



**PLANNING COMMISSION  
MEETING AGENDA  
SPECIAL/STUDY MEETING**

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

John J. Tagle, Chair, Donald Edmunds, Vice Chair  
Michael W. Hutson, Edward Kempen, Tom Krent, Philip Sanzica  
Gordon Schepke, Robert Schultz and Thomas Strat

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**November 26, 2013**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – November 12, 2013 Regular Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

**POSTPONED ITEM**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

**OTHER BUSINESS**

9. PUBLIC COMMENT – Items on Current Agenda
10. PLANNING COMMISSION COMMENT

**ADJOURN**

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

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 12, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Michael W. Hutson  
Tom Krent  
Gordon Schepke  
Robert Schultz  
Thomas Strat  
John J. Tagle

Absent:

Edward Kempen  
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director  
Ben Carlisle, Carlisle/Wortman Associates, Inc.  
Allan Motzny, Assistant City Attorney  
Frank Boudon, Student Representative  
Kathy L. Czarnecki, Recording Secretary

Chair Tagle extended condolences to the Garrett family and called for a moment of silence in memory of Joel and Dale Garrett.

2. APPROVAL OF AGENDA

**Resolution # PC-2013-11-085**

Moved by: Schultz  
Seconded by: Strat

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

Yes: All present (7)  
Absent: Kempen, Sanzica

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2013-11-086**

Moved by: Edmunds  
Seconded by: Krent

**RESOLVED**, To approve the minutes of the October 22, 2013 Special/Study meeting as published.

Yes: All present (7)  
Absent: Kempen, Sanzica

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEWS**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 979 A) – Proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the revisions to the Preliminary Site Plan application since last reviewed by the Planning Commission at its September 10, 2013 meeting. Mr. Carlisle recommended approval of the Preliminary Site Plan contingent upon the applicant addressing the items identified in his report dated November 5, 2013 as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates was present to represent the applicant.

There was discussion on the justification of a pedestrian crossing connection and how the connection relates to the access points, landscaping and parking.

Chair Tagle opened the floor for public comment. There being no one present who wished to speak, Chair Tagle closed the floor for public comment.

**Resolution # PC-2013-11-087**

Moved by: Schultz  
 Seconded by: Edmunds

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, currently zoned BB (Big Beaver) district, be granted, subject to the following:

1. Install a pedestrian crossing connection from the sidewalk that runs in front of the Hampton Inn to the Pedestrian Spine, both north and south of the hotel’s drop-off area.
2. Confirm that all building lights are fully shielded.

Yes: All present (7)  
 Absent: Kempen, Sanzica

**MOTION CARRIED**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 989) – Proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, Currently Zoned GB (General Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application, specifically addressing access, circulation, lighting and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Plan conditioned on the applicant satisfying the requirements identified in his report dated November 4, 2013, as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates and Scott Bowers of Bowers & Associates Architects were present to represent the applicant.

Mr. Bowers acknowledged the importance of the pedestrian connections and concurred with the recommendation of the Planning Consultant. A colored rendering was displayed revealing the new Holiday Inn ‘look’.

**Resolution # PC-2013-11-088**

Moved by: Schultz  
 Seconded by: Strat

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, currently zoned GB (General Business) district, be granted, subject to the following:

1. Add a bike rack with capacity of at least two bicycles.
2. Incorporate a pedestrian connection from the front entrance out to Maple Road.
3. Incorporate a pedestrian connection from the shared parking lot to the hotel.
4. Confirm that the entrance along the northern elevation permits guest access.
5. Confirm that all light fixtures are shielded or full-cut off.
6. Add landscape calculations to landscape plan.
7. Add one deciduous street tree on Research Drive.
8. Show protective techniques on final landscape plan for those trees identified to be preserved.

Yes: All present (7)  
 Absent: Kempen, Sanzica

**MOTION CARRIED**

7. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Chatwal Estates, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application and specifically addressed the site access and circulation and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Condominium plan conditioned on the applicant satisfying the conditions identified in his report dated November 4, 2013, as part of the Final Site Plan submittal.

Fazal Khan, project engineer, and property owner Joseph Maniaci were present. Mr. Khan stated the application was revised from 15 lots to 14 lots, and agreed with the recommendations of the Planning Consultant. He briefly addressed the traffic lanes, landscaping and screening. Mr. Khan shared that Mr. Maniaci contacted homeowners in the area and no concerns were expressed about the proposed development.

Chair Tagle opened the floor for public comment.

Brian Zontini of 4221 Renee asked what impact the detention pond would have on his property and resale value of his home.

There was discussion on:

- Location of the detention pond.
- Detention pond is dry, 1:6 slope, no fencing.
- Engineering Department contact resource for flood insurance.
- Detention pond will be deeded to the City and maintained by the City.

Chair Tagle closed the floor for public comment.

**Resolution # PC-2013-11-089**

Moved by: Edmunds

Seconded by: Schultz

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Chatwal Estates Site Condominium, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Install left turn passing lane.
2. Add deceleration lane on Wattles.
3. Connect the internal sidewalk to Wattles Road sidewalk.
4. Offset the internal sidewalk from the back of curb around the cul-de-sac.
5. Provide an access drive to the detention pond.
6. Provide landscape calculations on landscape plan.
7. Provide four (4) additional street trees on Wattles Road and better distribute street trees along Wattles Road.
8. Diversify variety of street trees.
9. Provide the seed mix for the detention facility.
10. Add additional evergreen trees to screen the entire cul-de-sac.
11. Additional screening of detention pond.

Yes: All present (7)

Absent: Kempen, Sanzica

**MOTION CARRIED**

**OTHER BUSINESS**

8. **2014 MEETING SCHEDULE**

**Resolution # PC-2013-11-090**

Moved by: Schultz  
Seconded by: Schepke

**RESOLVED**, To approve the 2014 Meeting Schedule as prepared.

Yes: All present (7)  
Absent: Kempen, Sanzica

**MOTION CARRIED**

9. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments.

Mr. Savidant reported on the following items unanimously approved by City Council at their November 11, 2013 meeting.

- PUD 10-A Kilmer Place
- CR 009 Troy Marriott Hotels

Chair Tagle shared a conversation he had with Mayor Dane Slater regarding the November 26, 2013 Joint City Council and Planning Commission meeting.

The Regular meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,

\_\_\_\_\_  
John J. Tagle, Chair

\_\_\_\_\_  
Kathy L. Czarnecki, Recording Secretary

DATE: November 22, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

The petitioner Windemere of Troy Land Holdings LLC submitted the above referenced Preliminary Site Plan Approval application for a 92 bed assisted living/memory care facility within the R-1A One Family Residential District. The site is presently vacant.

The Planning Commission considered this item at the September 24, 2013 Special/Study meeting and the October 22, 2013 Special/Study meeting. The item was postponed at the last meeting to provide an opportunity for the applicant to revise the site plan.

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

Attachments:

1. Maps
2. Minutes from the September 24, 2013 Special/Study meeting
3. Minutes from the October 22, 2013 Special/Study meeting
4. Report prepared by Carlisle/Wortman Associates, Inc.
5. Public comment

G:\SITE PLANS\SP 985 Oakland Troy Senior Project\SP-985 PC Memo 11 26 2013.docx

**PRELIMINARY SITE PLAN REVIEW**

PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

**Resolution # PC-2013-11-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Oakland Troy Senior Project, located on the southeast corner of Square Lake and Adams, Section 20, within the R-1A (One Family Residential) district, be

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

1. Implement all requirements outlined in the Traffic Consultant's report, as per City Engineer, prior to Final Site Plan Approval.

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

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

Yes:

No:

**MOTION CARRIED/FAILED**



Legend:

251 0 126 251 Feet

Scale 1: 1,508

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: 8/21/2013



**Legend:**

**Form Based Zoning (Current)**

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) 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
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

377 0 188 377 Feet

Scale 1: 2,262

10. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle reviewed the application stating the site layout seems inefficient as relates to parking, relationship of building to intersection and the full service drive around the building. Mr. Carlisle reported the Planning Department received a revised plan today that addresses some of the inefficiencies indicated, but a full site plan review could not be conducted in time for tonight's meeting. Mr. Carlisle said the City's Traffic Consultant lists minor amendments of which the applicant can address. He further addressed parking and landscaping.

There was discussion on:

- Parking adequacy (residents, visitors, employees, volunteers).
- Request for parking deviation.
- Use of facility is for assisted living and memory care; not rehabilitation.
- Traffic Consultant's review.
- Sunoco pipeline utility easement project.

Lorenzo Cavaliere was present to represent the applicant.

Mr. Hutson asked who and what is Windemere of Troy Land Holdings LLC, the name on the preliminary site plan application.

Mr. Cavaliere replied it is an entity created for the development of the project.

Mr. Hutson said the State shows no registration or has any knowledge of the limited liability company.

Edward Mancini, developer and property owner, said he met with his attorney who said the paperwork for the limited liability company was filed. Mr. Mancini said he would confirm the filing and bring confirmation of such at the next meeting.

Mr. Mancini addressed the ongoing Sunoco pipeline utility easement project. He gave permission to access his property to conduct the work but indicated in no way would the pipeline installation interfere with development of the project.

Mr. Cavaliere addressed the number of beds in relation to the proposed parking spaces. He said the Zoning Ordinance parking requirement could be met but history at other facilities dictates the need for fewer parking spaces. He estimates approximately 4 residents out of the 46 assisted living beds would have vehicles on the premises. Mr. Cavaliere stated there are 2 residents with vehicles at one of their existing assisted living facility that has 74 beds. He also addressed the entrance doors and covered patios. Mr. Cavaliere identified one

of their existing facilities is in Warren, Windemere Park on Van Dyke Road, north of 13 Mile.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Members requested Mr. Savidant to provide room/parking ratio of similar facilities in Troy at the next meeting.

**Resolution # PC-2013-09-075**

Moved by: Schultz

Seconded by: Krent

**RESOLVED**, To postpone the Preliminary Site Plan application until such time as a revised site plan has been submitted and staff and the Planning Consultant has the opportunity to review and provide to the Planning Commission for action.

Yes: All present (7)

Absent: Edmunds, Sanzica

**MOTION CARRIED**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Savidant addressed the Sunoco pipeline improvements, to which Mr. Adams referred under Public Comments. Mr. Savidant said an application for the improvements should have been processed through the Planning Department prior to construction. Follow-up discussions with Sunoco resulted in the submission of a landscape plan, of which is the purview of the City administration. The plan proposes to seamlessly transition the landscaping with the proposed Oakland Troy Senior Project.

Mr. Savidant extended apologies to the neighbors and offered assistance going forward with questions, concerns or copies of the landscape plan, of which a copy has been provided to Mr. Adams.

Mr. Carlisle highlighted the revisions to the site plan since it was last reviewed by the Planning Commission. He corrected errors in his written report, stating the applicant is compliant with both the required number of parking spaces and bicycle parking. Mr. Carlisle addressed building access in relation to the parking lot, screening along the east property line and the recommendations of the Traffic Consultant's review.

Mr. Carlisle addressed a written communication received from John Mills of 5755 Sussex with respect to the definition of 'senior assisted living' in the Zoning Ordinance. Mr. Carlisle stated the definition is listed in Article 2, under "Senior Housing". He confirmed the use of a senior assisted living facility is permissible in residential districts.

There was discussion on:

- Screening residential.
  - vehicular lights
  - additional vegetation
  - 3 foot height restriction in front yard
    - seek variance
    - 3 feet screening on top of berm
- Dumpster location.
- Parking, staff and visitors.

Lorenzo Cavaliere was present to represent the applicant. He addressed the building orientation and building access as relates to pedestrian circulation, as well as visitor patterns, code access and security cameras. Mr. Cavaliere said entry points must be controlled for security and safety purposes. The north entrance would be the main entrance for visitors; the east and west entrances for deliveries and staff. Mr. Cavaliere said the layout of the building is practical and internally works for the facility. He also addressed the screening/vegetation proposed on the east property line.

Chair Tagle opened the floor for public comment.

The following persons spoke in opposition.

*Kathy Mills of 5755 Sussex*; addressed letter submitted by John Mills.  
*Terry Adams of 5970 Sussex*; addressed screening.

*Bob Tourtillott of 5900 Adams*; addressed noise (emergency vehicles), dumpster.  
*Jennifer Myers of 2770 Lenox*; addressed landscaping, parking.  
*Roger Howard of 5726 Sussex*; addressed level of care, licensing, unit size, location.  
*Marge Qualmann of 2914 Lenox*; addressed building size, parking.  
*Ron Paulinski of 5712 Sussex*; addressed development in general.  
*Lois Kruse of 2850 Lenox*; addressed parking, dumpster.  
*Salvatore Delisi of 5856 Adams*; addressed stormwater management, building size.  
*Robert Gosselin of 5773 Sussex*; addressed residential zoning district, original subdivision plat.  
*Marian Beer of 5920 Adams*; addressed easy accessibility to home's private driveway.  
*Susan Haven of 5940 Sussex*; addressed Sunoco tanker, pipeline improvements.  
*Denise Smith of 2847 Arlund Way*; addressed consideration of residents' concerns.  
*Lenore Paxton of 5900 Sussex*; addressed respect for residential community.  
*Chuck Ohman of 2800 Lenox*; addressed trash, traffic, location.

Chair Tagle closed the floor for public comment.

There was further discussion on:

- Screening of headlights.
- Subdivision deed restrictions; due diligence responsibility of homeowners.
- Potential 'other' uses for parcel.
- Building orientation / parking around building.
- Application meets all Zoning Ordinance requirements; minor deficiencies relate to screening along Sussex and site circulation.

Ms. Lancaster informed the Board that the City would be open to a lawsuit should the Board deny the application because the use is permitted by right and all Zoning Ordinance requirements are met.

Mr. Cavaliere stated deliveries would occur between the hours of 9 a.m. and 5 p.m. and offered to work with the Planning Department with respect to screening residential properties along Sussex and Arlund Way.

**Resolution # PC-2013-10-083**

Moved by: Krent  
Seconded by: Schepke

**RESOLVED**, To postpone the application to the November 26, 2013 Special/Study meeting so the applicant can come back with a site plan that delineates the proposed screening along Sussex Drive and Arlund Way, and further to research the building orientation as relates to parking and pedestrian circulation.

Yes: Edmunds, Kempen, Krent, Schepke, Schultz, Strat, Tagle  
No: Hutson  
Absent: Sanzica

**MOTION CARRIED**

Mr. Hutson said the applicant meets all Zoning Ordinance requirements and is entitled to get approval at this meeting.



CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

Date: August 26, 2013  
October 16, 2013  
November 21, 2013

## Preliminary Site Plan Review For City of Troy, Michigan

<b>Applicant:</b>	Windemere of Troy Land Holdings LLC
<b>Project Name:</b>	Troy Senior Project
<b>Location:</b>	Southeast corner of Square Lake Road and Adams Road
<b>Zoning:</b>	R-1A
<b>Action Requested:</b>	Preliminary Site Plan Approval
<b>Required Information:</b>	Deficiencies noted

### PROJECT AND SITE DESCRIPTION

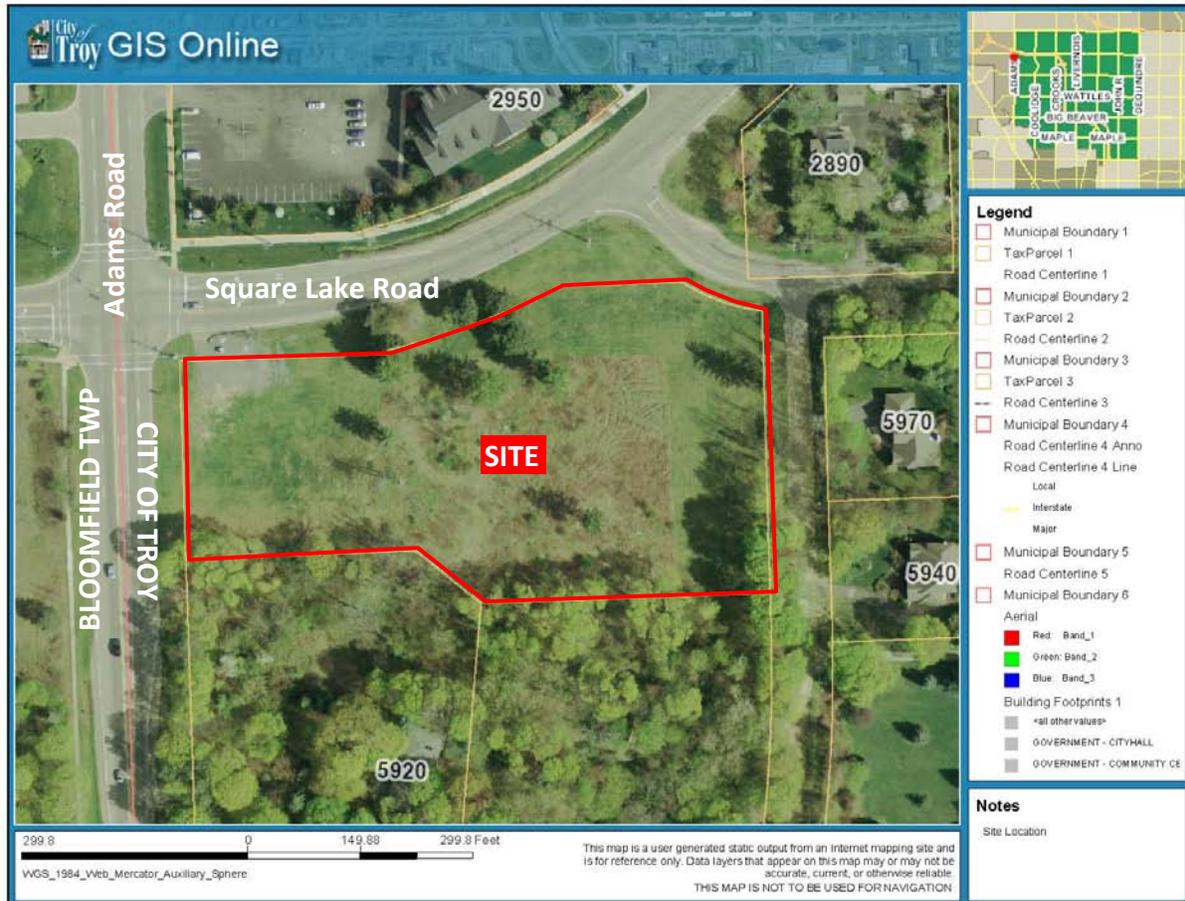
The applicant is proposing a 92-bed assisted living/memory care facility for the 3.26 acre parcel zoned One Family Residential R-1A. The R-1A District is intended to preserve and improve upon the quality of residential neighborhoods while permitting a limited number of other compatible uses which support residential neighborhoods. Senior assisted living is permitted in the R1-A district.

The site is currently unimproved and slopes gradually from the southwest to the northeast. The property is located on the southeast corner of Adams Road and Square Lake Road, at the intersection of two major-mile roads.

Location of Subject Property:

The property is located at the southeast corner of Adams and Square Lake Road.

**Approximate Location of Site Development**



Source: City of Troy GIS Online 2013

Size of Subject Property:

The property is 3.26 acres.

Current Use of Subject Property:

The site is currently unimproved.

Current Zoning:

The property is located in a One Family Residential District R-1A.

Surrounding Property Details:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R-1A One Family Residential	Commercial/Office
South	R-1A One Family Residential	Single family residential
East	R-1A One Family Residential	Single family residential
West	R-3 Single Family Residential (Bloomfield Twp)	Single family residential

**PREVIOUS PLANNING COMMISSION REVIEW**

The Planning Commission last considered this matter at the October 22, 2013 meeting. Please review our August 26, 2013 and October 5, 2013 memo for a complete site plan review.

At the October 22, 2013 meeting, the Planning Commission discussed:

- Site arrangement
- Screening from residential properties
- Trash enclosure location.
- Access

The application was continued so that the applicant was able to address the aforementioned items.

**1. Site Arrangement**

Per Section 6.25 Senior Assisted/Independent/Living/Congregate, applicant shall apply the height, lot coverage, and setback requirements of the Multiple Family Residential District as set forth in Section 4.08. Requirements and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front (Square Lake)	30 feet	55 feet	Complies
Front (Adams)	30 feet	57 feet	Complies
Front (Sussex)	30 feet	93 feet	Complies
Front (Arlund)	30 feet	45 feet	Complies
Rear	30 feet	30 feet	Complies
Parking	30 feet front / 20 feet side or rear	30 feet on Adams, Arlund Way Road, and Sussex Road. 21 feet in rear yard	Complies
Lot Width	120 feet	195+ feet	Complies
Maximum Height	25 feet (2 stories)	25 feet (mid-point of roof)	Complies
Maximum Lot Area Covered by Buildings	35%	22%	Complies
Site Area per Bed	1,500 square feet	1,543 square feet	Complies

All bulk, area, and height perimeters as set forth in Section 4.08 have been met.

The Planning Commission asked the applicant to push the building closer to the Adams Road/Square Lake Road intersection. The applicant was able to shift the building 10-feet to the west, which moves the building 10-feet further from Sussex Road. Within the additional 10-feet on the east side of the building, the applicant has installed a canopy and a sidewalk that connects the front of the building to the back of the building.

**Items to be addressed:** None

## **2. Screening Residential**

The Planning Commission asked the applicant to provide better parking lot screening adjacent to Square Lake/Arlund Way Road and Sussex Drive.

### Square Lake / Arlund Way Road:

The applicant proposes to screen the 10 parking spaces that are adjacent to Square Lake / Arlund Way Road with a mix of shrubs and deciduous trees. These ten (10) parking spaces will also be screened from Square Lake/Arlund Way Road by the required screening for the adjacent pipeline project.

### Sussex Drive:

The applicant proposes to screen the 21 parking spaces that are adjacent to Sussex Road with a 3-foot berm and a mix of shrubs and trees located on top of the berm.

**Items to be Addressed:** None

## **3. Trash Enclosure Location**

The Planning Commission has asked the applicant to consider alternative locations for the trash enclosure. The applicant has maintained the proposed location of the trash enclosure. The proposed location is behind the building and the least visible location from any public way. The dumpster enclosure is masonry and will match the building.

**Items to be addressed:** None

## **4. Road Improvements**

Access has been reviewed by the City's Traffic Engineering Consultant, OHM, who recommends the following access considerations:

- Provide ADA-compliant sidewalk ramps at all areas where the sidewalk crosses or adjoins the parking lot or driveway.
- Indicate if internal traffic circulation signage will be used.
- Provide the AM and PM peak hour trips to allow for an analysis of the traffic impact.
- Square Lake Road Improvements: Extend the center turn lane along Square Lake Road through the site driveway so that the site traffic can make left turns without blocking the westbound through traffic and for the storage of left turning vehicles. With the existing roadway geometry,

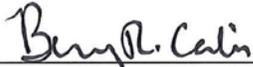
the site driveway at Square Lake Road will be located just east of the end of the left turn lane taper for the westbound left turn lane at the intersection of Square Lake Road and Adams Road.

**Items to be addressed:** Address the recommendations of the Traffic Consultant's review.

## RECOMMENDATION

We recommend preliminary site plan approval with the following conditions:

1. Implement all requirements outlined in the Traffic Consultant's report.



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

#225-02-1327

Cc:

SITE AND BUILDING DATA	
<b>ZONING</b>	<b>LOT COVERAGE</b>
SITE IS ZONED: R-1A ONE FAMILY RESIDENTIAL	SITE CONTAINS 3.26 ACRES = 141,987 SQ. FT. TOTAL PROPOSED BUILDING AREA = 30,725 SQ. FT. LOT COVERAGE = 22%
NORTH: R-1A ONE FAMILY RESIDENTIAL	<b>SETBACK AND BUILDING HEIGHT REQUIREMENTS</b>
SOUTH: R-1A ONE FAMILY RESIDENTIAL	
EAST: R-1A ONE FAMILY RESIDENTIAL	
WEST: Q-1 OFFICE BUILDING DISTRICT (BLOOMFIELD TOWNSHIP)	FRONT: 30'-0" BUILDING & PARKING SIDE YARD: 30'-0" BUILDING & PARKING REAR YARD: 30'-0" BUILDING & 20'-0" PARKING MAXIMUM HEIGHT OF STRUCTURES: 25'-0" TO THE MIDPOINT OF THE MANSARD ROOF

CONTACT PERSON (ARCHITECT):	ROBERT ZABOWSKI, RA EDMUND LONDON & ASSOCIATES 20750 CIVIC CENTER DR., STE. 610 SOUTHFIELD, MI 48076	PH (248) 353-4820 FAX (248) 353-2920
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APPLICANT: WINDEMERE PARK OF TROY LAND HOLDINGS LLC 6850 NINETEEN MILE ROAD STERLING HEIGHTS, MI 48314	PH (586) 685-1000 FAX (586) 685-1001	OWNER: MANGINI ENTERPRISES, LLC 6850 NINETEEN MILE ROAD STERLING HEIGHTS, MI 48314	PH (586) 685-1000 FAX (586) 685-1001
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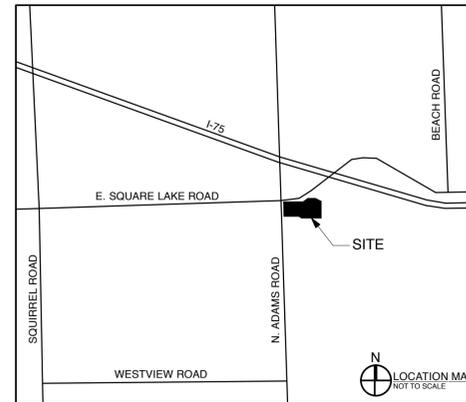
PARKING CALCULATION			
USE	REQUIREMENT	BEDS / SQUARE FEET	PARKING SPACES REQUIRED
ASSISTED LIVING	1 SPACE EVERY 0.65 UNITS + 1 SPACE EACH EMPLOYEE ON LARGEST TYPICAL SHIFT	92 BEDS	(92 X 0.65) + 30 = 89.8 = 90 SPACES
		TOTAL PARKING SPACES REQUIRED = 90 SPACES	
		TOTAL PARKING SPACES PROVIDED = 90 SPACES	
		ACCESSIBLE PARKING SPACES REQUIRED = 4 SPACES (1 VAN ACCESSIBLE)	
		ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES (1 VAN ACCESSIBLE)	

### LEGAL DESCRIPTION

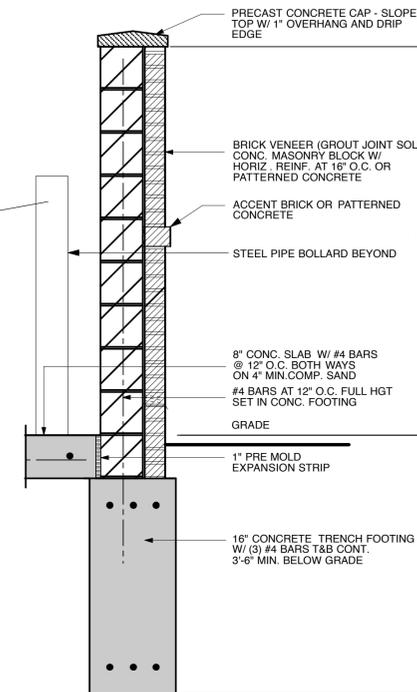
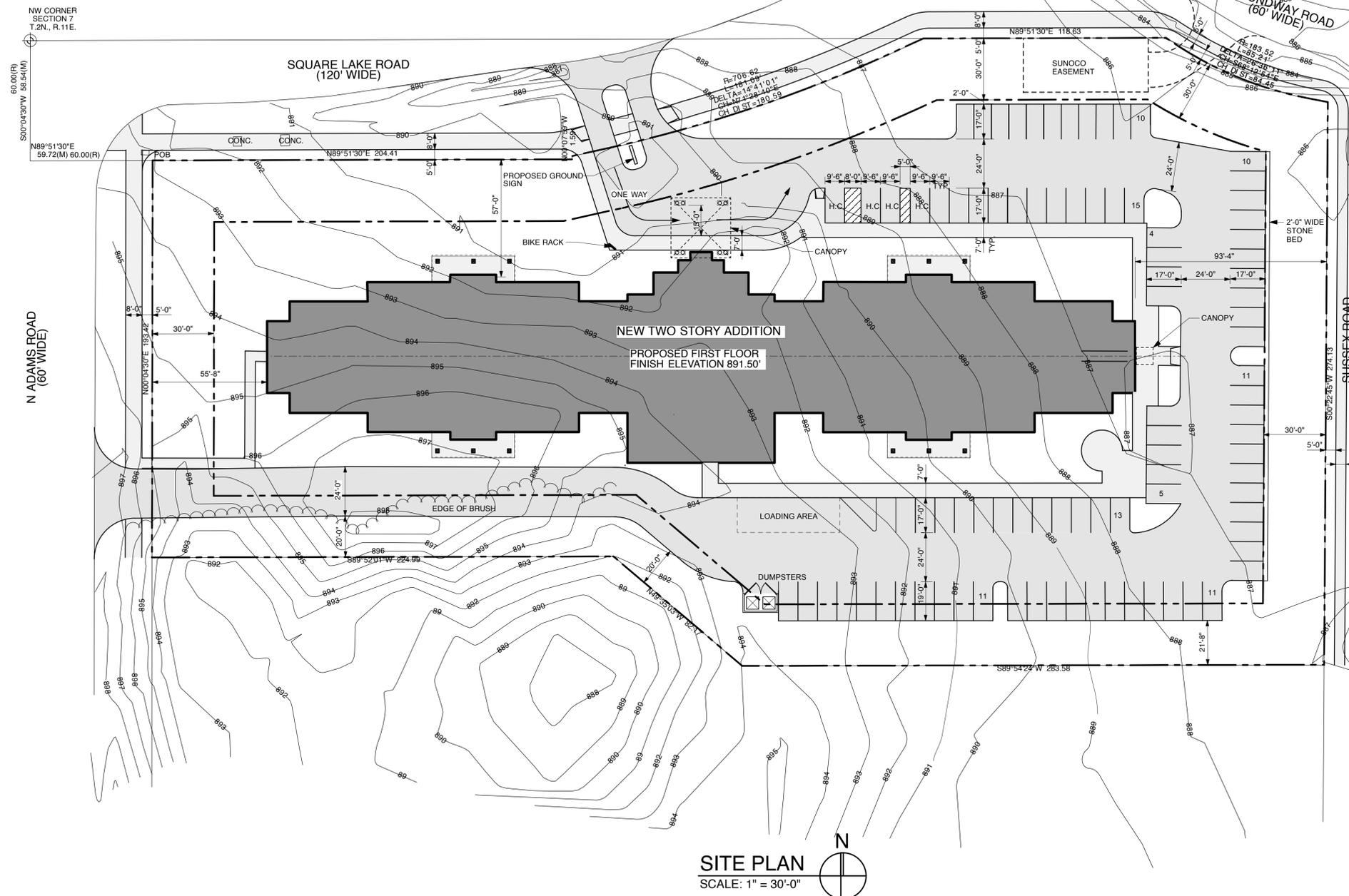
LAND IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:  
 LOT 1, MIDDLESEX COUNTRY HOME SITES, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, T.2N., R.11E TROY TWP (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 44, PAGE 12 OF PLATS, OAKLAND COUNTY RECORDS, AND PART OF VACATED ARLUNDWAY ROAD (60' WIDE), MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7 THENCE S00°04'30"W 58.54 FEET (RECORDED AS 60.00 FEET) ALONG SAID SECTION LINE (ALSO BEING THE CENTERLINE OF ADAMS ROAD); THENCE N89°51'30"E 59.72 FEET (RECORDED AS 60.00 FEET) TO THE POINT OF BEGINNING; THENCE N89°51'30"E 204.41 ALONG THE NORTH LINE OF LOT 1; THENCE N00°07'59"W 1.59 FEET; THENCE 181.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 706.62', CHORD BEARS N71°28'40"E 108.59 FEET; TO A POINT ON THE NORTH LINE OF SECTION 7; THENCE CONTINUING ALONG SAID LINE N89°51'30"E 118.63 FEET; THENCE 85.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 183.52 FEET, CHORD BEARS S68°12'29"E 84.45 FEET); ALONG THE WEST RIGHT-OF-WAY LINE OF ARLUNDWAY ROAD (60' WIDE); TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUSSEX ROAD (60' WIDE) THENCE ALONG SAID RIGHT-OF-WAY LINE S00°22'45"W 274.13 FEET; THENCE S89°54'24"W 283.58 FEET; THENCE N49°35'03"W 82.17 FEET; THENCE S89°52'01"W 224.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF ADAMS ROAD (120' WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N00°04'30"E 193.42 FEET TO THE POINT OF BEGINNING. CONTAINING 141,987 SQUARE FEET OR 3.26 ACRES OF LAND.

### GENERAL SITE NOTES

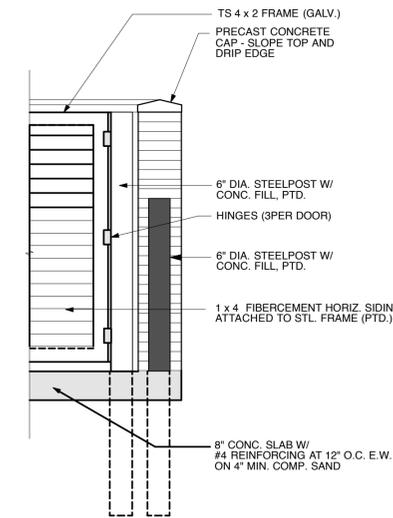
- REFER TO CIVIL DRAWINGS FOR ALL PARKING LOT AND SIDEWALK DIMENSIONS
- REFER TO ELECTRICAL DRAWINGS FOR ALL SITE LIGHT LOCATIONS



NOTE: REFER TO CIVIL DRAWINGS FOR NEW GRADES



SECTION @  
DUMPSTER SCREEN  
SCALE: 3/4" = 1'-0"

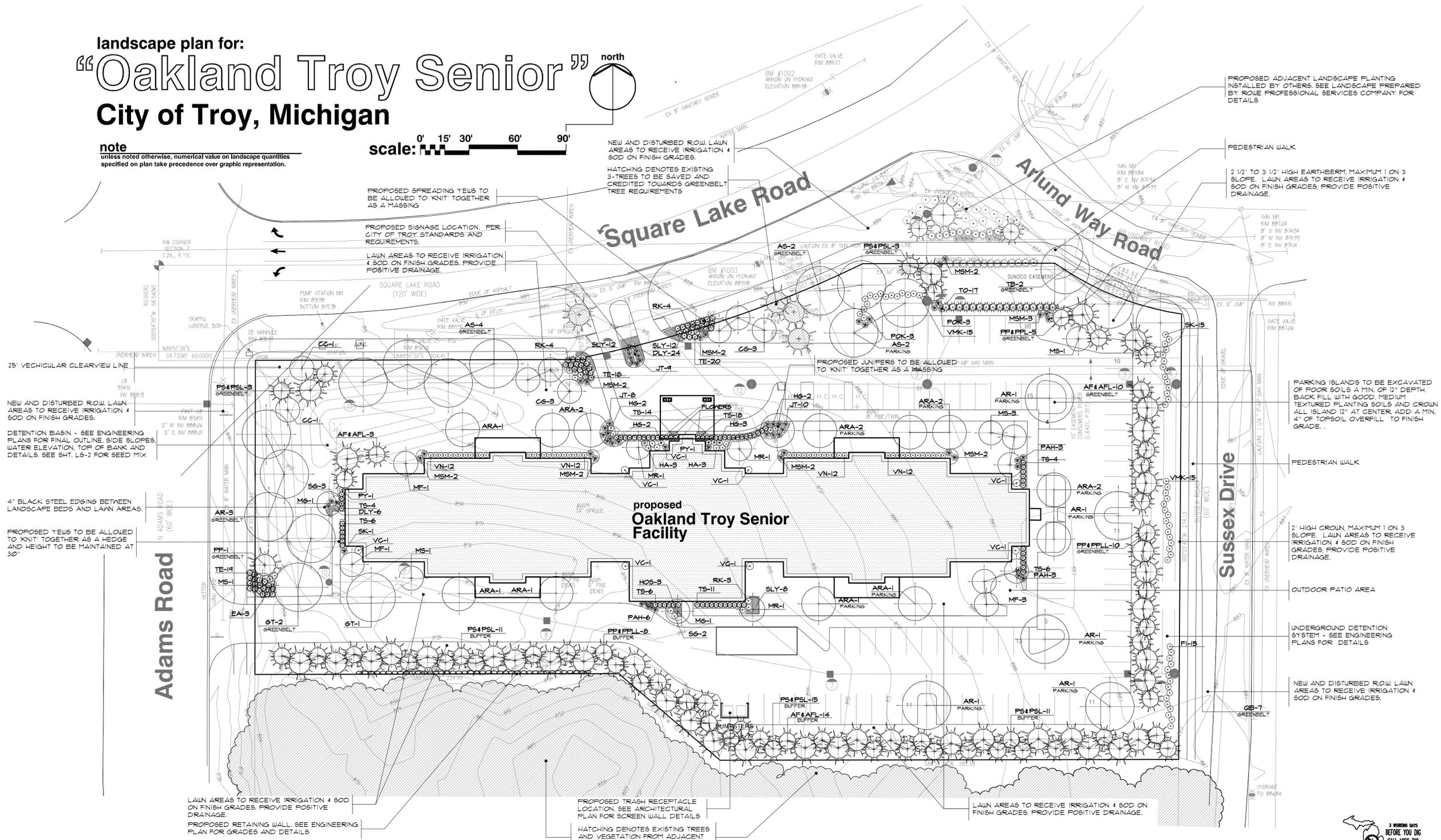


DUMPSTER DOOR DETAIL  
SCALE: 1/2" = 1'-0"

landscape plan for:  
**“Oakland Troy Senior”**  
 City of Troy, Michigan

**note**  
 unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

scale: 0' 15' 30' 60' 90'



**landscape requirements:**

greenbelt requirements	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (SQUARE LAKE ROAD) (150' SQUARE LAKE ROAD FRONTAGE / 1-TREE PER 30' = 16.0 TREES)	17	14+ 3-EXISTING
NO. OF GREENBELT TREES (ADAMS ROAD) (180' ADAMS ROAD FRONTAGE / 1-TREE PER 30' = 6.0 TREES)	6	6
NO. OF GREENBELT TREES (ARLUND WAY) (85' SUSSEX DR = 85' FRONTAGE / 1-TREE PER 30' = 2.83 TREES)	3	3
NO. OF GREENBELT TREES (SUSSEX DRIVE) (214' SUSSEX DR = 214' FRONTAGE / 1-TREE PER 30' = 7.13 TREES)	9	22
<b>parking lot landscape</b>	REQUIRED	PROVIDED
NO. OF PARKING SPACES	90	
NO. OF PARKING LOT TREES 1-TREE PER 8-SPACES (90-SPACES/8-SPACES X 1-TREES = 11.25 TREES)	11.25	12

site landscape area	REQUIRED	PROVIDED
TOTAL AREAS OF RETAIL SITE		148,848 S.F.
AREAS OF SITE LANDSCAPE AREAS REQUIRED (20% OF SITE = 148,848 S.F. X .20 = 29,760 S.F.)		29,760 S.F.
AREAS OF SITE LANDSCAPE AREAS PROVIDED (SITE AREA 148,848 S.F. - 76,040 S.F. NON LANDSCAPE AREAS = 72,808 S.F.)		72,808 S.F. (49%)
TOTAL NON-LANDSCAPED AREA		76,040 S.F.
BUILDING AREA		24,348 S.F.
WALKS, PARKING + DRIVES AREA		41,692 S.F.
<b>buffer requirements</b>	REQUIRED	PROVIDED
TOTAL LINEAL FT. BUFFER (SOUTH PROPERTY LINE)		591' ±
591' ± 1-EVERGREEN TREE PER 10' = 59.1 ± EVERGREEN TREES	59	59

**CAUTION!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO QUANTITIES IS EITHER EXPRESSED OR IMPLIED AS TO THE CONTRACTOR SHALL BE EXCLUSIVE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

**FPA**  
 FELINO A. PASCUAL  
 and ASSOCIATES  
 Community Land Planner and  
 registered Landscape Architect  
 24333 Orchard Lake Road, Suite G  
 Farmington Hills, Michigan 48075  
 ph. (248) 557-5588  
 fax. (248) 557-5416



client:  
**WINDEMERE PARK  
 of TROY LAND  
 HOLDING, LLC**  
 6850 19-Mile Road  
 Sterling Heights, Michigan 48314  
 ph. (586) 685-1000  
 ph. (586) 685-1001

project:  
**OAKLAND  
 TROY SENIOR**

project location:  
 Square Lake Road,  
 Adams Road and  
 Sussex Drive  
 City of Troy,  
 Michigan

sheet title:  
**Conceptual Landscape  
 Plan**

rev job no./issue/revision date:

LS13.067.07	review	8-7-2013
LS13.067.07	city	8-8-2013
LS13.067.09	city	9-13-2013
LS13.067.10	city	10-5-2013
LS13.067.10A	city	10-22-2013
LS13.067.11	city	11-8-2013
	city	11-20-2013

drawn by:  
**JP, CZ**  
 checked by:  
**FP**  
 date:  
**7-30-2013**

notice:  
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Do Not scale drawings. Use figured dimensions only  
 project no:  
**LS13.067.08**

sheet no:  
**LS-1** of 2





client:  
**WINDEMERE PARK**  
**of TROY LAND**  
**HOLDING, LLC**  
 6850 19-Mile Road  
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 ph. (586) 685-1000  
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project:  
**OAKLAND**  
**TROY SENIOR**

project location:  
 Square Lake Road,  
 Adams Road and  
 Sussex Drive  
 City of Troy,  
 Michigan

sheet title:  
**plant material list and details**

rev. Job no./Issue/rev. date:

LS13.067.07	review	8-7-2013
LS13.067.07	city	8-8-2013
LS13.067.09	city	9-13-2013
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**LS-2** of 2

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**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171**

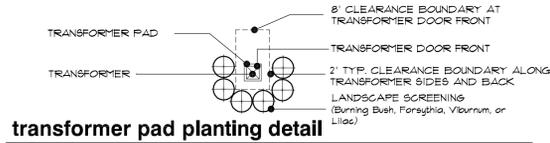
**CALVIN HALL & ASSOCIATES**  
 Professional Land Planner and registered Landscape Architect  
 1600 W. Nine Mile Rd., Suite 500  
 Southfield, Michigan 48075  
 Phone: (248) 557-5588  
 Fax: (248) 557-5161

quantities		plant material list			
key	SHT.L-1	botanical name	common name	size	comments
<b>LARGE AND SMALL DECIDUOUS TREES</b>					
AR	8	ACER RUBRUM	RED MAPLE	3" BB	
AS	8	ACER SACCHARUM	SUGAR MAPLE	3" BB	
TB	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	3" BB	
GT	3	GLEDITSIA TRI. INERMS 'SHADEMASTER'	SHADEMASTER THORLESS HONEYLOCUST	3" BB	
ARA	13	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
MG	2	MALUS SARGENII	SARGENT CRABAPPLE	2" BB	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	10" BB	
MF	5	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
AC	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI-STEM)	10" BB	
MB	6	MALUS X 'SNOUDDRIFF'	SNOUDDRIFF CRABAPPLE	2" BB	
MR	3	MALUS 'ROYALTY'	ROYALTY FLOWERING CRABAPPLE	2" BB	
CG	6	CRATAEGUS CRUGGALLI 'CRUSADER'	CRUSADER COCKPUR HAWTHORN	2" BB	
<b>SHRUBS</b>					
EA	3	EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED BURNING BUSH	3" BB	
FI	15	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	3" BB	
VMK	30	VIBURNUM X.B. 'MOHAVE'	MOHAVE VIBURNUM	3" BB	
OK	11	STRONGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3" BB	
RR	11	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3" CONT	
SG	5	SPIRAEA X.B. 'GOLD FLAME'	GOLD FLAME SPIRAEA	3" CONT	
HG	9	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	3" CONT	
HA	6	HYDRANGEA M. 'ANNABELLE'	ANNABELLE HYDRANGEA	3" CONT	
VN	48	VIBURNUM OPULUS 'NANA'	NANA VIBURNUM	3" CONT	
VC	9	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM VIBURNUM	3" BB	
PY	2	PYRACANTHA COCCINEA 'MOHAVE'	MOHAVE FIRETHORN	3" BB	

key	SHT.L-1	botanical name	common name	size	comments
<b>LARGE AND SMALL EVERGREENS</b>					
JT	21	JUNIFERUS S. 'TAMARISAPOLIA'	TAM'S JUNIFER	24" BB	
TE	31	TAXUS X.M. 'EVERLOW'	EVERLOW YEW	30" BB	
TB	11	TAXUS X.M. 'SEBBIAN'	SEBBIAN YEW	30" BB	
AF	14	ABIES CONCOLOR	CONCOLOR WHITE FIR	8" BB	
AFS	10	ABIES CONCOLOR	CONCOLOR WHITE FIR	10" BB 0	
PS	26	PINUS STROBUS	EASTERN WHITE PINE	8" BB	
PSS	11	PINUS STROBUS	EASTERN WHITE PINE	10" BB 0	
PP	12	PICEA PUNGENS	COLORADO GREEN SPRUCE	8" BB	
PPL	10	PICEA PUNGENS	COLORADO GREEN SPRUCE	10" BB 0	
TO	11	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	6" BB	
<b>PERENNIALS AND GRASSES</b>					
M8M	18	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	3" CONT.	
PAH	12	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3" CONT	
POK	6	PENNISETUM ORIENTALE 'KARLEY ROSE'	'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS	3" CONT	
DLY	30	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	4" CONT	
SLY	32	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	4" CONT	
HOS	3	HOSTA 'PATRIOT'	PATRIOT HOSTA	4" CONT	

**general landscape notes:**

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND UNRAFFED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY 4 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT 800 FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 5 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. 8 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. 2 FT.

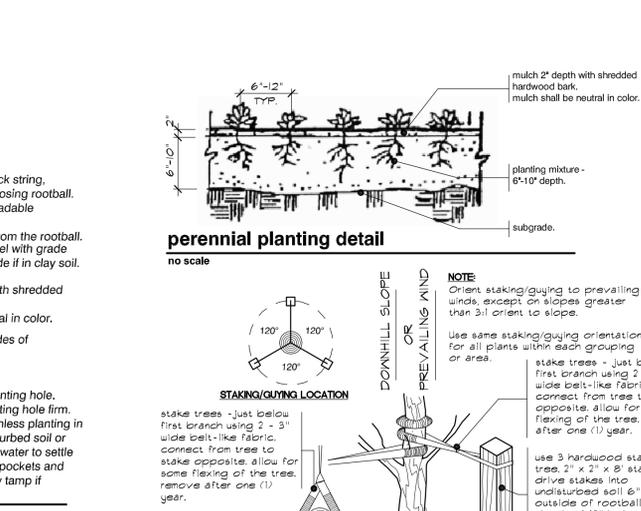
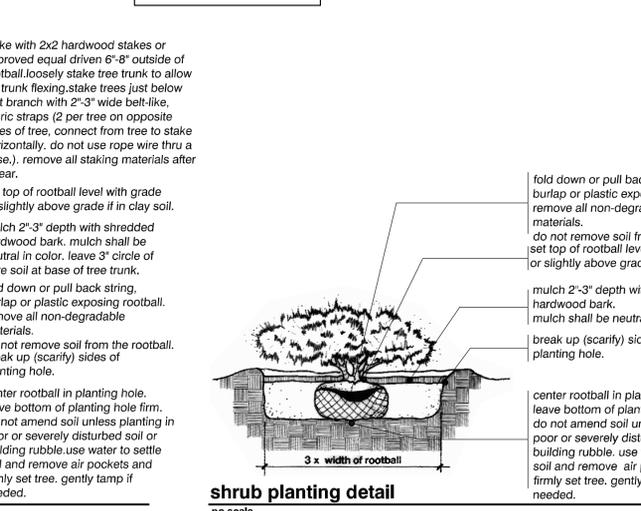
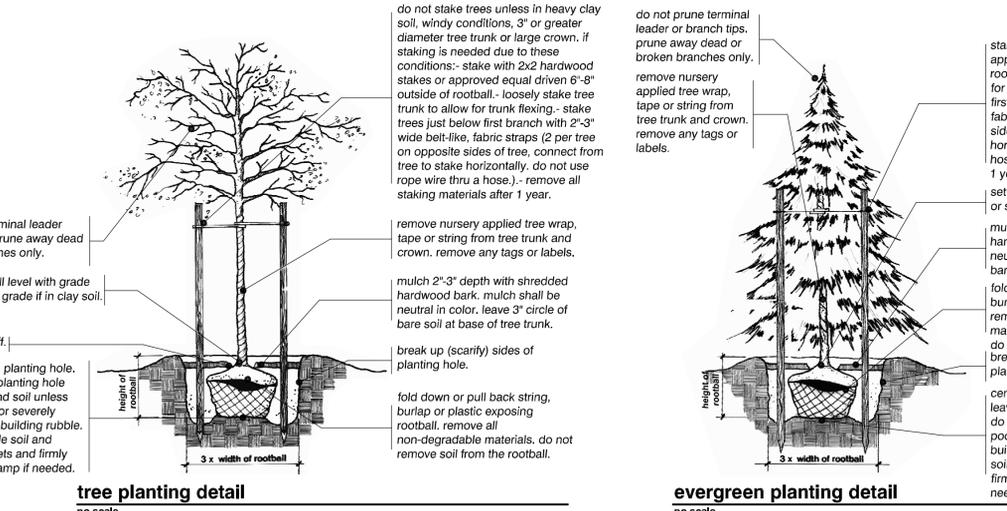


**landscape maintenance notes:**

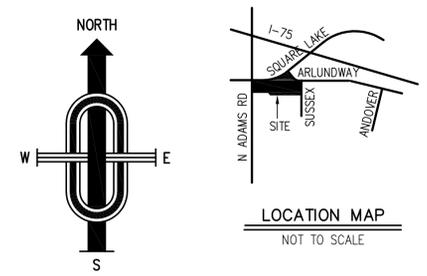
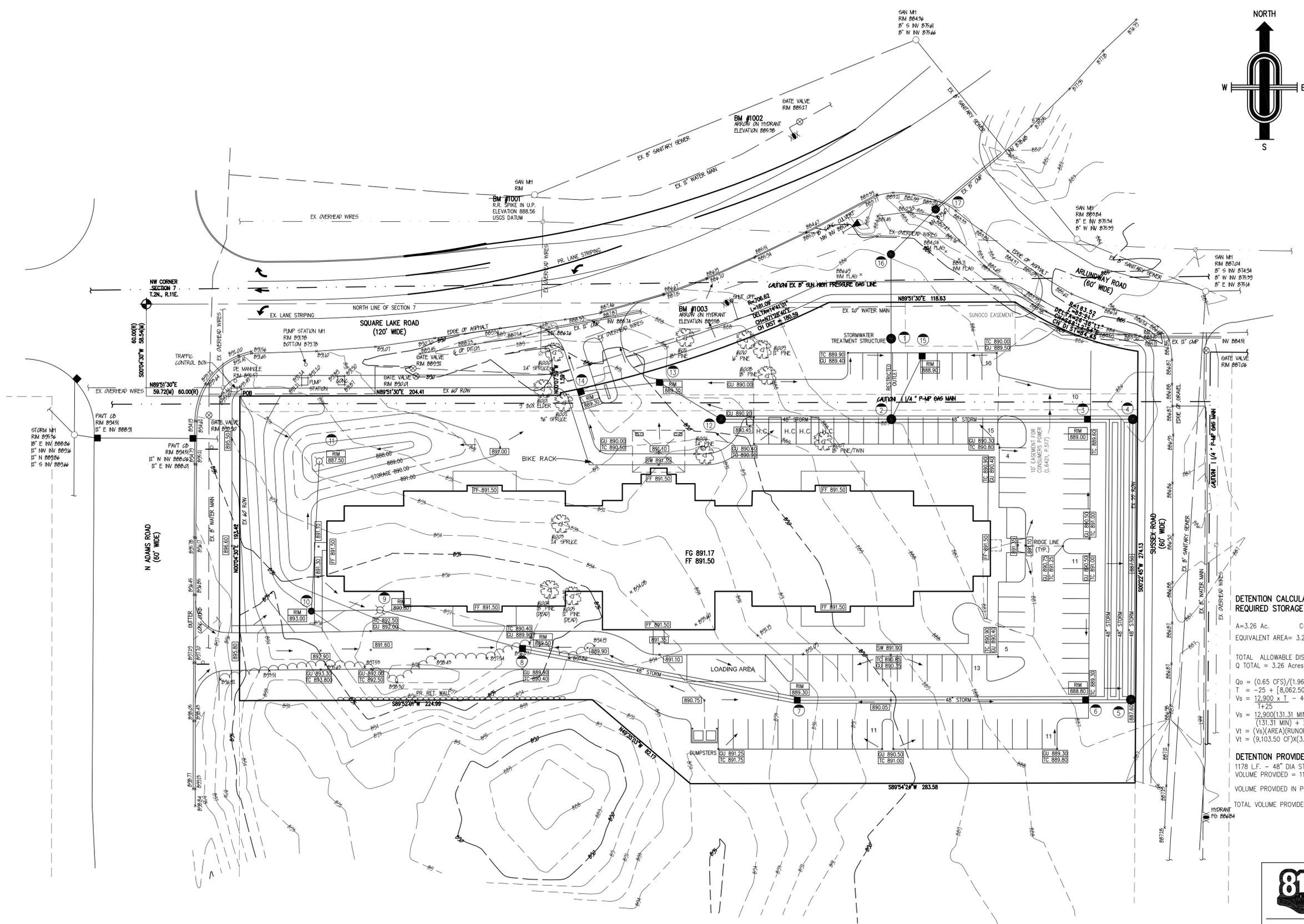
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:
- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
  - LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
  - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
  - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

**detention basin seed mix:**

- Sedge Meadow Mix: (Edge Zone)**  
 A mix of sedges, grasses and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the capillary zone in our Lake Edge Enhancement System.
- Sedge Meadow Mix oz/acre**
- |    |                                         |   |                                                     |
|----|-----------------------------------------|---|-----------------------------------------------------|
| 1  | Carex comosa (Bristly Sedge)            | 1 | Aster paniculatus (Swamp Aster)                     |
| 2  | Carex cristatella (Crested Sedge)       | 1 | Aster umbellatus (Flat-topped Aster)                |
| 3  | Carex frankii (Frank's Sedge)           | 1 | Cassia hebecarpa (Wild Senna)                       |
| 4  | Carex hystericina (Porcupine Sedge)     | 2 | Eupatorium maculatum (spotted Joe-Pye Weed)         |
| 5  | Carex lurida (Lurid Sedge)              | 2 | Eupatorium perfoliatum (Bonaset)                    |
| 6  | Carex stipitata (Aw-Fruited Sedge)      | 2 | Helenium autumnale (Autumn Sneezeweed)              |
| 7  | Carex tibialis (Pointed Oval Sedge)     | 2 | Liatris spicata (Dense Blazing Star)                |
| 8  | Carex vulpinoidea (Fox Sedge)           | 1 | Lobelia cardinalis (Cardinal Flower)                |
| 9  | Elymus virginicus (Virginia Wild Rye)   | 1 | Lobelia siphilitica (Great Blue Lobelia)            |
| 10 | Glyceria striata (Fowl Manna Grass)     | 1 | Panastemon digitalis (Foglove Beardtongue)          |
| 11 | Lesaea oxyzygos (Rice Cut Grass)        | 1 | Pycnanthemum virginicum (Mountain Mint)             |
| 12 | Panicum virgatum (Switchgrass)          | 3 | Rudbeckia fulgida speciosa (Showy Black-Eyed Susan) |
| 13 | Scirpus atrovirens (Dark Green Bulrush) | 4 | Rudbeckia hirta (Black-Eyed Susan)                  |
| 14 |                                         | 3 | Rudbeckia subtomentosa (Sweet Black-Eyed Susan)     |
| 15 |                                         | 2 | Silphium integrifolium (Rosesweet)                  |
| 16 |                                         | 2 | Silphium perfoliatum (Cupplant)                     |
| 17 |                                         | 2 | Silphium terebinthaceum (Prairie Dock)              |
| 18 |                                         | 1 | Solidago patula (Swamp Goldenrod)                   |
| 19 |                                         | 2 | Solidago rigida (Rigidstalk Goldenrod)              |
| 20 |                                         | 2 | Verbena hastata (Blue Vervain)                      |
| 21 |                                         | 2 | Vernonia fasciculata (Smooth Ironweed)              |
| 22 |                                         | 1 | Veronicastrum virginicum (Culvers Root)             |
| 23 |                                         | 1 | Zizia aurea (Golden Alexanders)                     |
- Forbs oz/acre**
- |   |                                         |
|---|-----------------------------------------|
| 1 | Aster subcordatum (Water plantain)      |
| 2 | Anglica atropurpurea (Angelica)         |
| 3 | Aster novae-angliae (New England Aster) |
- Components per acre**
- |              |                                       |
|--------------|---------------------------------------|
| Sedge Meadow | 8 lbs grasses and sedges, 3 lbs forbs |
|--------------|---------------------------------------|
- annual cover: (Edge, Upland & Dry Upland Zones)**  
 50% Temporary Grasses: will contain two of the following species.  
 Seed Oats: Avena sativa  
 Annual Ryegrass: Lolium multiflorum  
 Winter Wheat: Triticum aestivum  
 American Slough Grass: Beckmannia syzigachne
- SOURCE:**  
 NATIVELANDScape L.L.C  
 P.O. BOX 122  
 MANCHESTER, MICHIGAN 48050  
 ph: 517.456.9696  
 www.nativelandscape.net



**Plant Material List, Planting Details and Notes**



**DETENTION CALCULATIONS - 25 YEAR STORM**  
 REQUIRED STORAGE PER O.C.D.C. STANDARDS:

A=3.26 Ac. C=0.60  
 EQUIVALENT AREA= 3.26Acx0.6 = 1.96 Ac.

TOTAL ALLOWABLE DISCHARGE FROM DEVELOPMENT:  
 Q TOTAL = 3.26 Acres X 0.2 CFS/ACRE = 0.65 CFS

$Q_0 = (0.65 \text{ CFS}) / (1.96 \text{ Ac.}) = 0.33$   
 $T = -25 + [8,062.50 / (0.33)^{0.5}]^{0.5} = 131.31 \text{ MIN}$   
 $V_s = 12,900 \times T - 40 \times Q \times T$   
 $T = 25$   
 $V_s = 12,900(131.31 \text{ MIN}) - 40(0.33)(131.31 \text{ MIN}) = 9,103.50 \text{ CF}$   
 $V_t = (V_0 \times \text{AREA}) \times (\text{RUNOFF COEF})$   
 $V_t = (9,103.50 \text{ CF}) \times (3.26 \text{ Ac}) \times (0.60) = 17,806.45 \text{ CF}$

**DETENTION PROVIDED:**  
 1178 L.F. - 48" DIA STORM SEWER  
 VOLUME PROVIDED = 1178' x 3.14 x 2' x 2' = 14,796 C.F.  
 VOLUME PROVIDED IN POND = 3368 C.F.  
 TOTAL VOLUME PROVIDED = 18,164 C.F.

TAG NUMBER	NAME	DIAMETER (IN.)	SAVE/REMOVE
1000	SPRUCE	24	REMOVE
1001	BOX ELDER	9	SAVE
1002	SPRUCE	36	SAVE
1003	SPRUCE	24	REMOVE
1004	PINE (DEAD)	18	REMOVE
1005	PINE (DEAD)	12	REMOVE
1006	PINE	24	REMOVE
1007	PINE/TWIN	18	REMOVE
1008	PINE	18	REMOVE
1009	PINE	12	SAVE
1010	PINE	16	SAVE
1011	PINE	18	SAVE

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SCALE  
 1" = 30' HOR 1"=50'  
 VER 1"=5'

CITY #  
 DRAWING  
 PS-13-901

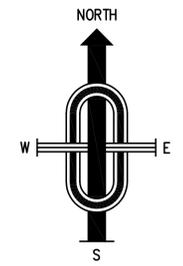
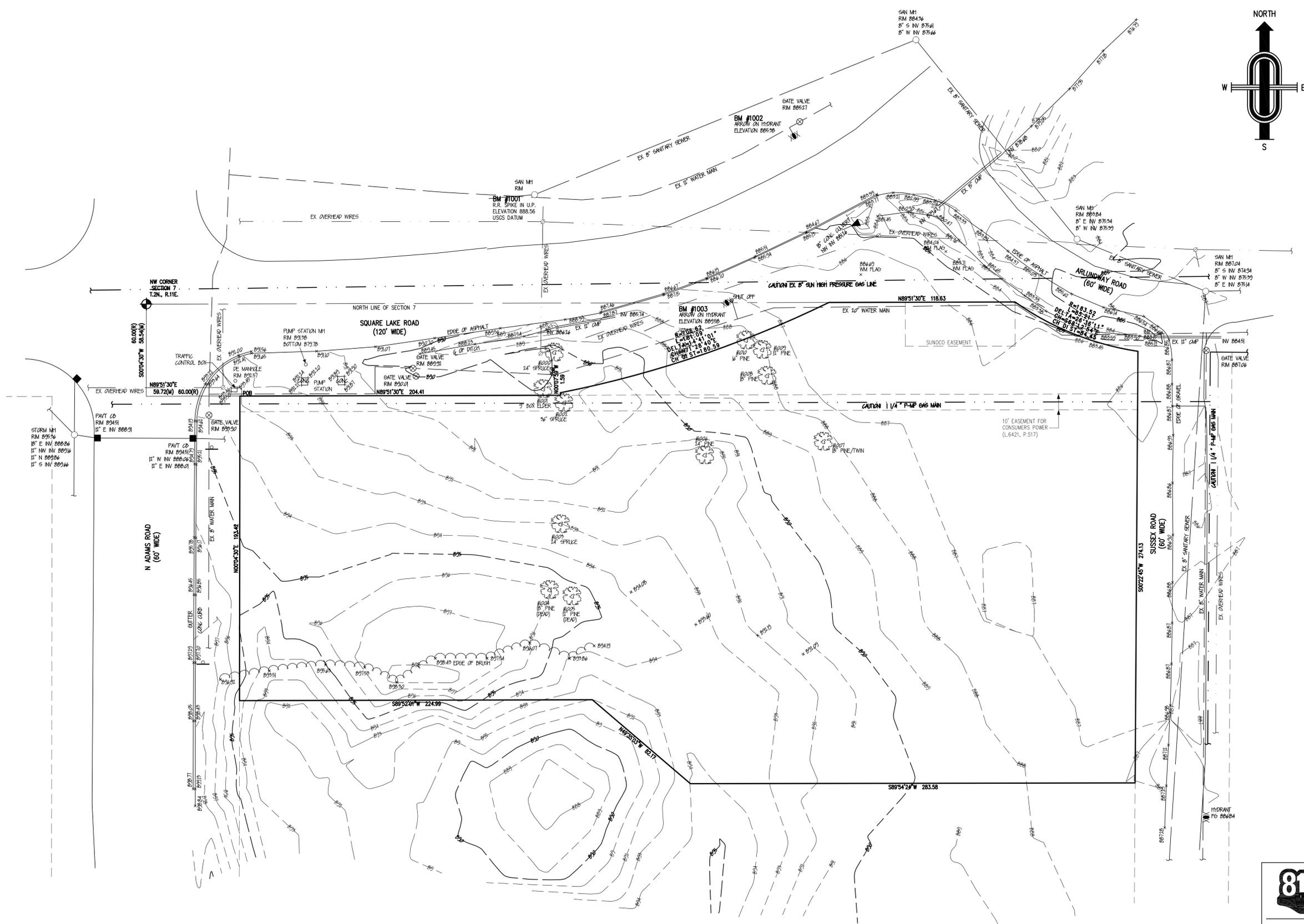
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**"OAKLAND TROY SENIOR CENTER"**  
 PART OF THE NW 1/4 OF SECTION 7  
 T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
**ENGINEERING SITE PLAN**  
**TREE PRESERVATION PLAN**

DATE	DESCRIPTION
08/09/2013 <td>UPDATE LAYOUT (J.S.) </td>	UPDATE LAYOUT (J.S.)
09/13/2013 <td>SITE PLAN APPROVAL </td>	SITE PLAN APPROVAL
10/05/2013 <td>SITE PLAN APPROVAL </td>	SITE PLAN APPROVAL
11/08/2013 <td>SITE PLAN APPROVAL </td>	SITE PLAN APPROVAL

**JJ ASSOCIATES, INC.**  
 Civil Engineering and Surveying  
 1050 South Boulevard E. - Suite 200, Rochester Hills, MI 48307  
 Telephone: (586) 726-9111 Fax: (248) 852-7707  
 Website: www.jjassociates.net

DATE  
 08/09/2013  
 DRAWN BY  
 J.L.S.  
 CHECKED BY  
 J.J.J.



**JJ ASSOCIATES, INC.**  
 Civil Engineering and Surveying  
 1050 South Boulevard E. - Suite 200, Rochester Hills, MI 48307  
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DATE	DESCRIPTION
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**"OAKLAND TROY SENIOR CENTER"**  
 PART OF THE NW 1/4 OF SECTION 7  
 T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
 BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

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

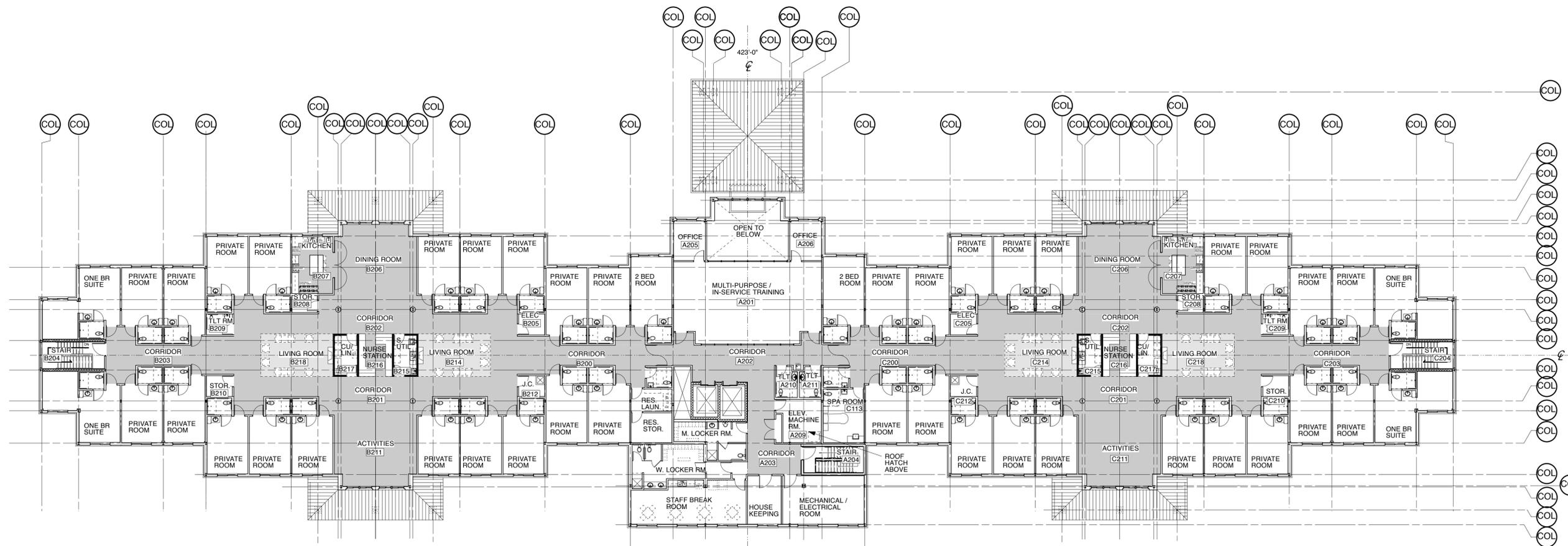
TAG NUMBER	NAME	DIAMETER (INCHES)
1000	SPRUCE	24
1001	BOX ELDER	9
1002	SPRUCE	36
1003	SPRUCE	24
1004	PINE (DEAD)	18
1005	PINE (DEAD)	12
1006	PINE	24
1007	PINE/TWIN	18
1008	PINE	18
1009	PINE	12
1010	PINE	16
1011	PINE	18

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

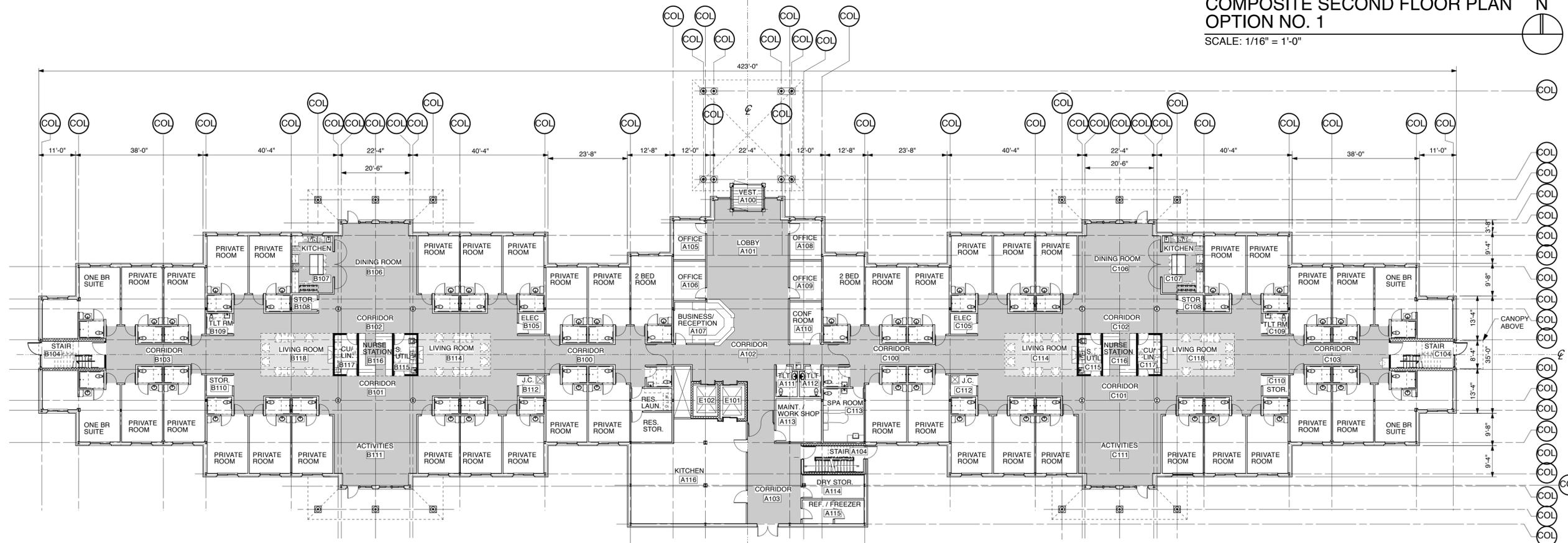
SCALE  
 1" = 30' HOR 1"=50'  
 VER 1"=5'

CITY #  
 DRAWING  
 PS-13-901  
**C-1**

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**COMPOSITE SECOND FLOOR PLAN  
OPTION NO. 1**  
SCALE: 1/16" = 1'-0"



**COMPOSITE FIRST FLOOR PLAN  
OPTION NO. 1**  
SCALE: 1/16" = 1'-0"

ISSUED:  
SITE PLAN APPR. 08/09/13  
OWNER REVIEW 09/27/13  
SITE PLAN APPR. 09/13/13  
SITE PLAN APPR. 10/05/13  
SITE PLAN APPR. 11/08/13

DRAWN BY:  
MEC  
APPROVED BY:  
RZ  
JOB NUMBER

**3301**  
SHEET NUMBER  
**A-2.0**



**1 NORTH ELEVATION**  
A-2.0 SCALE: 1/16" = 1'-0"

- ARCH. ELEV. = 125'-0" CENTER OF GABLE
- ARCH. ELEV. = 119'-0" TOP OF EAVE
- ARCH. ELEV. = 111'-8" TOP OF ACCENT BRICK
- ARCH. ELEV. = 109'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 102'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 100'-0" FINISH FIRST FLOOR



**2 SOUTH ELEVATION**  
A-2.0 SCALE: 1/16" = 1'-0"

- ARCH. ELEV. = 125'-0" CENTER OF GABLE
- ARCH. ELEV. = 119'-0" TOP OF EAVE
- ARCH. ELEV. = 111'-8" TOP OF ACCENT BRICK
- ARCH. ELEV. = 109'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 102'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 100'-0" FINISH FIRST FLOOR



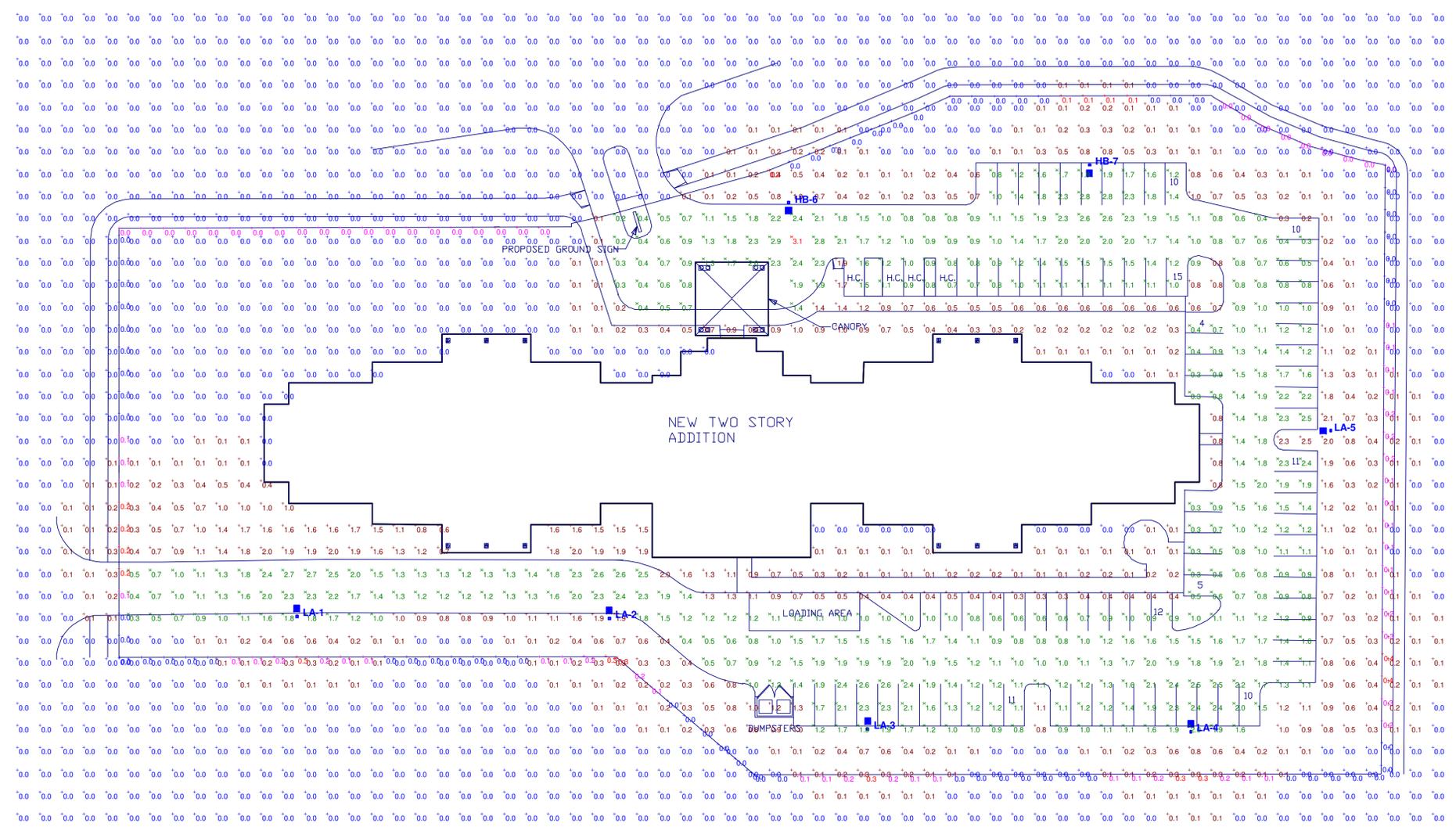
**3 WEST ELEVATION**  
A-2.0 SCALE: 1/16" = 1'-0"

- ARCH. ELEV. = 125'-0" CENTER OF GABLE
- ARCH. ELEV. = 119'-0" TOP OF EAVE
- ARCH. ELEV. = 111'-8" TOP OF ACCENT BRICK
- ARCH. ELEV. = 109'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 102'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 100'-0" FINISH FIRST FLOOR



**4 EAST ELEVATION**  
A-2.0 SCALE: 1/16" = 1'-0"

- ARCH. ELEV. = 125'-0" CENTER OF GABLE
- ARCH. ELEV. = 119'-0" TOP OF EAVE
- ARCH. ELEV. = 111'-8" TOP OF ACCENT BRICK
- ARCH. ELEV. = 109'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 102'-0" TOP OF ACCENT BRICK
- ARCH. ELEV. = 100'-0" FINISH FIRST FLOOR



Plan View  
Scale 1" = 30'

LUMINAIRE LOCATIONS						
No.	Label	X	Y	MH	Orientation	Tilt
1	LA	-765.5	186.8	25.0	0.0	0.0
2	LA	-624.2	185.9	25.0	0.0	0.0
3	LA	-507.4	136.1	25.0	0.0	0.0
4	LA	-361.3	134.9	25.0	0.0	0.0
5	LA	-297.8	270.4	25.0	-90.0	0.0
6	HB	-543.2	373.0	25.0	180.0	0.0
7	HB	-407.0	390.0	25.0	180.0	0.0

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	LA	5	LITHONIA #DSX1 LED 60C 1000 50K T3M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES. TYPE T3M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_60 Absolute C_1000_50K_T 3M_MVOLT_H Sies	0.93		209
■	HB	2	LITHONIA #DSX1 LED 60C 1000 50K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES. TYPE T4M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_60 Absolute C_1000_50K_T 4M_MVOLT_H Sies	0.93		209

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.3 fc	3.1 fc	0.2 fc	15.5:1	6.5:1
PROPERTY LINE AT 5' ON A VERTICAL PLANE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

**NOTES**

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

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.

**OAKLAND TROY SENIOR PROJECT**  
TYPICAL LTG VALUES AT GRADE  
GASSER BUSH ASSOCIATES

**Designer**  
LK/KJS

**Date**  
OCT 4 2013

**Scale**  
AS SHOWN

**Drawing No.**  
#13-17286-V4



OAKLAND TROY SENIOR PROJECT  
TYPICAL LTG VALUES AT GRADE  
GASSER BUSH ASSOCIATES

Designer

LK/KJS

Date

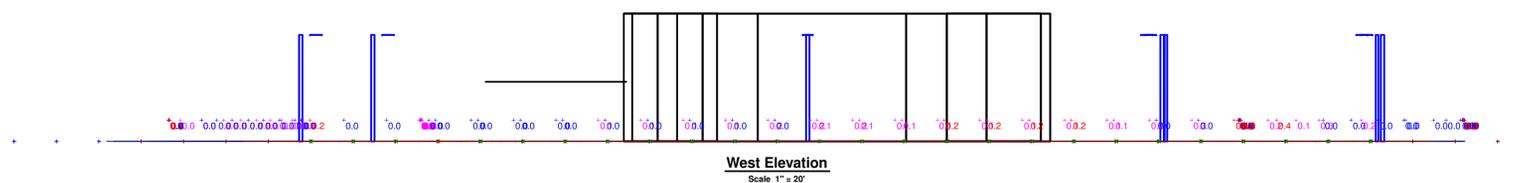
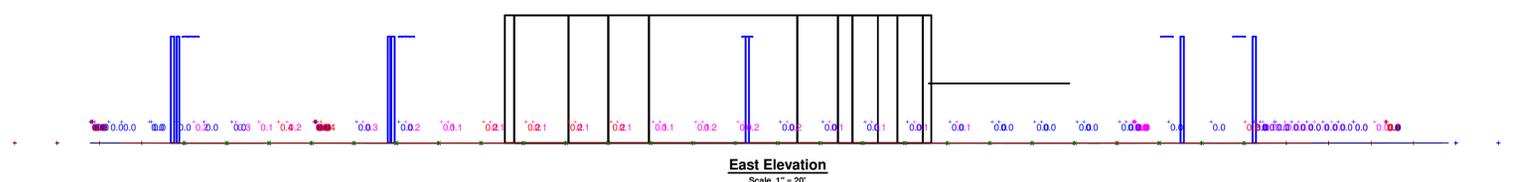
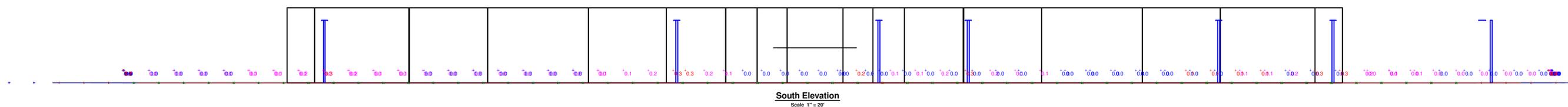
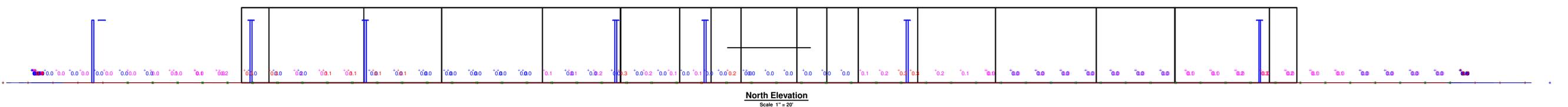
OCT 4 2013

Scale

AS SHOWN

Drawing No.

#13-17286-V3





ARCHITECTS. ENGINEERS. PLANNERS.

September 12, 2013

Mr. William Huotari, PE  
Deputy City Engineer  
City of Troy  
500 W Big Beaver Road  
Troy, MI 48084

**Re: Oakland Troy Senior Project – Site Plan Review**

We have reviewed the site plan submitted for the proposed Oakland Troy Senior Project. At this time, we offer the following comments:

1. ADA Ramps: ADA-compliant sidewalk ramps with detectable warnings should be provided at all areas where the sidewalk crosses or adjoins the parking lot or driveway.
2. Driveway Dimensions: The driveway throat width and radii should be clearly labeled.
3. Traffic Signs: A plan sheet showing the location of all proposed traffic signs should be included, as well as a traffic sign quantity table. Each barrier free parking stall should be provided with the standard R7-8 sign (RESERVED PARKING), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional sign R7-8a (VAN ACCESSIBLE) should be provided at van accessible spaces.
4. Parking Spaces: The parking spaces provided (61) are less than the parking spaces required (88) based on the parking calculations.
5. Trip Generation: We recommend computing the AM and PM peak hour trips to analyze the traffic impact due to the entering and exiting traffic to and from the proposed development during these hours.
6. Square Lake Road Improvements: We recommend extending the center turn lane along Square Lake Road through the site driveway so that the site traffic can make left turns without blocking the westbound through traffic and for the storage of left turning vehicles. With the existing roadway geometry, the site driveway at Square Lake Road will be located just east of the end of the left turn taper for the westbound left turn lane at the intersection of Square Lake Road and Adams Road.



If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.

A handwritten signature in blue ink, appearing to read "Anita S. Katkar". The signature is stylized and includes a date "6/29/15" written below the name.

---

Anita S. Katkar, P.E.  
Traffic Project Engineer



# D-Series Size 1 LED Area Luminaire

DESIGNLIGHTS  
CONSORTIUM



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

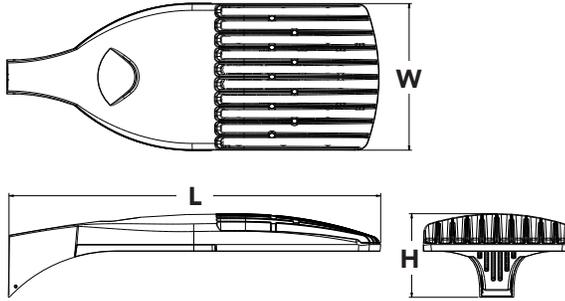
## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Specifications

<b>EPA:</b>	1.2 ft <sup>2</sup> (0.11 m <sup>2</sup> )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height:</b>	7-1/2" (19.0 cm)
<b>Weight (max):</b>	27 lbs (12.2 kg)

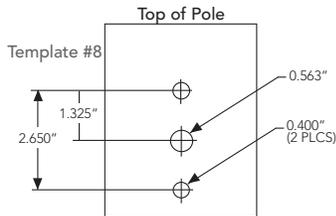


## Ordering Information

**EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD**

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	<b>Forward optics</b> 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) <b>Rotated optics</b> 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K (80 CRI min.) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 <sup>3</sup> 480 <sup>3</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket <b>Shipped separately</b> SPUMBA Square pole universal mounting adaptor <sup>4</sup> RPUMBA Round pole universal mounting adaptor <sup>4</sup>	<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) <sup>5</sup> DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>6</sup> DS Dual switching <sup>7,8</sup> PIR Motion sensor, 8-15' mounting height <sup>5,9</sup> PIRH Motion sensor, 15-30' mounting height <sup>5,9</sup> BL30 Bi-level switched dimming, 30% <sup>5,8,11</sup> BL50 Bi-level switched dimming, 50% <sup>5,8,11</sup>	<b>Shipped installed</b> HS House-side shield <sup>4</sup> WTB Utility terminal block <sup>12</sup> SF Single fuse (120, 277, 347V) <sup>13</sup> DF Double fuse (208, 240, 480V) <sup>13</sup> TLS Tool-less entry trigger latch <sup>14</sup> L90 Left rotated optics <sup>15</sup> R90 Right rotated optics <sup>15</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

## Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°**
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°*	DM32AS	3 at 120°**

**Example: SSA 20 4C DM19AS DDBXD**

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.

\*\*For round pole mounting (RPA) only.

## Tenon Mounting Slipfitter \*\*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

## NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530). N/A with 1000 mA.
- Also available as a separate accessory; see Accessories information.
- Not available with 347 or 480V.
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR or PIRH.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, DMG, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- Specifies the SensorSwitch SBR-10-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR, DS, TLS or WTB.
- Specifies the SensorSwitch SBR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR, DS, TLS or WTB.
- Dimming driver standard. MVOLT only. Not available with DCR or WTB.
- WTB not available with BL30, BL50, DS, PIR or PIRH.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- With TLS option, the luminaire is no longer IP65 rated. Not available with PIR or PIRH.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

## Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>16</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>16</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>16</sup>
SCU	Shorting cap <sup>16</sup>
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
SPUMBA DDBXD U	Square pole universal mounting bracket adaptor (specify finish)
RPUMBA DDBXD U*	Round pole universal mounting bracket adaptor (specify finish)

For more control options, visit **DTL** and **ROAM** online.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)

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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000K, 80 minimum CRI)					40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
					30C Section														
30C  (30 LEDs)	700 mA	30C 700 --K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
				T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
				T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
				T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
	T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98			
	T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95			
	T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97			
	T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97			
	T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97			
	TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96			
TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101				
T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100				
T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102				
T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99				
40C Section																			
40C  (40 LEDs)	700 mA	40C 700 --K	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
				T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
				T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
				T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
	T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98			
	T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95			
	T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97			
	T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96			
	T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96			
	TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95			
TSVS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101				
T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99				
T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101				
T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C Section																			
60C  (60 LEDs)	700 mA	60C 700 --K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
				T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
				T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
				T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
	T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95			
	T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92			
	T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94			
	T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94			
	T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94			
	TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92			
TSVS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98				
T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97				
T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98				
T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	1.00
40°C	104°F	0.99

### Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	--	--
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	--	--
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	--	--

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

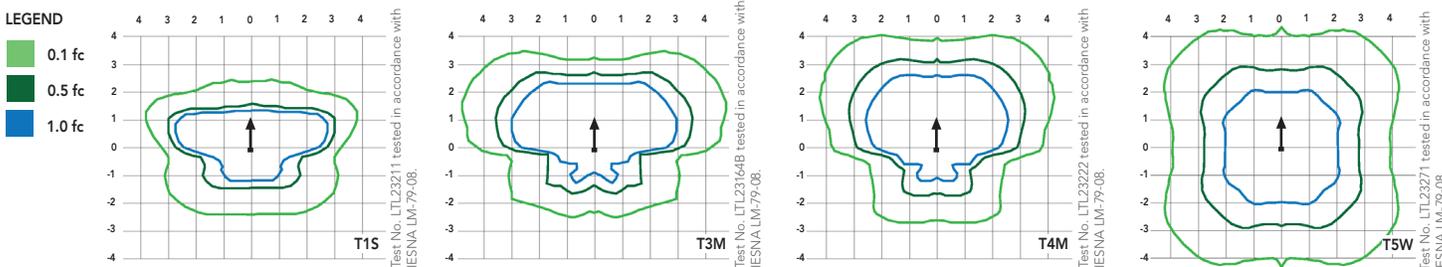
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Specifications subject to change without notice.



RECEIVED

NOV 20 2013

PLANNING

November 19, 2013

City of Troy  
Planning Department  
500 W. Big Beaver Road  
Troy, MI 48084

Dear Mr. Savidant and Mr. Carlisle:

I am writing in response to parking analysis requested for the Oakland Troy Senior Project at Square Lake and Adams Road. We are **providing 90 parking spaces as required by the ordinance**. Also some historical background is provided below reflecting the parking patterns of a similar facility of ours.

Below are numbers reflecting peak times for parking lot use on a building we have had in service for nearly ten years. It is a 74 bed facility.

Employees – 30 spaces  
Visitors – 10 spaces  
Residents – 5 spaces  
**Total for 74 beds is 45 spaces**

Based on these numbers and factoring for a 92 bed facility, the total parking spaces needed to accommodate our employees, residents and visitors would be a minimum of 56 parking spaces. We are providing 90 spaces which are in excess of this requirement and meet the ordinance requirements.

If you have any questions, please feel free to contact me at 586-563-1500.

Best regards,



Vijay Shenoy  
Project Manager

**From:** [Brent Savidant](#)  
**To:** [Kathy Czarnecki](#)  
**Subject:** FW: Middlesex Sub proposed land use  
**Date:** Thursday, November 21, 2013 8:08:03 AM

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**From:** Chas.Gabor [mailto:cgabor17@yahoo.com]  
**Sent:** Thursday, November 21, 2013 7:32 AM  
**To:** Brent Savidant  
**Cc:** nkbromley@yahoo.com; kathymills001@aol.com  
**Subject:** Middlesex Sub proposed land use

Troy City Council Members,  
Troy City Planning Commissioners  
Troy City Administration,

It has come to my attention that the city of Troy is considering allowing a assisted living and Alshimers care facility to be built on a 3.5 acre site at the corner of Adams and Square lake rd. A site which is part of the the Middlesex subdivision Zoned R1A residential. The intended facility is being called residential even having to meet commercial building restrictions and services of a business for profit. As we all know the intended use is commercial and not residential even if some loop hole in the law allows it.

I urge the Troy City Council to listen to the residents in the area who are organizing to stop this miss use of this property. Issues with the purposed use are many including the lack of space to park, a gas pipeline causing safety concerns, traffic issues for the main roads as well as the attached subdivision, etc.

As elected city officials I urge you to consider the voice of the people who have elected you and not approve this project.

Best Regards,  
Charles Gabor

**Matthew Goodman**

5675 Sussex Drive  
Troy, MI 48098

Telephone (248) 312-0149

E-Mail Goodyh2o@comcast.net

November 21, 2013

To Members of the Troy City Council:

Relatively recently, my neighbors and I became aware of a large assisted living/memory care facility proposed for the Southeast corner of Square Lake and Adams Roads. At an October Meeting of the Zoning Board, a number of residents voiced our very deep concerns regarding this project. Some members of the Board appeared receptive to our concerns, while some seemed rather dismissive and rude in my opinion. My feeling from that meeting was that the Board felt there was little they could do regarding recommending approving or not approving the project due to City of Troy and State law, and some felt they would be compelled to recommend approving the project due to a certain reading of the letter of the law. I would like to bring some of my concerns regarding this project to your attention.

I learned during the October meeting of the Zoning Board, mentioned above, that their understanding was this sort of project could be built **anywhere** in the City of Troy. The neighborhood where I purchased my home, and where this project is proposed, is zoned for **single family residential**. There is no possible way that any reasonable person could consider the project in question to be single family residential. As my neighbors and I made our investments in our homes, we could not possibly have known this sort of commercial multifamily development could end up negatively impacting our property values, quality of life, and peace of mind. It is likely a great many of us may have made different choices had we thought it a possibility. If in fact this sort of project can be built anywhere in the City, and the City is powerless to prevent this sort of project from proceeding, then that is completely outrageous. If this is the case, the City must take steps to be able to exert control necessary to protect residents from having their property negatively impacted, as this project would most definitely impact my neighborhood.

During the 11 years my family has lived in this neighborhood, I have noticed substantial traffic issues if there happens to be any sort of traffic problem on nearby I-75. I am concerned that the additional traffic in the 2 lanes respectively of Adams and Square Lake Roads will represent safety problems. It is reasonable to expect considerably more traffic due to residents, visitors, employees of the facility, employees of residents, commercial vehicles of various types, and emergency vehicles. When traffic increases, drivers seek cut-throughs, substantially increasing traffic on our unpaved, unsidewalked street. I am very concerned about traffic safety on the main roads as well as side streets.

The concerns above are some of the many concerns shared by my neighbors. I feel the Council should be alarmed and take action, if it is fact the case that this sort of development can be built anywhere in the City. It would bode very poorly for residential property values if potential homebuyers understood this sort of project could be built next to, across from, or down the street from any home in the City. I respectfully request that the Council consider these concerns and those of my neighbors regarding this project.

Sincerely,  
Matthew Goodman

**From:** [Brent Savidant](#)  
**To:** [Kathy Czarnecki](#)  
**Subject:** FW: Single Family District  
**Date:** Wednesday, November 20, 2013 8:17:00 AM

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**From:** Robert Gosselin [<mailto:gosselin@mich.com>]  
**Sent:** Tuesday, November 19, 2013 7:18 PM  
**To:** Brent Savidant  
**Subject:** FW: Single Family District

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**From:** Robert Gosselin [<mailto:gosselin@mich.com>]  
**Sent:** Tuesday, November 19, 2013 7:08 PM  
**To:** 'djlkslater@aol.com'; 'davehenderson@wideopenwest.com'; 'jim.campbell@troymi.gov'; 'wade.fleming@troymi.gov'; 'ellen.hodorek@troymi.gov'; 'ed.pennington@troymi.gov'; 'doug.tietz@troymi.gov'; 'b.kischnick@troymi.gov'; 'SavadantB@troymi.gov'  
**Subject:** Single Family District

( Brent Savidant, could you please pass this on to all Troy Planning Commissioners, I don't have their email, thank you. )

Troy City Council Members,  
Troy City Planning Commissioners  
Troy City Administration,

I was very surprised to see that a 92 bed Assisted Living Facilities could be built in a single family residentially zoned neighborhood. In asking the question to the Planning Department Administration at the last Planning Board meeting, could this be done in a R1A or R1B or R1C? The responds was, and R1D and R1E too. So it appears anyone could come into Troy and buy up a few residential lots and built an Assisted Living Facilities in the middle of any residential single family neighborhood, and that the city doesn't have ordinances to prevent this. WOW! The Zoning Maps on the city's website even calls it: "R1A **Single Family District**".

My question to each one of you is, would you want a multiple bed facilities next to your home? And one of the main top priorities of your job is that you were elected or appointed to do, is to protect Troy's neighborhoods.

I would urge you to not approve this project.

Best Regards,  
Robert Gosselin

**From:** [Theresa Lukacs](#)  
**To:** [Planning](#)  
**Subject:** John Tagle  
**Date:** Tuesday, November 19, 2013 7:52:39 PM

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I am writing to issue a complaint(s) with the City of Troy, RE: the proposed assisted living facility at Adams Rd and Square Lake Rd and the pipeline project at Arlund Way and Sussex Rd.

I moved to this lovely neighborhood last month. I moved from Royal Oak to Troy. After looking for a new house for two years, I found the perfect home in the Hickory Heights subdivision. When I put the offer on the new house in July, there seemed to be some 'digging' project underway at the corner of Arlund Way and Sussex Rd. I was told this project was a 'repair'. We went on to learn, that in fact, this 'repair' was the installation of a new pipeline. There is often an oil tanker truck parked at the intersection. Not only has this destroyed the beauty of the neighborhood at Arlund Way/ Beach Rds, a pipeline project of this magnitude is unfit for residential living.

I have just learned about a new project to construct an assisted living facility at Adams and Square Lake Rds. This is supposed to be a residential property zone! We would have never moved to this area if we knew four months ago that the City of Troy would choose to destroy this neighborhood for tax revenues. I'd like to express my complaint to City Council and will attend the next Council Meeting at City Hall to voice my disagreement with this proposed project.

If the City of Troy chooses to further develop this area in an unfit and unseemly manner, my family and I will move again. I ask you to deny this project, and ones like it, on behalf of the residents of this lovely neighborhood. Surely there are more fitting options for one of Troy's last quiet, wooded, residential areas.

Sincerely,

Theresa Lukacs

**From:** [colleen.nagle](mailto:colleen.nagle)  
**To:** [SavadantB@troymi.gov](mailto:SavadantB@troymi.gov); [Planning](#); [Jim Campbell](#); [Wade Fleming](#); [Dave Henderson](#); [Ellen C. Hodorek](#); [Ed Pennington](#); [Doug Tietz](#)  
**Cc:** [Dane Slater](#); [Brian M. Kischnick](#)  
**Subject:** Attention: Frank Boudon Don Edmunds Michael Hutson Edward Kempen Tom Krent Phil Sanzika Gordon Schepke Robert Schultz Thomas Strat John Tagle  
**Date:** Tuesday, November 19, 2013 7:32:04 PM

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To the Troy City Council & Troy Planning Board members,

We are 13 year residents of the Middlesex Country Homes neighborhood located on the SE corner of Square Lake and Adams roads. We have recently found out that a 92 unit senior / assisted living center has been proposed & is scheduled to be built on the corner lot that backs right up to Sussex Rd. off of Arlund Way. While we have no objection to *something* being built on that site, we naturally assumed that a "single family" residence (per zoning) would mean a house, houses or perhaps condominiums or detached condo's.

We do not understand how the planning commission can call any 92 bed facility a single family residence. The term "Senior/Assistant Living Center" is a very vague term, but no matter what the definition is that the city is using, it does not appear to be in any way, a "Single family dwelling".

For years we have put up with the pot holes and kicked up dirt that comes with living on a dirt road, for the explicit purpose of living on a quiet slow moving road. Winter potholes are treacherous on our street - yet we put up with it for that reason. Among other things, we fear that the increased traffic, as well as the type of activity that comes with a large facility like this will disturb our quiet corner of Troy. Shift workers, visitors, delivery and garbage trucks as well as potential ambulance traffic will undoubtedly increase the amount of traffic that will travel our "back road" despite any signage that may be proposed to deter it.

Our house is in the middle of the neighborhood so the eyesore that will be the back of this facility does not directly affect our family, but for those that live directly behind the proposed building, their property values will undoubtedly be affected by this building, the dumpsters, employees smoking out back, etc.

There has already been an above ground pipeline valve of some sort that

has hideously popped up on that corner. It stood without any sort of protective fence for quite a while . From what we have been told, only after a neighbor decided to research this project, the city was not aware of what was going on with this when Sunoco built it and they are working on at least rectifying the aesthetics of this structure. It makes us nervous from a safety standpoint as well, as it is sitting just off the road and carries potentially dangerous products.

We urge you to become aware, if you are not already, of what has been proposed on this site and take the neighborhood's objection in to consideration when making any final decisions. Our neighborhood as well as those near us are adamantly opposed to this structure being built in our backyard.

Thank you,

**Robert & Colleen Nagle**  
5738 SUSSEX TROY MI 48098  
248-765-3109

**From:** [lrjm1142@aol.com](mailto:lrjm1142@aol.com)  
**To:** [Planning](#)  
**Subject:** Senior Citizen Says NO to Senior Housing Project  
**Date:** Monday, November 18, 2013 2:10:47 PM

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Planning Commission Members  
City of Troy, Michigan

To Messrs. Donald Edmunds, Michael Hutson, Edward Kempen, Thomas Krent, Philip Sanzica, Gordon Schepke, Robert Schultz, Thomas Strat, and John Tagle

My name is Virginia Robertson and I have been a resident of Middlesex Home Sites since 1954 when my husband built our home. This is a single-family subdivision. We raised our children here because it is a quiet and safe area in a country setting.

I am opposed to the multi-story Assisted Living / Alzheimer's housing project proposed at the corner of Adams and Square Lake Roads in Troy which is part of Middlesex Home Sites Subdivision. Please do not approve it.

This subdivision is for single families. Putting a commercial building and business at that corner will greatly impact my subdivision for many reasons including the following:

- Semi and large trucks delivering food and supplies on a regular basis at various times of the day and possibly evening – noisy idling diesel trucks
- Ambulances arriving and leaving the site at various times of the day and night
- Garbage trucks picking up large amounts of garbage – more than a single family residence would dispose of
  - Increased potential for rodents, insects and other pests
- Increased traffic from facility employees, vendors and visitors – people already use Lenox Drive and Sussex Drive as a shortcut to avoid Adams Road and drive through at speeds in excess of 25 mph
- Increased noise – the facility would be open 24 hours per day, 7 days a week
- Light pollution – the facility would be open 24 hours per day, 7 days a week
- Unsightly multi-story commercial building in a residential area
- Potential to greatly decrease property values and salability of nearby homes

Please do not approve the Senior Housing Project (File Number SP 985) to be located at the SE corner of Adams Road and Square Lake Road which is part of Middlesex Home Sites Subdivision in Troy. This is a single-family residential subdivision. There are already several senior / assisted living facilities in Troy and the surrounding areas. I realize there may be a need for additional facilities in the future but they SHOULD NOT be on a lot in a residential subdivision. There is plenty of commercial property and currently vacant commercial buildings available elsewhere in Troy that could be utilized.

As a life-long resident of Troy, I am asking for your support to deny the proposed senior housing project that would be located in my subdivision.

Thank you very much for your time and support.

Respectfully submitted,

Virginia Robertson  
2860 Lenox Drive  
Troy, MI 48098

**From:** [Nancy Bromley](#)  
**To:** [Planning](#)  
**Subject:** letter to Mr. John Tagle  
**Date:** Sunday, November 17, 2013 2:22:00 PM

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November 17, 2013

Dear Council Members:

In 1990 we moved to Troy from Ortonville, Michigan. Our children were grown and we were ready to move back to the city. We looked a long time before we found the perfect setting that felt like “country living” but had the convenience of city living. That place was Hickory Heights Woods subdivision. The area was, and is, beautiful with full grown trees and lots of animal life – deer, squirrels, birds and other sundry animals. The streets are winding and no two homes are the same. In other words, it’s not your typical “monopoly city” setting.

We were wondering what was going on at the corner of Arlund Way and Sussex and recently found out that Sunoco was doing a “few repairs” on one of their lines. The monstrosity pipeline with a cyclone fence around it hardly denotes a “few repairs.” It’s a blight on a beautiful piece of land, land where we often see deer grazing at dusk.

Now, we have learned that an assisted living facility with 92 beds is being considered by the City Planning Commission to be built in the Adams/Square Lake, Arlund Way/Sussex lot adjacent to the Sunoco pumping station. This area is not zoned commercial. It is zoned residential single family. We do not need nor do we want an assisted living facility in this pristine single family lot. We pay very high taxes to live in Troy and such a facility will depreciate our home values. Additionally, there is the American House Assisted Living just a mile north of Square Lake on Adams Rd. and others nearby in Auburn Hills and Rochester.

This is to advise you, officials we elected to represent our needs and concerns, that we unequivocally do not want and assisted living facility built on land bordering Sussex, Arlund Way, Square Lake, and Adams.

Sincerely,

Paul and Jeannine Stottlemyer  
2604 Fox Chase Dr.  
Troy, MI 48098  
248-641-7686  
[paul.stottlemyer@sbcglobal.net](mailto:paul.stottlemyer@sbcglobal.net)

**From:** [Keith Ulrich](#)  
**To:** [Planning](#); [Brent Savidant](#)  
**Subject:** Square Lake and Adams Development Issues  
**Date:** Monday, November 18, 2013 8:32:58 PM

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To: Troy City Planning Commission:

Brent Savidant, Frank Boudon, Donald Edmunds, Michael Hutson, Edward Kempen, Thomas Krent, Philip Sanzica, Gordon Schepke, Robert Schultz, Thomas Strat, John Tagle

Keith and Lisa Ulrich  
2587 Haverford Drive  
Troy, MI 48098  
248-641-7148

Gentlemen: I'm writing to express my concerns about 2 issues that are within 3 blocks of my home. We have lived here for over 17 years.

Sunoco Pipeline:

What was intended as a "repair" has now become a huge eyesore to our neighborhood. The ground tear up, piles of back fill dirt, and mud tracks look horrendous. What was a natural field frequented by foxes and deer is now an incomplete mess. The generator that sits there and requires frequenting refueling to power the components spews exhaust into the air. The makeshift chain link fence certainly appears to be temporary.

I'm asking if you can provide any long term insight into the plans for this space? Will there be a permanent structure? Are all these components intended to stay above ground in perpetuity? Will electric power lines be connected at some point permanently and the generator removed? Will the grounds surrounding the area be restored to the original condition it was in before the construction? There has been an amazing lack of communication as to what the city plan is and it would be appreciated if you can address these questions.

Proposed Assisted Living Facility:

I'd like to understand the rationale for considering the R1A Single Family Residence zoning being interpreted as "residential" vs "commercial" which is what it truly will be? How is a 92 bed complex a "residential addition to our neighborhood"? Has the city decided that the tax revenue this facility will generate is more important than your existing tax paying residents? Have you truly considered the opinions of the people who live close to this corner to see what our feelings are? Are you all of the opinion that this will have a positive effect on our property values (and not a negative one)? It will certainly be a negative impact to us as we deal daily with the noise, traffic, and congestion as we enter our neighborhood.

Thank you for listening. I look forward to any answers to my questions you can provide and hope you will consider the sentiments of your existing Troy residents of whose interest you serve.

Keith Ulrich

**From:** [Denise Smith](#)  
**To:** [Ellen C. Hodorek](#); [Dane Slater](#); [Wade Fleming](#); [Jim Campbell](#); [Dave Henderson](#); [Ed Pennington](#); [Doug Tietz](#)  
**Cc:** [Cindy A Stewart](#); [Brian M Kischnick](#); [Brent Savidant](#); [Denise Smith](#)  
**Subject:** Pipeline & Senior Assisted Living Home Concerns  
**Date:** Friday, November 15, 2013 4:20:52 PM

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Dear Sirs & Madam,

I am writing to you with respect to the new Sonoco pipeline on the corner of Adams Rd and Square Lake Rd, and the proposed Senior Assisted Living facility presented to the Troy Planning Commission for that same corner. I hope you are aware of them, and if you are not I ask you learn more before these are set for a City Council meeting before the end of this year.

I live on Arlund Way in Troy, where this pipeline is located and the site of the proposed Senior Assisted Living facility. I cannot even begin to describe my disappointment, sadness, and outrage regarding both of these items. Your 2011 Goals include providing a safe, clean, and livable city – while practicing good stewardship. These are coming into question with an entire section of your community upset regarding this proposal.

<https://www.troymi.gov/Portals/0/Files/Council/VisionGoals2011.pdf>

Just over two years ago my husband and I found a beautiful home in the Middlesex Country homes area in Troy. The area is beautiful, and I've been told it's been a cornerstone of Troy for many years. If this property was already located to a facility such as the proposed senior assisted living facility, I can assure you it would not have been one that we would have considered.

It appears that the gas company has also constructed a site that the city knew nothing about, and the residents in the community and you should be very concerned about the safety and risk with the current design and location of this pipeline. Recall if you will, a recent explosion in the city of Royal Oak, caused by error of an employee of the gas company. A large area of homes in the city were damaged.

Think what would happen if a large pipeline exposed above ground had a leak of a colorless and odorless gas. As residents and citizens of Troy, how does this make you feel? You can understand where I am coming from then, living just one house away from this structure.

The fact that I have to have this discussion today saddens me greatly, not just because of the ramifications of building a facility such as this proposed Senior Assisted Living home, but because of the impact on the city and its closest residents, like us.

Noise and light pollution, traffic issues despite studies, and safety are among several key issues that I'd like to bring to your attention. In addition, with the size and nature of a facility such as this, the city of Troy would be responsible to ensure they can support it and regulate it – as the state only regulates nursing homes. This can mean more disturbances in the surrounding community – drivers trying to find short cuts to avoid the large amounts of traffic on Adams Road, the excess

garbage and possible rat infestations, and even semi truck deliveries and ambulances for emergencies that arise. Not to mention the influx of home health aides visiting a facility like this, therapy, and even hospice aids. Our house has already been victim to theft, I can only imagine what an addition of this project could bring to the safety of this area with this influx. A facility like this is like the proverbial “wolf in sheep’s clothing” and the expansions and issues the city and residents could face are quite large. I implore you to investigate the true nature of this facility, and what it wants to become in the future. This is not a proposal to be taken lightly.

I am making this appeal to you because up until now, I have been a satisfied Troy resident. However, these issues are keeping me up at night. I wanted to raise a family here, and grow old with many happy years in this area. Now I feel like I’m being backed into a corner with no options as to what happens to my home, community, home value, and my rights as a voting citizen. I have to make an appeal to you, the leaders in this community to help decide what is best.

I, for example, would have to drive by this every day on my way to and from work. My close neighbor has to look at it out his front door. The pipeline is already a great eyesore, and other cities that have the same thing have made it a point to better protect their residents.

If the city’s goals are for revenue and business growth, facilities such as this proposed assisted living home should be in an area designed for such. The reputation of Troy is on the line, and I for one am outraged and cannot sit idly by while the Planning Commission approves plans and presents this to you for review without the real understanding of what the gray areas of verbiage mean in the contractors proposal and design.

I am all for the growth of the city of Troy, and I fully support facilities such as this. However, when considering a proposal like this, you as the City Council have a duty to ensure the area supports the proposed facility. In this case, it does not. Imagine for just a moment how you would feel, if your home value declined because of an addition like this in your neighborhood. If your safety was in jeopardy due to the nature of traffic and additional flow of all types of people. Would you support it? Would you feel safer with the increased traffic? Would you be angry if your council didn’t visit the area and see what the residents are saying? Would this be something you want to have in your subdivision or nearby?

I am completely offended by comments made at the Planning Commission meeting in October that this topic was discussed. Some of the Planning Commission members that you appointed implied that nothing would be welcome in an area of land like this – when they actually don’t live here, and really cannot speak for me. Trying to passify voters and citizens of the community is an outrage, and if this is how the city of Troy is run I do not want to continue to be a part of it. Implying that worse things like a ‘Church or playground’ could also be constructed here due to the zoning changes, frankly, is unbelievable. As elected officials, I’m sure you can understand. You have a duty to the citizens of this community and the entire city.

This City Council and city government is made of up educated, well versed and capable individuals that share the same vision of the city of Troy that I do. I’ve read the Mission Statement, and your Vision Statement and Goals. The residents share these views, and want the consideration of the

Council for the city to be successful, and devoted to its residents and voters.

It is understood that all kinds of plans must be presented and reviewed, but you have a moral and ethical duty to the citizens and voters like me to understand the ramifications and impact of a proposal such as this.

I implore you to visit this site one weekday at 5:30pm, and also to visit a Senior Assisted Living Facility if you have not. If nothing else, it can give you some insight as to what you could possibly be exposing your residents to, and decide for yourselves the right place for a facility such as this. I have great respect for the Council and Mayor, and look forward to further discussing this issue with you all.

I want to thank you for listening, and for your time and service. I will see you at the upcoming Planning Commission meeting, and City Council Meeting when this item is added to the Agenda.

Thank you very much.

Best Regards,  
Denise Smith