



**PLANNING COMMISSION
MEETING AGENDA
SPECIAL/STUDY 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, Thomas Strat

March 27, 2012

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – March 13, 2012 Regular Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda

SPECIAL USE REQUEST

5. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 394) – Proposed Tim Hortons Restaurant, North side of Maple Road, West of John R (1905 E Maple), Section 26, Currently Zoned GB (General Business) District

OTHER BUSINESS

6. PUBLIC COMMENT – Items on Current Agenda
7. 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 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 March 13, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

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

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-03-013

Moved by: Schultz
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-03-014

Moved by: Edmunds
Seconded by: Tagle

RESOLVED, To approve the minutes of the February 28, 2012 Special meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 394) – Proposed Tim Hortons Restaurant, North side of Maple Road, West of John R (1905 E Maple), Section 26, Currently Zoned GB (General Business) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Conditions cited by the Planning Consultant were discussed, specifically parking and the dumpster location as relates to the loading/unloading area.

Resolution # PC-2012-03-015

Moved by: Sanzica

Seconded by: Schultz

RESOLVED, To postpone the item to the next available Planning Commission meeting.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

6. ELIMINATION OF HISTORIC DISTRICT DESIGNATION – 4820 Livernois

Resolution # PC-2012-03-016

Moved by: Edmunds

Seconded by: Schultz

RESOLVED, The Planning Commission recommends that 4820 Livernois be eliminated from the Historic District.

Yes: All present (9)

MOTION CARRIED

7. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENTS

There was general Planning Commission discussion.

Well wishes were expressed to Zak Branigan, and a warm welcome was given to Ben Carlisle.

The Regular Meeting of the Planning Commission adjourned at 8:31 p.m.

Respectfully submitted,

Mark Maxwell, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2012 PC Minutes\Draft\2012 03 13 Regular Meeting_Draft.doc

DATE: March 21, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 394) – Proposed Tim Horton’s Restaurant, North side of Maple Road, West of John R (1905 E Maple), Section 26, Currently Zoned GB (General Business) District

The petitioner Tim Horton US Limited, Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a Tim Horton’s Restaurant with drive through. The Planning Commission held a public hearing on this item on March 13, 2012 and postponed the item to the next available Planning Commission meeting. This provided the petitioner an opportunity to respond to comments raised in the Planning Commission report and by the Planning Commission during the meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project and identifies revisions made to the site plan since the March 13, 2012 meeting. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Planning Commission minutes (draft) from March 13, 2012 meeting (excerpt)

cc: Applicant
File/ SU 394

G:\SPECIAL USE\SU 394 Tim Hortons Restaurant Sec 26\SU-394 PC Memo 03 27 12.docx

Proposed Resolution

Resolution # PC-2012-03-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Tim Horton's Restaurant, located on the north side of Maple Road and west of John R (1905 E Maple), Section 26, currently zoned GB (General Business) District, be granted, subject to the following:

1. Turn the bicycle rack 90-degrees so that bikes can be safely parked and not overhang into the pedestrian sidewalk.

Yes:

No:

Absent:

MOTION CARRIED / DENIED



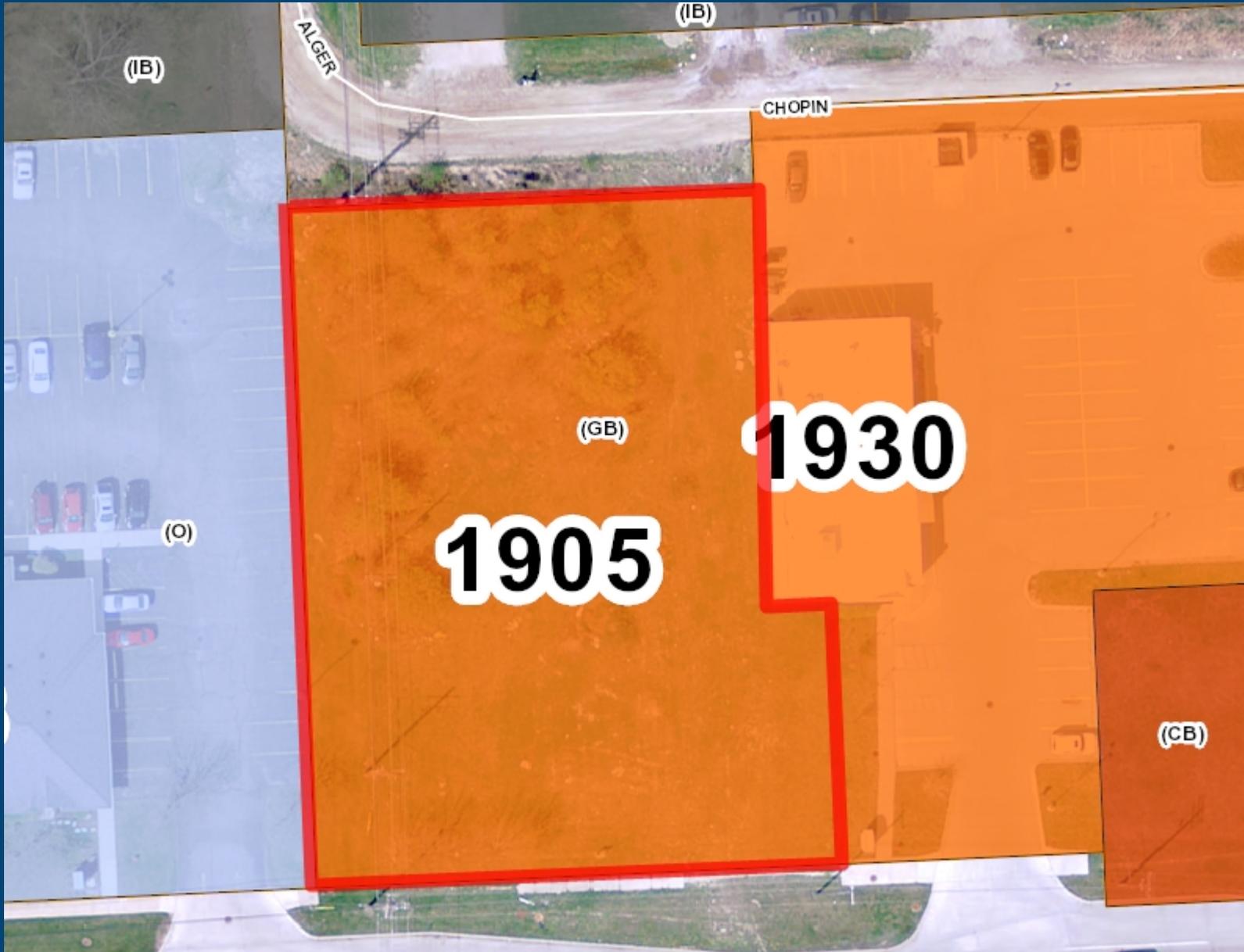
Legend

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

109 0 55 109Feet

Scale 1: 655





Legend

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

94 0 47 94Feet

Scale 1: 562





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: March 7, 2012
Revised: March 21, 2012

Special Use Review For City of Troy, Michigan

Applicant:	Patrick Bell
Project Name:	Tim Horton's Restaurant
Plan Date:	Application dated February 13, 2012
Location:	North Side of East Maple Road, South of Chopin Street, adjacent to John R. Road
Zoning:	GB, General Business District
Action Requested:	Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a revised site plan application which includes a site plan, topographic survey and boundary plan, landscape plan, grading plan, photometric plan, floor plan, equipment plan, and elevations.

This project is located on a site that was zoned GB, General Business District. The west parcel of the site is office zoning used for DNA Health Care Services, while the east parcel is GB, General Business District used for Apovini Grill. The North side of this parcel is IB, Integrated Industrial and Business District. It is currently occupied by single family homes. The proposed

Tim Hortons
March 21, 2012

use, a restaurant with drive through, is listed as a special use for GB, General Business District in the Troy Zoning Ordinance.

Location of Subject Property:

The property is located on the North Side of East Maple Road, South side of Chopin Street, adjacent to John R. Road.



Size of Subject Property:

The parcel is 0.75 acres in area.

Proposed Uses of Subject Parcel:

The applicant proposes to use the site for a restaurant with drive-through facilities.

Current Use of Subject Property:

The west portion of the subject property is a DNA Health Care; the east portion is a restaurant; the north portion has single family homes.

Current Zoning:

The property is currently zoned GB, General Business District.

Direction	Zoning	Use
North	IB, Integrated Industrial and Business District	single-family homes and car toeing service
South	IB, Integrated Industrial and Business District	commercial (across East Maple Road)
East	GB, General Business District	commercial
West	O, Office District	commercial

PREVIOUS PLANNING COMMISSION CONSIDERATION

The application was first reviewed by the Planning Commission at their March 13, 2012 meeting. One of the major issues for discussion was the applicant's request for a parking waiver to install a total of twenty-two (22) spaces, where only thirteen (13) spaces is required by ordinance. After discussion with the applicant, the Planning Commission was in favor of granting the additional parking.

However, the following issues were raised by the Planning Commission for the applicant's consideration:

- Relocation of the trash enclosure;
- Reconfiguration of site circulation to eliminate car stacking into the drive-aisles;
- Installation of bicycle parking;
- Sufficient drive-thru access lane width;
- Provision of additional landscaping along Maple Road parkway to ensure compliance with Section 13.02;
- Resubmittal of lighting details to ensure compliance with Section 13.05; and
- Submission of signed and sealed plans.

Please refer to our March 7, 2012 memo for details regarding a complete Site Plan Review. Since the March 13, 2012 meeting the applicant has addressed the following issues raised by the Planning Commission:

TRASH ENCLOSURE LOCATION

Due to issues of circulation, access to the trash enclosure, and aesthetics it was requested that the applicant move the trash enclosure from the proposed location along the eastern edge of the parking lot to the internal landscaped island by the menu board. As requested, the applicant has relocated their dumpster to the requested location.

Items to be Addressed: None

SITE PLAN

As a result of recommendations by the Planning Commission, the applicant has submitted a revised site plan that provides better circulation, better access to trash pickup and the loading area, reduces pedestrian and vehicular conflict, affords greater landscaping, and reduces impervious surface. Site reconfiguration since the last Planning Commission review includes:

- Reconfiguration of trash enclosure location, which results in the removal of three parking spaces and the addition of a limited amount of landscape area. Also results in the elimination of a landscape peninsula located along the eastern edge of the parking lot.
- Removal of parking area and addition of landscaped area in the northeast corner of parking lot.
- Removal of parking area and addition of landscaped area adjacent to the ingress drive-aisle in the southeast corner of the parking lot.
- Removal of parking area and addition of landscaped area in adjacent to the primary building entrance.

Items to be Addressed: None

BICYCLE PARKING

As required by the Ordinance the applicant will install a bicycle parking rack. The proposed location of bicycle parking is ideal, as it is both adjacent to the building entrance and also directly accessible from the Maple Road sidewalk. This area was originally shown as landscaped area but the applicant has proposed only paving a small area for the bicycle parking area. While the proposed location is ideal, the applicant should turn the bicycle rack 90-degrees so that bikes can be safely parked and not overhang into the pedestrian sidewalk.

Furthermore, the applicant has indicated that they will install a decorative bicycle rack. The decorative bicycle rack shows great creativity and allows the site to stand out along Maple Road.

Items to be Addressed: Turn the bicycle rack 90-degrees so that bikes can be safely parked and not overhang into the pedestrian sidewalk.

DRIVE-THRU STACKING and DRIVE-THRU ACCESS DRIVE

The applicant has shown ten (10) car stacking spaces on their site plan. The stacking has been revised so that no parking extends into the drive-aisle. The drive-thru stacking is sufficient.

Furthermore, the applicant has eliminated the striping in the drive-thru access lane. The revised drive-thru lane meets the required width.

Items to be Addressed: None

LANDSCAPING

The applicant was required to add one deciduous street tree on East Maple Road; add two deciduous street trees on Chopin Street; and provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.

The applicant has added the necessary trees and provided all necessary calculations. The applicant's provided landscaping complies with all provisions of Section 13.02 of the ordinance.

Items to be Addressed: None

LIGHTING

As required, the applicant has supplied a revised lighting plan to ensure that the proposed lighting does not exceed ordinance requirements. All site lighting complies with article 13 of the ordinance.

Items to be Addressed: None

SIGNED AND SEALED PLANS

The applicant has submitted signed and sealed plans as required by ordinance.

Items to be Addressed: None

SPECIAL USE

Use Standards

Section 6.10 provides specific use requirements for drive-through facilities. All standards outlined in Section 6.10 have been met.

Standards of Approval

In the GB District, restaurants with drive-through service are 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."* 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 located in an area intended for high traffic with similar auto-oriented uses. 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 a 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. **The proposed site plan has adequate circulation for a drive-through use with accessory trash pickup and loading area and which does not cause any traffic conflicts. 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, 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. **The proposed use should not produce 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. **The applicant has addressed all applicable ordinance standards.***

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. **The proposed use is located in an area intended for high traffic with similar auto-oriented uses. The proposed use will***

not have any detrimental impact and will add a valuable service to the immediate commercial corridor. The proposed use is appropriate for the character and nature of the areas.

2. **Vehicular circulation and parking areas. The proposed site plan has adequate circulation for a drive-through use with accessory trash pickup and loading area and which does not cause any traffic conflicts. The total number of parking spaces exceeds the total number of parking spaces allowed. However through evidence presented by the applicant the proposed parking increase is appropriate for the use.**
3. **Outdoor activity, storage and work areas. The proposed use does not include any outdoor activity, storage, or work areas, thus this standard is not applicable.**
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. There is no anticipated secondary impacts after initial construction in this regard.**

Items to be addressed: None

RECOMMENDATIONS

As a result of recommendations by the Planning Commission, the applicant has submitted a revised site plan that provides better circulation, better access to trash pickup and the loading area, reduces pedestrian and vehicular conflict, affords greater landscaping and reduces impervious surface. We recommend the Planning Commission approve the preliminary site plan application with the following conditions:

1. *Turn the bicycle rack 90-degrees so that bikes can be safely parked and not overhang into the pedestrian sidewalk.*



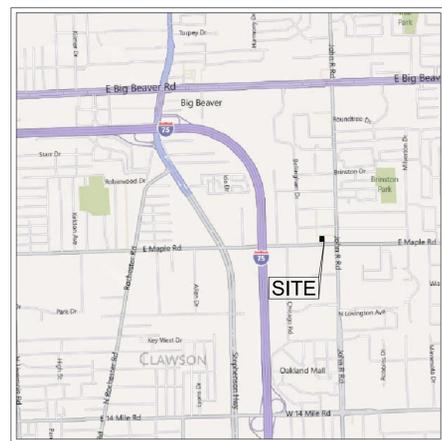
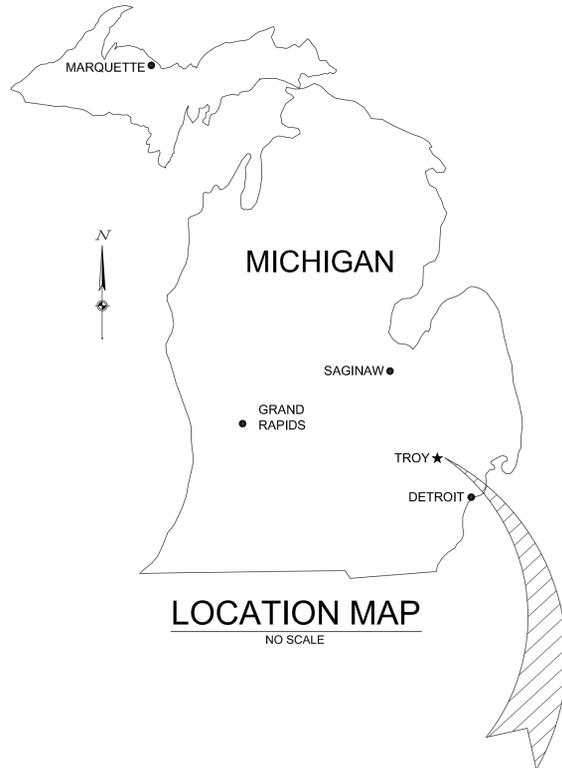
CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

CONSTRUCTION PLANS

FOR

Tim Hortons

1905 EAST MAPLE ROAD CITY OF TROY OAKLAND COUNTY, MICHIGAN



SHEET INDEX

- C-100 COVER SHEET
- C-200 TOPOGRAPHIC SURVEY AND BOUNDARY PLAN
- C-300 LAYOUT PLAN
- C-400 GRADING PLAN
- C-500 LANDSCAPE PLAN
- C-600 PHOTOMETRIC PLAN

SITE DATA:

LAND AREA: 0.75 ACRES
GROSS LAND AREA: 0.75 ACRES

BUILDING AREA:
GROSS BUILDING AREA: 1,953.00 S.F.
USEABLE BUILDING AREA: 875.00 S.F.

TOTAL BUILDING AREA: 1,953.00 S.F.

PARKING REQUIRED:
RESTAURANT: 35 SPACES PROVIDED
1 SPACE FOR EACH 70 S.F. OF NET FLOOR AREA,
PLUS 10 FRONT TO BACK SPACES FOR THE DRIVE-THROUGH WINDOW
875 / 70 = 12.50 x 1 SPACE = 12.50 SPACES
(SAY 13 SPACES REQUIRED)

STACKING SPACES: 10 PROVIDED
STACKING SPACED REQ'D: 10 REQUIRED
PARKING REQUIRED: 13 SPACES
PARKING PROVIDED: 22 SPACES

REQUIRED SITE LANDSCAPING (20% OF SITE AREA):
0.20 x 32,525 S.F. = 6,505 S.F.
SITE LANDSCAPING PROVIDED = 6,505 S.F.
GREEN SPACE PROVIDED = 11,837.24 S.F.

DEVELOPER

TIM DONUT U.S. LIMITED INC.
565 EAST GRAND RIVER AVENUE
BRIGHTON, MI 48116
PHONE: (810) 844-2748
FAX: (810) 229-3072
CONTACT: PATRICK BELL

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT

CESO, INC.
8164 EXECUTIVE COURT, SUITE B
LANSING, MI 48917
PHONE: (517) 622-3000
FAX: (517) 622-3009
CONTACT: ROBERT E. MATKO

UTILITY/GOVERNING AGENCY CONTACTS	
GAS	CONSUMERS ENERGY ATTN: KEVIN ROPER ROYAL OAK HEADQUARTERS 4600 COOLIDGE HWY ROYAL OAK, MI 48073 PHONE (248) 433-5633 FAX (248) 433-5625
TELEPHONE	AT&T ATTN: GREG HILL 54 N MILL STREET BOX 32 PONTIAC, MI 48342 PHONE (248) 456-0841 E-MAIL: GH3275@ATT.COM
ELECTRIC	DTE ATTN: MARY HOBART 37849 INTERCHANGE DRIVE FARMINGTON HILLS, MI 48335 PHONE (248) 427-2945
STORM SEWER	CITY OF TROY ATTN: SCOTT FINLAY DIRECTOR OF PUBLIC WORKS 500 W. BIG BEAVER ROAD TROY, MI 48064 PHONE (248) 524-3386
SANITARY SEWER	CITY OF TROY ATTN: TIMOTHY RICHNAK, DIRECTOR OF PUBLIC WORKS 500 W. BIG BEAVER ROAD TROY, MI 48064 PHONE (248) 524-3386
WATER	CITY OF TROY ATTN: TIMOTHY RICHNAK, DIRECTOR OF PUBLIC WORKS 500 W. BIG BEAVER ROAD TROY, MI 48064 PHONE (248) 524-3386

ADDITIONAL GOVERNING AGENCIES CONTACTS:

CITY OF TROY
ATTN: STEVEN J. VANDETTE, P.E.
500 WEST BIG BEAVER
TROY, MI 48064
PH: (248) 524-3383
FAX: (248) 524-1838
CITY ENGINEER

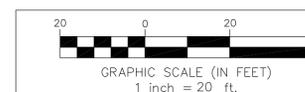
CITY OF TROY
ATTN: MARK STIMAC, R.A., C.B.O.
500 WEST BIG BEAVER
TROY, MI 48064
PH: (248) 680-7229
FAX: (248) 689-3120
RE: ZONING

OAKLAND COUNTY DRAIN COMMISSION
ATTN: EUGENE SNOWDEN
WATER RESOURCES COMMISSIONER
ONE PUBLIC WORKS DRIVE, BUILDING 95 WEST
WATERFORD, MI 48328
PHONE: (248) 858-0958
E-MAIL: SNOWDENE@OAKGOV.COM
RE: DRAINAGE

CITY OF TROY
ATTN: R. BRENT SAVIDANT, ACP/PCP
500 WEST BIG BEAVER
TROY, MI 48064
PH: (248) 524-3364
CELL: (248) 943-0841
FAX: (248) 524-3382
RE: PLANNING

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.

IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



REVISIONS NO.	DATE	DESCRIPTION



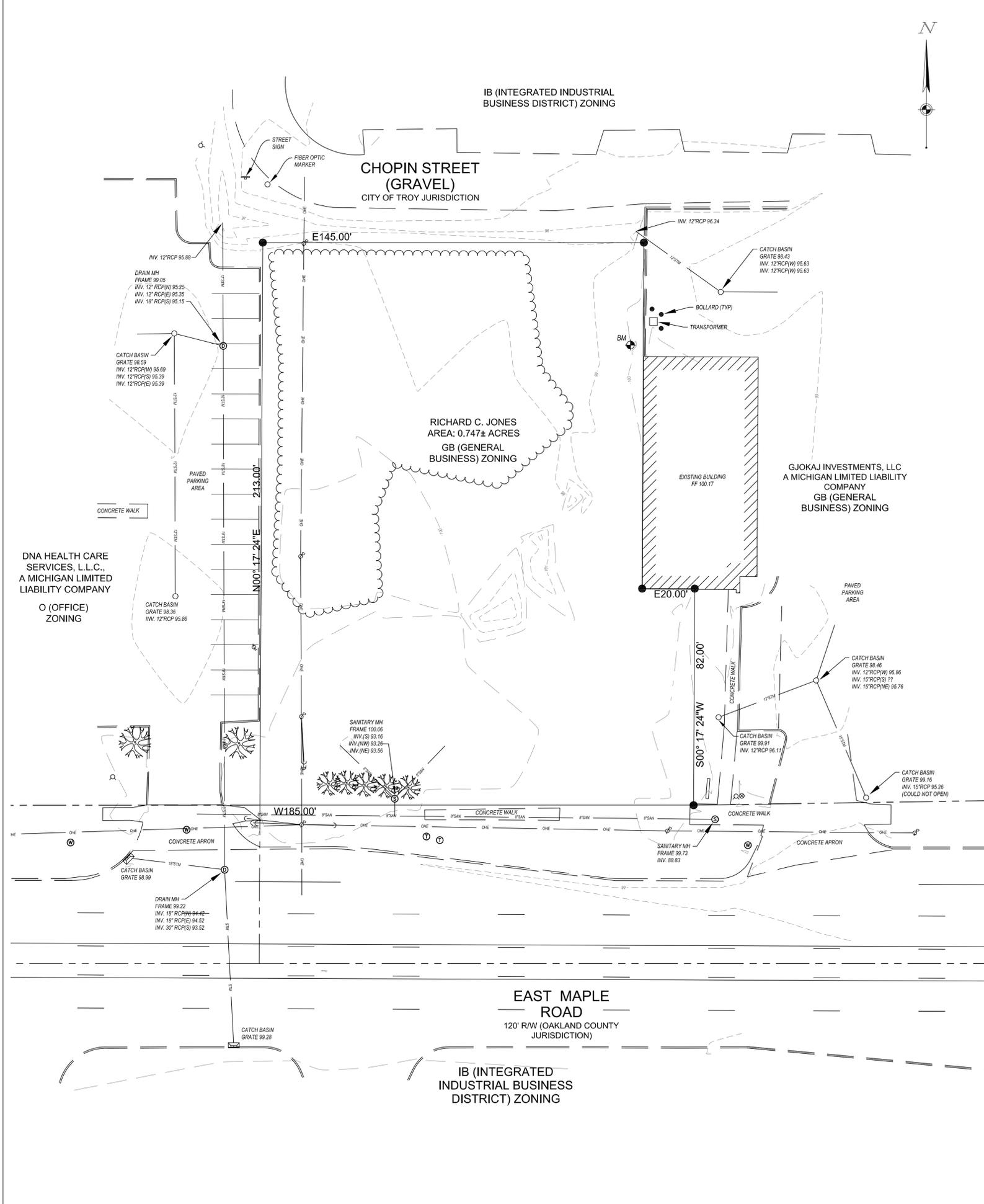
COVER SHEET
TIM HORTONS - 1905 EAST MAPLE RD.
OAKLAND COUNTY, MICHIGAN
CITY OF TROY



ENGINEERS • ARCHITECTS
SURVEYORS
8534 YANKEE STREET DAYTON, OHIO 45508
PH (937) 435-8584 IFAX (937) 435-3307
www.cesoinc.com

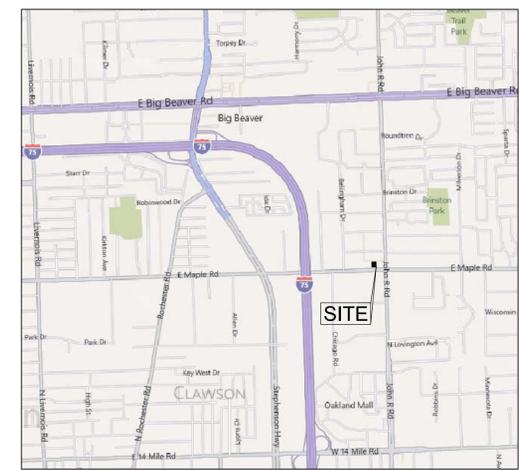


ISSUE:
DESIGN DEVELOPMENT
DATE:
03.20.2012
JOB NO.: 4569
DESIGN: REM
DRAWN: REM
CHECKED: M.J.G.
SHEET NO.
C-100



SURVEY LEGEND

	EXISTING		RIGHT OF WAY
	EXISTING		EASEMENT
			PROPERTY LINE
			BUILDING
			CURB
			PAVEMENT
			WALK
	OHE		OWHD. ELECTRIC LINE
	UGE		UNDG. ELECTRIC LINE
	G		GAS LINE
	SAN		SANITARY SEWER
	STM		STORM SEWER
	OHT		OWHD. TELEPHONE LINE
	UGT		UNDG. TELEPHONE LINE
	W		WATER LINE
			SANITARY MANHOLE
			STORM MANHOLE
			CATCH BASIN
			WATER VALVE
			GAS VALVE
			FIRE HYDRANT
			LIGHT POLE
			BENCHMARK



VICINITY MAP:
NOT TO SCALE

LEGAL DESCRIPTION

SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, TO-WIT:
 LOTS 518, 519, 520 AND NORTH 1/2 OF VACATED ALLEY ADJACENT TO SAME. ALSO LOTS 547 TO 553, INCLUSIVE, EXCEPT SOUTH 27 FEET OF SAID LOTS 547 TO 553, INCLUSIVE TAKEN FOR MAPLE ROAD. ALSO SOUTH 112 OF VACATED ALLEY ADJACENT TO SAID LOTS 547 TO 553, INCLUSIVE. ALSO ALL OF VACATED ALGER STREET ADJACENT TO LOTS 518, 553 AND ADJACENT TO VACATED ALLEY.
 LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THE QUIT CLAIM DEED DATED APRIL 25, 1980 FROM OBERSON REALTY COMPANY, A MICHIGAN CORPORATION TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, STATE OF MICHIGAN, A PUBLIC BODY CORPORATE FILED JULY 2, 1980 AND RECORDED IN LIBER 7812, PAGE 281 OF THE OAKLAND COUNTY REGISTER OF DEEDS' OFFICE.
 ALSO LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THE WARRANTY DEED DATED APRIL 25, 1987 FROM JEROME SIMA AND JUDITH H. SIMA, HIS WIFE TO THE CITY OF TROY, A MUNICIPAL CORPORATION FILED JUNE 2, 1987, AND RECORDED IN LIBER 9935, PAGE 755 OF THE OAKLAND COUNTY REGISTER OF DEEDS' OFFICE.

NO.	DATE	DESCRIPTION



TOPOGRAPHIC SURVEY
AND BOUNDARY PLAN
TIM HORTONS - 1905 EAST MAPLE RD.
CITY OF TROY
OAKLAND COUNTY, MICHIGAN



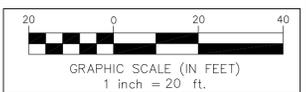
ENGINEERS • ARCHITECTS
SURVEYORS
8534 YANKEE STREET DAYTON, OHIO 45438
PH (937) 435-8884 IFAX (937) 435-3307
www.cesoinc.com

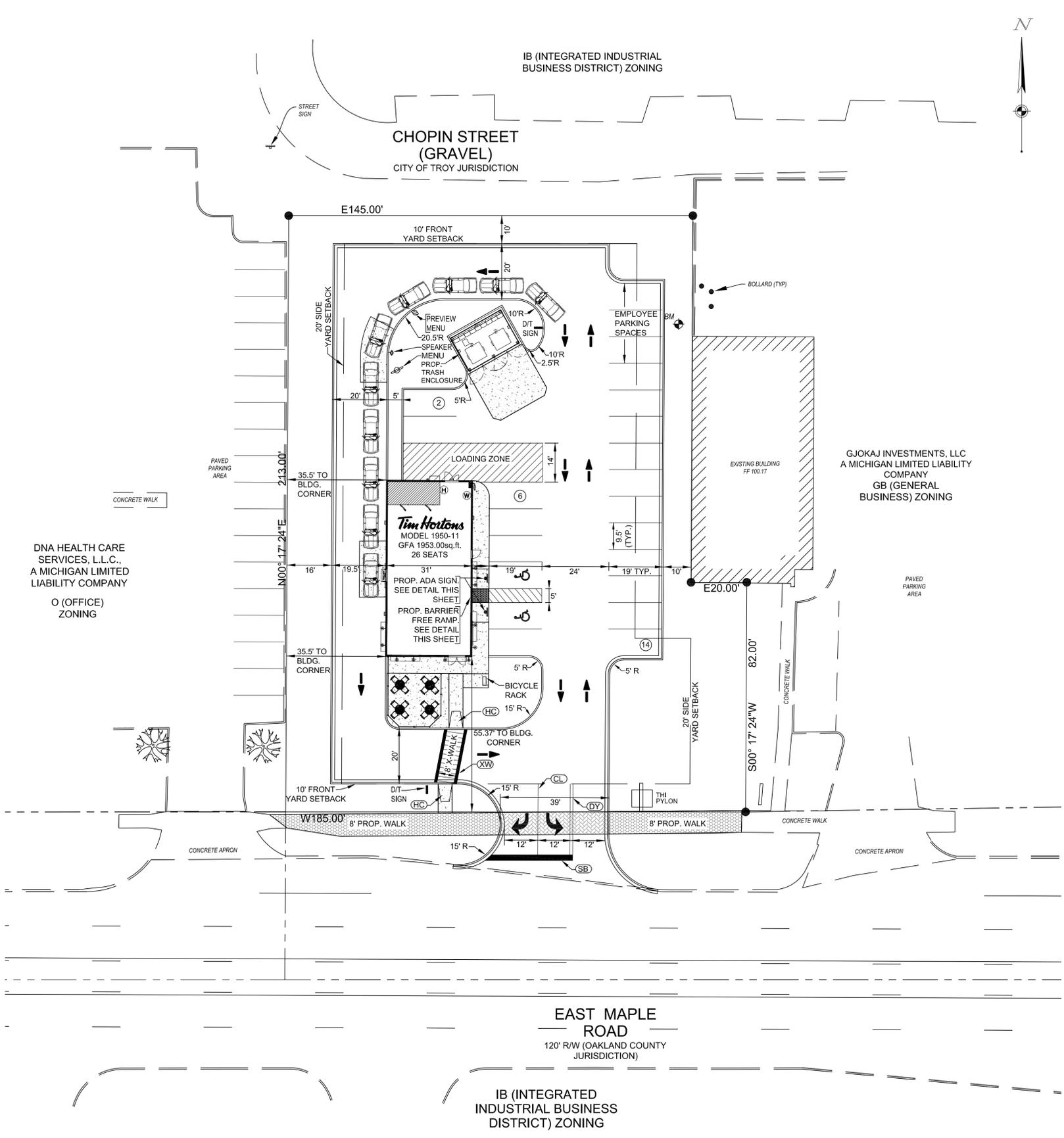
DEVELOPER
TIM DONLUT U.S. LIMITED INC.
BRIGHTON, MI 48116
PHONE: (810) 844-2748
FAX: (810) 229-3072
CONTACT: PATRICK BELL

ISSUE:
DESIGN DEVELOPMENT
DATE:
03.20.2012
JOB NO.: 4569
DESIGN: REM
DRAWN: REM
CHECKED: MJG
SHEET NO.
C-200

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.
 IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.
 THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171





LAYOUT PLAN LEGEND

EXISTING		PROPOSED	
	RIGHT OF WAY		BUILDING
	EASEMENT		CURB
	PROPERTY LINE		PAVEMENT/WALK
	BUILDING		STOP SIGN
	CURB		ADA PARKING SIGN
	PAVEMENT		PROP. CONCRETE
	WALK		PROP. HEAVY DUTY CONCRETE
			PROP. STANDARD DUTY ASPHALT PAVEMENT
			SIDEWALK TO MATCH DRIVEWAY SECTION
			4" CONCRETE SIDEWALK

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF TROY REGULATIONS AND CODES AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY FROM THE CITY/COUNTY PRIOR TO CONSTRUCTION.
- ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL SITE LIGHTING SHALL BE DEFLECTED AS NOT TO BE DIRECTED ONTO ADJACENT PROPERTY.

CODED NOTES:

- TAPER CURB FROM FLUSH TO FULL HEIGHT IN 5'-0"

PAVEMENT MARKINGS LEGEND:

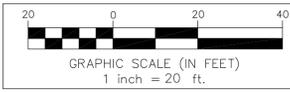
- STOP BAR, WHITE
- DOUBLE LINE, YELLOW
- CHANNELIZING LINE, WHITE
- ADA HANDICAP RAMP

NOTE: SIGNAGE TO BE DONE BY SIGNAGE CONTRACTOR AT A LATER DATE

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DEVELOPER
TIM DONUT U.S. LIMITED INC.
BRIGHTON, MI 48116
PHONE: (810) 844-2748
FAX: (810) 229-3072
CONTACT: PATRICK BELL

REVISIONS NO.	DATE	DESCRIPTION



LAYOUT PLAN

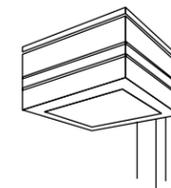
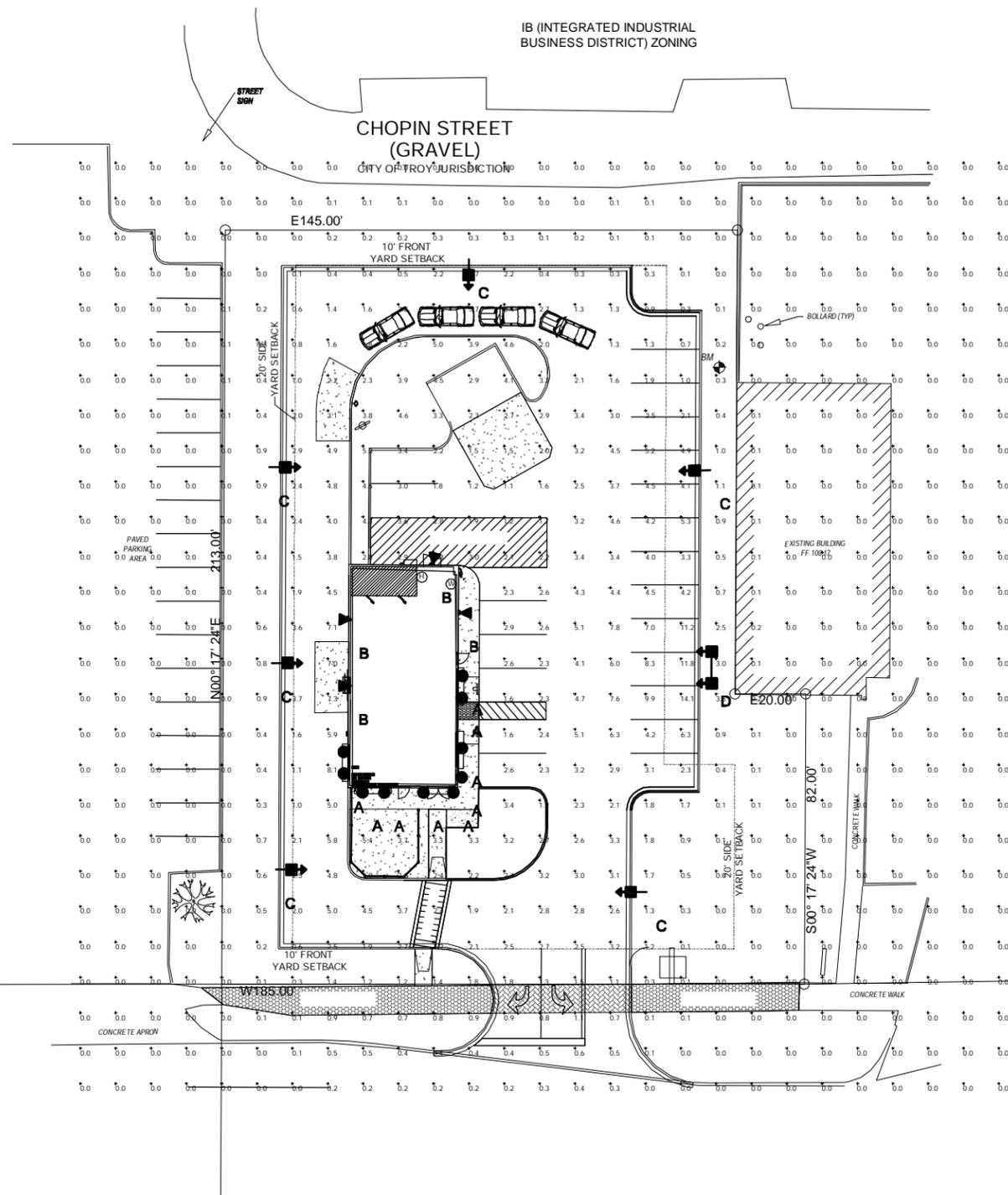
TIM HORTONS - 1905 EAST MAPLE RD.
OAKLAND COUNTY, MICHIGAN
CITY OF TROY



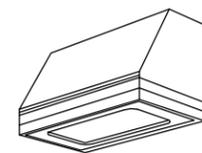
ENGINEERS • ARCHITECTS
SURVEYORS

8534 YANKEE STREET | DAYTON, OHIO 45458
PH (937) 435-8884 | FAX (937) 435-3307
www.cesoinc.com

ISSUE:	
DESIGN DEVELOPMENT	DATE: 03.20.2012
JOB NO.: 4569	DESIGN: REM
DRAWN: REM	CHECKED: M/JG
SHEET NO. C-300	



**GREENBRIAR
FLAT LENS**
IESNA FULL CUTOFF



**GREENBRIAR
WALL SCONCE**
IESNA FULL CUTOFF

Calculation Summary							
Label	Calc.Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.03	14.1	0.0	N.A.	N.A.
PARKING SUMMARY	Illuminance	Fc	3.42	14.1	0.6	5.70	23.50

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	
	1	D	D180° 2RTD	GFM-FP-320-PSMV-F-HSS D180 2RTD ON 18' POLE (2' POLE BASE HEIGHT)	0.800	34000	23856	736	
	6	C	SINGLE	GFM-FP-320-PSMV-F-HSS SINGLE ON 18' POLE (2' POLE BASE HEIGHT)	0.800	34000	11928	368	
	4	B	SINGLE	GBWS-FT-50-MH-F	0.800	3400	1978	69	
	10	A	SINGLE	AD-200-50-MP-WHT	0.800	3500	2226	69	

Total Project Watts
Total Watts = 3910



LIGHTING PROPOSAL FOR
TIM HORTONS
EAST MAPLE
TROY, MI

SCALE: 1/4"=1'-0"
DATE: 3/15/12
BY: L.L.B.
SHEET 1 OF 1

C-600

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings 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. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.