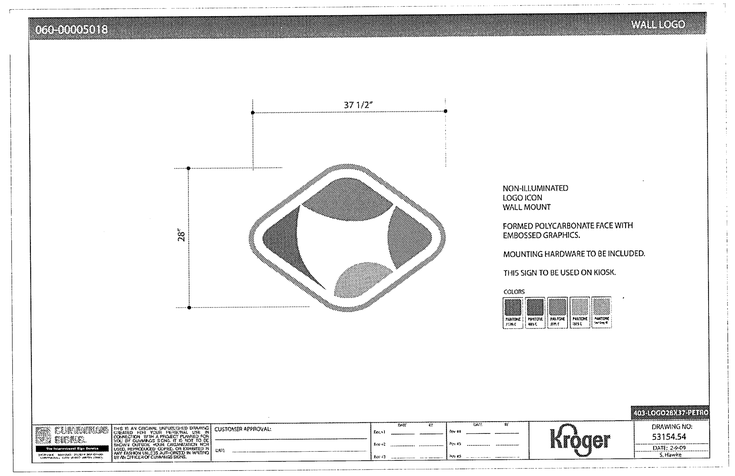
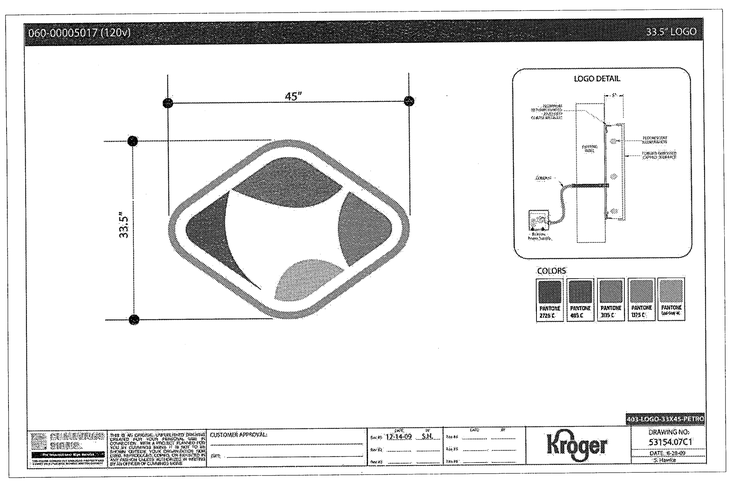
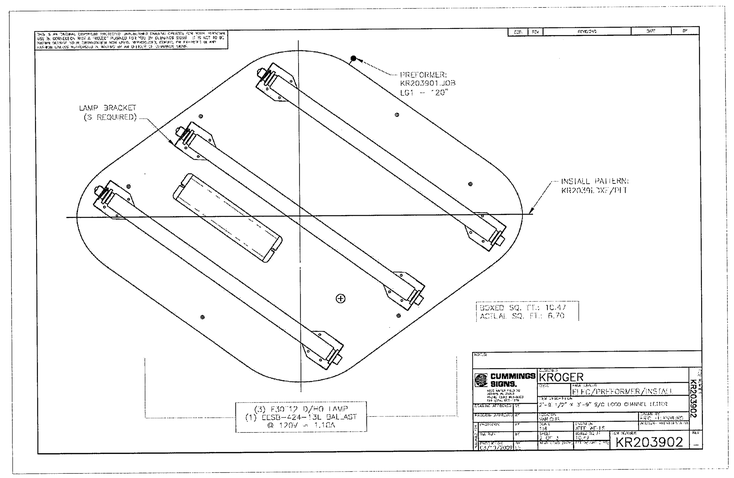
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

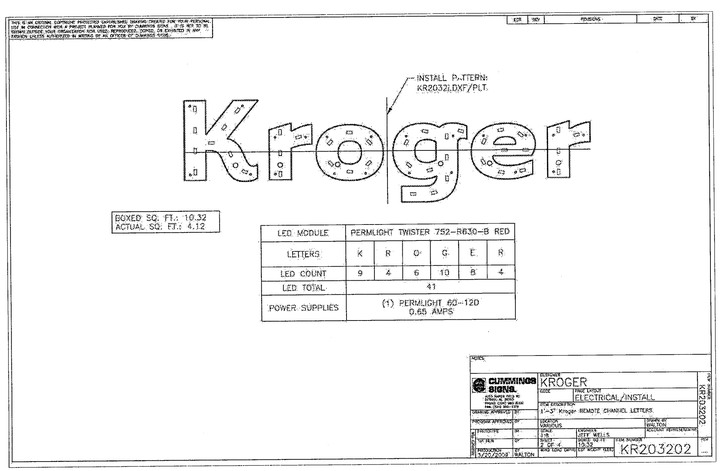
SHEET NO.
AG-201

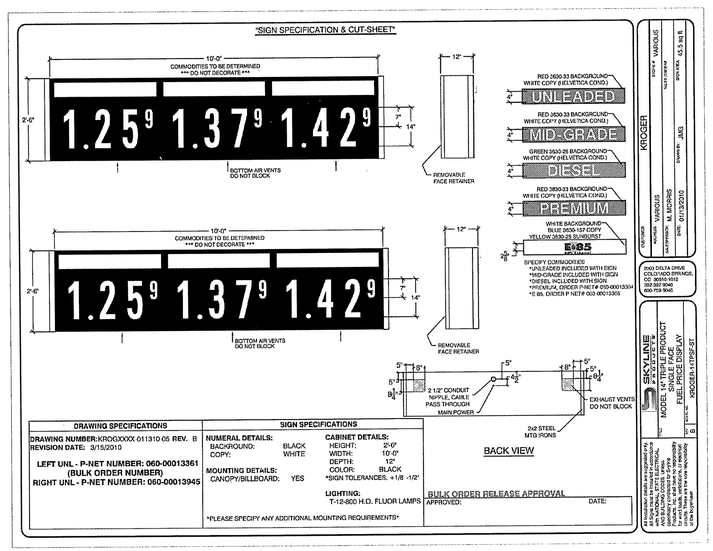












SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
Lawrence, KS • Kansas City, MO • Columbus, OH
The Woodlands, TX • Farmington Hills, MI

37740 Hills Tech Drive
Farmington, MI 48331
Phone: (248) 324-2627
email: info@landplan-pa.com
Web Site: www.landplan-pa.com

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The Kroger Co.
1014 Vine Street, Cincinnati, OH 45202
Denver, CO 80239
10324 E. Harvard Ave.
Phone (303) 758-5207
Fax (303) 715-9905

KROGER D-464
RETAIL FUEL CENTER
2105 W. SOUTH BLVD. at CROOKS ROAD
TROY, MI 48098
SIGNAGE DETAILS

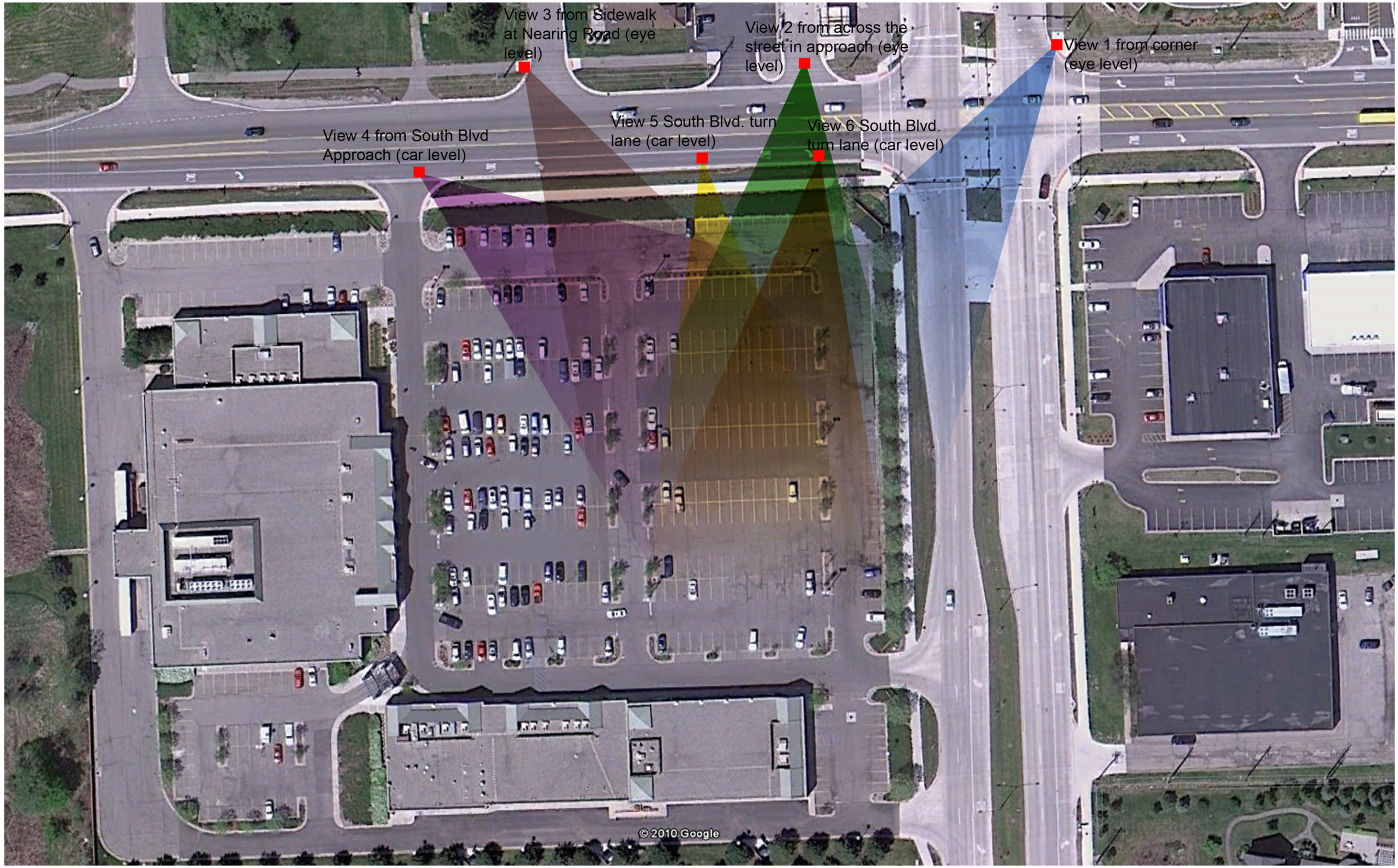
REV	DATE	DESCRIPTION
1	07.11.2011	SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN G. DAMRATH III
ENGINEER
No. 38510
LICENSED PROFESSIONAL ENGINEER
7-11-11

DATE:	01.01.2011
PROJECT NO.:	2010.1174
DESIGNED BY:	LPE
DRAWN BY:	LPE
CHECKED BY:	JGD

SHEET NO.
AG-501

FILE NAME: S:\2010\20101174\CAD\Const Docs\Architectural\101174_AG_501_SignageDetails.dwg LAST SAVED BY: Mike Vanderbeke SAVED DATE: 7/8/2011 1:16 PM PLOTTED: 7/ 2:22 PM



Kroger D-464
South Blvd. & Crooks Rd.
City of Troy, MI

Landplan Engineering, P.A.

Kroger D-464
South Blvd. & Crooks Rd.
City of Troy, MI

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Kroger D-464
South Blvd. & Crooks Rd.
City of Troy, MI

Landplan Engineering, P.A.

DATE: August 3, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388 A) – Proposed Adult Foster Care Home, North side of Square Lake, East of Beach (2420 W. Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

The applicant, Besnik and Angelina Gojka, received Special Use Approval for a nine (9) adult foster care residents on June 14, 2011. The applicant wishes to expand by one resident, for a total of ten (10) adult foster care residents.

Section 6.02 of the Zoning Ordinance requires that an adult foster care small group home (between 7 and 12 persons) shall be on a parcel that provides a minimum site area of four thousand (4,000) square feet per adult, excluding employees and/or caregivers. The applicant seeks a variance from this requirement from the Zoning Board of Appeals.

The attached application prepared by Horizon Engineering describes the variance request. A recently completed survey of the subject property indicates it is 39,973 square feet in area. This yields only 3,997.3 square feet per resident, for 10 residents, which does not meet the 4,000 square feet per resident standard. Note the lot was originally platted as 200 feet by 200 feet, or 40,000 square feet.

The applicant seeks Special Use Approval for a total of ten (10) adult foster care residents, but first requires approval of the variance to proceed. A public hearing is set for the Special Use application for September 13, 2011. As per the Zoning Ordinance, the item is required to go before the Planning Commission prior to ZBA consideration.

No action is required by Planning Commission on this item at the August 9, 2011 meeting.

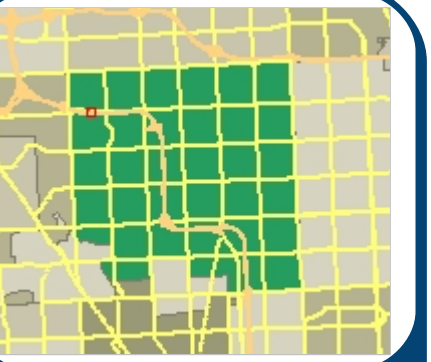
Attachments:
1. Maps.
2. Minutes from June 14, 2011, Planning Commission meeting (excerpt).
3. ZBA application (prepared by Horizon Engineering).

cc: Applicant
File/ SU 388 A

G:\SPECIAL USE\SU 388 A Angel From Albania Adult Foster Care Sec 06\SU-388 AFC Group Home 08 09 2011.docx

2420 W Square Lake

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band_1
  - Green:Band_2
  - Blue:Band_3

234 0 117 234 Feet

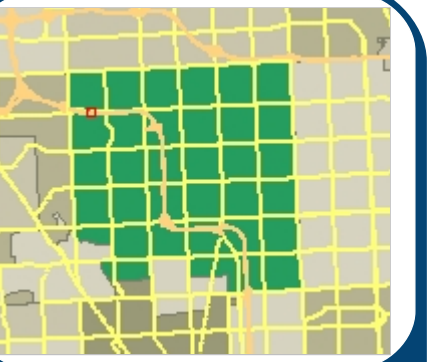
Scale 1: 1,404

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.

Printed: 4/26/2011

2420 W Square Lake

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (B-1) Local Business District
  - (B-2) Community Business District
  - (B-3) General Business District
  - (R-C) Research Center District
  - (C-F) Community Facilities District
  - (C-J) Consent Judgment
  - (E-P) Environmental Protection District
  - (R-EC) Residential Elder Care
  - (P-1) Vehicular Parking District
  - (H-S) Highway Service District
  - (M-1) Light Industrial District
  - (O-1) Office Building District
  - (O-M) Office Mid-Rise District
  - (OSC) Office Service Commercial District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band_1
  - Green:Band_2

Printed: 4/26/2011

234 0 117 234 Feet

Scale 1: 1,404

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.

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388) – Proposed Adult Foster Care Home, North Side of Square Lake, East of Beach (2420 W Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

PUBLIC HEARING OPENED

David Bardlow, 2460 W. Square Lake, support.
John Weisgerber, 2475 Charnwood, oppose.
Larry English, 6140 Beach Road, oppose.

PUBLIC HEARING CLOSED

Resolution # PC-2011-06-036
Moved by: Edmunds
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Adult Foster Care Small Group Home, located on the north side of Square Lake and east of Beach Road, at 2420 W. Square Lake, Section 6, within the R-1A zoning district, be granted, subject to the following:

1. The maximum number of adult foster care residents shall be 9.
2. Sheet 1 shall be corrected as per the recommendation of the report prepared by CWA.
3. An opaque screen fence or landscaping shall be provided to obscure the trash storage area on the east façade.

Yes: All present (8)
Absent: Maxwell

MOTION CARRIED

CITY OF TROY SPECIAL USE REQUEST APPLICATION

DATE SUBMITTED: _____

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382
E-MAIL: planning @troymi.gov

SPECIAL USE FILE NUMBER _____
SPECIAL USE APPROVAL FEE: ($1800.00) _____
APPROVAL RENEWAL FEE ($500.00) _____
ESCROW FEE ($1500.00) _____

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN SECTION 03.43.00 OF THE TROY ZONING ORDINANCE.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

PLEASE FILE ORIGINAL APPLICATION FORMS.

1. NAME OF THE PROPOSED DEVELOPMENT: "Angel from Albania" Adult Foster Care Home
2. LOCATION OF THE SUBJECT PROPERTY: 2420 W. Square Lake Road

   THE SUBJECT PROPERTY HAS A FRONTAGE OF 200 FEET AND A DEPTH OF 200 FEET ON W. Square Lake Road STREET, LOCATED BETWEEN Glyndebourne Drive AND Beach Road STREETS. ACREAGE OF SITE IS 0.918 ACRES.
3. ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R-1A, Single Family Residential
4. TAX IDENTIFICATION NUMBER(S) (SIDWELL) OF SUBJECT PROPERTY: 20-06-452-010
5. DESCRIPTION OF PROPOSED USE: Adult Foster Care Home - Small Group Home

   GROSS BLDG. AREA OF THIS PROJECT 2,482 s.f. TOTAL G.B.A. ON SITE 2,482 s.f.
6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: 4.06.B, 4.21, 6.02.B
7. APPLICANT FOR SPECIAL USE APPROVAL:

   NAME (same as owner)
   COMPANY _____
   ADDRESS _____
   CITY _____ STATE ____ ZIP ____
   TELEPHONE _____
   E-MAIL _____

   OWNER OF THE SUBJECT PROPERTY:

   NAME Besnik & Angelina Gojka
   COMPANY Angel from Albania
   ADDRESS 2420 W. Square Lake Road
   CITY Troy STATE MI ZIP 48098
   TELEPHONE 248-879-3245
   E-MAIL angel_gojka@hotmail.com
8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: (same as owner)
9. **SIGNATURE OF APPLICANT** _____ DATE _____
10. **SIGNATURE OF PROPERTY OWNER** Besnik Gojka DATE 7/12/11

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR SPECIAL USE APPROVAL.

SPECIAL USE APPROVAL
INITIAL SUBMITTAL CHECKLIST

(as revised 05-19-10)

THE FOLLOWING SHALL CONSTITUTE AN INITIAL SUBMISSION:

REQUIRED	PROVIDED	
☒	X	COMPLETED CITY OF TROY **SPECIAL USE APPROVAL APPLICATION FORM** AND **FEES (REQUIRED AND ESCROW – SEE NOTE ON THE FOLLOWING PAGE).**
☒	X	**STATEMENT OF COMPATIBILITY** WITH DEVELOPMENT OR USE OF THE ADJACENT PROPERTY
☒	X	A **CERTIFIED BOUNDARY SURVEY**, INCLUDING LEGAL DESCRIPTION AND SCALED DRAWING, PREPARED BY A LICENSED LAND SURVEYOR. THE LEGAL DESCRIPTION OF ACREAGE PARCELS AND PARCELS FROM SUBDIVISIONS PLATTED PRIOR TO JANUARY 1, 1970 SHALL BE TIED TO A RECORDED SECTION OR QUARTER-SECTION CORNER.
☐	☐	**ONE (1)** CERTIFIED **TOPOGRAPHIC SURVEY** SHOWING CURRENT SITE IMPROVEMENTS. THE TOPOGRAPHIC SURVEY SHALL PROVIDE ONE FOOT CONTOUR INTERVALS AND SHALL BE PRINTED ON 24 X 36 INCH SHEET.
☒	X	A **LOCATION MAP** INDICATING THE SUBJECT PROPERTY AND THE ZONING AND USES OF THE ABUTTING AND/OR ADJACENT PROPERTIES (MAY BE INCLUDED ON THE SITE PLAN). (Included on Site Plan)
☒	X	**ONE** (1) **FOLDED** COPY OF A PROPOSED **SITE PLAN** INDICATING THE INTENDED USES OF THE SUBJECT PROPERTY AND CONTAINING THE INFORMATION, STATISTICS, AND DRAWINGS INDICATED IN THE TROY ZONING ORDINANCE, AS PER SECTION 03.43.00 OF THE ZONING ORDINANCE.
☐	☐	**ONE** (1) COPY OF AN ENVIRONMENTAL IMPACT STATEMENT WHEN REQUIRED BY THE PROVISIONS OF ARTICLE VII OF THE TROY ZONING ORDINANCE
☒	X	**ONE** (1) COPY OF **PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY** *(OR A WAIVER ISSUED BY THE CITY OF TROY PARKS & RECREATION DEPT.)* (Indicated on Site Plan)
☐	☐	**ONE** (1) COPY OF THE PROPOSED **LANDSCAPE PLAN** PREPARED IN CONFORMANCE WITH THE CITY OF TROY'S LANDSCAPE DESIGN STANDARDS
☐	X	**ONE** (1) COPY OF THE **PRELIMINARY FLOOR PLANS**
☐	X	**ONE** (1) COPY OF THE **PRELIMINARY ELEVATIONS** OF THE PROPOSED BUILDINGS, INDICATING BUILDING HEIGHT. (Photographs)
☐	☐	**ONE** (1) COPY OF THE PRELIMINARY **GRADING PLAN** IN ACCORDANCE WITH THE CITY OF TROY ENGINEERING DESIGN STANDARDS
☐	☐	**ONE** (1) COPY OF THE **WETLANDS DETERMINATION MAP** AND **WETLAND REPORT, IF REQUIRED.**
☐	☐	NOTIFICATION TO THE MICHIGAN DEPARTMENT ENVIRONMENTAL QUALITY, FEDERAL AVIATION ADMINISTRATION, THE MICHIGAN AERONAUTICS COMMISSION AND SIMILAR AGENCIES WHICH MAY OR/MAY NOT HAVE JURISDICTION OVER THIS PROJECT
☒	X	**ONE (1)** CD CONTAINING AN **ELECTRONIC VERSION OF THE SPECIAL USE APPROVAL APPLICATION** AS PER SECTION 03.43.02 OF THE ZONING ORDINANCE.

NOTE: ALL DRAWINGS SHALL BE SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

ALL COPIES SHALL BE FOLDED. PLEASE NOTE THAT THE ABOVE QUANTITIES ARE FOR THE INITIAL APPLICATION SUBMISSION.

NOTICE TO APPLICANT

BY STATE LAW, PUBLIC HEARING NOTICES REGARDING REQUESTS FOR SPECIAL USE APPROVAL WILL BE SENT TO THE OWNERS AND OCCUPANTS OF PROPERTIES WITHIN 300 FEET OF THE SITE INVOLVED IN THE REQUEST. OPINIONS OF ADJACENT PROPERTY OWNERS ARE TAKEN INTO CONSIDERATION BY THE PLANNING COMMISSION IN THE COURSE OF THEIR PUBLIC HEARING. APPLICANTS FOR SPECIAL USE APPROVAL SHOULD PROVIDE INFORMATION TO ADJACENT PROPERTY OWNERS REGARDING THEIR PROPOSALS, IN ADVANCE OF OR IN CONJUNCTION WITH THE FILING OF THE APPLICATION. THE PROVISION OF SUCH INFORMATION WILL OFTEN SERVE TO RESOLVE CONCERNS, AND ENABLE THE PUBLIC HEARING PROCESS TO PROCEED MORE EFFICIENTLY.

HORIZON
ENGINEERING LLC

P.O. Box 182158
Shelby Twp., MI 48318
Phone 586.453.8097
Fax 586.580.0053

July 11, 2011

Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Special Use Request for #2420 Square Lake Road
"Angel from Albania" Adult Foster Care Home
Section 6, City of Troy

Dear City of Troy Planning Department:

Attached to this letter are the following items:

- One (1) Special Use Request Application
- One (1) Special Use Approval Initial Submittal Checklist
- One (1) Certified Boundary Survey
- One (1) Site Plan
- One (1) Floor Plan
- Two (2) pages of photos of the exterior of the home
- One (1) CD containing PDF copies of the aforementioned items
- One (1) check in the amount of $1,800.00 (Special Use Approval Fee)
- One (1) check in the amount of $640.00 ($1,500.00 Escrow Fee minus $860.00 from unused portion of previous Special Use Request escrow).

These materials are being submitted for Planning Commission review in conjunction with a request being made to the Zoning Board of Appeals to allow up to ten (10) adults to be cared for.

On June 14, 2011 this site received Special Use Approval for an Adult Foster Care Small Group Home from the Planning Commission. The approval was contingent upon the following three (3) items:

1. The maximum number of adult foster care residents shall be 9.
2. The Site Plan shall be corrected as per the recommendation of the report prepared by Carlisle/Wortman Associates, Inc. (calculations under "Site Criteria" on the Site Plan).
3. An opaque screen fence or landscaping shall be provided to obscure the trash storage area in the east façade.

Items no. 2 and 3 above have been addressed on the updated Site Plan attached.

July 11, 2011
Planning Department, City of Troy
Re: Special Use Request for #2420 Square Lake Road

However, regarding item no. 1 above, a variance is being sought from the Zoning Board of Appeals for the tenth (10th) foster care resident.

The application, as previously submitted and approved on June 14, 2011 by the Planning Commission, remains exactly the same otherwise.

Your consideration of our request is greatly appreciated.

Sincerely,

Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: Besnik & Angelina Gojka

attachments

CERTIFICATE OF SURVEY

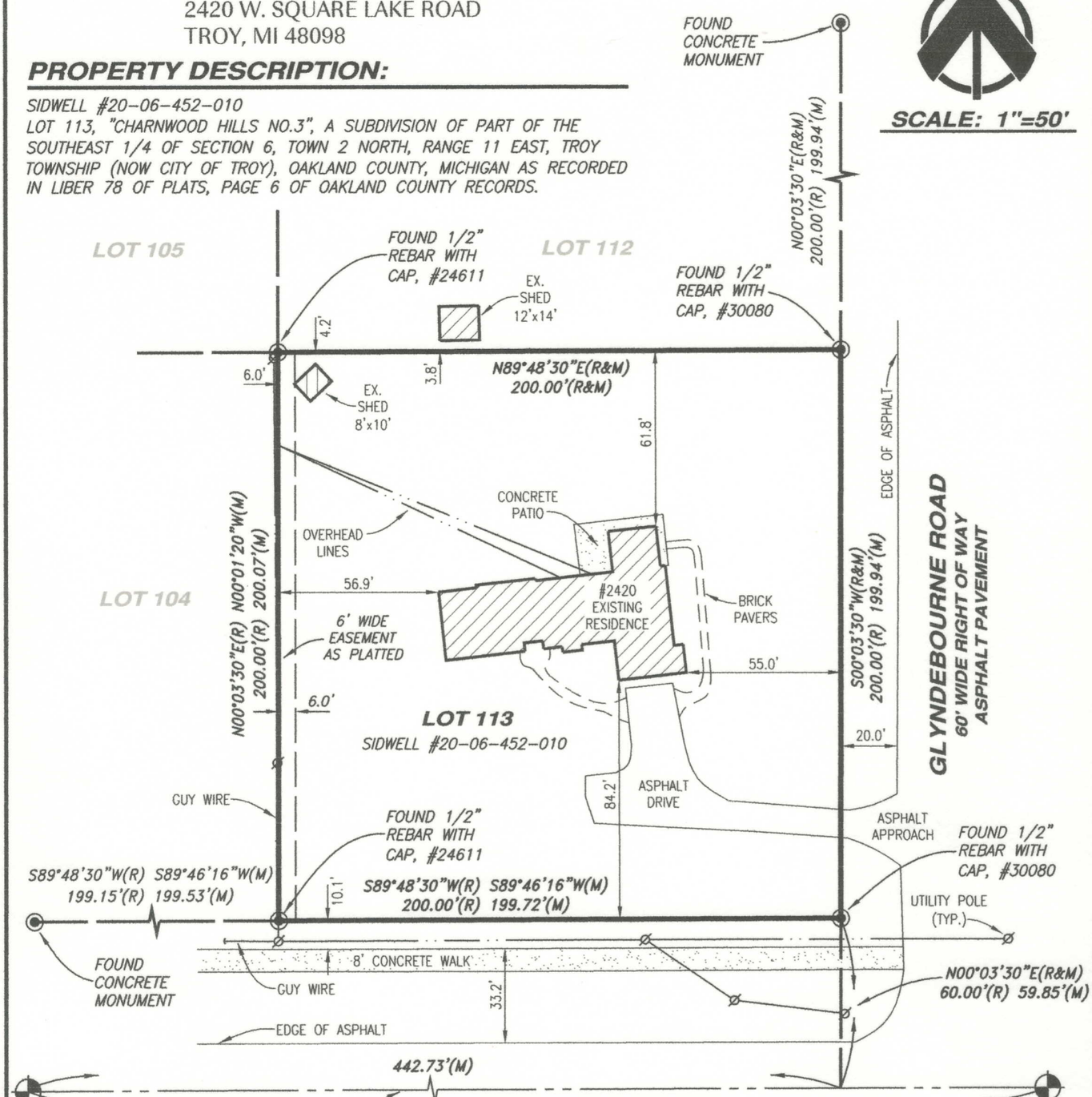
CERTIFIED TO: BESNIK & ANGELINA GOJKA
2420 W. SQUARE LAKE ROAD
TROY, MI 48098

NORTH

SCALE: 1"=50'

PROPERTY DESCRIPTION:

SIDWELL #20-06-452-010
LOT 113, "CHARNWOOD HILLS NO.3", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 78 OF PLATS, PAGE 6 OF OAKLAND COUNTY RECORDS.



SOUTH 1/4 CORNER OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP, #25854 IN MONUMENT BOX AS RECORDED IN LIBER 17277, PAGE 615 OF OAKLAND COUNTY RECORDS.

SOUTHEAST CORNER OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP, #25854 IN MONUMENT BOX AS RECORDED IN LIBER 17277, PAGE 623 OF OAKLAND COUNTY RECORDS.

SURVEYOR'S NOTES

1. BASIS OF BEARING
SOUTH 00° 03' 30" WEST ALONG THE EASTERLY LINE OF LOTS 112 AND 113 AS PLATTED AND AS MONUMENTED IN FIELD.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE THE PROPERTY HEREIN DESCRIBED AND THAT THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME. I ALSO CERTIFY THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970 AND IS GREATER THAN 1 IN 5000.

SHANE P. AZBELL, P.S., #46724

SEAL: STATE OF MICHIGAN — SHANE P. AZBELL PROFESSIONAL SURVEYOR No. 46724 — LICENSED PROFESSIONAL SURVEYOR

SHANE P. AZBELL
PROFESSIONAL SURVEYOR
NO. 46724

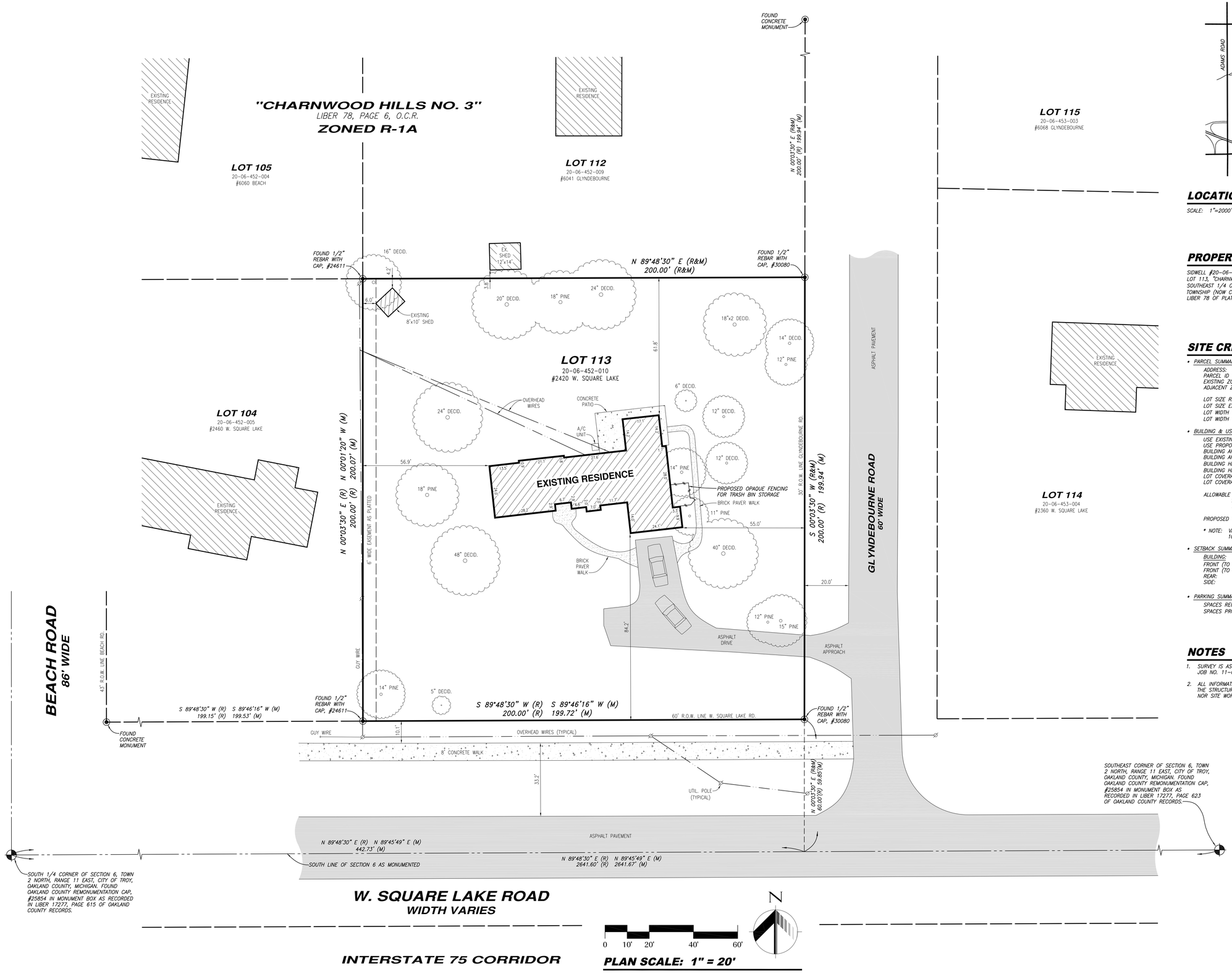
AZTEC
LAND SURVEYORS INC.
P.O. BOX 353
HOLLY, MI 48442
PHONE: 586-306-1253 FAX: 480-287-8799

PAGE 1 OF 1

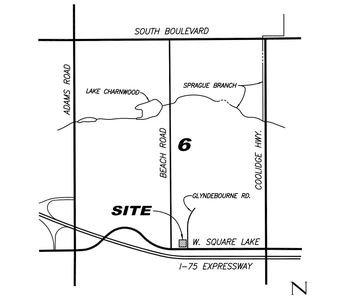
LEGEND:
- = SECTION CORNER
- = FOUND MONUMENT (AS NOTED)
- = SET 1/2" REBAR AND CAP, #46724

R = RECORD
M = MEASURED
C = CALCULATED

JOB NO: 11-039
DATE: 3/17/11
REVISED
DRAWN BY: SA



PLAN SCALE: 1" = 20'



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

SIDWELL #20-06-425-010
LOT 113, "CHARNWOOD HILLS NO. 3", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 78 OF PLATS, PAGE 6 OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:
  - ADDRESS: 2420 W. SQUARE LAKE ROAD
  - PARCEL ID NO.: 20-06-452-010
  - EXISTING ZONING: R-1A, SINGLE FAMILY RESIDENTIAL
  - ADJACENT ZONINGS: R-1A TO WEST, NORTH, & EAST
    R-1A & R-1B TO SOUTH ACROSS I-75
  - LOT SIZE REQUIRED: 21,780 S.F.
  - LOT SIZE EXISTING: 39,973 S.F. (0.918 ACRE)
  - LOT WIDTH REQUIRED: 120'
  - LOT WIDTH EXISTING: 199.72'
- BUILDING & USE SUMMARY:
  - USE EXISTING: ADULT FOSTER CARE – FAMILY HOME
  - USE PROPOSED: ADULT FOSTER CARE – SMALL GROUP HOME
  - BUILDING AREA REQUIRED: 1,600 S.F.
  - BUILDING AREA EXISTING: 2,482 S.F.
  - BUILDING HEIGHT ALLOWED: 2.5 STORIES; 30'
  - BUILDING HEIGHT EXISTING: 1 STORY; 9.75'
  - LOT COVERAGE ALLOWED: 30%
  - LOT COVERAGE EXISTING: 6.5%

  ALLOWABLE NUMBER OF ADULTS CARED FOR (PER LOT SIZE CALCULATION):
  1 PERSON PER 4,000 S.F. LOT AREA
  = 39,973 S.F. / 4,000 = 9.993 = 9 ADULTS

  PROPOSED NUMBER OF ADULTS CARED FOR: 10 *

  * NOTE: VARIANCE IS TO BE SOUGHT FROM ZONING BOARD OF APPEALS FOR 10TH ADULT.
- SETBACK SUMMARY:

BUILDING:	REQUIRED:	EXISTING:
FRONT (TO W. SQUARE LAKE):	40'	84.2'
FRONT (TO GLYNDEBOURNE):	40'	55.0'
REAR:	45'	61.8'
SIDE:	15'	56.9'

- PARKING SUMMARY:
  - SPACES REQUIRED: 1 SPACE PER CAREGIVER
  - SPACES PROVIDED: (2 CAREGIVERS) x (1 SPACE) = 2

NOTES

1. SURVEY IS AS PREPARED AND PROVIDED BY AZTEC LAND SURVEYORS INC., JOB NO. 11-039, DATED MARCH 17, 2011.
2. ALL INFORMATION SHOWN ON THIS PLAN IS EXISTING. ALL WORK WITHIN THE STRUCTURE IS COMPLETE. NO ADDITIONAL WORK IN THE INTERIOR, NOR SITE WORK IS PROPOSED AS A PART OF THIS PLAN.

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING BRICK PAVERS

REVISIONS:
5-13-11 REVISED FOR PLANNING COMMISSION
7-11-11 REVISED FOR ZONING BOARD OF APPEALS REQUEST

CLIENT:
BESNIK & ANGELINA GORA
2420 W. SQUARE LAKE ROAD
TROY, MI 48098
(248) 879-3245

JOB NO: 11-027
DATE: 4-19-11
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
"Angel from Albania" Adult Foster Care Home
#2420 W. SQUARE LAKE ROAD
PARCEL 20-06-452-010
PART OF THE S.E. 1/4 OF SECTION 6, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
SITE PLAN for SPECIAL USE REQUEST

SHEET: 1 OF: 1

MUNICIPAL REVIEW NUMBERS:

NOTE: FACILITY SIZE

THIS ADULT FOSTER CARE FACILITY SHALL PROVIDE ASSISTANCE TO 7-12 PEOPLE.

NOTE: HEATING SYSTEM

THIS FACILITY IS HEATED BY A FORCED AIR SYSTEM LOCATED IN THE MECHANICAL CLOSET.

NOTE: DOOR SIZE

ALL DOORS THROUGHOUT FACILITY ARE 6'-8" IN HEIGHT.

NOTE: DOOR FIRE RATINGS

ALL DOORS THROUGHOUT FACILITY HAVE 20 MINUTE FIRE RATING.

NOTE: INTERIOR FINISHES (WALLS / CEILING)

EXISTING FACILITY: PLASTER

NEW FACILITY EXPANSION: GYPSUM BOARD

NOTE: TYPE OF CONSTRUCTION

FACILITY TYPE OF CONSTRUCTION: 5A

NOTE: FIRE EXTINGUISHER

THIS FACILTY SHALL HAVE (1) UNDERWRITERS LABORTORIES APPROVED 2A 10BC FIRE EXTINGUISHER (TO BE LOCATED IN FIELD BY INSPECTOR). EXTINGUISHER TO BE EXAMINED AND MAINTAINED AS RECOMMENDED BY MANUFACTURER.

FLOOR PLAN

SCALE: ¼" = 1'-0"

TOTAL SQUARE FOOTAGE: 2,482 S.F.

MANCINI / WARD
Architectural Design & Planning, Ltd.
47635 VAN DYKE, SHELBY TWP., MICHIGAN, 48317; TEL (586) 726-1231; FAX (586) 726-6104

Architecture

PROJECT:
ANGEL FROM ALBANIA
ADULT FOSTER CARE
FACILITY
TROY, MICHIGAN

CLIENT:
ANGEL FROM ALBANIA
2420 W. SQUARE LAKE RD.
TROY, MI 48098

DATE: 7/13/11
DWG BY: J.H.
JOB NO: 09611
CHK BY:

A1

HORIZON
ENGINEERING LLC

#2420 Square Lake Road
"Angel from Albania"
Adult Foster Care Home
Photographs, April 12, 2011

Front (South) Elevation

Right Side (East) Elevation

Left Side (West) Elevation

Rear (North) Elevation