



**PLANNING COMMISSION
MEETING AGENDA
SPECIAL MEETING**

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

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

February 28, 2012

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – February 14, 2012 Regular Meeting
4. PUBLIC COMMENTS – For Items Not on the Current Agenda

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 393) – Proposed Magical Touch Oil Change, Southeast Corner of Rochester Road and Hartland (1028 Hartland), Section 23, Currently Zoned GB (General Business) District

OTHER BUSINESS

6. PUBLIC COMMENTS – For Items on Current Agenda
7. PLANNING COMMISSION COMMENTS

ADJOURN

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

Chair Maxwell called the Regular Meeting of the Troy City Planning Commission to order at 7:30 p.m. on February 14, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Robert Schultz
Thomas Strat
John J. Tagle

Absent:

Philip Sanzica
Lon M. Ullmann

Also Present:

R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Paul Evans, Zoning and Compliance Specialist

2. APPROVAL OF AGENDA

Resolution # PC-2012-02-006

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-02-007

Moved by: Hutson
Seconded by: Schultz

RESOLVED, To approve the minutes of the January 10, 2011 Regular meeting as printed.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

REZONING REQUEST

- 5. **PUBLIC HEARING – REZONING APPLICATION (File Number Z 739)** – Proposed Professional/Medical Building, South side of Colebrook, West of Rochester Road between Big Beaver and Wattles (970 Colebrook), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Zak Branigan summarized the rezoning report.

There was general discussion of this item.

Artur Kokaj, 17106 Addington Drive, Commerce Township, MI, representing the applicant, discussed the project with the Planning Commission.

The conditional rezoning process was discussed with the applicant.

PUBLIC HEARING OPENED

Dennis Bushon, 3515 Rochester Road, encouraged the applicant to combine the subject parcel with the abutting parcel to the east, located on the corner of Colebrook and Rochester Road.

PUBLIC HEARING CLOSED

Mr. Schultz stated the rezoning had the potential to be detrimental to the residential neighborhood to the east.

Chair Maxwell agreed with Mr. Schultz and added that he had concern with the potential negative impacts on the elementary school located in the neighborhood. He stated he would support a rezoning if the subject parcel were to be combined with the property fronting on Rochester Road.

Resolution # PC-2012-02-008

Moved by: Schultz

Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be denied.

Yes: All present (7)

Absent: Sanzica, Ullmann

MOTION CARRIED

OTHER BUSINESS

6. **REVISIONS TO CHAPTER 85 – SIGNS**

Mr. Savidant presented a draft document, which proposed minimal revisions to bring Chapter 85 Signs into compliance with the Zoning Ordinance.

General discussion followed. No action was taken.

7. **PLANNING COMMISSION 2011 ANNUAL REPORT**

Mr. Savidant presented the Planning Commission 2011 Annual Report.

There was general discussion on this item

Resolution # PC-2012-02-009

Moved by: Schultz

Seconded by: Tagle

RESOLVED, That the 2011 Annual Report be forwarded to City Council and placed on the City’s website.

Yes: All present (7)

Absent: Sanzica, Ullmann

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

There was no one present who wished to speak.

9. **PLANNING COMMISSION COMMENTS**

There was general discussion.

The Regular Meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Mark Maxwell, Chair

R. Brent Savidant, Planning Director

DATE: February 24, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 393) – Proposed Vehicle Repair Facility, Magical Touch Oil Change, Southeast corner of Rochester and Hartland (1028 Hartland), Section 23, Currently Zoned GB (General Business) District

The petitioner Enright Architects PLLC submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for an automotive repair facility (oil change). The subject parcel is comprised of two parcels. A single family home sits on one parcel, the other is vacant. The vacant parcel is a remnant parcel previously owned by the City of Troy.

The property is currently zoned GB (General and Business) District. The Planning Commission is responsible for reviewing and approving this application.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ SU 393

G:\SPECIAL USE\SU 393 Magical Touch Oil Change Sec 23\SU-393 PC Memo 02 28 12.docx



Legend

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

78 0 39 78Feet

Scale 1: 468



Magical Touch Oil Change, 1028 Hartland

City of Troy Planning Department



Legend

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

78 0 39 78Feet

Scale 1: 468





CARLISLE/WORTMAN ASSOCIATES, INC.

Community Planners /Landscape Architects

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

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

Date: February 24, 2012

Special Use Review For City of Troy, Michigan

Applicant:	Christopher Enright
Project Name:	Magical Touch Oil Change
Plan Date:	May, 2007 (application dated January 11, 2012)
Location:	East Side of Rochester Road, north of Big Beaver Road, adjacent to Hartland Street
Zoning:	GB, General Business District
Action Requested:	Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application which includes a site plan with landscape elements, floor plans, and elevations. The site plan submittal provides sufficient information for a preliminary review, with several noted exceptions.

This project is located on a site that was zoned GB, General Business District. It was given this designation as part of the 2011 Zoning Ordinance process. The west parcel of the site is currently vacant, while the east parcel has a single-family home that would be demolished. The site was altered in size by the Rochester Road widening project. The proposed use, an oil change operation, is not specifically listed as a use in the Troy Zoning Ordinance. The closest like use is a vehicle repair station, although the technical definition of that use does not

necessarily represent the unique elements of a quick oil-change operation, which is traditionally less intense than a regular repair facility, which would have tow trucks, overnight storage, etc. In order to be more conservative, City staff advertised the proposed use as a vehicle repair facility, permitted by special use approval in the GB District. However, we do not feel that the specific use standards for a vehicle repair facility, contained in Section 6.26 truly apply to this unique use. We have discussed this with the Zoning Administrator, who agrees. Therefore, while we will process this use under the “most like” use in the Ordinance, vehicle repair, we acknowledge that the general standards for a special use should have more bearing on the proposed project than any specific use standards in Section 6.26.

Location of Subject Property:

The property is located on the east Side of Rochester Road, north of Big Beaver Road, adjacent to Hartland Street.

Size of Subject Property:

The parcel is 0.4 acres in area.

Proposed Uses of Subject Parcel:

The applicant proposes to use the site for an oil change facility.

Current Use of Subject Property:

The west portion of the subject property is currently vacant; the east portion has a single-family home.

Current Zoning:

The property is currently zoned GB, General Business District.

Zoning Classification of Adjacent Parcels and Current Land Use:

- North: GB, General Business District; commercial (across Hartland Street)
- South: GB, General Business District; commercial
- East: GB, General Business District; Masonic Lodge
- West: GB, General Business District; commercial (across Rochester Road)

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed building would be located at the center of the site, with the parking in the rear. Open space is provided only in a perimeter buffer around the site. There is a proposed dumpster enclosure at the northeast corner of the site and two proposed driveways, one each on Rochester Road and Hartland Street. The arrangement is efficient and typical for a facility of this type.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Section 4.14.C establishes the dimensional requirements for the GB District. The site plan does not show required setbacks on the drawing, but does provide them in a table. The table and drawing do show provided setbacks. All setbacks are within Ordinance requirements. The requirements and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>
Front (Rochester)	10 feet minimum setback	60 feet, 3 inches
Rear (east)	30 foot minimum setback	60 feet, 10 inches
Front (Hartland)	10 feet minimum setback	30 feet
Side (south)	20 feet minimum setback	21 feet
Building Height	Maximum 5 stories, 75 feet	1 story, 28 feet, 4 inches
Open Space	20 percent	26.5 percent

Items to be Addressed: None.

PARKING

Proposed Parking:

The site plan shows 7 total parking spaces throughout the site, not including the three service bays. Including the bays, there are 10 spaces. The Ordinance classifies this project as a vehicle repair station, which typically also includes actual vehicle repair. This facility offers only stop-and-go maintenance, so the considerations pertaining to overnight parking do not apply in this case. We do not anticipate any overnight parking of vehicles under service, and do not anticipate any demand for additional customer parking, given that patrons will remain in their vehicles.

Parking Location:

Parking is behind the proposed building.

Parking Calculations:

The parking calculations are as follows.

Required	Provided
2 spaces for each service bay (3 bays = 6 spaces), plus 1 space for each tow truck if applicable (not applicable), plus adequate spaces for overnight parking (not applicable), plus 1 space per 1 employee on the largest typical shift (4 estimated) 6 + 4 = 10 spaces required	7 conventional spaces, three spaces within service bays. 10 total spaces provided.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Vehicular access:

The site will be accessed via two drives, one to Hartland and one to Rochester. As placed, they allow for adequate ingress and egress to and from the site and the most clearance from the Hartland and Rochester intersection. We have no objection to this approach.

Pedestrian access:

There is an existing sidewalk along Rochester Road along the site's frontage. There is currently no sidewalk along Hartland, but one will be provided as part of this project. On-site, no sidewalk surrounds the proposed building, though we feel this is not necessary give the proposed use and the fact that patrons should remain in their vehicles.

Items to be Addressed: None.

NATURAL RESOURCES

The site is an existing vacant site with no site landscaping. The proposed plan would not impact any protected natural features. The plan does, however, add new landscape materials and would contribute to the quality of the site in this regard.

Items to be Addressed: None.

LIGHTING

The applicant has not provided a lighting (photometric) plan, but has provided lighting fixture details and locations. Light shall not exceed one-tenth (0.1) foot-candle along any boundary adjacent to residentially zoned or used property, and 1 foot-candle along all nonresidential property boundaries. The applicant must supply a lighting plan to ensure that light encroachment does not exceed Ordinance requirements.

Items to be Addressed: Provide photometric plan.

LANDSCAPING

The application includes landscape details on the site plan, which is an acceptable approach. The plan does not provide any information or calculations on how the greenbelt, street trees, parking lot landscaping requirements, and landscaped area are being met. The plan does provide some detail, but no formal calculations. A detailed landscape table showing how all requirements of Section 13.02 are being met should be added.

Greenbelt:

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

Street trees:

The site plan shows 3 trees along the site's Rochester frontage and 5 trees along Hartland. The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way. This site has 102 feet of frontage on Rochester, requiring 4 trees, one more than has been provided. This site has 150 feet of frontage on Rochester, requiring 5 trees, as provided. An additional deciduous street tree must be added to meet minimum Ordinance requirements for Rochester Road.

Minimum landscaped area:

The site plan must provide 20 percent overall landscaped area. The site plan confirms that the site maintains 26.5 percent open area.

Parking lot landscaping:

Section 13.02.C establishes the requirements for parking lot landscaping. Given that the site plan only provides 7 surface parking spaces, one tree (but no islands or other landscaping) is required. The plan includes a pair of trees at the southeast corner, adjacent the parking spaces. We believe that parking landscaping requirements have been met.

Screening:

The site plan shows that the applicant has selected screening option 1 as defined in Table 13.02-A for the east boundary. This treatment consists of one narrow evergreen for every three feet of width. The width along the east property boundary is 110 feet, and 36 trees are provided with 3-foot centers, meeting Ordinance requirements. Table 13.02-B allows for screening option 1 when automobile service uses are adjacent an entertainment use. In this case, the adjacent use to the east is the Masonic Lodge. We believe this is a reasonable and permissible approach to screening.

Items to be Addressed: 1.) Add one deciduous street tree on Rochester Road. 2.) Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.

SUBMITTAL REQUIREMENTS

Section 8.05.A.7 establishes the requirements for preliminary site plan submittals, as required for a Special Use approval. The following information has not been provided:

1. A certified topographic survey and a certified boundary survey of the property, prepared and sealed by a Licensed Land Surveyor. The Topographic Survey shall provide one (1) foot contour intervals and shall be printed on a 24 x 36 inch sheet.
2. Attached to the application shall be two (2) copies of the proposed site plan, dimensioned and drawn to a scale of not less than 1" = 20' for property less than three (3) acres, and 1" = 50' for parcels of three (3) acres or more, wherein the following items shall be clearly labeled and dimensioned:
 - The means by which stormwater detention will be provided.
 - The location of any existing driveways and streets within one hundred (100) feet of the subject property, including those across frontage streets.
3. A landscape plan prepared in conformance with the City of Troy's Landscape Design Standards. Landscape information shown on site plan. (Provide calculations)
4. Preliminary grading plans, in accordance with the City of Troy Engineering Design Standards.
5. Lighting plan indicating proposed photometrics.

Items to be Addressed: *Provide outstanding information necessary for preliminary plan and special use approval.*

SPECIAL USE

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

Use Standards

Section 6.26 provides specific use requirements for vehicle repair facilities. As noted previously, we do not necessarily think the proposed use meets the definition of a vehicle repair facility and that section 6.26 should not apply. However, it is useful to note that the proposed use would comply with these standards, with the exception of minimum lot area. The site is 17,424 square feet when 20,000 are required. However, this site is mostly made up of an

unusual remainder parcel left over by the Rochester Road widening project. The minimum 20,000 square foot lot area for vehicle repair is also in place to accommodate overnight vehicle storage and tow trucks, as well as parking for customers. These are not characteristic of an oil change operation. We are confident that the proposed use would be able to efficiently operate on the subject site.

Standards of Approval

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

- 1. Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses. **The proposed use is intended for location within areas of high traffic. The proposed use will not have any detrimental impact and will add a valuable service to the immediate commercial corridor.***
- 2. Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans. **The use is common to regional commercial area, and complies with the Master Plan.***
- 3. Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. **With the nature of the use as one that does not have acute peak traffic times for very large populations, and which is located in a high-intensity area, we believe this condition is satisfied.***
- 4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden. **We do not expect any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.***
- 5. Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards. **Several items need to be addressed, as noted herein, to meet this requirement.***

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

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use. **See above. We believe that with conditions, the proposed use may be permissible.***
2. *Vehicular circulation and parking areas. **Parking and access requirements are met.***
3. *Outdoor activity, storage and work areas. **N/A.***
4. *Hours of operation. **The proposed use is in an area where similar uses provide service to regional commercial customers from early morning to evening. This is a high-intensity area and automobile service uses are common in such areas.***
5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light. **We do not anticipate any additional impact after initial construction in this regard.***

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

RECOMMENDATIONS

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

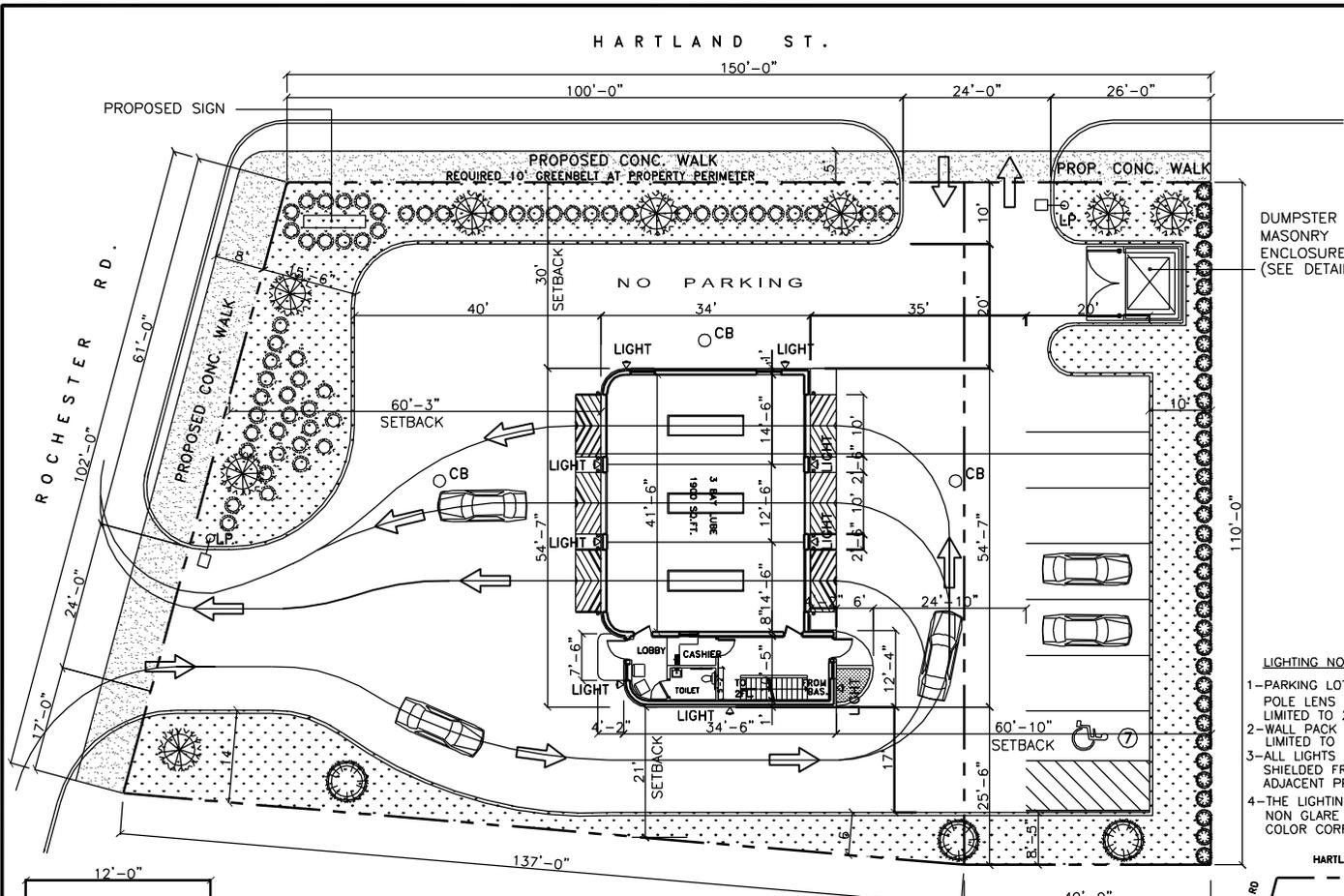
1. Provide a photometric plan
2. Satisfy landscape requirements as follows:
 - a. Add one deciduous street tree on Rochester Road
 - b. Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.
3. Provide outstanding submittal information on a revised site plan necessary for preliminary plan and special use approval.

Magical Touch Oil Change
February 24, 2012

A handwritten signature in black ink, appearing to read "Zachary Branigan", with a horizontal line extending to the right from the end of the signature.

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

225-02-1203



SITE AREA: .40 ACRES
 BUILDING AREA: 1900 SQ. FT.
 PERCENTAGE OF AREA: 11 %
 PARKING REQUIREMENT:
 EMPLOYEE: 4 SPACES
 2 EACH BAY: 6 SPACES
 REQUIRED SPACES 10 SPACES:
 PARKING PROVIDED (7+3) = 10 SPACES:
 GREEN AREA REQUIRED: 20 %
 GREEN AREA PROVIDED: 4580 SQ. FT.
 GREEN AREA %: 26.5 %

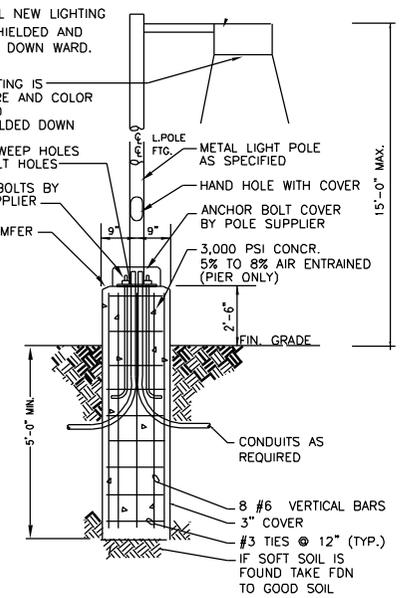
TYPE	SYMBOL	SIZE	SPACING	QUANTITY
DWARF SPREADING JUMPER		30"		58
ARBORVITAE		30" 6'H.	3' C./C.	36
DECIDUOUS SUGAR MAPLE		2" CALIPER 6'-0" H	30' C./C.	8
SPREADING JUMPER		2" CALIPER 6'-0" H 2 GALLON		3

BUILDING SETBACK	REQUIRED	PROVIDED
NORTH (HARTLAND ST.)	10 FT.	30 FT.
WEST (ROCHESTER RD.)	10 FT.	61 FT.
SOUTH (BACK)	20 FT.	21 FT.
EAST (SIDE)	30 FT.	61 FT.

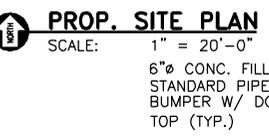
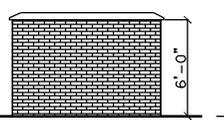
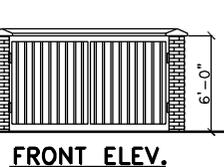
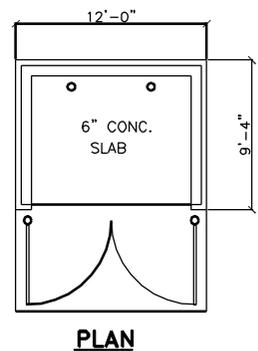
- LIGHTING NOTES:**
- 1-PARKING LOT LIGHTING POLE LENS TO BE LIMITED TO 250 W
 - 2-WALL PACK ARE LIMITED TO 175 W
 - 3-ALL LIGHTS TO BE SHIELDED FROM ADJACENT PROPERTY.
 - 4-THE LIGHTING IS NON GLARE AND COLOR CORRECTED

NOTE: ALL NEW LIGHTING TO BE SHIELDED AND DIRECTED DOWN WARD.

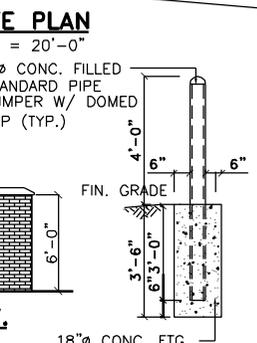
- THE LIGHTING IS NON GLARE AND COLOR CORRECTED AND SHIELDED DOWN
- PROVIDE WEEP HOLES THRU BOLT HOLES
- ANCHOR BOLTS BY POLE SUPPLIER



TYP. LIGHT POLE BASE DETAIL



12'x9'-4" DUMPSTER ENCLOSURE
 SCALE: 1/8" = 1'-0"



18"Ø CONCR. FTG. BUMPER POST DET.
 SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION

PARCEL A:
 T2N, R11E, SEC 23 SUPERVISOR'S PLAT NO 13, STARTING AT THE NW CORNER OF LOT 12, N 87-42-12E ALONG THE N LINE OF LOT 12, 62.85 FT. TO THE E ROW OF ROCHESTER RD ALSO BEING THE POINT OF BEGINNING, N 87-42-12 E ALONG SAID N LINE, 111.35 FT. S 00-33-12 W 113.93 TO THE S LINE OF LOT 12 N 85-17-33 W ALONG SOUTH LINE 139.06 FT. TO THE E ROW LINE OF ROCHESTER RD. N 17-01-45, E ALONG ROW LINE 32.87 FT. TH CONTINUING ALONG ROW LINE, ALONG A CURVE TO THE LEFT, ARC OF 69.23 FT. RAD OF 1575.00 FT. A CENTRAL ANGLE OF 02-31-07 CHORD BEARING N 15-46-12, E 69.23 FT. TO BEG. 0.304 A 6/17/02 FR-010

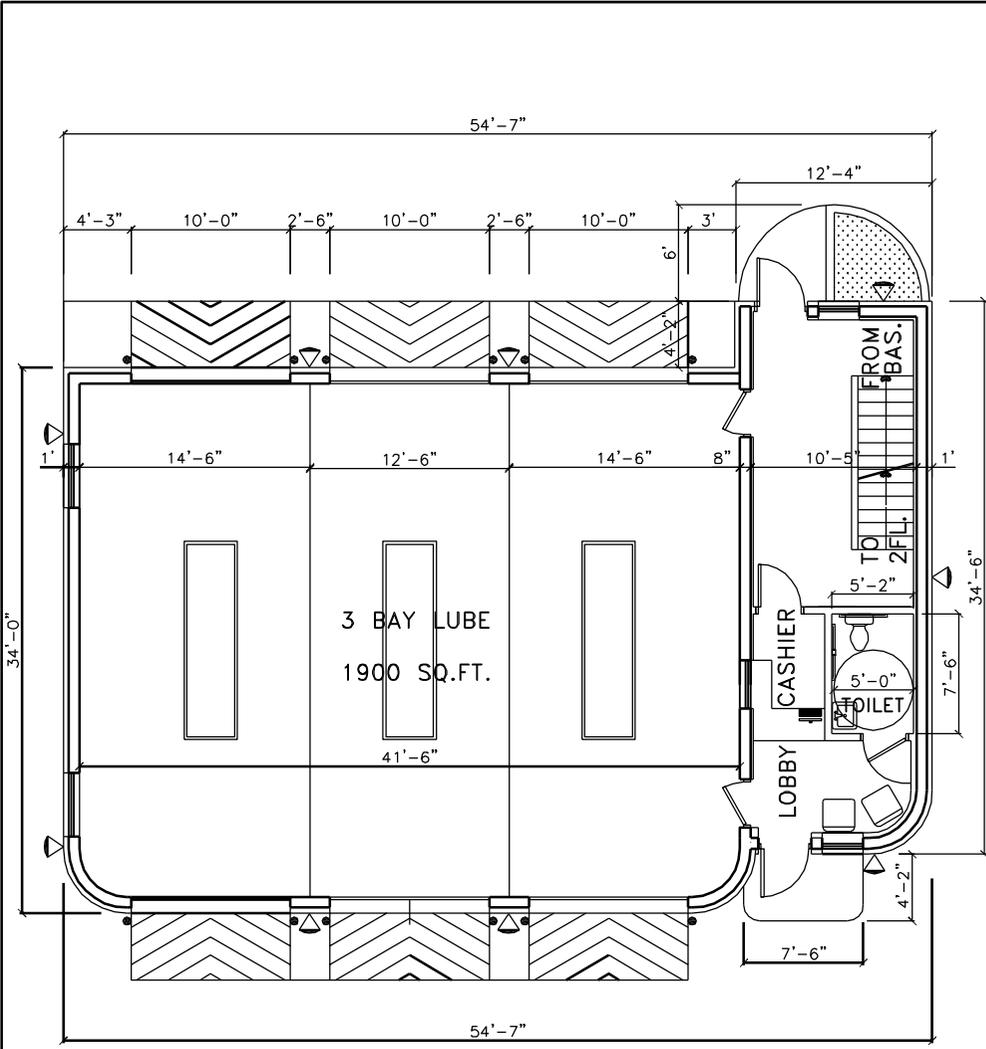
PARCEL B:
 T2N, R11E, SEC 22 & 23 SUPERVISOR'S PLAT NO 13 W 40 FT. OF E 280FT. OF N 110 FT. OF LOT 12



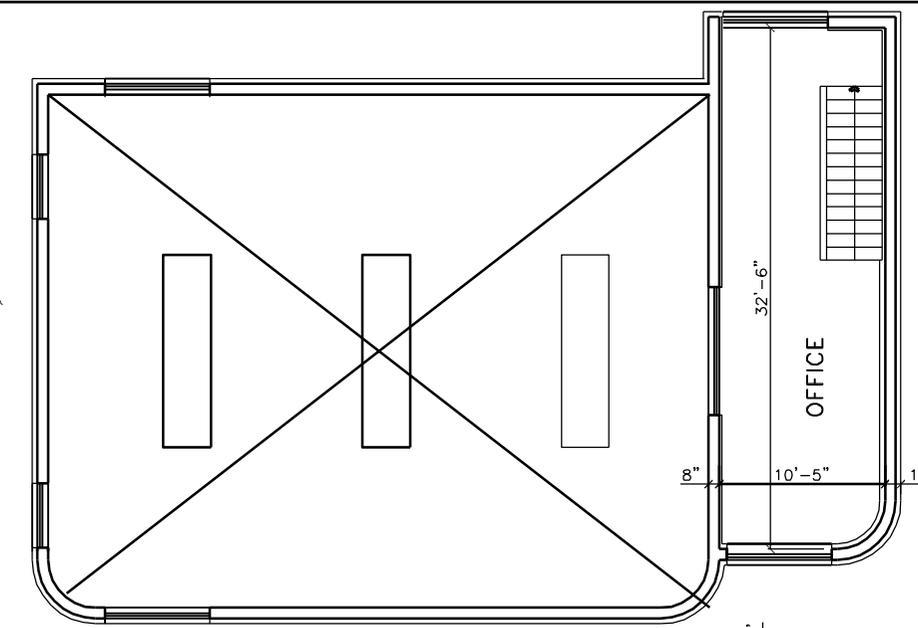
LINE 1: W 1/2 200' 201' 202' 203' 204' 205' 206' 207' 208' 209' 210' 211' 212' 213' 214' 215' 216' 217' 218' 219' 220' 221' 222' 223' 224' 225' 226' 227' 228' 229' 230' 231' 232' 233' 234' 235' 236' 237' 238' 239' 240' 241' 242' 243' 244' 245' 246' 247' 248' 249' 250' 251' 252' 253' 254' 255' 256' 257' 258' 259' 260' 261' 262' 263' 264' 265' 266' 267' 268' 269' 270' 271' 272' 273' 274' 275' 276' 277' 278' 279' 280' 281' 282' 283' 284' 285' 286' 287' 288' 289' 290' 291' 292' 293' 294' 295' 296' 297' 298' 299' 300' 301' 302' 303' 304' 305' 306' 307' 308' 309' 310' 311' 312' 313' 314' 315' 316' 317' 318' 319' 320' 321' 322' 323' 324' 325' 326' 327' 328' 329' 330' 331' 332' 333' 334' 335' 336' 337' 338' 339' 340' 341' 342' 343' 344' 345' 346' 347' 348' 349' 350' 351' 352' 353' 354' 355' 356' 357' 358' 359' 360' 361' 362' 363' 364' 365' 366' 367' 368' 369' 370' 371' 372' 373' 374' 375' 376' 377' 378' 379' 380' 381' 382' 383' 384' 385' 386' 387' 388' 389' 390' 391' 392' 393' 394' 395' 396' 397' 398' 399' 400' 401' 402' 403' 404' 405' 406' 407' 408' 409' 410' 411' 412' 413' 414' 415' 416' 417' 418' 419' 420' 421' 422' 423' 424' 425' 426' 427' 428' 429' 430' 431' 432' 433' 434' 435' 436' 437' 438' 439' 440' 441' 442' 443' 444' 445' 446' 447' 448' 449' 450' 451' 452' 453' 454' 455' 456' 457' 458' 459' 460' 461' 462' 463' 464' 465' 466' 467' 468' 469' 470' 471' 472' 473' 474' 475' 476' 477' 478' 479' 480' 481' 482' 483' 484' 485' 486' 487' 488' 489' 490' 491' 492' 493' 494' 495' 496' 497' 498' 499' 500' 501' 502' 503' 504' 505' 506' 507' 508' 509' 510' 511' 512' 513' 514' 515' 516' 517' 518' 519' 520' 521' 522' 523' 524' 525' 526' 527' 528' 529' 530' 531' 532' 533' 534' 535' 536' 537' 538' 539' 540' 541' 542' 543' 544' 545' 546' 547' 548' 549' 550' 551' 552' 553' 554' 555' 556' 557' 558' 559' 560' 561' 562' 563' 564' 565' 566' 567' 568' 569' 570' 571' 572' 573' 574' 575' 576' 577' 578' 579' 580' 581' 582' 583' 584' 585' 586' 587' 588' 589' 590' 591' 592' 593' 594' 595' 596' 597' 598' 599' 600' 601' 602' 603' 604' 605' 606' 607' 608' 609' 610' 611' 612' 613' 614' 615' 616' 617' 618' 619' 620' 621' 622' 623' 624' 625' 626' 627' 628' 629' 630' 631' 632' 633' 634' 635' 636' 637' 638' 639' 640' 641' 642' 643' 644' 645' 646' 647' 648' 649' 650' 651' 652' 653' 654' 655' 656' 657' 658' 659' 660' 661' 662' 663' 664' 665' 666' 667' 668' 669' 670' 671' 672' 673' 674' 675' 676' 677' 678' 679' 680' 681' 682' 683' 684' 685' 686' 687' 688' 689' 690' 691' 692' 693' 694' 695' 696' 697' 698' 699' 700' 701' 702' 703' 704' 705' 706' 707' 708' 709' 710' 711' 712' 713' 714' 715' 716' 717' 718' 719' 720' 721' 722' 723' 724' 725' 726' 727' 728' 729' 730' 731' 732' 733' 734' 735' 736' 737' 738' 739' 740' 741' 742' 743' 744' 745' 746' 747' 748' 749' 750' 751' 752' 753' 754' 755' 756' 757' 758' 759' 760' 761' 762' 763' 764' 765' 766' 767' 768' 769' 770' 771' 772' 773' 774' 775' 776' 777' 778' 779' 780' 781' 782' 783' 784' 785' 786' 787' 788' 789' 790' 791' 792' 793' 794' 795' 796' 797' 798' 799' 800' 801' 802' 803' 804' 805' 806' 807' 808' 809' 810' 811' 812' 813' 814' 815' 816' 817' 818' 819' 820' 821' 822' 823' 824' 825' 826' 827' 828' 829' 830' 831' 832' 833' 834' 835' 836' 837' 838' 839' 840' 841' 842' 843' 844' 845' 846' 847' 848' 849' 850' 851' 852' 853' 854' 855' 856' 857' 858' 859' 860' 861' 862' 863' 864' 865' 866' 867' 868' 869' 870' 871' 872' 873' 874' 875' 876' 877' 878' 879' 880' 881' 882' 883' 884' 885' 886' 887' 888' 889' 890' 891' 892' 893' 894' 895' 896' 897' 898' 899' 900' 901' 902' 903' 904' 905' 906' 907' 908' 909' 910' 911' 912' 913' 914' 915' 916' 917' 918' 919' 920' 921' 922' 923' 924' 925' 926' 927' 928' 929' 930' 931' 932' 933' 934' 935' 936' 937' 938' 939' 940' 941' 942' 943' 944' 945' 946' 947' 948' 949' 950' 951' 952' 953' 954' 955' 956' 957' 958' 959' 960' 961' 962' 963' 964' 965' 966' 967' 968' 969' 970' 971' 972' 973' 974' 975' 976' 977' 978' 979' 980' 981' 982' 983' 984' 985' 986' 987' 988' 989' 990' 991' 992' 993' 994' 995' 996' 997' 998' 999' 1000'

CLIENT NAME : MR. WESAM ISSA
 CLIENT ADDRESS : ROCHESTER RD., TROY, MI
 PROJECT NAME : MAGICAL TOUCH QUICK LUBE
 PROJECT ADDRESS : ROCHESTER RD., TROY, MI

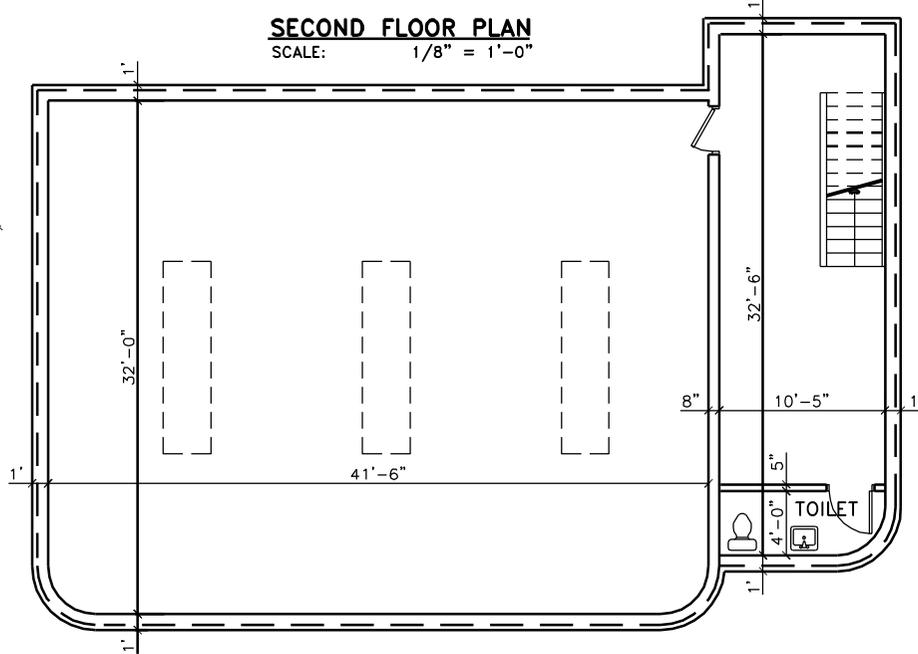
ARCHITECTURAL DESIGN AND CONSTRUCTION
 ARCHITECTS, ENGINEERS, PLANNERS
 5465 SCHAEFER RD., DEARBORN MI, 48126
 TEL: (313)962-8800 FAX: (313)962-3353 e-mail: mthummi@accglobal.net



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



LINE : W 1.200P
DATE : 05/11/07
DRAWN : 30070002

**PLANS &
BASEMENT**

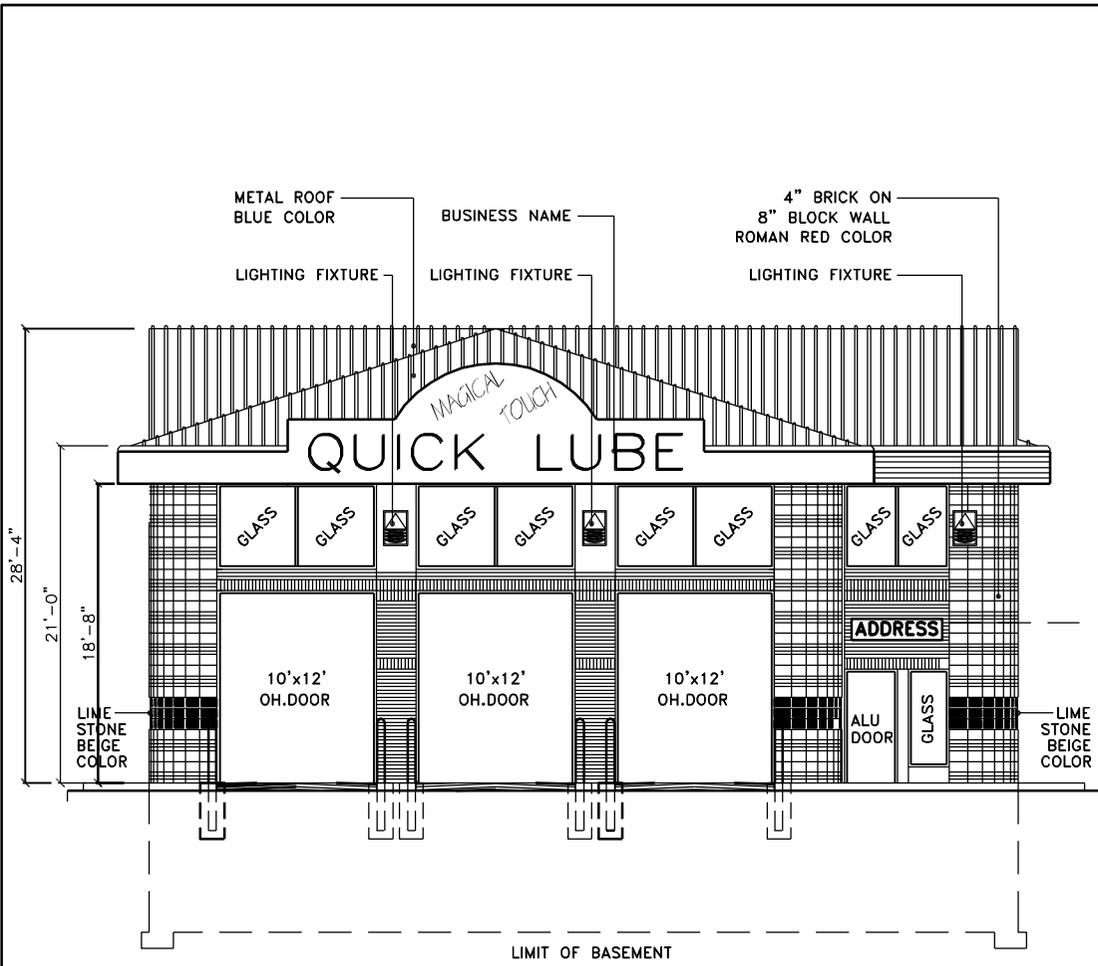
A - 01

CLIENT NAME : MR. WESAM ISSA
CLIENT ADDRESS : ROCHESTER RD., TROY, MI

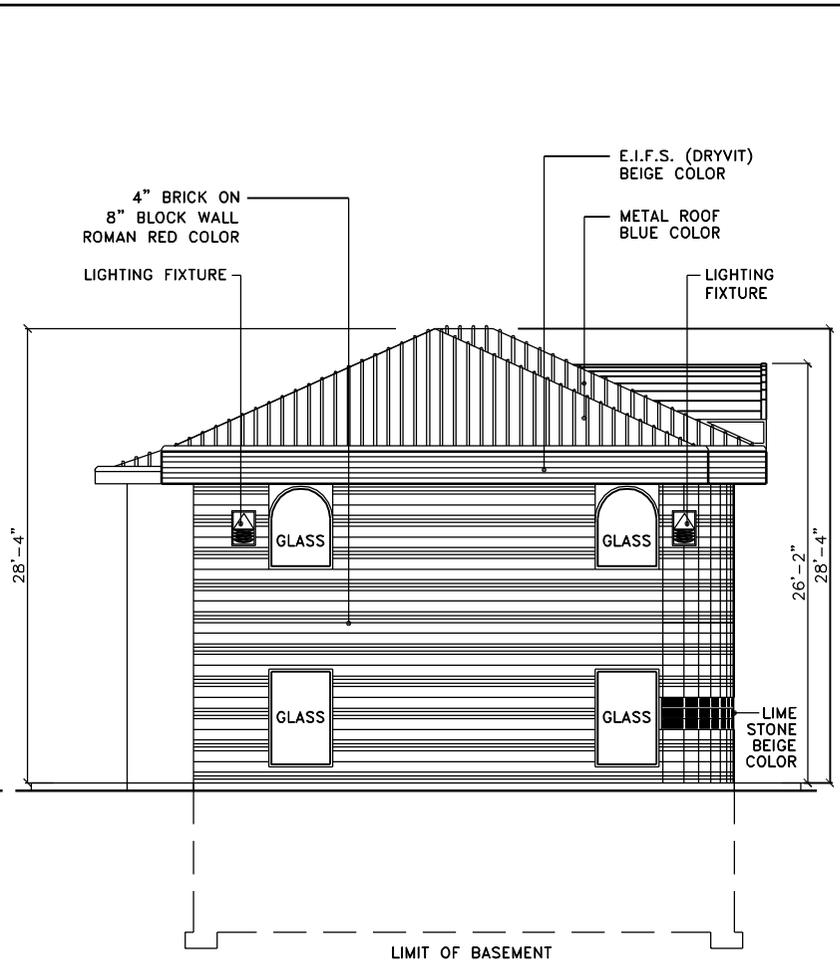
PROJECT NAME : MAGICAL TOUCH QUICK LUBE
PROJECT ADDRESS : ROCHESTER RD., TROY, MI

ARCHITECTURAL DESIGN AND CONSTRUCTION
ARCHITECTS, ENGINEERS, PLANNERS

5465 SCHAEFER RD., DEARBORN MI, 48126
TEL: (313)582-6800 FAX: (313)582-3353 e-mail: mhamid@adcpjbd.net



MAIN WEST ELEVATION
SCALE: 1/8" = 1'-0"



MAIN NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL LIGHTING TO BE SHIELDED AND DIRECTED DOWN WARD.

	
LINE : W.T.GOPF DATE : 10/11/11 12'6" : 2010/02	W. & N. ELEVATIONS
A - 02	
CLIENT NAME : MR. WESAM ISSA CLIENT ADDRESS : ROCHESTER RD., TROY, MI	PROJECT NAME : MAGICAL TOUCH QUICK LUBE PROJECT ADDRESS : ROCHESTER RD., TROY, MI
ARCHITECTURAL DESIGN AND CONSTRUCTION ARCHITECTS, ENGINEERS, PLANNERS 5465 SCHAEFER RD., DEARBORN MI, 48126 TEL: (313)582-6800 FAX: (313)582-3353 e-mail: rthomson@spcglobal.net	

