PLANNING COMMISSION
MEETING AGENDA
SPECIAL/STUDY MEETING

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

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

March 26, 2013 **7:00 P.M.** **Council Board Room**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES – March 12, 2013 Regular Meeting

4. PUBLIC COMMENT – For Items Not on the Agenda

5. ZONING BOARD OF APPEALS (ZBA) REPORT

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

7. PLANNING AND ZONING REPORT

PRELIMINARY SITE PLAN REVIEWS

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 981) – Proposed Troy Shoppes, South side of Big Beaver, West of Crooks (1475 W Big Beaver), Section 29, Currently Zoned BB (Big Beaver) District

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 982) – Proposed MNAD Property LLC, East side of Rochester Road, North of Big Beaver (3424 Rochester), Section 23, Currently Zoned CB (Community Business) District

SPECIAL USE REQUESTS AND PRELIMINARY SITE PLAN REVIEWS

10. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 403) – Proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Currently Zoned CB (Community Business) District

11. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 404) – Proposed United Ventures II LLC, West of John R, North of Maple (1861 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

ZONING ORDINANCE TEXT AMENDMENT

12. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

OTHER BUSINESS

13. PUBLIC COMMENT – Items on Current Agenda

14. PLANNING COMMISSION COMMENT

ADJOURN

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

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:05 p.m. on March 12, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Edward Kempen
Philip Sanzica
Gordon Schepke
Robert Schultz
John J. Tagle

Absent:
Michael W. Hutson
Tom Krent
Thomas Strat

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-03-014
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To move forward Agenda item #7 to Agenda item #4.a., to accommodate those present for the public hearing.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-03-015
Moved by: Edmunds
Seconded by: Kempen

RESOLVED, To approve the minutes of the February 12, 2013 Regular meeting as published.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

Marvin Reinhardt of 1281 Dorre, Troy, addressed the City Manager's stance, "What type of City do we want to live in?"

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

4. a. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 401) – Proposed Midwest Industrial Metals Inc., 2222 Stephenson Highway, Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle said the applicant is before the Board tonight for a Special Use Approval to operate an indoor materials recovery facility within an existing industrial building. He noted the applicant recently became aware of the City's requirement to obtain a Special Use Approval to operate such a facility in the light industrial district. Mr. Carlisle reviewed the site plan application and recommended approval conditioned on the applicant (1) to confirm there would be no outdoor storage or bins located in the rear of the site and (2) to work with City staff and resubmit screening details along the northern and southern property lines to meet Zoning Ordinance requirements prior to Final Site Plan approval.

Robert Stefani, Esq., was present to represent the petitioner. Mr. Stefani stated that since learning a Special Use Approval was required for outdoor storage, the facility has been in compliance now for several months. He said all work has been moved indoors, there is no dumping or sorting of material on site, and there is no storage outside. He indicated two dumpsters have been placed on site for general trash. Mr. Stefani circulated photographs of the site to show recent improvements and maintenance of the property. He said the photographs were taken today, March 12. Mr. Stefani said it appears the existing fence to the north sits directly on the property line and ownership at this time is undetermined. He assured the Board they would work with City staff to address the required opaque screening going forward with Final Site Plan approval. Mr. Stefani said the facility's business hours are 8 am to 5 pm.

The petitioner, Mark Hewines, said overhead doors are closed during business hours, but at times an overhead door might be open for ventilation purposes during summer months. Mr. Hewines said it is possible for an entire vehicle (truck) to fit into the building for unloading.

PUBLIC HEARING OPENED

James Hammond of 1224 Sylvia, Troy, addressed the noise decibel level and facility upkeep.

Peggy Hammond of 1224 Sylvia, Troy, addressed the loud noise level.

Ola Roberts of 2127 Shelley, Troy, said she received an eye injury from flying debris and that Midwest Metals is not respectful of the residential surrounding.

Mike Damman of A. J. Damman Company, property owner of 1200 Piedmont, circulated photographs of the subject site, stating the photographs were taken today, March 12. He claims the fence along the applicant's northern property line is owned by A. J. Damman Company. Mr. Damman disputed claims by the applicant that the facility's work has moved indoors, that there is no outdoor storage, and that a truck can fit within the building for unloading. He said the only solution to screening is to provide a poured concrete 9 foot wall on grade to match the existing wall.

Lynn Irwin of 2200 Stephenson Highway, Troy, business owner in the area, said the applicant is not a friendly, workable neighbor. She addressed truck traffic in the shared alley and along Stephenson Highway. Ms. Irwin claims the mess and debris on site is not cleaned up by the applicant, and the overhead doors are always open and noisy.

Marvin Reinhardt of 1281 Dorre, Troy, said the applicant did not keep their grass mowed last summer, and he got several flat tires from the fine grain left on the ground. He also addressed the City cutbacks in code enforcement.

PUBLIC HEARING CLOSED

Mr. Carlisle addressed the treatment of screening required by the Zoning Ordinance. He said the Planning Department takes all applications by face value and holds the applicant responsible for what is stated and proposed in the application. He indicated some of the comments expressed at tonight's public hearing appear to be code enforcement issues.

Mr. Stefani addressed the following:

- Noise level; currently no outstanding code violations; other light industrial facilities in the area.
- Claims applicant owns two-thirds of 'shared' alley.
- Agrees to work with City on appropriate screening treatment.
- All unloading/sorting done at Pontiac facility.
- Facility works with non-ferrous metal only; no chipping machinery on site.
- Plans to asphalt gravel road with appropriate aggregate base.

There was discussion on contradictory photographs and comments relating to maintenance of property and fence ownership.

Ms. Lancaster shared information displayed on Equalizer with respect to code enforcement site inspections and reports. She briefly reviewed the history of the pending court case.

Mr. Savidant noted the company has made big strides in site improvements within the last three months. He said all activity has moved inside and two dumpsters have been placed on site. Mr. Savidant said the noise level was documented well below the allowable decibels. He informed the Board a site plan is a contract, and the site plan and special use request are the items before the Board tonight for approval.

Resolution # PC-2013-03-016
Moved by: Schepke
Seconded by: Schultz

RESOLVED, To postpone the item to the May 14, 2013 Regular meeting to allow the applicant time to prepare and submit a property survey and plans for appropriate screening along the northern property line, as relates to treatment, specifications and material.

FURTHER RESOLVED, That the Code Enforcement department prepare a report as relates to compliance with Zoning Ordinance requirements; i.e., outstanding code violations, noise level, site maintenance, outdoor storage.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

POSTPONED ITEMS

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 400) – Proposed Starbucks/Qdoba Oakland Mall Outlot, Northwest Corner of John R and 14 Mile, Section 35, Currently Zoned GB (General Business) District

Mr. Carlisle gave a report on the proposed Special Use and Preliminary Site Plan application and recommended approval conditioned on the applicant satisfying the requirements for the Final Site Plan approval as identified in his report, dated March 4, 2013.

James Butler of Professional Engineering Associates was present to represent the applicant. He stated the applicant agrees to expand the sidewalk 8 feet and to work with the Engineering Department to determine the sidewalk location.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Mr. Schultz stated although it is not required, it would be a generous act on the part of the applicant to extend the sidewalk to the bus stop.

Resolution # PC-2013-03-017
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Starbucks/Qdoba Restaurant, located on the northwest corner of John R and 14 Mile, Section 35, currently zoned GB (General Business) District, be granted, subject to the following:

1. Expand 14 Mile Road sidewalk to 8-feet.
2. Work with Engineering Department to determine location of sidewalk.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

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

Mr. Carlisle reviewed the site plan revisions made since its last review by Planning Commission. Mr. Carlisle supports the conceptual development and finds that the plan and development details are more consistent with the vision along Big Beaver and the requirements of the Big Beaver formed-based district. He asked the applicant to address the architectural details for both restaurants and specifically the color scheme of Carrabba's.

James Butler of Professional Engineering Associates was present to represent the applicant. He addressed the following:

- Balcony width as a result from moving building forward.
- Restaurants' façades.
- Color scheme of Carrabba's.
- Symmetry of balcony for retail building.
- Dumpster locations.
- Steel gates.
- Public art display; informal presentation to Board prior to installation.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-03-018
Moved by: Schultz
Seconded by: Schepke

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Galleria of Troy, located on the north side of Big Beaver between Wilshire and I-75, Section 21, within the BB (Big Beaver) district, be granted.

FURTHER RESOLVED, That at the discretion of the applicant, a balcony can be added to the west side of the retail building to mirror the balcony on the east side.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

SPECIAL USE REQUESTS AND PRELIMINARY SITE PLAN REVIEWS

7. *(see Agenda item 4. a.)*

8. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 399) – Proposed Detroit Meeting Room, North of Square Lake and I-75 Expressway, East of Adams, Section 6, Currently Zoned R1-A (One Family Residential) District

Mr. Carlisle gave a report on the application, noting the original application included a school which has been since removed from the site plan. He addressed landbank parking, grading to the north of the parking lot, access points, landscaping and the removal of a landscape feature and light in the Square Lake Road public right of way.

Michael Gordon of MGA Architects, Inc. was present to represent the petitioner. Mr. Gordon announced several members of the church are in attendance of tonight's meeting. Mr. Gordon said the development blends well with the neighborhood with very little impact to the surrounding area. He said the applicant intends to preserve 85% of the landscaping, and noted a tree inventory could not be conducted due to weather conditions. Mr. Gordon addressed grading to the north and meeting grading requirements prior to Final Site Plan approval. He said the applicant is agreeable to landbank parking to the north and removing the landscape feature and light pole in the Square Lake Road right of way. Mr. Gordon said an effort to be a good neighbor was extended by inviting the surrounding neighbors to an open house on March 9, to which no one showed. He indicated that the windows in the building would be glass and fully glazed, and there would be no lockable closing gate.

John Reid of Detroit Meeting Rooms was present. He said congregational members in the Troy area are looking forward to being good citizens and a community support to the City.

PUBLIC HEARING OPENED

Marvin Reinhardt of 1281 Dorre spoke on the consideration of residential tax base with proposed developments.

Mike Hattingh of 1343 Burns Drive said the proposed development provides a good location for the surrounding congregational members with easy access to the expressway. He alluded to the site as a challenge to develop as residential.

PUBLIC HEARING CLOSED

Mr. Edmunds agreed the site would be challenging for residential development and noted the site has been undeveloped for years.

Resolution # PC-2013-03-019
Moved by: Kempen
Seconded by: Sanzica

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Detroit Meeting Room, north of Square Lake and I-75 Expressway, east of Adams, Section 6, currently Zoned R1-A (One Family Residential) District, be granted, subject to the following:

1. Indicate grading limit north of parking lot.
2. Adjust parking lot dimensions.
3. Consider landbank parking as suggested by petitioner.
4. Install bicycle parking.
5. Clarify the eight (8) trees within and along the exterior of parking lot.
6. Remove the landscape feature from the Square Lake right-of-way.
7. Relocate the light that is in the Square Lake public right-of-way.
8. Provide the proposed days and hours of operation of the facility.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

9. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 402) – Proposed Gypsum Supply Company, East side of John R, North of Fourteen Mile Road (651 Robbins), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the application and reported the Planning Department is recently in receipt of an amended site plan to address the outstanding items as listed in his report, dated February 24, 2013. Mr. Carlisle recommended approval of the Site Plan and Special Use approval provided the Board is satisfied with the parking deficiency.

Nathan Robinson of Horizon Engineering was present to represent the applicant. He stated a recalculation of parking spaces finds the application meets the requirements of the Zoning Ordinance. Mr. Robinson said the applicant is leasing and was not aware that a Special Use approval was required for outdoor storage.

The applicant, Ben Rouster of Gypsum Supply, said they have been at this location since July 2012. Mr. Rouster said storage is at ground level and is not visible above the wall.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-03-020
Moved by: Sanzica
Seconded by: Schultz

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Gypsum Supply Company, east side of John R, north of Fourteen Mile Road (651 Robbins), Section 36, currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to the following:

1. Provide additional information related to the types of materials to be stored outdoors.
2. Provide Fire Department with Knox Box on gate.
3. Indicate on the site plan a general storage layout plan.
4. Provide number of employees on largest shift to provide accurate required parking calculation.
5. Add additional parking on site, reconfigure outdoor storage location to provide adequate parking, or request a deviation from parking standards.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

Mr. Savidant noted that technically the Resolution is fine, but advised the Board that the revised site plan submitted addresses all outstanding items and the applicant has met all Zoning Ordinance requirements. He confirmed that all storage is to be in the fenced area on the north side of the property.

ZONING ORDINANCE TEXT AMENDMENT

10. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

Mr. Carlisle addressed the only revision made to the proposed language since last reviewed by the Board. The language now clarifies that a sober living facility is for adult patients only, 18 years or older.

Mr. Savidant said based on the dialogue from the Board's last meeting and their general acceptance of the proposed language, a Public Hearing has been scheduled on May 26, 2013. Mr. Savidant further noted the term "sober living facility" would be used going forward.

David Lord, representing a potential sober living facility in Troy, said the terminology "Sober Living Facility" is standard in the industry.

Mr. Carlisle outlined the procedure going forward with the proposed Zoning Ordinance Text Amendment.

Resolution # PC-2013-03-021
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To instruct the Planning Director to schedule a Public Hearing for this item at the earliest possible date.

Yes: All present (6)
Absent: Hutson, Krent, Strat

MOTION CARRIED

OTHER BUSINESS

11. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 9:32 p.m.

Respectfully submitted,

_____
John J. Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: March 20, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 981) – Proposed Troy Shoppes, South side of Big Beaver, West of Crooks (1475 W Big Beaver), Section 29, Currently Zoned BB (Big Beaver) District

The petitioner AF Jonna Development submitted the above referenced Preliminary Site Plan Approval application for a one-story, 17,000 square foot retail building within the Big Beaver corridor.

The property is currently zoned BB (Big Beaver) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item.

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

Attachments:

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

G:\SITE PLANS\SP 981 Troy Shoppes Sec 29\SP-981 PC Memo 03 26 13.docx

PRELIMINARY SITE PLAN REVIEW

PRELIMINARY SITE PLAN REVIEW (File Number SP 981) – Proposed Troy Shoppes, South side of Big Beaver, West of Crooks (1475 W. Big Beaver), Section 29, Currently Zoned BB (Big Beaver) District

Resolution # PC-2013-03-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Troy Shoppes, located on the south side of Big Beaver, west of Crooks (1475 W. Big Beaver), Section 29, within the BB (Big Beaver) district, be granted, subject to the following conditions:

1) Provide open space calculation.
2) Remove the retaining wall or justify the need and find ways to better incorporate the patio area to the existing Big Beaver sidewalk.
3) Reduce parking or indicate if building may include other uses that have a higher parking requirement.
4) Add bicycle parking within public realm along Big Beaver.
5) Adjust parking lot dimensions.
6) Expand walkway adjacent to the building to 8-feet in width.
7) Consider some form of pedestrian walkway through the parking lot.
8) Provide a cross access easement or connection to the adjacent parcel to the west.
9) 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.
10) Provide hardscape and softscape calculation.
11) Revise landscape plan along west property line.
12) Submit revised photometric plans.

_____) or

(denied, for the following reasons: _____) or

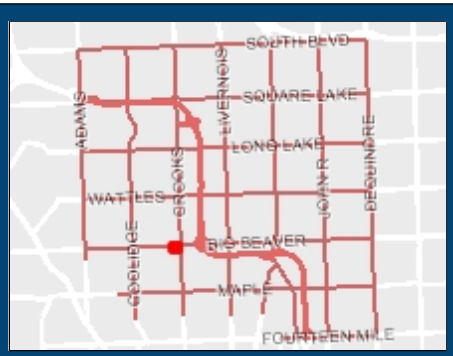
(postponed, for the following reasons: _____)

Yes:
No:

MOTION CARRIED/FAILED

TROY SHOPPES, 1475 W BIG BEAVER

City of Troy Planning Department



Legend

320 0 160 320 Feet

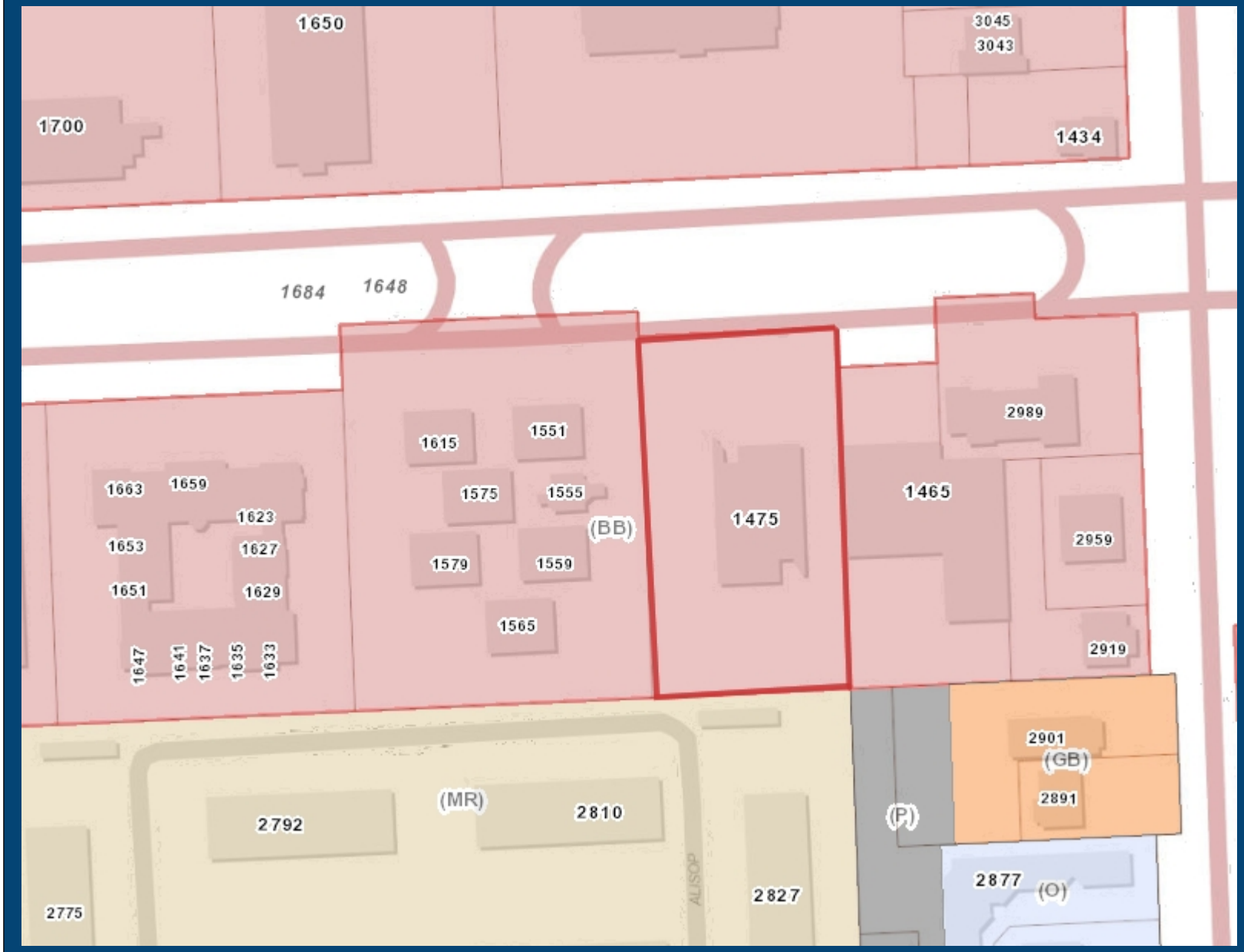
Scale 1: 1,920

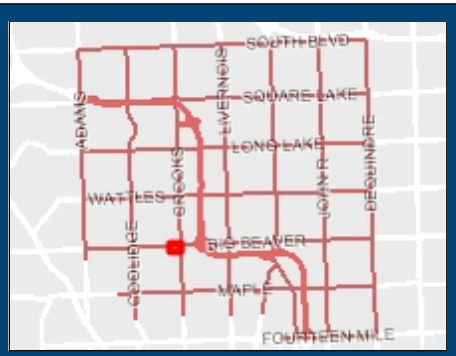
Printed: 2/22/2013

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.

TROY SHOPPES, 1475 W BIG BEAVER

City of Troy Planning Department





Legend

Form Based Zoning (Current)

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

427 0 213 427 Feet

Scale 1: 2,561

Printed: 2/22/2013

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.

CARLISLE | WORTMAN associates, inc.

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

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

March 21, 2013

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	A.F. Jonna Development Company
Project Name:	Troy Shoppes
Plan Date:	February 22, 2013
Location:	South side of Big Beaver Road just west of Crooks Road (existing Christenson building
Zoning:	BB, Big Beaver Form-based district
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We received a site plan and accompanying documents for a proposed commercial development at the existing Christenson building. The 1.66 acre parcel is located on the south side of Big Beaver just west of Crooks Road. The applicant is proposing a 17,000 sq/ft multiple tenant retail building. The building is setback approximately 17 feet from the Big Beaver right-of-way. Access to the site will be via the existing curb cut off Big Beaver.

The property is zoned Big Beaver Form-Based District. The proposed development and use are by-right and require Site Plan Review approval from the Planning Commission.

Location of Subject Property:
South side of Big Beaver Road just west of Crooks Road (existing Christenson building)

Proposed Uses of Subject Parcel:
Multiple tenant retail building.

Current Use of Subject Property:
Office Building

Current Zoning:
The property is currently zoned Big Beaver Form Based Code, site type C.

Direction	Zoning	Use
North	BB, Big Beaver Form Based	Big Beaver and Henry Ford Medical
South	MR, Multiple Family Residential	Multiple Family Residential
East	BB, Big Beaver Form Based	Commercial
West	BB, Big Beaver Form Based	Medical Offices

MASTER PLAN

The site is within the "Urban Mixed Use District: Troy City Center" district of the Big Beaver Corridor Study and is within the Big Beaver Corridor district in the Troy 2008 Master Plan. As its name implies, the Troy City Center is envisioned as the "city center" with a dense mix of uses including retail, office, and residential with pedestrian amenities. The intent is to have ground level spaces front on Big Beaver occupied by shops, entertainment, restaurant, and similar uses that stimulate interest and activity. The upper-level floors should be occupied by office and residential uses. The intent for future development along Big Beaver is for building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers including the use of vertically integrated mixed-use commercial, office and residential towers.

The majority of Troy City Center is planned for a mix of uses including retail, office, and residential. Though desired by the Master Plan a single large building (with consolidating parcels) or multiple storied buildings along Big Beaver at this site might not achievable at this time. However, looking at the area as a mixed use area as a whole and based on the building placement and proposed uses, the development is consistent with the Master Plan.

Items to be Addressed: *None.*

BUILDING ORIENTATION AND OVERALL SITE LAYOUT

The proposed development is replacing the existing Christenson building. The removal of the existing building and placement along Big Beaver brings the site into conformance with the Big Beaver Form Based District. The proposed new building is set along the western property line with access to rear parking lot located adjacent to the eastern end of the building. All parking is located in the rear of the building, screened from Big Beaver. The existing access point of Big Beaver will remain.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

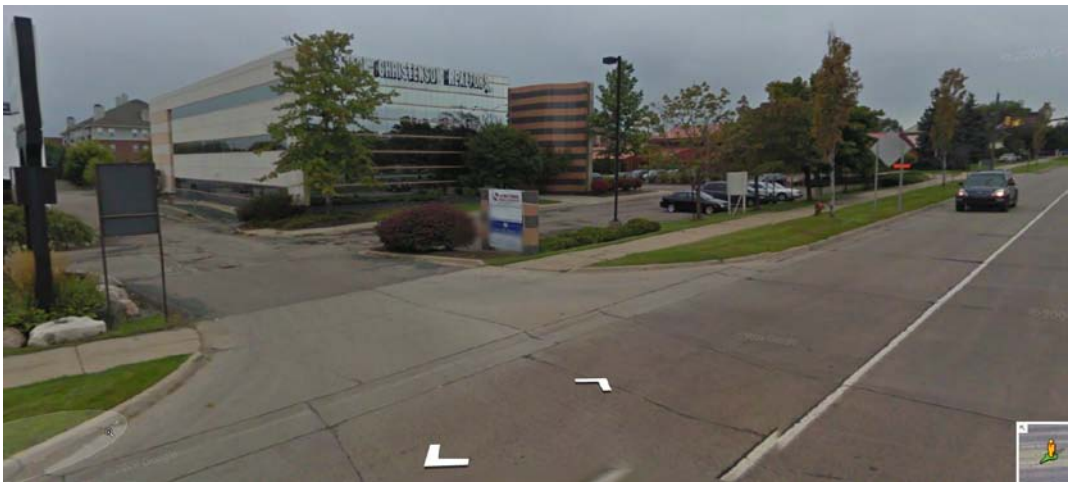
Required and Provided Dimensions:

The site is being developed with one Building Form A building. Building Form A is a permitted building form for Site Type C. Table 5.03.B1 establishes the dimensional requirements for the building form A:

	Required / Allowed	Provided	Compliance
Front (Big Beaver)	10 foot build-to-line	17-feet, 7-inches	Within Planning Commission allowance (see below)
Rear	30 foot minimum	224 feet	Complies
Side	0 foot	6-feet, 2-inches	Complies
Landscape Area	15 percent	Information not provided	Provide necessary information

Open Space	30 percent	Information not provided	Provide necessary information
Building Height	Minimum 14 feet Maximum 45 feet	29-feet, 8-inches	Complies
Parking	Big Beaver: Not located in front yard and screening	Not located in front yard and screened	Complies

The Planning Commission may adjust the required building line to a maximum of 30-feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. The proposed building has been setback 17 feet to incorporate a patio. However, due to the retaining wall that spans the length of the building on Big Beaver, the patio area is not connected nor can be considered an expansion of the existing sidewalk. The proposed retaining wall creates a barrier and doesn't meet the Big Beaver Form Based District objective of creating a consistent street wall and pedestrian-oriented presence on Big Beaver. According to the survey, the site slopes from the west to the east approximately 5 (five) feet.



Items to be Addressed: *1). Provide open space calculation: and 2). Remove the retaining wall or justify the need and find ways to better incorporate the patio area to the existing Big Beaver sidewalk.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Retail: 1 space per 250 gross sq/ft	17,000 sq/ft = 66 spaces	97 spaces
Barrier Free	4	5
Bicycle Parking	2	0
Loading	0	0
Total	**66 automobile + 2 bicycle**	**97 spaces + 0 bicycle**

Based on 17,000 sq/ft of commercial, 66 parking spaces are required. The total proposed parking lot exceeds the minimum parking space requirements by more than twenty percent (20%). Based on the indicated uses, no more than 79 spaces are permitted. (66*1.20% = 79). 18 spaces must be deducted.

The 66 spaces were based on retail only uses of the building. However, iIf the applicant indicates that the building may include other uses that have higher parking requirements (restaurants, etc), parking over the 79 spaces may be permitted.

Additionally, the applicant needs to add at least two (2) bicycle parking spaces along Big Beaver.

Lastly, the parking lot spaces along the western property line are deficient. Unless spaces overhang a 7-foot wide sidewalk, a 19-foot parking stall length is required. Parking lot dimensions must be adjusted.

Items to be Addressed: *1). Reduce parking or indicate if building may include other uses that have a higher parking requirement; 2). Add bicycle parking within public realm along Big Beaver and 3). Adjust parking lot dimensions*

PEDESTRIAN CIRCULATION

There is an existing sidewalk along Big Beaver. The applicant is maintaining a 10-foot wide patio in front of the building. However, as noted, due to a retaining wall the patio area is not connected nor can be considered an expansion of the existing sidewalk on Big Beaver. Pedestrian access off Big Beaver requires all pedestrians to enter the site adjacent to the drive-aisle.

The applicant is providing a 5-foot sidewalk around the east end of the building. Since this is the primary pedestrian connection from the parking lot to the front of the building, the applicant should expand this walkway to 8-feet in width.

Lastly, the applicant should consider providing some form of pedestrian walkway through the parking lot.

Items to be Addressed: *1). Remove the retaining wall or justify the need and find ways to better incorporate to existing Big Beaver sidewalk. 2). Expand walkway adjacent to the building to 8-feet in width; and 3). Consider some form of pedestrian walkway through the parking lot.*

SITE ACCESS, and CIRCULATION

Access to the site is provided via the existing curb-cut of Big Beaver. The applicant should consider granting a cross access easement or connection to the medical office development to the west. Such cross access would provide better circulation and reduce the number of curb cuts on Big Beaver if the medical office site should ever be redeveloped. Outside of noted parking space length deficiencies, parking lot circulation is sufficient.

Items to be Addressed: *Provide a cross access easement or connection to the adjacent parcel to the west.*

FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans and elevations. The architecture complies with the Big Beaver Form Based District standards including the use of material changes, projections, façade articulation and fenestration and windows. The architecture provides architectural detail as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, to provide ground story activation. See design standards below for more information.

The building will be constructed primarily of brick and glass. The applicant doesn't indicate brick color or canopy details. As required, 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: *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.*

LANDSCAPING

The applicant has provided a landscape plan. The applicant needs to provide additional calculations to confirm that landscaping requirements have been met.

	Required:	Provided:	Compliance:
Street Trees: 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.	6	6	Compliant
Site landscaping: A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brink, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	Information not provided	Provide hardscape and softscape calculation
Parking Lot Landscaping: 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	10 trees	16 trees	Compliant

The applicant has shown 8 trees along the west property line. These are located in a planting yard that is 4-feet in width. The proposed Cleveland Pears in this location will not survive. The applicant should revise the landscape plan accordingly.

Trash Enclosure:
A trash enclosure is proposed in the southwest corner of the site. The trash enclosure will be screened with matching brick.

***Items to be Addressed**: 1). Provide hardscape and softscape calculation; and 2). Revise landscape plan along west property line.*

LIGHTING

There appears to be an error on the plans, as it shows multiple sets of building lights including building lights located in the middle of the building and in the middle of the parking lot. The photometric plans need to be revised and resubmitted.

***Items to be Addressed:** Submit revised photometric plans.*

DESIGN STANDARDS

The Big Beaver design standards provide the Planning Commission with direction when reviewing the proposed design features of this development.

Façade Variation.

The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet.

Through the use of material changes, projections, façade articulation and fenestration, the all buildings comply with this standard.

Pedestrian Access / Entrance.

a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street.*

   All elevations, including all retail building tenant spaces, are assessable from Big Beaver.

b. Pedestrian Connection. The pedestrian connection shall be fully paved and maintained surface not less than five (5) feet in width.

   The applicant shall improve pedestrian connection from Big Beaver.

c. Additional Entrances. In addition to the primary façade facing front façade and/or the right-of-way, if a parking area is located in the rear or side yard, must also have a direct pedestrian access to the parking area that is of a level of materials quality and design emphasis at least equal to that of the primary entrance.

Complies

Ground Story Activation.

The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. Transparency alternatives are permitted up to 80% of the 50% total along the front of buildings, and up to 100% of the sides of buildings. The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

The applicant meets the transparency requirement.

Transitional Features

a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

Due to proximity of other commercial uses, the commercial development is not more intense which would require transitional features. In the rear the applicant will provide

Site Access and Parking

a. Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.

The applicant has exceeded the allowable parking. Reduce parking or indicate if building may include other uses that have a higher parking requirement.

b. Location.

I. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.

All the parking is located to the rear of the building and complies with parking location requirements.

II. *For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.*

Not Applicable

III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.*

Not Applicable

IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.*

The applicant has screened their parking lot in compliance with section 13.0.2.C.

Items to be Addressed: *1. Improve pedestrian connection from Big Beaver; and 2). Reduce parking or indicate potential other users.*

SUMMARY OF FINDINGS

We support the conceptual development of this site, and find that the plan and development details are more consistent with the vision along Big Beaver and the requirements of Big Beaver form-based district. However, we recommend that the following items be address and/or resubmitted prior to Preliminary Site Plan Approval:

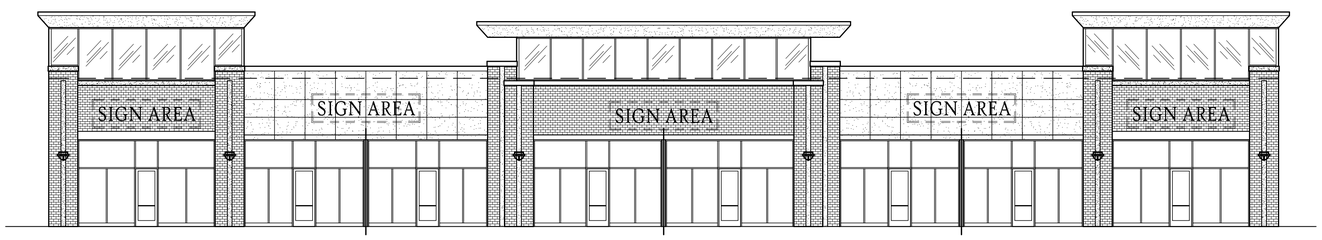
1) *Provide open space calculation.*
2) *Remove the retaining wall or justify the need and find ways to better incorporate the patio area to the existing Big Beaver sidewalk.*
3) *Reduce parking or indicate if building may include other uses that have a higher parking requirement.*
4) *Add bicycle parking within public realm along Big Beaver.*
5) *Adjust parking lot dimensions.*
6) *Expand walkway adjacent to the building to 8-feet in width.*
7) *Consider some form of pedestrian walkway through the parking lot.*
8) *Provide a cross access easement or connection to the adjacent parcel to the west.*
9) *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.*
10) *Provide hardscape and softscape calculation.*
11) *Revise landscape plan along west property line.*
12) *Submit revised photometric plans.*

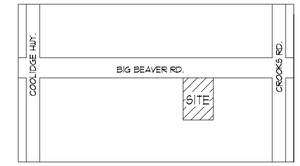
CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

Troy Shoppes

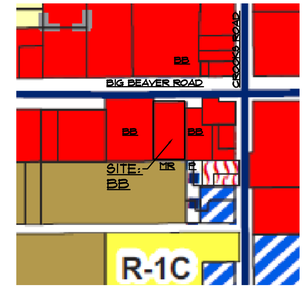
1475 Big Beaver Rd.
Troy, Michigan. 48084

02/22/2013 For Site Plan Approval





1 G002 LOCATION MAP SCALE: N.T.S.



2 G002 ZONING MAP SCALE: N.T.S.

PROPOSED 1 STORY BUILDING			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MICHIGAN BUILDING CODE 2009			
ZONING ANALYSIS	REQUIRED / ALLOWED	PROVIDED	REFERENCE
PROPERTY AREA		72,904 S.F. (1.66 ACRES)	
ZONED	BB BIG BEAVER ROAD	BB BIG BEAVER ROAD	
SITE TYPE	BB.C	BB.C	ORD. ARTICLE 5
CONSTRUCTION TYPE		II B	M.B.C.-09, SEC. 602
USE GROUP		B, M, A-2	M.B.C.-09, SEC. 309
BUILDING FORM	A	A	ORD. TABLE 5.03.B1
BUILDING AREA			
RETAIL		17,000 S.F.	
BUILDING HEIGHT	14'-0" MIN, 45'-0" MAX.	29'-8"	ORD. TABLE 5.03.B1
STORIES	1 MIN, 3 MAX.	1	
BUILDING SETBACKS			ORD. TABLE 5.03.B1
FRONT (REQ'D BLDG. LINE)	10'-0"	17'-7"	
FRONT	N/A	17'-7"	
SIDE	N/A	6'-2-1/2" (W), 36'-0-1/4" (E)	
REAR	30'-0" MIN.	224'-4-3/4"	
PARKING SETBACKS			ORD. TABLE 5.03.B1, ORD. SEC. 13.06
FRONT	N/A 5'-0" IF PARKING LOCATED IN SIDE YARD	N/A	
SIDE	N/A	4'-5-1/2" (EXISTING)	
REAR	N/A, 10'-0" IF ABUTS RESIDENTIAL	3'-11-11/16" (EXISTING)	
PARKING			ORD. TABLE 13.06-A
RETAIL	1 SPACE / 250 GROSS S.F. 17,000 S.F. / 250= 68 SPACES		
TOTAL	68 SPACES	133 SPACES	
	101-150 SPACES= 5 B.F. SPACES	5 B.F. SPACES (INCLUDED ABOVE)	ICC/ANSI A117.1-2003
SPACE SIZE	9'-0"W x 23'-0"L @ 0-15 DEG W/ 12'-0" AISLE		ORD. SEC. 138-11.302
	9'-0"W x 19'-0"L @ 16-37 DEG W/ 11'-0" AISLE		
	9'-0"W x 19'-0"L @ 38-57 DEG W/ 13'-0" AISLE		
	9'-0"W x 19'-0"L @ 58-74 DEG W/ 18'-0" AISLE		
	9'-6"W x 19'-0"L @ 75-90 DEG W/ 24'-0" AISLE		
LOADING/UNLOADING	5,001 S.F. - 60,000 G.S.F. = 1 SPACE + 1 SPACE PER EA. ADDITIONAL 20,000 GFA = 1 SPACE	1 SPACE	ORD. TABLE 13.03-A
SPACE SIZE	10'-0" x 50'-0"	10'-0" x 50'-0"	

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES
(RETAIL)

SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO.	A-12-1213

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

SHEET TITLE

ZONING ANALYSIS

DWG. NO.

G0.0.1

of

A.F. JONNA DEVELOPMENT CO. — OWNER
4036 TELEGRAPH RD., SUITE 201, BLOOMFIELD HILLS. MI 48302 PH: (248)593-6200

SERRA-MARKO AND ASSOCIATES INC. — ARCHITECT
189 E. BIG BEAVER, SUITE 106, TROY, MI 48083 PH: (248)457-6903

CES CIVIL ENGINEER SOLUTIONS, INC. — ENGINEER
PO BOX 207, ATTICA, MI 48412 PH: (586)484-7449

CALVIN HALL & ASSOCIATES — LANDSCAPE CONSULTANT
16000 W. NINE MILE RD., SOUTHFIELD, MI 48075 PH: (248)557-5588

DRAWING LIST:

GENERAL:
G0.1.0 ZONING ANALYSIS

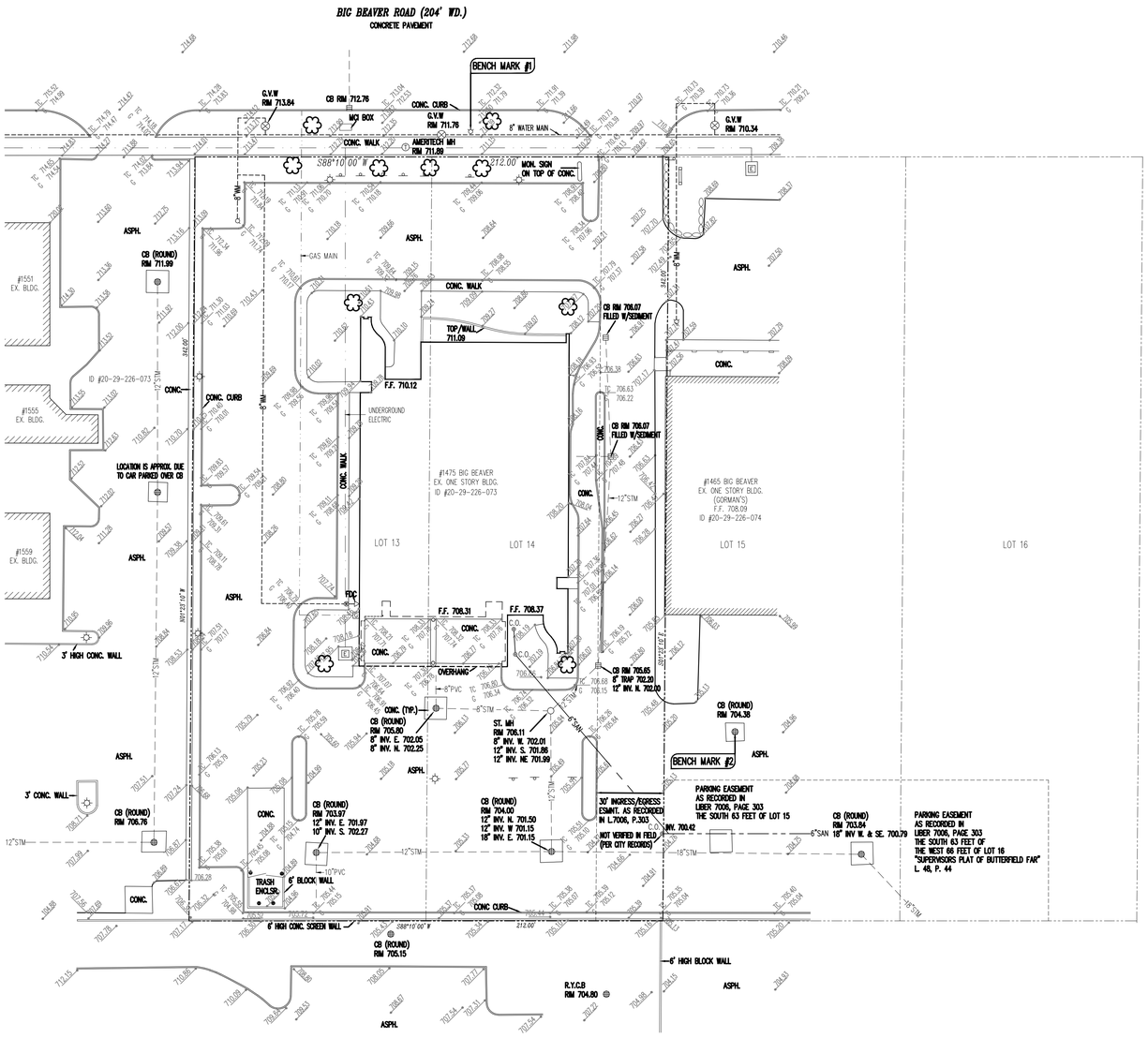
CIVIL ENGINEERING:
C.1 SURVEY
C.2 DEMOLITION PLAN
C.3 PRELIMINARY UTILITY PLAN
C.4 PRELIMINARY GRADING & PAVING PLAN

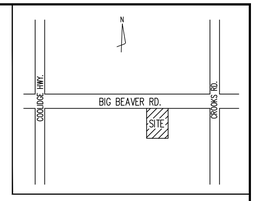
LANDSCAPE:
LS-1 LANDSCAPE PLAN
LS-2 PLANT MATERIAL LIST, PLANTING DETAILS & LANDSCAPE NOTES

ARCHITECTURAL:
A0.1.1 SITE PLAN
A0.2.1 PHOTOMETRIC PLAN
A0.2.2 PHOTOMETRIC DETAILS
A1.0.1 FLOOR PLAN
A2.01 ELEVATIONS

N

SCALE 1"= 30'





LOCATION MAP
(N.T.S)

BENCH MARKS

MAIN BENCH MARK: ARROW ON FIRE HYDRANT #29-142 LOCATED INFRONT OF BUILDING # 1500 (RAHMANN BUILDING) WEST SIDE OF BIG BEAVER ELEVATION= 716.72 (NAVD 88)

SITE BENCH MARKS

B.M #1: ARROW ON FIRE HYDRANT ELEVATION = 714.28 (NAVD 88)

B.M #2: NORTH RIM OF CATCH BASIN ELEVATION= 704.38 (NAVD 88)

PROPERTY DESCRIPTION

LOTS 13 AND 14, EXCEPT THE NORTH 69 FEET OF SAID LOTS WHICH WAS DEDUCTED FOR ROAD PURPOSES "SUPERVISOR'S PLAT OF BUTTERFIELD FARM", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48 OF PLATS, PAGE 44, OAKLAND COUNTY RECORDS.

LEGEND

EXISTING	PROPOSED
GAS	
SANITARY (SAN)	
STORM (STM)	
WATERMAIN (WM)	
OVERHEAD WIRE	
UNDERGROUND CABLE	
EX. DITCH OR SWALE CENTERLINE	
EASEMENTS	
RAILROAD	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE,	
GUARD RAIL	

AMERITECH	AMERITECH		SIGNAL POLE		VENT PIPE		MARKER POST
WSO	WATER SHUT OFF		PUBLIC LIGHTING MH.		FILLER CAP		LIGHT POLE
T	TELEPHONE RISER	E	D.E TRANSFORMER		WELL		TRAFFIC SIGNAL
	TELEPHONE		CATHODIC PROTECTION		MONITOR WELL		D.E MANHOLE
C.O.	SEWER CLEAN OUT		GUY WIRE	TC 655.50 TP 655.00	TOP OF CURB ELEVATION TOP OF PAVEMENT ELEVATION OR		TELEPHONE MANHOLE
	GAS METER		HIGH TENSION TOWER	TW	TOP OF WALK	655.00	SPOT ELEVATION
	GAS VALVE /GAS MANHOLE		FLAG POLE	CULV.	CULVERT	TC 655.50 G 655.00	TOP OF CURB ELEVATION GUTTER ELEVATION
GAS	MANHOLE		GUARD/METAL POST	CMP	CORRUGATED METAL PIPE	• S.P.K.	SET P.K. NAIL
	CATCH BASIN		STEEL COLUMN	F.F.	FINISH FLOOR ELEVATION	CHIS "X"	CHISELED "X"
	GATE VALVE IN WELL (G.V.W)		MAILBOX		SECTION CORNER		ASPHALT
	FIRE HYDRANT		SIGN	• F.I.	FOUND IRON		
	STORM MANHOLE (ST. MH.)		PARKING METER	• F.M.	FOUND MONUMENT		
	FENCE POST		BILLBOARD OR LARGE SIGN	• F.P.K.	FOUND P.K. NAIL		
	UTILITY POLE		BASKETBALL HOOP	• S.I.	SET IRON		
	UTILITY POLE W/ LAMP EXTENSION						

– THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE WE CAN NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN.

811 Know what's below Call before you dig.

SURVEY TECH
LAND SURVEYING CIVIL ENGINEERING
3253 LYNHURST CT., OAKLAND MI 48306
TEL (248) 670-6556 FAX (248) 377-8883

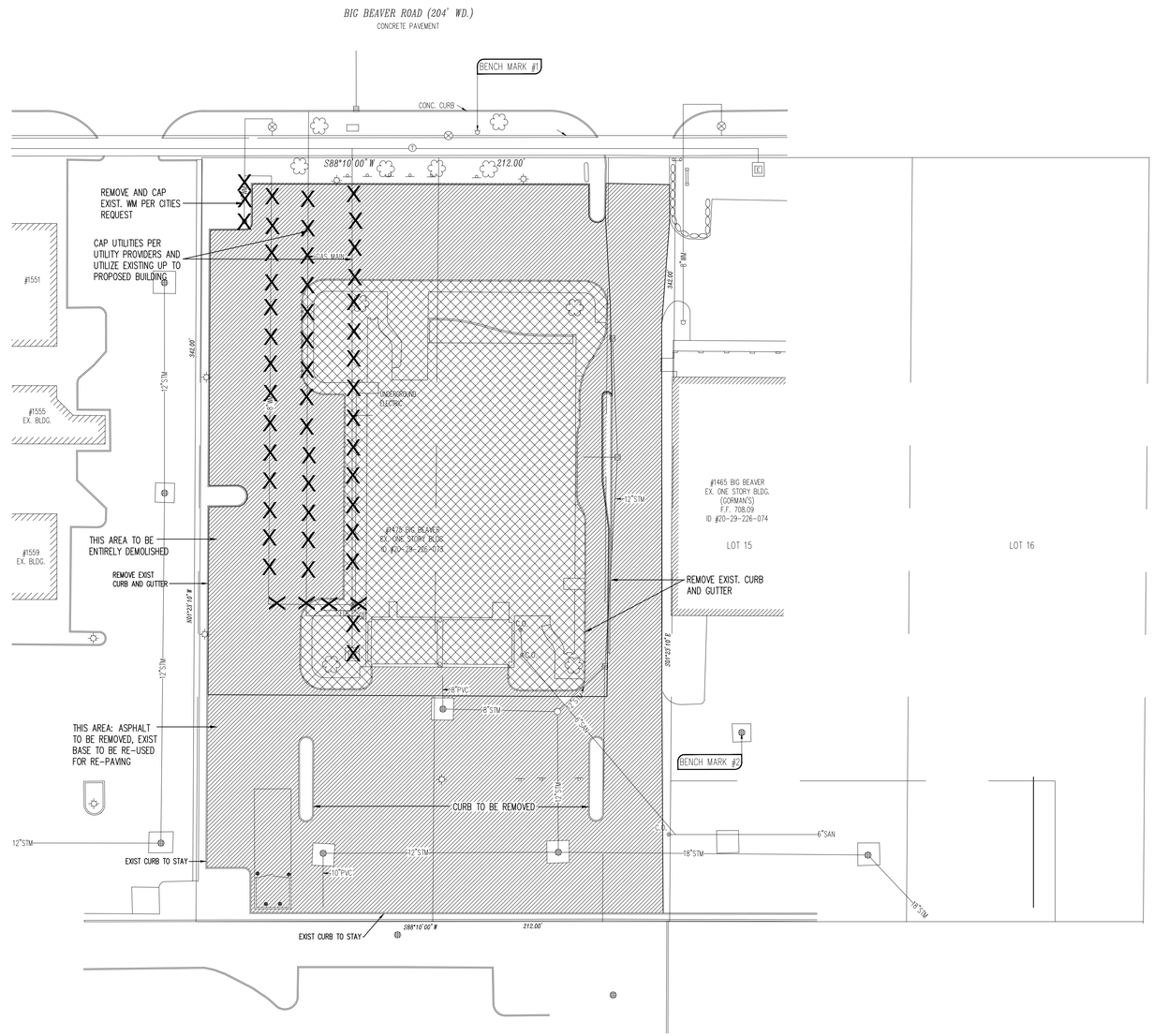
PROPERTY & TOPOGRAPHIC SURVEY

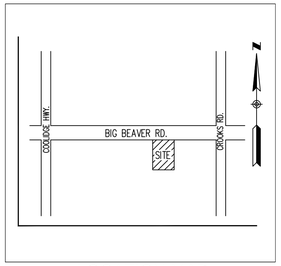
PROPRIETOR: A. F. JONNA DEVELOPMENT

SCALE: 1"=30'	DATE: 02-05-2013	JOB # : 13104	SHEET:
DRAWN BY: M.M.F	CHECKED BY: A.H	APPROVED BY:	
REVISED: 02-04-2013 WATER MAIN			

LEGEND

- FOUND IRON
- SET IRON
- R — RECORD DISTANCE
- M — MEASURED DISTANCE
- P — PLAT DISTANCE
- CALC — CALCULATED DISTANCE
- EXISTING GRAVEL
- EXISTING PAVER STONE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- XXX.XX — EXISTING GRADE
- EXISTING STORM CB
- *REMOVE ASPHALT RE-USE EXIST BASE*
- *COMPLETELY DEMOLISH*
- *CONC REMOVAL*
- *HMA REMOVAL*
- *BUILDING REMOVAL*
- *LANDSCAPE REMOVAL*
- *PROPOSED TREE REMOVAL*
- *PROPOSED UTILITY REMOVAL*



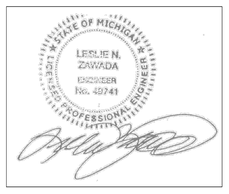


LOCATION MAP

NOT TO SCALE

DEMOLITION QUANTITIES THIS SHEET

ITEM	UNIT	AMOUNT
HMA REMOVAL	SY	65,313
CURB REMOVAL	LF	1,589
GAS LINE REMOVAL	LF	218
ELECTRICAL LINE REMOVAL	LF	208
WATERMAIN REMOVAL	LF	234



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

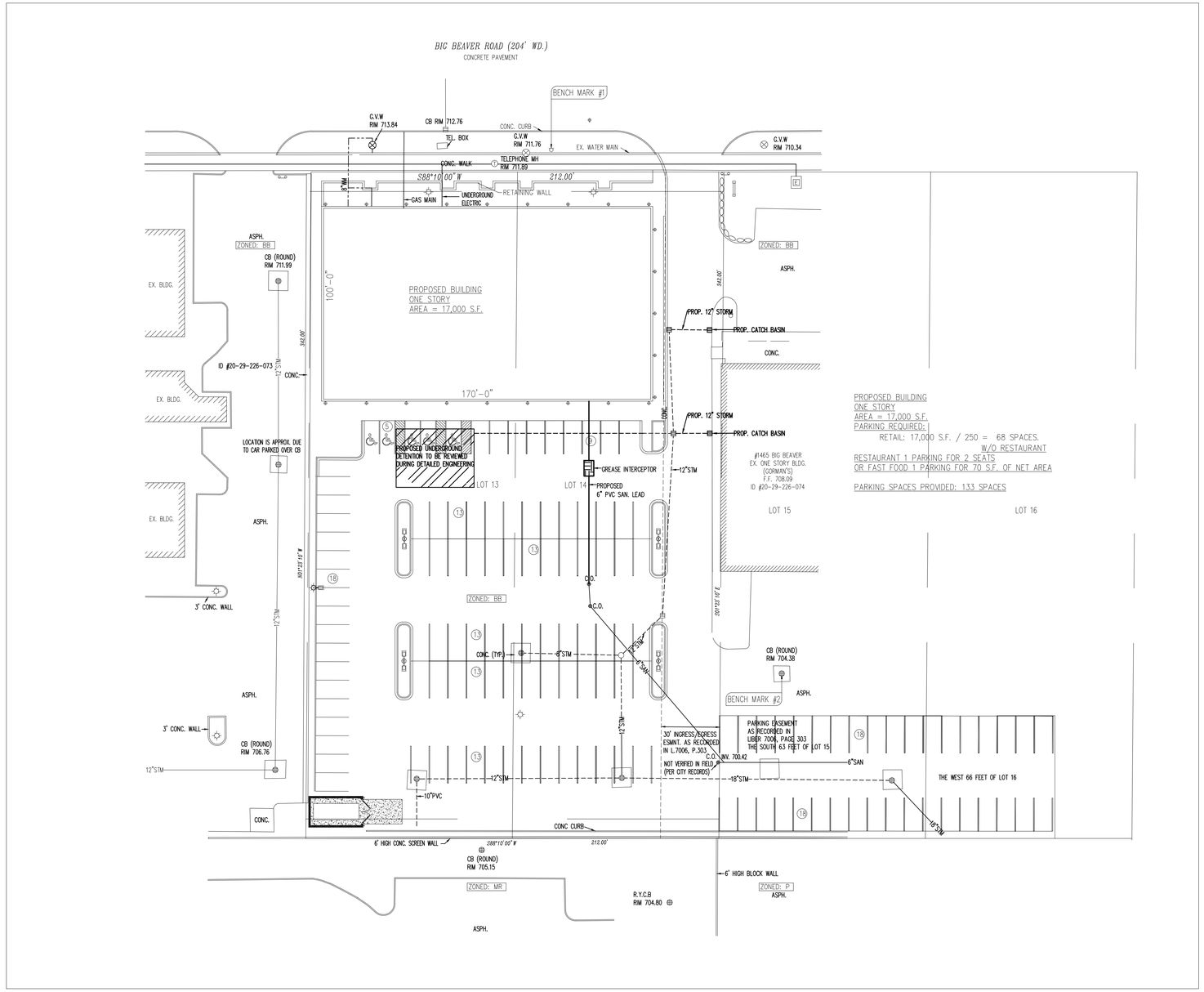
CES
CIVIL ENGINEERING SOLUTIONS, Inc.
P.O. BOX 207
ATTICA, MI 48412
PH: (586)484-7449
FAX: (810)448-5903
lzawada@civilengineeringsolutions.us

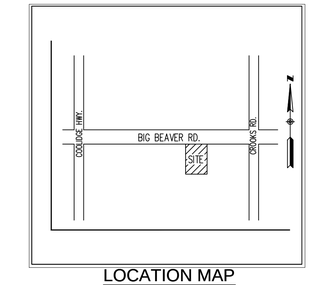
CITY OF TROY
TROY SHOPPES
PRELIMINARY DEMO PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	–	SITE PLAN SUBMITTAL			
2	2/22/2013	SITE PLAN SUBMITTAL			

PROJECT NO.: 2013-0012
DRAWING NO.:
SCALE: 1"=30'
DRAWN BY: JASON CULP — DATE: 2-21-2013
CHECKED BY: L. ZAWADA — DATE: 2-21-2013
SECTION 29 TOWN 2 NORTH RANGE 11 EAST
CITY/TOWN: TROY OAKLAND COUNTY, MI

SHEET NO. C.2





LOCATION MAP

NOT TO SCALE

LEGEND

- FOUND IRON
- SET IRON
- R — RECORD DISTANCE
- M — MEASURED DISTANCE
- P — PLAT DISTANCE
- CALC — CALCULATED DISTANCE
- EXISTING GRAVEL
- EXISTING PAVER STONE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING STORM STRUCTURE
- DS — EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- XXX.XX — EXISTING GRADE
- EXISTING STORM CB
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED UNDERGROUND DETENTION
- PROPOSED GREASE INTERCEPTOR

UTILITY QUANTITIES THIS SHEET

ITEM	UNIT	AMOUNT
PROPOSED 12" STORM	LF	122
PROPOSED 6" PVC SANITARY	LF	85.83
STORM CATCH BASINS	EA	2
UNDERGROUND DETENTION	EA	1
GREASE INTERCEPTOR	EA	1

NOTE: EXISTING STORM STRUCTURES TO BE CLEANED DURING CONSTRUCTION

STATE OF MICHIGAN
LESLIE N. ZAWADA
ENGINEER
No. 49241
LICENSED PROFESSIONAL ENGINEER

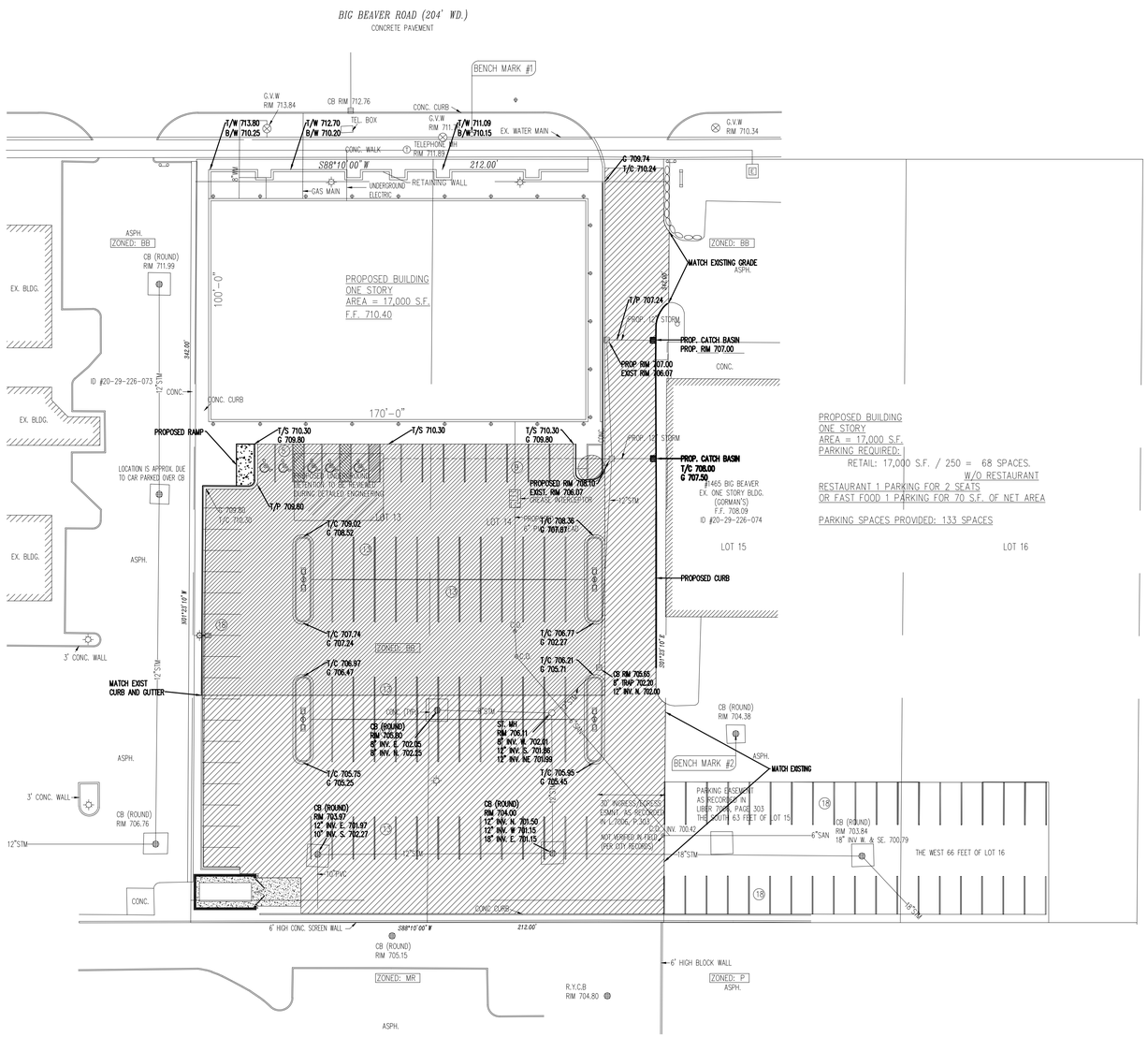
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

CES
CIVIL ENGINEERING SOLUTIONS, Inc.
P.O. BOX 207
ATTICA, MI 48412
PH: (586)484-7449
FAX: (810)448-5903
lzawada@civilengineeringsolutions.us

CITY OF TROY
TROY SHOPPES
UTILITY PLAN

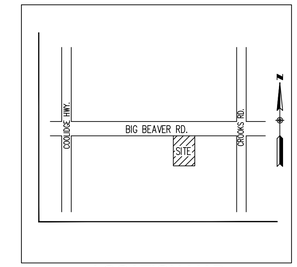
NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	–	SITE PLAN SUBMITTAL			
2	2/22/2013	SITE PLAN SUBMITTAL			

PROJECT NO.: 2013-0012	SCALE: 1"=30'	SHEET NO.
DRAWING NO.:		C.3
DRAWN BY: JASON CULP	DATE: 2-21-2013	
CHECKED BY: L. ZAWADA	DATE: 2-21-2013	
SECTION 29 TOWN 2 NORTH	RANGE 11 EAST	
CITY/TOWN: TROY	OAKLAND COUNTY, MI	



PROPOSED BUILDING
ONE STORY
AREA = 17,000 S.F.
PARKING REQUIRED:
RETAIL: 17,000 S.F. / 250 = 68 SPACES.
W/O RESTAURANT
RESTAURANT 1 PARKING FOR 2 SEATS
OR FAST FOOD 1 PARKING FOR 70 S.F. OF NET AREA

PARKING SPACES PROVIDED: 133 SPACES



LOCATION MAP

NOT TO SCALE

LEGEND

- FOUND IRON
- SET IRON
- R — RECORD DISTANCE
- M — MEASURED DISTANCE
- P — PLAT DISTANCE
- CALC — CALCULATED DISTANCE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING STORM STRUCTURE
- DS — EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- XXX.XX — EXISTING GRADE
- EXISTING STORM CB
- 3" 1100T OR 13A (PROPOSED) RE-USE EXIST BASE
- 4" 1100 MIXTURE ON ON 8" 21AA (PROPOSED)
- XXX.XX — PROPOSED ELEVATION

PROPOSED QUANTITIES THIS SHEET

ITEM	UNIT	AMOUNT
3" HMA	SY	19,601
4" HMA/8" 21AA BASE	SY	25,136
PROPOSED CURB	LF	527.12

STATE OF MICHIGAN
LESLIE N. ZAWADA
ENGINEER
No. 48741
LICENSED PROFESSIONAL ENGINEER

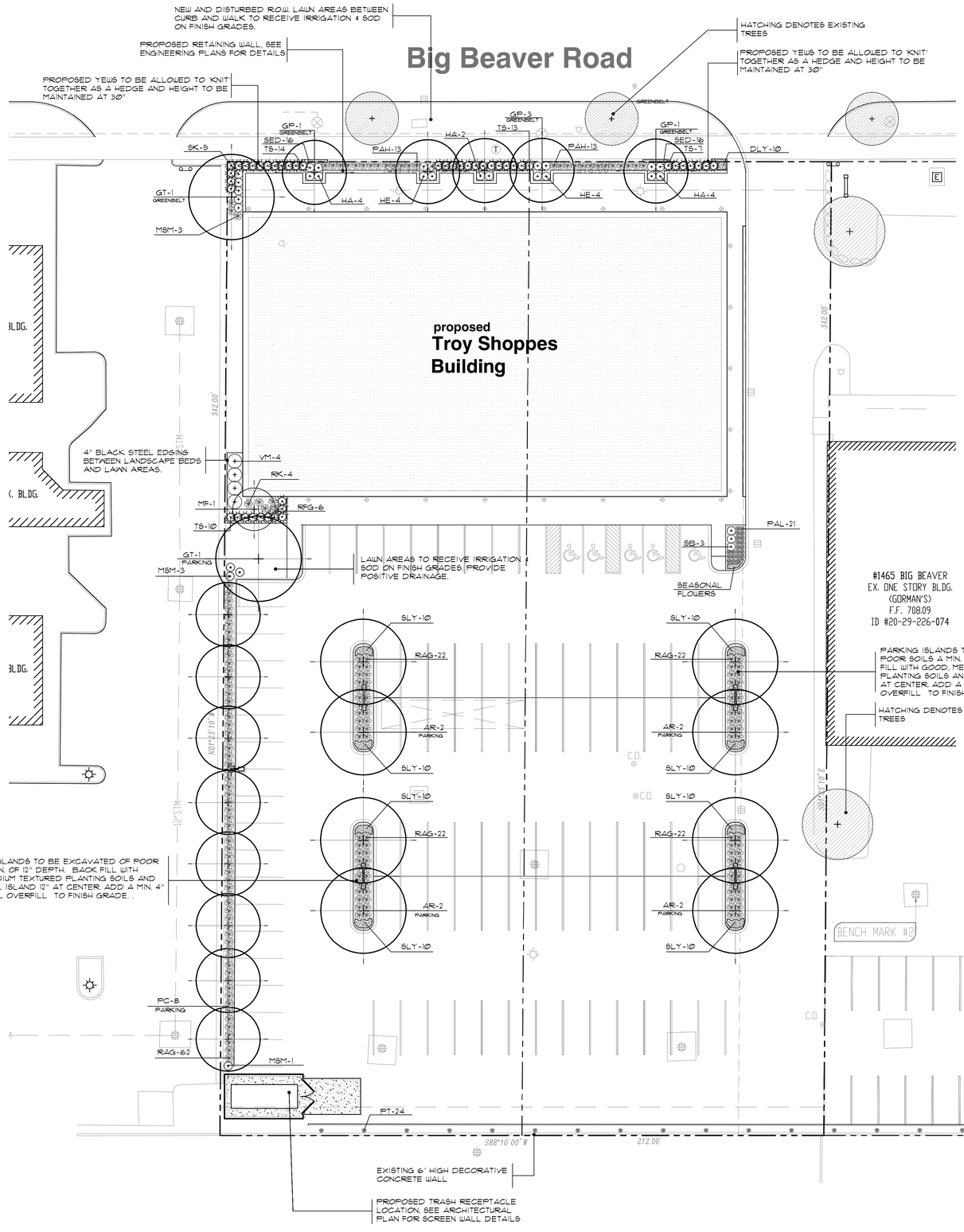
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

CES
CIVIL ENGINEERING SOLUTIONS, Inc.
P.O. BOX 207
ATTICA, MI 48412
PH: (586)484-7449
FAX: (810)448-5903
lzawada@civilengineeringsolutions.us

CITY OF TROY
TROY SHOPPES
PRELIMINARY PAVING & GRADING PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	–	SITE PLAN SUBMITTAL			
2	2/22/2013	SITE PLAN SUBMITTAL			

PROJECT NO.: 2013-0012	SCALE: 1"=30'	SHEET NO.
DRAWING NO.:		C.4
DRAWN BY: JASON CULP	DATE: 2-21-2013	
CHECKED BY: L. ZAWADA	DATE: 2-21-2013	
SECTION 29 TOWN 2 NORTH	RANGE 11 EAST	
CITY/TOWN: TROY	OAKLAND COUNTY, MI	



landscape plan for:

"Troy Shoppes"

City of Troy, Michigan

note

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

north

scale: 0' 10' 20' 40' 60'

landscape requirements:

parking lot landscape	REQUIRED	PROVIDED
NO. OF PARKING SPACES 193		
NO. OF PARKING LOT TREES 1-TREE PER 8-SPACES (193-SPACES/8-SPACES X 1-TREES = 16.6 TREES)	16.6 TREES	17 TREES

greenbelt requirements	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (BIG BEAVER ROAD) (212' ROAD LESS 28' WIDTH DRIVE ACCESS = 184' FRONTAGE / 1-TREE PER 30' = 6.13 TREES)	6	6

CAUTION!!
THE LOCATION 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 OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

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

CALLIN HALL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
REGISTERED LANDSCAPE ARCHITECTS
CIVIL ENGINEERS
32 CHURCH ST. NORTH, PO BOX 1030
PETERSBURG, ONTARIO N0E 1R0
PHONE: (519) 875-4485
FAX: (519) 875-4614

FPA
FELINO A. PASCUAL and ASSOCIATES, Inc.
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

STATE OF MICHIGAN
FELINO A. PASCUAL
LANDSCAPE ARCHITECT
No. 1433
REGISTERED LANDSCAPE ARCHITECT

client:

A.F. JONNA Development and Management Co.

4036 Telegraph Road, suite 201
Bloomfield Hills, Michigan 48302
ph. (248) 593-6200

project:

TROY SHOPPES

project location:
Big Beaver Road

City of Troy, Michigan

sheet title:

Landscape Plan

issue/revision date:

SPA	1-11-2013
PLAN UPDATE	2-21-2013

drawn by:
JP, SZ

checked by:
FP

date:
2-4-2013

notice:

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Do Not scale drawings. Use figured dimensions only

project no:
LS13.013.02

sheet no:
LS-1 of 2

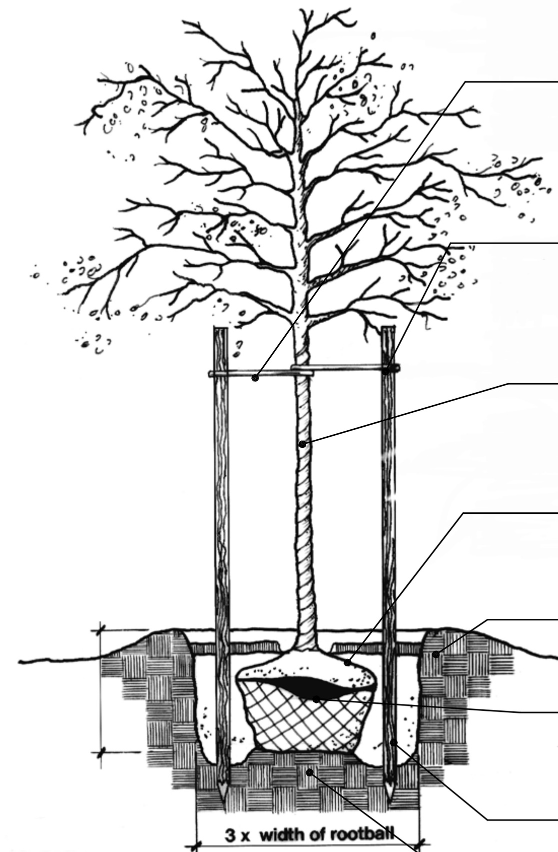
plant material list

key	quant. sht. L-1			botanical name	common name	size
				LARGE AND SMALL DECIDUOUS TREES		
PC	8			PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	3" BB
AS	3			ACER SACCHARRUM	SUGAR MAPLE	3" BB
GT	2			GLEDITSIA TRI. IN. 'SKYCOLE'	SKYLINE HONEYLOCUST	3" BB
AR	8			ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" BB
MF	1			MALUS FLORIBUNDA	JAPANESE FLOWERING CRAB	2" BB
GP	5			GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO (MALE)	3" BB
				SHRUBS		
RK	4			ROSA 'KNOCKOUT (PP11836)	DOUBLE KNOCKOUT ROSE	#5 CONT
RAG	150			RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT
SK	5			SYRINGA P. 'MISS KIM'	"MISS KIM' DWARF LILAC	3' BB
VM	3			VIBURNUM XB. 'MOHAWK'	MOHAWK VIBURNUM	3' BB
SB	3			SPIRAEA X.B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#5 CONT
HE	8			HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#5 CONT
HA	10			HYDRANGEA M. 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT

key	quant. sht. L-1			botanical name	common name	size
				LARGE & SMALL EVERGREEN		
TS	44			TAXUS XM. 'SEBIAN'	SEBIAN YEW	30" BB
				PERENNIALS & GRASSES		
PAH	26			PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#3 CONT
SED	32			SEDUM X. 'NEON'	NEON SEDUM	#2 CONT
MSM	7			MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' JAPANESE SILVER GRASS	#5 CONT
SLY	80			HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	#1 CONT
DLY	10			HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT
PAL	21			PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	'LITTLE BUNNY' FOUNTAIN GRASS	#1 CONT
RFG	6			RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1 CONT
PT	24			PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#1 CONT

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    a). SHADE TREES ____ 5 FT.
    b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) ____ 10 FT.
    c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. ____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.
18. ALL LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 2" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF ONE YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE TOWNSHIP/CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP/CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
22. ALL DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS SHALL BE BETWEEN MARCH 1, JUNE 1, AND OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF MATERIAL IT IS INTENDED TO REPLACE



stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

tree wrap- secure with biodegradable material at top and bottom. remove after first winter.

mulch 4" depth with shredded hardwood bark. mulch shall be neutral in color. leave 3" circle of bare soil at base of tree trunk.

mound to form tree saucer.

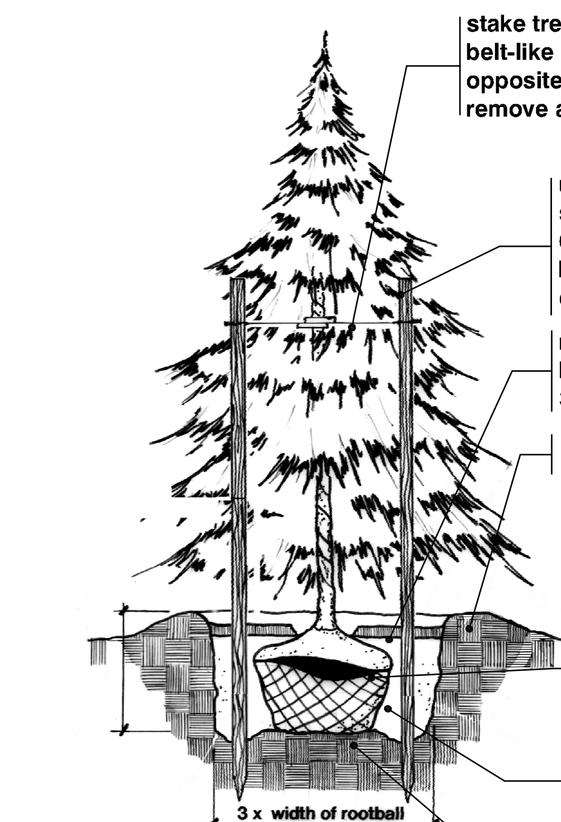
remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade and planting pit sides to 4" depth.

tree planting detail

no scale



stake trees - using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

mulch 4" depth with shredded hardwood bark. mulch shall be neutral in color. leave 3" circle of bare soil at base of tree trunk.

mound to form tree saucer.

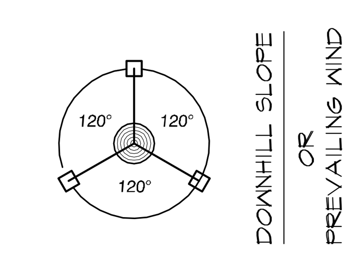
remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade and planting pit sides to 4" depth.

evergreen planting detail

no scale

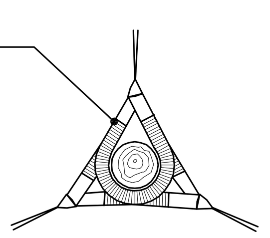


STAKING/GUYING LOCATION

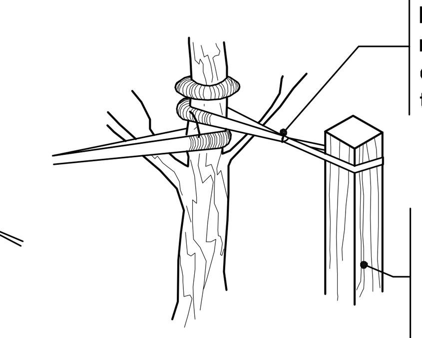
stake trees -just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

NOTE:
Orient staking/guying to prevailing winds, except on slopes greater than 3:1 orient to slope.

Use same staking/guying orientation for all plants within each grouping or area.



GUYING DETAIL



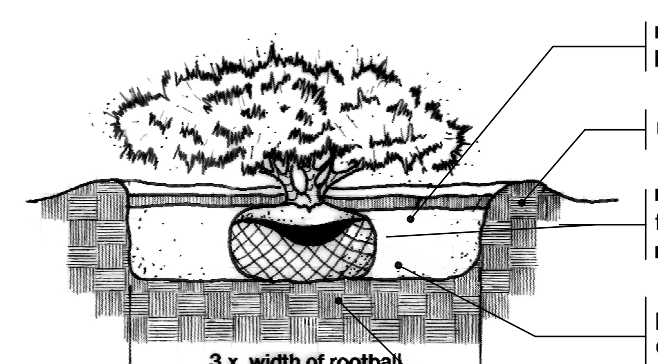
stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

STAKING DETAIL

tree staking detail

no scale



mulch 3" depth with shredded hardwood bark. mulch shall be neutral in color.

mound to form saucer around shrub.

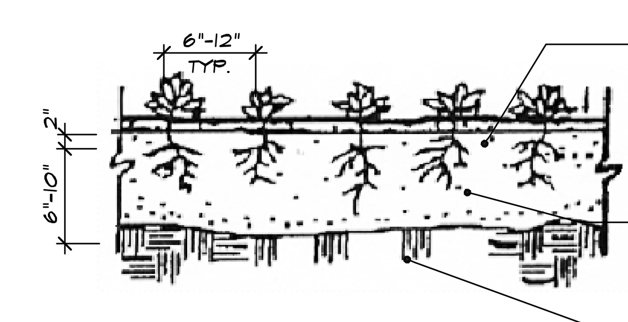
remove all non-biodegradable materials from the rootball. all burlap from top 1/3 of rootball.

planting mixture. amend soil per site conditions and requirements of plants.

scarify subgrade.

shrub planting detail

no scale



mulch 2" depth with shredded hardwood bark. mulch shall be neutral in color.

planting mixture - 6"-10" depth.

subgrade.

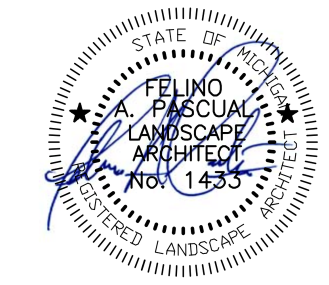
perennial planting detail

no scale

Plant Material List, Planting Details and Notes

FELINO A. PASCUAL and ASSOCIATES, Inc.
Community Land Planner and registered Landscape Architect
16000 W. 9-Mile Road, Suite 520
Southfield, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:



client:

A.F. JONNA Development and Management Co.
4036 Telegraph Road, suite 201
Bloomfield Hills, Michigan 48302
ph. (248) 593-6200

project:

TROY SHOPPES

project location:
Big Beaver Road,
City of Troy, Michigan

sheet title:
plant material list, details, and landscape notes

issue/revision date:

SPA	2-11-2013
PLAN UPDATE	2-21-2013

drawn by: JP
checked by: FP
date: 2-4-2013

notice:

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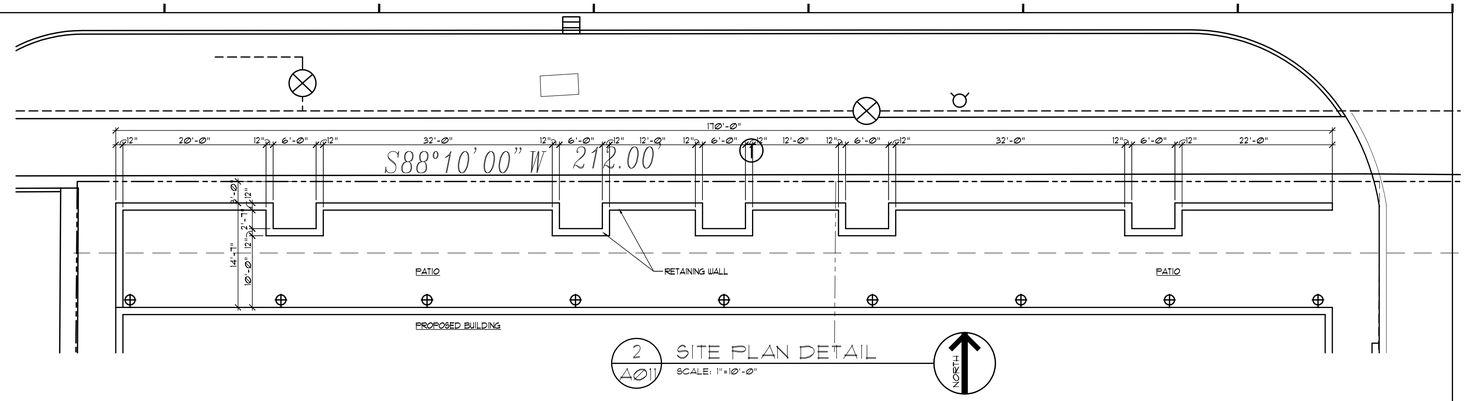
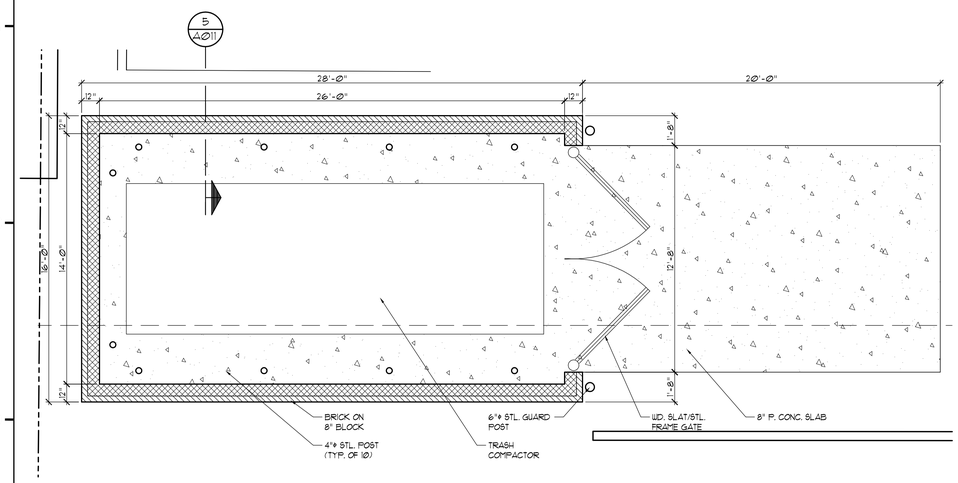
Do Not scale drawings. Use figured dimensions only

project no: LS13.013.02

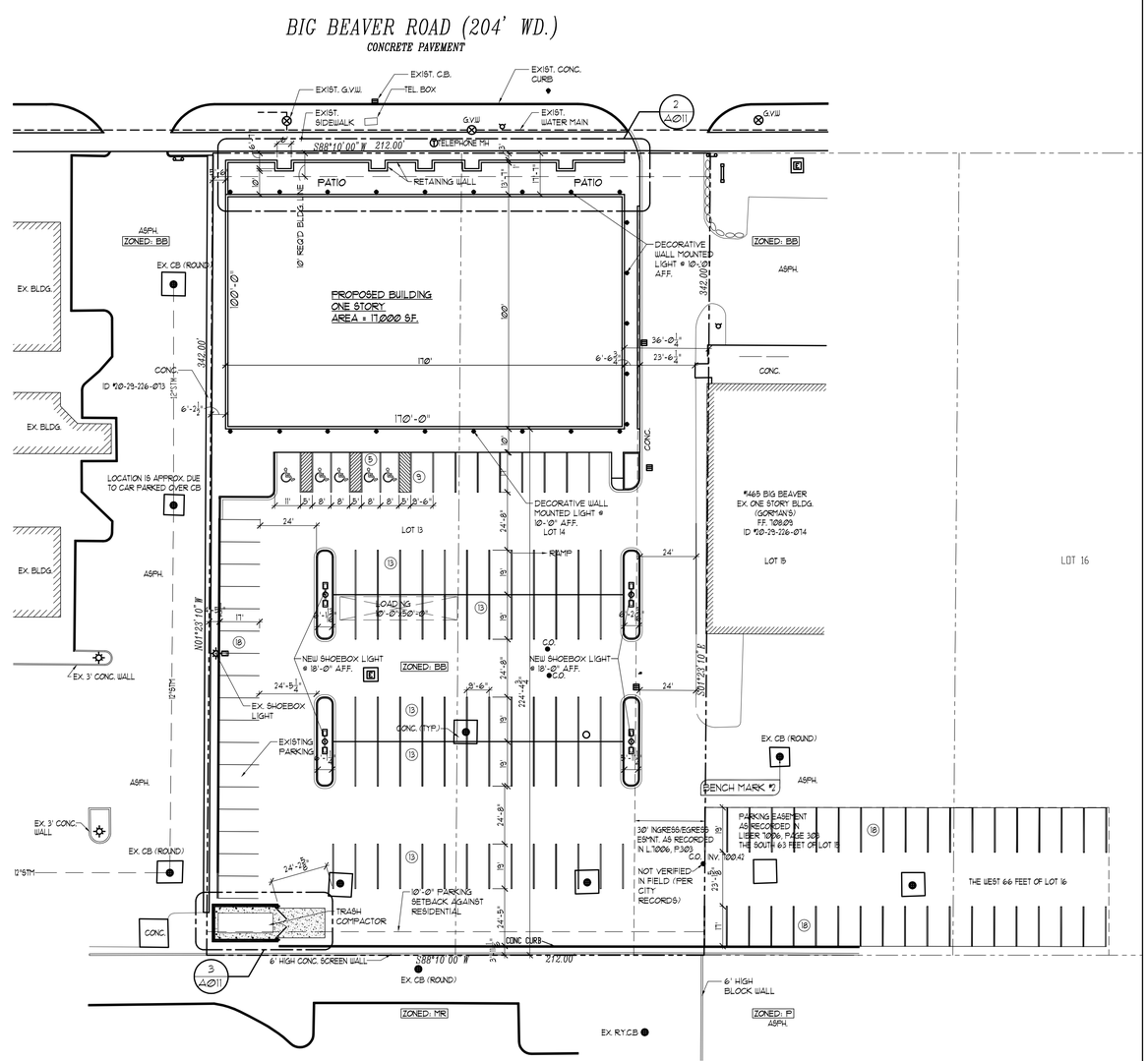
CALVIN HALL & ASSOCIATES
Professional Land Planner and registered Landscape Architect
16000 W Nine Mile Rd., suite 520
Southfield, Michigan 48075
Phone: (248) 557-5588
Fax: (248) 557-5416



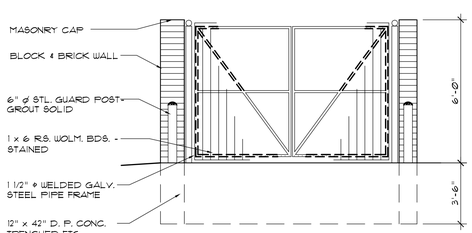
2 A011 SITE PLAN DETAIL
SCALE: 1"=10'-0"



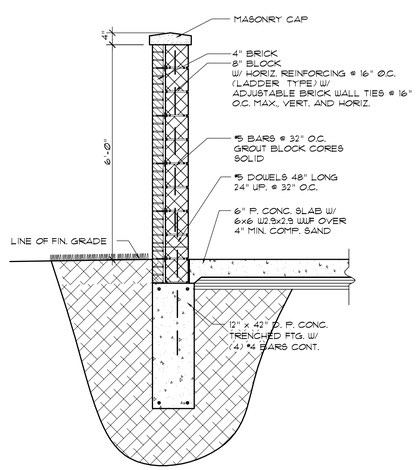
3 A011 REFUSE PLAN
SCALE: 1/4"=1'-0"



1 A011 PROPOSED SITE PLAN
SCALE: 1"=30'-0"



4 A011 REFUSE ELEVATION
SCALE: 1/4" = 1'-0"



5 A013 REFUSE SECTION
SCALE: 1/2" = 1'-0"

SIERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES
(RETAIL)

SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO.	A-12-1213

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

SHEET TITLE

PROPOSED SITE PLAN

DWG. NO.

A0.1.1

Calculation Data

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	Watts	LLF	BUG Rating	Description
	23	C11174C	SINGLE	4100	67	0.700	B3-U3-G2	Narrow Body Post Top, 50w MH, Type V, 19in Wall Arm, Full Top Reflector, 10ft Mtg Ht
	3	ECA18-3H-250H	SINGLE	23750	295	0.700	B3-U0-G3	Emco Shoebox, 250w MH, Type III, 20ft Mtg Ht
	3	2-ECA18-3H-250H	BACK-BACK	47500	590	0.700	B3-U0-G3	Twin Emco Shoeboxes, 250w MH, Type III, 20ft Mtg Ht

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Front and Side	Illuminance	Fc	1.96	5.5	0.3	6.53	18.33	10ft Grid
Rear	Illuminance	Fc	2.51	10.0	0.0	N.A.	N.A.	10ft Grid

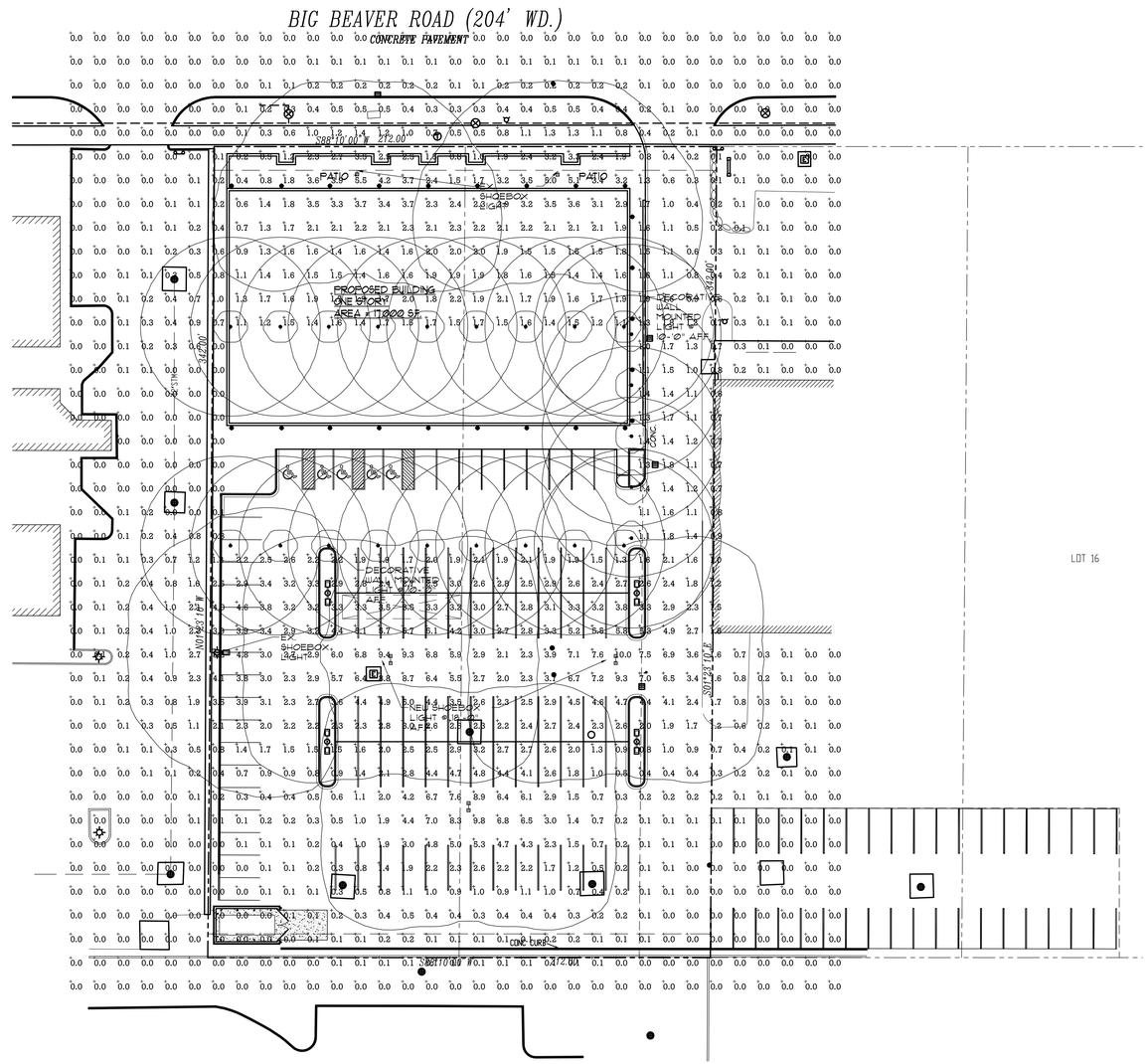
Footcandle results shown on this lighting design are based on project specifications provided to Hadco Lighting.
Actual conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable lighting codes.

100 Craftway | P.O. Box 128
Littlestown, PA 17340
Phone: 717-359-7131
Fax: 717-359-9515
www.hadco.com

Date:	Project ID#	REV:	Issued By:	Program:	JOB NAME:
02.08.2013	130206-U24-80	A	PMD	AGI32 -V2.04 REV01	Troy Shoppes Application Report

Contact: Dennis Morgan - Laidlaw & Morgan - 248.618.6382

PHILIPS HADCO



1 A021 PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

SIERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES
(RETAIL)

SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO.	A-12-1213

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

SHEET TITLE

PHOTOMETRIC PLAN

DWG. NO.

A0.2.1

of

1 2 3 4 5 6 7 8 9 10 11

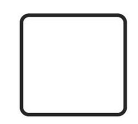
A B C D E F G

Poles

Page 1 of 4

5" / 6" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



PREFIX – HEIGHT – SIZE – GAUGE – DRILLING – FINISH – OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX
- SSS5
- SSS6

HEIGHT
- 20'
- 25'
- 30'
- 35'
- 40'

SIZE
- 5"
- 6"

GAUGE
- 7
- 11

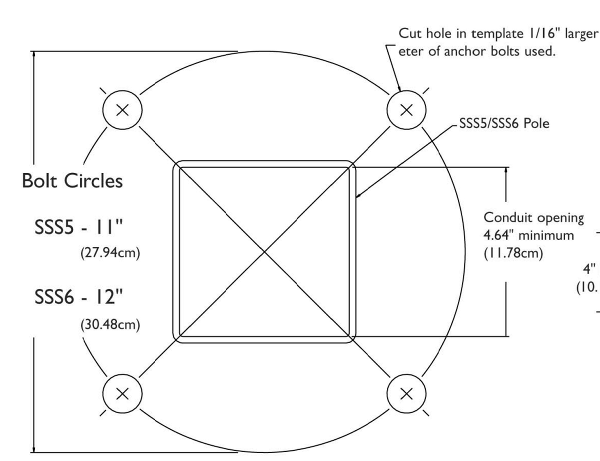
DRILLING
- D1 1 Way
- D2 2 Way
- D2@90 2 Way at 90°
- D3 3 Way
- D4 4 Way
- T2 2 3/8" OD Tenon
- T4 4" OD Tenon

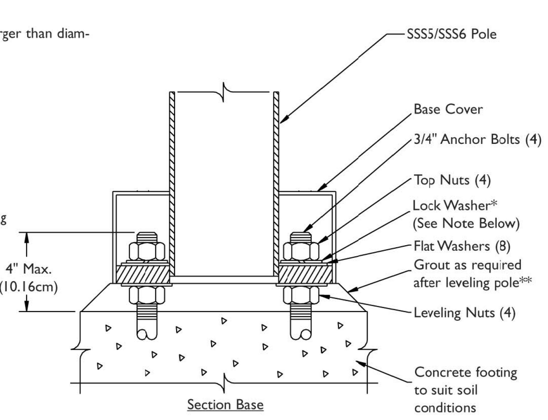
POLE DATA

CATALOG NUMBER		POLE SIZE		MAXIMUM LUMINAIRE LOADING[1]									ANCHOR BOLT DATA[2]		
				HIGH WIND CONDITIONS						NORMAL WIND CONDITIONS					
				130 MPH		120 MPH		110 MPH		100 MPH	90 MPH	80 MPH			
PREFIX	HEIGHT (FT.)	POLE SIZE (inches)	GAUGE	EPA FT²	Max Weight (lbs)	EPA FT²	Max Weight (lbs)	EPA FT²	Max Weight (lbs)	EPA FT²	EPA FT²	EPA FT²	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSS	20	5	11	3.5	88	5.0	125	7.0	175	9.4	12.7	17.7	11.0"	3/4 x 17 x 3	4.0"
SSS	20	5	7	6.2	155	8.2	205	10.7	270	16.2	21.4	28.1	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	11	-	-	-	-	2.1	53	3.7	6.3	9.8	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	7	2.7	68	4.3	108	6.3	158	9.5	13.3	18.5	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	11	-	-	-	-	-	-	-	2.0	4.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	7	-	-	-	-	2.0	50	3.9	6.7	10.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	6	7	-	-	3.3	83	5.6	140	9.0	13.2	19.0	12.0"	1 x 36 x 4	4.0"
SSS	35	5	7	-	-	-	-	-	-	-	2.5	5.9	11.0"	3/4 x 17 x 3	4.0"
SSS	35	6	7	-	-	-	-	-	-	4.2	7.6	12.4	12.0"	1 x 36 x 4	4.0"
SSS	40	6	7	-	-	-	-	-	-	-	3.0	7.2	12.0"	1 x 36 x 4	4.0"

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.
2. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS

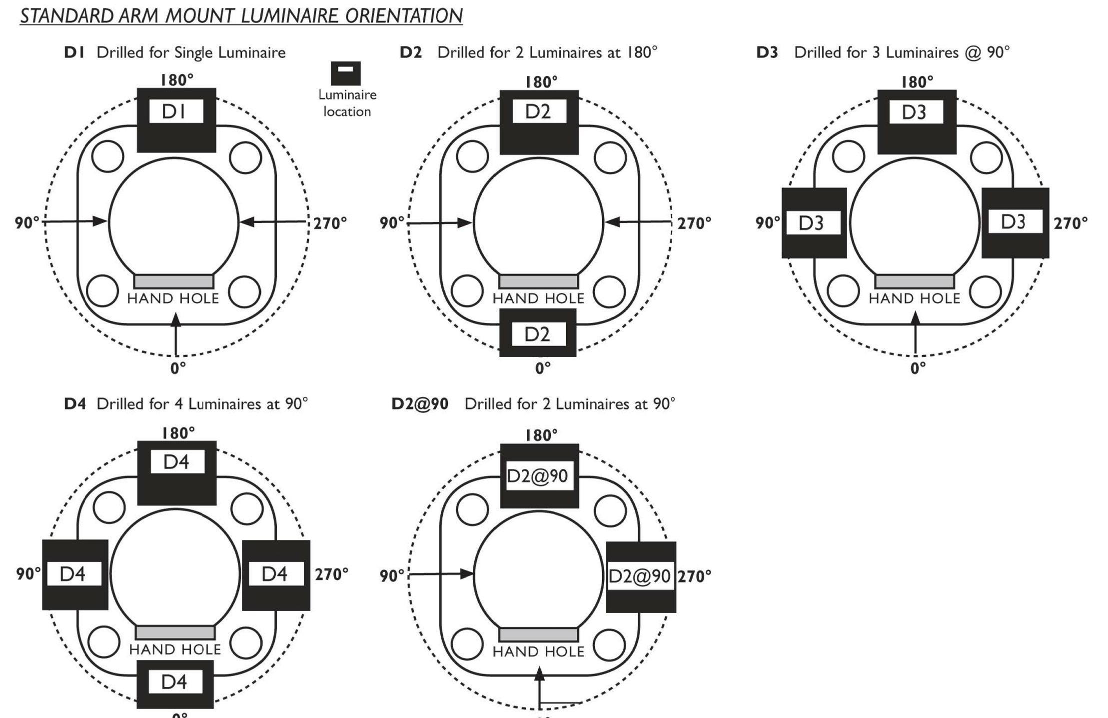




NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

*Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Philips Gardco is not responsible.**

STANDARD ARM MOUNT LUMINAIRE ORIENTATION



Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

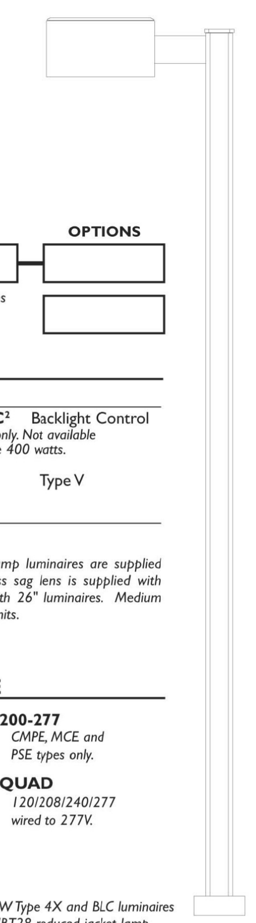
Form 10 Square

Page 1 of 3

EH / H Arm Mount

The Philips Gardco arm mounted Square Form 10 products are cutoff luminaires for high intensity discharge lamps up to 1000 watts. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class I anodizing. The H style luminaires are die formed aluminum with a thermoset polyester finish. Both products can accept one of seven (7) interchangeable and rotatable precision segmented optical systems.

Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX – MOUNTING – DISTRIBUTION – WATTAGE – VOLTAGE – FINISH – OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX
- **EH14** 14" Square Extruded Luminaire
- **EH19** 19" Square Extruded Luminaire
- **H14** 14" Square Fabricated Luminaire
- **H19** 19" Square Fabricated Luminaire
- **H26** 26" Square Fabricated Luminaire

MOUNTING
- **1** Single Pole Mount
- **2** Twin Pole Mount at 180°
- **2@90** Twin Pole Mount at 90°
- **3** 3-way Pole Mount at 90°
- **3@120°** 3-way Pole Mount at 120°
- **4** 4-way Pole Mount

1. Type 4X available in 19" luminaires only. Type 4X luminaires, 400W and below, are supplied with flat glass lens standard.
2. MH/PSMH 400W Type 4X and BLC luminaires require the E28/BT28 reduced jacket lamp.

DISTRIBUTION

Horizontal Lamp
- **1** Type I
- **3** Type III
- **4X**[1,2] Type IV
- **FM** Type IV
- **BLC**[2] Backlight Control — *19" only. Not available above 400 watts.*
- **Q** Type V

Vertical Lamp
- **VS** Type V

In 400W and below, vertical lamp luminaires are supplied with an acrylic sag lens. A glass sag lens is supplied with luminaires above 400W and with 26" luminaires. Medium base lamp, 200W max on 14" units.

WATTAGE

	EH / H 14"	EH / H 19"		H 26"
Pulse Start MH Magnetic Ballast	100MH[3] 150MH[3] 175PSMH Ⓔ 200MH Ⓔ	250PSMH Ⓔ 250PS90[11] Ⓔ 320PSMH[7] Ⓔ 350PSMH[7] Ⓔ	400PSMH[2] Ⓔ 450PSMH[4] Ⓔ	750PSMH 775PSMH[4] 875PSMH 1000PSMH[4]
CosmoPolis™ Electronic System (See Notes 5, 6, 9)	60CMPE 90CMPE 140CMPE			
MasterColor® Elite Electronic System (See Notes 5, 6, 9, 10)		210MCE-3KⒺ 210MCE-4KⒺ	315MCE-3KⒺ 315MCE-4KⒺ	
Pulse Start MH Electronic Ballast		250PSE[5,6] Ⓔ	320PSE[5,6,7] Ⓔ	
Standard (probe start) MH Magnetic Ballast*	175MH* 250MH*[8]	250MH*	400MH*[2]	1000MH
High Pressure Sodium Magnetic Ballast	70HPS 100HPS 150HPS	200HPS 250HPS 400HPS		750HPS 1000HPS

* 175W, 250W and 400W probe start MH luminaires are not available for sale in the United States.

Ⓔ Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE
- **120**
- **208**
- **240**
- **277**
- **347**
- **480**
- **200-277** — *CMPE, MCE and PSE types only.*
- **QUAD** — *120/208/240/277 wired to 277V.*

2. MH/PSMH 400W Type 4X and BLC luminaires require the E28/BT28 reduced jacket lamp.
3. Medium base lamp.
4. Available with vertical lamp optics only.
5. UL Listed at 40°C ambient.
6. Available 120V, 200-277V, 347V or 480V only.
7. Requires E28/BT28 lamp.
8. Available with horizontal lamp optics only.
9. CosmoPolis and MasterColor Elite systems are supplied with lamp.
10. "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.
11. 250 watt Pulse Start Metal Halide with a 90% efficient magnetic ballast. Complies with California Title 20 effective 1/1/2010. Available in 120, 208, 240 or 277V only.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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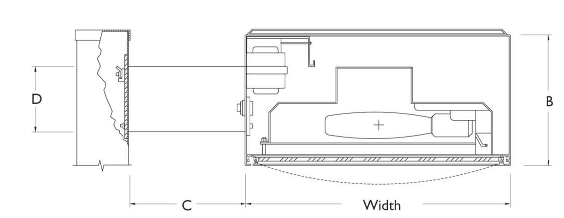
Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79115-43/0512

PHILIPS
GARDCO

DIMENSIONS AND EPA



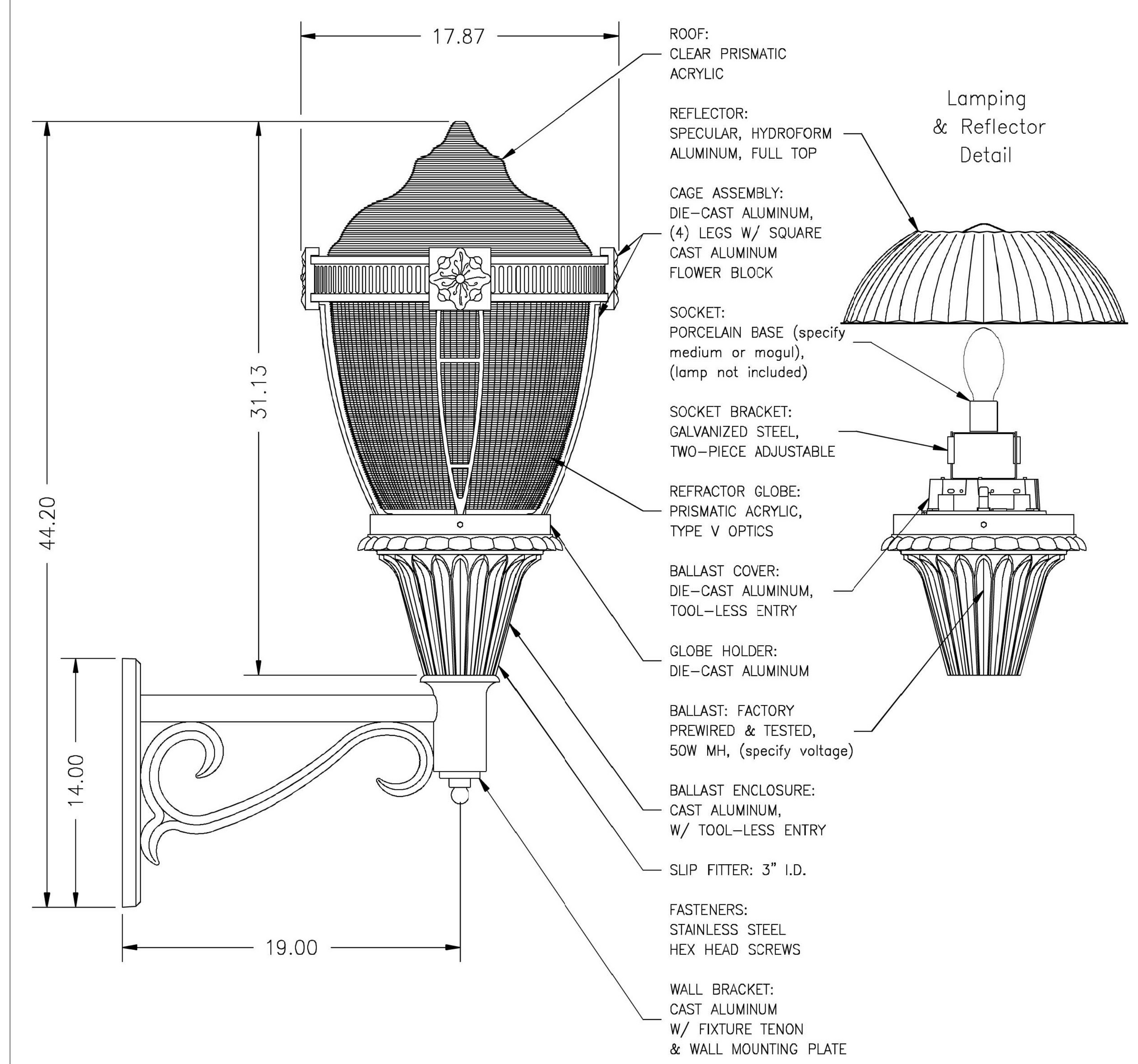
Size	Width	B	C	D
EH14	14" 35.56 cm	7" 17.78 cm	6" 15.24 cm	5" 12.70 cm
H14	14" 35.56 cm	7" 17.78 cm	6" 5.08 cm	5" 12.70 cm
EH19	19" 48.26 cm	10" 25.40 cm	9" 22.86 cm	5" 12.70 cm
H19	19" 48.26 cm	10" 25.40 cm	9" 5.08 cm	5" 12.70 cm
H26	26" 66.04 cm	12" 30.48 cm	12" 30.48 cm	8" 20.32 cm

Size	Effective Projected Area (EPA)			Approximate Weight
	Single	Twin	3/4	Single
14"	1.1 ft² .10 m²	2.3 ft² .21 m²	2.9 ft² .27 m²	30 lbs 13.61 kg
19"	2.1 ft² .20 m²	4.0 ft² .37 m²	5.5 ft² .51 m²	55 lbs 24.95 kg
26"	3.5 ft² .33 m²	7.0 ft² .65 m²	8.9 ft² .83 m²	95 lbs 43.09 kg

(Note 15) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
14" luminaires limited to 100 watt quartz lamp maximum regardless of HID wattage. QS, QST, Q924 and QT924 options are not available in luminaires above 400 watt HID.	

Ordering Guide:
C11174C: LUMINAIRE
CA11174A: WALL BRACKET

Color:
Verde



Full Specification Fixture Drawing

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

PHILIPS
HADCO

100 Craftway Drive
Littlestown, Pa 17340
Phone 800-331-4185
Fax 717-359-9289
www.hadco.com

JOB NAME: Long Lake & Telegraph				REP. TERRITORY: U24
SCALE: 1:8	DATE: 01/18/13	DRAWN BY: CMG	DRAWING NUMBER: C11174-DWG06	
REP: Laidlaw & Morgan		REV: B	PCN: 13-001	
		BY: CMG	DATE: 01/21/13	

CONFIDENTIAL:
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PRODUCT APPROVALS	
HADCO	JAZ
CUST.	

SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES (RETAIL)

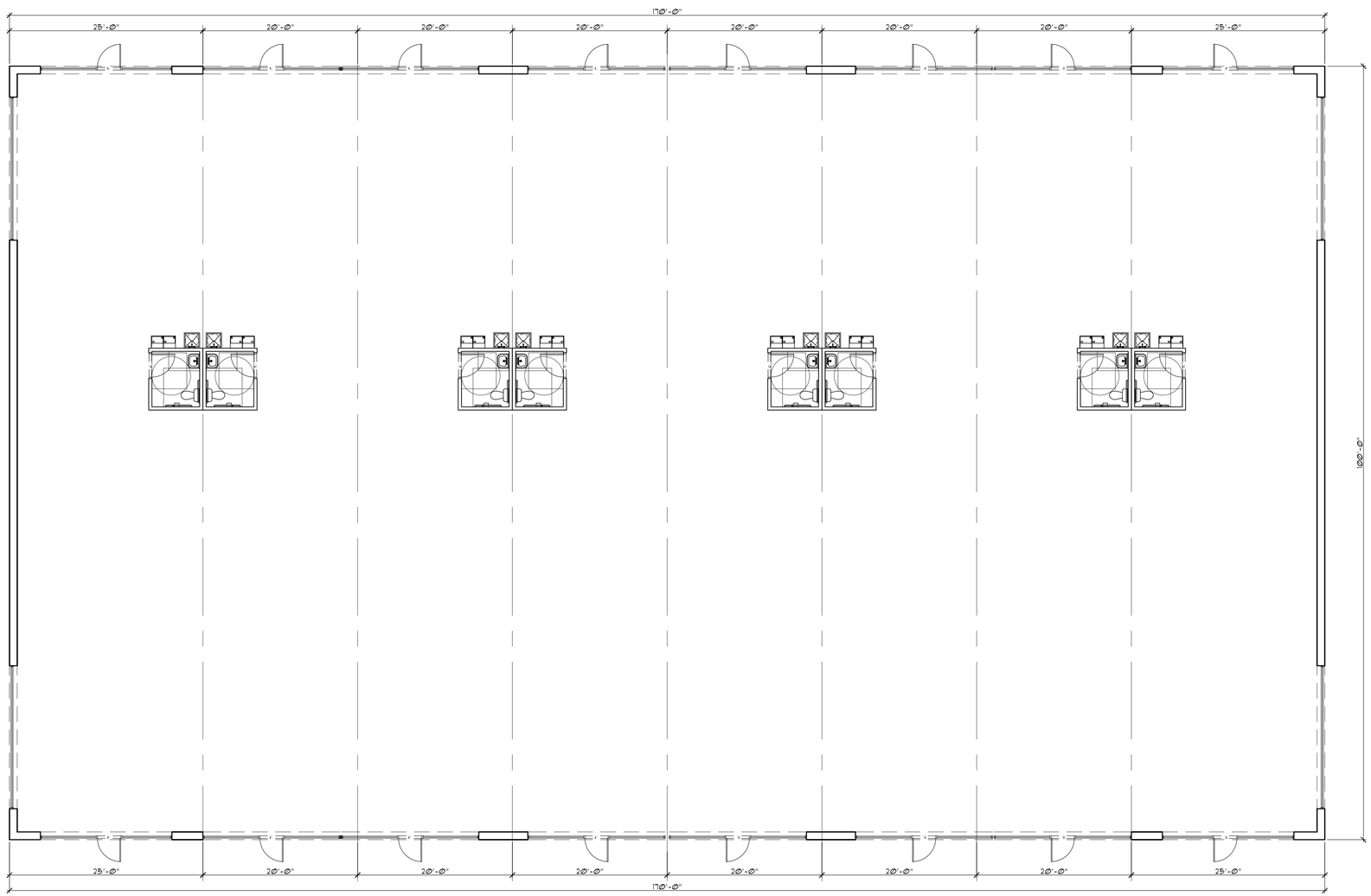
SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO.	A-12-1213		
ISSUANCES			
NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

SHEET TITLE
PHOTOMETRIC CUT SHEETS

DWG. NO.
A0.2.2
of



1 A101 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

SIERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
189 E Big Beaver, Suite 106 Troy, MI 48083
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES
(RETAIL)

SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO.	A-12-1213

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

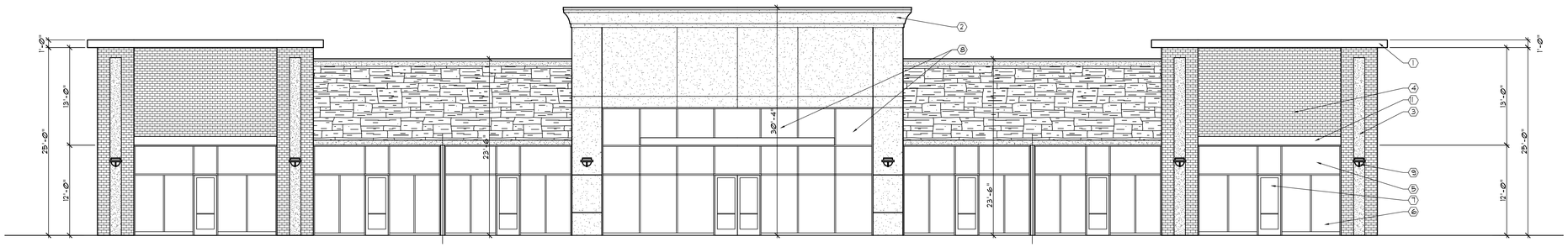
SHEET TITLE

ELEVATIONS

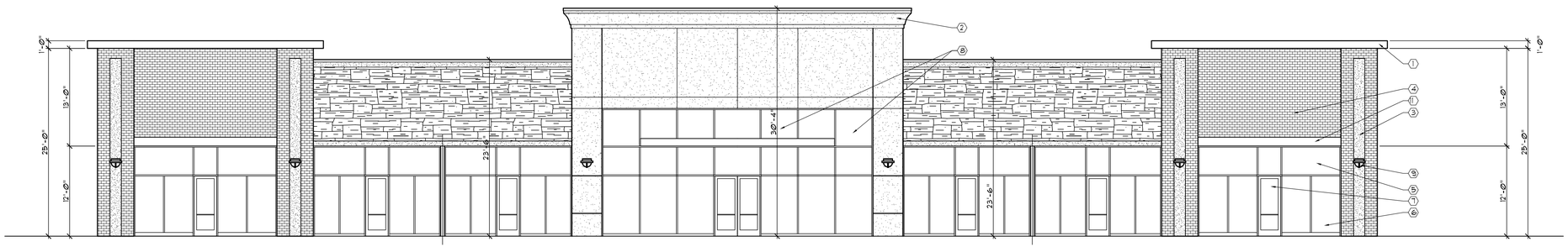
DWG. NO.

A1.0.1

of



1 A2.0.1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 A2.0.1 SOUTH ELEVATION
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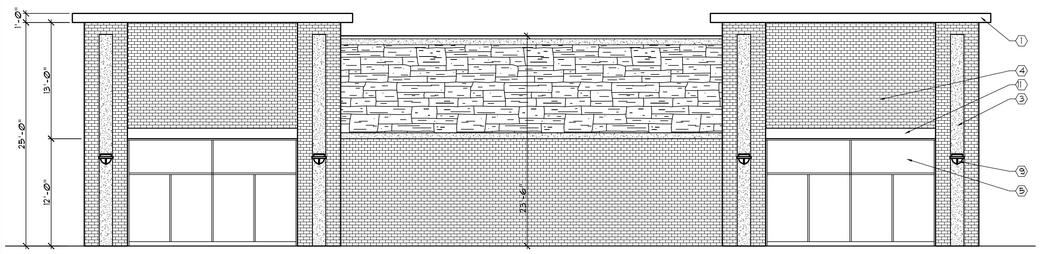
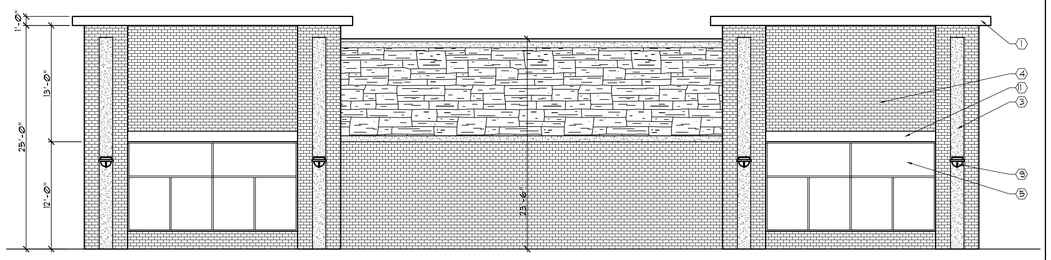


2 A2.0.1 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 A2.0.1 WEST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYED NOTES

1. PRE-FINISH METAL COPING
2. EIFS
3. LIMESTONE
4. BRICK
5. INSUL. GLASS WINDOW SET IN ALUM FRAME
6. TEMP. GLASS WINDOW SET IN ALUM FRAME
7. TEMP. GLASS SET IN ALUM FRAME DOOR
8. SPANDREL GLASS
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. SIGN AREA
11. CANOPY

SIERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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Email: info@s-m-associates.com
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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

PROJECT:
TROY SHOPPES
(RETAIL)

SITE PLAN APPROVAL
02-22-2013

ADDRESS:
1475 BIG BEAVER RD.
TROY, MI 48084

JOB NO. A-12-1213

ISSUANCES

NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	02/22/13	IM/EM

SHEET TITLE

ELEVATIONS

DWG. NO.

A2.0.1

of

DATE: March 20, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 982) – Proposed MNAD Property LLC, East side of Rochester Road, North of Big Beaver (3424 Rochester), Section 23, Currently Zoned CB (Community Business) District

The petitioner Michail & Associates CPA submitted the above referenced Preliminary Site Plan Approval application for a one-story, 17,000 square foot retail building within the Big Beaver corridor.

The property is currently zoned CB (Community Business) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for this item.

Landscaping flexibility as per Section 2.E of the Sustainable Development Checklist provides for relief from the 20% open space requirement of the Zoning Ordinance. The applicant seeks Prequalified SDP status for these improvements. The Sustainable Development Review Committee meeting is scheduled for Friday, March 22, 2013. The Planning Commission will be informed of the results of the SDRC meeting.

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

Attachments:

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

G:\SITE PLANS\SP 982 MNAD Property LLC Sec 23\SP-982 PC Memo 03 26 13.docx

PRELIMINARY SITE PLAN REVIEW

PRELIMINARY SITE PLAN REVIEW (File Number SP 982) – Proposed MNAD Property LLC, East side of Rochester Road, North of Big Beaver (3424 Rochester), Section 23, Currently Zoned CB (Community Business) District

Resolution # PC-2013-03-
Moved by:
Seconded by:

WHEREAS, The application received Prequalifies Sustainable Development Project status from the Sustainable Development Review Committee on March 22, 2013.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed MNAD Property office building additions, located on the east side of Rochester Road, north of Big Beaver (3424 Rochester), Section 23, within the CB (Community Business) district, be granted, subject to the following:

1. The applicant shall submit revised photometrics that comply with Zoning Ordinance standards, prior to Final Site Plan Approval.

_____) or

(denied, for the following reasons: _____) or

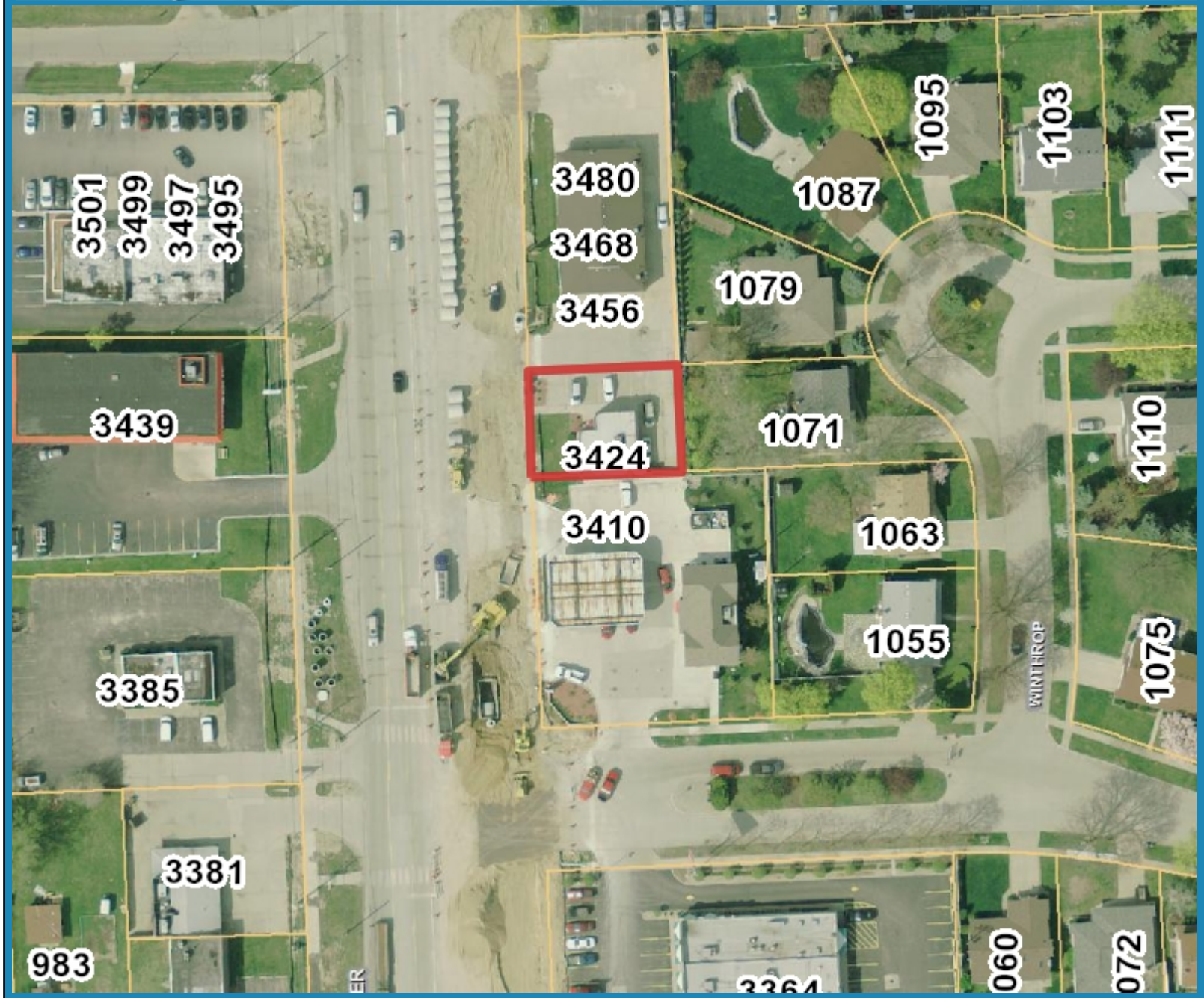
(postponed, for the following reasons: _____)

Yes:
No:

MOTION CARRIED/FAILED

G:\SITE PLANS\SP 982 MNAD Property LLC Sec 23\Proposed PC Resolution 03 26 2013.doc

GIS Online



Description:

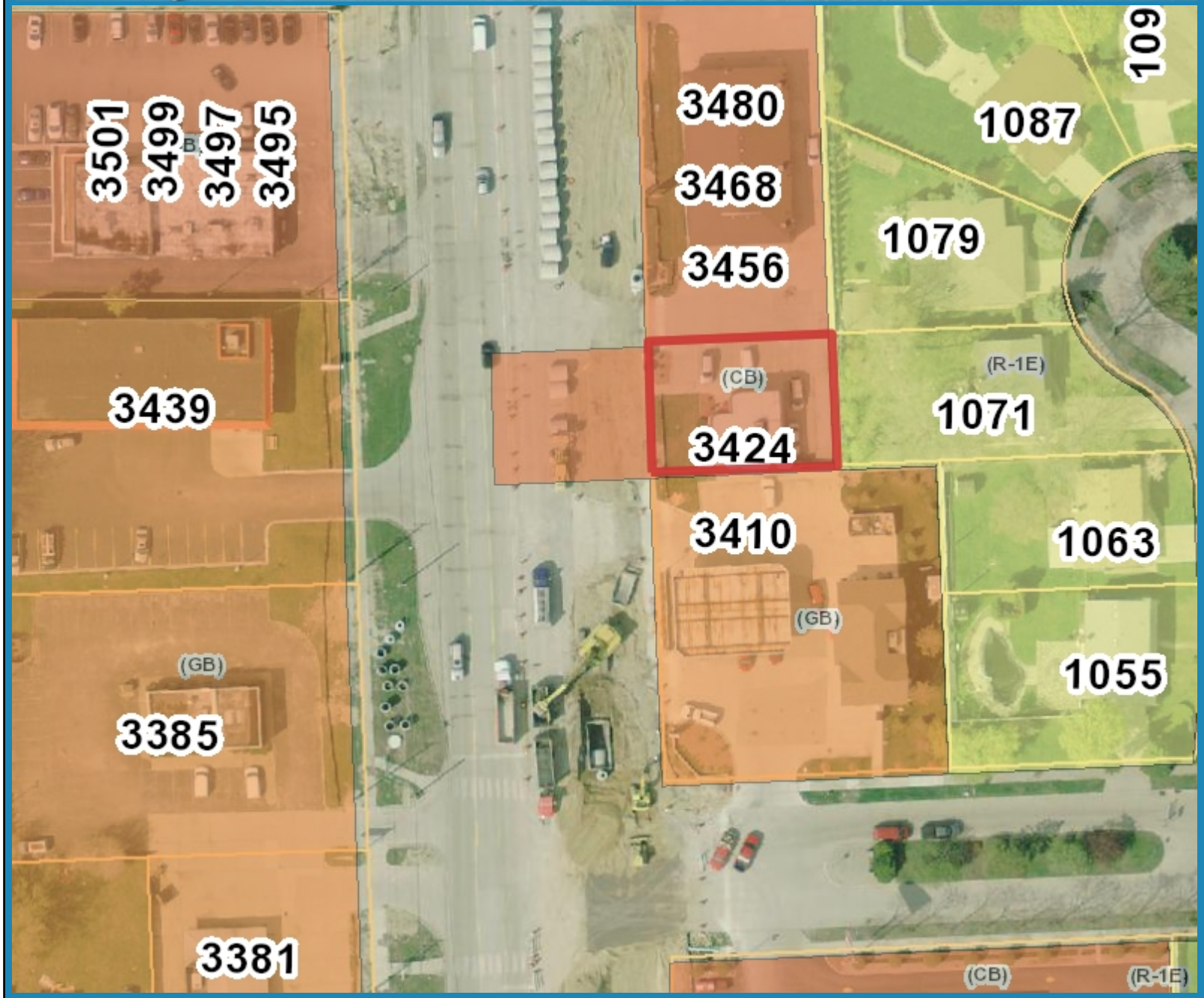
3424 Rochester Road

Map Scale: 1=117

Created: March 20, 2013

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.

GIS Online



Description:

3424 Rochester Road

Map Scale: 1=95

Created: March 20, 2013

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.

CARLISLE | WORTMAN associates, inc.

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

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

Date: March 14, 2013

Preliminary Site Plan
For
City of Troy, Michigan

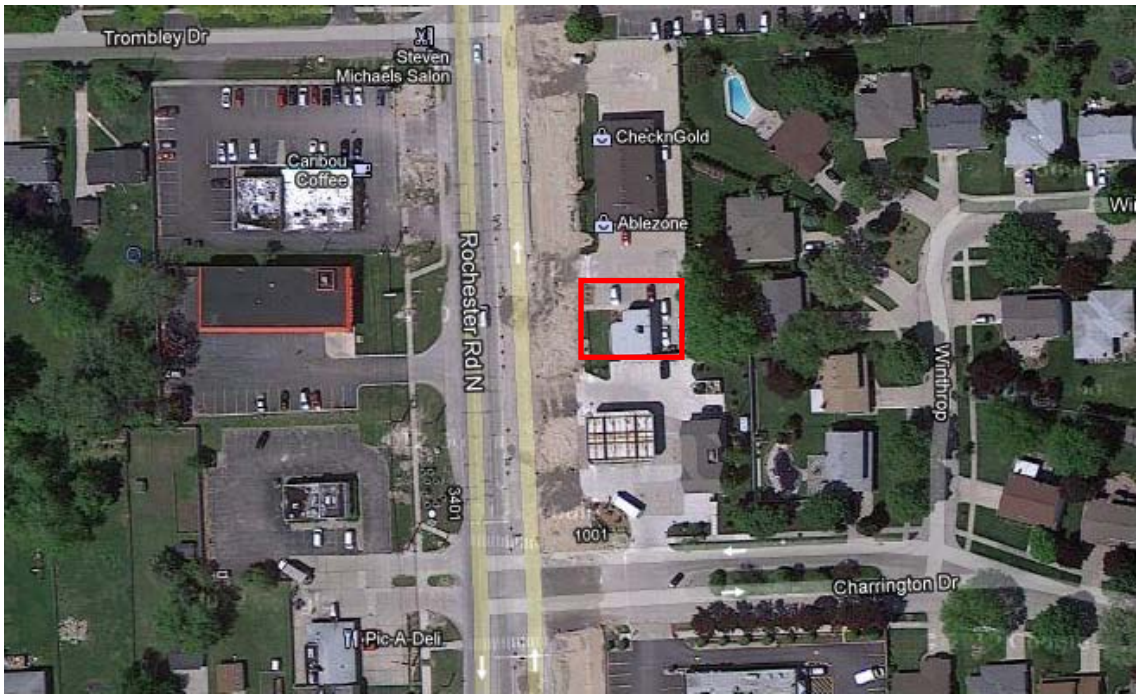
Applicant:	Maged Michail
Project Name:	MNAD Property
Plan Date:	Signed February 28, 2013
Location:	3424 Rochester Road (west side of Rochester Road north of Big Beaver)
Zoning:	CB, Community Business District
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We received a site plan and accompanying documents for a proposed addition and various site improvements to an existing commercial building at 3424 Rochester Road. The building is currently used and will remain an accounting office. The applicant proposes to add a 786 sq/ft addition to the front and an 800 sq/ft addition to the rear of the existing 1,271 sq/ft building. The total building area will increase from 1,271 sq/ft to approximately 2,800 sq/ft. Access to the site will remain via the existing single curb cut from Rochester Road.

The applicant received a variance for front and rear yard setback.

Location of Subject Property:
3424 Rochester Road



Size of Subject Property:
5,760 sq/ft

Proposed Uses of Subject Parcel:
Building expansion of existing office use

Current Zoning:
The property is currently zoned CB, Commercial Business

Surrounding Property Details

Direction	Zoning	Use
North	CB, Commercial Business	Commercial
South	GB, General Business	Commercial
East	R-1E, Single Family	Single-family residential
West	GB, General Business	Commercial

BUILDING ARRANGEMENT

The applicant proposes to add a 786 sq/ft addition to the front and an 800 sq/ft addition to the rear of an existing 1,271 sq/ft building. The 5,700 sq/ft site lost area in the front due to the Rochester Road expansion. The building is set along the southern property line with parking along the north side of the building.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 4.13.C establishes the dimensional requirements for the CB District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance
Front (Rochester)	10 feet minimum setback	6 feet	Received Variance
Side (south)	0 feet minimum setback	0 feet	Complies
Side (north)	10 feet minimum setback	24 feet	Complies
Rear	75 feet minimum setback for commercial adjacent to residential.	10'-8"	Received Variance
Building Height	Maximum 2 stories, 30 feet	22 feet, 8 inches	Complies

In September 2012, a variance was granted for a front yard and rear yard setback. The applicant notes that a significant portion of their front property was removed as part of the Rochester Road expansion. As a result, variances were needed for both front yard and rear yard encroachments.

With the approved variances, the building meets all CB District requirements.

Items to be Addressed: *None*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Office: 1 space per 300 sq.ft of gross floor area	2,800 ft / 300 = 9 spaces	8 spaces on site + 4 spaces on agreement with southern property = 12 spaces

Total	9 spaces	12 spaces
Barrier Free	1	1
Bicycle Parking	0	0
Loading	0	0
Total	**9**	**12**

Based on the building square footage, the required parking is nine (9) spaces. The applicant is able to provide eight (8) spaces on site and has submitted a Memorandum of Understanding with the southern property owner to lease four (4) spaces.

The applicant notes that the building expansion is necessary for storage, additional employee space, and break room addition. They note that they do not plan on increasing staff, thus much the additional space is redundant in regards to parking needs. The eight (8) parking on site spaces and four (4) leased spaces should be sufficient for the use of this building.

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation

Site access will remain off the existing curb cut on Rochester Road. The applicant shares this curb cut and drive-aisle with the adjacent northern property.

Pedestrian access:

The applicant will construct a pedestrian sidewalk from the building front door to the existing sidewalk on Rochester Road.

Items to be Addressed: *None*

LANDSCAPING / STORMWATER

The applicant has provided a landscape plan. The plan provides all necessary calculations regarding greenbelt, street trees, and parking lot landscaping requirements.

	Required:	Provided:	Compliance:
Street Trees: 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.	64 feet = 2 trees	The applicant has shown six (6) trees on their site plan.	The front of the building line is adjacent to a 6-foot utility easement. Tree planting is not permitted within this easement.
Site landscaping: A minimum of twenty	1,153 sq/ft for	1,454 sq/ft for	Needs

percent (20%) of the site area shall be comprised of landscape material.	20%	25.24% with green roof (see discussion below)	Sustainable Design Option Approval
Parking Lot Landscaping: 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	Required 9 spaces = 1 tree	The applicant has shown six (6) trees on their site plan; however has not indicated details	There is no room within parking area to provide landscaping. Planting in alternative locations such as in front of the building is not permitted due to the private utility easement.

Sustainable Design Project Option:

The applicant is only providing 448 square feet (7.7% of site total) of landscaping at grade. Because trees are not permitted in front of the building due to the private utility easement, this landscaping must be turf grass only.

A deficiency in landscaping may be considered by the Sustainable Design Option committee. In order to provide additional landscaping, the applicant is proposing a green roof as part of the Sustainable Design Option. The applicant shall work with the Sustainable Design Option Committee to discuss landscaping alternatives.

The applicant will meet the Sustainable Design Option Committee prior to the Planning Commission meeting. The details of that meeting will be provided at the Planning Commission meeting.

Items to be Addressed*: Obtain pre-qualified Sustainable Design Project status.*

STORMWATER

With the building addition, the site becomes close to 100% impermeable. Engineering notes that the green roof can reduce the storage volume required, and the size of the site is such that the storm outlet will be a minimum size for maintenance rather than storage, reducing the volume required even more. The applicant's stormwater management should not affect the site plan.

Since engineering and stormwater management review is not required as part of preliminary Site Plan approval, any significant change to the site plan as a result of stormwater or engineering will require the applicant to come back to the Planning Commission for approval.

Items to be Addressed*: None.*

PHOTOMETRICS

The applicant has provided a lighting (photometric) plan. The lighting schedule indicates five (5) building lights. The fixture submitted meet ordinance requirements.

The photometric values in the northeast corner of the site slightly exceed the 0.1 footcandle maximum. This area is adjacent to residential properties. The applicant is required to reduce the lighting level in this corner to not exceed 0.1 footcandles.

Items to be Addressed: *Reduce the lighting level in the northeast corner to not exceed 0.1 footcandles*.

FLOOR PLANS and ELEVATIONS

The applicant has submitted floor plans and elevations. The building is constructed with split face block and cultured stone with limited EIFs accents.

Items to be Addressed*: None*

RECOMMENDATION

The applicant is making a significant investment and update to their existing building. We recommend preliminary site approval provided that the applicant is able to obtain the pre-qualified Sustainable Design Project status. Resubmitted photometrics can be reviewed as part of the Final Site Plan approval.

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

225-02-1310

CC: Maged Michail (Email: cpa@michail.us)

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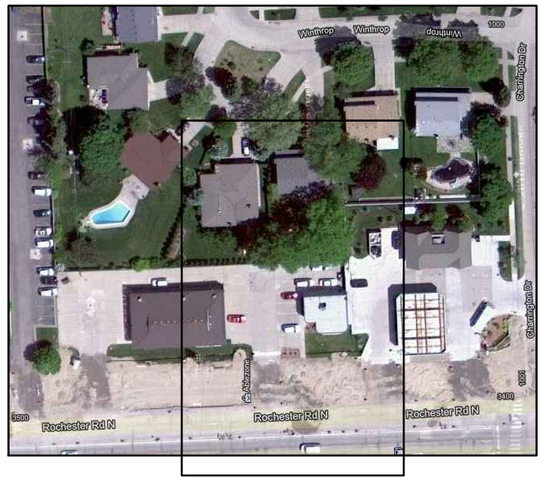


Existing Site Photo

Property located in "CB Zone "

Zoning Section 4.13 Community Business

Max. Height =	5 Stories, 75 ft Max.
Front Set Back =	10 ft Min.
Back Yard Set Back =	30 ft Min.
Side Yard Set Back =	20 ft Min. Each, Both 40 ft Total
Min Floor Area=	500 sq ft Min.
Back Yard Set Back =	30 ft Min.
Min Distance to Single Family Residential =	75 ft Min.
Min Side Yard Distance Required Along interior Side In Common With Non Residential =	10 ft Min. With Windows or 0 ft Without Windows
Max. Uninterrupted Facade Variations =	30 ft Max.

Gross Site Area = 0.133 Acre = 5,760 Sq. Ft.

BUILDING GROSS FLOOR AREA :

Existing Building GFA =	1,271 Sq. Ft.
Existing Building Site Coverage =	25.24%
Additional Proposed Option "5A" Gross Floor Area:	786 Sq. Ft.
Additional Proposed Option "5B" Storage Gross Floor Area:	747 Sq. Ft.
New Building GFA Option "5" Addition =	2,804 Sq. Ft.
New Building Site Coverage with Variance Obtained =	48.68%

LANDSCAPE AREA :

Existing Landscape Area [25 x 40] + [10x5] + [19x5] =	1,145 Sq. Ft.
Existing Landscape Site Coverage =	19.87%
Landscape Area Required 20.00% =	1,153 Sq. Ft.
New Landscape Area Front = [343 + 104.55]	448 Sq. Ft.
Additional Green Roof Landscape Site Coverage Front	629 Sq. Ft.
Additional Green Roof Landscape Site Coverage Back	377 Sq. Ft.
Total Landscape Area Provided =	1,454 Sq. Ft.
New Landscape Site Coverage =	25.24 %

PARKING :

Existing Parking Required: 1271 /300 =	4.24 Parking Spaces
Existing Parking Provided =	8.0 Parking Spaces

Addition & Parking Configuration **OPTION 5** :

Addition & Parking Configuration **OPTION 5** : **Variance Obtained to** extend 18' 8" to the Back [East side], and partial 6' to the front [west side] of a total of 21'

Total Area Having Duplicate User use, Refer to A100 = 899 +124 = 1,023
Gross Area - Duplicate User Use Area =
2,804 SF - 1,023 SF = 1,781 SF /300 SF — 5.94 Parking Spaces

Actual Parking Required =
1 [Owner] + 3 : 5 [Staff] + 2 [Visitors] — 6 - 8 Parking Spaces
Parking Provided [Existing] = 8.0 Parking Spaces

INDEX OF DRAWINGS

ARCHITECTURAL:

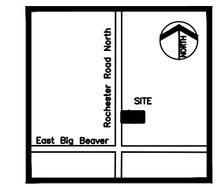
G 100	Cover Sheet
C 100	Site & Landscape plan
C 101	Site Grading & Demolition Plans
A 100	Demolition And Floor Plans
A 101	Roof And Reflected Ceiling Plans
A 102	Green Roof Plan And Green Roof Info
A 300	Elevations Materials
A 301	West Elevation
A 302	North Elevation
A 303	East Elevation
A 304	South Elevation
1-1	Site Photometric plan

MNAD Property L.L.C.

Existing One Story Office Building Renovation and Expansion

Parcel No. 20-23-301-002
3424 Rochester Road North
Troy, MI 48083
Issued for A Preliminary Site Plan Approval, Feb. 27, 2013

SPACE DESIGN INNOVATION
4030 West 13 Mile Road
Royal Oak, MI 48073
T: 248.246 1710
Space.design.innovation @ gmail.com
Designer & Project Management
Magdi Samwel



LOCATION MAP
NO SCALE

Drawing Reduced 50%

Date	Issued
Revisions	
Scale	N.T.S.
Date	Jun. 2012
Design	MS
Approved	MS
Project	2012 - 03

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Building Addition
And Renovations

Sheet Title
Cover Sheet
Sheet No G 100

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WEST ELEVATION BEFORE

WEST ELEVATION AFTER

NORTH ELEVATION

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Royal Oak, MI 48073
T: 248.246 1710
Space.design.innovation @ gmail.com
Desigen & Project Management
Magdi Samwel

MATERIAL LEGEND:

1. MOCHA SPLIT FACE CONC. BLOCK MASONRY
2. CULTURE STONE
3. DRYVIT ORANGE COLOR REFLECTIT 259 TN
4. DRYVIT OLIVE COLOR 133 DRIFTWOOD
5. METAL CAP COPPER COLOR, TYPICAL

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Building Addition
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Sheet Title
Elevations Materials

Sheet No A 300 REV.8

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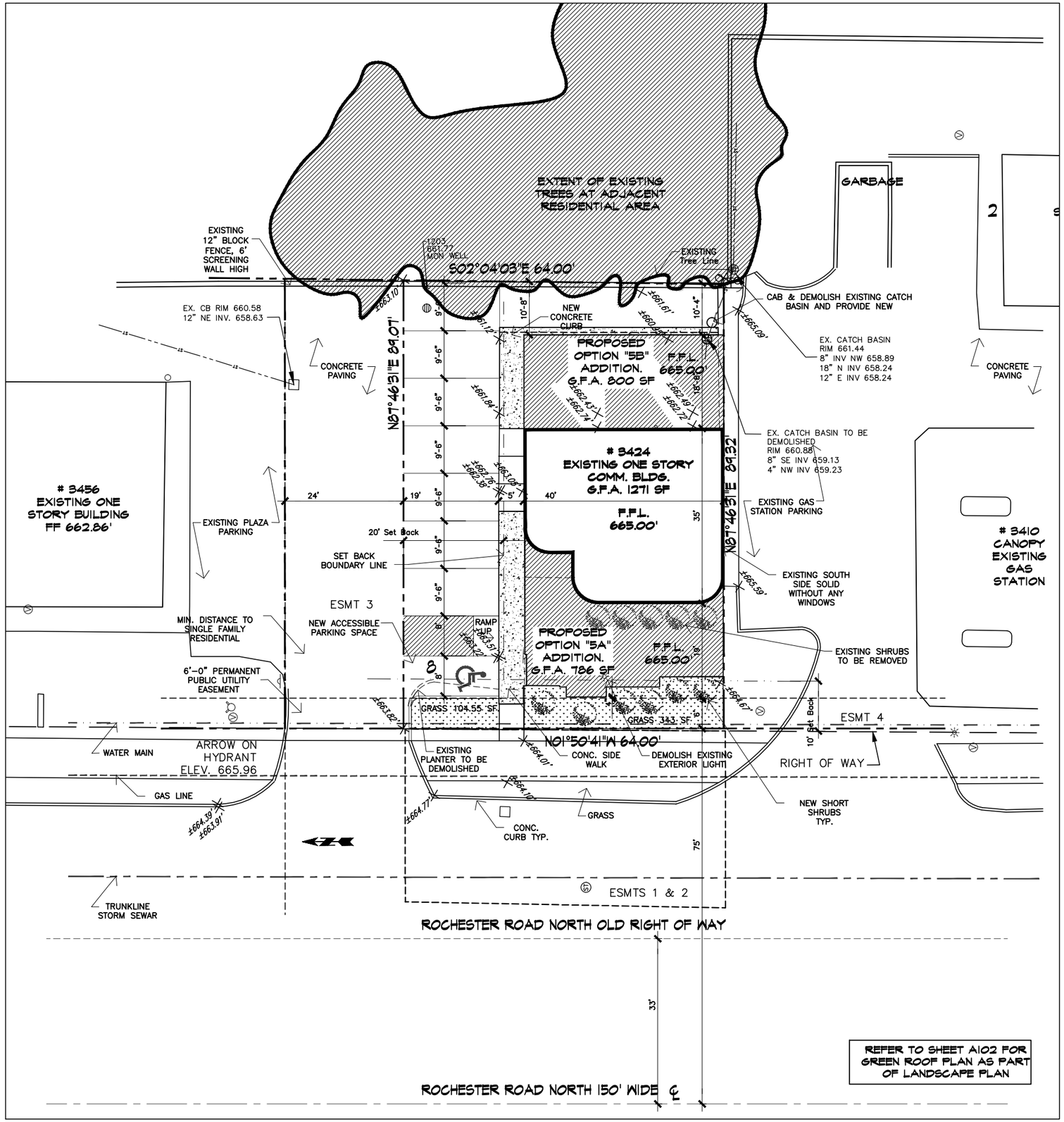

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Building Addition
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Sheet Title
Proposed Landscape Plan
Architectural Site Plan

Sheet No C 100 Rev. 10

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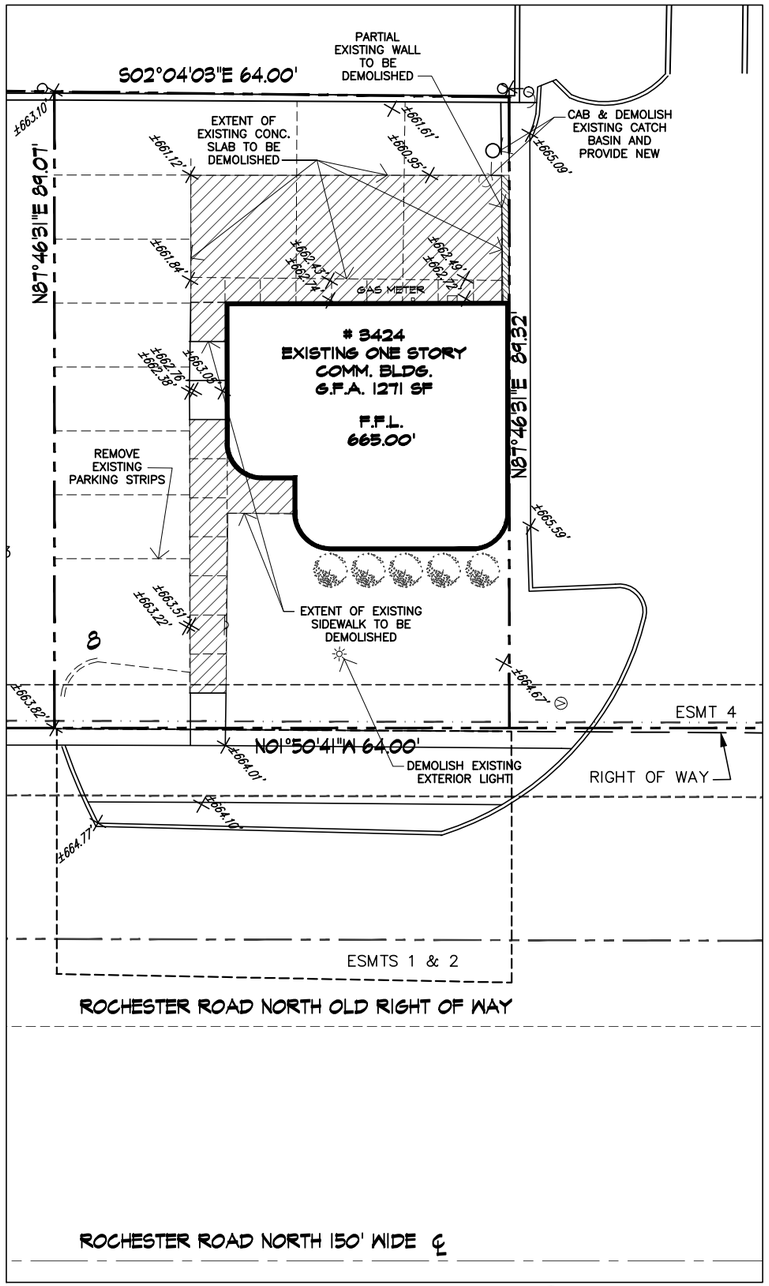
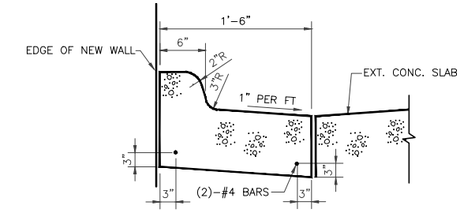


102 C101 SITE PLAN DEMOLITION
SCALE : 3/32" = 1'-0"

FOR ALL SITE GRADING, PLEASE REFER TO GRADING PLAN BY MONUMENT ENGINEERING, INC SHEET 2OF 2



3 C101 CONCRETE CURB & GUTTER DETAIL
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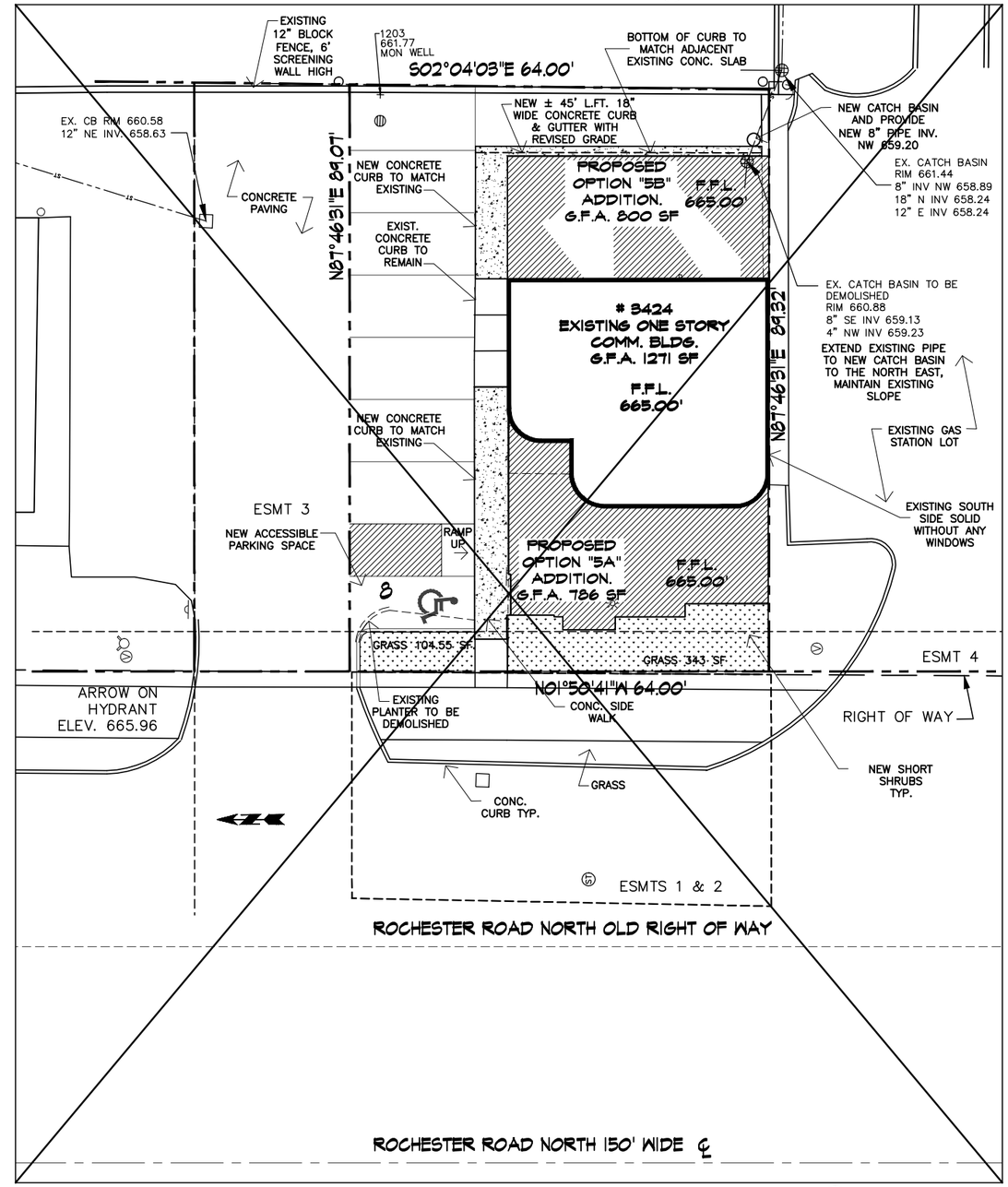

101 C101 SITE PLAN GRADING
SCALE : 3/32" = 1'-0"

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Building Addition
And Renovations

Sheet Title
Demolition And Grading Site Plan

Sheet No C 101 Rev. 10

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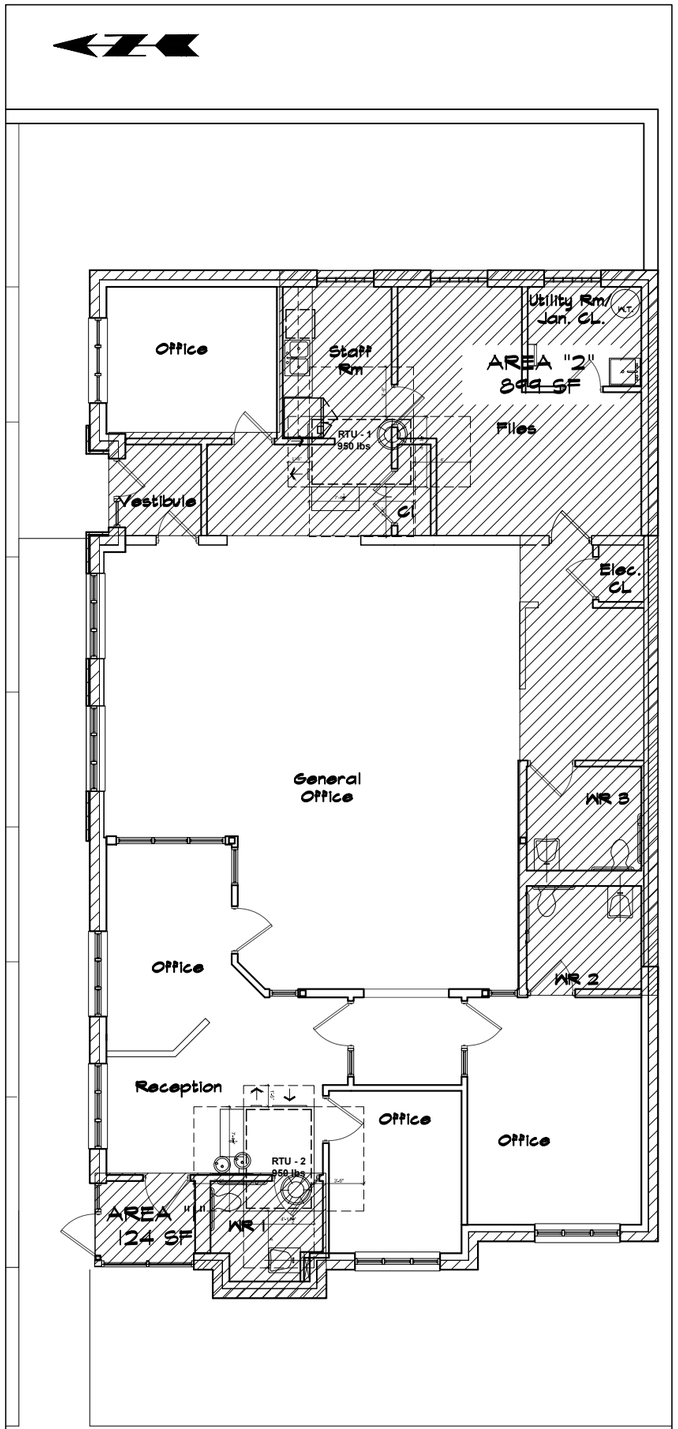

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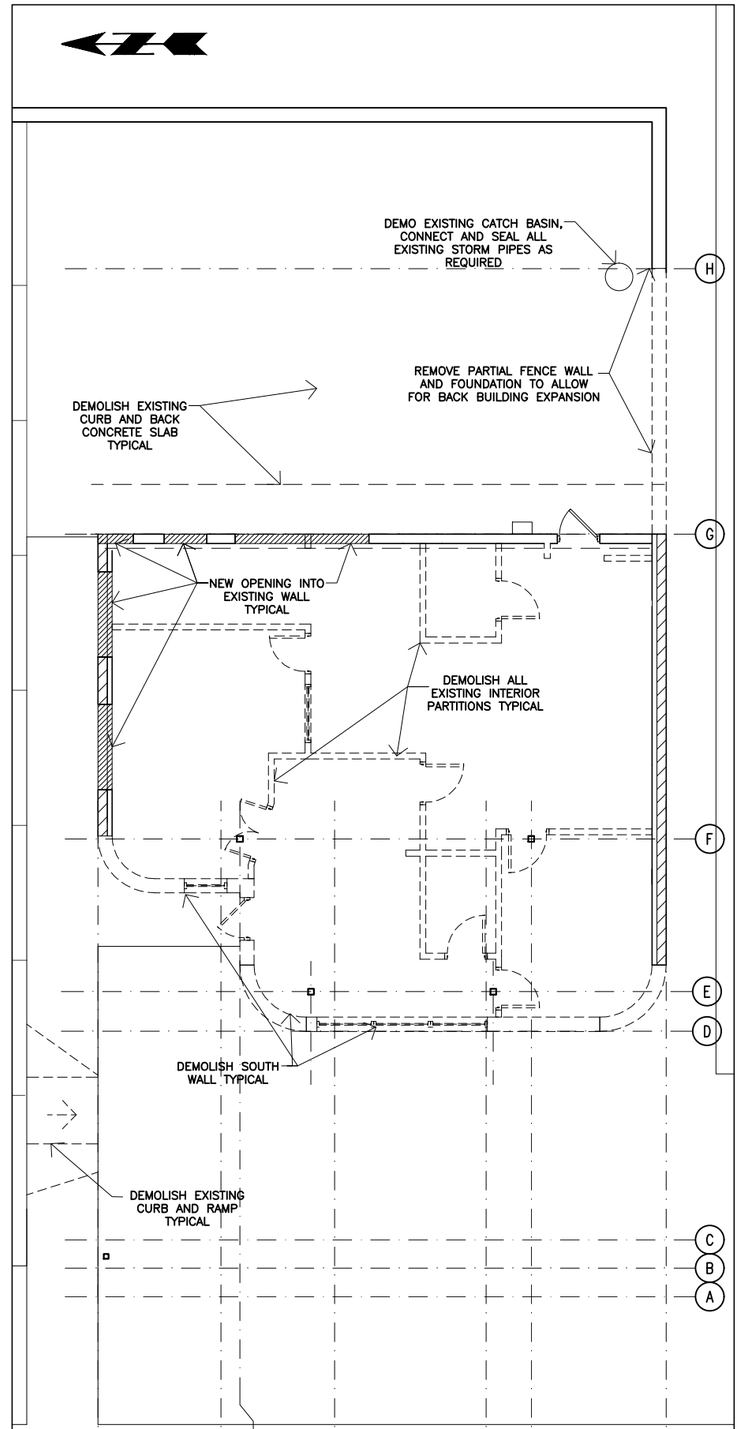
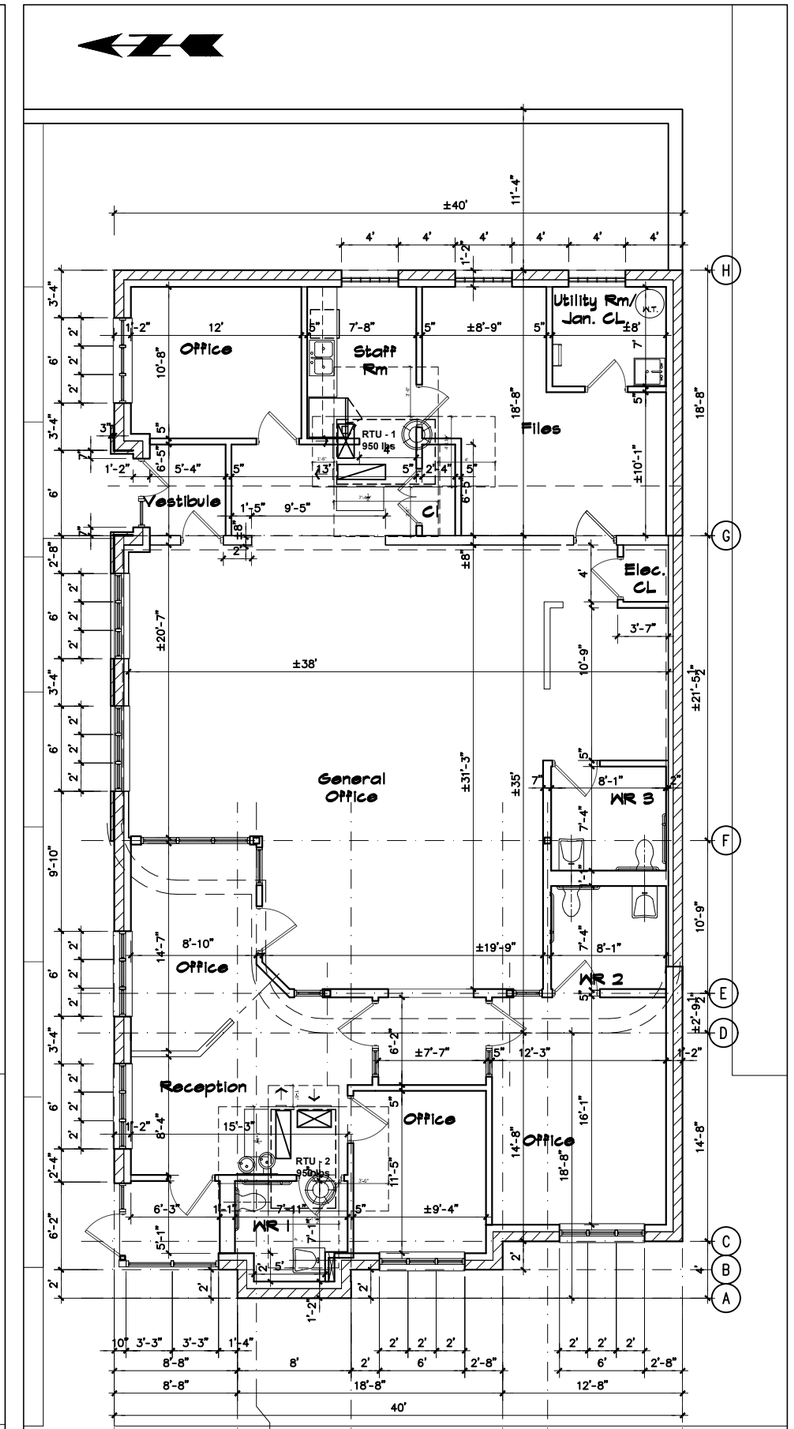


DEMOLITION PLAN



FLOOR PLAN

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Project	2012 - 03

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Building Addition
And Renovations

Sheet Title
Demo & Renovated Floor Plans & of Option "6"

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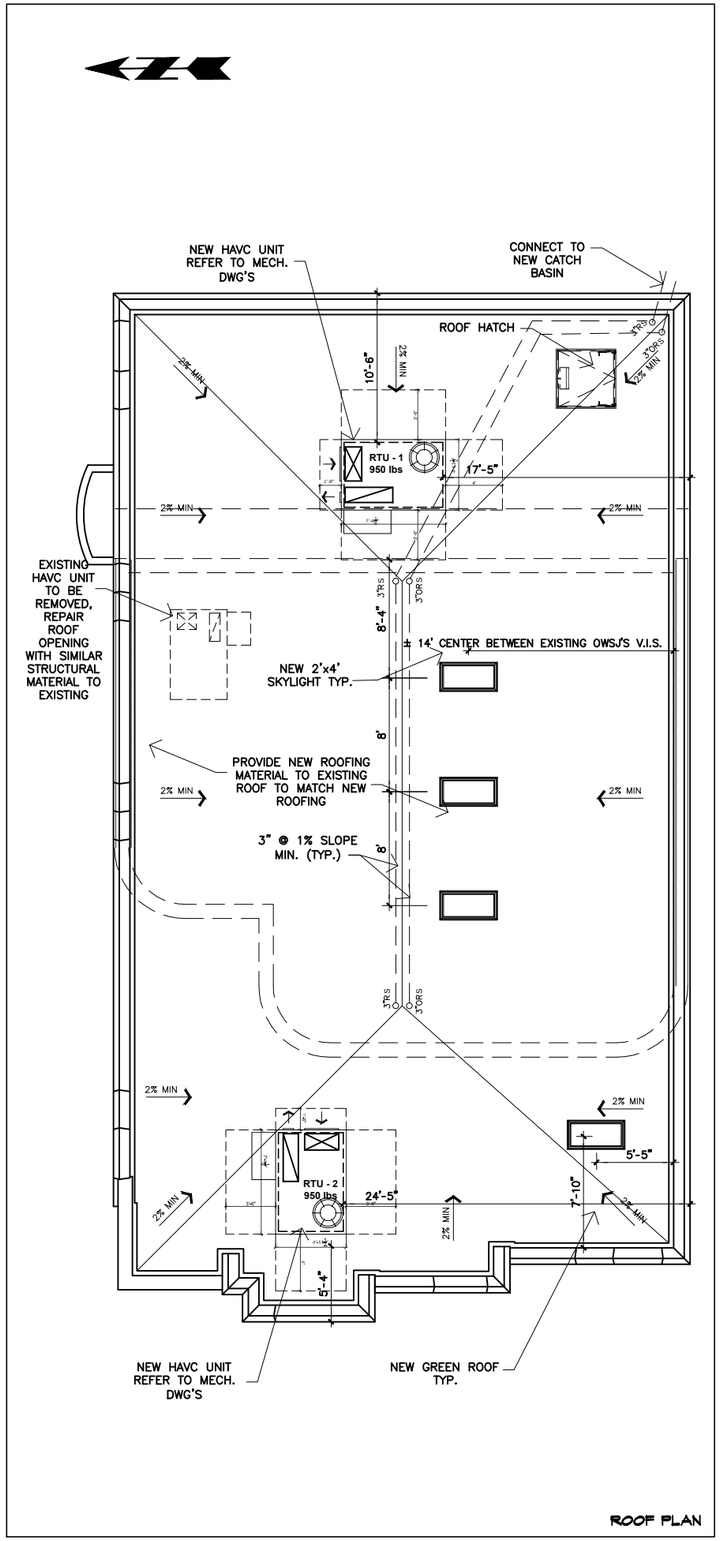
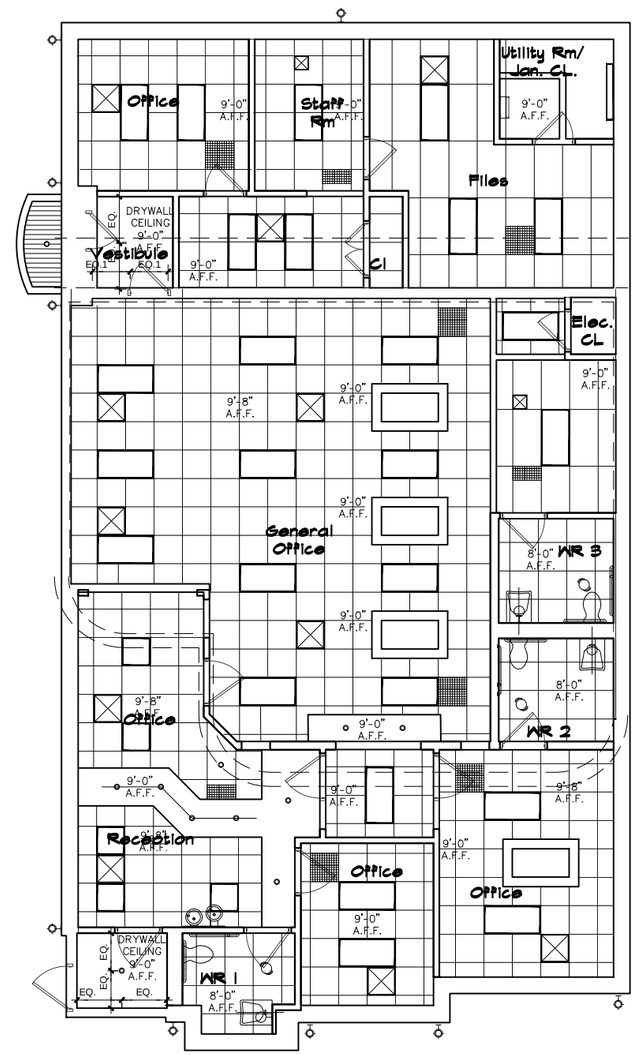


ROOF PLAN



REFLECTED CEILING PLAN

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Approved	MS
Project	2012 - 03

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Building Addition
And Renovations

Sheet Title
Reflected Ceiling Plan
& Roof Plan of Option "5"

Sheet No A 101 Rev. 10

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SIMPLY. SMARTER. GREEN ROOFS.
www.xeroflora.com

Xero Flor America, LLC
3821 East Geer Street
Durham, NC 27704
919-683-1073

3"- 5"

Xero Flor XF301+XT green roof system

- Pre-vegetated extensive green roof system
- 1"-3" XeroTerr + 1 layer of XF157 fleece
- Full system saturated weight of 15-31 lb/sf
- Mats as 1m x 1m "flats" or 1m x 2m "rolls"
- Regionally grown to support LEED credits
- Resistant to wind uplift

XF301 pre-vegetated Sedum mat: 1 ¼"
Integrated unit of plant material, growing medium, and a natural fiber or geotextile carrier

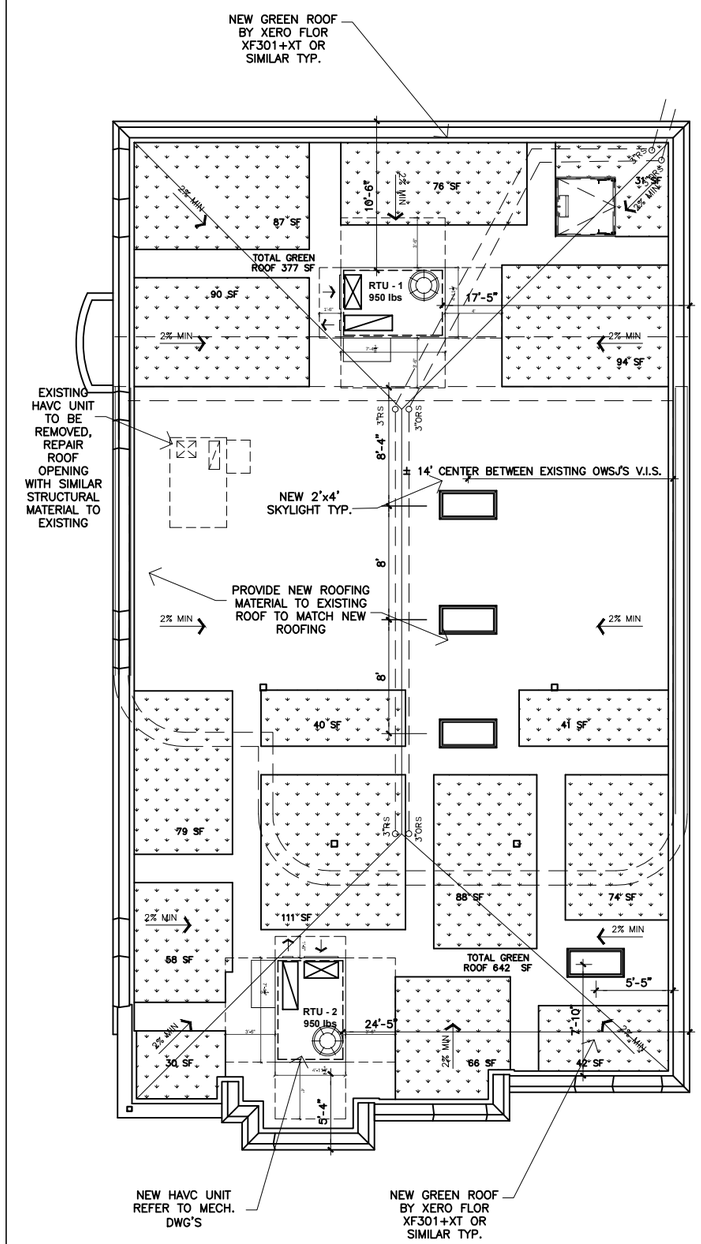
XeroTerr growing medium: 1"- 3"
Mix of lightweight porous mineral aggregate and composted organic matter. XeroTerr depth can be customized to meet specific project goals. XeroTerr weighs approximately 5 lb/sf per 1" of depth.

XF157 water retention and filter fleece: ¼"
Blend of non-woven recycled synthetic materials

XF108H drain mat: ¾"
Flexible, non-woven, entangled polymeric fibers with a perforated geotextile filter fabric bonded to one side

XF112 root barrier: 20mil
Flexible, lightweight, water-impermeable low density polyethylene (Alternative root barrier options available)

Contact your regional Xero Flor representative for specific green roof system recommendations at www.xeroflora.com/contact.asp.



GREEN ROOF PLAN

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Building Addition
And Renovations

Sheet Title
Green Roof Plan

Sheet No A 102 Rev. 10

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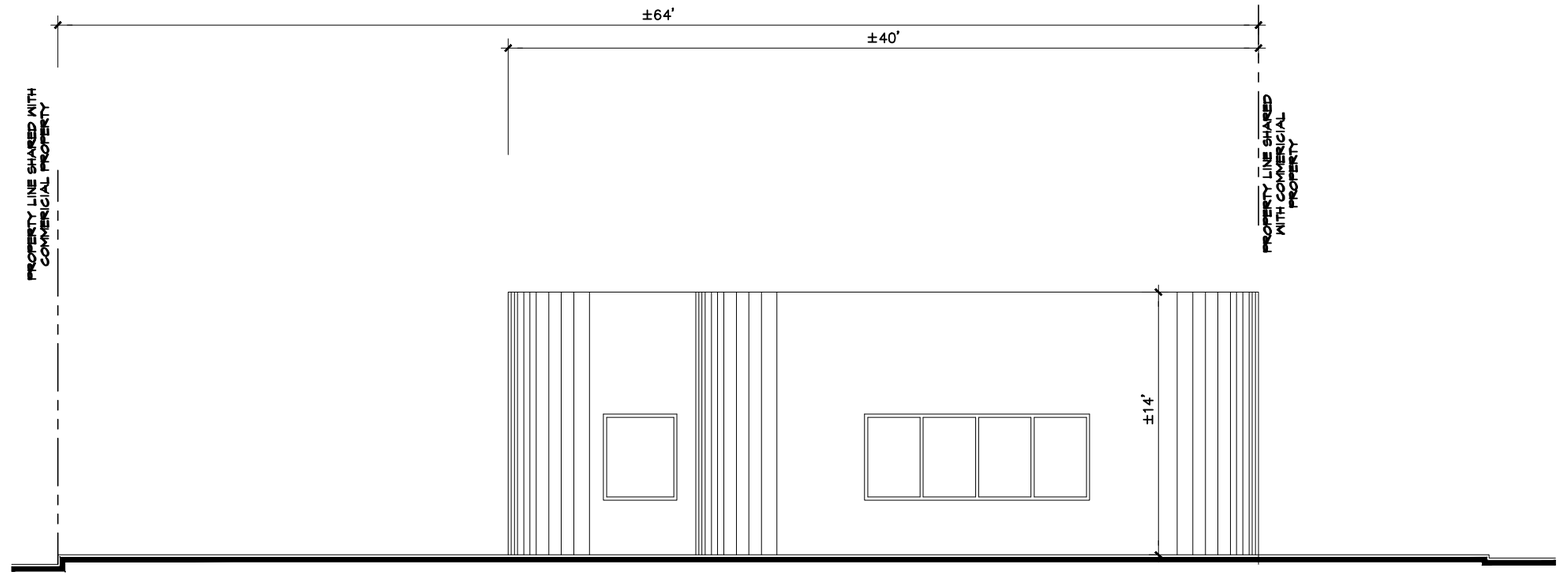
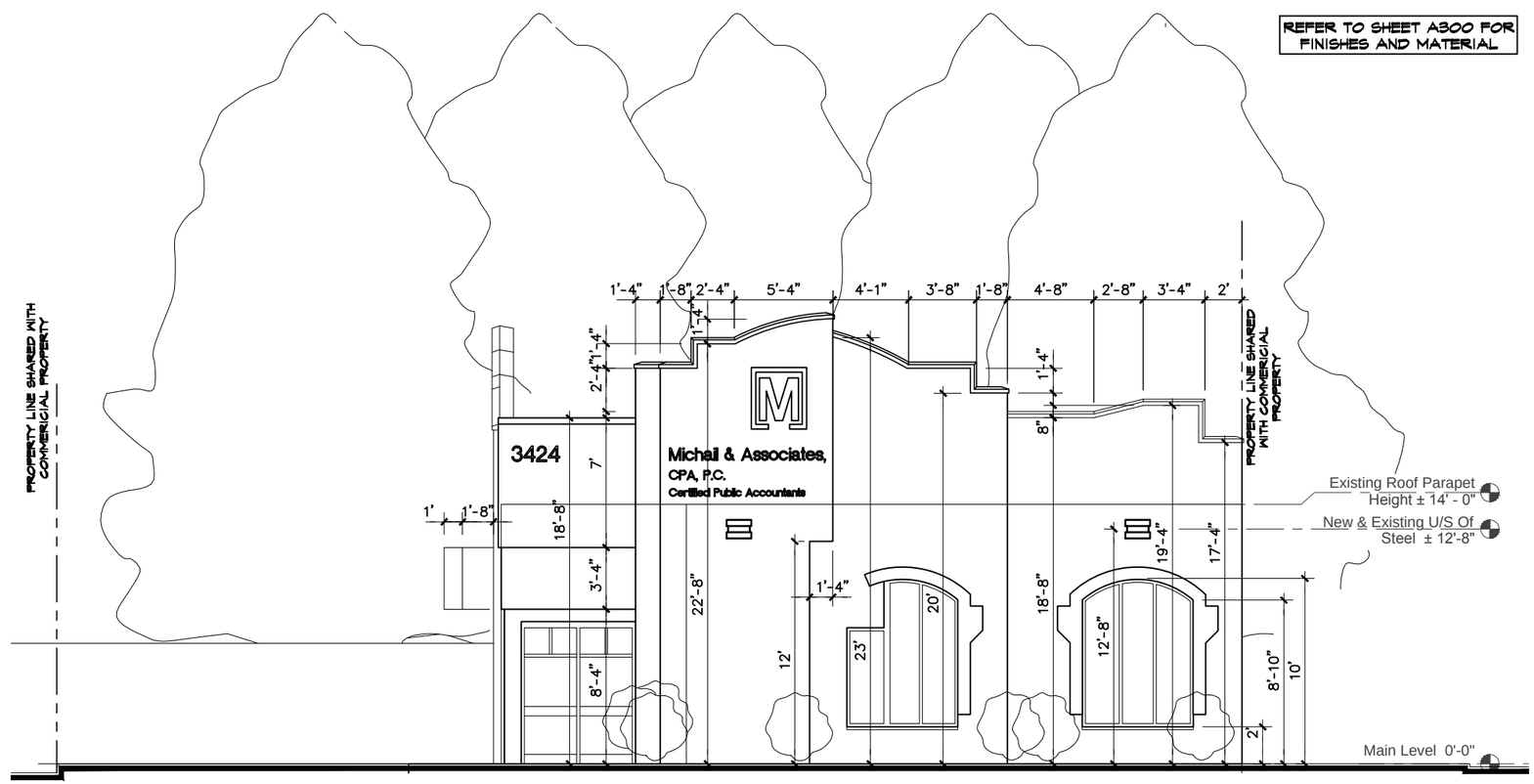


EXISTING WEST ELEVATION

REFER TO SHEET A300 FOR FINISHES AND MATERIAL



WEST ELEVATION OPTION "5"

Drawing Reduced 50%

SPACE DESIGN INNOVATION
4030 West 13 Mile Road
Royal Oak, MI 48073
T: 248.246 1710
Space.design.innovation @ gmail.com
Desigen & Project Management
Magdi Samwel

Date	Issued
Revisions	
Scale	1/4" = 1'-0"
Date	Jun. 2012
Design	MS
Approved	MS
Project	2012 - 03

Parcel No. 20-23-301-002
MNAD Property L.L.C.
3424 Rochester Road
Troy, MI 48083
Tel: 248 689 8866
Fax: 248 689 8877
Email: maged @ michail.us

Building Addition
And Renovations

Sheet Title
Option "5"
West Elevation

Sheet No A 301 REV.8

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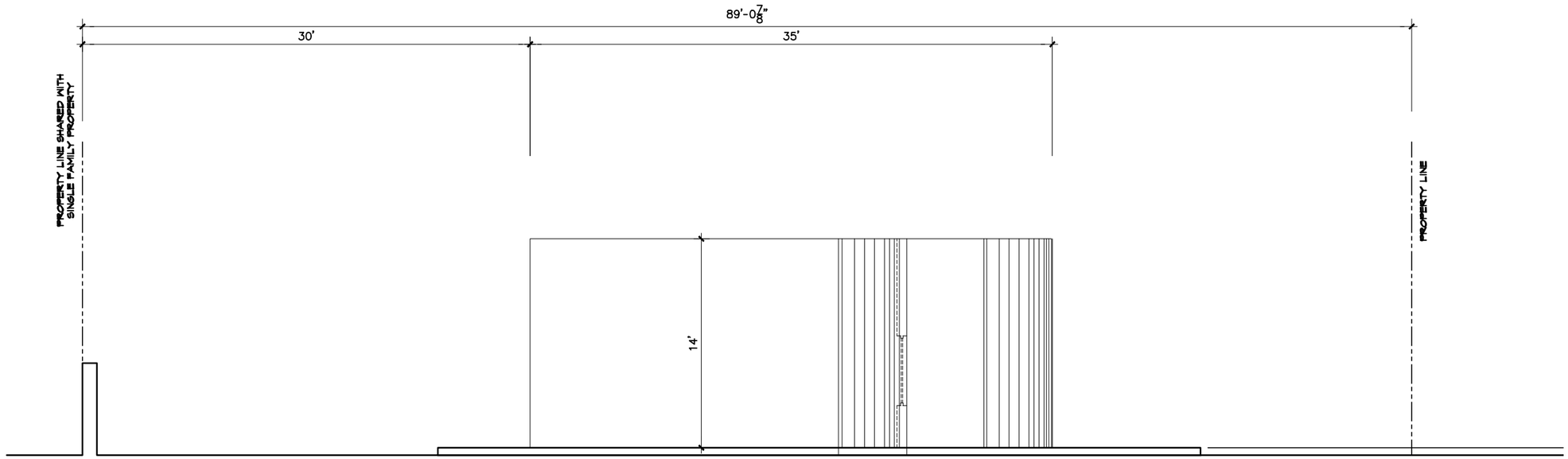
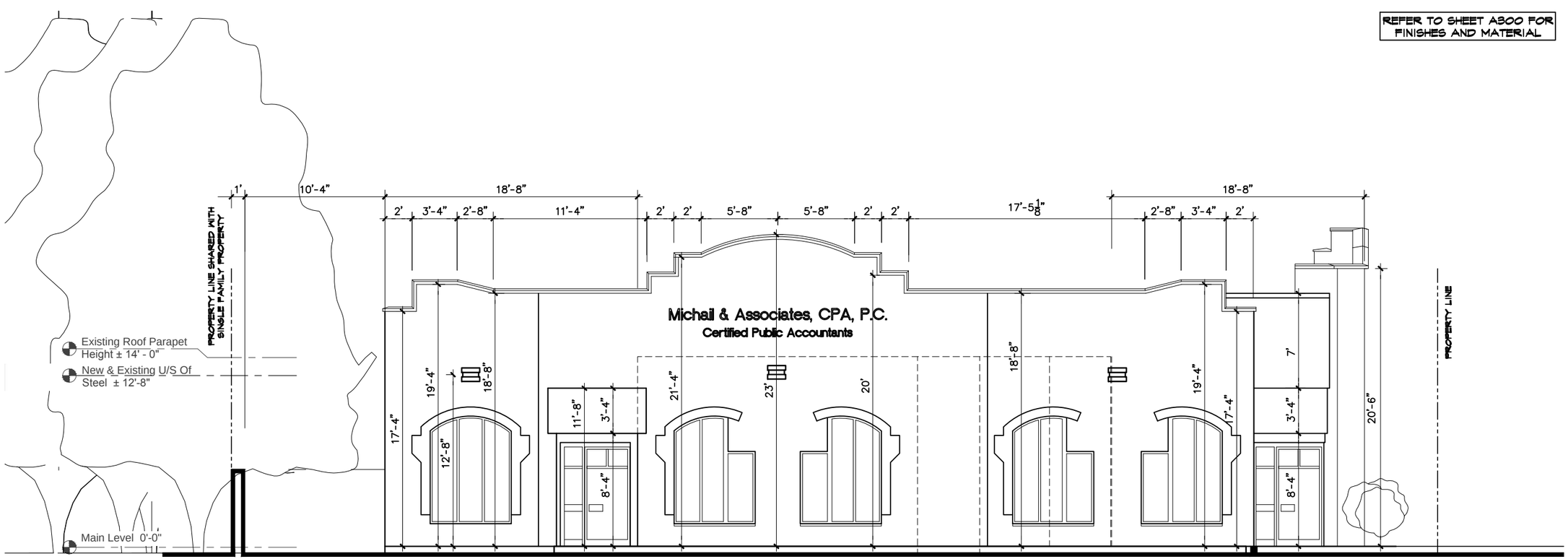


EXISTING NORTH ELEVATION

REFER TO SHEET A300 FOR FINISHES AND MATERIAL

Drawing Reduced 50%



NORTH ELEVATION OPTION "5"

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Desigen & Project Management
Magdi Samwel

Date	Issued
Revisions	
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Design	MS
Approved	MS
Project	2012 - 03

Parcel No. 20-23-301-002
MNAD Property L.L.C.
3424 Rochester Road
Troy, MI 48083
Tel: 248 689 8866
Fax: 248 689 8877
Email: maged @ michail.us

Building Addition
And Renovations

Sheet Title
Option "5"
North Elevation

Sheet No A 302 REV.8

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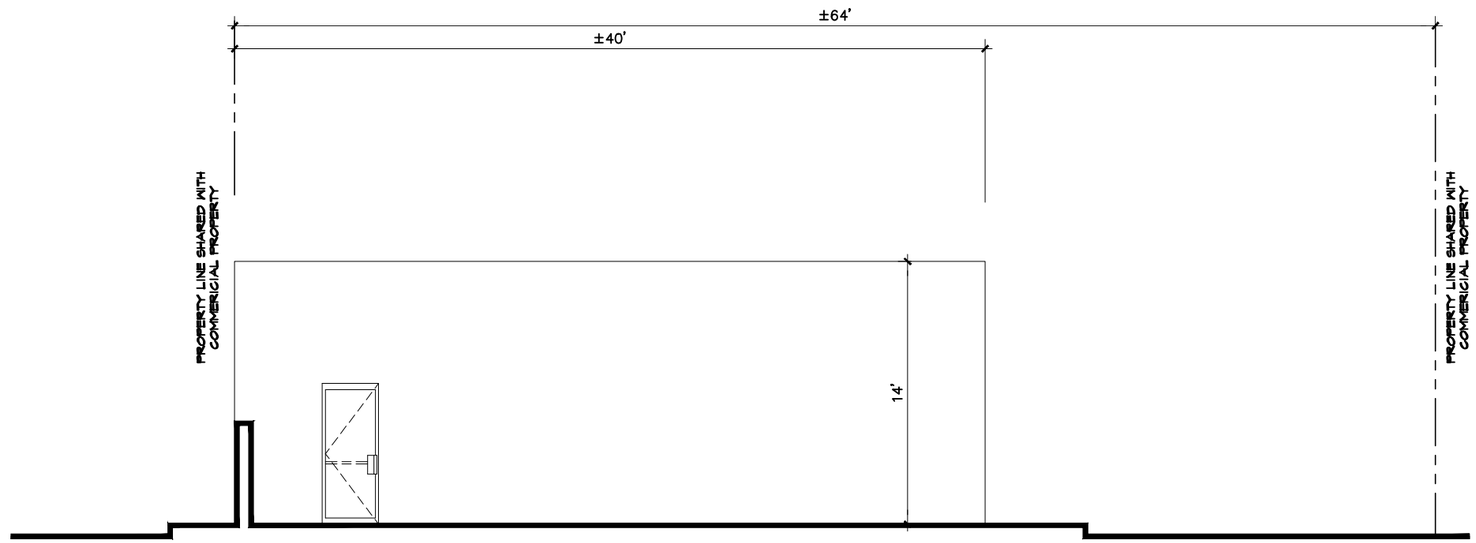
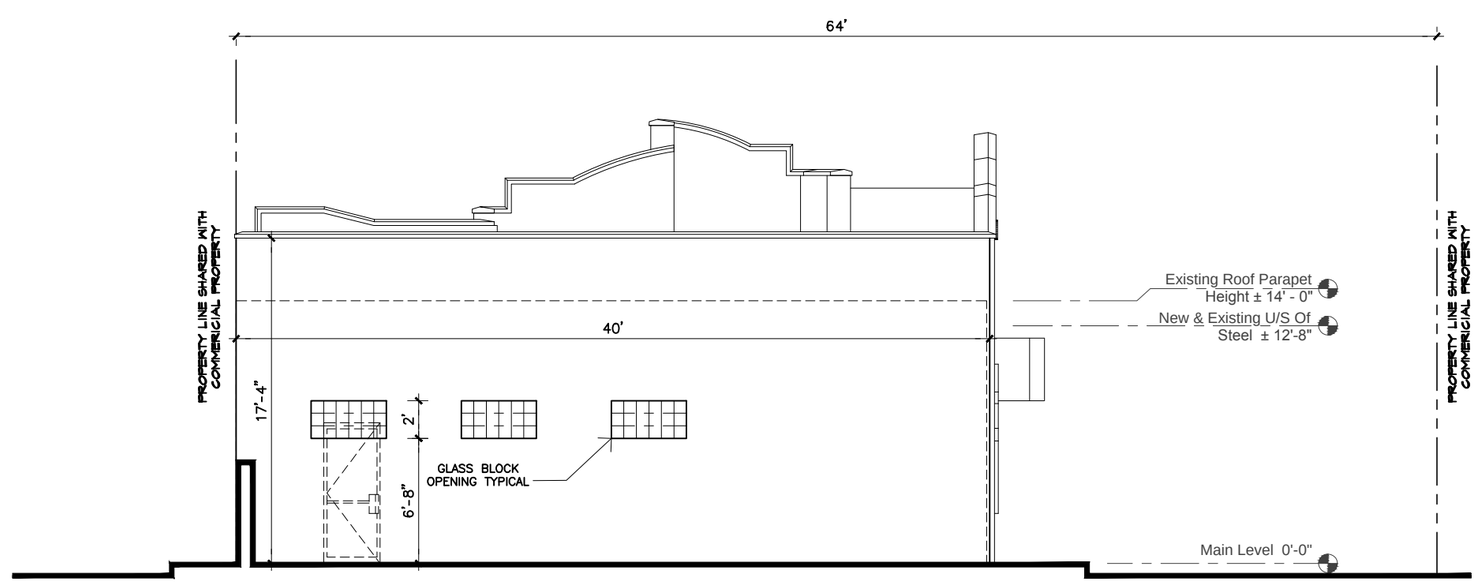


EXISTING EAST ELEVATION

REFER TO SHEET A300 FOR FINISHES AND MATERIAL

Drawing Reduced 50%



EAST ELEVATION OPTION "5"

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Royal Oak, MI 48073
T: 248.246 1710
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Desigen & Project Management
Magdi Samwel

Date	Issued
Revisions	
Scale	1/4" = 1'-0"
Date	Jun. 2012
Design	MS
Approved	MS
Project	2012 - 03

Parcel No. 20-23-301-002
MNAD Property L.L.C.
3424 Rochester Road
Troy, MI 48083
Tel: 248 689 8866
Fax: 248 689 8877
Email: maged @ michail.us

Building Addition
And Renovations

Sheet Title
Option "5"
East Elevation

Sheet No A 303 REV.8

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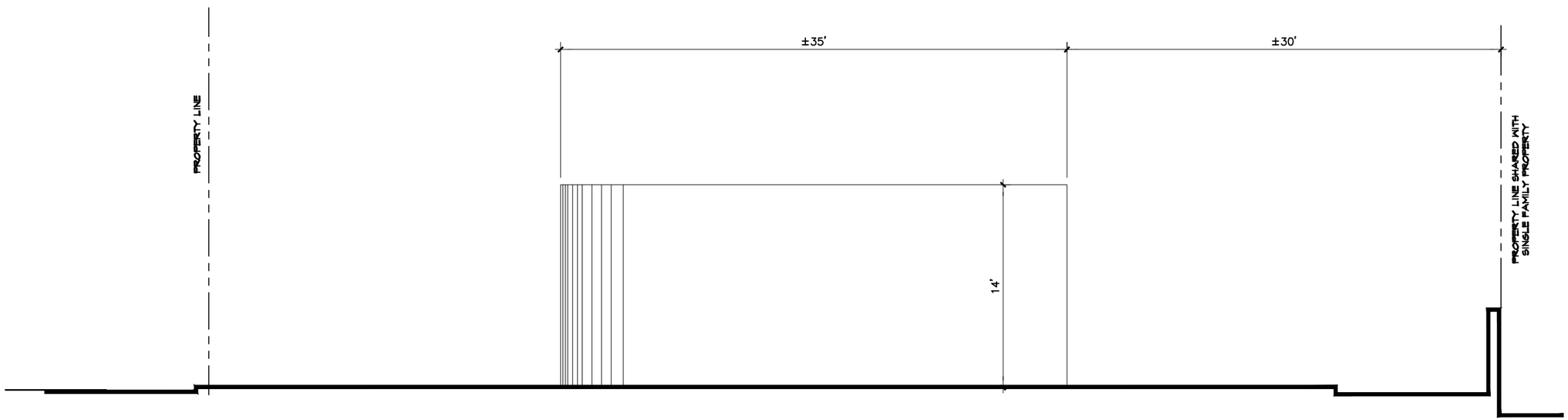
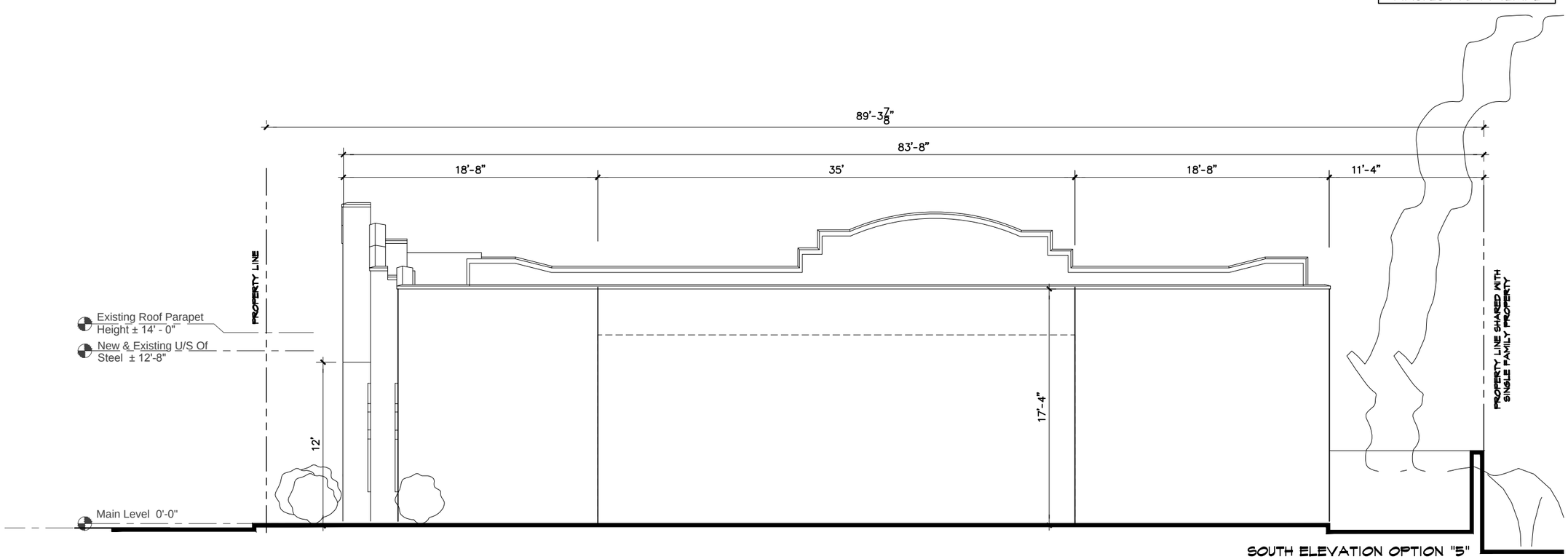


EXISTING SOUTH ELEVATION

REFER TO SHEET A300 FOR FINISHES AND MATERIAL



SOUTH ELEVATION OPTION "5"

Drawing Reduced 50%

SPACE DESIGN INNOVATION
4030 West 13 Mile Road
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T: 248.246 1710
Space.design.innovation @ gmail.com
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Building Addition
And Renovations

Sheet Title
Option "5"
South Elevation

Sheet No A 304 REV. 8

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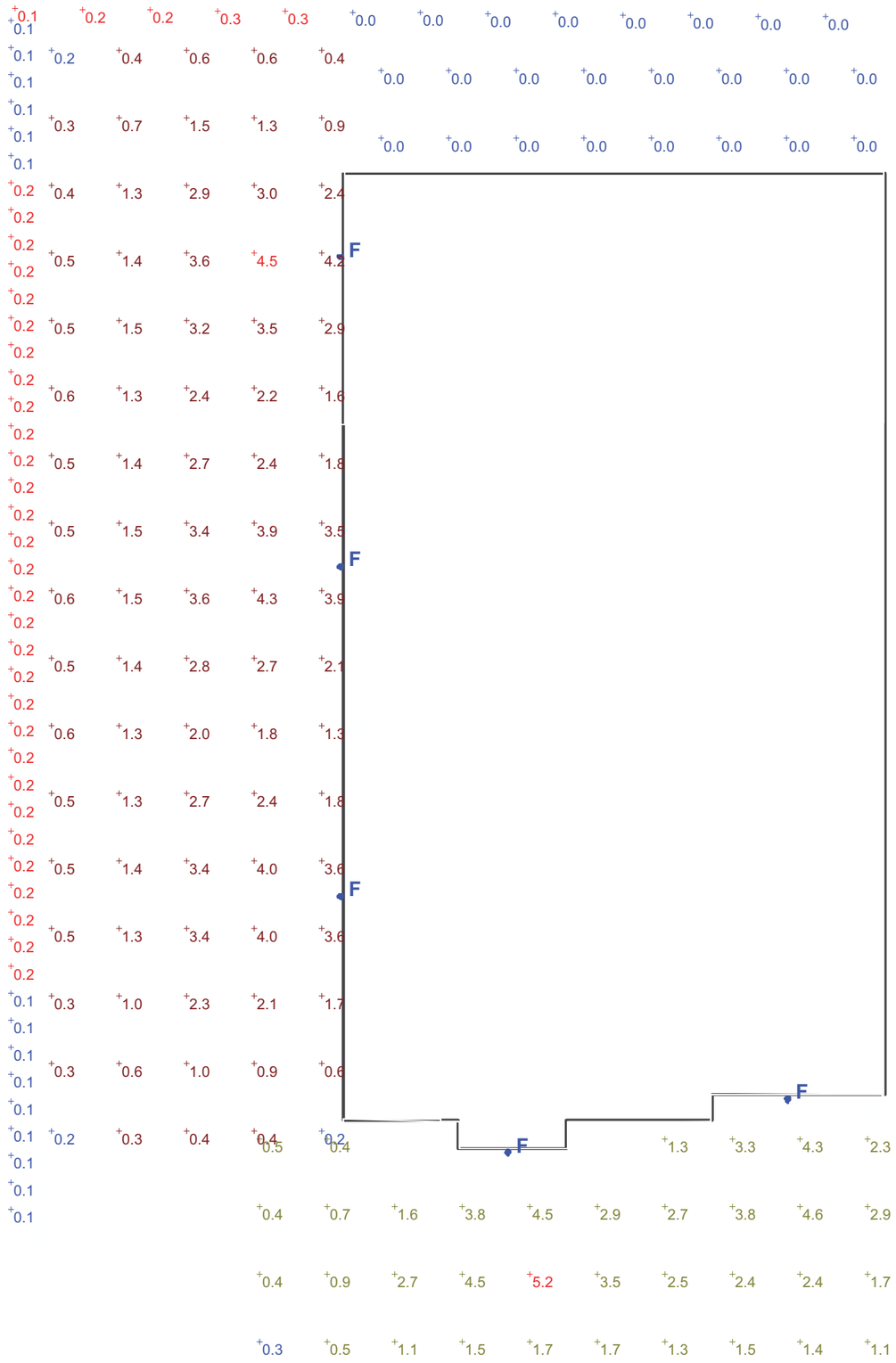


STATISTICS

Description	Avg	Max	Min	Avg/Min
East	0.0 fc	0.0 fc	0.0 fc	N / A
East property line	0.1 fc	0.3 fc	0.0 fc	N / A
north property line	0.2 fc	0.2 fc	0.1 fc	2.0:1
parking	1.8 fc	4.5 fc	0.2 fc	9.0:1
street	2.2 fc	5.2 fc	0.3 fc	7.3:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lumens	LLF	Watts
	F	5	HIWS-FTW-100-MH-F	HILTON SCONCE	8500	0.65	129

Calculated values include direct and interreflected components.

VISUAL

MNAD Property LLC
3424 ROCHESTER RD., TROY, MI
SITE LIGHTING PHOTOMETRICS

Designer
W.Z

Date
Feb 8 2013

Scale
1:10

Drawing No.

DATE: March 21, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 403) – Proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Currently Zoned CB (Community Business) District

The petitioner Gerald G. Weber, Architect submitted the above referenced Special Use Approval and Preliminary Site Plan Review application for a proposed ATM facility within an existing retail center parking lot.

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

Attachments:

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

cc: Applicant
File/ SU 403

G:\SPECIAL USE\SU 403 Fifth Third Bank ATM Sec 36\PC Memo 03 26 2013.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 403) – Proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Currently Zoned CB (Community Business) District

Resolution # PC-2013-03-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Fifth Third Bank ATM, Northeast Corner of John R and 14 Mile Road, Oakland Plaza, Section 36, Currently Zoned CB (Community Business) District be granted, subject to the following conditions:

1. Resubmit site plan in standard format.
2. Verify that mature landscaping will not be altered.
3. Provide curbing adjacent to drive aisle.
4. Modify stacking spaces to meet minimum Ordinance requirements.
5. Provide an additional stacking space.
6. Stripe off each parking space adjacent to the proposed drive-through lane and sign as NO PARKING.
7. Confirm that lighting levels will be reduced to no more than 10 foot-candles under the canopy between 11:00 p.m. and sunrise.
8. Reduce lighting levels below 1.0 foot-candle along 14-Mile.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 403 Fifth Third Bank ATM Sec 36\Proposed Resolution 2013 03 26.doc

Fifth Third Bank, Oakland Plaza

City of Troy Planning Department

592 0 296 592 Feet

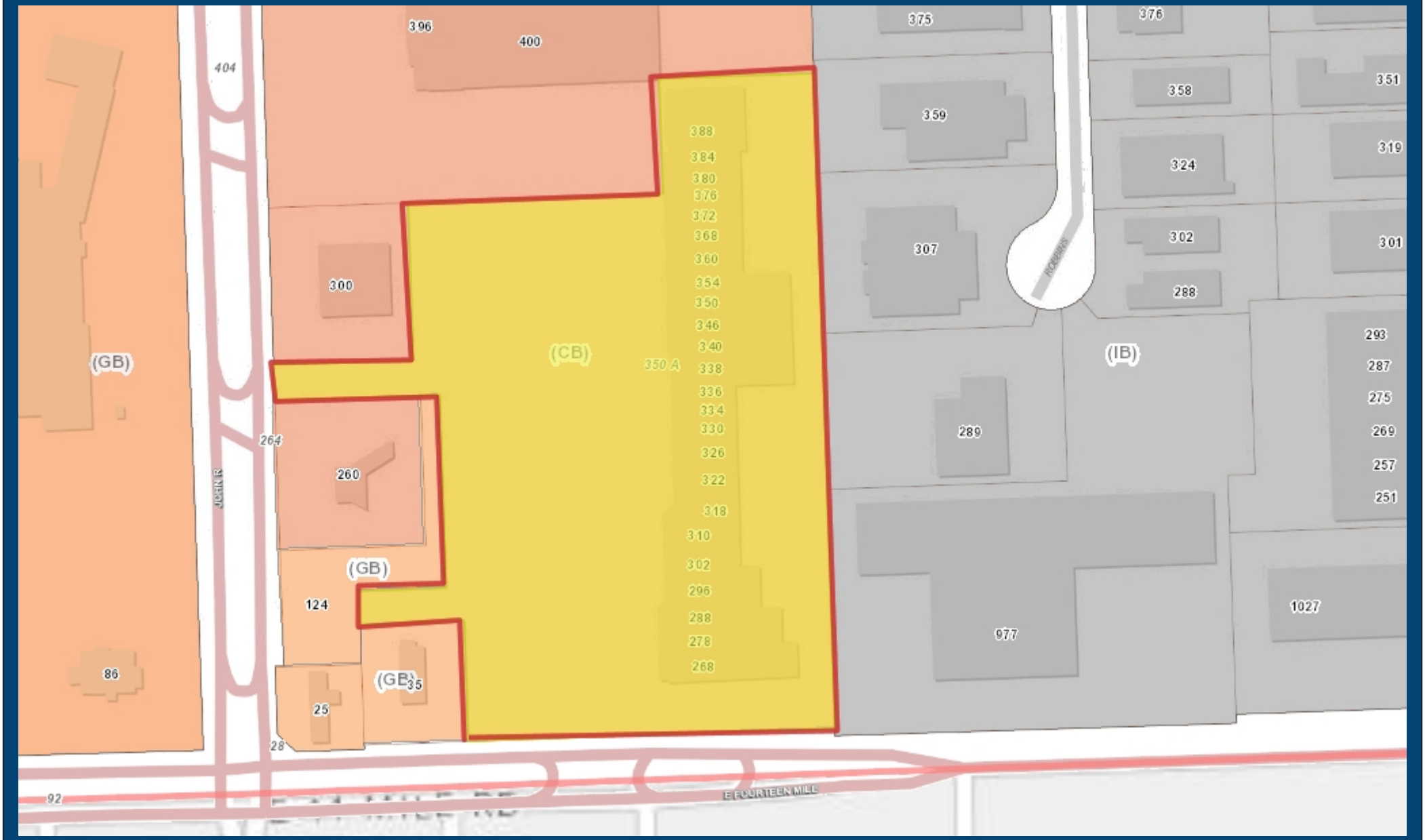
Scale 1: 3,554

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

Printed: 3/5/2013

Fifth Third Bank, Oakland Plaza

City of Troy Planning Department



592 0 296 592 Feet

Scale 1: 3,554

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

Printed: 3/5/2013

CARLISLE | WORTMAN associates, inc.

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

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

Date: March 18, 2013

Preliminary Site Plan and Special Use Review
For
City of Troy, Michigan

Applicant:	Fifth Third Bank
Project Name:	ATM at Oakland Plaza
Plan Date:	February 18, 2013
Location:	Northeast Corner 14 Mile and John R
Zoning:	CB, Community Business
Action Requested:	Preliminary Site Plan and Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We received a site plan for the relocation of a freestanding ATM within the Oakland Plaza development adjacent to 14 Mile Road. The project cover sheet notes that this is a relocation of an ATM; however, an existing location has not been depicted on the site plan. The applicant should verify whether this is a relocation of an existing facility on the property or a new ATM at the Oakland Plaza development along 14 Mile Road. Drive-up and drive-through facilities are listed as a special use in the CB district. This is considered a drive-up use.

Location of Subject Property
The property is located on the north side of 14 Mile Road within parking lot of Oakland Plaza development.

Size of Subject Property:
The overall size of the subject property has not been provided. The area proposed for the ATM is depicted will consume approximately 1,560 sq/ft of parking lot area.

Current and Proposed Uses of Subject Parcel:
Commercial (Oakland Plaza)

Current Zoning:
The property is currently zoned CB, Community Business.

Direction	Zoning	Use
North	CB, Community Business	Oakland Plaza
South	Madison Heights	ABL Electronic Services / Toys R Us
East	IB, Integrated Business	Hanson's
West	CB, Community Business	Burger King

AREA, WIDTH, HEIGHT, SETBACKS

Sections 4.13.C establish the dimensional requirements for the CB District. The applicant has shown the site plan on an aerial where the property lines are covered by trees. It is not possible to determine the exact location of the proposed ATM facility based on the submitted site plan. While it appears that the applicant is able to comply with all required setback requirements, the site must be resubmitted in plan view, in a standard site plan format. The requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance
Front (14 Mile)	10 feet minimum setback	13 feet	Appears to Comply

Side (east)	20 feet minimum setback	Over 20 feet	Appears to Comply
Side (west)	20 feet minimum setback	Over 20 feet	Appears to Comply
Rear (north)	30 feet minimum setback	Over 30 feet	Appears to Comply
Building Height	Maximum 2 stories, 30 feet	Canopy 12.5 feet	Complies
Minimum Floor Area	500 square feet	60 square feet	Standard not applicable

Since the ATM facility is accessory to the commercial center, the 500 sq/ft minimum requirement does not apply.

Items to be Addressed: *Resubmit site plan in standard format.*

BUILDING ARRANGEMENT

The proposed ATM is oriented toward the southern portion of the Oakland Plaza site, adjacent to 14 Mile Road. The proposed location is adjacent to a tree-lined area along 14 Mile Road. The applicant should verify that existing mature landscaping will not be altered with the addition of the ATM facility. The area that is adjacent to the drive-aisle should be curbed rather than striped to separate the ATM stacking area and the drive-aisle traffic.

Items to be Addressed: *1). Verify that mature landscaping will not be altered; and 2). Provide curbing adjacent to drive aisle.*

PARKING/STACKING

Section 6.10.C. of the Zoning Ordinance requires bank/ATM drive-ups to accommodate four (4) stacking spaces per services lane that encompass 10 feet in width and 20 feet in length. As demonstrated on Sheets C-2 and C-3 the dimensions of the service lane do not meet the 10-foot by 20-foot minimum (10 feet by approximately 17 feet is provided). Further, the site plan demonstrates three (3) stacking spaces; therefore the proposal is deficient one (1) stacking space.

Items to be Addressed: *1) Modify stacking spaces to meet minimum Ordinance requirements; and 2) Provide an additional stacking space.*

SITE ACCESS AND CIRCULATION

<u>Vehicular access and Circulation</u>

The site will be accessed via the westerly access drive serving the Oakland Plaza from John R. The proposed ATM would have a one-way entry/exit from west to east. The applicant shall stripe off each parking space adjacent to the proposed drive through lane and signed as NO PARKING to provide a buffer into and out of the drive through lane.

Pedestrian access:

A sidewalk for pedestrian access is provided along 14 Mile Road. It does not appear from the plans that an internal connection to the ATM is proposed from 14 Mile Road.

Items to be Addressed: *Stripe off each parking space adjacent to the proposed drive-through lane and sign as NO PARKING.*

LANDSCAPING

No landscaping is proposed.

Items to be Addressed*: None.*

PHOTOMETRICS

A recessed canopy light is proposed to illuminate the ATM at night. The photometric under the canopy is 20-foot candles, which is the maximum permitted lighting level. The applicant shall confirm that the lighting levels will be reduced to no more than 10-foot candles under the canopy between 11:00 p.m. and sunrise. Lastly, it appears that the lighting level will exceed 1.0 footcandles along the 14 Mile road.

Items to be Addressed: *1). Confirm that lighting levels will be reduced to no more than 10-foot candles under the canopy between 11:00 p.m. and sunrise; and 2). Reduce lighting levels below 1.0 footcandle along 14 Mile Road.*

FLOOR PLANS and ELEVATIONS

Elevations and ATM mounting/base information has been provided.

Items to be Addressed*: None*

SPECIAL USE

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

Use Standards

1. *Ingress and egress to drive-through facilities shall be part of the internal circulation of the site and integrated with the overall site design. Clear identification and delineation between the drive-through facility and the parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety.*

Provided that the applicant provides the recommended curbing, the overall site plan of the site provides sufficient internal circulation and that the proposed ATM will be integrated with the overall

design of the site.

2. *Single-lane drive-throughs may be located at the side of a building. Multiple-lane drive-throughs shall be located in a manner that will be the least visible from a public thoroughfare. Canopy design shall be compatible with the design of the principal building and incorporate similar materials and architectural elements.*

The proposed stand-alone ATM demonstrates a single-lane drive-through. The canopy design is the same design used at various other Fifth Third freestanding ATM locations.

3. *Each drive-through facility shall provide stacking space meeting the following standards:*
   - *(a) Each stacking lane shall be one-way, and each stacking lane space shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.*
   - *(b) If proposed, an escape lane shall be a minimum of twelve (12) feet in width to allow other vehicles to pass those waiting to be served.*
   - *(c) The number of stacking spaces per service lane shall be provided for the uses listed below. When a use is not specifically mentioned, the requirements for off-street stacking space for the use with similar needs, as determined at the discretion of the Zoning Administration, shall apply. – Banks require 4 stacking spaces per service lane.*

As mentioned in the parking section of this review, the site is deficient one (1) stacking space, and the three (3) stacking spaces demonstrated do not meet the minimum dimensional standards of the Ordinance.

Standards of Approval

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

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.*

The proposed use is commercial in nature and fits with the existing commercial character of the property and surrounding area.

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.*

The subject site is located in the South John R Road future land use category. This designation is intended specifically for the Oakland Mall and immediate surrounding area along John R Road to allow for the continued operation and long term improvement to the area, focused on the provision of "comparison" commercial products. The proposed use is consistent with the Master Plan.

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip*

generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.

The proposed use should have minimal impact on traffic.

4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.*

The proposed use should not cause additional impact on other public services, such as police or utilities, beyond what would normally be experienced for other uses in the district.

5. *Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.*

Deficiencies are noted.

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

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*

See above. Provided site planning issues are addressed the proposed use may be permissible in the proposed location.

2. Vehicular circulation and parking areas.

See above. Additional vehicular stacking, curbing, and photometric information are required.

3. Outdoor activity, storage and work areas.

N/A.

4. Hours of operation.

We assume due to the nature of the proposed use, this will be a 24-hour, 7 day per week use.

5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.

We do not anticipate any additional impact after initial construction in this regard.

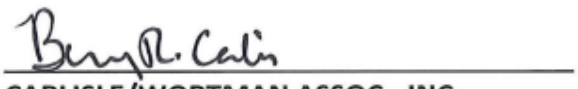
Items to be addressed*: Address Ordinance compliance issues noted herein.*

RECOMMENDATION

Due to the number outstanding items we recommend that the applicant address the following issues prior to Planning Commission granting preliminary site plan and special use approval:

1. *Resubmit site plan in standard format.*
2. *Verify that mature landscaping will not be altered.*
3. *Provide curbing adjacent to drive aisle.*
4. *Modify stacking spaces to meet minimum Ordinance requirements.*
5. *Provide an additional stacking space.*
6. *Stripe off each parking space adjacent to the proposed drive-through lane and sign as NO PARKING*
7. *Confirm that lighting levels will be reduced to no more than 10-foot candles under the canopy between 11:00 p.m. and sunrise.*
8. *Reduce lighting levels below 1.0 footcandle along 14-Mile.*

Sincerely,



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

#225-02-1311

Cc: Fifth Third Bank, 38 Fountain Square Plaza, Cincinnati, OH 45263
Brad Athey, Project Manager, 3574 East Kemper Road, Cincinnati, OH 45241
Gerald G. Weber, Architect, 13711 Madison Avenue, Lakewood, OH 44107
Erik Haugsnes, Tenant Coordinator, 111 East Wacker, Suite 2400, Chicago, IL 60601

ATM Relocation

FOR:

Fifth Third Bank

XTEM OAKLAND PLAZA ATM

North East Corner 14 Mile and John R
Troy, Michigan
48083

CONTACTS:

Owner
Fifth Third Bank
38 Fountain Square Plaza
Cincinnati, OH 45263
(616) 653-5561

Project Manager
Brad Athey
Optivia
3574 East Kemper Road
Cincinnati, Ohio 45241
513-554-8770

Architect:
Gerald G. Weber, Architect
13711 Madison Avenue
Lakewood, Ohio 44107
216-226-6009
Fax 216-521-2206

Tenant Coordinator
Erik Haugsnes
Vice President
111 East Wacker, Suite 2400
Chicago, IL 60601
(312) 915-3002 phone
(312) 915-3784 fax
haugsnee@urbanretail.com
As Agent for Owners:
URBANCAL OAKLAND PLAZA, LLC

INDEX OF DRAWINGS

		11-19-12 Owner Review and Permit	12-26-12 Revised per Owner's Review	2-18-13 Planning Commission Submission						
T-1	TITLE SHEET	●	●	●						
C-1	LOCATION PLAN	●		●						
C-2	SITE PLAN	●	●	●						
C-3	ENLARGED SITE PLAN	●	●	●						
A-1	FLOOR PLAN	●		●						
A-2	BOLLARD PLAN	●		●						
A-3	SECTIONS AND ELEVATIONS	●		●						
E1	UTILITY PLAN	●	●	●						
E2	ELECTRICAL PLAN	●		●						
E3	ELECTRICAL DETAILS	●		●						
S-1	COUVRETTE CANOPY STRUCTURAL	●		●						
C-1 THRU 9	COUVRETTE CANOPY DRAWINGS	●								
ATM SPECIFICATION SHEETS (FOR REFERENCE ONLY)		●		●						
NEW CANOPY AND ATM ELEVATIONS (FOR REFERENCE ONLY)		●		●						

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF MATERIAL DISCREPANCIES FOUND ON THE DRAWINGS OR ANY EXISTING CONDITIONS FOUND ON THE SITE WHICH CONFLICT WITH CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.

2. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

3. THE CONTRACTOR SHALL PROVIDE A FULL TIME SUPERINTENDENT AT ALL TIMES WHEN WORK IS BEING PERFORMED.

4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

5. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT & ENGINEER ARE RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS, CONTRACTOR IS TO COMPLY WITH ALL EXISTING CONDITIONS. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT & ENGINEERS OF ANY REPSONSIBILITY. ANY CHANGE FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

7. CONTRACTOR IS TO COMPLY WITH ALL CODES AND SAFETY REGULATIONS.

8. ATM AND CANOPY WILL BE SUPPLIED BY DEDICATED POWER AND TELEPHONE.

CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF FIFTH THIRD BANK. THE USE OF THESE CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN IS STRICTLY PROHIBITED.

FIFTH THIRD BANK AND WEBER ARCHITECTURE ARE NOT RESPONSIBLE FOR ANY ALTERATIONS OR MODIFICATIONS MADE TO THESE DRAWINGS BY OTHERS.

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS AND VERIFICATION OF ALL EXISTING CONDITIONS. DRAWINGS MAY NOT REPRESENT THE EXACT SIZE OR DIMENSION OF EXISTING CONDITIONS.

Date:	Issued For:
11-19-12	Owner's Review and Permit
12-26-12	Revised per Owner's Review
2-18-13	Planning Commission Submission

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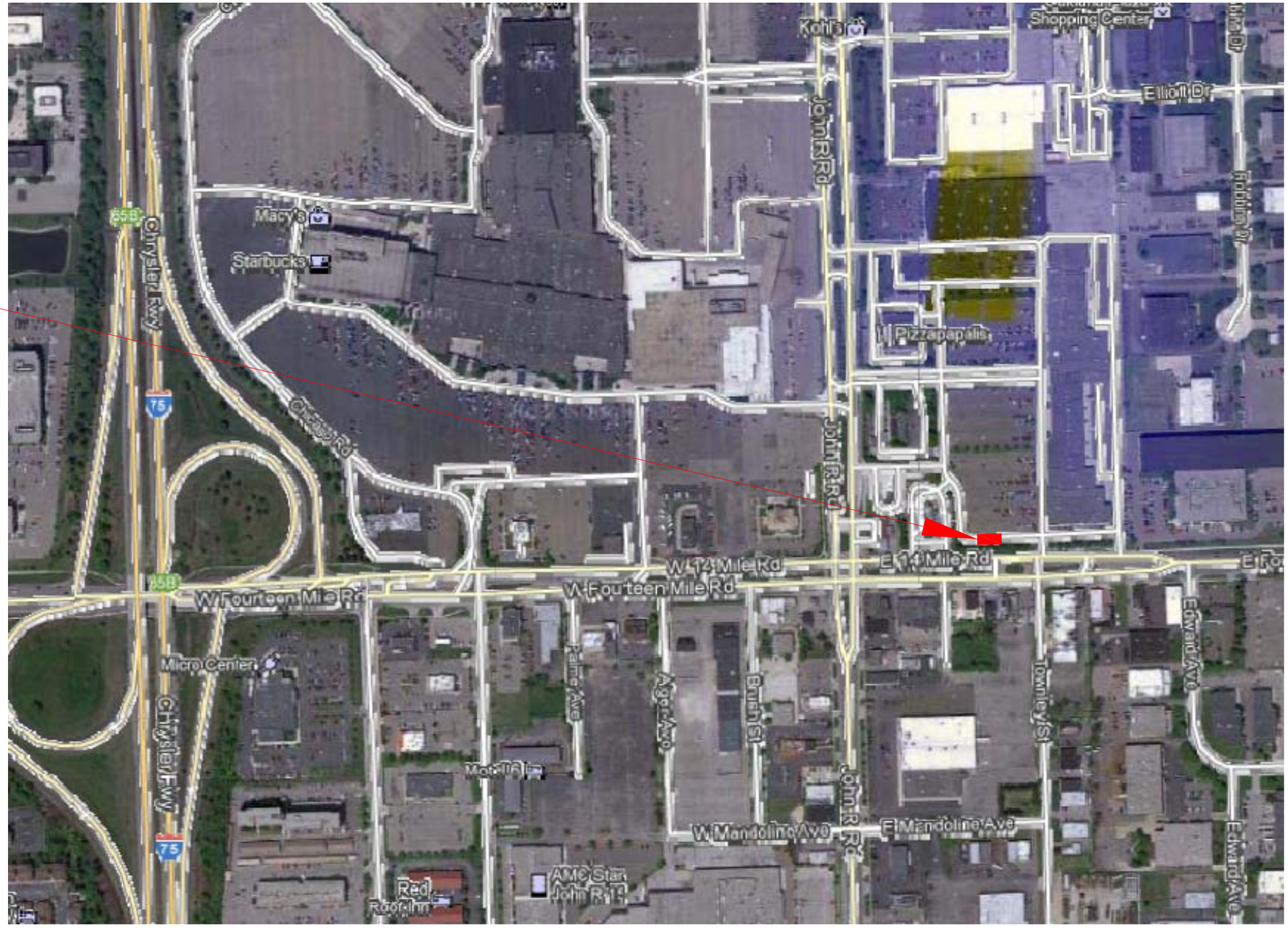
Project:
Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Title

Project No: 12046
Drawing No: **T1**

SITE



Date:	Issued For:
11-19-12	Owner's Review and Permit
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2-18-13	Planning Commission Submission

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Project:

Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Location Plan

LOCATION PLAN

SCALE: NONE

NORTH

Project No: 12046
Drawing No: C-1

LOCATION OF NEW CONCRETE ISLAND FOR PROPOSED ATM.

1. EXISTING PAVEMENT TO REMAIN.

2. NEW CONCRETE PAVEMENT , SEE DETAIL SHEET A-1. SLOPE PAVEMENT TO MEET ADJACENT EXISTING GRADES.

3. PATCH AND REPAIR ALL PAVEMENT DISTURBED BY CONSTRUCTION TO MATCH EXISTING GRADE AND THICKNESS.

   CONTACT THE LOCAL UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF ANY EXCAVATION, TRENCHING, OR DIRECTIONAL BORING, TO VERIFY NO EXISTING UTILITIES OR SERVICES ARE DISRUPTED AS PART OF THIS PROJECT.

SITE PLAN

SCALE: 1" = 20'-0"

NORTH

Date:	Issued For:
11-19-12	Owner's Review and Permit
12-26-12	Revised per Owner's Review
2-18-13	Planning Commission Submission

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Project:

Fifth Third Bank
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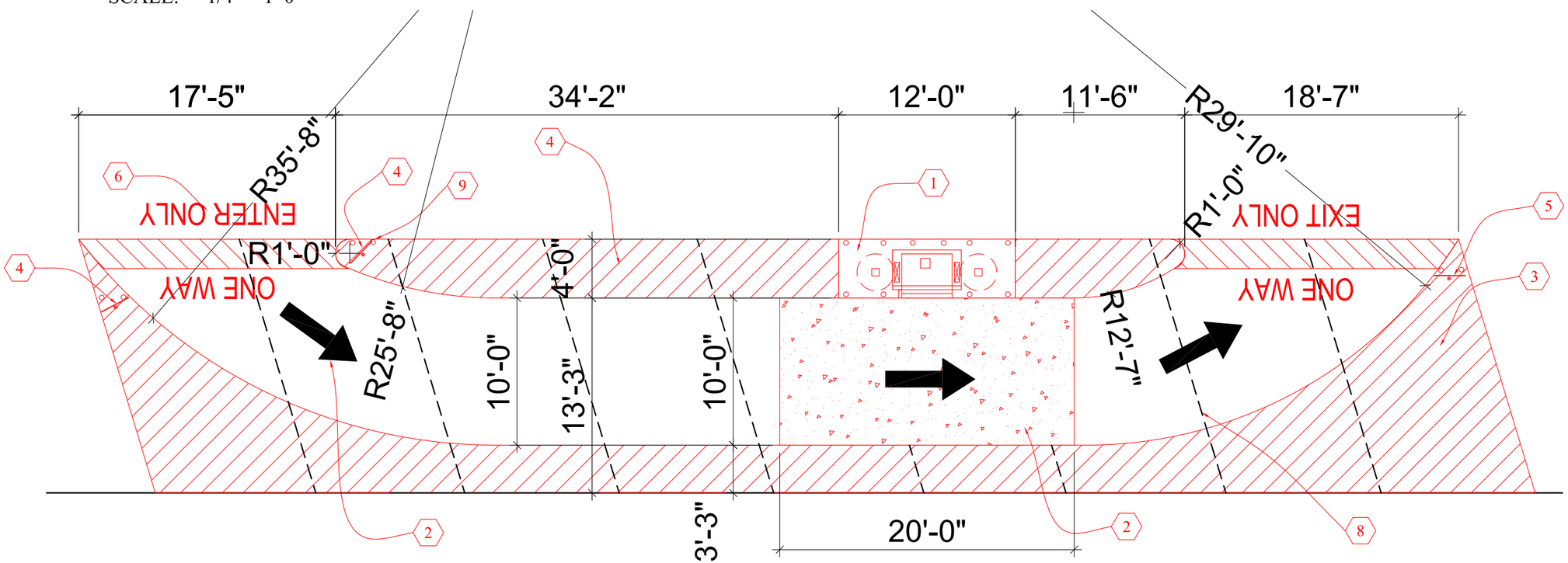
ATM Relocation
14 mile and John R
Troy, MI

Drawing Name:
Site Plan

Project No: 12046
Drawing No: C-2

PAVEMENT STRIPING

SCALE: 1/4" = 1'-0"



SITE PLAN

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

NORTH

1. CONCRETE ISLAND WITH NEW ATM, SURROUND, AND CANOPY.
2. NEW CONCRETE DRIVE, SEE SHEET A-1 FOR NOTES.
3. ARROWS AND PAVEMENT STRIPING, ORANGE/YELLOW, 6" LINES.
4. SIGN ON 72" POLE: ENTRANCE ONLY ONE WAY TRAFFIC.
5. SIGN ON 72" POLE: EXIT ONLY/ONE WAY TRAFFIC.
6. 18" PAVEMENT LETTERS:ONE WAY/ENTER, ORANGE/YELLOW.
7. 18" PAVEMENT LETTERS: ONE WAY/EXIT ONLY, ORANGE/YELLOW.
8. PAINT EXISTING PARKING STRIPING BLACK TO MATCH EXISTING ASPHALT PAVEMENT.
9. 4" Ø CONCRETE STEEL PIPE BOLLARD, WITH GRAY PLASTIC COVER. TWO (2) TO BE LOCATED AT EACH SIGN, TYPICAL FOR THREE (3) LOCATIONS. SEE DETAIL A-3.

Date:	Issued For:
11-19-12	Owner's Review and Permit
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2-18-13	Planning Commission Submission

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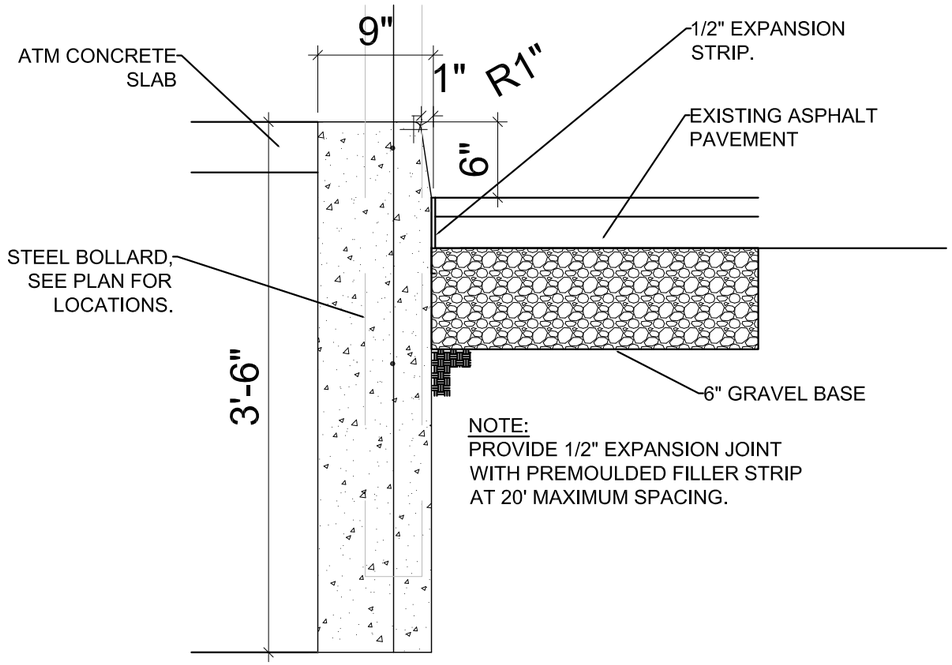
Project:
Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

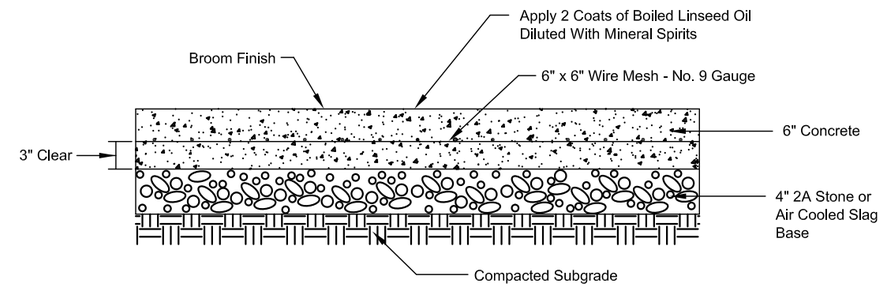
Drawing Name:
Enlarged Site Plan

Project No: 12046
Drawing No: C-3



CONCRETE CURB AND PAVEMENT DETAIL

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



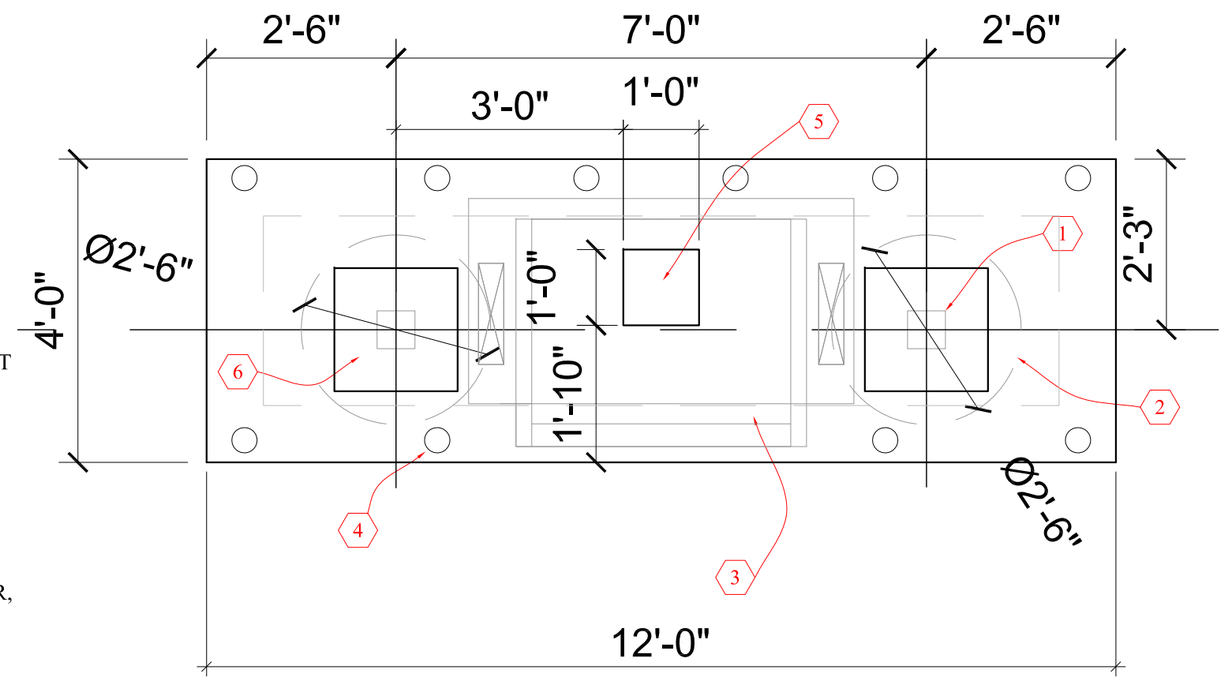
NOTE: A tooled construction joint shall be placed every 4' O.C.
An expansion joint shall be placed every 20' O.C.

6" CONCRETE DRIVE DETAIL

Not to Scale

1. STEEL POST FOR CANOPY.
2. LINE OF COLUMN FOOTING BELOW.
3. NCR ATM AND SURROUND BY OTHERS.
4. NEW 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD WITH PLASTIC COVER, COLOR GRAY. TYPICAL FOR TEN (10) LOCATIONS. SEE SHEET A-2, BOLLARD PLAN.
5. ATM SURROUND FEED AREA, VERIFY EXACT LOCATION WITH ATM SURROUND MANUFACTURER.
6. BLOCKOUT AREA FOR CANOPY BASE PLATE. SEE CANOPY DETAILS.

NOTE:
CONTRACTOR TO COORDINATE ALL WORK WITH PROPERTY OWNER, FIFTH THIRD BANK, THE ATM SUPPLIER, AND THE CANOPY SUPPLIER.



PLAN

SCALE: 1/2"=1'-0"

NORTH

Date:	Issued For:
11-19-12	Owner's Review and Permit
2-18-13	Planning Commissio Submission

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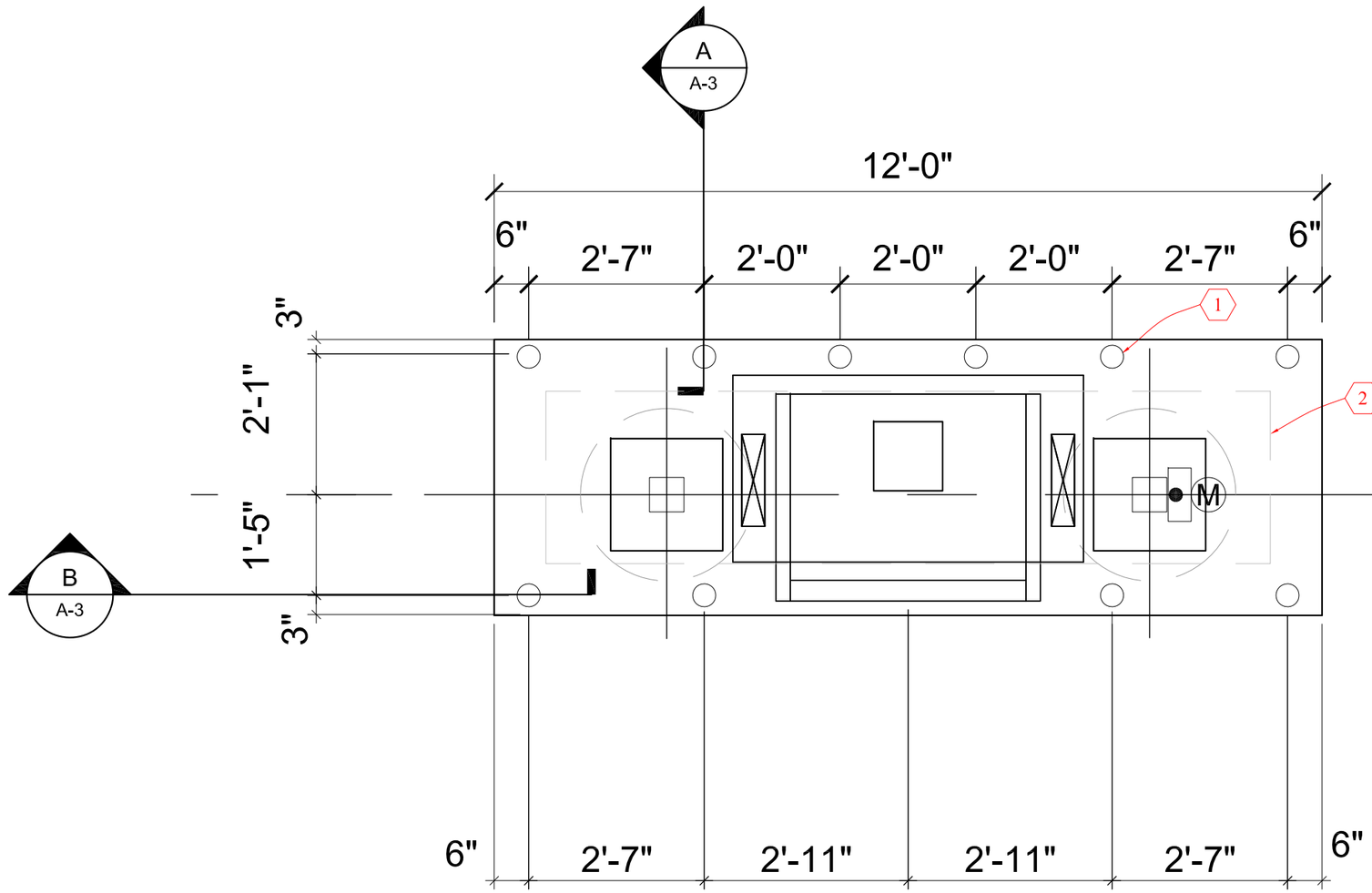
Project:
Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Floor Plan

Project No: 12046
Drawing No: A-1

Date:	Issued For:
11-19-12	Owner's Review and Permit
2-18-13	Planning Commission Submission



1. NEW 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD WITH PLASTIC COVER, COLOR GRAY. TYPICAL FOR TEN (10) LOCATIONS.

2. INSIDE EDGE OF FOOTING

BOLLARD PLAN

SCALE: 1/2"=1'-0"

NORTH

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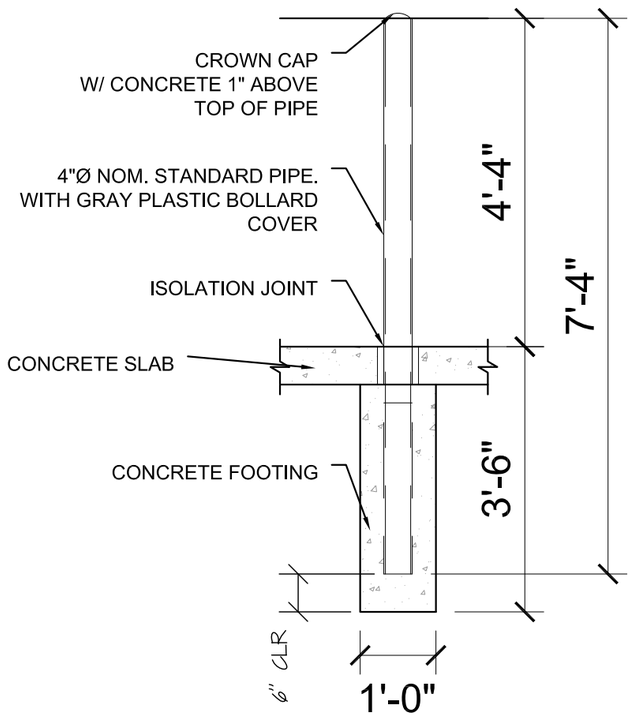
Project:

Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

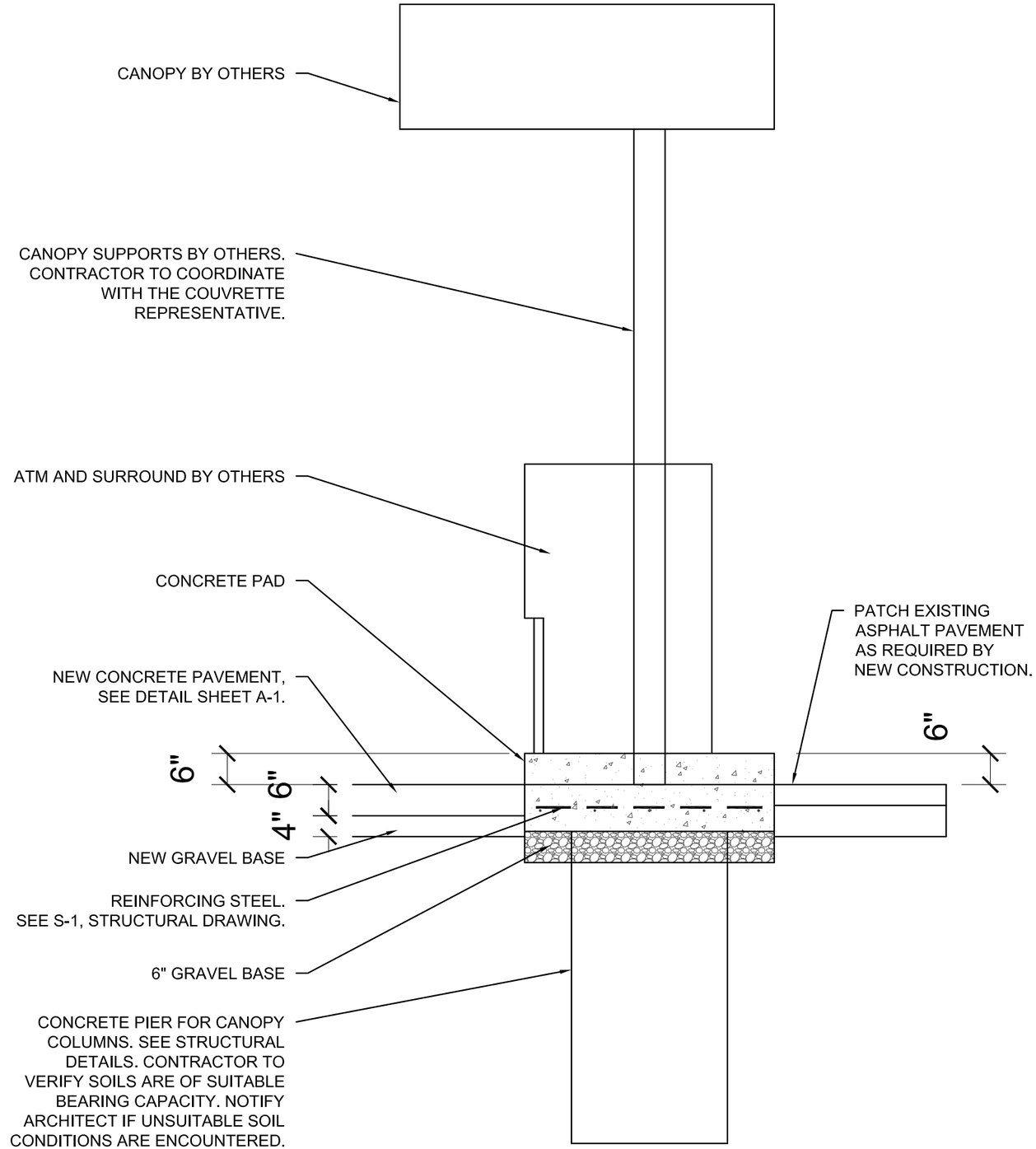
Drawing Name:
Bollard Plan

Project No: 12046
Drawing No: A-2

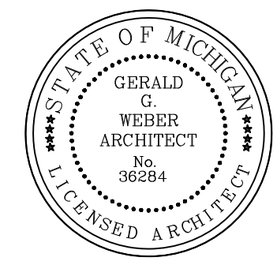
Date:	Issued For:
11-19-12	Owner's Review and Permit
2-18-13	Planning Commission Submission



B Bollard Detail
Scale: 1/2" = 1'-0"



A Section
Scale: 1/2" = 1'-0"



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Project:
Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Sections

Project No: 12046
Drawing No: A-3

1. LOCATION OF NEW CONCRETE PAD FOR PROPOSED ATM.
2. INSTALL TWO (2) 2" CONDUITS, ONE (1) FOR POWER AND ONE (1) FOR DATA.
3. INSTALL NEW POWER AND DATA FOR ATM PER DIEBOLD SPECIFICATIONS. ATM TO BE ON A DEDICATED CIRCUIT.
4. ELECTRICAL WIRING, TYPES, SIZES, OCPD, CONDUIT...TO BE IN ACCORDANCE WITH NFPA 70, OBC 2701.1..
5. BORE FROM EXISTING POWER POLE TO ATM LOCATION,

UTILITY PLAN

SCALE: 1" = 40'-0"

NORTH

Date:	Issued For:
11-19-12	Owner's Review and Permit
12-26-12	Revised per Owner's Review
1-17-13	Revised per Power Company
2-18-13	Planning Commission Submission

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Project:
Fifth Third Bank XTEM Oakland Plaza ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Utility Plan

Project No: 12046
Drawing No: E-1

Date:	Issued For:
11-19-12	Owner's Review and Permit
2-18-13	Planning Commission Submission

1. INSTALL NEW 2" CONDUIT AND POWER FOR ATM PER DIEBOLD SPECIFICATIONS TO EXISTING POLE. VERIFY POWER REQUIREMENTS FROM EXISTING POLE, SEE SHEET E-1. METER TO BE MOUNTED ON CANOPY POST ON EXIT SIDE OF THE CANOPY.

2. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY TO EXTEND LINES TO NEW ATM. CONTRACTOR TO INSTALL NEW 2" CONDUIT TO EXISTING POLE FOR TELEPHONE CONNECTION.

3. ELECTRICAL WIRING, TYPES, SIZES, OCPD, CONDUIT...TO BE IN ACCORDANCE WITH NFPA 70, OBC 2701.1.

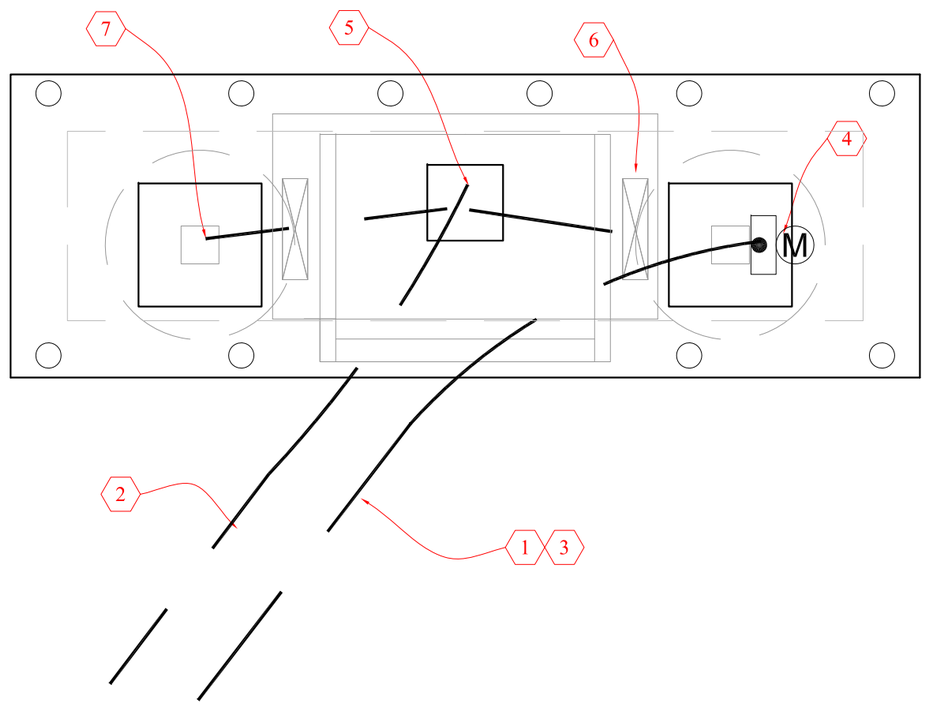
4. METER AND ELECTRICAL PANEL ON CANOPY POST AT EXIT SIDE OF CANOPY.

5. ATM FEED AREA, SEE ATM DRAWINGS.

6. ATM SURROUND FEED AREA, VERIFY EXACT LOCATION WITH ATM SURROUND MANUFACTURER.

7. CANOPY FEED THROUGH COLUMN.

NOTE:
CONTRACTOR TO COORDINATE ALL WORK WITH PROPERTY OWNER, FIFTH THIRD BANK, THE ATM SUPPLIER, AND THE CANOPY SUPPLIER. REFER TO COUVRETTE DRAWINGS FOR ADDITIONAL INFORMATION.



PLAN

SCALE: 1/2"=1'-0"

NORTH

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Project:

Fifth Third Bank
XTEM Oakland Plaza
ATM Relocation
14 Mile and John R
Troy, MI

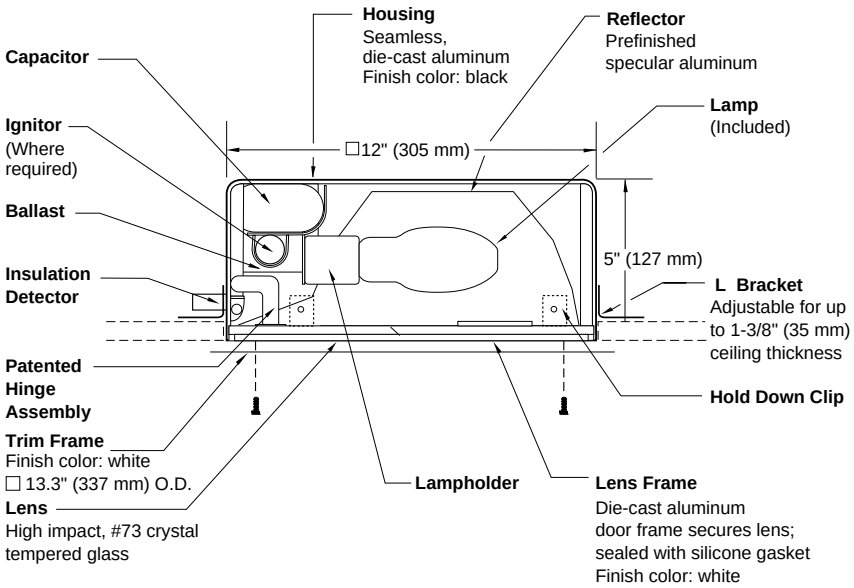
Drawing Name:
Electrical Plan

Project No: 12046
Drawing No: E-2

RECESSED MOUNT

12" (305 mm) RECESSED CANOPY LIGHT

RCO-12 SERIES



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
SPEC #	125W PSMH	MRC0612-(a)(b)
SPEC #	150W PSMH	MRC0615-(a)(b)
METAL HALIDE		
SPEC #	50W MH	MRC0405-(a)(b)
SPEC #	70W MH	MRC0407-(a)(b)
SPEC #	100W MH	MRC0410-(a)(b)
SPEC #	175W MH	MRC0417-(a)(b)
HIGH PRESSURE SODIUM		
SPEC #	35W HPS	MRC0503-(a)(b)
SPEC #	50W HPS	MRC0505-(a)(b)
SPEC #	70W HPS	MRC0507-(a)(b)
SPEC #	100W HPS	MRC0510-(a)(b)
SPEC #	150W HPS	MRC0515-(a)(b)
FLUORESCENT		
SPEC #	26W FL	MRC0226-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY

1	120V (Standard)
2	277V (PSMH; 50 – 175W MH; 50 – 150W HPS; 26W FL)
3	208V (PSMH; 50 – 175W MH; 50 – 150W HPS)
4	240V (PSMH; 50 – 175W MH; 50 – 150W HPS)
6	347V (Canada Only) (PSMH; 50 – 175W MH; 70 – 150W HPS)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)

A	Acrylic Drop Prismatic Lens (1.8" [44 mm] Deep) (maximum wattage 100W)
-(a)F	Fusing
Q	Quartz Standby (includes 100W quartz lamp)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Recessed Canopy luminaire for HID lamp, totally enclosed. Reflector is specular aluminum. Housing is seamless, die-cast aluminum. Includes four adjustable steel "L" brackets for mounting to various ceiling thicknesses and four hold down clips to prevent fixture movement during trim installation. Rough-in 12.3" (311 mm) sq. hole required for fixture installation. Two 1/2" conduit openings provided for wire supply. A maximum of 4 No. 12 AWG (2 in/2 out) through branch circuit conductors suitable for at least 150˚C allowed on fixtures 100W or less. Fixtures are provided with a UL listed insulation detector, which will deactivate fixture if inadvertently covered with insulation. Lens assembly consists of rigid aluminum frame and high-impact, #73 crystal tempered glass.

ELECTRICAL

Fluorescent fixture supplied with a 26W quad compact fluorescent lamp. HID fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Fixtures require a minimum 150°C temperature feed wire. Lamp ignitor included where required. Ballast assemblies are high-power factor and use the following circuit types:

Electromagnetic
26W FL

Reactor
120V: 35 – 150W HPS

HX — High Reactance
50 – 100W MH; 50 – 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations. 150 & 175W not UL Listed for feed-thru wiring.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer, with white ultra-durable powder topcoat for the lens frame and trim frame, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

ACCESSORIES

LPF-12	2 x 2 Lay-in Panel

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

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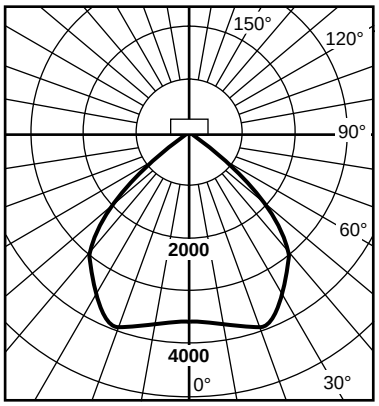
RCO-12 SERIES

RECESSED MOUNT

12" (305 mm) RECESSED CANOPY LIGHT

Metal Halide
Lamp: 175 Watt (Clear) – 14,000 lumens
Lens: #73 Crystal Tempered Glass
Test Distance: 26' (8 m)
Certified Test Report: Lighting Sciences Inc. No. LSI 9562



Candlepower Summary

Angle	Along	45	Across
0	3580	3580	3580
5	3515	3520	3618
10	3672	3677	3736
15	3868	3867	3863
20	3802	3987	3950
25	3510	3992	3833
30	3075	3817	3556
35	2602	3378	3270
40	2058	2720	2911
45	1480	2055	2334
50	1031	1415	1667
55	704	1024	1193
60	515	698	779
65	384	463	496
70	259	324	347
75	209	233	280
80	152	163	196
85	68	71	98
90	0	4	4

Efficiency = 63.2%; SC = 1.2; S/MH = 1.2

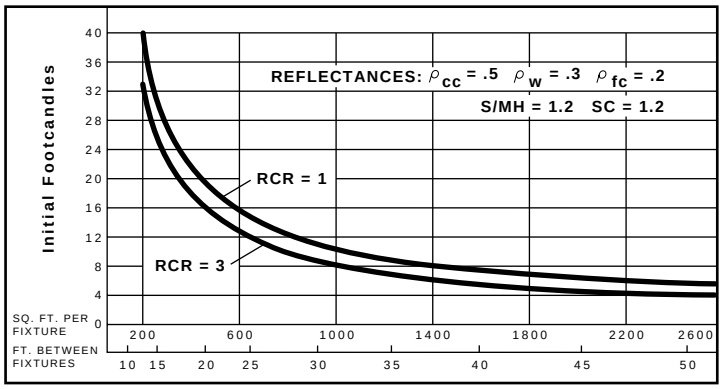
Zonal Lumens and Percentages

Zone	Lumens	% Lamp	% Fixture
0-30	3292	23.5	37.2
0-40	5316	38.0	60.1
0-60	7925	56.6	89.6
0-90	8840	63.1	100.00
90-120	0.0	0.0	0.0
90-130	0.0	0.0	0.0
90-150	0.0	0.0	0.0
90-180	0.0	0.0	0.0
0-180	8841	63.2	100.00

Coefficients of Utilization

Effective Floor Cavity Reflectance = 0.20

CC	80				70				50			30			10		
WALL	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10
RCR																	
1	0.70	0.67	0.65	0.63	0.68	0.66	0.64	0.62	0.63	0.61	0.60	0.61	0.59	0.58	0.58	0.57	0.56
2	0.64	0.60	0.56	0.53	0.63	0.59	0.55	0.53	0.57	0.54	0.51	0.55	0.52	0.50	0.53	0.51	0.49
3	0.59	0.54	0.49	0.46	0.58	0.53	0.49	0.45	0.51	0.47	0.44	0.49	0.46	0.44	0.48	0.45	0.43
4	0.55	0.48	0.43	0.40	0.54	0.48	0.43	0.39	0.46	0.42	0.39	0.45	0.41	0.38	0.43	0.40	0.38
5	0.51	0.44	0.39	0.35	0.50	0.43	0.38	0.35	0.42	0.38	0.34	0.41	0.37	0.34	0.39	0.36	0.34
6	0.47	0.40	0.35	0.31	0.46	0.39	0.34	0.31	0.38	0.34	0.31	0.37	0.33	0.30	0.36	0.33	0.30
7	0.44	0.36	0.31	0.28	0.43	0.36	0.31	0.28	0.35	0.31	0.27	0.34	0.30	0.27	0.33	0.30	0.27
8	0.41	0.33	0.28	0.25	0.40	0.33	0.28	0.25	0.32	0.28	0.25	0.31	0.27	0.25	0.31	0.27	0.24
9	0.39	0.31	0.26	0.23	0.38	0.30	0.26	0.23	0.30	0.25	0.22	0.29	0.25	0.22	0.28	0.25	0.22
10	0.36	0.28	0.24	0.21	0.35	0.28	0.24	0.21	0.27	0.23	0.20	0.27	0.23	0.20	0.26	0.23	0.20

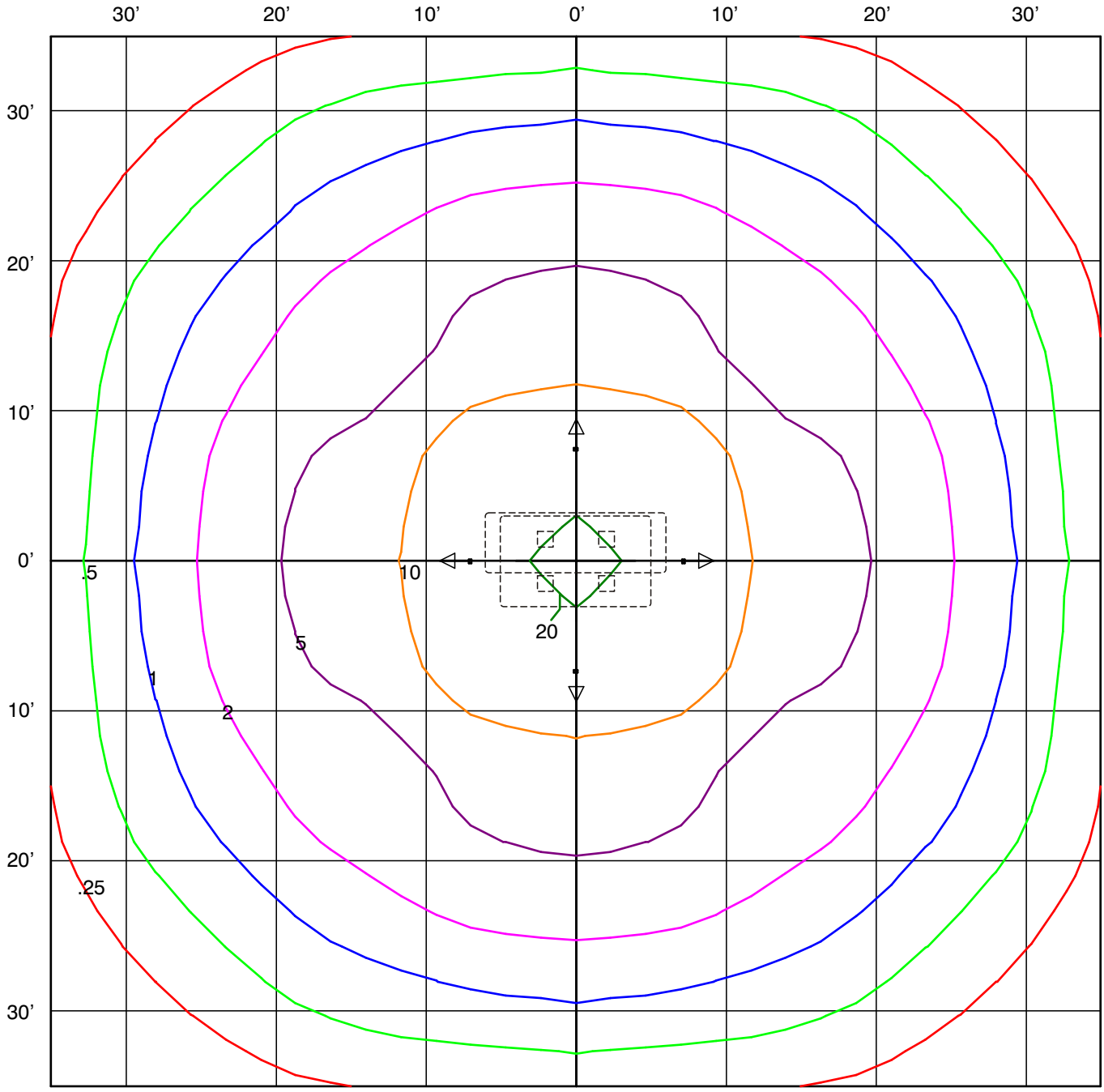


QUICK CALCULATOR: Use this chart to determine the number and spacing of Ruud 12" (305 mm) Canopy Lights with 175W MH lamp. Numbers and spacing for other wattages may be determined as follows: 50W multiply by 0.24; 70W multiply by 0.39; 100W multiply by 0.64.

RUUD LIGHTING®

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

© Ruud Lighting Inc. Printed in USA



RUUD LIGHTING
MAC410
12" AREA CUTOFF / FORWARD THROW
100 WATT MH, CLEAR

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 0.65
Total Lumens Per Luminaire = 8100
Mounting Height = 11.00 Ft
Maximum Calculated Value = 20.85 Fc
Arrangement: 4 @ 90 Degrees
Arm Length = 4 Ft

Photometric Toolbox Professional Edition (c) copyright 1995-2004 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations.
Results derived from content of manufacturers IES format photometric file.

GENERAL STRUCTURAL NOTES
NOTE TO PLAN EXAMINER
THIS DRAWING WAS PREPARED FOR THE MOST SEVERE CONDITIONS THAT EXIST IN THE IDENTIFIED STATE FOR EITHER SNOW, WIND, OR EARTHQUAKE LOADS. THEREFORE, THIS FOUNDATION IS APPROPRIATE FOR USE IN ANY PART OF THE STATE. LOADS SHOWN MAY EXCEED THOSE REQUIRED FOR THE LOCAL JURISDICTION.

CODE AND SPECIFICATIONS
1. 2011 EDITION OF THE MICHIGAN BUILDING CODE .
2. ACI 301-05, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
3. AISC CODE OF STANDARD PRACTICE, 2000 EDITION.

DESIGN LOADS
1. ROOF LOADS
   - GROUND SNOW LOAD, Pg.....20 PSF
   - FLAT-ROOF SNOW LOAD, Pf.....35 PSF
   - SNOW EXPOSURE FACTOR, Ce.....1.3
   - SNOW LOAD IMPORTANCE FACTOR, I.....I
   - THERMAL FACTOR, Ct.....1.2

2. WIND LOAD
   - BASIC WIND SPEED.....90 MPH (3 SEC GUST)
   - WIND EXPOSURE.....EXPOSURE D
   - IMPORTANCE FACTOR.....1.0
   - GUST EFFECT FACTOR, G.....0.85
   - NET FORCE COEFFICIENT, Cf.....±1.3
   - DESIGN PRESSURE.....±30 PSF

3. EARTHQUAKE LOAD
   - SEISMIC IMPORTANCE FACTOR, IE.....1.0
   - MAPPED SPECTRAL RESPONSE ACCELERATION, SS.....3.0
   - MAPPED SPECTRAL RESPONSE ACCELERATION, S1.....1.09
   - SITE CLASS.....D
   - DESIGN SPECTRAL RESPONSE COEFFICIENTS
     - SDS.....1.0
     - SD1.....0.6
   - SEISMIC DESIGN CATEGORY.....D
   - BASIC SEISMIC FORCE RESISTING SYSTEM = CANTILEVERED STEEL COLUMNS
     - R.....2.5
   - DESIGN BASE SHEAR V =CsW = 0.4W.....2750 LBS
   - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE

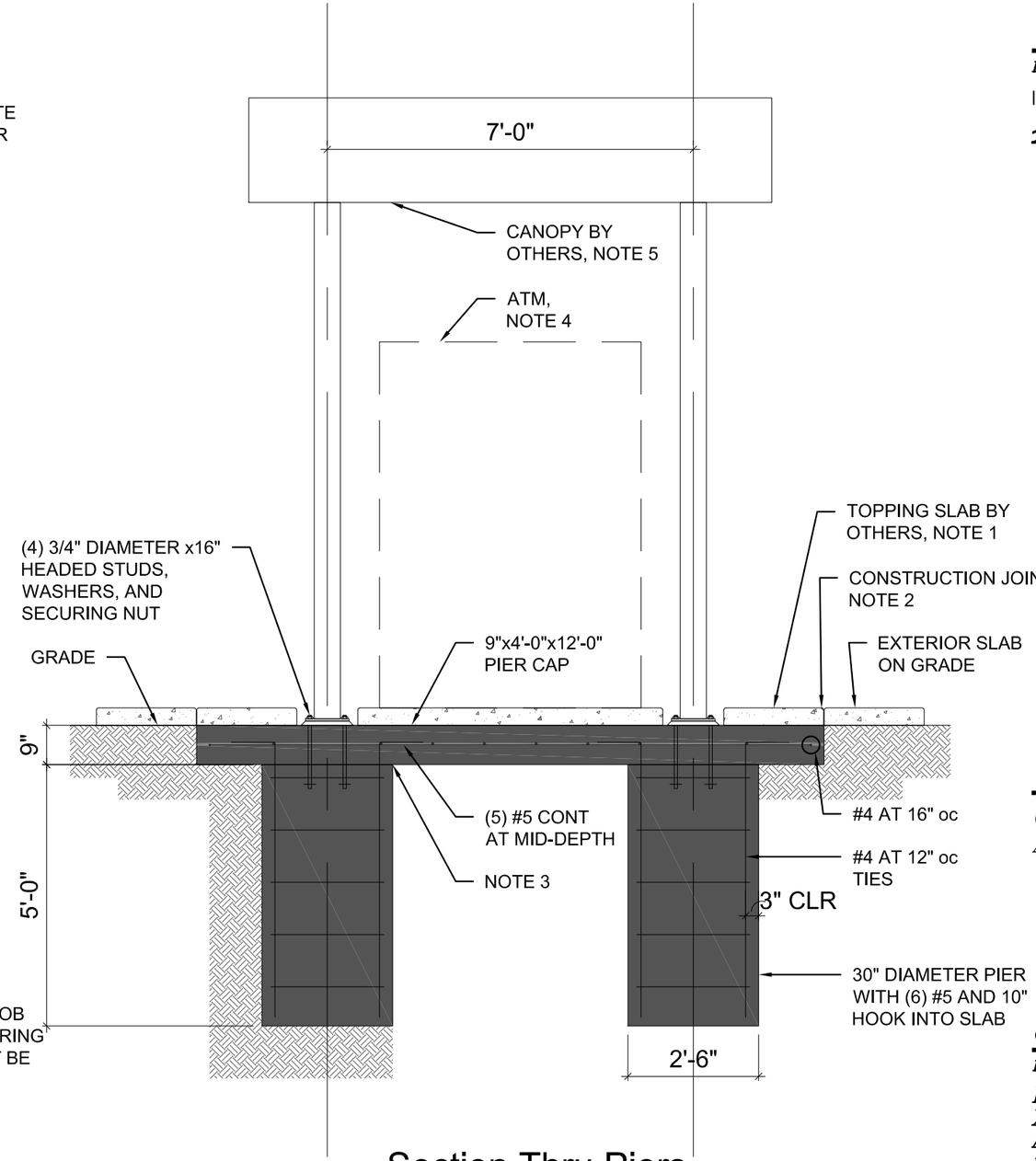
SAFETY
1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE SAFETY OF ALL PERSONS AND PROPERTY IN, ON, OR NEAR THE CONSTRUCTION SITE DURING PERFORMANCE OF TIiE PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.'

FOUNDATIONS
1. NEW FOUNDATION PRESUMPTIVE BEARING PRESSURE = 1500 PSF
2. SET COLUMN ANCHOR BOLTS WITH A TEMPLATE PRIOR TO PLACING CONCRETE.

REINFORCING STEEL
1. DEFORMED REINFORCING BARS, ASTM 615. 60 KSI YIELD.

CONCRETE
1. All CONCRETE SHALL BE NORMAL WEIGHT CONCRETE
2. MINIMUM CONCRETE STRENGTH 4,000 PSI AT 7 DAYS.

STRUCTURAL STEEL
MATERIAL: ANCHOR BOLTS.....ASTM A307



1 Section Thru Piers
3/8"=1'-0"

NOTES:
1. CONTRACTOR HAS OPTION TO PLACE TOPPING SLAB INTEGRAL WITH PIER CAP WITHIN THE DIMENSIONS OF THE PIER CAP.
2. CONTRACTOR TO PLACE CONSTRUCTION JOINT AROUND ALL SIDES OF PIER CAP TO SEPARATE EXTERIOR SLAB ON GRADE AND PIER CAP.
3. CONTRACTOR HAS OPTION TO PLACE CONSTRUCTION JOINT BETWEEN PIER AND PIER CAP.
4. DESIGN IS BASED ON SUPPORTING AN ATM NOT TO EXCEED 3000 LBS.
5. DESIGN IS BASED ON A 6FTX10NX2FT COUVRETTE CANOPY NOT TO EXCEED 12'-0" HIGH AND 3400 LBS.

Date:	Issued For:
11-19-12	Owner's Review and Permit
2-18-13	Planning Commission Submission

STATE OF MICHIGAN
GERALD G. WEBER
ARCHITECT
No. 36284
LICENSED ARCHITECT

GERALD G.WEBER ARCHITECT
13711
Madison Avenue
Lakewood
Ohio 44107
216.226.6009
FAX 216.521.2206

©Copyright 2012 Gerald G. Weber, Architect

Project:
Fifth Third Bank XTEm Oakland Plaza ATM Relocation
14 Mile and John R
Troy, MI

Drawing Name:
Structural

Project No: 12046
Drawing No: S-1

Branding Detail

A Sapphire Blue Paint
Spec: Match of MP55619
Finish: Egg Shell/Satin

B Backlit Graphics (applied to white plex)
Color: Sapphire Blue
Spec: 3M #3632-8607
Color: Sky Blue
Spec: 3M #3632-8043
Color: Vivid Green
Spec: 3M #3632-156

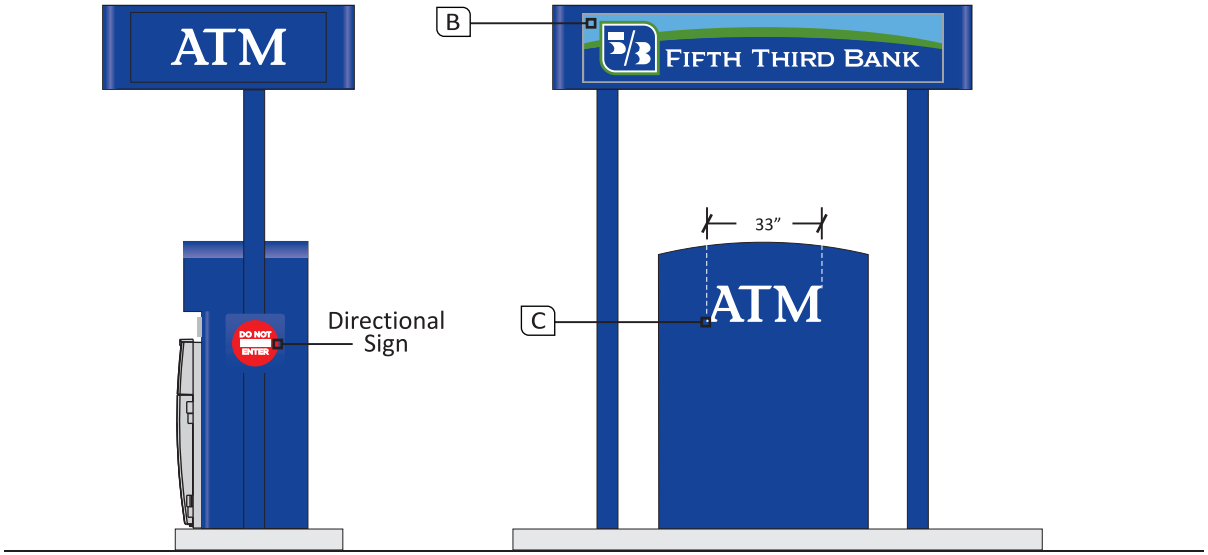
C Non-Backlit Vinyl Graphics
Color: White
Spec: 3M #680-10 White (reflective)
Color: Red
Spec: 3M #680-72

D Backlit Graphics (push-through acrylic letters)
Color: Sapphire Blue
Spec: 3M #3632-8607
Color: Sky Blue
Spec: 3M #3632-8043
Color: Vivid Green
Spec: 3M #3632-156

E Horizon Frame & Graphic Insert (# HG_)

Left Elevation

Front Elevation



Right Elevation

Rear Elevation

Branding Calculation:

Front Canopy Face

FIFTH THIRD BANK

90.7 x 6.1 = 3.8 sq./ft.

Front Surround Face

FIFTH THIRD BANK

37 x 10.6 = 2.7 sq./ft

Total Signage Area = 6.5 sq./ft.

FIFTH THIRD BANK

PROJECT NAME:	FIFTH THIRD BANK_BRANDING STANDARDS		4		
LOCATION:	OAKLAND PLAZA		3		
ADDRESS:			2		
CITY, STATE, ZIP:	TROY, MI		1		
PRODUCT:	FREESTANDING CAN_HSUR_750_SIGN CALC	DRAWN BY: JR / DATE: 1/25/13	REV	DATE	DESCRIPTION

All designs depicted herein are the sole property of Fifth Third Bank, created specifically for branding application. Use of this information for any purpose other than the intended use is strictly prohibited without written consent of owner.

FIFTH THIRD BANK
ATM

FIFTH THIRD BANK
FIFTH THIRD BANK
FURNITURE

FIFTH THIRD BANK

FIFTH THIRD BANK
BARGAINS, CLOSEOUTS & FURNITURE
DOUBLE DRAGON BUFFET
DON RAMON MEXICAN RESTAURANT
BIG LOTS
FURNITURE
DO NOT
ENTER
ONE WAY

DATE: March 22, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 404) – Proposed United Ventures II LLC, West of John R, North of Maple (1861 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

The petitioner United Ventures II, LLC submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed contractors yard within a paved parking lot.

Contractor's Yards are permitted in the IB district subject to special use approval (Section 6.08). Further, the contractor's yard provisions require that "Outdoor storage shall be accessory to the contractor's principal office use of the property". The applicant seeks to store vehicles on the property without constructing a building, and seeks a variance from this requirement from the Zoning Board of Appeals.

The Planning Commission will not take action on this item at this meeting.

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

Attachments:

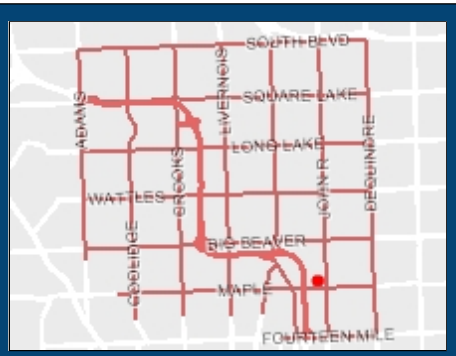
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ SU 404

G:\SPECIAL USE\SU 404 United Ventures II LLC Sec 26\PC Memo 03 26 2013.docx

1861 BIRCHWOOD, UNITED VENTURES

City of Troy Planning Department



Legend

195 0 97 195 Feet

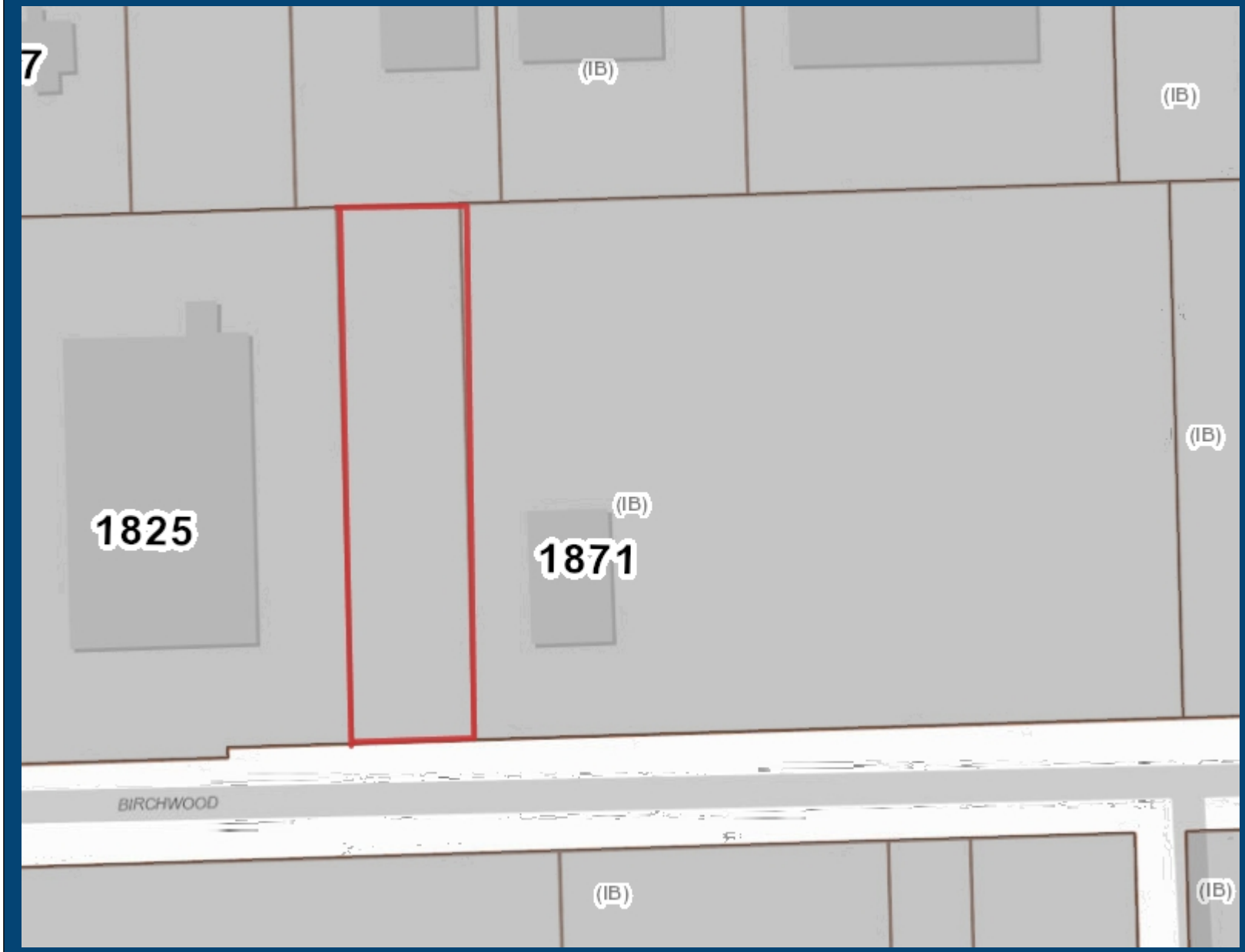
Scale 1: 1,168

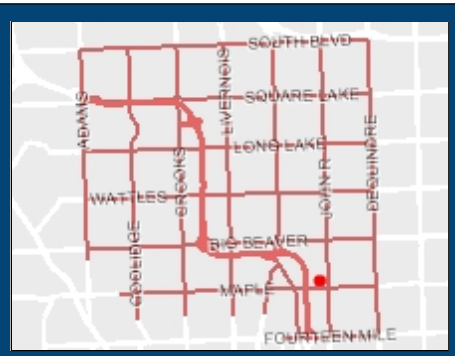
Printed: 2/22/2013

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.

1861 BIRCHWOOD, UNITED VENTURES

City of Troy Planning Department





Legend

Form Based Zoning (Current)

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

195 0 97 195 Feet

Scale 1: 1,168

Printed: 2/22/2013

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.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: City of Troy Planning Commission

FROM: Richard K. Carlisle

DATE: March 21, 2013

RE: United Ventures LLC Special Land Use Request and Site Plan
Tax ID #20-26-478-033

We have received the subject application for special land use and site plan approval. We have the following comments:

Project and Site Description

1. The applicant is requesting approval to establish a contractor's/outdoor storage yard on a site located on Birchwood Street north of Maple and east of I-75. The site is located in the IB, Integrated Industrial and Business District, and is 15,600 square feet in size and 60 feet in width. There are no minimum lot area or lot width requirements in the IB District.

2. The proposed contractor's/storage yard use is not otherwise permitted, except as an accessory use to the principal use of a contractor's office. The reasoning behind this requirement is clear. If a site is intended to be used by a contractor for staging, employee assignments, employee parking, etc., an office is needed for business activity to be conducted. As a practical matter with employees on-site, how are sanitary facilities to be provided?

Special Land Use Approval

1. The Planning Commission is unable to grant special approval for a use that is not permitted. Conversely, if the Planning Commission denies the application the denial cannot be appealed to the Zoning Board of Appeals.

2. Should the Planning Commission neither approve nor deny the application, the applicant could seek relief from the Zoning Board of Appeals. It is my opinion that the applicant would need to request a use variance because the Ordinance would not permit an accessory use to be established without a principal use. However, I understand that the Zoning Administrator made a determination that a non-use variance could be requested.

Site Plan Comments

1. The site would be used to store a variety of vehicle trailers, landscape materials, and refuse in a dumpster or dumpsters. Although it is not entirely clear, it appears that both the vehicle trailers and dumpster are movable.

   The landscape material storage would be a permanent structure. The IB District has a minimum side setback of 10 feet and minimum rear setback of 20 feet, neither of which are met.

2. If this is a location where employees come to pick up equipment and trailers, why is there no employee parking provided?

3. How are landscape materials delivered to the site? If they are delivered on anything larger than a standard dump truck, the storage bins will be inaccessible.

4. Section 6.08.B requires the site to be enclosed by an eight-foot fence. The site plan indicates only a six-foot fence to be provided.

5. We note that the site is traversed by an overhead wire. Will this be a problem for any equipment such as a front end loader that will be on-site?

Recommendation

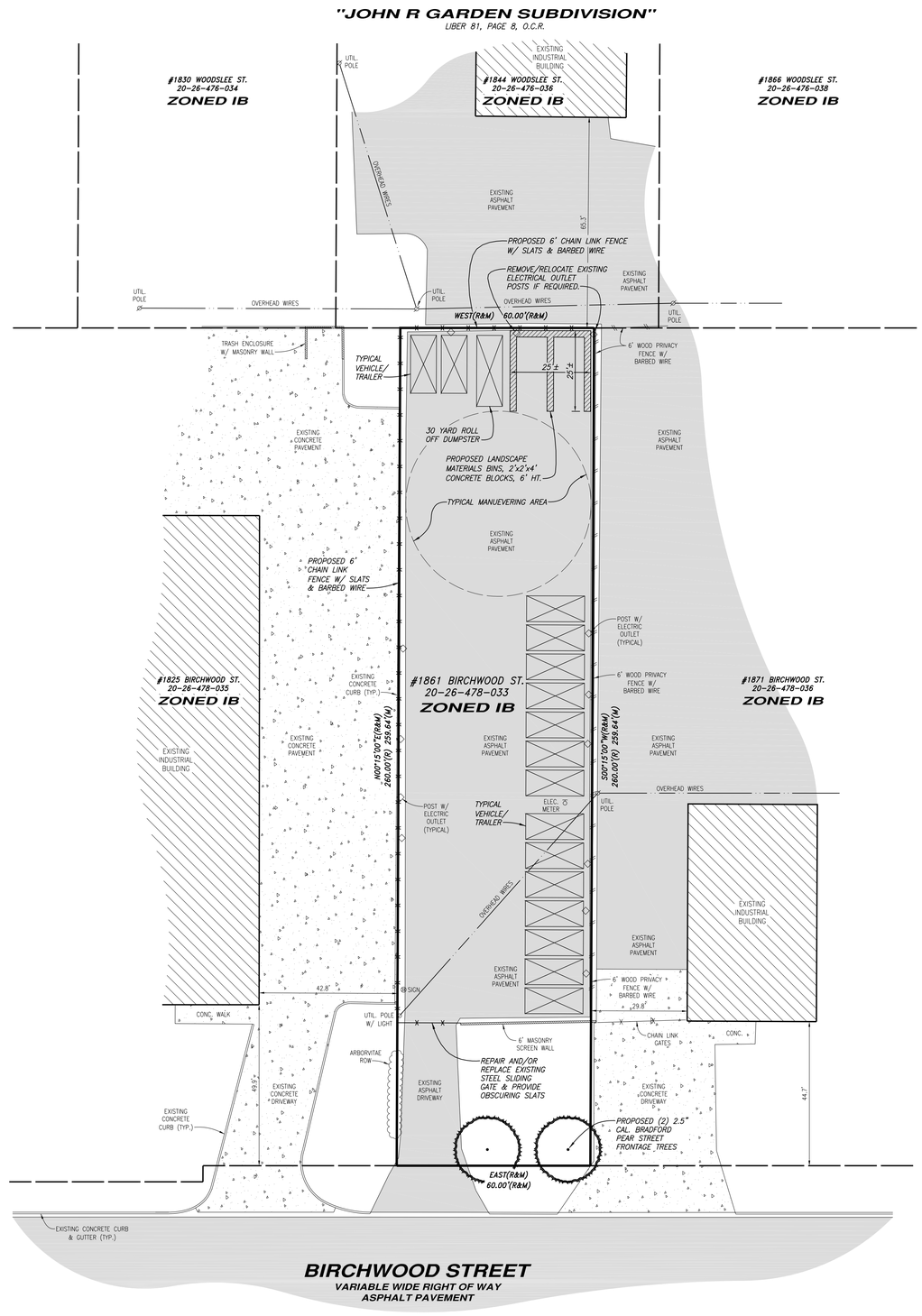
We would recommend that action on the special use and site plan be tabled, pending a determination on the variance request.

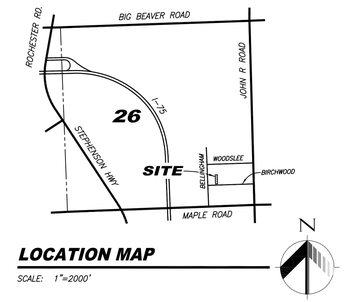
CARLISLE/WORTMAN ASSOCIATES, INC.

Richard K. Carlisle, PCP, AICP
President

#225-02-1312

cc:





LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

PARCEL NO. 20-26-478-033
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, "JOHN R. GARDEN SUBDIVISION", OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:
  - ADDRESS: 1861 BIRCHWOOD DRIVE
  - PARCEL ID NO.: 20-26-478-033
  - EXISTING ZONING: IB (INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT)
  - ADJACENT ZONING: IB
  - GROSS AND NET SITE AREA: 15,578 S.F. (0.357 ACRE)
- BUILDING & USE SUMMARY:
  - EXISTING USE: VACANT PAVED LOT.
  - PROPOSED USE: OUTDOOR STORAGE/CONTRACTOR'S YARD.
- LANDSCAPING SUMMARY:
  - STREET FRONTAGE TREES:
  - REQUIRED: 1 TREE PER 30 L.F. FRONTAGE = 60'/30' = 2 TREES.
  - PROVIDED: 2 TREES.

GENERAL NOTES

1. SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 13-039, DATED 2-10-2013. REFER TO SAID SURVEY FOR MORE DETAILED INFORMATION PERTINENT TO THE ORIGINAL PLATTED LOTS AS DESCRIBED IN THE ABOVE "PROPERTY DESCRIPTION".
2. OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY SITE WORK BEING PERFORMED, IF ANY.
3. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
4. THE PARKING, MANEUVERING, AND MATERIALS STORAGE LOCATIONS AND SPATIAL RELATIONSHIPS, INCLUDING THE NUMBER OF VEHICLES, TRAILERS, AND PIECES OF EQUIPMENT STORED ON SITE, ARE SUBJECT TO CHANGE BASED ON THE OWNER'S SEASONAL NEEDS.

0 10' 20' 40' 60'

N

PLAN SCALE: 1" = 20'

LEGEND

EXISTING ASPHALT PAVEMENT

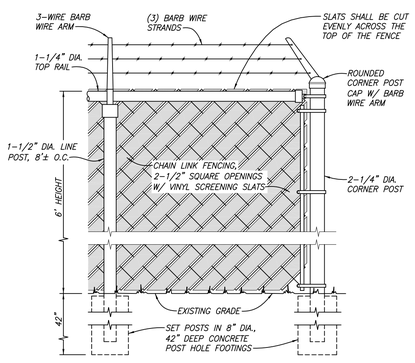
EXISTING CONCRETE PAVEMENT

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



CHAIN LINK FENCE SCREENING DETAIL

(NO SCALE, REFER TO FENCE CONTRACTOR SPECIFICATIONS)
NOTE: ALL FENCE MATERIALS TO BE GALVANIZED STEEL.

REVISIONS:

CLIENT:
MR. JOHN WEERNS
UNITED VENTURES II LLC
6270 VAN DYKE AVE.
WASHINGTON TWP, MI 48094
(586) 752-5800

JOB NO: 13-021
DATE: 2-18-13
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8007 Fax 586.580.0053

PROJECT:
United Ventures II LLC
#1861 BIRCHWOOD STREET
PARCEL NO. 20-26-478-033
PART OF THE SOUTHEAST 1/4 OF SECTION 26, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
SITE PLAN for SPECIAL USE REQUEST

SHEET: 1 OF: 1

MUNICIPAL REVIEW NUMBERS:

EXISTING CONDITIONS PLAN

CERTIFIED TO: UNITED VENTURES II LLC

PROPERTY DESCRIPTION: (AS FURNISHED BY CLIENT)

PARCEL NO. 20-26-478-033
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, "JOHN R. GARDEN SUBDIVISION", OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS.

PARCEL AREA

AS SURVEYED:
TOTAL = 15,578.44 SQUARE FEET = 0.357 ACRES

PARKING

BARRIER-FREE PARKING = 0 PAINTED STALLS
STANDARD PARKING = 0 PAINTED STALLS

BASIS OF BEARING

DUE WEST ALONG THE SOUTH LINE OF BIRCHWOOD STREET AS PLATTED AND AS MONUMENTED IN FIELD.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C0561G, DATED JANUARY 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

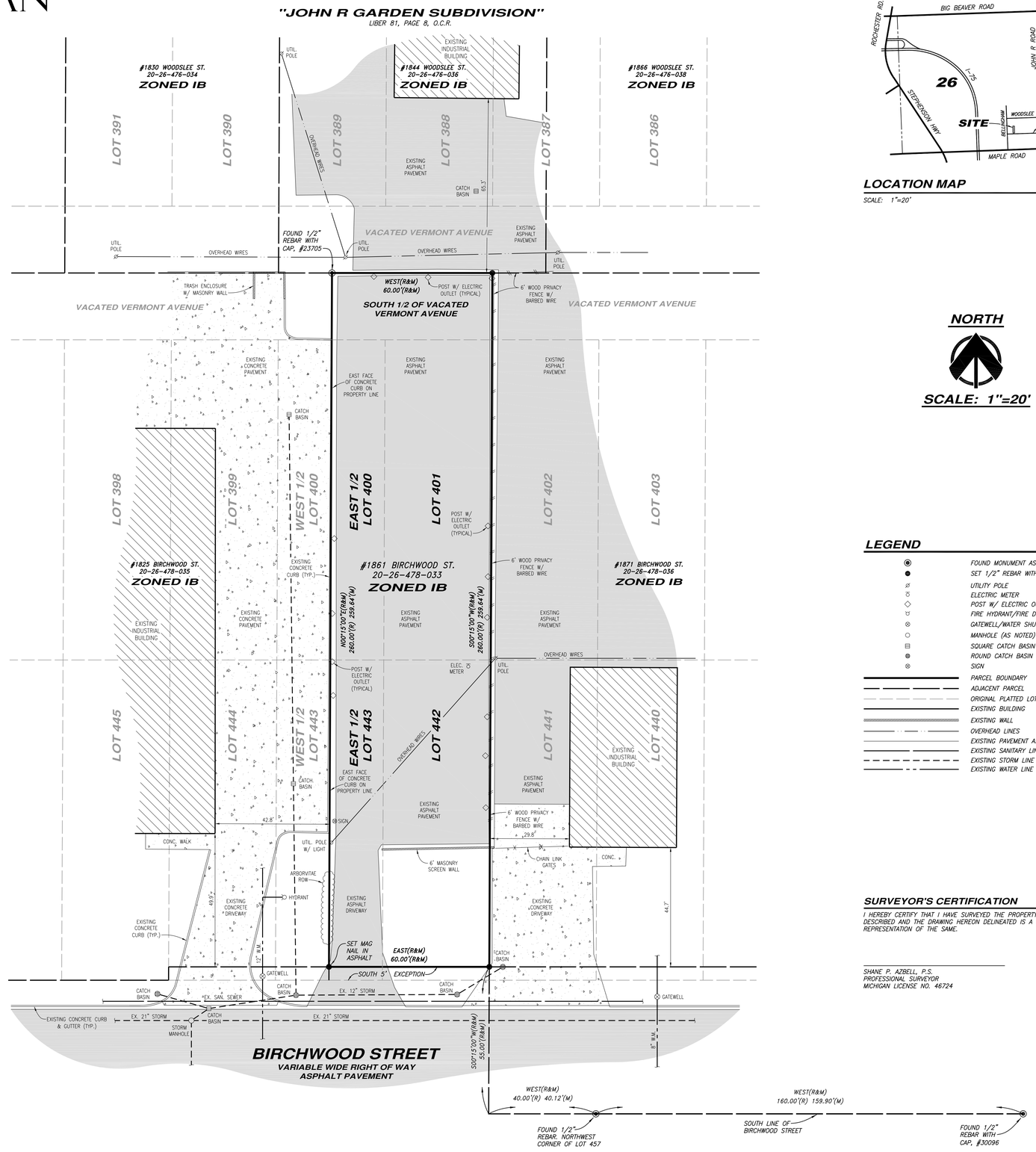
2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

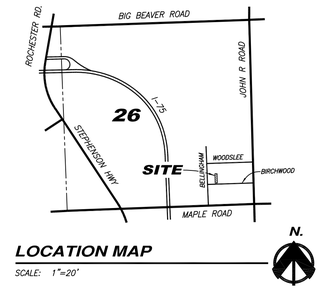
CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.





LOCATION MAP

SCALE: 1"=20'

NORTH

SCALE: 1"=20'

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- ELECTRIC METER
- POST W/ ELECTRIC OUTLET
- FIRE HYDRANT/FIRE DEPT. CONNECTION
- GATEWELL/WATER SHUTOFF
- MANHOLE (AS NOTED)
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- SIGN
- PARCEL BOUNDARY
- ADJACENT PARCEL
- ORIGINAL PLATTED LOT LINES
- EXISTING BUILDING
- EXISTING WALL
- OVERHEAD LINES
- EXISTING PAVEMENT AS NOTED
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

SHANE P. AZBELL, P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 46724

AZTEC LAND SURVEYORS INC.
P.O. BOX 353
HOLLY, MI 48442
PHONE:586-306-1253
FAX:480-287-8799

PROJECT: EXISTING CONDITIONS PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 26, CITY OF TROY, OAKLAND COUNTY, MI

CLIENT:
MR. JOHN WEIRNS
UNITED VENTURES II LLC
62170 VAN DYKE AVE.
WASHINGTON TWP., MI 48094
(586) 752-5000

JOB NO: 13-039
DATE: 2-10-2013
DRAWN BY: S.A.
CHECKED BY: S.A.

REVISIONS:

SEAL:

SHEET 1 OF 1

MUNICIPAL REVIEW NUMBERS:

DATE: March 22, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

The Planning Commission discussed this item at a number of public meetings. The intent of the language is to regulate sober living facilities in the City of Troy. A definition for sober living facilities was created. Sober living facilities with 6 or fewer residents are treated as single family residential uses, similar to adult foster care small group homes. Sober living facilities with 7 or more residents are permitted subject to special use approval in the R-1A through R-1E, RT, MR, UR, IB and OM districts. As such, they will require special use approval by Planning Commission, including submission of a Preliminary Site Plan.

The attached memos prepared by Carlisle\Wortman Associates, Inc. provide additional background.

A Public Hearing is scheduled for this item on March 26, 2013.

Attachments:

1. Planning Commission Public Hearing Draft
2. Report prepared by CWA dated February 6, 2013
3. Report prepared by CWA dated March 8, 2013

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ZONING ORDINANCE TEXT AMENDMENT

7. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

Proposed Resolution # PC-2013-03-

Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 2, 4, 6, and 13 of Chapter 39 of the Code of the City of Troy, which includes provisions related to sober living facilities, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes:
No:
Absent:

MOTION CARRIED / DENIED

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CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows

Add the following definition to Section 2.02 DEFINITIONS:

SOBER LIVING FACILITY: A temporary residential living arrangement for seven (7) or more adult persons leaving an institutional setting recovering from drug or alcohol addiction and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from licensed or certified professional staff and trained non-professional or paraprofessional support staff who are present when residents are present, to help them recuperate from the effects of drug or alcohol addiction. Recovery center may provide limited supportive services to residents only, including: mental health services; clinical rehabilitation services; social services; financial management services; legal services; and other similar supportive services. Residency is limited to a specific number of weeks or months, typically 24 months or less. This definition does not constitute halfway houses for those released from prison or a homeless situation.

Add the following to Section 4.21 SCHEDULE OF USE REGULATIONS:

Institutional

	R1A-R1E	RT	MR	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Sober Living Facilities	S	S	S	S	NP	NP	NP	NP	NP	S	NP	S	NP	NP	NP

Add Section 6.33 to read as follows:

SECTION 6.33 SOBER LIVING FACILITIES:

A. Sober Living Facilities serving six (6) persons or less. A Sober Living Facility serving six (6) persons or less shall be considered a single-family use of property.

B. Sober Living Facilities serving seven (7) or more adult persons.
   1. All residents shall be eighteen (18) years of age or older.
   2. Frontage on either a major or minor arterial street shall be required.
   3. Appropriate licenses with the State of Michigan shall be maintained.
   4. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located provided there is a minimum site area of twenty-five hundred (2,500) square feet per adult, excluding employees and/or caregivers.
   5. Facilities may include ancillary facilities such as multi-purpose recreational rooms and meeting rooms.

Add the following to Table 13.06-A to read as follows:

Institutional and Places of Gathering

Sober Living Facilities	1 space for each 1 per bed and 1 space per employee and/or caregiver at largest shift

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2013.

_____
Dane Slater, Mayor

_____
Aileen Bittner, City Clerk

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MEMORANDUM

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: February 6, 2013

RE: Sober Living Zoning Ordinance Amendments

An organization, Great Lakes Recovery Community, is interested in using a property in Troy as a structured and professionally administered residential treatment facility to serve infirmed persons suffering from a primary substance use disorder diagnosis or dual diagnoses of substance use disorder/addiction and psychiatric illness. The use is not specifically listed in the Schedule of Regulations of the City of Troy Zoning Ordinance.

Section 4.05 of the Zoning Ordinance gives the Zoning Administrator the authority to determine which district a use is permitted in. The Zoning Administrator may refer a proposed use to the Planning Commission for determination of the appropriate district(s) in which said use may be permitted. Furthermore, the Adult Foster Care Facility Licensing Act, 218 of 1979, clearly states that an establishment commonly described as an alcohol or a substance abuse rehabilitation center is not classified as an adult foster care facility. Thus this type of facility is not defined nor regulated under that act. Though the applicant notes they are working with the State, currently this is essentially a non-state regulated group home facility. However, since persons recovering from alcohol and drug addiction are considered to be handicapped, they have certain protections under the Americans with Disabilities Act and the Federal Fair Housing Act. Thus, any regulation that treats sober living homes less favorably than similar uses may be considered exclusionary and difficult to justify.

On January 22, 2013 the Planning Commission met to discuss the interpretation and appropriate districts of such use. After lengthy discussion, the Planning Commission directed staff to define the use; add the use to the schedule of uses (Section 4.21) as not-permitted, permitted, or special use based on appropriateness in each district; and add any necessary specific use regulations. This memo is a recommendation of draft language based on the best practices and the direction of the Planning Commission:

BEST PRACTICES:

Zoning studies and associated regulations for sober living or recovery centers were limited. Through research we identified three communities that defined similar uses and adopted associated regulations:

Saint Paul, Minnesota

The City Council directed a Sober House Zoning Study in May 2005, after the Council was informed that the number of sober houses locating in the city was on the rise. The study found that similar to Troy, the Ordinance did not list the use nor provide a similar use. As a result of the study, the City Council passed an ordinance addressing the following:

- Added definition:

  A dwelling unit occupied by more than four persons, all of whom are in recovery from chemical dependency and considered handicapped under the Federal Fair Housing Act Amendments of 1988. It provides a non-institutional residential environment in which the residents willingly subject themselves to written rules and conditions, including prohibition of alcohol and drug use (except for prescription medications obtained and used under medical supervision), intended to encourage and sustain their recovery. The residents of a sober house are similar to a family unit, and share kitchen and bathroom facilities and other common areas of the unit. Sober houses are financially self-supporting. This definition does not include facilities that receive operating revenue from governmental sources. Sober houses do not provide on-site supportive services to residents, including the following: mental health services; clinical rehabilitation services; social services; medical, dental, nutritional and other health care services; financial management services; legal services; vocational services; and other similar supportive services.

- Added application procedure
- Limited sober houses in residential districts to ten or less residents
- Requires a Special Use for any facility over 17 residents
- Incorporated parking standards of 1.5 parking space per resident
- Created minimum lot area as the minimum lot area of the district plus 800 sq/ft per resident
- Set concentration distance: No sober living facility may be located within 300 of another

Los Angeles, CA

In 2011, Los Angeles adopted an ordinance that defined sober houses and similar facilities as "Alcoholism or Drug Abuse Recovery or Treatment Facility." Defined as *any premises, place or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services.* In addition to the definition, the ordinance adopted the following standards:

- If located in residential neighborhood, the facility is consistent with the residential character
- Security lighting must be shielded
- Occupancy limit of two residents for every bedroom

Champaign County, IL

In 2010, the County adopted an ordinance allowing recovery centers. These facilities were limited to agricultural zoning districts as a special use and they must be operated by and located on the same property as a church or temple. The following additional standards were adopted:

- Must be served by public transportation

- The maximum number of residents allowed at one time shall be the smaller of the following numbers:
    - 10% of the maximum occupancy of the main worship area of the associated church or temple
    - 30 persons
- The minimum required lot area shall be:
    - 20,000 square feet if served by a connected to sanitary sewer system
    - 30,000 square feet plus 7,000 square feet per resident if not served by a connected sanitary sewer system
- Facility shall include 24 hour supervision

It appears that these regulations were adopted for a specific property and/or applicant.

Shelby Township:

Great Lakes Recovery Center operates a six-woman facility in Shelby Township, which the Planning Commission visited. I contacted Glenn Wynn**,** Planning Director of Shelby Township. Mr. Wynn was not aware of the facility and noted that there are no specific use and regulations of this facility in the ordinance. Since they are under seven (7) persons, they are considered a State Regulated Adult Residential facility. Mr. Wynn also noted that they have not received any complaints or any correspondence from the neighborhood regarding the use.

TROY ZONING AMENDMENT:

Based on the direction of the Planning Commission and review of best practices, we recommend naming these facilities "recovery center" and adding following zoning amendments:

Definition:

> *Recovery Center: A temporary residential living arrangement for seven (7) or more persons leaving an institutional setting recovering from drug or alcohol addiction and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present, to help them recuperate from the effects of drug or alcohol addiction. Recovery center may provide limited supportive services to residents only, including: mental health services; clinical rehabilitation services; social services; financial management services; legal services; and other similar supportive services. Residency is limited to a specific number of weeks or months. This definition does not constitute halfway houses for those released from prison or a homeless situation.*

The intent of the definition is to distinguish between recovery center and more service-intensive, government-licensed housing facilities occupied by residents with a higher level of dependence, and to reduce the existing lack of clarity about what constitutes a "legitimate" recovery center. This definition would not include dwelling units occupied by six (6) or less residents, which are covered by the standard definition of family, and by-right in single-family residential.

Use Table:

	R1A-R1E	RT	MR	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Recovery Center	S	S	S	S	NP	NP	NP	NP	NP	S	NP	S	NP	NP	NP
For Comparison Purposes only															
Senior assisted/independent living	P	P	P	P	NP	P	NP	P	P	P	NP	P	NP	NP	NP
Multiple-family dwellings (2-8 stories)	NP	NP	P	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Convalescent centers	NP	NP	S	S	NP	P	NP	P	P	P	P	P	NP	NP	NP
Adult foster care, family home	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, Small group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, large group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, congregate facility	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP

Specific Use Provisions:

Recovery Center:

A. Recovery Center serving six (6) persons or less. A Recovery Center serving six (6) persons or less shall be considered a single-family use of property.
B. Recovery Center Adult serving between seven (7) or more persons.
    1. A site plan, prepared in accordance with Article 8 shall be required to be submitted.
    2. Frontage on either a major or minor arterial street shall be required.
    3. Parking: 1 space per bed and (1) off-street parking space per employee and/or caregiver at largest shift shall be provided.
    4. Appropriate licenses with the State of Michigan shall be maintained.
    5. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located provided there is a minimum site area of twenty-five hundred (2,500) square feet per adult, excluding employees and/or caregivers.
    6. Facility may include ancillary facilities are allowed such as multi-purpose recreational rooms and meeting rooms.

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

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MEMORANDUM

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: March 8, 2013

RE: Sober Living Zoning Ordinance Amendments

On February 12, the Planning Commission first considered zoning language regarding sober living facilities. The revised language below considers the comprehensive discussion between staff and the Planning Commission, as well as input from a Sober Living facility provider. Changes to the zoning ordinance language since the February 12 consideration is either underlined or ~~struckthrough~~ accordingly.

Please remember that since persons recovering from alcohol and drug addiction are considered to be disabled, they have certain protections under the Americans with Disabilities Act and the Federal Fair Housing Act. Thus, any regulation that treats sober living homes less favorably than similar uses may be considered exclusionary and difficult to justify. See our February 6, 2013 memo for more details regarding project background and zoning best practices.

If the Planning Commission agrees with the following Zoning Ordinance language, a public hearing will be scheduled.

TROY ZONING AMENDMENT:

Based on the direction of the Planning Commission and review of best practices, we recommend adding the following definition and zoning provisions:

Definition:

> *Sober Living Facility ~~Recovery Center~~: A temporary residential living arrangement for seven (7) or more adult persons leaving an institutional setting recovering from drug or alcohol addiction and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from licensed or certified professional staff and trained non-professional or paraprofessional support staff who are present when residents are present, to help them recuperate from the effects of drug or alcohol addiction. Recovery center may provide limited supportive services to residents only, including:*

mental health services; clinical rehabilitation services; social services; financial management services; legal services; and other similar supportive services. Residency is limited to a specific number of weeks or months, typically 24 months or less. This definition does not constitute halfway houses for those released from prison or a homeless situation.

The intent of the definition is to distinguish between sober living facility and more service-intensive, government-licensed housing facilities occupied by residents with a higher level of dependence, and to reduce the existing lack of clarity about what constitutes a "legitimate" sober living facility. This definition would not include dwelling units occupied by six (6) or less residents, which are covered by the standard definition of family, and by-right in single-family residential.

Use Table:

	R1A-R1E	RT	MR	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Recovery Center	S	S	S	S	NP	NP	NP	NP	NP	S	NP	S	NP	NP	NP
For Comparison Purposes only															
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Multiple-family dwellings (2-8 stories)	NP	NP	P	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Convalescent centers	NP	NP	S	S	NP	P	NP	P	P	P	P	P	NP	NP	NP
Adult foster care, family home	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, Small group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, large group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, congregate facility	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP

Specific Use Provisions:

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A. Recovery Center serving six (6) persons or less. A Recovery Center serving six (6) persons or less shall be considered a single-family use of property.
B. Recovery Center Adult serving between seven (7) or more adult persons.

1. A site plan, prepared in accordance with Article 8 shall be required to be submitted.
2. <u>All residents must be eighteen (18) years of age or older.</u>
3. Frontage on either a major or minor arterial street shall be required.
4. Parking: 1 space for each 1 per bed and (1) off-street parking space per employee and/or caregiver at largest shift shall be provided.
5. Appropriate licenses with the State of Michigan shall be maintained.
6. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located provided there is a minimum site area of twenty-five hundred (2,500) square feet per adult, excluding employees and/or caregivers.
7. Facility may include ancillary facilities are allowed such as multi-purpose recreational rooms and meeting rooms.

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