

# PLANNING COMMISSION

## MEETING AGENDA

### REGULAR MEETING

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

Donald Edmunds, Chair, Philip Sanzica, Vice Chair  
Ollie Apahidean, Karen Crusse, Carlton M. Faison, Michael W. Hutson  
Tom Krent, Padma Kuppa and John J. Tagle

---

**September 22, 2015**

**7:00 P.M.**

**Council Chamber**

---

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – August 25, 2015
4. PUBLIC COMMENT – For Items Not on the Agenda

#### **PLANNED UNIT DEVELOPMENT**

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

#### **STREET VACATION**

6. PUBLIC HEARING - STREET VACATION REQUEST (SV 190) – Alley between Vermont and Birchwood, Abutting parcels 88-20-27-353-001, 002, 003, 004, 005, 006, 007, 008 and 029 on the west and parcels 88-20-27-353-012 and 021 on the east, Section 27, Currently Zoned MR (Maple Road) and R-1E (One Family Residential) Districts (abutting properties)

#### **SITE CONDOMINIUM DEVELOPMENT REVIEW**

7. PRELIMINARY SITE PLAN REVIEW – Proposed Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District

#### **OTHER BUSINESS**

8. MASTER PLAN UPDATE – Boomers and Shakers Forum
9. PUBLIC COMMENT – Items on Current Agenda
10. PLANNING COMMISSION COMMENT

**ADJOURN**

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

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 25, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Karen Crusse  
Donald Edmunds  
Carlton M. Faison  
Tom Krent  
Padma Kuppa  
Philip Sanzica  
John J. Tagle

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Planning Director  
Ben Carlisle, Carlisle/Wortman Associates, Inc.  
Allan Motzny, Assistant City Attorney  
Brian Kischnick, City Manager  
Kurt Bovensiep, Public Works Manager  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2015-08-055**

Moved by: Tagle  
Seconded by: Kuppa

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

Yes: Crusse, Edmunds, Faison, Krent, Kuppa, Sanzica, Tagle  
Abstain: Apahidean  
Absent: Hutson

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2015-08-056**

Moved by: Crusse  
Seconded by: Tagle

**RESOLVED**, To approve the minutes of the August 11, 2015 Regular meeting as submitted.

Yes: Crusse, Edmunds, Krent, Kuppa, Sanzica, Tagle  
 Abstain: Apahidean, Faison  
 Absent: Hutson

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

City Manager Kischnick addressed the recent Tucker Barricade matter. He thanked members of the Planning Commission and City staff for their time and effort in making a recommendation and presentation to City Council.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Sanzica reported there was no Zoning Board of Appeals meeting in August.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

City Manager Kischnick reported on the Downtown Development Authority at the end of the meeting. (*Refer to page 4*)

7. PLANNING AND ZONING REPORT

Mr. Savidant introduced and welcomed Carlton Faison to the Planning Commission.

Mr. Savidant addressed:

- Master Plan Update Forum, Boomers and Shakers, August 17.
- Trails and Pathways Forum, August 20.

Public Works Manager Bovensiep gave a brief summary of the Trails and Pathways Forum. He said residents shared concerns as relates to the tranquility and safety of neighborhoods.

**PLANNED UNIT DEVELOPMENT**

8. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Savidant gave an explanation of a Planned Unit Development application and its approval process.

Mr. Carlisle noted a PUD application ties together the proposed rezoning and site plan as a complete package for consideration by the Planning Commission and City Council.

Mr. Carlisle addressed the revisions to the conceptual Preliminary Site Plan since last reviewed by the Board at their July 28, 2015 meeting:

- Relocation of shared access on City property.
- Reconfiguration of parking spaces; additional spaces closer to the building front.
- Increased landscape buffer for City dog park parking lot; greater screening from Livernois, includes rain garden.
- Increased size of shared detention basin.
- Addition of plaza and 10 foot path to serve as a trailhead.

Mr. Carlisle said the City dog park layout is conceptual and the orientation of the dog park in relation to the assisted living facility is flexible and a product both parties are working on. Mr. Carlisle reviewed the overall community benefits that are being offered by the applicant.

Present were Mark Pomerence, Vice President of Development of North Point Development, Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates.

Mr. Pomerence announced homeowners in the Westwood Park and Troy Meadows subdivisions were invited to a meeting to discuss the proposed development. He addressed the Planning Commission comments relating to the massing and orientation of the building. Mr. Pomerence stated a change in the building orientation and site layout would adversely affect the interior design of the building and functionality of the assisted care facility.

Mr. Pomerence displayed a colored site plan. He addressed revisions to the site plan as follows:

- Floor layout, level of security for memory care.
- Access drive; alignment with office buildings across the street, median, wayfinding.
- Stormwater detention basin; water feature.
- Plaza at trailhead; connecting sidewalk to trails.
- Parking; screening, future needs, employee.
- Building setback; building height.
- Dumpster relocation.
- Elevation; brick vs stone facade.
- Ambulatory runs estimation.
- City improvements cost estimate; \$606,233 (includes \$50,000 for dog park improvements).

There was discussion on:

- Building height.
- Grading, slope of property.
- Stormwater management; rain garden.
- Existing trees.

- Snow removal.
- Tax analysis.

Chair Edmunds opened the floor for public comment.

Duane Kristofice, 3404 Talbot, voiced opposition to the proposed development. He addressed concerns with size/height of building, parking, preservation of existing trees, property value and light and noise pollution.

Steve Toth, 2312 Niagara, voiced support of the proposed development in relation to the City dog park and its proximity to the central hub of the City. He said the development would be a good anchor and add quality and value to the dog park.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a public hearing for the application.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

City Manager Kischnick addressed the financial status of the DDA. He reported the DDA is doing well, making strong strides toward its debt payment and is moving forward with enhanced maintenance of the Big Beaver Corridor.

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

---

Donald Edmunds, Chair

---

Kathy L. Czarnecki, Recording Secretary

DATE: September 18, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD) at the site located on the east side of Livernois. The site abuts the City park site which is presently undeveloped but is proposed to include a trailhead and dog park. The applicant is willing to enter into a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site.

The Planning Commission discussed this application at the July 28, 2015 and August 25, 2015 Planning Commission Regular meetings. At the last meeting, the Planning Commission demonstrated consensus that the project was ready to be considered at a public hearing. A public hearing is scheduled for this item for the September 22, 2015 Regular meeting. The applicant seeks Concept Development Plan (CDP) and Preliminary Development Plan (PDP) approval concurrently.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes excerpt from July 28, 2015 and August 25, 2015 Planning Commission Regular Meeting
4. Public input

G:\PUD's\PUD 014 Stonecrest\PC Memo 09 22 2015.doc

## **PROPOSED RESOLUTION**

### **Resolution # PC-2015-09-**

Moved by:  
Seconded by

**WHEREAS**, The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD), located on the east side of Livernois, between Big Beaver and Wattles in Section 22; and

**WHEREAS**, The site abuts a City park site which is presently undeveloped but is proposed to include a trailhead and dog park; and

**WHEREAS**, The applicant is proposing a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site; and

**WHEREAS**, The applicant intends to develop a 100-bed convalescent and nursing facility with thirty-seven (37) parking spaces on the subject property, while preserving a significant portion of wetlands on the eastern half of the site; and

**WHEREAS**, The applicant proposes a number of improvements to the City property including site grading work, sidewalks, construction of detention basin, and construction of eighty (80) shared parking spaces to be used by visitors to the facility and City park; and

**WHEREAS**, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

**BE IT RESOLVED**, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Stonecrest Planned Unit Development, including improvements and layout for the City park property, be granted, subject to the following:

1. Clarify height of structure
2. All area located outside of the "limits of tree removal" be placed in a conservation easement
3. Applicant should add bike parking to the assisted living site and city park
4. Submit a detailed landscape plan with species and sizes indicated
5. Screen the southern row of parking from the adjacent single-family property
6. Break up row of 28 spaces along south side of property with landscape peninsula
7. Indicate trash enclosure screening
8. Submit a lighting plan including fixtures and photometrics

Yes:  
No:  
Absent:

**MOTION CARRIED/FAILED**



Legend:

- Aerial
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

533                      0                      267                      533 Feet

Scale 1: 3,200



**Legend:**

**Form Based Zoning 2**

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

**Aerial**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

667 0 333 667 Feet

Scale 1: 4,000



CARLISLE

WORTMAN  
associates, inc.

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

(734) 662-2200

(734) 662-1935 Fax

# Concept and Preliminary Planned Unit Development and Preliminary Site Plan Review For City of Troy, Michigan

## GENERAL INFORMATION

<b>Applicant</b>	Northpoint Development
<b>Project Name:</b>	Stonecrest
<b>Plan Date:</b>	September 11, 2015
<b>Location:</b>	East side of Livernois, north of Big Beaver Road
<b>Zoning:</b>	R1-E to PUD
<b>Action Requested:</b>	Planning Commission review and recommendation to the City Council for approval of the Concept Development Plan, Preliminary Development Plan, and Preliminary Site Plan Review.

## BACKGROUND

The Planning Commission is to consider a Planned Unit Development for the construction of a new city park and senior assisted living facility. The site is located on the western side of Livernois, north of Big Beaver. The city park portion of the PUD includes an 80-space shared parking lot and development of a dog park/trailhead. The other portion of the PUD is a 70,000 square foot senior assisted living facility with a memory care residential complex. The complex includes 42 memory care beds, which are contained in 22 single-occupied rooms and 10 double-occupied rooms, and 55 assisted living care units, which include 5 types of units. The senior assisted living facility site is 9.59 acres, and includes three separate parcels. The site is currently undeveloped R1-E zoned property and encumbered with floodplain and a 4.9 acre wetland(s). The applicant will preserve the wetland as part of the development.

In part because of site limitations due to wetland(s) and floodplain, the applicant is proposing a unique partnership with the City. The applicant proposes to use the city's dog park site for stormwater management, obtaining of fill to raise their building out of the floodplain, and use for shared parking. In order to use the city property, the applicant is proposing the following benefits:

- Construction of an 80-space shared-use parking lot be located on city property;

- Construction of internal sidewalks;
- Construction of plaza and trailhead;
- Use of stormwater best management practices including rain garden;
- Construction of detention basin to be used as pond for dog park;
- Landscaping along Livernois;
- Sidewalk on Livernois; and
- \$50,000 in contribution for dog park improvements including internal paths/trails.

The proposed improvements will be constructed concurrently with the senior assisted living building construction.

The procedure for review and approval of a PUD is a three-step process; however, the action can be expedited to combine the concept and preliminary PUD approval:

- The first step is an application for and approval of a Concept Development Plan and Preliminary Development Plan. The Concept Development Plan and Development Agreement are approved by the City Council following recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.
- The second step of the review and approval process is application for and approval of a Preliminary Development Plan for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission. The preliminary Development Plan approval includes preliminary site plan approval.

At this meeting the applicant is seeking approval of both Concept and Preliminary Planned Unit Development, and preliminary site plan approval. Please note that if the Planning Commission recommends approval on the Concept PUD, Preliminary PUD, and preliminary site plan, the matter is then forwarded to the City Council. This matter will not come back before the Planning Commission unless a future amendment is sought.

- The final step of the review and approval process is the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments are submitted to the Planning Department for administrative review, and the Planning Department, with the recommendation of other appropriate City Departments, has final authority for approval of such Final Development Plans.

Though we have tried to be as succinct as possible, we recognize that this review is rather lengthy. As a result we have divided it into three sections: 1). Project Summary: Master Plan and overall PUD design; 2). Site Plan Review; and 3). Standards for Approval.

## PART 1: PROJECT SUMMARY

### CONCEPT PLAN

Due to shared parking, shared access, and the provided public improvements, the proposed PUD includes both the city park property and the three parcels that make up the senior assisted living facility. A PUD agreement will be drafted that outlines improvements, timing, and each party's responsibility.



**NEIGHBORING ZONING AND LAND USE**

The site is bounded to the north, south, and east by single-family residential zoning. Surrounding uses include the Zion Church to the north, vacant property to the south, and single-family residential to the east

Across Livernois to the west includes a mix of zoning including Community Facility, Big Beaver, Office, and single-family residential. Uses to the immediate west include the Troy Community Center, Amber Apartment (under construction), office, and single-family residential.

Adjacent zoning and land uses to the subject property are listed below:



	<b>Use</b>	<b>Zoning</b>
North	Zion Church	R1-E: One Family Residential District
South	Vacant	R1-E: One Family Residential District
East	Single Family Residential	R1-E: One Family Residential District
West	Community Center, Office, Apartments, single-family residential	Community Facility, Big Beaver, Office, and single-family residential.

**Items to be Addressed:** None.

**MASTER PLAN**

While located in close proximity to the Big Beaver designation in the Master Plan, the site is designated as single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas.

We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the developable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single family neighborhood under R-1E zoning might not be feasible. However, the use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road.

A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other proposed site improvements adequately protect the single-family properties in the adjacent area to the east and south. Furthermore, the use of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

Furthermore, the subject property is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the “limits of tree removal” will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is consistent with the Master Plan.

The proposed rezoning to PUD is consistent with the Master Plan.

**Items to be Addressed:** None

## **PART 2: SITE PLAN REVIEW**

The R1-E Zoning Districts permits senior assisted living as a Special Use. However, the applicant is seeking approval of a PUD due to the proposed partnership with the City and a PUD will allow building/development flexibility to better organize site development.

The purpose of a Planned Unit Development is to permit flexibility in design and use that will result in a higher quality development and a better overall project than would be accomplished under conventional zoning. However, when considering a PUD, it is important to note the flexibility from the zoning ordinance that the applicant is seeking. In our preliminary review, we note two areas that the applicant is seeking relief:

- a. Height: For Senior Living facilities, the MF, Multiple-family District height regulations apply. The maximum building height in the MF District when adjacent to single-family residential is 25 feet. Sheet C-2.0 states that the maximum height is 44-feet at its highest point; however the submitted elevations show a height of 35’6” to the roof peak. The applicant should clarify the height.
- b. 50-foot greenbelt: A 50-foot greenbelt buffer shall be provided adjacent to any land zoned or used for residential purposes. Such greenbelt shall be maintained as landscaped open space and shall not include any buildings, parking, or drive-aisles. The building and parking encroach into the 50-foot greenbelt along the northern property line and the parking and drive-aisles encroach into the 50-foot greenbelt along the southern property.

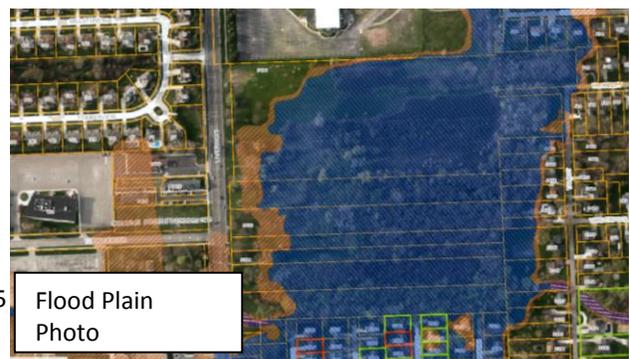
We raise these issues not out of concern but rather for informational purposes. Again, the purpose of a Planned Unit Development is to allow flexibility in design and use to create a better designed development.

## **NATURAL RESOURCES**

The subject property is currently unimproved and is encumbered with flood plain, wetlands, and floodplain.

### Floodplain:

As can be seen in the aerial photo to the right, most of the site is located within the floodplain. The applicant proposes to build upon the front quarter of the site. A small portion of the back end of their building will be built within the flood plain.



As a result they will be cutting and filling using the city park property. The final amount of cut and fill will be determined as part of final engineering.

Wetlands:

As can be seen in the aerial photo to the right, the back half of the site is encumbered with a regulated wetland. The applicant is not building within the wetland and does not require any MDEQ approval.



Woodlands:

The applicant has provided a tree survey. A majority of the trees on the site are elder, maple, cottonwood, walnut, and elm. The applicant has provided a tree preservation plan that shows that the limits of grading are limited to the front third of the site. The trees outside of the limits of grading will not be touched and should be able to be preserved.

Conservation Easement:

The applicant indicates that the back two-thirds of the site, indicated on Sheet C-1.2 as “limits of tree removal” will be preserved. In order to ensure this area remains undeveloped in its natural state for perpetuity we recommend that the applicant place it in a conservation easement.

***Items to be Addressed:*** All area located outside of the “limits of tree removal” be placed in a conservation easement.

**PARKING**

As set forth by the zoning code, senior assisted living is required to provide the following parking:

	Required	Provided
Senior Assisted Living = 1 space for each 0.65 dwelling units; plus 1 space for each employee on the largest typical shift.	36 for units and 10 for employees = 46 spaces	37 on site and 80 shared parking spaces
Memory Care= 1 space per 3 beds; plus 1 space for each employee on the largest typical shift.	14 for units and 10 for employees = 24 spaces	
Barrier Free Accessible	2	6
Bicycle Parking	2	0
Loading	1	1

By code, the applicant is required to provide 70 parking spaces; however, the applicant notes that they need approximately 45-50 total spaces. City analysis of the proposed dog park determined that sixty (60) spaces are necessary to accommodate the anticipated average daily use of the dog park. The total parking provided is 117 spaces.

The applicant has reconfigured parking to put more parking closer to the front of the building. There are nine (9) spaces adjacent to the drop off area and fourteen (14) spaces adjacent to the north side of the building.

The city park parking lot has been designed to allow for future expansion if necessary.

**Items to be Addressed:** Applicant should add bike parking to the senior assisted living site and city park.

## TRAFFIC

The proposed use of the property as a dog park and senior assisted living facility does not warrant a traffic study.

**Items to be Addressed:** None

## SITE ACCESS, and CIRCULATION

Shared access to both sites will be provided on the City park site. The applicant will require an access easement to gain access to their site through the city park site. Engineering has preliminary reviewed access and finds it acceptable. The City will work with applicant to provide necessary cross access easement.

**Items to be Addressed:** None.

## PEDESTRIAN CIRCULATION

The applicant is proposing a significant benefit via pedestrian enhancements along Livernois. The applicant is building an 8-foot wide sidewalk along the assisted living site and the city park site. The assisted living facility has a direct pedestrian connection to the Livernois sidewalk. The city park is improved with internal sidewalks and trail to the Livernois sidewalk.

**Items to be Addressed:** None

## ESSENTIAL SERVICES

Preliminary grading and utilities have been shown. The City Engineer notes that this area is well served by water and sewer, and can serve the proposed development.

**Items to be Addressed:** None

## LANDSCAPING

The applicant has provided a landscape plan. The plan is preliminary and does not include species and sizes. The applicant should submit a detailed landscape plan with species and sizes indicated.

### Greenbelt and Street Trees

A twenty (20) foot wide greenbelt has been provided along Livernois Road. 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. As required by ordinance the applicant has provided sixteen (16) trees along Livernois Road.

### Minimum landscaped area:

The site plan must provide 20 percent of overall landscaped area. The landscape plan greatly exceeds the 20% overall site landscaping requirement.

### Parking lot landscaping:

Section 13.02.C establishes the requirements for parking lot landscaping. Based on 117 parking spaces provided, 15 parking lot trees are required. The plan includes 15 trees adjacent to the parking spaces.

Along the south side of the property, the applicant provides a row of 28 spaces with no landscape break. The applicant should add a landscape peninsula to this row to break up the parking.

### Screening:

The applicant has not screened the southern parking lot from the adjacent single-family property as required.

### Trash Enclosure Screening:

The applicant has not submitted screening details for the trash enclosure. The ordinance requires material that are consistent with the primary building material. Because it is adjacent to a single-family residential property the trash enclosure should include a both material (wood/masonry) screening and a dense landscape screen.

***Items to be Addressed:*** 1). Submit a detailed landscape plan with species and sizes indicated; 2). Screen the southern row of parking from the adjacent single-family property. 3). Break up row of 28 spaces along south side of property with landscape peninsula; and 4). Indicate trash enclosure screening.

## LIGHTING

The applicant has not submitted a photometric plan or lighting fixture cut sheet.

***Items to be Addressed:*** Applicant shall submit a lighting plan including fixtures and photometrics.

## FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The only significant design change since the last Planning Commission review was the use of cultured stone rather than brick as shown before. The applicant has been asked to provide a colored rendering at the meeting.

In addition, as required for Preliminary PUD approval the applicant needs to submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

**Items to be Addressed:** 1). Provide colored rendering at the Planning Commission meeting; and 2). Submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

## **PART 3: STANDARDS**

### **PUD STANDARDS**

The PUD standards are found in 11.03 of the Zoning Ordinance are found in Article 11. Many of the standards are addressed in our memo, however a summary of our comments in regards to the standards include:

**Section 11.03.B. The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:**

- 1. A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.**

Due to shared parking, shared access, and the required public improvements, the proposed PUD includes both the city park property and the three parcels that make up the senior living facility. The unique private partnership between the city and senior living facility is possible through a PUD.

- 2. A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.**

The applicant is proposing the following benefits:

- Construction of an 80-space shared-use parking lot be located on city property;
- Construction of internal sidewalks;
- Construction of plaza and trailhead;
- Use of stormwater best management practices including rain garden;
- Construction of detention basin to be used as pond for dog park;
- Landscaping along Livernois;
- Sidewalk on Livernois; and
- \$50,000 in contribution for dog park improvements including internal paths/trails.

These significant public benefits are achievable through the PUD process. Through the public benefits the city will be able to develop the city park and trailhead. The construction of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

- 3. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.**

The aforementioned public benefits would not be achievable without a PUD.

- 4. Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.**

The subject property is currently unimproved and is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the "limits of tree removal" will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is achievable through the PUD process.

- 5. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.**

As aforementioned, the applicant is proposing a significant amount of natural feature protection amenities. The overall land preserve greatly exceeds the minimum 20% open space requirement.

- 6. Appropriate land use transitions between the PUD and surrounding properties.**

The use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road. A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other proposed site improvements adequately protects single-family properties in the adjacent area to the east and south. The adjacent single-family properties to the east is sheltered by over 800-feet of protected tree stands and wetlands.

- 7. Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.**

The applicant is preserving natural features and using best management practices at the dog park.

- 8. Innovative and creative site and building designs, solutions and materials.**

The applicant has shown innovative and creative site and building design that presents a consistent street frontage, maintains the residential character of Livernois, and preserves natural resources.

- 9. The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.**

The applicant maintains the residential character of Livernois.

**10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.***

The development of a trail head on the city property provides an enhanced non-motorized amenities.

**11. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.***

The existing site is vacant and underutilized. The proposed development will greatly improve the existing site and provide a significant community benefit in the form of a park and trailhead. We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the useable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single-family neighborhood under R-1E zoning might not be feasible.

**12. *A complementary variety of housing types that is in harmony with adjacent uses.***

The proposed assisted living facility will provide a necessary residential use in close proximity to existing single-family neighborhoods. The location on Livernois will provide a transition to the single-family neighborhood to the east.

**13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.***

Not applicable; however, as noted the site is vacant and underutilized. The proposed development will greatly improve the existing site and provide a significant community benefit in the form of a park and trailhead.

**14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.***

While located in close proximity to the Big Beaver designation in the Master Plan, the site is designated as single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas.

We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the useable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single family neighborhood under R-1E zoning might not be feasible. However, the use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road.

A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other site proposed improvements, adequately protects single-family properties in the adjacent area to the east and south. Furthermore, the use of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

Furthermore, the subject property is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the "limits of tree removal" will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is consistent with the Master Plan.

The proposed rezoning to PUD is consistent with the Master Plan.

- 15. Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:**
- a. The bulk, placement, and materials of construction of the proposed structures and other site improvements.**
  - b. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.**
  - c. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.**
  - d. The hours of operation of the proposed uses.**
  - e. The location, amount, type and intensity of landscaping, and other site amenities.**

The proposed development is complementary and greatly enhances the surrounding area. The applicant has taken the appropriate measures to mitigate any potential negative impacts upon the adjacent single-family residential neighborhood.

- 16. Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.**

By code, the applicant is required to provide 70 parking spaces; however, the applicant notes that they need approximately 45-50 total spaces. City analysis of the proposed dog park determined that sixty (60) spaces are necessary to accommodate the anticipated average daily use of the dog park. The total parking provided is 117 spaces.

- 17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.**

The applicant is preserving natural features and using best management practices at the dog park.

- 18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.**

The proposal complies with all federal, state and local laws and coordinates with existing public facilities.

## **SUMMARY OF FINDINGS**

We provide two parts to our recommendation, first with regard to the Planned Unit Development as reviewed under Section 11.03 and secondly in regards to the site plan.

### **Planned Unit Development Concept and Preliminary Plan**

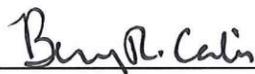
We find that the proposed development meets the PUD standards as outlined in Section 11.03. The applicant is proposing a unique partnership with the city. The city is obtaining a significant public benefit in the form of necessary improvements to develop the city park and trailhead as envisioned. These significant public benefits are achievable through the PUD process. The construction of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

The use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road. The combination of the proposed use, the size and scale of the building, and other site proposed improvements, adequately protects single-family properties in the adjacent area to the east and south. The project will benefit Livernois and the City of Troy.

### **Site Plan**

We recommend that the Planning Commission recommend approval of the preliminary site plan with the following items addressed prior to City Council consideration:

- 1) *Clarify height of structure*
- 2) *All area located outside of the "limits of tree removal" be placed in a conservation easement*
- 3) *Applicant should add bike parking to the assisted living site and city park*
- 4) *Submit a detailed landscape plan with species and sizes indicated*
- 5) *Screen the southern row of parking from the adjacent single-family property*
- 6) *Break up row of 28 spaces along south side of property with landscape peninsula*
- 7) *Indicate trash enclosure screening*
- 8) *Submit a lighting plan including fixtures and photometrics*



---

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

11. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Hutson asked to be recused from discussion on this item because of his business relationship with Thomas Sawyer, the attorney representing the applicant.

The Board accepted Mr. Hutson's request to be recused. Mr. Hutson exited the meeting.

Mr. Carlisle reviewed the proposed Planned Unit Development application. He addressed the applicant's intent to partner with the City in an effort to increase the development potential of the site and assist the City with developing the City's dog park and trailhead.

There was discussion on:

- Concept of the development; partnership.
- Building design, layout.
  - Flip building, parking, detention 180 degrees
  - Single story near road; drop off at rear entrance
  - Reduce scale of building and hard pavement along road
  - Existing green visually appealing on right-of-way
  - Exclusivity of building; create privacy in front
- Dog park stand-alone vs partnership project.
- Conceptual dog park plans, overlay.
- Stormwater management; detention as feature.
- Property in floodplain; undevelopable, unbuildable.
- Shared parking.
- Access point.

Mark Pomerence, Vice President of Development of North Point Development, introduced Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates. Mr. Pomerence addressed:

- Company profile.
- Assisted living services.
- Building design, elevation; not a cookie-cutter development.
- Proposed improvements, amenities.
- \$50,000 assistance for dog park, trailhead, other improvements.
- Detention basin as amenity.
- Approximately \$12 million development.
- Traffic; lowest traffic-generated use.
- Desire to have building visibility from street.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

---

## **PLANNED UNIT DEVELOPMENT**

8. **PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014)** – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Savidant gave an explanation of a Planned Unit Development application and its approval process.

Mr. Carlisle noted a PUD application ties together the proposed rezoning and site plan as a complete package for consideration by the Planning Commission and City Council.

Mr. Carlisle addressed the revisions to the conceptual Preliminary Site Plan since last reviewed by the Board at their July 28, 2015 meeting:

- Relocation of shared access on City property.
- Reconfiguration of parking spaces; additional spaces closer to the building front.
- Increased landscape buffer for City dog park parking lot; greater screening from Livernois, includes rain garden.
- Increased size of shared detention basin.
- Addition of plaza and 10 foot path to serve as a trailhead.

Mr. Carlisle said the City dog park layout is conceptual and the orientation of the dog park in relation to the assisted living facility is flexible and a product both parties are working on. Mr. Carlisle reviewed the overall community benefits that are being offered by the applicant.

Present were Mark Pomerence, Vice President of Development of North Point Development, Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates.

Mr. Pomerence announced a meeting was held with homeowners in the Westwood Park and Troy Meadows subdivisions to discuss the proposed development and address questions and concerns. He addressed the Planning Commission comments relating to the massing and orientation of the building. Mr. Pomerence stated a change in the building orientation and site layout would adversely affect the interior design of the building and functionality of the assisted care facility.

Mr. Pomerence displayed a colored site plan. He addressed revisions to the site plan as follows:

- Floor layout (neighborhoods), level of security for memory care.
- Access; alignment with office buildings across the street, median, wayfinding.
- Stormwater detention basin; water feature.
- Plaza at trailhead; connecting sidewalk to trails.
- Parking; screening, spaces in future if needed, shared as relates employee parking.
- Building set back; building height lowered.
- Dumpster relocated off Livernois.
- Elevation; brick vs stone facade.
- Ambulatory runs; estimates five per month.
- Cost estimate of City improvements; \$606,233, inclusive of \$50,000 for dog park improvements.

There was discussion on:

- Building height.
- Grading, slope of property.
- Stormwater management; rain garden.
- Existing trees.
- Snow removal.
- Tax value, tax analysis.

Chair Edmunds opened the floor for public comment.

Duane Kristofice, 3404 Talbot, voiced opposition to the proposed development. He addressed concerns with size/height of building, parking, preservation of existing trees, property value and light and noise pollution.

Steve Toth, 2312 Niagara, voiced support of the proposed development in relation to the City dog park and its proximity to the central hub of the City. He said the development would be a good anchor and add quality and value to the dog park.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a public hearing for the application.

## Kathy Czarnecki

---

**From:** Brent Savidant  
**Sent:** Tuesday, August 11, 2015 8:20 AM  
**To:** Planning  
**Subject:** FW: Stonecrest nursing home  
**Attachments:** To Troy Planning Commission stonecrest nursing home.docx

**From:** jandjandabbey@aol.com [mailto:jandjandabbey@aol.com]  
**Sent:** Monday, August 10, 2015 3:44 PM  
**To:** Brent Savidant <SavidantB@troymi.gov>  
**Subject:** Stonecrest nursing home

To Mr Savidant

We have attached a letter outlining our concerns about the Stonecrest nursing home proposed on Livernois between Wattles and Big Beaver. We're not sure when the planning commission will review/discuss their proposal, but we would like to be there to express our concerns.

Sincerely

Joyce and Joe Peterson  
118 Scottsdale Dr  
Troy, Mi 48084

To Troy Planning Commission

8/8/2015

We recently learned about the proposal from Stonecrest to build a nursing home with a memory wing along Livernois, south of Wattles in an area currently zone residential. We live across the street from the proposed nursing home in the Troy Meadows subdivision. We are strongly opposed to allowing this nursing home in this location for the following reasons.

Nursing homes do not add value to the nearby homes, but detract. Open space (current status) or single family homes (current zoning) add value, nursing homes detract. Who wants to live near a nursing home? Is this company going to reimburse nearby home owners for their loss in home values.

The Livernois corridor north of Big Beaver per the master plan is mostly residential and zoned accordingly. As a result, this corridor is fairly quiet and traffic patterns are much lower than most of areas of Troy. This is one of the reasons we purchased our home in this area. This facility, will add traffic to Livernois, approximately 100 cars at each rush hour. Also, we currently experience little ambulance traffic, this will significantly add to that noise source.

Our subdivision is starting to experience flooding problems. Our creek overflowed three times in the last two years and the streets flooded this year for the first time. Building near the flood plain with a massive facility such as proposed would further exacerbate this problem.

It seems that a lot of work has gone into their proposal, both from Stonecrest and Troy city officials, but without any feedback from nearby homeowners. Last winter, a similar proposal for a nursing home only several hundred yards from this location, attracted a standing room only crowd that were mostly against their proposal. I believed that that proposal died due to all of the negative issues associated with a nursing home along Livernois.

Thanks for listening to our concerns and hopefully find a different location for this nursing home in Troy, not in a residential area.

Sincerely

Joyce and Joe Peterson

118 Scottsdale

Troy, mi

## Kathy Czarnecki

---

**From:** dblack7701@wowway.com  
**Sent:** Thursday, September 17, 2015 5:14 PM  
**To:** Planning  
**Subject:** 9-17-15 Rezone concerns for Stonecrest PUD

Planning Department -

I am writing on behalf of my Father - William B. Black and myself - Debra A. Black in regard to the rezone request of the parcels north of our property to be rezoned to PUD 14 for Stonecrest Planned Unit Development. We reside at 3364 Livernois - parcel 88-20-22-301-007.

My brother was able to attend the meeting on September 8th that NorthPoint Development held at the Troy Community Center to explain the project they are pursuing for the PUD. Since this proposed project will directly impact us we do have some concerns that we would like addressed.

At the NorthPoint Development meeting Mr. Mark Pomerence and Mr. Jed Momot explained the layout of this project. I have listed our concerns based on the initial layout they described.

The parking accommodations for the employees of this facility would be at the south end of the complex which puts the parking lot next to our property. I believe they will request a variance to bring the parking lot closer to the property line than the standard allowance. This would not allow much of a barrier between the properties. The north rooms of our house are bedrooms. We are concerned with privacy, lighting, noise and pollution.

**We would like to request that they keep the standard distance required from the property line and even with that put up a proper barrier (with correct water drainage) and be responsible for maintenance.**

There will be a drive from the employee parking lot that runs along the south side of the complex; this will be along the north side of our property. There will be traffic in and out of this area (probably day or night so another reason for a proper barrier). The garbage dumpsters will be kept at this end of the complex. We are concerned about the smell, pollution and the noise.

**We would like to request the dumpsters be placed behind or at the north end of the complex.**

There will also be a generator at the south end of the complex. This generator will need to switch on and off periodically to maintain the proper running condition required.

We are concerned about noise.

**We would like to request the generator be placed in the back of the complex.**

The NorthPoint representatives did advise that they would work with us on the barrier and if a privacy fence was required that may be a workable solution. They also advised they would take another look at the layout to see if the garbage dumpsters and generator could be moved. We have not been contacted by NorthPoint Development since the September 8th meeting.

We have the notice for the Planning Commission meeting on September 22nd and we will be attending the meeting. We hope to hear more of an in depth discussion regarding the concerns listed. We have lived in Troy a very long time and we hope that NorthPoint Development is aware of the "good neighbor" policy this city has.

Sincerely,

William B. Black  
Debra A. Black

Planned Unit Development – Concept Development (CDP) Submittal

Project: Stonecrest / Trailhead

Date: June 24, 2015

Revised September 2, 2015

City of Troy, Planning Department  
City of Troy, 500 W. Big Beaver Rd Troy, Michigan 48084

September 2, 2015

City Council & Planning Commission  
City of Troy  
500 W. Big Beaver Rd  
Troy, MI 48084

RE: Application for Approval of a Planned Unit Development Concept Development Plan (CDP)

Dear Members of the City Council and the Planned Commission:

This letter is being submitted on behalf of NP Senior Living Development, LLC; owner of the Property on Livernois Road in Troy, Michigan as its PUD Concept Development Plan (CDP) in compliance with Section 11.06(C) of the City's Zoning Ordinance.

This PUD Application is made to request that the Property be approved as a Planned Unit Development pursuant to Article of the Ordinance for the purpose of developing and operating a senior housing development as further described in this Application in compliance with Section 11.06 of the Ordinance this letter shall serve as the narrative to the Application.

We have sought the input from the neighborhoods adjoining the project and considered their thoughts and opinions in our revised design considerations.

We would like to compliment the City's Planning Department for allowing our project the opportunity to be reviewed as a PUD project. The process has been streamlined, organized, and efficient and the staff members are truly a pleasure to work with. Lastly, we would like to thank the Planning Commission for taking the time to re- review the PUD submittal and provide input, we invite the opportunity for further dialogue and ultimately we look forward to working together to develop this project into a successful and award winning project for the City of Troy.

Sincerely,



Mark Pomeranke  
NP Senior Living Development, LLC

**TABLE OF CONTENTS – INDEX**

**PAGE #**

- **FOREWORD**
- **TABLE OF CONTENTS – INDEX**
- **PUD – CONCEPT DEVELOPMENT PLAN (CDP)**
- **PRELIMINARY ENVIRONMENTAL IMPACT STATEMENT**

**PHYSICAL CONDITIONS - 07.20.00**

07.20.01 (A)	Certified Boundary Survey	1
07.20.02 (B)	Location Map	1
07.20.03 (C)	Land Use Map	1
07.20.04 (D)	Site Conditions	1
	1. Natural Features	1
	2. Facilities	1
07.20.05 (E)	Limitations Due to Proximity of Airports	1

**PROJECT DESCRIPTION - 07.30.00**

07.30.01 (A)	Description of Intended Uses	2
07.30.02 (B)	Quantities of Proposed Elements	2
	Density Characteristics	2
	Landscaping Requirements	2
07.30.03 (C)	Anticipated Number of Employees, School Children, and Senior Citizens	2
07.30.04 (D)	Anticipated Vehicular Generation	3

**PROJECT IMPACT ANALYSIS: SYSTEMS - 07.41.00**

07.41.01 (A)	Thoroughfares	3
07.41.02 (B)	Water Service Facilities	3
07.41.03 (C)	Wastewater Systems	3
07.41.04 (D)	Storm Sewers and Detention	3

**APPENDIX**

A	Certified Boundary Survey
B	Location Map
C	City of Troy Master Land Use Plan
D	City of Troy Zoning District Map
E	Preliminary Site Plan
F	Aerial Photograph
G	Traffic Study
H	Wetland Determination
I	Floodplain Maps

## 1. Development Concept:

NP Senior Living Development, LLC proposes to build an Assisted Living Facility with a Memory Care component in Troy, MI near the intersection of Livernois Rd and Town Center Drive. Our market studies indicate that there is demand and capacity in Oakland County and more specifically the City of Troy for an assisted living and memory care facility. It is our goal to meet that demand with a high-quality living environment designed to maximize the independence and comfort of our residents, and to provide “best in class” services in that environment.

The Memory Care component will provide care for individuals with Alzheimer’s disease and related dementias in a care setting that is less restrictive than a Skilled Nursing Facility. The Memory Care unit is designed and will be operated in a manner that will help to keep individuals as active as possible in a secure and specially-designed setting, and to provide care that recognizes their individual needs and preferences. The Memory Care Component will comprise 42 beds, which are contained in 22 single-occupied units and 10 double-occupied units. The Memory Care portion of the building is one-story and is split into 2 “neighborhoods” connected with common dining and living spaces and each having a separate interior courtyard to provide secure greenspace to the residents. The average length of stay for Memory Care residents is 12-24 months.

The project will include 55 units providing Assisted Living care, which contain 5 types of units including studios, studio deluxe, one bedroom, one bedroom deluxe, and two bedroom units. Generally units are single occupied, and we would generally expect 3 of the 6 total 2 bedroom units to be double occupied, often times this could be a healthy spouse of a resident requiring the assisted living care and services. The Assisted Living portion will be two-story and will include resident amenity spaces and administrative offices. The facility will also have ample outdoor green space available for resident use, and many planned activities to keep the community active. The average length of stay for the Assisted Living residents is 18-24 months.

Residency at Stonecrest will be offered on a monthly rental basis with no buy-in fees and will provide the following amenities:

- Private and shared apartments in a variety of configurations with individual thermostat control of heating & air conditioning, large windows for natural light, small kitchenettes and accessible bathrooms.
- Gracious dining room with outdoor seating for breakfast, lunch & dinner served restaurant-style every day.
- Private dining room for family and guest use
- 24 hour security, care team availability and emergency response system.
- Café / Bistro with coffee, juices, snacks and entertainment/activities for residents, families and guests.
- Wellness center an exercise room with senior friendly exercise equipment and space for chair exercises such as chair yoga, etc.
- Beauty salon with massage room.
- Theater.
- Art studio & indoor gardening room.
- Library / card room with computers and internet for resident use to include engaging programs for brain fitness, etc.
- Activity room with residential kitchen for activities, resident and family use.
- Outdoor green space for resident, family and guest use.
- Planned group outings.

- Regularly scheduled social, spiritual, recreational and educational events within the community.
- Art programs and music therapy for memory care residents.
- Regularly scheduled housekeeping.
- Complimentary wifi.
- Scheduled transportation for facility residents to local amenities such as the Somerset mall, library, and museums

The building will be constructed in a residential character with similar building materials to the surrounding neighborhood including brick, stone, and cementitious “hardi board” siding, and a pitched roof with architectural asphalt shingle, with some standing seam elements to add interest to the roof profile and *break up the building*. *The 2 story component of the building will face Livernois Road. The floor to floor height is 11’ and the pitched roof will make the total height of the building 38’ above grade at its highest point, which is a requested deviation from the current zoning district regulations.*

### **PUD Justification:**

The Existing Zoning on the Property is R1-E, which is a residential zoning district. The proposed use of Senior Assisted Living is permitted under this district, but requires special approval. The proposed project will have architecture complimentary to the surrounding residential uses, and will improve upon the quality of the residential neighborhood by offering an additional high quality housing option for the aging members of Troy’s population, that will allow them to stay in the area and live an environment that provides the assistance they need. Furthermore, the project fits in with the surrounding uses by offering substantial buffers between the building and the residential neighborhoods to the South and East, will provide a public benefit to all surrounding uses by providing infrastructure for a City Park to the site to the North, and will have little to no impact on the civic uses, office and residential neighborhoods to the west.

### **2. Density:**

The proposed development consists of the memory care component of 42 beds, 22 single occupied units and 10 double occupied units. The assisted living care consists of 55 units. The parcel is 9.59 acres in size.

### **3. Road System**

The project will have one entry points from Livernois Road. The entrance is shared with the proposed Trailhead Park Facility owned by the City of Troy. The roadways on-site will remain private, are designed for the most efficient flow of traffic and access to the building. For the safety of occupants, visitors and staff there will be extensive network of walkways and footpaths. Sidewalk walkways will be designed to be wide enough to accommodate residents who may need the assistance of a walker, wheelchair, or similar type of device. The walkways will include seating areas, site/water features and other amenities. The proposed development will be designed to integrate its pathways into the City Trailhead Facility.

#### **4. Utilities**

The Project will connect to the City's existing water, sewer and storm water systems. The design of the site will include storm water detention meeting all the city's requirements. The proposed plan contemplates the construction of parking, utility, storm water, and trail infrastructure for a city park on the site north and directly adjacent to the proposed property. This infrastructure will be constructed by the private development for the benefit of the city to lessen the impact of the project by providing a public benefit, and coordinating the engineering and construction on both sites.

#### **5. Open Space/Common Areas.**

The Natural Resources on the site will consist of over 5 Acres of woodlands and wetlands; the development of this site will not disturb and shall preserve the onsite delineated wetlands. Furthermore, the site green space will exceed 75% of the total project area, and will serve to expand the total community greenspace for the adjacent city park

#### **6. Uses.**

The parcel is being specifically developed for senior living uses.

#### **7. Development Guidelines.**

The attached site plan sets forth the setbacks, building heights, and size of the building to be constructed for the project and includes the paving, parking, drive lanes, lighting, landscaping, green space and common areas. In addition to city requirements, Applicant will limit site lighting to 12' tall poles and all exterior lighting should be down recessed lighting as to avoid light pollution on neighboring property.

#### **8. Parking and Traffic.**

The Assisted Living facility is ultimately a low traffic generating use. The parking demand for the project is roughly 45-50 spaces. These spaces are used for visitor and employee parking, and it is unusual for residents to have vehicles on site and in instances where residences do have a car, it is not normally used. Regular use of parking consists of about 5-10 spaces for normal visiting traffic and 20 spaces for employee parking, the remaining 20 stalls are typically provided for additional parking for community events and outreach activities or holidays such as Mother's Day. The proposed plan provides 37 stalls on site to provide normal dedicated parking, and will construct an additional 80 shared stalls on the city park that the facility could access for the overflow visitor traffic. In this regard, the proposed development is providing 72 additional parking spaces for the benefit of the city park that are not needed for the senior living facility. Sharing these resources, helps keep total paving down and maintain the site's green space and natural resources. In order to reduce impact on neighbors, the applicant will prohibit deliveries and trash service between the hours of 10pm and 8am.

#### **9. Landscaping.**

The landscaping for the Project will be installed and maintained in a first class manner. The Applicant intends for the landscaping to play an important role in in the Project and the lives of the residents. The landscaping is designed to encourage the residents to spend time outdoors by being viable, interesting and inviting and to encourage the use of a network of sidewalks for exercise and recreation. Please see the attached landscape plan. In consideration for the neighbor to the South,

the Applicant has relocated 5 parking stalls to allow for enough room to create a berm and add evergreen landscaping between the project and the neighbor's home.

#### **10. Natural Resources and Features.**

As noted the project will keep the five acres on the east side of the project undeveloped. This will keep the majority of the sites woodlands and all of wetland area unimpacted with any development. The existing flood plain will be filled on the development site and compensating cut will be performed on the City Trailhead facility property

#### **11. Phasing Information.**

The project will be completed in one phase.

#### **12. Public Service and Facilities.**

The project will utilize the City's water and sewer facilities. The current infrastructure is designed to accommodate a use with this density.

The project impact on municipal services, specifically ambulance, fire and police are managed by best practices and care and the project developer and operator are very open to developing an appropriate and low impact response protocol for the facility that is acceptable to the City and surrounding neighbors. Ambulance runs for facilities are historically 1 per week in ISL operated facilities. Police and fire runs are not anticipated beyond normal demands from the project census. Our building will be fully sprinkled and designed for higher levels of safety and egress than a typical residential building as the buildings are built to institutional type occupancy.

Use of 911 in Assisted Living:

- While there are no studies or statistics to quantify the use of emergency response in Assisted Living, there is some anecdotal evidence that suggests being proactive has a measureable impact on the use of emergency services. Specifically one study indicates seniors living alone are the majority of 911 calls. When Paramedics initiated weekly visits to these same seniors, the number of calls was reduced by 32%. Given that assisted living has on site care staff available with access to a licensed nurse 24/7, it would be safe to extrapolate the same, or likely better results.
- Assisted living staff members are not only trained to handle the day to day situations that arise, they are also extensively trained in emergency response. While in many cases they are not licensed medical professionals, they are trained to recognize, evaluate and intervene when a change of condition is determined.
- Generally speaking, an assisted living community with 150 residents will utilize emergency response an average of 5 times a month. In addition a recent CBS News Hour explored the use of emergency response in assisted living. It was determined that falls were the number one reason 911 is called. While clearly we as an industry are not able to "prevent" all falls, what we can do is to properly train our staff on fall risks and fall reduction. If we are able to do this, we are able to further reduce those numbers.

- Long gone is the term “aging in place”. The purpose of Assisted Living is to allow and assist our seniors to “live in place”. It is about quality of life while meeting the needs and demands of the seniors of today and tomorrow. Through active, ongoing and thorough training we as an industry have shown our commitment and resolve to provide the highest possible level of care while understanding we are working with an aging population. That said, now more than ever our seniors are healthier, more active and far more engaged in their own healthcare outcomes. It is because of this we as an industry are able to be more proactive in reducing the use of emergency services.

### **13. Historical Resources and Structures.**

There are no known historic resources located on the property.

### **14. Site Topography.**

Please see the attached topographic survey that sets forth the property’s topography grades and elevations.

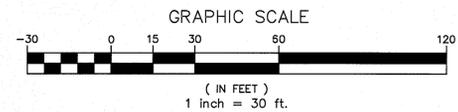
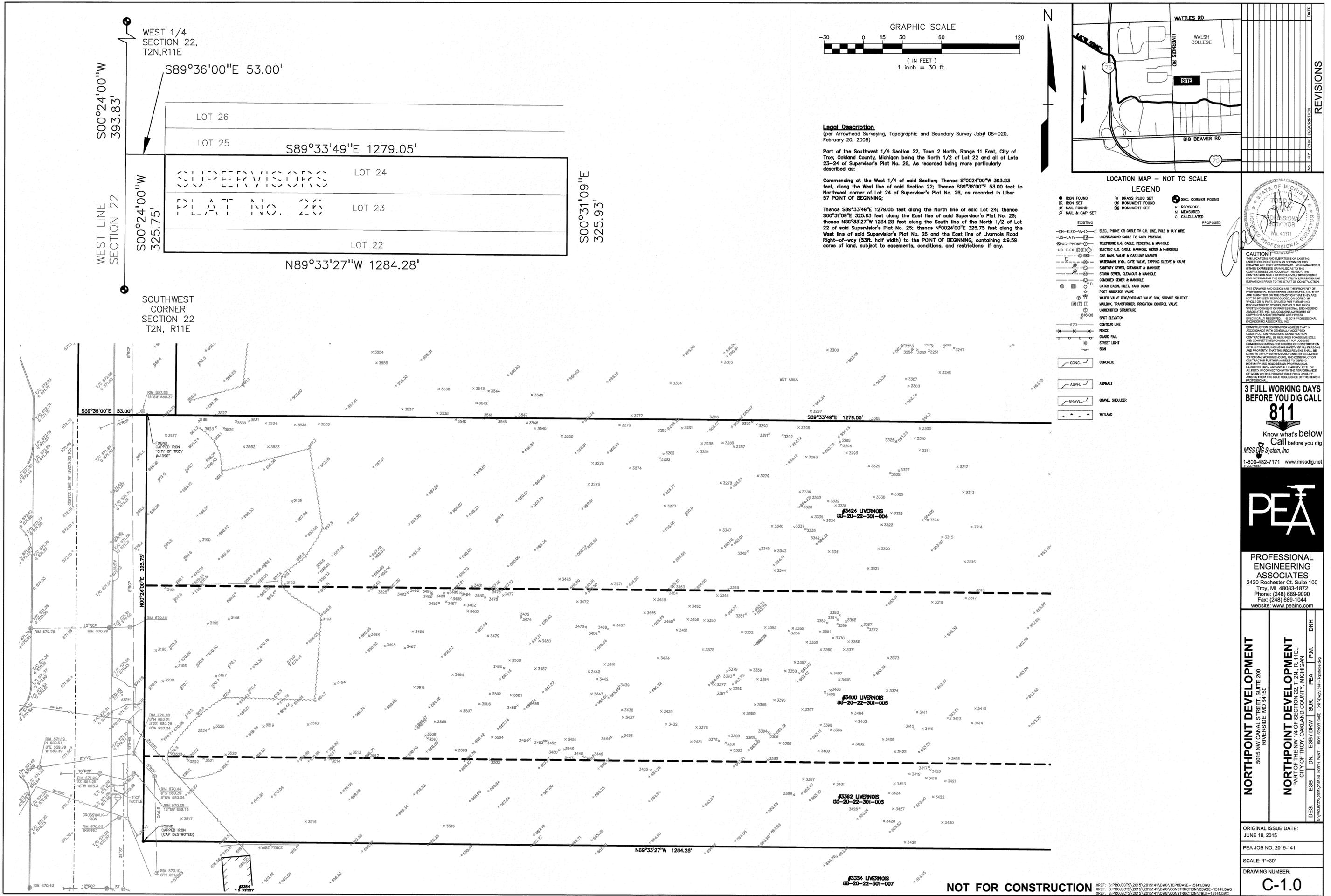
### **15. Signage.**

Applicant intends on installing a single ground monument sign at the NW corner of the site, setback 10 feet from the public right of way and will maintain a 25 foot clear vision area. The location of the monument sign is located on site plan. Internally, the project will include signage to accurately and efficiently identify the building access points, wayfinding through the shared parking lot, handicap parking and facilities, and other related services offered.

### **16. Amenities**

See section 1





**Legal Description**  
 (per Arrowhead Surveying, Topographic and Boundary Survey Job# 08-020, February 20, 2008)  
 Part of the Southwest 1/4 Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being the North 1/2 of Lot 22 and all of Lots 23-24 of Supervisor's Plat No. 25, As recorded being more particularly described as:

Commencing at the West 1/4 of said Section; Thence S°0024'00\"/>

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED
— EXISTING		— PROPOSED
— OH-ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
— US-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
— UC-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
— UC-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
— GAS—	GAS MAIN, VALVE & GAS LINE MARKER	
— WTR—	WATER MAIN, INT., GATE VALVE, TAPPING, SLEEVE & VALVE	
— SAN—	SANITARY SEWER, CLEANOUT & MANHOLE	
— STORM—	STORM SEWER, CLEANOUT & MANHOLE	
— COMB—	COMBINED SEWER & MANHOLE	
⊙	CATCH BASIN, INLET, YARD DRAIN	
⊙	POST INDICATOR VALVE	
⊙	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
⊙	MALDIX, TRANSFORMER, IRRIGATION CONTROL VALVE	
⊙	UNIDENTIFIED STRUCTURE	
⊙	SPOT ELEVATION	
—	CONTOUR LINE	
—	FENCE	
—	GUARD RAIL	
—	STREET LIGHT	
—	SIGN	
—	CONC.	CONCRETE
—	ASPH.	ASPHALT
—	GRAVEL	GRAVEL SHOULDER
—	WETLAND	WETLAND



**CAUTION**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES AND THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES. ALL RIGHTS ARE RESERVED. COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS EXISTING AT THE COMMENCEMENT OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS AGREEMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
 Call before you dig

MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net

**PEA**

**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct, Suite 100  
 Troy, MI 48063-1672  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

<b>NORTHPOINT DEVELOPMENT</b> 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64150	DINH
<b>NORTHPOINT DEVELOPMENT</b> PART OF THE NW 1/4 OF SECTION 22, T. 2N, R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN	PEA
DES. ESB / DRW. SUR. PEA	P.M.
DATE: JUNE 18, 2015	
SCALE: 1"=30'	
DRAWING NUMBER: C-1.0	

**NOT FOR CONSTRUCTION**

REF: S:\PROJECTS\2015\2015141\DWG\TOPOBASE-15141.DWG  
 REF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\_CBASE-15141.DWG  
 REF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\_VTRC-15141.DWG

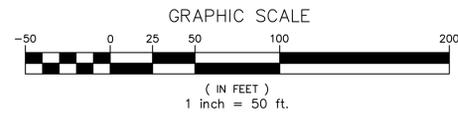






**SYMBOLS: GRADING**  
 PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.  
 PROPOSED CONTOUR LINE

**EARTHWORK BALANCING NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



NO.	BY	CHK.	DESCRIPTION	DATE



**CAUTION!!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.  
 THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
 Know what's Below  
 Call before you dig  
 MISS Dig System, Inc.  
 1-800-482-7171 www.missdig.net



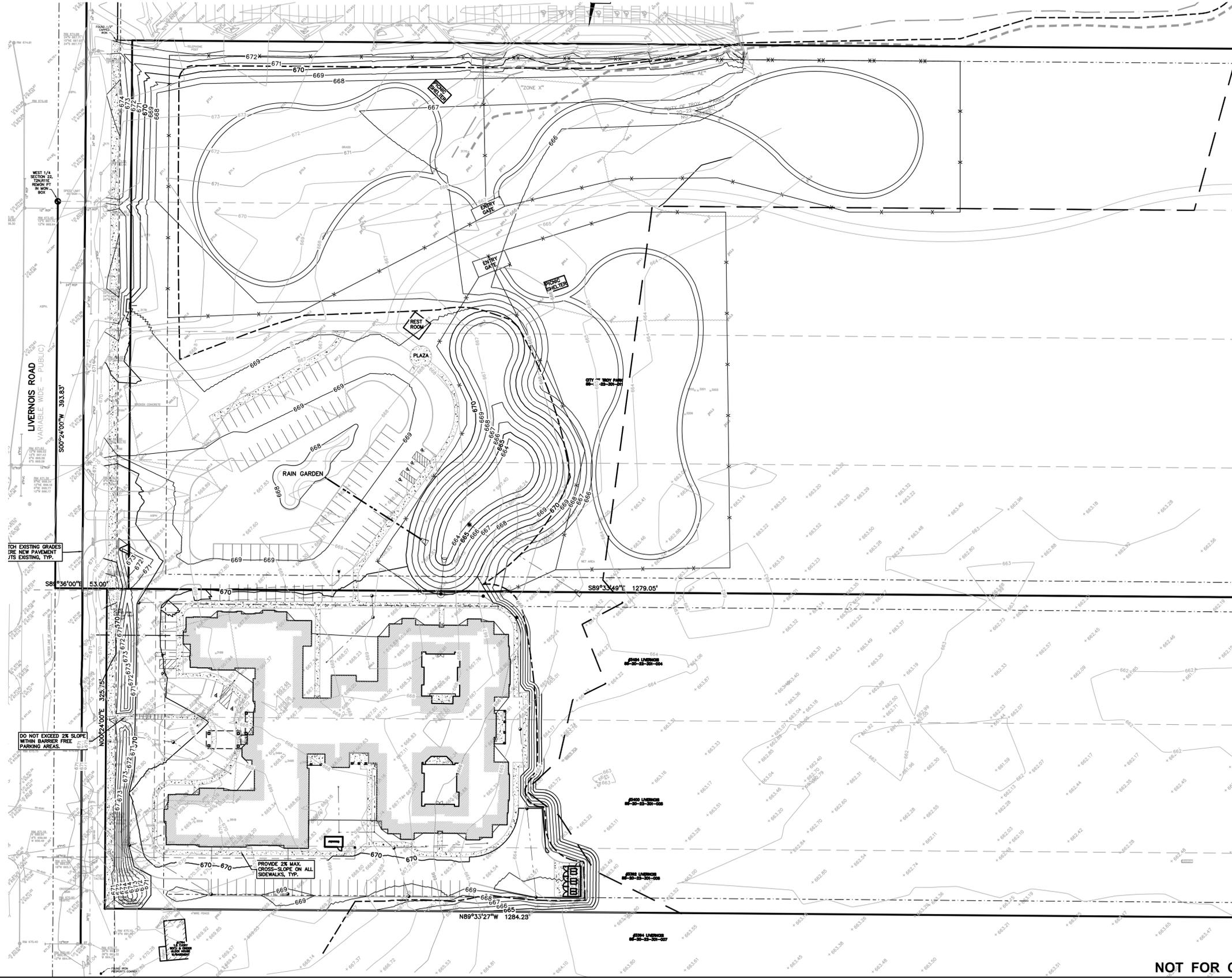
**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct. Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
 5015 NW CANAL STREET, SUITE 200  
 RIVERSIDE, MI 48150  
**PRELIMINARY GRADING PLAN**  
**STONECREST**  
 PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN  
 DES. ESB DN. ESB/DRW SUR. PEA P.M. DNH  
 S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\2456-15141.DWG

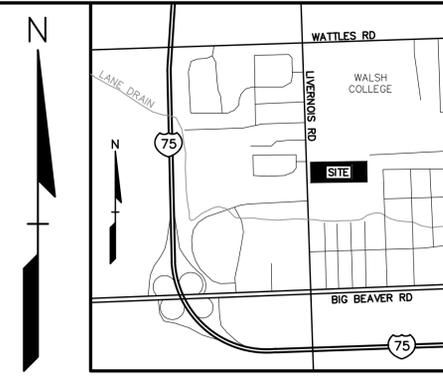
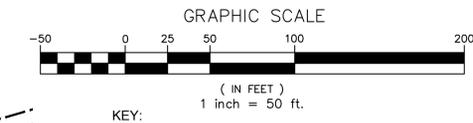
ORIGINAL ISSUE DATE:  
 SEPTEMBER 2, 2015  
 PEA JOB NO. 2015-141  
 SCALE: 1" = 50'  
 DRAWING NUMBER:  
**C-3.0**

**GENERAL GRADING AND EARTHWORK NOTES:**  
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF TROY AND OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET C-6.0
- THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



**NOT FOR CONSTRUCTION**



NO.	BY	DATE	DESCRIPTION

REVISIONS

**KEY:**

- = GREENBELT TREES
- = PARKING LOT TREES
- = EXISTING TREES
- = SHRUB SCREENING HEDGE
- = ENTRY FOUNDATION PLANTINGS SHRUBS/PERENNIALS
- = IRRIGATED SOD LAWN
- = STORMWATER SEED MIX BY CAROLINA NATIVE PLANT NURSERY 574-586-2412

NOTE: SOD LAWN AND PLANT BEDS TO BE IRRIGATED WITH IN-GROUND SPRINKLER SYSTEM.

**LANDSCAPE CALCULATIONS:**  
PER CITY OF TROY ZONING ORDINANCE

**GENERAL SITE LANDSCAPE REQUIRED:** 20% OF SITE AREA SHALL BE COMPRISED OF LANDSCAPE MATERIAL

9.59 AC.(417,740) SQ FT \* 20% = 83,548 SQ FT

PROVIDED: 323,245 SQ FT OF SOFT-SCAPE (LAWN, PLANT BEDS AND EAST UNDISTURBED WOODLANDS)

**PARKING LOT LANDSCAPE REQUIRED:** 1 TREE / 8 PARKING SPACES

3' HT BERM OR SHRUB HEDGE FOR PARKING ADJ. TO A PUBLIC ROAD

CITY PARK-80 SHARED SPACES; 80/8 = 10 TREES AND HEDGE REQ'D

SENIOR HOUSING-37 SPACES; 35/8 = 5 TREES AND HEDGE REQ'D

PROVIDED: 10 TREES & SHRUB HEDGE ALONG LIVERNOIS RD. AT CITY PARK AREA  
5 TREES & SHRUB HEDGE ALONG LIVERNOIS RD. AT SENIOR HOUSING

**GREENBELT REQUIRED:** 1 TREE / 30 LF OF FRONTAGE

LIVERNOIS RD. = 719.6 LF FRONTAGE / 30 = 24 TREES

PROVIDED: LIVERNOIS RD. = 30 TREES

**ADDITIONAL GREENBELT AS REQUESTED BY CITY, ALONG SOUTH PROPERTY LINE TO BUFFER SW EXISTING HOUSE**

PROVIDED: 6 EVERGREEN TREES

**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. AND ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL PROFESSIONAL ENGINEERING ASSOCIATES, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS AGREEMENT IS LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION OF WORK ON THE PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's Below  
Call before you dig

MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net

**PEA**

**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
5015 NW CANAL STREET, SUITE 200  
RIVERSIDE, MI 48150

**PRELIMINARY LANDSCAPE PLAN**

**STONECREST**  
PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 11E.,  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

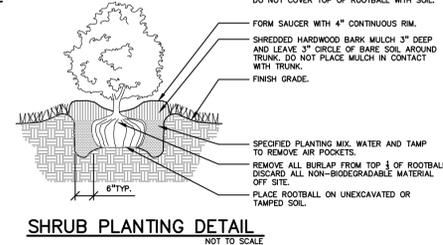
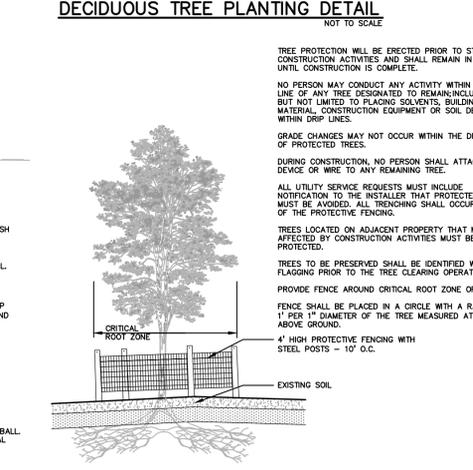
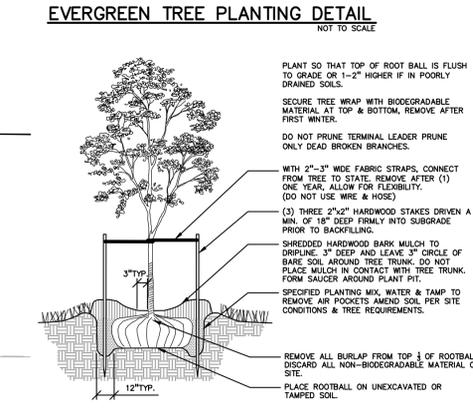
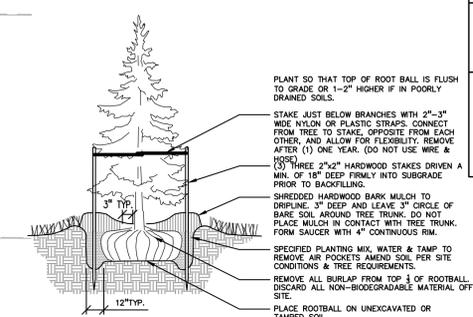
DES: ESB DN, ESB/DRW SUR, PEA P.M. DNH  
SYNOPSIS: 2015/02/14 NORTH POINT - REV: SNIP: 04/16 - REV: 04/16 - (V=1.0) PRELIMINARY LANDSCAPE PLAN

ORIGINAL ISSUE DATE:  
SEPTEMBER 2, 2015

PEA JOB NO. 2015-141

SCALE: 1" = 50'

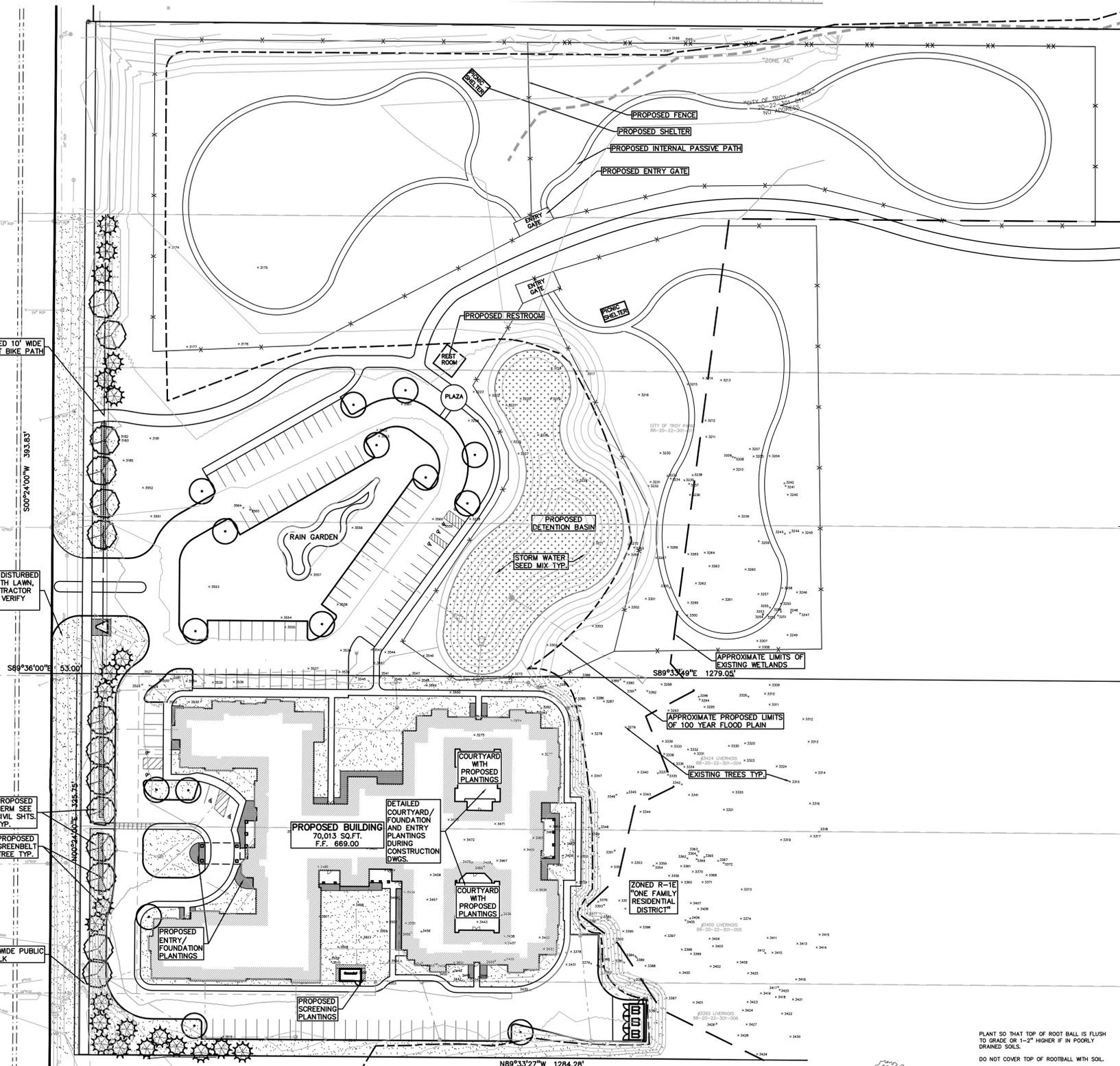
DRAWING NUMBER:  
**L-1.0**



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

**TREE PROTECTION DETAIL**  
NOT TO SCALE

**NOT FOR CONSTRUCTION**



LIVERNOIS ROAD

PROPOSED 10' WIDE ASPHALT BIKE PATH

RESTORE DISTURBED AREAS WITH LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

PROPOSED BERM SEE CIVIL SHOTS, TYP.

PROPOSED GREENBELT TREE TYP.

8' WIDE PUBLIC WALK

PROPOSED ENTRY FOUNDATION PLANTINGS

PROPOSED SCREENING PLANTINGS

PROPOSED RESTROOM

PROPOSED DETENTION BASIN

RAIN GARDEN

STORM WATER SEED MIX TYP.

APPROXIMATE LIMITS OF EXISTING WETLANDS

APPROXIMATE PROPOSED LIMITS OF 100 YEAR FLOOD PLAIN

EXISTING TREES TYP.

PROPOSED BUILDING 70,013 SQ. FT.

DETAILED COURTYARD/FOUNDATION AND ENTRY PLANTINGS DURING CONSTRUCTION QWSS.

COURTYARD WITH PROPOSED PLANTINGS

COURTYARD WITH PROPOSED PLANTINGS

ZONED R-1E "ONE FAMILY RESIDENTIAL DISTRICT"

83284 LIVERNOIS 88-20-22-301-007

83282 LIVERNOIS 88-20-22-301-005

83280 LIVERNOIS 88-20-22-301-003

83278 LIVERNOIS 88-20-22-301-001

83276 LIVERNOIS 88-20-22-301-000

83274 LIVERNOIS 88-20-22-301-000

83272 LIVERNOIS 88-20-22-301-000

83270 LIVERNOIS 88-20-22-301-000

83268 LIVERNOIS 88-20-22-301-000

83266 LIVERNOIS 88-20-22-301-000

83264 LIVERNOIS 88-20-22-301-000

83262 LIVERNOIS 88-20-22-301-000

83260 LIVERNOIS 88-20-22-301-000

83258 LIVERNOIS 88-20-22-301-000

83256 LIVERNOIS 88-20-22-301-000

83254 LIVERNOIS 88-20-22-301-000

83252 LIVERNOIS 88-20-22-301-000

83250 LIVERNOIS 88-20-22-301-000

83248 LIVERNOIS 88-20-22-301-000

83246 LIVERNOIS 88-20-22-301-000

83244 LIVERNOIS 88-20-22-301-000

83242 LIVERNOIS 88-20-22-301-000

83240 LIVERNOIS 88-20-22-301-000

83238 LIVERNOIS 88-20-22-301-000

83236 LIVERNOIS 88-20-22-301-000

83234 LIVERNOIS 88-20-22-301-000

83232 LIVERNOIS 88-20-22-301-000

83230 LIVERNOIS 88-20-22-301-000

83228 LIVERNOIS 88-20-22-301-000

83226 LIVERNOIS 88-20-22-301-000

83224 LIVERNOIS 88-20-22-301-000

83222 LIVERNOIS 88-20-22-301-000

83220 LIVERNOIS 88-20-22-301-000

83218 LIVERNOIS 88-20-22-301-000

83216 LIVERNOIS 88-20-22-301-000

83214 LIVERNOIS 88-20-22-301-000

83212 LIVERNOIS 88-20-22-301-000

83210 LIVERNOIS 88-20-22-301-000

83208 LIVERNOIS 88-20-22-301-000

83206 LIVERNOIS 88-20-22-301-000

83204 LIVERNOIS 88-20-22-301-000

83202 LIVERNOIS 88-20-22-301-000

83200 LIVERNOIS 88-20-22-301-000

83198 LIVERNOIS 88-20-22-301-000

83196 LIVERNOIS 88-20-22-301-000

83194 LIVERNOIS 88-20-22-301-000

83192 LIVERNOIS 88-20-22-301-000

83190 LIVERNOIS 88-20-22-301-000

83188 LIVERNOIS 88-20-22-301-000

83186 LIVERNOIS 88-20-22-301-000

83184 LIVERNOIS 88-20-22-301-000

83182 LIVERNOIS 88-20-22-301-000

83180 LIVERNOIS 88-20-22-301-000

83178 LIVERNOIS 88-20-22-301-000

83176 LIVERNOIS 88-20-22-301-000

83174 LIVERNOIS 88-20-22-301-000

83172 LIVERNOIS 88-20-22-301-000

83170 LIVERNOIS 88-20-22-301-000

83168 LIVERNOIS 88-20-22-301-000

83166 LIVERNOIS 88-20-22-301-000

83164 LIVERNOIS 88-20-22-301-000

83162 LIVERNOIS 88-20-22-301-000

83160 LIVERNOIS 88-20-22-301-000

83158 LIVERNOIS 88-20-22-301-000

83156 LIVERNOIS 88-20-22-301-000

83154 LIVERNOIS 88-20-22-301-000

83152 LIVERNOIS 88-20-22-301-000

83150 LIVERNOIS 88-20-22-301-000

83148 LIVERNOIS 88-20-22-301-000

83146 LIVERNOIS 88-20-22-301-000

83144 LIVERNOIS 88-20-22-301-000

83142 LIVERNOIS 88-20-22-301-000

83140 LIVERNOIS 88-20-22-301-000

83138 LIVERNOIS 88-20-22-301-000

83136 LIVERNOIS 88-20-22-301-000

83134 LIVERNOIS 88-20-22-301-000

83132 LIVERNOIS 88-20-22-301-000

83130 LIVERNOIS 88-20-22-301-000

83128 LIVERNOIS 88-20-22-301-000

83126 LIVERNOIS 88-20-22-301-000

83124 LIVERNOIS 88-20-22-301-000

83122 LIVERNOIS 88-20-22-301-000

83120 LIVERNOIS 88-20-22-301-000

83118 LIVERNOIS 88-20-22-301-000

83116 LIVERNOIS 88-20-22-301-000

83114 LIVERNOIS 88-20-22-301-000

83112 LIVERNOIS 88-20-22-301-000

83110 LIVERNOIS 88-20-22-301-000

83108 LIVERNOIS 88-20-22-301-000

83106 LIVERNOIS 88-20-22-301-000

83104 LIVERNOIS 88-20-22-301-000

83102 LIVERNOIS 88-20-22-301-000

83100 LIVERNOIS 88-20-22-301-000

83098 LIVERNOIS 88-20-22-301-000

83096 LIVERNOIS 88-20-22-301-000

83094 LIVERNOIS 88-20-22-301-000

83092 LIVERNOIS 88-20-22-301-000

83090 LIVERNOIS 88-20-22-301-000

83088 LIVERNOIS 88-20-22-301-000

83086 LIVERNOIS 88-20-22-301-000

83084 LIVERNOIS 88-20-22-301-000

83082 LIVERNOIS 88-20-22-301-000

83080 LIVERNOIS 88-20-22-301-000

83078 LIVERNOIS 88-20-22-301-000

83076 LIVERNOIS 88-20-22-301-000

83074 LIVERNOIS 88-20-22-301-000

83072 LIVERNOIS 88-20-22-301-000

83070 LIVERNOIS 88-20-22-301-000

83068 LIVERNOIS 88-20-22-301-000

83066 LIVERNOIS 88-20-22-301-000

83064 LIVERNOIS 88-20-22-301-000

83062 LIVERNOIS 88-20-22-301-000

83060 LIVERNOIS 88-20-22-301-000

83058 LIVERNOIS 88-20-22-301-000

83056 LIVERNOIS 88-20-22-301-000

83054 LIVERNOIS 88-20-22-301-000

83052 LIVERNOIS 88-20-22-301-000

83050 LIVERNOIS 88-20-22-301-000

83048 LIVERNOIS 88-20-22-301-000

83046 LIVERNOIS 88-20-22-301-000

83044 LIVERNOIS 88-20-22-301-000

83042 LIVERNOIS 88-20-22-301-000

83040 LIVERNOIS 88-20-22-301-000

83038 LIVERNOIS 88-20-22-301-000

83036 LIVERNOIS 88-20-22-301-000

83034 LIVERNOIS 88-20-22-301-000

83032 LIVERNOIS 88-20-22-301-000

83030 LIVERNOIS 88-20-22-301-000

83028 LIVERNOIS 88-20-22-301-000

83026 LIVERNOIS 88-20-22-301-000

83024 LIVERNOIS 88-20-22-301-000

83022 LIVERNOIS 88-20-22-301-000

83020 LIVERNOIS 88-20-22-301-000

83018 LIVERNOIS 88-20-22-301-000

83016 LIVERNOIS 88-20-22-301-000

83014 LIVERNOIS 88-20-22-301-000

83012 LIVERNOIS 88-20-22-301-000

83010 LIVERNOIS 88-20-22-301-000

83008 LIVERNOIS 88-20-22-301-000

83006 LIVERNOIS 88-20-22-301-000

83004 LIVERNOIS 88-20-22-301-000

83002 LIVERNOIS 88-20-22-301-000

83000 LIVERNOIS 88-20-22-301-000

82998 LIVERNOIS 88-20-22-301-000

82996 LIVERNOIS 88-20-22-301-000

82994 LIVERNOIS 88-20-22-301-000

82992 LIVERNOIS 88-20-22-301-000

82990 LIVERNOIS 88-20-22-301-000

82988 LIVERNOIS 88-20-22-301-000

82986 LIVERNOIS 88-20-22-301-000

82984 LIVERNOIS 88-20-22-301-000

82982 LIVERNOIS 88-20-22-301-000

82980 LIVERNOIS 88-20-22-301-000

82978 LIVERNOIS 88-20-22-301-000

82976 LIVERNOIS 88-20-22-301-000

82974 LIVERNOIS 88-20-22-301-000

82972 LIVERNOIS 88-20-22-301-000

82970 LIVERNOIS 88-20-22-301-000

82968 LIVERNOIS 88-20-22-301-000

82966 LIVERNOIS 88-20-22-301-000

82964 LIVERNOIS 88-20-22-301-000

82962 LIVERNOIS 88-20-22-301-000

82960 LIVERNOIS 88-20-22-301-000

82958 LIVERNOIS 88-20-22-301-000

82956 LIVERNOIS 88-20-22-301-000

82954 LIVERNOIS 88-20-22-301-000

82952 LIVERNOIS 88-20-22-301-000

82950 LIVERNOIS 88-20-22-301-000

82948 LIVERNOIS 88-20-22-301-000

82946 LIVERNOIS 88-20-22-301-000

82944 LIVERNOIS 88-20-22-301-000

82942 LIVERNOIS 88-20-22-301-000

82940 LIVERNOIS 88-20-22-301-000

82938 LIVERNOIS 88-20-22-301-000

82936 LIVERNOIS 88-20-22-301-000

82934 LIVERNOIS 88-20-22-301-000

82932 LIVERNOIS 88-20-22-301-000

82930 LIVERNOIS 88-20-22-301-000

82928 LIVERNOIS 88-20-22-301-000

82926 LIVERNOIS 88-20-22-301-000

82924 LIVERNOIS 88-20-22-301-000

82922 LIVERNOIS 88-20-22-301-000

82920 LIVERNOIS 88-20-22-301-000

82918 LIVERNOIS 88-20-22-301-000

82916 LIVERNOIS 88-20-22-301-000

82914 LIVERNOIS 88-20-22-301-000

82912 LIVERNOIS 88-20-22-301-000

82910 LIVERNOIS 88-20-22-301-000

82908 LIVERNOIS 88-20-22-301-000

82906 LIVERNOIS 88-20-22-301-000

82904 LIVERNOIS 88-20-22-301-000

82902 LIVERNOIS 88-20-22-301-000

82900 LIVERNOIS 88-20-22-301-000

82898 LIVERNOIS 88-20-22-301-000

82896 LIVERNOIS 88-20-22-301-000

82894 LIVERNOIS 88-20-22-301-000

82892 LIVERNOIS 88-20-22-301-000

82890 LIVERNOIS 88-20-22-301-000

82888 LIVERNOIS 88-20-22-301-000

82886 LIVERNOIS 88-20-22-301-000

82884 LIVERNOIS 88-20-22-301-000

82882 LIVERNOIS 88-20-22-301-000

82880 LIVERNOIS 88-20-22-301-000

82878 LIVERNOIS 88-20-22-301-000

82876 LIVERNOIS 88-20-22-301-000

82874 LIVERNOIS 88-20-22-301-000

82872 LIVERNOIS 88-20-22-301-000

82870 LIVERNOIS 88-20-22-301-000

82868 LIVERNOIS 88-20-22-301-000

82866 LIVERNOIS 88-20-22-301-000

82864 LIVERNOIS 88-20-22-301-000

82862 LIVERNOIS 88-20-22-301-000

82860 LIVERNOIS 88-20-22-301-000

82858 LIVERNOIS 88-20-22-301-000

82856 LIVERNOIS 88-20-22-301-000

82854 LIVERNOIS 88-20-22-301-000

82852 LIVERNOIS 88-20-22-301-000

82850 LIVERNOIS 88-20-22-301-000

82848 LIVERNOIS 88-20-22-301-000

82846 LIVERNOIS 88-20-22-301-000

82844 LIVERNOIS 88-20-22-301-000

82842 LIVERNOIS 88-20-22-301-000

82840 LIVERNOIS 88-20-22-301-000

82838 LIVERNOIS 88-20-22-301-000

82836 LIVERNOIS 88-20-22-301-000

82834 LIVERNOIS 88-20-22-301-000

82832 LIVERNOIS 88-20-22-301-000

82830 LIVERNOIS 88-20-22-301-000

82828 LIVERNOIS 88-20-22-301-000

82826 LIVERNOIS 88-20-22-301-000

82824 LIVERNOIS 88-20-22-301-000

82822 LIVERNOIS 88-20-22-301-000

82820 LIVERNOIS 88-20-22-301-000

82818 LIVERNOIS 88-20-22-301-000

82816 LIVERNOIS 88-20-22-301-000

82814 LIVERNOIS 88-20-22-301-000

82812 LIVERNOIS 88-20-22-301-000

82810 LIVERNOIS 88-20-22-301-000

82808 LIVERNOIS 88-20-22-301-000

82806 LIVERNOIS 88-20-22-301-000

82804 LIVERNOIS 88-20-22-301-000

82802 LIVERNOIS 88-20-22-301-000

82800 LIVERNOIS 88-20-22-301-000

82798 LIVERNOIS 88-20-22-301-000

82796 LIVERNOIS 88-20-22-301-000

82794 LIVERNOIS 88-20-22-301-000

82792 LIVERNOIS 88-20-22-301-000

82790 LIVERNOIS 88-20-22-301-000

82788 LIVERNOIS 88-20-22-301-000

82786 LIVERNOIS 88-20-22-301-000

82784 LIVERNOIS 88-20-22-301-000

82782 LIVERNOIS 88-20-22-301-000

82780 LIVERNOIS 88-20-22-301-000

82778 LIVERNOIS 88-20-22-301-000

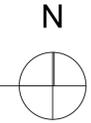
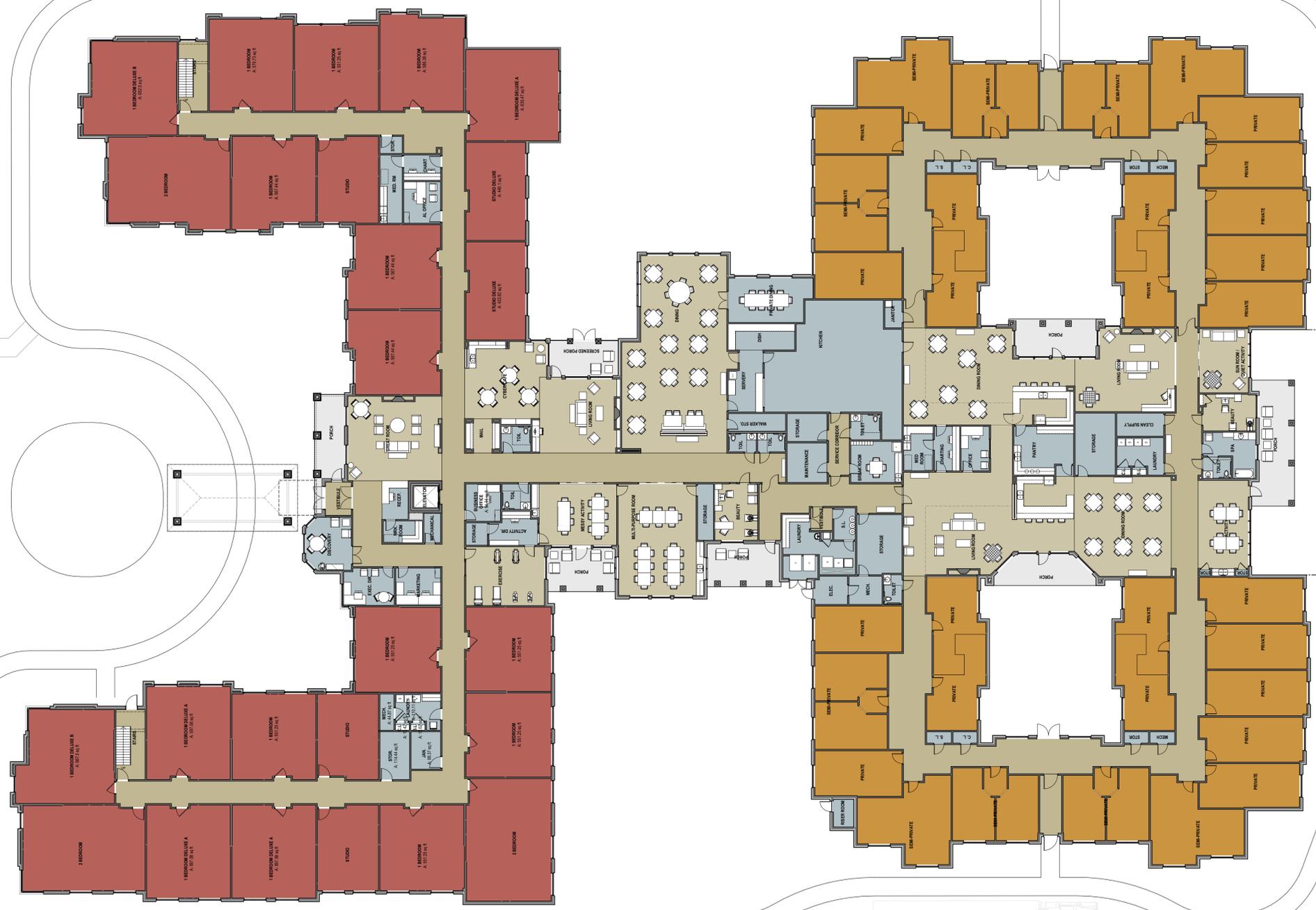
82776 LIVERNOIS 88-20-22-301-000

82774 LIVERNOIS 88-20-22-301-000

**1 FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"

25' FRONT YARD SETBACK



LOCATION MAP - NOT TO SCALE

NO.	BY	CHKL DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE HELD TO ASSUME FULL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERING ASSOCIATES, INC. FROM AND AGAINST ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
TROY, MI

**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 4 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	ESB	DN.	ESB/DRW	SUR.	PEA	P.M.	D/NH
------	-----	-----	---------	------	-----	------	------

ORIGINAL ISSUE DATE:  
09/01/2015

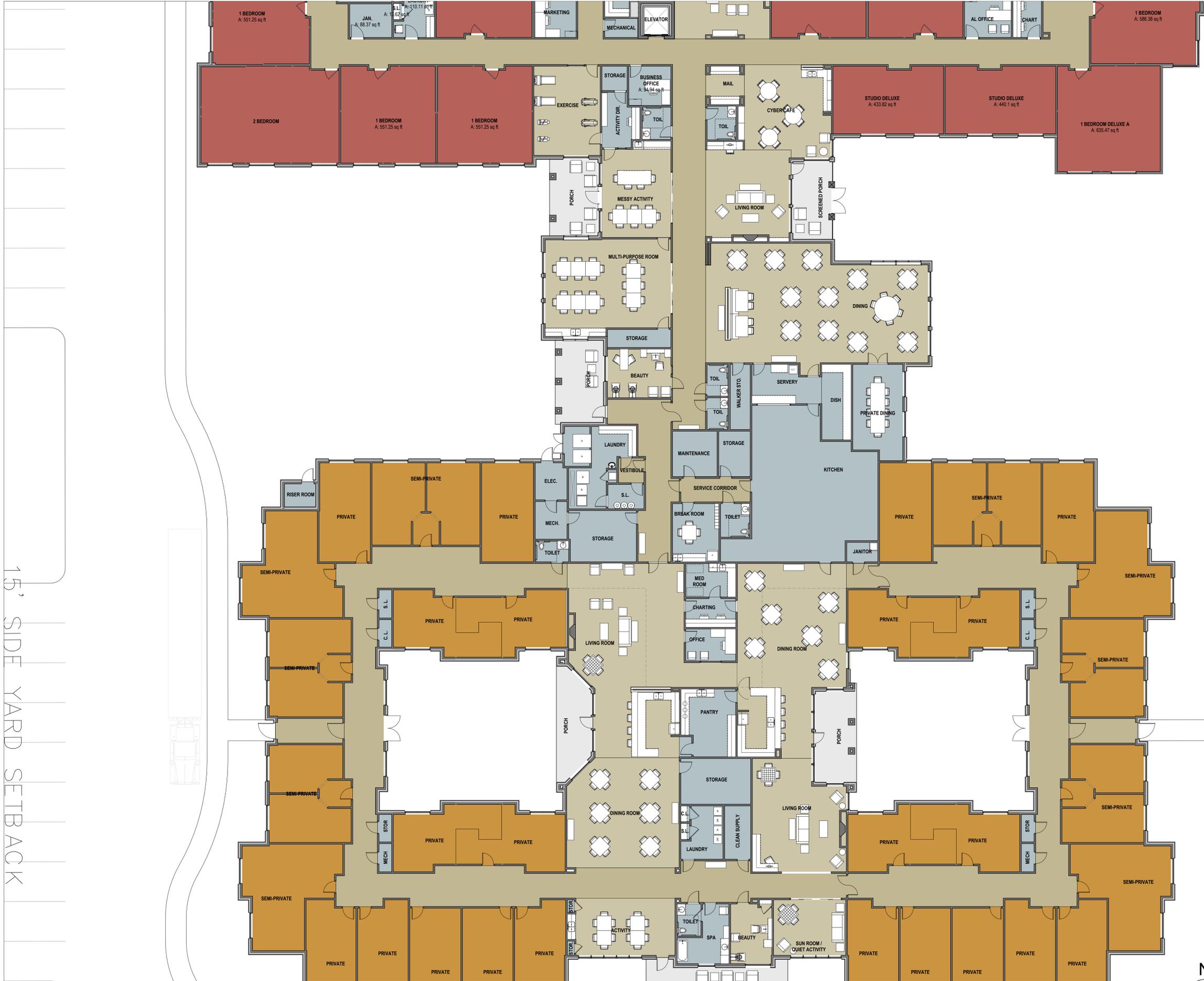
PEA JOB NO. 2015-141

SCALE:  
DRAWING NUMBER:

**SK1**

NOT FOR CONSTRUCTION





LOCATION MAP - NOT TO SCALE

No.	BY	CHKL DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PURPOSE OR OTHERWISE WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN, INSTALL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERING ASSOCIATES, INC. FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
 Call before you dig  
 MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct, Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

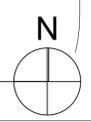
DES.	ESB	DN	ESB / DRW	SUR.	PEA	P.M.	DWHT
	<b>NORTHPOINT DEVELOPMENT</b> TROY, MI <b>ASSISTED LIVING &amp; MEMORY CARE</b> PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN						

ORIGINAL ISSUE DATE:  
 09/01/2015

PEA JOB NO. 2015-141

SCALE:

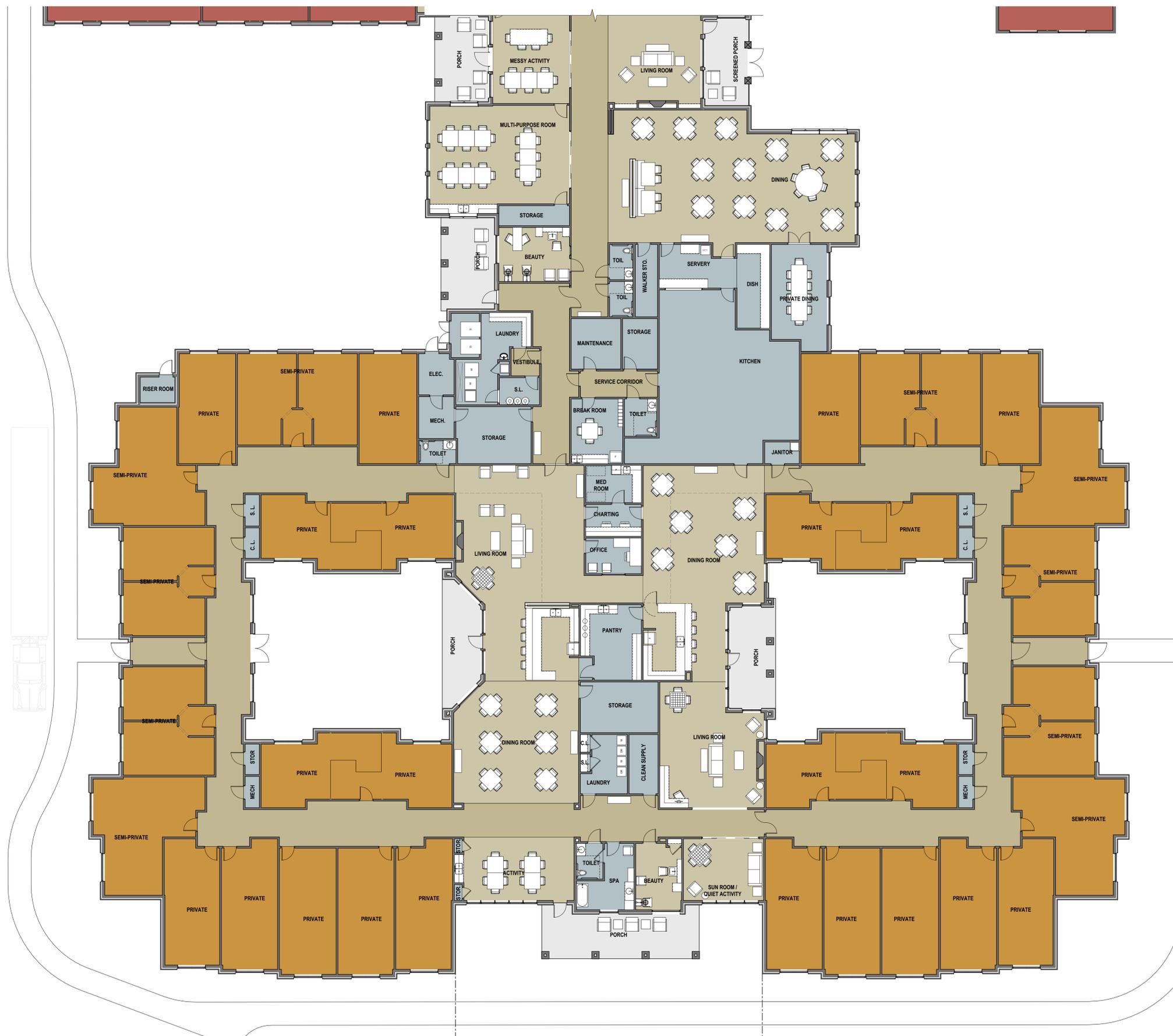
DRAWING NUMBER:  
**SK3**



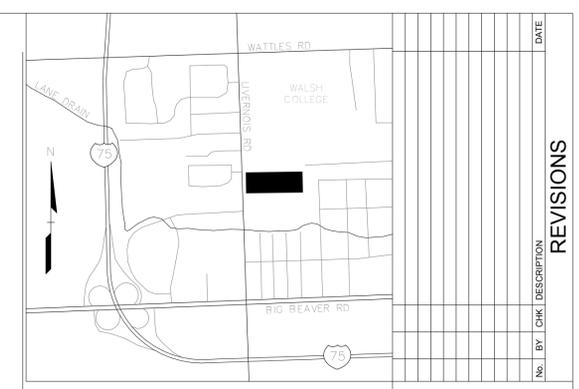
**NOT FOR CONSTRUCTION**

15' SIDE YARD SETBACK

**1** FIRST FLOOR PLAN - MIDDLE SECTION  
 SCALE: 3/32" = 1'-0"



1 FIRST FLOOR PLAN - EAST HALF  
SCALE: 3/32" = 1'-0"



No.	BY	CHKL DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER INFORMATION OR PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN, INSTALL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, WITHOUT LIMIT, FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
Know what's below before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct, Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
TROY, MI  
**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:  
09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:

**SK4**



NOT FOR CONSTRUCTION



No.	BY	CHG. DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE LOANED, REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER INFORMATION FOR OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SCALE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
 Call before you dig  
 MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net  
 (TOLL FREE)



**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct, Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
 TROY, MI  
**ASSISTED LIVING & MEMORY CARE**  
 PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E.,  
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN  
 DES. ESB DN. ESB/DRW | SUR. PEA P.M. DWH

ORIGINAL ISSUE DATE:  
 09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:

**SK5**

**1 SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**NOT FOR CONSTRUCTION**



**ELEVATION KEYED NOTES**

- ① ARCHITECTURAL ASPHALT SHINGLE
- ② CULTURED STONE VENEER, COLOR MIX 1
- ③ ALUMINUM STANDING SEAM ROOF
- ④ HARDIE SIDING, COLOR 1
- ⑤ HARDIE SIDING WAINSCOT, COLOR 2
- ⑥ HARDIE TRIM, PAINTED
- ⑦ CULTURED STONE VENEER, COLOR MIX 2
- ⑧ METAL RAILING
- ⑨ HARDIE TRIM, FASCIA
- ⑩ CULTURED STONE VENEER HEADER
- ⑪ HARDIE TRIM HEADER
- ⑫ WOOD CORBEL, PAINTED TO MATCH
- ⑬ HARDIE PANEL, PAINTED



NO.	BY	CHG.	DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PURPOSE OR TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SCALE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct, Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com



**2 FRONT ELEVATION**



**1 SIDE ELEVATION**

**NORTHPOINT DEVELOPMENT**  
TROY, MI

**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 4 N., R. 11 E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. ESB DN. ESB/DRW | SUR. PEA | P.M. DNH

ORIGINAL ISSUE DATE:  
09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:  
**SK7**

**NOT FOR CONSTRUCTION**



DATE: September 16, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - STREET VACATION REQUEST (SV 190) – Alley between Vermont and Birchwood, Abutting parcels 88-20-27-353-001, 002, 003, 004, 005, 006, 007, 008 and 029 on the west and parcels 88-20-27-353-012 and 021 on the east, Section 27, Currently Zoned MR (Maple Road) and R-1E (One Family Residential) Districts (abutting properties)

### **GENERAL INFORMATION**

Name of applicant(s):  
Amber Properties Company.

History of Right of Way:

The subject alley is in the Addison Height Subdivision, which was platted in 1924. The alley has not been developed.

The applicant owns parcels 88-20-27-353-001, 002, 003, 004, 005, 006, 007, 008 and 029, which front on Livernois. The parcels 88-20-27-353-021 (39 Birchwood) and 88-20-27-353-012 (36 Vermont) abut the alley to the east.

The applicant is requesting to vacate the alley to facilitate development of his multi-family development. Most of the alley has been vacated over time (see attached map).

Length and width of right of way.

The section of alley proposed to be vacated is approximately 18 feet wide by 240 feet long, between Vermont Avenue and Birchwood Street.

### **ANALYSIS**

Reason for street vacation (as stated on the Street/Alley Vacation Application):

To support Conditional Rezoning of the parcels fronting Livernois Rd. that will facilitate implementation of the site plan for a multiple family development under the Maple Road District.

Impact on access to existing lots or buildings (including emergency service vehicles):

If the alley were to be vacated, all properties abutting the alley will continue to have access to abutting streets. Ownership of the vacated alley will revert to the abutting property owners within the subdivision. The applicant will receive the western 9 feet of

the vacated alley and the owners of 39 Birchwood and 36 Vermont will receive the eastern 9 feet of the vacated alley.

Impact on Utilities

There are no City utilities in the alley, however there are overhead utilities. An easement must be maintained for the overhead utilities.

Future Land Use Designation:

The area is designated on the Future Land Use Plan as Maple Road Zoning District.

**CITY MANAGEMENT RECOMMENDATION**

City Management recommends approval of the street vacation request as submitted, subject to the following:

1. An easement shall be maintained for overhead utilities.

Attachments:

1. Maps
2. Application and correspondence from applicant

G:\STREET VACATION\SV 190 Alley btwn Vermont and Birchwood Sec 27\SV 190 PC Memo 09 22 2015.doc

## **PROPOSED RESOLUTION**

**STREET VACATION REQUEST (SV 190)** – Alley between Vermont and Birchwood, Abutting parcels 88-20-27-353-001, 002, 003, 004, 005, 006, 007, 008 and 029 on the west and parcels 88-20-27-353-012 and 021 on the east, Section 27, Currently Zoned MR (Maple Road) and R-1E (One Family Residential) Districts (abutting properties)

### **Resolution # PC-2015-09-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located east of Livernois, between Vermont and Birchwood, approximately 18 feet wide by 240 feet in length, abutting Lots 65 through 54 and lots 454 and 455 of Addison Height, Section 27, be approved, subject to the following:

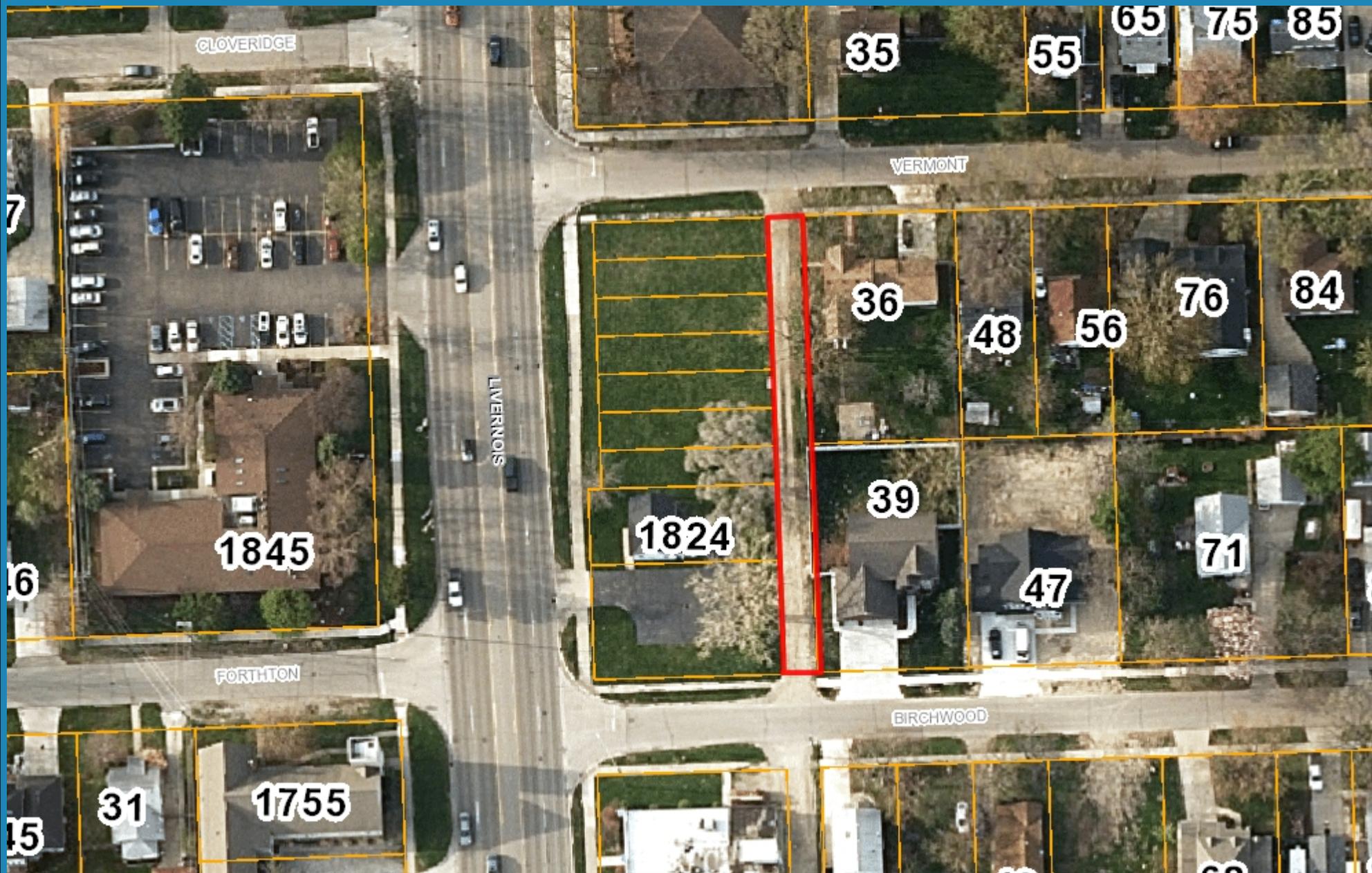
1. An easement shall be maintained for overhead utilities.

Yes:

No:

Absent:

**MOTION CARRIED/FAILED**



189 0 94 189Feet



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.

# "ADDISON HEIGHTS-SUBDIVISION" No 2

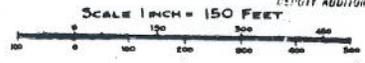
A SUBDIVISION OF W 1/2 OF SW 1/4 OF SEC. 27 T2N, R11 E.  
TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

Examined and Approved  
*Aug 29 1924*  
Deputy Auditor General

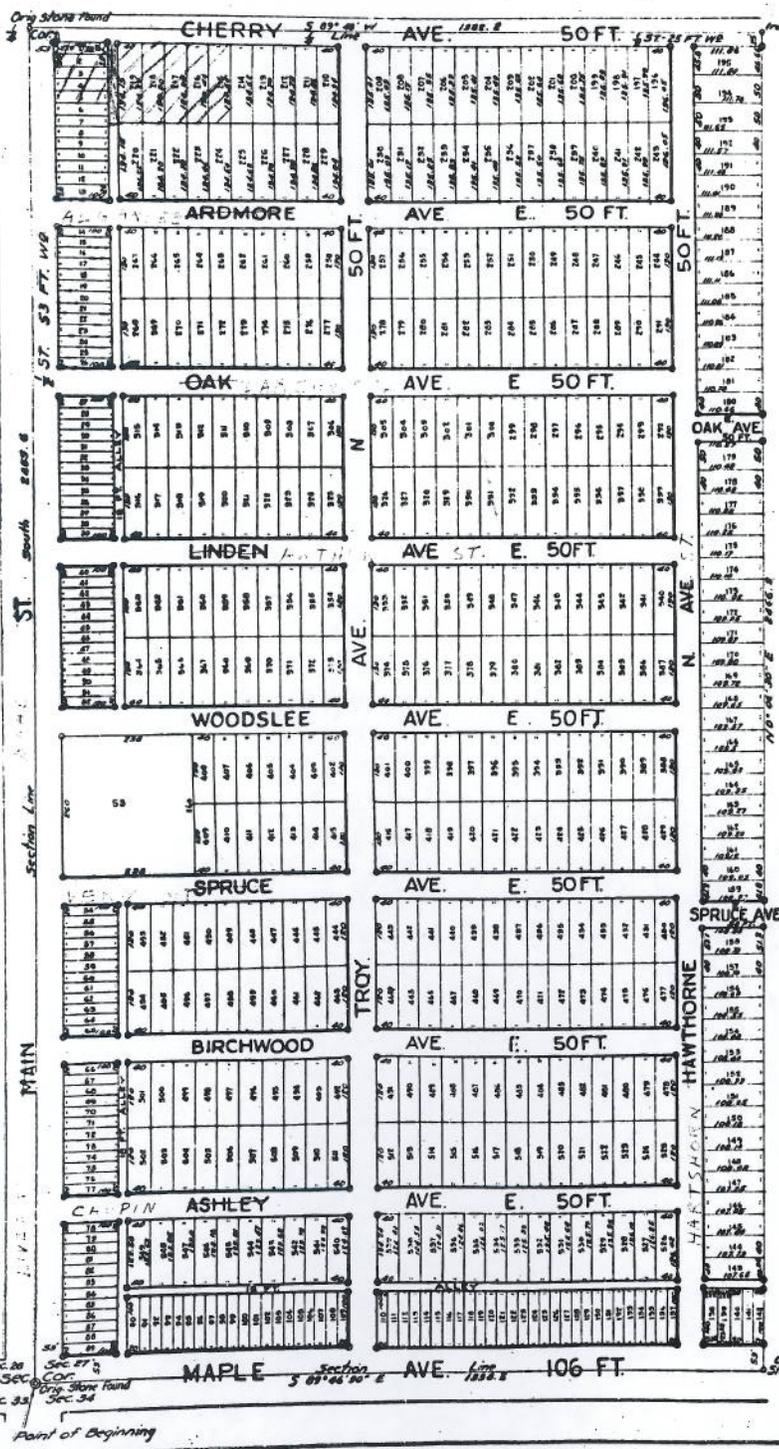
Recorded this *2nd* day of *Sept*  
A.D. 1924 at *10:00* o'clock  
of *1924* of *Plat*  
*Lucile Avery*  
Deputy Auditor General

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE MAP OR PLAT FORWARDED THE REGISTER OF DEEDS FOR RECORDING.  
COMPOSED *Aug 29 1924*  
*Deputy Auditor General*

FILED IN AUDITOR GENERAL'S DEPT.  
*Aug 29 1924*  
*Deputy Auditor General*



Note: - All dimensions in feet and decimals thereof.



**DEDICATION** -  
Know all men by these present that we, Addison Heights Land Company, a Michigan Corporation by John F. Addison, President and Lawrence W. Small, Secretary and Francis W. Poole and Edith E. Poole, his wife, as proprietors, have caused the land shown on the annexed plat to be surveyed, laid out and platted as shown as Addison Heights Subdivision No. 2, a subdivision of the W 1/2 of the SW 1/4 of Section 27, T2N, R11E, Troy Township, Oakland County, Michigan and that all the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:  
*John F. Addison*  
*Lawrence W. Small*  
*Francis W. Poole*  
*Edith E. Poole*

STATE OF MICHIGAN }  
COUNTY OF Wayne } S.S.  
On this 14 day of July, A.D. 1924 before me a Notary Public in and for said County, came the above named John F. Addison President and Lawrence W. Small, Secretary of Addison Heights Land Co., who being duly sworn, by me, did say that the above dedication was signed in behalf of said Corporation, by authority of its Board of Directors and the said John F. Addison President and Lawrence W. Small Sec'y acknowledged said dedication to be the free act and deed of said Corporation, also personally came the above named Francis W. Poole and Edith E. Poole, his wife, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.  
*Notary Public Wayne County, Mich.*  
*My Commission Expires - (Dec) 14th, 1927*

**DESCRIPTION** -  
Beginning at the SW corner of Section 27, T2N, R11E, Troy Township, Oakland County, Michigan; thence S89°30' E, 1822.3 along Section line to 1/2 corner; thence N09°30' E, 1822.3 along 1/2 Section line; thence S 89° 30' W, 1822.3 feet along 1/2 Section line to W 1/2 corner of Section 27; thence South along Section line 822.6 to the point of beginning.

VACATED BY COURT ORDER  
ORDER *21761* 1962  
VOLUNTARILY *210-62*

**SURVEYOR'S CERTIFICATE** -  
I hereby certify that the Plat hereon delineated is a correct one, and that permanent monuments consisting of 2"x10" iron pipe have been placed at angles in the boundaries of the land platted and at intersections of streets and alleys and at all points marked thus:

*W. S. McAlpine*  
Registered Surveyor

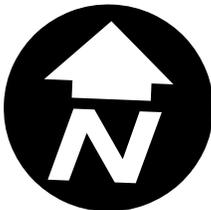
**CERTIFICATE OF MUNICIPAL APPROVAL** -  
This Plat was approved by the Township Board of the Township of Troy, Oakland County, Michigan at a meeting held on the 28 day of June, A.D. 1924.

*Monie G. Wadler*  
Township Clerk

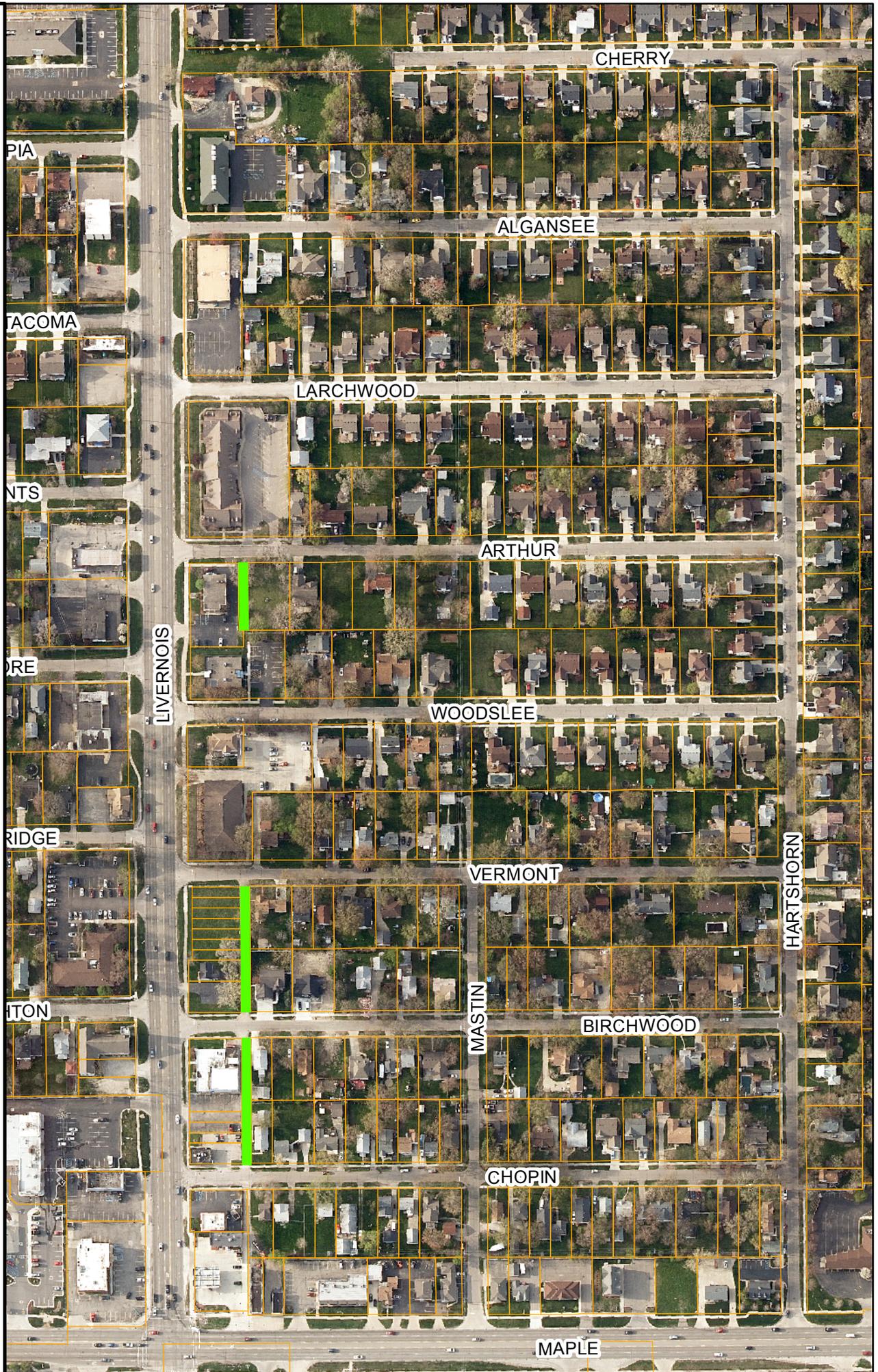
**Oakland County Treasurer's Certificate**  
This is to Certify, that there are no Tax Liens or Taxes held by the State or any individual against, and that all Taxes on lands described in the annexed instrument bearing Treasurer's No. *8763* have been paid FIVE YEARS prior to the date thereof, according to the records of this office, except as stated.  
*Aug 6 1924*  
Pontiac, Mich.

*Edwards*  
*Decker*

# Vacation of Alley



9/16/2015



# STREET / ALLEY VACATION APPLICATION CITY OF TROY

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



**FILE NUMBER** SV 190  
**DATE FILED** 8/5/2015  
**STREET VAC. FEE (\$500.00)**   
**ESCROW FEE (\$1,500.00)**

**NOTICE TO THE APPLICANT**

REGULAR MEETINGS OF THE TROY CITY PLANNING COMMISSION ARE HELD ON THE SECOND TUESDAY OF EACH MONTH AT 7:00 P.M. AT THE CITY HALL. APPLICATIONS FOR VACATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

**PLEASE FILE ONE (1) SIGNED ORIGINAL APPLICATION FORM**

THE **ESCROW FEE** IS AN ADDITIONAL FEE ABOVE THE NON-REFUNDABLE APPLICATION FEE WHICH SHALL BE USED TO PAY PROFESSIONAL REVIEW EXPENSES OF OUTSIDE CONSULTANTS.

**TO THE CITY COUNCIL:**

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL FOR VACATION OF THE RIGHT- OF- WAY OR EASEMENT WHICH IS DESCRIBED AS FOLLOWS:  
The public alley between Birchwood Ave. and Vermont Ave. adjacent to the parcels identified below, as shown on attached drawing.

**APPLICANT(S) FOR VACATION: \***

**NAME** Jerome S. Amber  
**COMPANY** Amber Properties Company  
**ADDRESS** 380 N. Crooks Rd.  
**CITY** Clawson **STATE** MI **ZIP** 48017  
**TELEPHONE** (248) 280-1700  
**E-MAIL** jamber@comcast.net

**NAME** \*Property is under an existing contract to purchase.  
**COMPANY** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**CITY** \_\_\_\_\_ **STATE** \_\_\_\_ **ZIP** \_\_\_\_\_  
**TELEPHONE** \_\_\_\_\_  
**E-MAIL** \_\_\_\_\_

**ADDRESS(S) AND/OR PARCEL NUMBER(S) OF PROPERTY OWNED BY APPLICANT(S) WHICH ABUTS OR INCLUDES THE AREA FOR WHICH VACATION IS REQUESTED:** Parcel nos. 20-27-353-001, 20-27-353-002, 20-27-353-003, 20-27-353-004, 20-27-353-005, 20-27-353-006, 20-27-353-007, 20-27-353-008 and 02-27-353-029 on the west; and 20-27-353-012 & 20-27-353 on the east.

**THIS REQUEST FOR VACATION IS MADE FOR THE FOLLOWING REASON(S) :** To support Conditional Rezoning of the parcels fronting Livernois Rd. that will facilitate implementation of the site plan for a multiple family development under the Maple Road District.

(Attach additional informational pages if necessary)

**ATTACHED IS A MAP INDICATING THE AREA FOR WHICH VACATION IS REQUESTED, THE LOCATION OF THE APPLICANT(S) PROPERTY, AND OTHER ABUTTING PROPERTIES. ( 1" = 200' MIN. SCALE)**

**SIGNATURE(S) OF THE APPLICANT(S):**

*Jerome S. Amber*

**DATE:** 8/5/2015

**DATE:** \_\_\_\_\_





September 18, 2015

Planning Commission  
City of Troy  
500 W. Big Beaver Rd.  
Troy, MI 48084

Re: Amber Properties Company  
Alley Vacation Request  
1800-1870 Livernois (the "Project")

Dear Planning Commissioners:

Since we last met with you on July 28<sup>th</sup>, we are very pleased to report that the Troy City Council unanimously approved the conditional rezoning and Site Plan for the Project on August 24<sup>th</sup>. As you may recall, as part of the Site Plan, the westerly nine feet of the current alley, has been added as a buffer area to the adjacent residential properties. Consequently, the alley needs to be vacated in order for the Project to move forward.

On behalf of Amber Properties Company, we assert the alley should be vacated for the following reasons:

1. The alley has never been paved or landscaped and only serves as an "unofficial" pathway between Birchwood and Vermont streets;
2. The alley is not needed for any governmental purpose, such as refuse pickup;
3. The alley is not needed for any ingress or egress to the Project -- all ingress and egress will occur off of the driveways on the adjacent residential streets;
4. The alley is not needed for any ingress or egress to the two adjacent residential homes, which have driveways and garages facing the streets;
5. The westerly half of the alleyway to be vacated to Amber will be part of the "buffer area" and will be appropriately landscaped and maintained;
6. Based upon an inspection of other adjacent properties bordering on Livernois, it appears that numerous alleys have been vacated over the years and incorporated into office and other commercial building projects; and

ATTORNEYS & COUNSELORS AT LAW

Planning Commission  
City of Troy  
September 18, 2015  
Page 2

7. The alley is not part of a network of alleys that are interconnected or continuous and that provide any manner of ingress and egress of the adjacent and nearby commercial and residential properties.

Amber respectfully requests a recommendation to vacate the alley from the Planning Commission to the City Council. We are under a current deadline as we have had the due diligence period extended with the current property owner. Amber would appreciate your accommodation in this regard.

As always, if you have any questions, please feel free to contact me at your earliest convenience or Jerry Amber at (248) 280-1700.

Sincerely,



Dennis G. Cowan  
PLUNKETT COONEY  
Direct Dial: (248) 901-4056  
Email: [dcowan@plunkettcooney.com](mailto:dcowan@plunkettcooney.com)

DGC/cmw  
cc: Jerry Amber

Open.19331.70425.15938672-1

DATE: September 22, 2015  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: PRELIMINARY SITE PLAN REVIEW – Proposed Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District

The petitioner Trowbridge Lanhold LLC submitted the above referenced Preliminary Site Plan Approval application for a 4-unit site condominium. The property is currently zoned R-1B (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

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/Casca Villa Site Condominium

G:\SUBDIVISIONS & SITE CONDOS\Casca Villa Site Condominium Sec 4\PC Memo 09 22 2015.docx

**PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN REVIEW – Proposed Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District

**Resolution # PC-2015-09-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following:

- 1. Clarify berming and screening along southern property line.
- 2. Clarify sidewalk location with Engineering

\_\_\_\_\_ ) or

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

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

Yes:

No:

Absent:

**MOTION CARRIED / FAILED**



Legend:

- Parcels
- Road Centerline Text

233 0 117 233 Feet

Scale 1: 1,400



**Legend:**

- Parcels
- Road Centerline Text
- Form Based Zoning 2
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road
  - (MR) Maple Road
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MF) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales

250 0 125 250 Feet

Scale 1: 1,500



CARLISLE

WORTMAN  
associates, inc.

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

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

Date: September 17, 2015

## Site Condominium Plan For City of Troy, Michigan

<b>Applicant:</b>	Trowbridge Companies
<b>Project Name:</b>	Casca Village of Troy
<b>Plan Date:</b>	September 8, 2015
<b>Location:</b>	North side of Andrew Drive
<b>Zoning:</b>	R-1B, Single Family Residential
<b>Action Requested:</b>	Preliminary Site Condominium Approval

### PROJECT AND SITE DESCRIPTION

We are in receipt of a site condominium application that includes a site plan, topographic survey, preliminary utility and grading plan, tree inventory, landscape plan, and floorplans and elevations. The subject site is 2.2 acres. The site is located on north side of Andrew Drive. Andrew Drive is just east of Crooks Road and south of South Boulevard.

The applicant is requesting approval of a four (4) unit single family detached site condominium project. The proposed residential use is permitted in the R-1B district. All lots will have access to via a new private road of Andrew Drive. The applicant has proposed a T-turnaround at the northern of the site. In theory the private road could be extended if additional property were to be developed to the north. The use of a private road has to be approved by the City Council.

Location of subject site:

North side of Andrew Drive

**Location and Aerial Image of Subject Site**



Size of subject site:

The property is 2.2 acres in area.

Proposed use of subject site:

The proposed use is four (4) single-family residential site condominium units.

Current use of subject site:

The property is currently vacant.

Current Zoning:

The property is currently zoned R-1C, One Family Residential District.

Surrounding Property Details:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R-1C, One-family Residential District	Single-family home/storage yard
South	R-1C, One-family Residential District	Single-family home
East	R-1C, One-family Residential District	Single-family home/Storage yard
West	R-1C, One-family Residential District	Single-family home

**SITE ARRANGEMENT, ACCESS, and CIRCULATION**

The four (4) lots are arranged on the west side of the property with the private road running along the east side of the property. The lot range in size between 16,720 to 17,717 square feet. The proposed lots are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit.

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

**AREA, WIDTH, HEIGHT, SETBACKS**

Required and Provided Dimensions:

Table 4.06.C establishes the requirements for the R-1B District. The requirements and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front	40 feet	40 feet	Complies
Rear	45 feet	45 feet	Complies
Side	10 feet / 25 feet	10 feet / 25 feet	Complies
Average Lot Size per Unit	15,000 sq/ft w/sewer	Minimum 16,000 sq/ft	Complies
Lot Width	100 feet	110 feet	Complies
Maximum Height	2 ½ stories	Unknown	Reviewed as part of building permits
Maximum Lot Area Covered by Buildings	30%	Unknown	Reviewed as part of building permits
Minimum Floor Area per Unit	1,400 sq/ft	Unknown	Reviewed as part of building permits

The proposed site condominium meet all R-1B calculations.

**Items to be addressed:** None.

**NATURAL RESOURCES**

**Topography** – The site is relatively flat with little elevation changes.

**Woodlands** – The applicant has submitted a tree survey. Trees on site include Cottonwood, Elder, Apple, Walnut, Elm, and Mulberry. The applicant will remove approximately 35 trees from the site.

**Wetlands/Floodplain** – There are no identified wetlands on the site and the site is not located in the floodplain.

**Items to be Addressed:** None



**LANDSCAPING**

The Landscape Plan includes a mixture of evergreen and deciduous trees. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Greenbelt Street Trees	1 tree for every 50 linear feet. 868 feet = 18 trees	18	Compliant

The applicant has added additional planting along the northern property line to screen the internal road from the adjacent single family property and also screened the T-turnaround at the terminus of the new internal road.

The site plan indicates a berm and screening along the southern property line; however this is not reflected on the landscape plan. This item should be clarified.

**Items to be Addressed:** Clarify berming and screening along southern property line.

## SIDEWALKS

The applicant has provided a sidewalk along the west side of the internal road. Engineering notes that the sidewalk on the west side of the proposed road may need to be moved to +/- 10 feet off the back of curb.

*Items to be Addressed: Clarify sidewalk location with Engineering*

## STORMWATER DETENTION

The applicant is utilizing a regional stormwater detention pond on Granger. Engineering has preliminary reviewed the stormwater management plan and finds the existing detention pond on Granger to be adequately sized to accommodate this development.

*Items to be Addressed: None*

## FLOOR PLANS AND ELEVATIONS

The applicant is has submitted sample floor plans and elevations.

*Items to be Addressed: None*

## SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

*1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.*

**The proposed site condominium project is consistent and compatible with other developments in the community, and more importantly adjacent properties. The proposed development meets the intent of the Site Condominium section of the ordinance.**

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

*1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. **The applicant has provided a 40-foot wide public right-of-way. All lots front on the 40-foot right-of-way.***

*2. Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private*

*easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. **Not applicable.***

*3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. **Not applicable.***

*4. Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. **Satisfied.***

*5. All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. **The applicant has proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.***

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in 8.05.A.7.o, include:

- i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**
- ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**
- iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

**Items to be Addressed:** *none*

**RECOMMENDATIONS**

We recommend that the Planning Commission approve the preliminary site condominium application, as conditioned on the applicant satisfying the following requirement as part of the final site plan submittal:

- 1. Clarify berming and screening along southern property line.
- 2. Clarify sidewalk location with Engineering



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

TREE INVENTORY - PROVIDED BY: JIM ALLEN OF ALLEN DESIGN LLC

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION
66	8	Eastern Cottonwood	Populus deltoides	Good
69	12	Eastern Cottonwood	Populus deltoides	Good
70	6	Common Mulberry	Morus alba	Good
71	6,8,9,13	Box Elder	Acer negundo	Fair
72	8	Box Elder	Acer negundo	Poor
73	10	Common Apple	Malus spp.	Poor
74	12	Box Elder	Acer negundo	Good
101	7	Box Elder	Acer negundo	Good
102	7	Box Elder	Acer negundo	Good
103	6	Black Walnut	Juglans nigra	Good
104	6	Common Apple	Malus spp.	Poor
105	6	Common Mulberry	Morus alba	Good
106	4	Box Elder	Acer negundo	Good
107	11,12	Common Apple	Malus spp.	Poor
108	5	Black Walnut	Juglans nigra	Good
109	7	Black Walnut	Juglans nigra	Good
110	8	Box Elder	Acer negundo	Good
111	13	Common Apple	Malus spp.	Poor
112	9,10	Common Apple	Malus spp.	Fair
113	9,11	Common Apple	Malus spp.	Fair
114	5	Common Apple	Malus spp.	Fair
115	8,11	Box Elder	Acer negundo	Good
116	8	Box Elder	Acer negundo	Good
117	7	Common Apple	Malus spp.	Good
118	14	American Elm	Ulmus americana	Good
119	5,6	Common Apple	Malus spp.	Good
391	9	Box Elder	Acer negundo	Good
392	9	Box Elder	Acer negundo	Good
393	8,23	Common Mulberry	Morus alba	Good
394	8	American Elm	Ulmus americana	Good
395	6	Box Elder	Acer negundo	Good
396	27	Common Mulberry	Morus alba	Good
397	4,8	Box Elder	Acer negundo	Good
398	11	American Elm	Ulmus americana	Good
399	4,6,8	Box Elder	Acer negundo	Good

TROPOGRAPHIC SURVEY, BOUNDARY SURVEY & LEGAL DESCRIPTION PROVIDED BY:

Jekabson & Associates, P.C.  
1320 Goldsmith, Plymouth MI 48170  
(734) 414-7200

PROJECT #13-08-10

TREES LOCATED & SURVEY OF EXISTING DETENTION POND BY:

Thomas M. Smith PLS  
7559 Olde Sturbridge Trail  
Clarkston, MI 48348  
(248) 625-3276

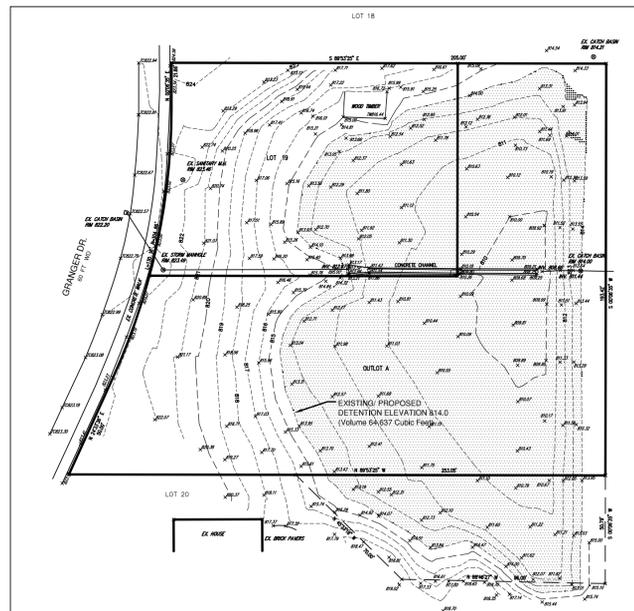
Original Description:

Part of the Northwest Quarter of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as:

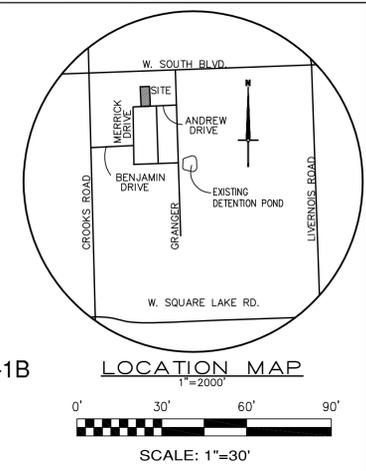
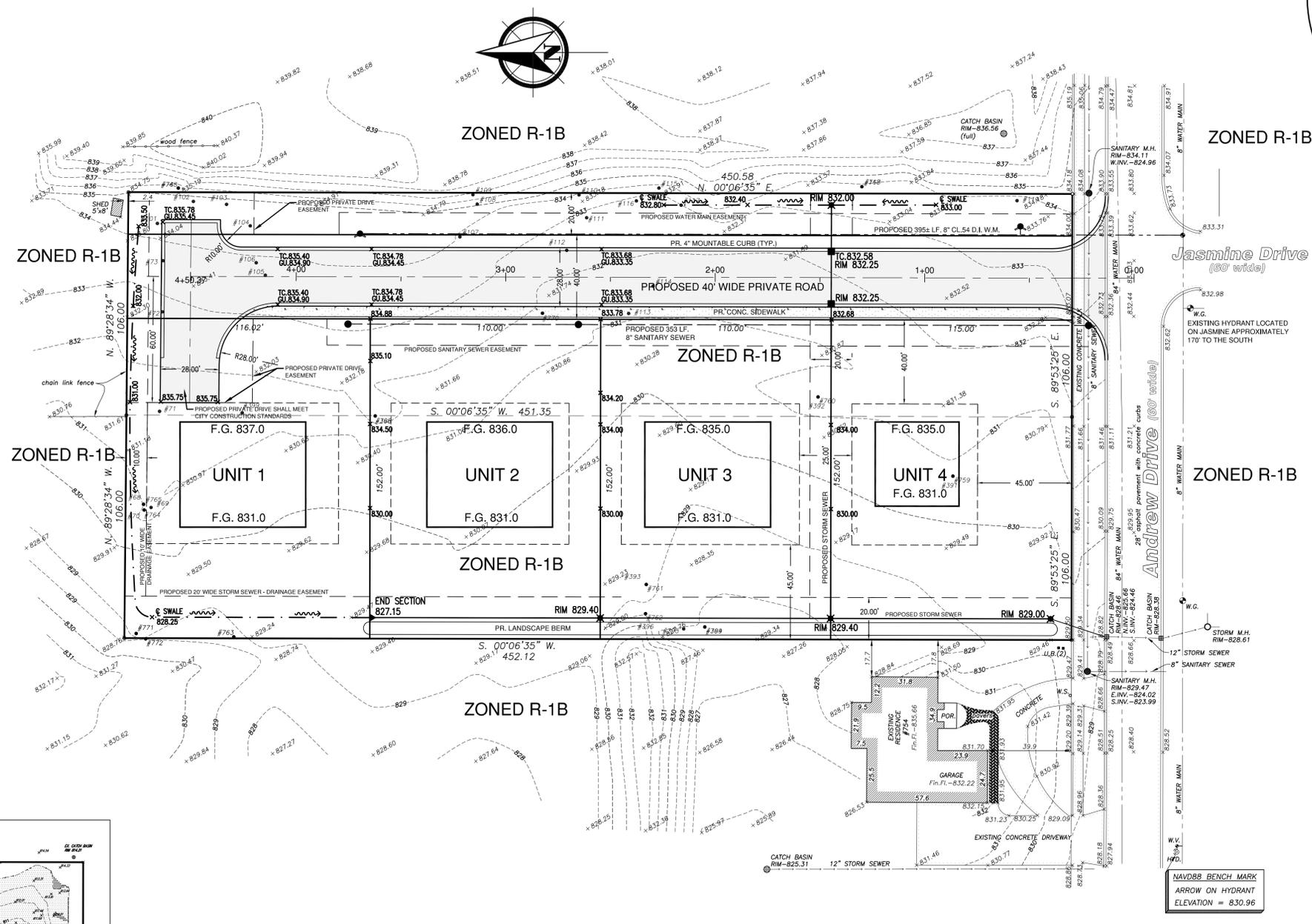
Description After Survey:

Part of the Northwest Quarter of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the North Quarter Corner of Section 4; thence along the North Line of Section 4, North 89°28'34" West 1430.00 feet; thence South 00°06'35" West 330.00 feet to the Point of Beginning; thence South 89°28'34" East 212.00 feet; thence South 00°06'35" West 450.58 feet; thence along the North Line of 'Andrew Farms Sub. No. 2', as recorded in Liber 223 of Plats, Pages 29, 30, 31, and 32, Oakland County Records, and along the North Line of Andrew Drive, 60.00 feet wide, North 89°53'00" West 212.00 feet; thence North 00°06'35" East 452.12 feet to the Point of Beginning. Contains 2.197 Acres. Subject to Easements and Restrictions of record.

Bearings relate to: 'Andrew Farms Sub. No. 2'



EXISTING OFF-SITE DETENTION POND - PROVIDED BY: THOMAS SMITH P.S.  
SCALE: 1"=40'



**EXISTING LEGEND:**

- C.B. - CATCH BASIN
- M.H. - MANHOLE
- C.O. - CLEAN OUT
- CONC. - CONCRETE
- E.S. - END SECTION
- F.P. - FLAG POLE
- O.H. - OVERHEAD
- U.C. - UNDERGROUND
- HYD. - HYDRANT
- GEN. - GENERATOR
- TRANS. - TRANSFORMER
- U.B. - UTILITY BOX
- L.P. - LIGHT POLE
- U.P. - UTILITY POLE
- B.P. - BOLLARD POST
- W.C. - WATER GATE
- W.S. - WATER STOP
- W.V. - WATER VALVE
- LINE BREAK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT POLE
- UTILITY POLE
- SIGN
- FIP - FOUND IRON PIPE
- FSB - FOUND STEEL BAR
- S.S.B. - SET STEEL BAR
- SRC - SET RIVET IN CONCRETE
- 1 ACRE - 43,560 SQUARE FEET
- R - RECORDED
- M - MEASURED
- C - CALCULATED
- 000.0 - EXISTING ELEVATION
- 000.0 - PROPOSED ELEVATION
- - - - - DRAINAGE COURSE
- - - - - EXISTING TREE

**PROPOSED LEGEND:**

- PR. GRADE
- PR. CONTOUR
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. COMPACTED SAND BACKFILL
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. MANHOLE
- PR. R.Y.C.B.
- PR. REVERSE CURB
- PR. SILT FENCE
- PR. ASPHALT
- PR. DEEP STRENGTH ASPHALT
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- GUTTER PAN ELEV.
- V.I.F.
- TC.000.00
- CU.000.00

**SITE INFORMATION:**

ZONING CLASSIFICATION: R-1B (WITH SANITARY SEWER)

SITE AREA: 95,685 SQ.FT. (2.20 ACRES) GROSS  
68,637 SQ.FT. (1.58 ACRES) PROP. NET

MINIMUM LOT SIZE: 15,000 SQUARE FEET  
MINIMUM LOT WIDTH: 100 FEET  
MINIMUM LOT FRONTAGE: 100 FEET  
MINIMUM FLOOR AREA/LOT: 1,400 SQUARE FEET

MINIMUM SETBACKS:  
FRONT: 40 FEET  
SIDES: 10 FEET (MIN.) / 25 FEET (TOTAL)  
REAR: 45 FEET

**PROPOSED PARCELS:**

UNIT	LOT AREA (SQ.FT.)	LOT WIDTH (FT.)
UNIT 1	17,717	116.02
UNIT 2	16,720	110.0
UNIT 3	16,720	110.0
UNIT 4	17,480	115.0

**STORM DETENTION CALCULATIONS:**

SITE AREA 2.2 ACRES  
WEIGHTED RUNOFF COEFFICIENT: 0.38

$Q_0 = 0.2/0.38 = 0.526$

$T = -25 + \sqrt{\frac{8,062.5}{0.526}} = 98.8 \text{ MINUTES}$

$V_s = \frac{12,900(98.8) - 40(0.526)(0.38)}{98.8 + 25} = 8,216$

$V_t = (8,219)(2.2)(0.38) = 6,870 \text{ CUBIC FEET (REQUIRED)}$

PROPOSED INCREASE IN DETENTION SHALL BE HANDLED IN THE EXISTING DETENTION POND LOCATED: EAST OF GRANGER DRIVE & KIMBERLY DRIVE INTERSECTION.

VOLUME OF STORAGE AVAILABLE (TO 814.00 ELEVATION): 64,637 CUBIC FEET  
EXISTING REQUIRED POND VOLUME: 47,485 CUBIC FEET  
ADDITIONAL DETENTION VOLUME AVAILABLE (EXISTING): 17,152 CUBIC FEET

REQUIRED DETENTION (6,870 CF) < VOLUME AVAILABLE (17,152 CF)

EXISTING POND REQUIRED CALCULATIONS TAKEN FROM PLANS BY MCS 3/27/90

Site Plan Applicant:  
Trowbridge Land Holdings, LLC  
2617 Beacon Hill  
Auburn Hills, MI 48326  
Salvo Orlando 586-855-8333

Property Owner:  
Cardinal Acquisition, LLC  
2617 Beacon Hill  
Auburn Hills, MI 48326  
Salvo Orlando 586-855-8333

**STORM DETENTION NOTES:**  
ANY ADDITIONAL STORM WATER DETENTION REQUIRED BY THE CITY ENGINEERING DEPARTMENT SHALL BE PROVIDED IN THE EXISTING DETENTION FACILITIES LOCATED ON PARCELS:

#88-20-04-130-017  
#88-20-04-130-018  
#88-20-04-130-019

WHICH SHALL BE REGRADED/DESIGNED IF REQUIRED.

REV.	DESCRIPTION	DATE
6	Revision Map	9/03/2015
5	Raise Roadway	8/05/2015
4	City Comments	7/14/2015
3	City Comments	4/14/2015
2	Changes per Client	1/10/2015
1	Revisions per City Review	10/16/2014

**Sujak Engineering PLC**  
CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$  
491 Coedige Highway  
Troy, MI 48068  
Phone: (248) 885-8431  
Fax: (248) 885-8432  
Email: SujakEngineering@Comcast.net



Casca Village of Troy  
Parcels #88-20-04-100-085 & 086, Troy MI  
Client: Trowbridge Land Holdings, LLC

Scale: 1"=30'  
Drawn: TCS  
Checked: TCS  
Approved: TCS  
Date: 5/07/2014  
Job no. 14-017  
Sheet No. C1.0













DATE: September 22, 2015  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: MASTER PLAN UPDATE – Boomers and Shakers Forum

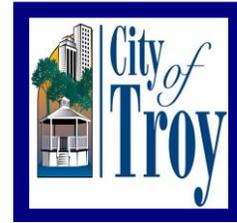
The City of Troy hosted the Boomers and Shakers forum on August 17, 2015 at the Troy Community Center. The purpose of the forum was to meet with Troy seniors, empty nesters and baby boomers to identify issues and determine strategies to ensure Troy assists its aging population and creates an aging friendly place.

The attached Executive Summary provides background and summarizes findings.

Attachments:

1. Memo/attachments from Carlisle/Wortman Associates, Inc.

G:\Master Plan\Update 2014-2015\PC Memo 09 22 15.docx



---

---

## **BOOMER AND SHAKER Executive Summary**

### **INTRODUCTION**

As part of the public engagement process for the master plan update, the City of Troy hosted a “Boomer and Shaker” Forum on Monday, August 17, 2015 at the Troy Community Center. The purpose of the forum was to meet with Troy residents to identify issues and determine strategies to ensure Troy assists its aging population and creates an aging friendly place. The intent was to focus on issues facing Troy’s boomer and senior population but also address issues that cross-generational lines:

- Housing
- Transportation
- Placemaking
- Walkability
- Safety and Security
- Health Services
- Recreation and Cultural Activities

Over 80 community residents participated in a productive input session to make Troy an aging friendly location.

### **KEY FINDINGS**

Most of the participating residents are likely to remain living in Troy as they age. Many noted the high quality of life living in the city. For those that identified that they are likely to leave Troy, the most listed reason was a lack of housing option and a lack of transportation options. Underserved senior housing options and a need for increased public and dedicated senior transportation options was a common discussion point of the Forum.

The most identified underserved housing type was senior-friendly housing such as smaller, single-family homes, condominiums, or apartments with first floor master bedrooms. Housing affordability was listed as a significant housing limitation. Many remarked that they are on a fixed income and cannot afford a \$400,000 house/condo. They noted that affordable, smaller housing options are difficult to find in Troy and the city should push development of those types.

The second major takeaway was the need for improved transportation options, particularly serving seniors. Most attendees noted that because they are able to drive they are able to obtain their daily needs (health services, retail goods, social, recreational, and cultural). However, they are unsure if they will be able to once they are unable to drive.

To improve transportation options, the city should work with SMART to increase bus hours and locations. While Medi-go, a transportation service for Troy disabled residents and those age 60, provides a valuable service, the hours are limited and should be expanded. Medi-go should be complimented with a dedicated transportation system or on-call shuttle service for seniors for daily needs in addition to just medical

appointments, like grocery shopping, recreation activities, etc. Lastly, the City should focus on improving the sidewalk system and street crossing at major thoroughfares, and build trails.

In regards to safety, many attendees noted that though Troy is very safe, an increase in police visibility and presence is needed. Lastly, many seniors noted they need assistance in home upkeep and maintenance, and the city should provide assistance.

## **FOCUSED QUESTIONS**

The forum culminated with an interactive community participation activity, which focused on the following six questions:

1. How likely are you to live in Troy as you age? Why or why not?
2. What are the current underserved housing options in Troy?
3. What transportation and pedestrian improvements are needed to assist an aging population in meeting their daily needs including physical exercise?
4. What additional safety and security factors does an aging population face?
5. Are you able to obtain your daily needs (health services, retail goods, social, recreational, and cultural needs) in Troy?
6. What other non-identified issues does the City need to address for an aging population?

Over 235 comments were submitted.

### Common Responses to Questions:

1. How likely are you to live in Troy as you age? Why or why not?
  - Very likely, enjoy the high quality of life that Troy provides
  - If I leave it is due to a lack of housing and transportation options
2. What are the current underserved housing options in Troy?
  - Single story housing and condos for seniors – 1 floor only, 2 bedrooms, 2 bath
  - Long-term care, skilled nursing, and senior assisted living
  - Low income, affordable housing for seniors on limited income
3. What transportation and pedestrian improvements are needed to assist an aging population in meeting their daily needs including physical exercise?
  - Expand SMART hours and locations served
  - Expand Medi-go hours
  - Provide dedicated senior bus/shuttle service for daily needs
  - Make greater pedestrian improvements including sidewalks, street crossings, and trails
4. What additional safety and security factors does an aging population face?
  - Increase police visibility in the neighborhoods
  - Increase community education on scams and identity theft
5. Are you able to obtain your daily needs (health services, retail goods, social, recreational, and cultural needs) in Troy?
  - Yes because I can drive myself.
  - Need to address transportation improvements and put more daily commercial near residents.

6. What other non-identified issues does the City need to address for an aging population?
- There were numerous responses

**APPENDICES**

- A. List of Attendees
- B. Comments listed by question

## Boomers & Shakers

### Public Input Response Compilation

---

#### 1 – Aging In Place

- Likely – because my grandchildren live in Troy
- Yes, as long as I can get the type of housing I will need
- I am likely to live in Troy as I get much older
- Likely-love my home
- Yes, have a paid for Ranch house with relatively small lot. I contract for some services (grass cut, snow removal)
- Yes. It is “home” to me and is surrounded by Metro Detroit which has lots of stuff to do
- Very likely if the City builds small communities within the City
- Yes, we have many friends and people we know here. There are many activities available in Troy
- Likely, only if there are places to downsize
- We are committed to our housing in Troy – at ages 75 and 72, we are in a 3 BR 2 Bath home. No basement-no 2<sup>nd</sup> floor. We picked the house because of our age we will be going elsewhere (Detroit) for entertainment because Troy is too traditional and boring.
- Very likely to remain in Troy. It took a long time to get here and we enjoy the sense of community
- Likely – own home, medical is convenient
- Likely – provided adequate housing, one-floor!
- I will continue to live in Troy because I am very happy with my home
- Very likely – Own a condo
- Very likely
- Likely to live in Troy – There are stores and a hospital near my home. However, I would still need to drive to get where I want to go.
- Very likely – used to everything here and friends are here also.
- Very likely, really enjoy the community. City provides sufficient parks. Shopping & other services are readily available. Residential facilities are available. Excellent library, snow removal, rubbish pick-up is satisfactory. Underused housing options in Troy. We have an aging population.
- Yes-staying in Troy. Great City. Good education available. Excellent shopping.
- Almost likely.
- Uncertain, but good possibility. Consideration of moving closer to son. Depends on satisfaction where currently reside, or if new options are enticing.
- I decided to stay in Troy when I bought my house in 1976, I was 46. At 60, same. At 85, same. My home is my castle and I intend to stay.
- We would like to stay, but can’t find housing to downsize to.

- Would love to stay in Troy. Why? Location – close to I-75, Birmingham, very central location!! Easy access to other location, areas, etc.
- I will live in Troy forever. I like my home and neighborhood with all ages. Having lived here since 1962. Could use more retail spread out, not just big malls.
- Likely if they meet appropriate housing needs, i.e. accessibility to home, shopping, etc.
- Very likely to stay – convenient to all I do daily
- I plan to continue living in Troy in my own home for my lifetime. Why? I prefer independence, privacy, convenience and my neighborhood.
- I will stay in Troy as I age
- Yes – nearness to things I like to do
- Likely to stay. I like my church, I like my volunteer groups, I know my way around.
- Very likely – kids and grandkids are residing in general area, 20 to 40 miles. Hospital, doctors, churches, restaurants and grocery stores within 6 to 9 miles.
- Will stay in Troy as long as family near. After that, may split time between vacation home up north and Naples, Florida.
- Yes – convenient for now.
- Family living in Troy – being able to drive is a must
- Yes. However, I want to downsize from a 2200+ square foot house and smaller housing (detached condos) are not being built
- I would be very happy to stay in Troy – you need condos (1 floor only) 2 bdrm-2 bath. All my doctors are here – parks & rec, stores, malls.
- Not very likely
- Not likely. Smaller homes or condos needed. More transportation services.
- Unlikely to stay in Troy. Very disappointed that I cannot find a new or newer small home that does not include a main floor bedroom
- Not likely-I'll move to Rochester condo or apartment, they have OPC exclusively for Seniors and walkable City resources/condo apartments, library, stores, etc.
- Not likely – high property taxes
- Not likely – no relatives in the area. At some point, I should probably move close to one of my daughters in other states. Although some nice little ranch house could make me change my mind
- Not likely – It is not pedestrian friendly
- Will move from Troy in next 3 years. Children are grown and have moved across the country
- I lived in Troy for 40 years and moved to Sterling Hts just 6 months ago because I'm a widow, felt like I needed a smaller home and no single story condos were available in Troy. I still volunteer in Troy
- Moving to a warmer climate
- I need to downsize in the next couple of years. I'm already thinking about where. I've already visited Henry Ford Village in Dearborn – a community within itself...Independent Living, yet if you don't want to cook, they provide very good meal choices – There are also shops for extra

personal needs like barber/beauty and other. They even have an option where they check on you every morning by way of putting the little sign on outside of your apt doorknob.

- Very unlikely – Troy not only does not relate to 75+ citizens—but it currently has no clue as whether this relationship is worthwhile (in dollar terms) pursuing.
- Not sure...

## 2 – Underserved Housing Options

- Lack of homes with first floor Master BR
  - Need single story housing
  - Condos for seniors – 1 floor only, 2 bedrooms, 2 bath
  - There needs to be more single story houses
  - More senior apts. Smaller, single level homes or condos. Homes/condos accessible to services.
  - Condos with first floor master bedroom
  - No barrier free condos or single story affordable home
  - We need single story housing like ranches. Need both high quality expensive options as well as affordable less expensive options
  - Small single dwelling homes. On our street alone, 1 small house was torn down and 3 big houses turned up in its place. We have a 24' x 36' single story w/ basement sump pump and are happy on our ½ acre. There aren't many of those left and our neighbors think the same
  - Ranch newer homes or spacious apartments
  - Require smaller home foot print with auto parking structure enclosed. Probably one level floor for wheelchair access. Needs to be mixed ages – starter for young family and seniors. This would help security of site.
  - Nice condos – not necessarily limited to seniors (Kmart Property Perfect!!)
  - Smaller homes built with seniors in mind are underserved. Homes that are on one level and part of a neighborhood
  - We want to downsize to: 1200 sq. ft., 2 bed/2 bath, Ranch, Basement, 1<sup>st</sup> floor laundry, outdoor space. Can't find this kind of housing – want to spend 130,000-150,000
  - Single story condos in proximity to services, shopping, etc.
- 
- Low cost, single level condos
  - Condos on one level – affordable, not over \$400,000
  - Affordable housing for seniors – home prices in Troy are high
  - Small single homes not condos or apts for those we want more privacy
  - Housing, yes, is underserved. Smaller, yes, and single floor, ranch style homes.
  - Need middle priced apartments for seniors only
  - More affordable housing for assisted living
  - There needs to be more affordable apartments for those in their 20's and 30's. My son is in an apartment with 1 bedroom and we are paying more than \$900 per month. We also need apartments for seniors that could include a grocery store with the complex.

- I need subsidized apartment living. That is very limited in Troy, so I will probably have to move elsewhere
- Low income, affordable housing for seniors on limited income. Slightly upscale housing for seniors that want to downsize, are financially stable. 1<sup>st</sup> floor master/laundry. Privacy – possibly detached condos
- We need affordable luxury 1-level homes or apartments with 1300-1500 s.f. with additional storage. Plus, underground parking
- Elderly are underserved. We need more long term care and assisted living arrangements
- Senior center, library and city hall all are located in a circle. We need more housing apts for seniors
- Senior living
- Housing could be shared with friends and be built in pods of 5, 4, or 3 units. All sharing a common area, large, such as 1 kitchen – 1 of the say 5 units could house a “Care Person” and cook for the other 4 units people. With a common courtyard in the center. A walkway around the center circumference so one can walk to the other units doors – perhaps these pods are in a village.
- Insufficient housing near the civil center, the library and community center
- Lack of senior developments. Specifically skilled nursing and assisted living
- We need more assisted living and memory care facility
- No “senior development” eliminating all other ages below perhaps 65
- Low income housing that has care options available within the building – more senior housing as a whole
- I’d have to say seniors – builders are building bigger homes for younger populations – but what is being planned, etc. for seniors as they age from being independent to needing assistance, etc.
- Mini communities that have all, health, social, banking, food within walking distance
- Need pocket neighborhood zoning options
- None
- A Del Webb or Fox Run type community for seniors – problem, no tract of land big enough
- Kalamazoo has small communities within the community. Start benchmarking other cities
- Need suitable housing for the younger and older people in our community.
- I only know of 1 place in Troy that meets most of my needs (15 & Coolidge). Only a few of the condos have elevators, but they are close to all stores. We can get transportation to doctors.
- Shortage of housing, lack of lofts – small units connected to services

### 3 – Transportation

- Need better bus or taxi services – nearly non-existent today
- More pedestrian paths (E.G. Square Lake between John R & Troy Union School)
- Transportation/pedestrian improvements are needed? More sidewalks are needed – there are places without them. More places to sit comfortably at bus stops

- Should provide readily available transport on Big Beaver that would connect Rochester to Coolidge. Something like a large golf cart without a driver running on the sidewalk.
- More flexible, easier and reliable transportation system
- How about a trolley bus to take seniors for grocery shopping? How about a bike path? Crossing John R and Big Beaver is not safe. How about a bridge for the walkers?
- Offer physical exercise options at the community center throughout the day. I'm a "I don't do mornings" person. Put the Senior Center sign back up.
- Expanded bus service such as Medigo which provides evening and weekend service that Medigo cannot provide.
- An always funded transportation van for elderly doctor appointments, chemo, etc.
- Lack of trails
- Walkability – not only for seniors, but also families. Be able to walk from Somerset Mall to Ocean Prime, St. Alans in a pedestrian friendly manner.
- Transportation for those that can't drive is needed
- More access to public transportation or shuttle service
- Bus service – more stops, not less. Ramps on more sidewalks and places of business
- Not enough buses or hours for senior transportation
- The transportation in Troy is fair if all your doctors are near Troy. I have a neurologist in Southfield that I wouldn't be able to get a bus to go there
- Very likely to live in Troy in my own home. Don't mess up the flow of traffic like Birmingham
- So far its fine by me
- More crosswalks needed, especially on high-speed roads. Public awareness marketing about pedestrian safety – importance of stopping before bold white line at intersections
- Greatest problem for me in Troy – Transportation when unable to drive
- Unless you own a car and drive, you are unable to get anywhere after 5 PM
- Let "isolated" learn about fun/volunteer places to go, things to do. How is it publicized?
- Maintaining of the SMART buses later into the evening so seniors can get home after meetings, concerts, and programs
- Your (city/cities) thought about a walkable Big Beaver is a joke. BB can never be walkable – my neighborhood is what the community is NOT is bike friendly. I'd like to be able to ride my bike safely to the Community Center, library, etc. It can't be done the way it is – Detroit has bike lanes, Pollard Dr. is totally bike friendly
- More transportation all week, and to go to social places, not just grocery shopping. Doctors & pharmacy, and not just 9-4 on Mon-Fri.
- Need to look at developing more walkable safe areas. Specifically, the 16 mile corridor – need to be more pedestrian friendly
- Regular bus routes to provide transportation to nearest food and shopping center
- Make Big Beaver into something other than a major highway. Have a shuttle bus running along Big Beaver. Need the City to increase funding for Medi-Go – currently they only go M-F, 8-4.
- Go see villages in Florida – everywhere can get to anything with golf carts – Note: In winter, it's hell to live in Troy – Roads too slippery and dangerous

- We need more senior transport after 5 pm. Need more sidewalks for pedestrians
- I have no psychic power to know what will happen to my health – everything depends on that. Will I be unable to drive? Then I'm in trouble. Will I have a stroke? It goes on – so – I have no idea if I will continue to live in Troy (I'm already 80 ½)
- We need a bus again for senior adaptive recreation activities
- Street crossings on major thoroughfares are typically designed for Troy as it was 25 or 30 years ago
- There are transportation buses right now. I don't need a car as an available – need bridge over Big Beaver
- SIDEWALKS – we can't get there from our homes walking or biking. Better bus transportation covering the city. Free to go to certain locations – Community Center, groceries, shopping
- Improve MediGo! Should be a City service
- Availability of safe, affordable service
- We would like a train to the airport and to the West of the state and Chicago
- More lighted areas so people can walk at night
- Good walkways, sidewalks, biking trails
- Allow people 62+ to drive golf carts on sidewalks
- More hours with smart bus and MediGo (weekends and evening hour transportation). Minimal service fees
- MediGo available M-F, 9-4. So don't get sick on the weekends or after 4. I also have an adult child that doesn't drive but holds a D/T job. Tough to get him to work evenings
- Sidewalk at Leetonia Ave, 48085
- Need shuttle bus service – on call basis
- Transportation to physical therapy centers
- There should be low income or full (?) transportation options for seniors

#### 4 – Safety and Security Factors

- Maybe more police visibility in the neighborhoods. I rarely see them on my street unless there is some emergency.
- More money allocated to TPD (Troy Police Dept). Don't see any police presence
- More allocation to police patrols and visibility in the neighborhood
- Feeling safe enough to stop at strip centers and gas stations without fear of something bad happening to you or your personal property
- As we age and get “decrepit” it would be harder to resist people who would do us harm
- Protection - So the “hoodlum” element doesn't knock you down – drive like fools, take drugs, etc, etc. Is there any real security to be had in Troy?
- I feel safe and secure. But would like to see more of a police presence in the neighborhoods – not investigating crime
- Safety and security – neighborhood watch has worked in the past
- More of a comfort level in regards to calling security or police if safety is threatened
- More police patrols in neighborhoods – make your presence known

- More community education on scams and identity theft
  - Problems with hearing and vision worsening. Problems with small print. Element of criminal activity against seniors need to be swiftly dealt with
  - Seniors are a target for every criminal and scam artist. We need creative ways to protect seniors from these people
  - Please no door-to-door salesmen on Omaha Steak guys driving down the street. Does the City of Troy offer any type of home maintenance aid to verify that we really need new gutters or a roof, etc.
  - Scams – I saw the potential for one and watched because our neighbors watch out for each other. Neighbors need to talk
- 
- Access to emergency services, e.g. street barricades & EVA's
  - Need some type of group that checks on seniors in their home
  - Inability to move or respond quickly to danger
- 
- Need better bus service
  - Safe transportation
  - I like to walk – better sidewalks (especially between John R and Dequindre on Square Lake)
  - Crossing the large streets in Troy must be made easier and safer
  - Safety islands at major cross streets & traffic lights
  - Being able to defend themselves. Safe places to walk and exercise
- 
- Same issues as any age group
  - Better lighting in older neighborhoods
  - Good lighting
  - No solicitations at night or after a "certain daylight" hr.
- 
- I don't have all/any safety needs right now – maybe when I'm 90 y/o
  - Need lots of hand rails and automatic doors
  - Seems adequate now
  - A safety concern for most seniors is a risk of falling

## 5 – Daily Needs

- At my present age, yes
- Yes (10 times)
- Yes – The Troy community center & Troy library are very important as long as we can drive
- Daily needs are well provided for in Troy at all points in question
- Yes. Troy has plenty of these facilities
- Yes – although would like more cultural, such as theatre
- Yes, because I am under 65 and still have good health insurance and belong to a health club

- Seniors need a place to get protection or help with SCAMS. A place to report and get help with avoiding SCAMS.
  - Yes, stores need to be closer – still need to use cars and is not walkable to places
  - Communication about opportunities. Like the 50 Forward but is there a unified way for seniors to hear about stuff at churches and clubs (like genealogy) that are open to public
  - Yes for the most part, though I still work so I often pick up what I need en route home
  - Yes, generally
  - I am able to obtain daily needs within Troy
  - Yes, at this time – I can get to everything I need within a range of 5-6 miles, but in winter-oh boy
  - Mostly yes. Also go to Rochester & other nearby communities
  - Yes because I can drive myself
  - I live close to Doctors, MJR Community Center. It works for me every day. Lots of grocery stores around. Hate big malls.
  - Health needs yes! Retail mostly – depending on my hobbies, etc. – no good place for art supplies. Social – I go to Delante Recreational somewhat except that I love to ride my bike and can't in Troy. Cultural Needs-I go to Detroit lots! 2-3 times/week
  - Yes, services are available
- 
- So far I am able to drive. My vision & reaction time is fine, but as I age, I assume I'll become more like my folks that needed to ride everywhere
  - Right now I am, but as I age, I might need transportation at night or on weekends
  - Right now, Dr. long way away, will probably have to move to a medical facility near Troy
- 
- Recreational needs/exercise/walking-met in Troy-the park on Milverton St-Maple geared toward seniors-Troy Community Center –great for seniors. Health services-most of my health services are outside of Troy – but I'm starting to use surrounding communities like Madison Hgts., Sterling Hgts. as my health care system has satellite. Social needs are usually met outside of Troy, as well as cultural. Retail – I shop in Troy and neighboring communities
  - We need a mini-bus for trips (our own bus)
  - No parks in section 3 to walk to
  - Current personal doctors & dentists not located in Troy but affiliated with Troy Beaumont Hospital
  - Playground in backyard
  - No. Don't live here
  - Usually go outside of Troy for health services and cultural needs. Provide a location for the D.S.O. to perform as it does in other communities
  - No-Rochester & Rochester Hills have health services, Retail, etc. & should be benchmarked
  - No. Have to go to Rochester or elsewhere for Meijers. No horserace track
  - In order to stay in my home, I have a lawn service & snow removal, but I would need someone to pull garden weeds at an affordable amount. I would need transportation to Drs, recreational activities & shopping

- Music venues besides Heritage Band – Notification of school events open to seniors (cross age group gatherings like Senior Prom, first time I heard about it this year)
- The City needs to continue to make the community center more senior friendly. Or build a senior center. Thank you for what has been done so far.

## 6 – Other Issues

- Kmart property is perfect for condos, coffee shops, small retail, etc. People would move to Birmingham – why – walkability. Create such pockets to live in several diff. areas of Troy. Not only for Seniors – integrate the ages.
- More ranch style housing
- Keep Troy a clean, safe, suburb. We don't need to be turned into a bigger, better Royal Oak w/ wall to wall watering holes. Don't destroy Big Beaver Rd. "WE" paid millions of dollars to make that beautiful Blvd that moves traffic. LEAVE IT ALONE.
- Affordable sit down restaurants (something between fast food and our new "yuppie-type" high-end fine dining
- Better options as we age instead of less options for seniors as they age – for example, everything is less including our health insurance and medical care
- Need alternative parking arrangements at Troy Historical Village when they have "big" events, i.e. Garden Walk, Halloween, Christmas, etc. more parking lot development on site
- None that I know of
- More public transportation
- Rochester Rd is a prime example of an underdeveloped, out of date, empty Building, OPPORTUNITY. Look at all the vehicles that travel down Rochester Rd. City could turn it from a Blighted Road to a populated Road
- Provide one level condo sites – seniors leave Troy & Oakland County to obtain them
- Think – Miami, Birmingham, Chicago type of life style
- Quit creating more housing and increasing the size of the population using the existing roads. A subway system might have worked but too late now.
- Lack of senior living and Memory Care Facilities
- Millenials want the same type of housing seniors want
- Walkable, marked pathways with an occasional bench would be great
- Perhaps a millage that would provide chores for seniors especially lawn service, in-home care and some maintenance
- We need a Farmers Market
- Senior center
- The traffic in Troy can be terrible at certain times of the day
- As of today, I think you do a decent job for the aging population
- Troy needs tree ordinance, ex. Deeper street setbacks. New hospital right on street and they tore down all the trees
- Assistance to stay in home by providing affordable home help for health and maintenance issues
- Different ethnic groups need to know each other so we have things in common

- Any plans for land on 16 & John R? (SW corner). Senior housing was being planned and now land is vacant!
- Affordable insurance
- A central place and apartments close to senior center
- A senior center like other communities with more activities available. Other communities have a greater selection – we don't have room because we RENT all our rooms at the community center
- How do the opinions of the Troy residents who stayed home compare with the opinions of those who showed up tonight? Are you trying to conduct a sample of the missing?
- Broader transportation options for people unable to drive
- The community center needs to install "button/electronic doors" on doors to lunch room for people with walkers/wheel chairs
- Resources – identifying & preserving trees – water dev. Fountains. No clear cutting – except permits.
- Nothing comes to mind

<b>Name</b>	<b>Address</b>	<b>Email</b>
Cynthia Wilsher	369 E. Maple Rd, Troy	<a href="mailto:Troyqueenmom@gmail.com">Troyqueenmom@gmail.com</a>
Kathleen Martin	709 Kimberly Dr, Troy	<a href="mailto:kieran2@aol.com">kieran2@aol.com</a>
Judy Baker	432 Kirk Ln	<a href="mailto:juliabaker903@gmail.com">juliabaker903@gmail.com</a>
Nancy W. Johnson	5729 Northfield Pkwy	<a href="mailto:nwjohanson1@gmail.com">nwjohanson1@gmail.com</a>
Lynnda Gorelick	909 Minnesota #8	
Veronica Daly	5104 Prentis, Troy 48085	<a href="mailto:mamayonnie@hotmail.com">mamayonnie@hotmail.com</a>
Glenna Switlicki	6110 Rochester Rd	<a href="mailto:Mswitlicki@comcast.com">Mswitlicki@comcast.com</a>
Sandra R. Clark	3939 Gate Dr. 48083	<a href="mailto:srmaclark@gmail.com">srmaclark@gmail.com</a>
Don & Donna Baross	151 Stalwart 48098	<a href="mailto:aeslea@aol.com">aeslea@aol.com</a>
Sue Crowder	6480 Parkview 48098	
Art Stone	2847 Quincy Dr. 48085	<a href="mailto:artintroy@gmail.com">artintroy@gmail.com</a>
Jerry Bloom	3320 Essex	<a href="mailto:jeb2@ix.netcom.com">jeb2@ix.netcom.com</a>
Vivian Megally	4960 Hubbard Dr.	
Karen Held	4913 Rivers Edge Dr.	
M. J. & Loretta Farry	6781 Little Creek Ct. Troy, MI 48085	
Corinne Grownny	1975 Axtell, Troy	<a href="mailto:CGGrownny@yahoo.com">CGGrownny@yahoo.com</a>
Charles Bernier	P.O. Box 99512, Troy, MI 48099	
Carol Kasprzak	765 E. Lovell Dr. 48085	<a href="mailto:carol_K54@yahoo.com">carol_K54@yahoo.com</a>
Joseph Farry	274 Lesdale 48085	
Linda Kevorkian	2846 Saratoga Dr. 48083	<a href="mailto:kevorkianlk@gmail.com">kevorkianlk@gmail.com</a>
Tommy Desmond	5813 Bingham Dr.	<a href="mailto:tommy@desmondrealty.com">tommy@desmondrealty.com</a>
Pat Firman	Troy MediGo, 3179 Livernois, Troy	
Sharon Grieser	2741 Roundtree, Troy	
JoAnn & Robert Preston	4458 Lancashire, Troy 48085	<a href="mailto:jakpre24@msn.com">jakpre24@msn.com</a>
Paula Sombrville	54 Booth 48085	<a href="mailto:psomer@att.net">psomer@att.net</a>
Bill Rhodes	6518 Dentua 48098	<a href="mailto:brhodes1@wideopenwest.com">brhodes1@wideopenwest.com</a>
Val Roberts	5987 Cliffside 48085	<a href="mailto:lgaroberts@sbcglobal.net">lgaroberts@sbcglobal.net</a>
Nick Cherasaro	6945 Little Creek 48085	<a href="mailto:ncherasaro@aol.com">ncherasaro@aol.com</a>
Nancy McKay	5069 Prentis Dr.	
Don Edmunds	1304 Player	<a href="mailto:don@edmundsfamily.com">don@edmundsfamily.com</a>
Kay McFarland	6133 Elmoor	
Shirley Roberts	3896 Forge	<a href="mailto:sr4574@gmail.com">sr4574@gmail.com</a>
Diane Claeys	1841 Brentwood	<a href="mailto:claeysdl@aol.com">claeysdl@aol.com</a>

Cindy Montey		<a href="mailto:cmparentschaggispaces@hotmail.com">cmparentschaggispaces@hotmail.com</a>
Sue Allen	3755 Ledge Ct.	<a href="mailto:Zphech79@aol.com">Zphech79@aol.com</a>
Rosemary Kornacki	4648 Rivers Edge 48098	<a href="mailto:rcrusade@aol.com">rcrusade@aol.com</a>
Mike Choly	2181 Kristin Dr.	<a href="mailto:mitrcholy@gmail.com">mitrcholy@gmail.com</a>
Cassandra Brown	4797 Whitesell Dr	<a href="mailto:browncssndr@yahoo.com">browncssndr@yahoo.com</a>
Margaret R. Schwartz	5910 Slate Drive	
James Savage	800 Harris Ave	
Judy Hungry	893 Thurber	
Jeff Stewart		
Alice Mehlenachek		
Huma Khan	6380 Tanglewood	<a href="mailto:huma@chaps-realty.com">huma@chaps-realty.com</a>
Diane Alati	1308 Boyd	<a href="mailto:dhea126@aol.com">dhea126@aol.com</a>
Mary Lou Bonat	5073 Buckthorn	<a href="mailto:mlbanat@yahoo.com">mlbanat@yahoo.com</a>
Mary Ellen Harris	1175 Charrington	
Jim Werpetsinski	4332 Renee Dr	<a href="mailto:jimwerp@gmail.com">jimwerp@gmail.com</a>
Jim Meinershingen	4657 Heatherbrook	<a href="mailto:meinershingen@msn.com">meinershingen@msn.com</a>
Elaine Torvinen		<a href="mailto:E.torvinen@troymi.gov">E.torvinen@troymi.gov</a>
Gloria Dixon		<a href="mailto:dixonduo@wowway.com">dixonduo@wowway.com</a>
Joya Fasanga	3709 Old Creek	<a href="mailto:jfasanga@wowway.com">jfasanga@wowway.com</a>
Maryann & Angelo Torcolacci	3730 Balfour	<a href="mailto:mtorco@aol.com">mtorco@aol.com</a>
Allen Rosen	5561 Demaret	<a href="mailto:ar@wowway.com">ar@wowway.com</a>
H. Bloom	3320 Essex	
Pam & Mike Brady		<a href="mailto:recyclers2@comcast.net">recyclers2@comcast.net</a>
Jean Foster	1848 Hopedale Dr.	
Dave Lambert	1188 Player	<a href="mailto:david@lambert-family.com">david@lambert-family.com</a>
Susanne Forbes Dicker	2846 Alisop Place, #205, Troy, MI 48084	<a href="mailto:sfdhatlady@aol.com">sfdhatlady@aol.com</a>