



## CITY COUNCIL AGENDA ITEM

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Date: December 27, 2012

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development  
R. Brent Savidant, Planning Director

Subject: PRELIMINARY SITE PLAN REVIEW (File Number SP 975) – Site Improvements to Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

### Background

The petitioner Sears Holdings Management Corporation submitted a Preliminary Site Plan Approval application for a new security fence surrounding the Sears Holdings Technical Center. The building's use as a data center will not change. The applicant seeks to secure its facility by enclosing it with a fence and gates.

The property is currently zoned BB (Big Beaver) District but is controlled by a consent judgment. The consent judgment must be amended because of the proposed site plan revision. City Council is responsible for approving the revised site plan and consent judgment.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. The Planning Commission recommended approval for this project at the August 14, 2012 Regular meeting.

### Recommendation

City Management recommends approval of the Preliminary Site Plan and the Sixth Order Amending Consent Judgment for the site improvements to the Sears Holdings Technical Center.

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City Attorney's Review as to Form and Legality

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Date

### Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes from August 14, 2012 Planning Commission Regular meeting (excerpt)
4. Sixth Order Amending Consent Judgment



### 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

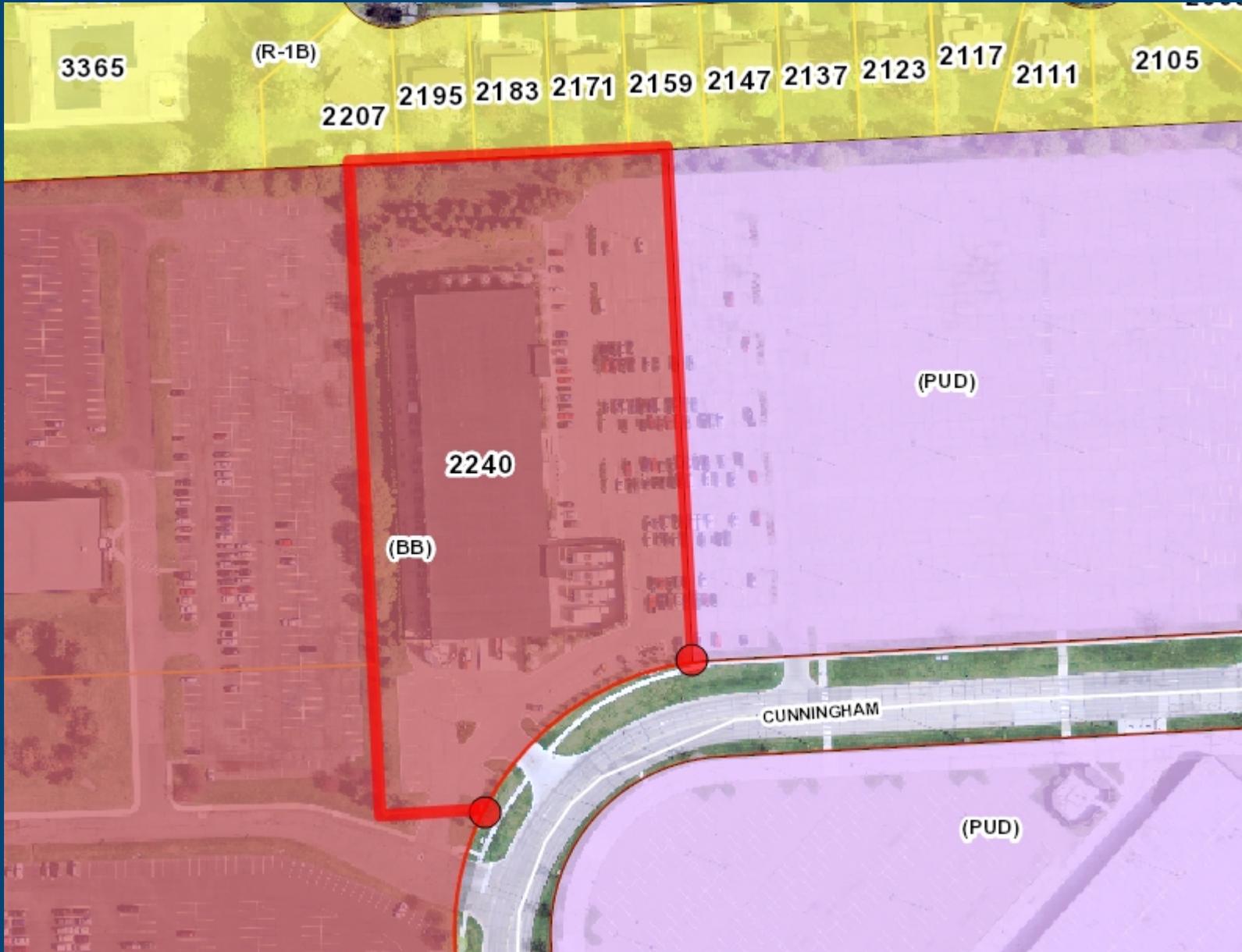
390 0 195 390 Feet

Scale 1: 2,340



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

Printed: 7/5/2012



### 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

312 0 156 312Feet

Scale 1: 1,872





CARLISLE

WORTMAN  
associates, inc.

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

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

Date: July 27, 2012

## Site Plan Review For City of Troy, Michigan

<b>Project Name:</b>	Sears Holdings Technical Center
<b>Plan Date:</b>	June 12, 2012
<b>Location:</b>	North side of Cunningham Drive
<b>Zoning:</b>	Big Beaver under Consent Judgment
<b>Action Requested:</b>	Site Plan Approval

### PROJECT AND SITE DESCRIPTION

The applicant proposes to construct an 8-foot high fence around the entirety of their parcel. The applicant indicates that the fence is required for security purposes. The fence will have two gates off Cunningham Drive to provide site access.

This property is controlled by a consent judgment. Normally a fence does not require site plan approval; however all changes to the site require and amendment to the consent judgment, including a revised site plan. Because this is a consent judgment the Planning Commission is making a recommendation to City Council regarding the site plan. The approval of the fence will require an amendment to the consent judgment by the City Council.

### Proposed Fence Location



## FENCE DESIGN

The proposed fence will be eight-foot metal with spikes that turn into the property. Such fence type is permitted in Troy.

The applicant is seeking relief to allow for the fence to be eight-foot high in the required front yard (adjacent to Cunningham Drive) where only 30 inches in height is permitted. Because this property is controlled by a consent judgment, the requested relief can be granted by the City Council, based on a recommendation of the Planning Commission. Due in part that this is security fence where a minimum six to eight-feet in height is necessary, and the site's location in an office area where the property's front yard is not adjacent to any residential property, the requested relief to permit an eight-foot high fence in the front yard should be considered by the Planning Commission.

**Items to be Addressed:** Seek a recommendation from Planning Commission for an eight-foot high fence in front yard.

## ACCESS and CIRCULATION

A curb already exists between this site and the adjacent site. Access to the site will remain via the existing two curb cuts off Cunningham Drive. The applicant proposes to gate these curb cuts; however the two proposed gates will remain open during normal 8 a.m to 5 p.m. business hours. Only after normal business hours will the gates be closed. Because the gates remain open during normal business hours there should not be any car stacking along Cunningham Lane. Access and site circulation is sufficient.

The applicant will need to satisfy the fire departments access requirements including providing a gate code or opener.

**Items to be Addressed:** *Satisfy the fire departments access requirements including providing a gate code or opener.*

## PARKING LOT LAYOUT and TOTAL PARKING PROVIDED

The site currently provides 220 spaces. The zoning ordinance does not specifically list this use. Office uses require 1 space per 300 sq/ft, which would require 287 spaces. Research and development centers and related accessory office require 1 space per 550 sq/ft, which would require 156 spaces. However due to building operations we find that this use is more consistent with research and development centers. More importantly because this is an existing site the applicant who understands their building operations assures that the provided 220 spaces is sufficient. We find that parking should be sufficient.

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

## TRANSITION

The proposed fence will be partially or entirely screened from the northern single family properties due to an existing wood fence along the applicants northern property line, as well as existing vegetation and an existing berm. Some trees on the applicant's property may have to be removed as a result of the fence installation. While these trees are entirely on the applicant's property they do provide screening and cover for the adjacent single family neighbors. The applicant has indicated that any trees removed as a result of the fence installation will be replaced.

The eastern line of the fence will divide the properties parking lot with the adjacent eastern parking lot. The applicant has indicated that if they installed a greenbelt between the two parking lots and put the fence in the greenbelt, they would lose an entire aisle of parking and parking on site would not be sufficient. However, it is likely that without some curbing and curb stops this fence will be damaged by cars and snow plows. The applicant should indicate what protection they are providing the fence within their parking lot.

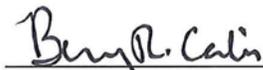
**Items to be Addressed:** 1. Replace any trees removed as result of fence installation; and 2). Indicate what protection within their parking lot is being provided for the fence.

## RECOMMENDATIONS

We support the proposed project and believe the project does meet the intent of the zoning ordinance. We recommend that the Planning Commission recommend approval of the proposed fence, provided the following items are addressed:

1. Obtain recommendation from the Planning Commission for an eight-foot high fence in front yard;
2. Satisfy the fire departments access requirements including providing of gate code or opener;
3. Replace any trees removed as a result of fence installation; and
4. Indicate what protection within their parking lot is being provided for the fence.

The final two items can be submitted to staff prior to City Council consideration.

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

**PRELIMINARY SITE PLAN REVIEWS**

5. **PRELIMINARY SITE PLAN REVIEW (File Number SP 975)** – Proposed Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

Mr. Carlisle reviewed and expressed support of the proposed application. Mr. Carlisle recommended that the Planning Commission recommend approval of the proposed fence, with the conditions as listed in his report dated July 27, 2012.

John Premo of Kickham Hanley, 32121 Woodward Avenue, Royal Oak, was present to represent the petitioner. Mr. Premo displayed several colored renderings of the proposed project. He addressed the hours the gates would be open and closed. Mr. Premo indicated they propose to re-curb and create a small island along the eastern parking lot to provide protection for the fence.

The petitioner, Michael Dybowski, Divisional Vice President of Sears Holdings Management Corporation, was present. Mr. Dybowski addressed the need for a fence to enhance their security system for the protection of their data, the facility and their associates. He expressed willingness to comply with any City regulations and wishes to assure the facility is aesthetically correct and appealing.

**Resolution # PC-2012-08-055**

Moved by: Edmunds

Seconded by: Krent

**RESOLVED**, The Planning Commission hereby recommends to City Council that Preliminary Site Plan Approval for the revised site plan for the Sears Holdings Technical Center, including a proposed eight-foot high security fence, a portion of which is located in the front yard, located north of Big Beaver, west of Coolidge (2240 Cunningham), in Section 19, currently zoned BB (Big Beaver) District, but controlled by Consent Judgment be granted, subject to the following:

1. Satisfy the Fire Department's access requirements including providing gate code or opener;
2. Replace any trees removed as a result of fence installation; and
3. Indicate what protection within their parking lot is being provided by the fence.

Yes: All present (6)

Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

**STATE OF MICHIGAN  
OAKLAND COUNTY CIRCUIT COURT**

FORBES/FRANKEL TROY VENTURES, LLC, a  
Michigan limited liability company,  
GM EQUITIES, LLC, a Michigan limited liability  
company, SEARS HOLDINGS MANAGEMENT  
CORPORATION, a Delaware corporation,  
SHEFFIELD OWNER, LLC, a Delaware  
limited liability company,

Plaintiffs,

v

CITY OF TROY, a municipal corporation, its  
officers, employees and agents,

Defendant.

\_\_\_\_\_ /

Case No. 70-69246  
Hon. Steven N. Andrews

**SIXTH ORDER AMENDING CONSENT JUDGMENT**

At a session of said Court held in the Courthouse  
in the City of Pontiac, Oakland County, Michigan,

On \_\_\_\_\_

Before The Hon. \_\_\_\_\_

FORBES/FRANKEL TROY VENTURES LLC, GM EQUITIES, LLC, SEARS HOLDINGS MANAGEMENT CORPORATION, SHEFFIELD OWNER, LLC, and the CITY OF TROY consent to the entry of this Sixth Order Amending Consent Judgment ("Amendment").

### RECITALS

A. On May 9, 1973, this Court entered a "Consent Judgment" affecting certain property (the "Property"), described as follows:

A part of the SE ¼ of Section 19, T2N, R11E, City of Troy, Oakland County, Michigan, being more particularly described as follows:

Commencing at the East quarter corner of Section 19; Thence S. 89° 49' 05" W. 1379.48 ft.; Thence S. 00° 16' 35" W. 615.18 ft.; Thence S. 89° 49' 05" W. 708.54 ft.; Thence N. 00° 21' 23" E. 142.59 ft.; Thence S. 89° 49' 05" W. 553.02 ft.; Thence S. 00° 21' 23" W. 2287.59 ft.; Thence N. 89° 30' 00" E. 1398.63 ft.; Thence N. 00° 01' 30" W. 1155.04 ft.; Thence N. 89° 30' 00" E. 1260.00 ft.; Thence N. 00° 01' 30" W. 370.28 ft.; Thence S. 89° 58' 30" W. 460.0 ft.; Thence N. 00° 01' 3" W. 500 ft.; Thence N. 89° 58' 30" E. 460.0 ft.; Thence N. 00° 01' 30" W. 720.0 ft. to the point of beginning.

The Property consists of the following Tax Identification Numbers: 20-19-430-004, 20-19-430-003, 20-19-453-005, 20-19-453-008, 20-19-453-009 and 20-19-453-010.

B. The original parties to the Consent Judgment were Sheffield Development Company, a Michigan co-partnership ("Sheffield"), and the City of Troy, a municipal corporation, its officers, employees and agents (the "City").

C. Kmart Corporation, a Michigan corporation ("Kmart"), purchased approximately 15 acres of the Property from Sheffield. This portion of the Property was formerly designated as Parcel D-1, identified by Parcel Number 88-20-19-430-002. Parcel D-1 was later reconfigured to include 1.42 acres of land Kmart acquired from Lutheran Church of the Master, which was

contiguous with Parcel D-1, a portion of which is located along Coolidge Road and was not subject to the original Consent Judgment.

D. This Court entered an Order Amending Judgment on November 22, 1977, and Stipulation to Modify Judgment and Order on September 25, 1980, in order to clarify the respective rights of the parties and reflect certain changes occurring since the date of the Consent Judgment.

E. A Third Order Amending Judgment was entered by this Court on November 4, 1992, which reflected further changes occurring since the date of the Consent Judgment, and substituted the Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), Sheffield's successor in interest, as plaintiff in the place of Sheffield. The Third Order Amending Judgment also established Parcel D-2, which is an approximately 5.815 acre parcel of property. At the time of the entry of the Third Order, Parcel D-2 was owned by Prudential and subsequently conveyed to Kmart.

F. Prudential subsequently conveyed its land interests in the Property to WHC-SIX Real Estate Limited Partnership, a Delaware limited partnership ("WHC-SIX").

G. A Fourth Order Amending Judgment was entered by this Court on December 10, 1998, which reflected further changes occurring since the date of the Consent Judgment, and substituted WHC-SIX and Kmart, Prudential's successors in interest, as plaintiffs in that case.

H. WHC-SIX subsequently conveyed its land interests in the Property to Sheffield Office II L.L.C., a Delaware limited liability company ("Sheffield Office"). Kmart subsequently conveyed its interest in Parcel D-2 to GM Equities, LLC ("Equities"), pursuant to a Covenant Deed recorded in Oakland County Records on January 23, 2003.

I. On or about June 7, 2005, Kmart and Diamond Troy JV, LLC ("Diamond"), entered into a certain agreement, as amended, which, in part, provided that Kmart would convey to Diamond Parcel D-1, which was Kmart's only remaining land interest in the Property. Pursuant to the foregoing agreement, once Kmart conveyed Parcel D-1 to Diamond, Diamond would then divide Parcel D-1 into Parcels D-1-A and D-1-B and reconvey Parcel D-1-B to Kmart. Diamond conveyed Parcel D-1-B to Sears Holdings Management Corporation ("Sears"), which is an entity created following Kmart Corporation's acquisition of Sears, Roebuck & Co., pursuant to a Covenant Deed recorded in Oakland County Records on January 17, 2008.

J. A Fifth Order Amending the Consent Judgment was entered by this Court on November 28, 2006, which permitted Diamond to divide Parcel D-1 into Parcels D-1-A and D-1-B and which approved certain improvements shown on the Site Plan to be made by Kmart or its successors or affiliates on Parcel D-1-B.

K. In December of 2007, Sheffield Office conveyed its ownership interest in that portion of the Property identified as the "Sheffield Parcel" to Sheffield Owner, LLC, a Delaware limited liability company ("Sheffield Owner"), pursuant to a Covenant Deed recorded in Oakland County Records on January 10, 2008

L. Pursuant to a Covenant Deed recorded in Oakland County Records on January 26, 2010, Diamond conveyed its interest in D-1-A to Forbes/Frankel Troy Ventures, LLC ("Ventures").

M. As a result of the modifications to the Consent Judgment and the other conveyances referenced in Paragraphs B. through K. above, as of the date hereof, the Property is configured as depicted on Exhibit "A" attached hereto and made a part hereof. The parcels identified on Exhibit A are currently owned as follows:

(i) The portion of the Property identified as "Parcel D-1-A" is currently owned by Ventures.

(ii) The portion of the Property identified as "Parcel D-1-B" is currently owned by Sears.

(iii) The portion of the Property identified as "Parcel D-2" is currently owned by Equities.

(iv) The portion of the Property identified as the "Sheffield Parcel" consists of three (3) separate parcels of property, all currently owned by Sheffield Owner.

The Sheffield Parcel, Parcel D-1-A, Parcel D-1-B and Parcel D-2 as described in this Sixth Order Amending Consent Judgment, collectively, comprise all of Parcel B, Parcel C and Parcel D, as identified in the original Consent Judgment, and that which has been acquired thereafter and identified herein and is now subject to the terms of this Consent Judgment.

N. The parties desire to enter into this Amendment to confirm the current configuration and ownership of each parcel which comprises the Property and to allow Sears the right to install a fence which will be located within its parcel, Parcel D-1-B.

IT IS ORDERED AND ADJUDGED that the Consent Judgment is amended to confirm the configuration of the parcels which comprise the Property governed by this Consent Judgment as depicted in Exhibit A.

IT IS FURTHER ORDERED AND ADJUDGED that the Consent Judgment is amended to confirm the ownership of each parcel which comprises the Property is as follows:

(i) The portion of the Property identified as "Parcel D-1-A" is currently owned by Ventures.

(ii) The portion of the Property identified as "Parcel D-1-B" is currently owned by Sears.

(iii) The portion of the Property identified as "Parcel D-2" is currently owned by Equities.

(iv) The portion of the Property identified as the "Sheffield Parcel" consists of three (3) separate parcels of property, all currently owned by Sheffield Owner.

IT IS FURTHER ORDERED AND ADJUDGED that the Consent Judgment is amended to allow Sears the right to install a fence in the form described and location shown in Exhibit B attached hereto and made a part hereof. The fence shall be protected by bumper blocks where required, and all trees removed during its construction, if any, are to be replaced. The fence shall be maintained in accordance with the City of Troy's ordinances and regulations.

IT IS FURTHER ORDERED AND ADJUDGED that, in the event any provision of this Amendment conflicts or is otherwise contrary to terms of the Consent Judgment, as amended, the terms of this Amendment shall govern.

IT IS FURTHER ORDERED AND ADJUDGED that, other than as provided herein, the remaining provisions of the Consent Judgment, as amended, shall continue in full force and effect.

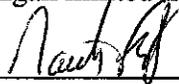
IT IS FURTHER ORDERED AND ADJUDGED that a certified copy of this Amendment shall be recorded in the office of the Oakland County Register of Deeds, and the Register of Deeds is hereby directed to accept the same for recording.

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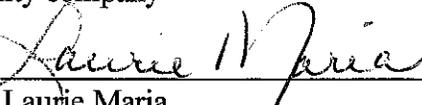
Circuit Court Judge

THE UNDERSIGNED PARTIES HAVE HEREBY READ, UNDERSTAND, AGREE AND CONSENT TO THE FOREGOING SIXTH ORDER AMENDING CONSENT JUDGMENT AND ALL TERMS AND CONDITIONS STATED THEREIN. ALL SUCH PARTIES HEREBY REPRESENT THAT THEY HAVE OBTAINED ADVICE OF COUNSEL AND ARE CONSENTING TO THIS JUDGMENT FREELY AND VOLUNTARILY.

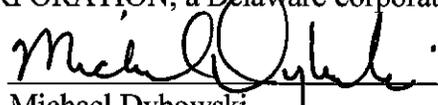
FORBES/FRANKEL TROY VENTURES, LLC,  
a Michigan limited liability company

By:   
Nathan Forbes  
Its: Authorized Signatory

GM EQUITIES, LLC, a Michigan limited liability company

By:   
Laurie Maria  
Its: Authorized Signatory

SEARS HOLDINGS MANAGEMENT CORPORATION, a Delaware corporation

By:   
Michael Dybowski  
Its: Divisional Vice President  
Data Center Operations

CITY OF TROY

By: \_\_\_\_\_  
~~James Daniels, Mayor~~ Dane Slater, Mayor  
By: \_\_\_\_\_  
M. Aileen Bittner, Clerk

SHEFFIELD OWNER, LLC,  
a Delaware limited liability company

By: SHEFFIELD ASSOCIATES JV, LLC,  
a Delaware limited liability company  
Its: Sole Member and Manager

By: SHEFU, LLC, a Michigan limited liability company  
Its: Operating Member

By: \_\_\_\_\_  
Andrew V. Farbman  
Its: Manager

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FORBES/FRANKEL TROY VENTURES, LLC,  
a Michigan limited liability company

By: \_\_\_\_\_  
Nathan Forbes  
Its: Authorized Signatory

GM EQUITIES, LLC, a Michigan limited liability company

By: \_\_\_\_\_  
Laurie Maria  
Its: Authorized Signatory

SEARS HOLDINGS MANAGEMENT CORPORATION, a Delaware corporation

By: Michael Dybowski  
Michael Dybowski  
Its: Divisional Vice President  
Data Center Operations

CITY OF TROY

By: \_\_\_\_\_  
~~Janice Daniels, Mayor~~ Dane Slater, Mayor  
By: \_\_\_\_\_  
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Its: Sole Member and Manager

By: SHEFU, LLC, a Michigan limited liability company  
Its: Operating Member

By: Andrew V. Farbman  
Andrew V. Farbman  
Its: Manager

**Exhibit A**

**Property**



**Exhibit B**

**Parcel D-1-B's Site Plan**





BEFORE



AFTER



BEFORE



BEFORE



AFTER - Rear Entrance



AFTER - Cunningham Drive Entrance



BEFORE



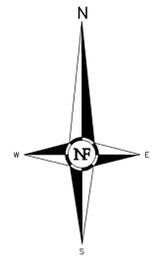
AFTER



BEFORE



AFTER

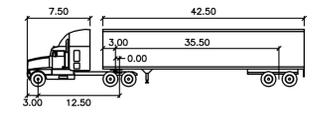


### Proposed Legal Description for the Data Center

Part of the Southeast 1/4 of Section 19, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as follows: Beginning at a point which is North 00 degrees 21 minutes 23 seconds East 102.01 feet along the North and South 1/4 line of Section 19, and North 89 degrees 30 minutes 00 seconds East, 360.04 feet and North 00 degrees 21 minutes 23 seconds East, 1008.94 feet and South 89 degrees 36 minutes 37 seconds East, 872.52 feet from the South 1/4 corner of Section 19, Town 2 North, Range 11 East; thence North 00 degrees 01 minutes 30 seconds East, 680.20 feet; thence North 89 degrees 49 minutes 05 seconds East, 327.00 feet; thence South 00 degrees 01 minutes 30 seconds East, 537.20 feet; thence Southwesterly 275.60 feet along a curve concave to the Southeast (radius of 285.00 feet, central angle of 55 degrees 24 minutes 21 seconds, long chord bears South 56 degrees 54 minutes 21 seconds West 264.99 feet); thence North 89 degrees 38 minutes 37 seconds West, 104.94 feet to the point of beginning.

### Legal Description - Temporary Ingress/Egress Easement

An easement for ingress and egress, part of the Southeast 1/4 of Section 19, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as follows: Beginning at a point which is North 00 degrees 21 minutes 23 seconds East 102.01 feet along the North and South 1/4 line of Section 19, and North 89 degrees 30 minutes 00 seconds East, 360.04 feet and North 00 degrees 21 minutes 23 seconds East, 1008.94 feet and South 89 degrees 36 minutes 37 seconds East, 872.52 feet from the South 1/4 corner of Section 19, Town 2 North, Range 11 East; thence North 00 degrees 01 minutes 30 seconds East, 680.20 feet and North 89 degrees 49 minutes 05 seconds East, 327.00 feet and South 00 degrees 01 minutes 30 seconds East, 464.64 feet from the South 1/4 corner of Section 19, Town 2 North, Range 11 East; thence North 89 degrees 08 minutes 05 seconds East, 131.67 feet; thence South 00 degrees 14 minutes 00 seconds East, 72.36 feet; thence South 89 degrees 30 minutes 00 seconds West, 107.63 feet; thence Southwesterly 24.33 feet along a curve concave to the Southeast (radius of 285.00 feet, central angle of 04 degrees 53 minutes 29 seconds, long chord bears South 87 degrees 03 minutes 17 seconds West 24.32 feet); thence North 00 degrees 01 minutes 30 seconds West, 72.56 feet to the point of beginning.



WB-50	feet		
Tractor Width	8.00	Lock to Lock Time	6.00
Trailer Width	8.50	Steering Angle	17.70
Tractor Track	8.00	Articulating Angle	70.00
Trailer Track	8.50		

### Truck Turn Data

### Site Data

Zoned: BB (Big Beaver Road District)  
Site Containing: 200,867 Sq. Ft. or 4.61 Acres.

Total parking required:  
1 space per 550 s.f. of usable floor area.  
86,000 s.f. (per client) / 550 = 157 spaces including 6 barrier free spaces.

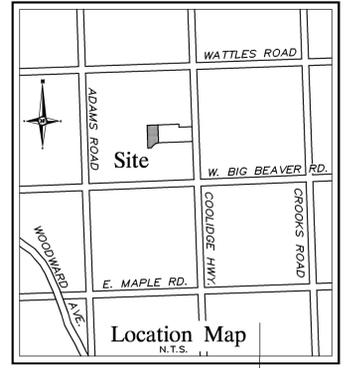
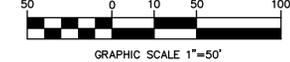
Total parking provided: 209 spaces including 7 barrier free spaces.

### Legend

- ASPH = Asphalt
- CONC = Concrete
- CB = Catch Basin
- CO = Clean Out
- GV = Gate Valve
- MH = Manhole
- DE = Detroit Edison (Electric)
- HYD = Hydrant
- LP = Light Pole
- UP = Utility Pole
- L/S = Landscape
- OH LINES = Overhead Lines
- PH = Physically Handicapped
- P/L = Property Line
- PIV = Post Indicator Valve
- ROW = Right of Way
- SAN = Sanitary Sewer
- STM = Storm Sewer
- WM = Water Main
- CL = Center Line
- F.I. = Found Iron
- S.I. = Set Iron
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (TYP) = Typical
- (O.C.R.) = Oakland County Records

- [Hatched Box] = No parking
- [Dotted Box] = Proposed Landscape

All Utilities are underground unless otherwise noted.



# NOWAK & FRAUS

Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Stephenson Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 399-0886  
Fax. (248) 399-0805



PROJECT LOCATION  
"Data Center"  
2240 Cunningham Dr.  
Part of the S.E. 1/4  
of Section 19  
T.2N., R.11E.  
City of Troy,  
Oakland County, Michigan

### Site Plan

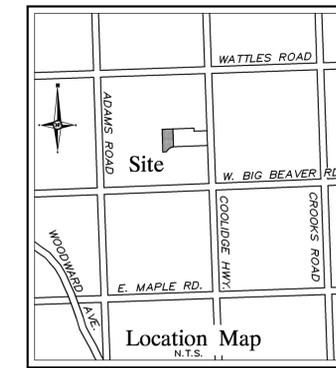
DATE/REVISION	DESCRIPTION
10-26-05	ORIGINAL DATE
12-08-05	REVISED PER CLIENT
12-12-05	ADD PR. ING./EG. EASE.
12-27-05	REVISED PER CLIENT
01-13-06	REVISED PER CLIENT
06-26-06	REVISED PER CLIENT
07-30-12	REVISED SITE DATA ONLY

DRAWN BY:  
A.G.  
DESIGNED BY:

APPROVED BY:  
J.P.F.  
DATE:  
6-26-2006  
SCALE:  
1"=50'

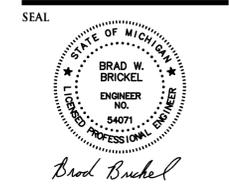
NF JOB NO. D696  
SHEET NO. 1 of 1

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**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257



**AMERISTAR FENCE PRODUCTS**  
 Montage II® - Heavy Industrial Steel Ornamental Fence System - Fusion Welded and Rackable  
 CONSTRUCTION SPECIFICATION - SECTION 32 31 00

**PART 1 - GENERAL**  
 1.01 WORK INCLUDED  
 The contractor shall provide all labor, materials and appurtenances necessary for installation of the welded ornamental steel fence system defined herein at (specify project site).

**1.02 RELATED WORK**  
 Section --- --- Earthwork  
 Section --- --- Concrete

**1.03 SYSTEM DESCRIPTION**  
 The manufacturer shall supply a total fence system of Montage II® Welded and Rackable (ATF - All Terrain Flexibility) Ornamental Steel (specify Invinclible, Classic™, Majestic™, or Genesis™) design. The system shall include all components (i.e., panels, posts, gates and hardware) required.

**1.04 QUALITY ASSURANCE**  
 The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

**1.05 REFERENCES**  
 ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy Coated (Galvannealed) by the Hot-Dip Process.  
 ASTM B117 - Practice for Operating Salt-Spray (Fog) Apparatus.  
 ASTM D523 - Test Method for Specular Gloss.  
 ASTM D714 - Test Method for Evaluating Degree of Blistering in Paint.  
 ASTM D822 - Practice for Conducting Tests on Paint and Related Coatings and Materials using Filtered Open-Flame Carbon-Arc Light and Water Exposure Apparatus.  
 ASTM D1654 - Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments.  
 ASTM D2244 - Test Method for Calculation of Color Differences from Instrumentally Measured Color Coordinates.  
 ASTM D2794 - Test Method for Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).  
 ASTM D3359 - Test Method for Measuring Adhesion by Tape Test.  
 ASTM F2408 - Ornamental Fences Employing Galvanized Steel Tubular Pickets.

**1.06 SUBMITTAL**  
 The manufacturer's literature shall be submitted prior to installation.

**1.07 PRODUCT HANDLING AND STORAGE**  
 Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in such a manner to ensure proper ventilation and drainage, and to protect against damage, weather, vandalism and theft.

**PART 2 - MATERIALS**  
 2.01 MANUFACTURER  
 The fence system shall conform to Montage II® Welded and Rackable (ATF - All Terrain Flexibility) Ornamental Steel, (specify Invinclible, Classic™, Majestic™, or Genesis™) design, (specify extended picket or fluted) bottom rail treatment, (specify 2-Rail, 3-Rail or 4-Rail) style manufactured by Ameristar Fence Products, Inc., in Tulsa, Oklahoma.

**2.02 MATERIAL**  
 A. Steel material for fence panels and posts shall conform to the requirements of ASTM A653/A653M, with a minimum yield strength of 45,000 psi (310 MPa) and a minimum zinc (hot-dip galvanized) coating weight of 0.90 oz/ft<sup>2</sup> (276 g/m<sup>2</sup>). Coating Designation G-90.  
 B. Material for pickets shall be 1" square x 14 Ga. tubing. The rails shall be steel channel, 1.75" x 1.75" x .105". Picket holes in the rail shall be spaced 4.715" o.c. Fence posts and gate posts shall meet the minimum size requirements of Table 1.

**2.03 FABRICATION**  
 A. Pickets, rails and posts shall be pre-cut to specified lengths. Rails shall be pre-punched to accept pickets.  
 B. Pickets shall be inserted into the pre-punched holes in the rails and shall be aligned to standard spacing using a specially calibrated alignment fixture. The aligned pickets and rails shall be joined at each picket-to-rail intersection by Ameristar's proprietary fusion welding process, thus completing the rigid panel assembly (Note: The process produces a virtually seamless, spatter-free good-neighbor appearance, equally attractive from either side of the panel).  
 C. The manufactured panels and posts shall be subjected to an inline electrocoat coating (E-Coat) process consisting of a multi-stage pretreatment/wash (with zinc phosphate), followed by a duplex application of an epoxy primer and an acrylic topcoat. The minimum cumulative coating thickness of epoxy and acrylic shall be 2 mils (0.0508 mm). The color shall be (specify Black or Bronze). The coated panels and posts shall be capable of meeting the performance requirements for each quality characteristic shown in Table 2 (Note: The requirements in Table 2 meet or exceed the coating performance criteria of ASTM F2408).  
 D. The manufactured fence system shall be capable of meeting the vertical load, horizontal load, and infill performance requirements for industrial weight fences under ASTM F2408.  
 E. Swing gates shall be fabricated using 1.75" x 14ga Forerunner double channel rail, 2" sq. x 11ga. gate ends, and 1" sq. x 14ga. pickets. Gates that exceed 6' in width will have a 1.75" sq. x 14ga. intermediate upright. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding. Gasket plates will be welded at each upright to rail intersection. Cable kits will be provided for additional trussing for all gates leaves over 6'.

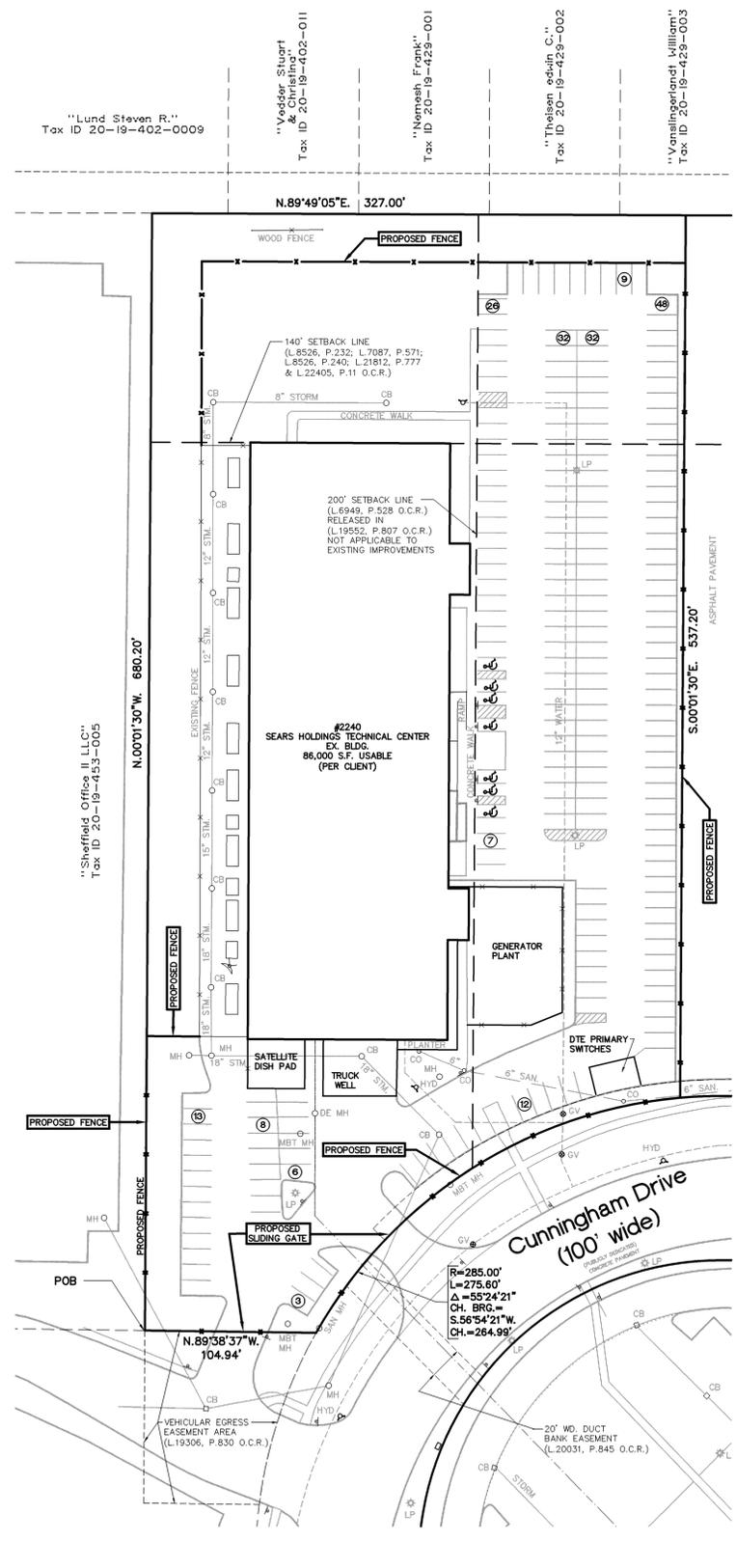
**PART 3 - EXECUTION**  
 3.01 PREPARATION  
 All new installation shall be laid out by the contractor in accordance with the construction plans.

**3.02 FENCE INSTALLATION**  
 Fence post shall be spaced according to Table 3, plus or minus 1/4". For installations that must be raked to follow sloping grade, the post spacing dimension must be measured along the grade. Fence panels shall be attached to posts with brackets supplied by the manufacturer. Posts shall be set in concrete footers having a minimum depth of 36" (Note: In some cases, local restrictions of freezing weather conditions may require a greater depth). The "Earthwork" and "Concrete" sections of this specification shall govern material requirements for the concrete footer. Posts setting by other methods such as piloted posts or grouted core-drilled footers are permissible only if shown by engineering analysis to be sufficient in strength for the intended application.

**3.03 FENCE INSTALLATION MAINTENANCE**  
 When cutting/drilling rails or posts adhere to the following steps to seal the exposed steel surfaces: 1) Remove all metal shavings from cut area. 2) Apply zinc-rich primer to thoroughly cover cut edge and/or drilled hole; let dry. 3) Apply 2 coats of standard finish paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty. Ameristar spray cans or paint pens shall be used to prime and finish exposed surfaces; it is recommended that point pens be used to prevent overspray. Use of non-Ameristar parts or components will negate the manufacturer's warranty.

**3.04 GATE INSTALLATION**  
 Gate posts shall be spaced according to the manufacturer's gate drawings, dependent on standard out-to-out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturer's gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacturer of the gate and shall be installed per manufacturer's recommendations.

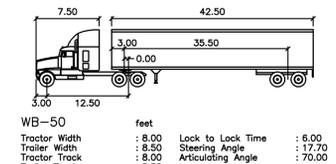
**3.05 CLEANING**  
 The contractor shall clean the jobsite of excess materials; post-hole excavations shall be scattered uniformly away from posts.



**Site Data**  
 Zoned: BB (Big Beaver Road District)  
 Site Containing: 200,867 Sq. Ft. or 4.61 Acres.

Total parking required:  
 1 space per 550 s.f. of usable floor area.  
 86,000 s.f. (per client) / 550 = 157 spaces including 6 barrier free spaces.

Total parking provided: 209 spaces including 7 barrier free spaces.

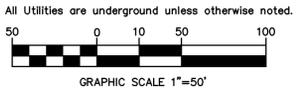


Truck Turn Data

**Legend**

- ASPH = Asphalt
- CONC = Concrete
- CB = Catch Basin
- CO = Clean Out
- GV = Gate Valve
- MH = Manhole
- DE = Detroit Edison (Electric)
- HYD = Hydrant
- LP = Light Pole
- UP = Utility Pole
- L/S = Landscape
- OH LINES = Overhead Lines
- PH = Physically Handicapped
- P/L = Property Line
- PIV = Post Indicator Valve
- ROW = Right of Way
- SAH = Sanitary Sewer
- STM = Storm Sewer
- WM = Water Main
- ⊕ = Center line
- F.I. = Found Iron
- S.I. = Set Iron
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (TYP) = Typical
- (O.C.R.) = Oakland County Records

All Utilities are underground unless otherwise noted.



**Table 1 - Minimum Sizes for Montage II Posts**

Fence Posts	Panel Height
2-1/2" x 12 Ga.	Up to & Including 6' Height
3" x 12 Ga.	Over 6' Up to & Including 8' Height

Gate Leaf	Gate Height		
	Up to & Including 4'	Over 4' Up to & Including 6'	Over 6' Up to & Including 8'
Up to 4'	2-1/2" x 12 Ga.	3" x 12 Ga.	3" x 12 Ga.
4'1" to 6'	3" x 12 Ga.	4" x 11 Ga.	4" x 11 Ga.
6'1" to 8'	3" x 12 Ga.	6" x 3/16"	6" x 3/16"
8'1" to 10'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
10'1" to 12'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
12'1" to 14'	4" x 11 Ga.	6" x 3/16"	6" x 3/16"
14'1" to 16'	6" x 3/16"	6" x 3/16"	6" x 3/16"

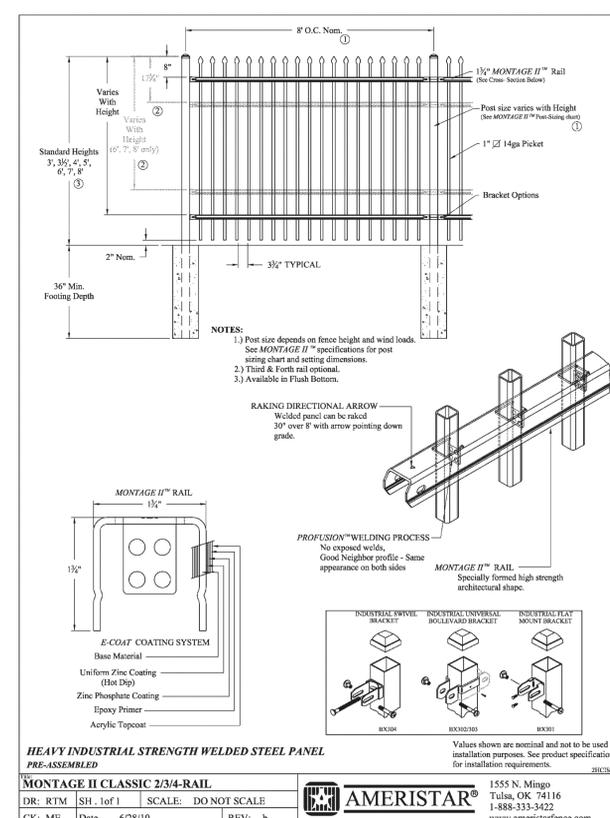
**Table 2 - Coating Performance Requirements**

Quality Characteristics	ASTM Test Method	Performance Requirements
Adhesion	D3359 - Method B	Adhesion (Retention of Coating) over 90% of test area (Tape and knife test).
Corrosion Resistance	B117, D714 & D1654	Corrosion Resistance over 1,500 hours (Scribed per D1654; failure mode is accumulation of 1/8" coating loss from scribe or medium #8 blisters).
Impact Resistance	D2794	Impact Resistance over 60 inch lb. (Forward impact using 0.625" ball).
Weathering Resistance	D822 D2244, D523 (60' Method)	Weathering Resistance over 1,000 hours (Failure mode is 60% loss of gloss or color variance of more than 3 delta-E color units).

**Table 3 - Montage II - Post Spacing By Bracket Type**

Span	For INVINCIBLE® 8" Nominal (91-1/2" Rail)			For CLASSIC, GENESIS, & MAJESTIC 8" Nominal (92-5/8" Rail)		
	2-1/2"	3"	3"	2-1/2"	3"	2-1/2"
Post Size	2-1/2"	3"	3"	2-1/2"	3"	2-1/2"
Bracket Type	Industrial Flat Mount (BB301)*	Industrial Line 2-1/2" (BB319) 3" (BB320)	Industrial Universal 2.5" (BB302) 3" (BB303)	Industrial Flat Mount (BB301)		
Post Settings	94-1/2"	95"	94-1/2"	95"	96"	96-1/2"

\*Note: When using BB304 swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This will require trimming one or both ends of the panel. When using the BB301 flat mount bracket for Invinclible style, rail may need to be drilled to accommodate rail to bracket attachment.



DETAIL AND SPECS WERE PROVIDED BY CLIENT AND WERE NOT DESIGNED OR PREPARED BY NOWAK & FRAUS ENGINEERS.

**PROJECT LOCATION**  
 "Data Center"  
 2240 Cunningham Dr.  
 Part of the S.E. 1/4  
 of Section 19  
 T.2N., R.11E.  
 City of Troy,  
 Oakland County, Michigan

**SHEET**  
 Proposed Fence

**DATE/REVISION**  
 5-01-2012 ISSUE DATE  
 5-15-2012 REV. PER CLIENT  
 6-12-2012 REV. PER CLIENT  
 7-30-2012 REV. PER CITY

**DRAWN BY:**  
 A.G./N.N.  
**DESIGNED BY:**

**APPROVED BY:**  
 B.B.

**DATE:**  
 05-01-2012

**SCALE:**  
 1"=50'

NF JOB NO. D696 SHEET NO. 1 of 1

**HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL**  
**PRE-ASSEMBLED**  
**MONTAGE II CLASSIC 2/34-RAIL**  
 DR: RTM SH\_1of1 SCALE: DO NOT SCALE  
 CK: ME Date: 6/28/10 REV: b

