PLANNING COMMISSION
MEETING AGENDA
REGULAR 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

June 11, 2013 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – May 28, 2013 Special/Study Meeting

4. PUBLIC COMMENTS – For Items Not on the Current Agenda

POSTPONED ITEMS

5. 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

6. 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

7. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 407) – Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District

8. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 406) – Proposed McDonald's Restaurant, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B")

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

9. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 408) – Proposed Modern Kitchen/Bath-Tabak Stone, West side of John R, South of Big Beaver (2701-2703 John R), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

OTHER BUSINESS

10. PUBLIC COMMENTS – For Items on Current Agenda

11. PLANNING COMMISSION COMMENTS

ADJOURN

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

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on May 28, 2013 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:
Philip Sanzica
Robert Schultz

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-05-040
Moved by: Krent
Seconded by: Kempen

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-05-041
Moved by: Edmunds
Seconded by: Strat

RESOLVED, To approve the minutes of the May 14, 2013 Regular meeting as published.

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

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the May 21, 2013 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant gave a report on the May 15, 2013 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the June 11, 2013 Planning Commission Regular meeting agenda.

SITE CONDOMINIUM DEVELOPMENT

8. PRELIMINARY SITE PLAN REVIEW – Proposed Belleclaire Estates Site Condominium, 9 units/lots, East side of Rochester, North of Wattles, South side of Lamb, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the application and recommended Preliminary Site Plan approval conditioned on the applicant satisfying two requirements as part of Final Site Plan approval, noted in his report dated May 23, 2013.

Joe Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present.

Chair Tagle opened the floor for public comment. There was no one present who wished to speak.

Resolution # PC-2013-05-042
Moved by: Krent
Seconded by: Strat

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Belleclaire Estates Site Condominium, 9 units/lots, east of Rochester, north of Wattles, south side of Lamb, Section 14, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide five (5) additional trees along Belleclaire Drive.
2. Provide seed mix for detention facility.

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

MOTION PASSED

STUDY ITEM

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

Mr. Savidant reported on the status of the proposed Zoning Ordinance Text Amendment. He addressed the direction and intent of City Council's decision to remand the matter back to the Planning Commission for further study.

Mr. Carlisle identified the following proposed options for consideration to address potential impact on single family residential properties and neighborhoods:

- Permit use only in multiple-family residential, integrated business and office-mixed use districts.
- Limit the maximum permitted residents per facility to 20.
- Increase minimum lot area per resident from 2,500 square feet to 4,000 square feet.

Discussion followed on:

- City Council questions/comments.
- Map identifying potential properties.
- Rationale/justification for proposed options.
- Review of proposed options, affirmation by Legal Department.
- Acknowledgement of growing need for facilities.
- Management, operation, supervision of facilities.
- Regulatory action by the State in the future.

Chair Tagle opened the floor for public comment.

Tom Telotte, operator of a sober living facility in another community, addressed concerns relating to limiting the number of residents per facility and increasing the minimum lot area per resident. He addressed the management/operation of a facility.

David Lord said the proposed options are excessively restrictive and the "numbers" have no rationale behind them. He also addressed the management/operation of a facility.

Chair Tagle closed the floor for public comment.

It was the consensus of the members to go forward with the proposed draft language as presented.

Mr. Carlisle said public hearing draft language would be prepared and public hearings would be scheduled for both the Planning Commission and City Council.

OTHER BUSINESS

9. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

Mr. Savidant introduced Frank Boudon, the Board's new Student Representative.

The Special/Study meeting of the Planning Commission adjourned at 8:25 p.m.

Respectfully submitted,

_____
John J. Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: June 4, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: 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

The petitioner Midwest Industrial Metals, Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed materials recovery facility.

The Planning Commission held a public hearing on this item on March 12, 2013. The Planning Commission postponed the item to May 14, 2013 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. The applicant did not provide revised plans to the Planning Department in time to review prior to the meeting. The Planning Commission postponed this matter to June 11, 2013.

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.

Attachment:

1. Maps
2. Minutes from March 12, 2013 Planning Commission Regular meeting
3. Minutes from May 14, 2013 Planning Commission Regular meeting
4. Report from Housing and Zoning Inspector
5. Site photographs
6. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ SU 401

G:\SPECIAL USE\SU 401 Midwest Industrial Metals Inc Sec 26\SU 401 PC Memo 06 11 2013.docx

PROPOSED RESOLUTION

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

Resolution # PC-2013-06-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Midwest Industrial Metals Inc., 2222 Stephenson Highway, Section 26, Currently Zoned IB (Integrated Industrial and Business) District, be (granted, subject to the following conditions):

1. East elevation doors to remain closed except for access purposes.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

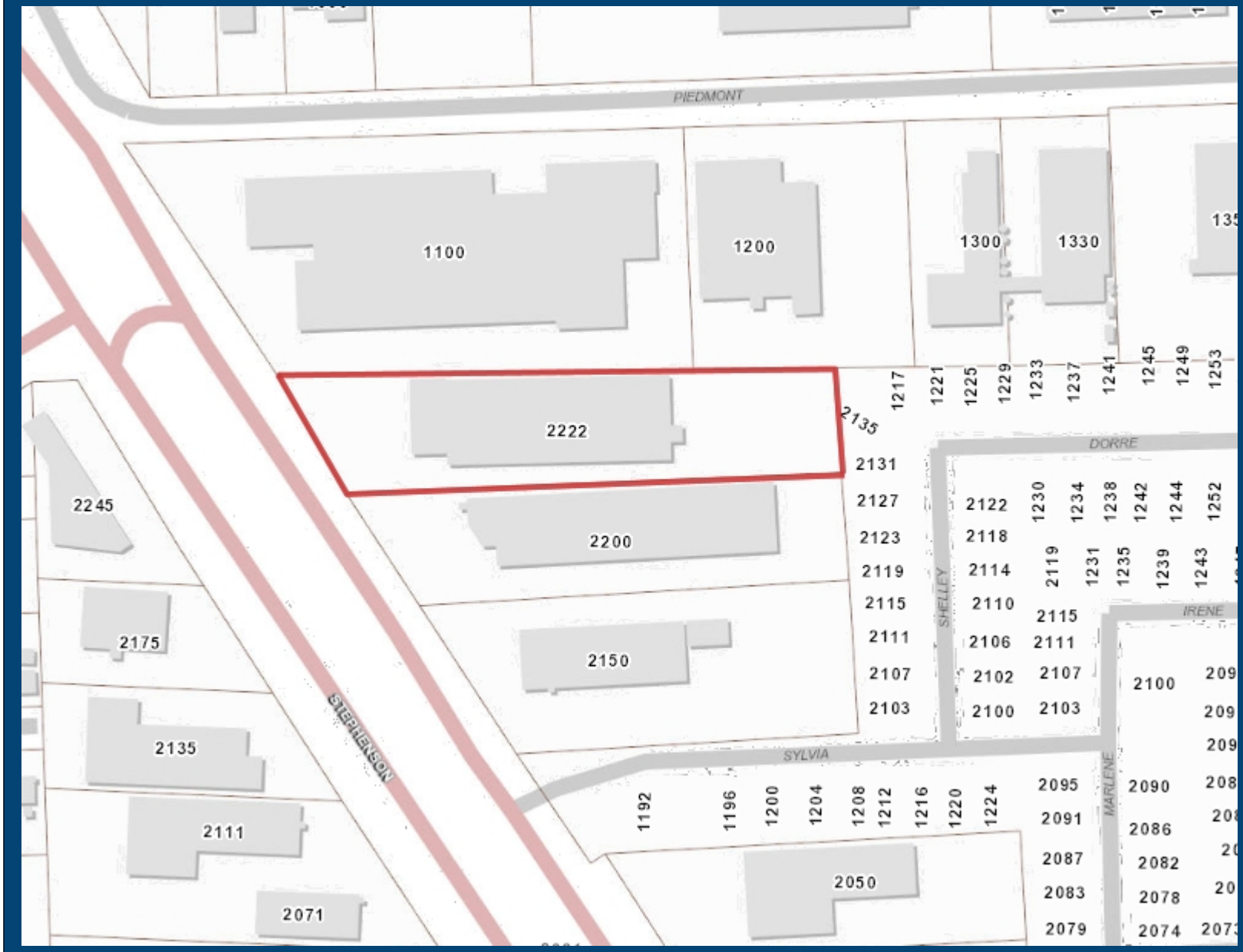
Yes:
No:
Absent:

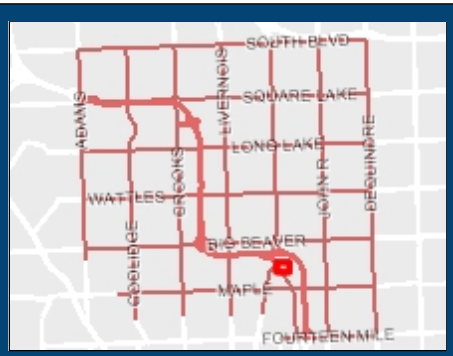
MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 401 Midwest Industrial Metals Inc Sec 26\Proposed Resolution 2013 06 11.doc

Midwest Industrial Metals

City of Troy Planning Department





Legend

469 0 235 469 Feet

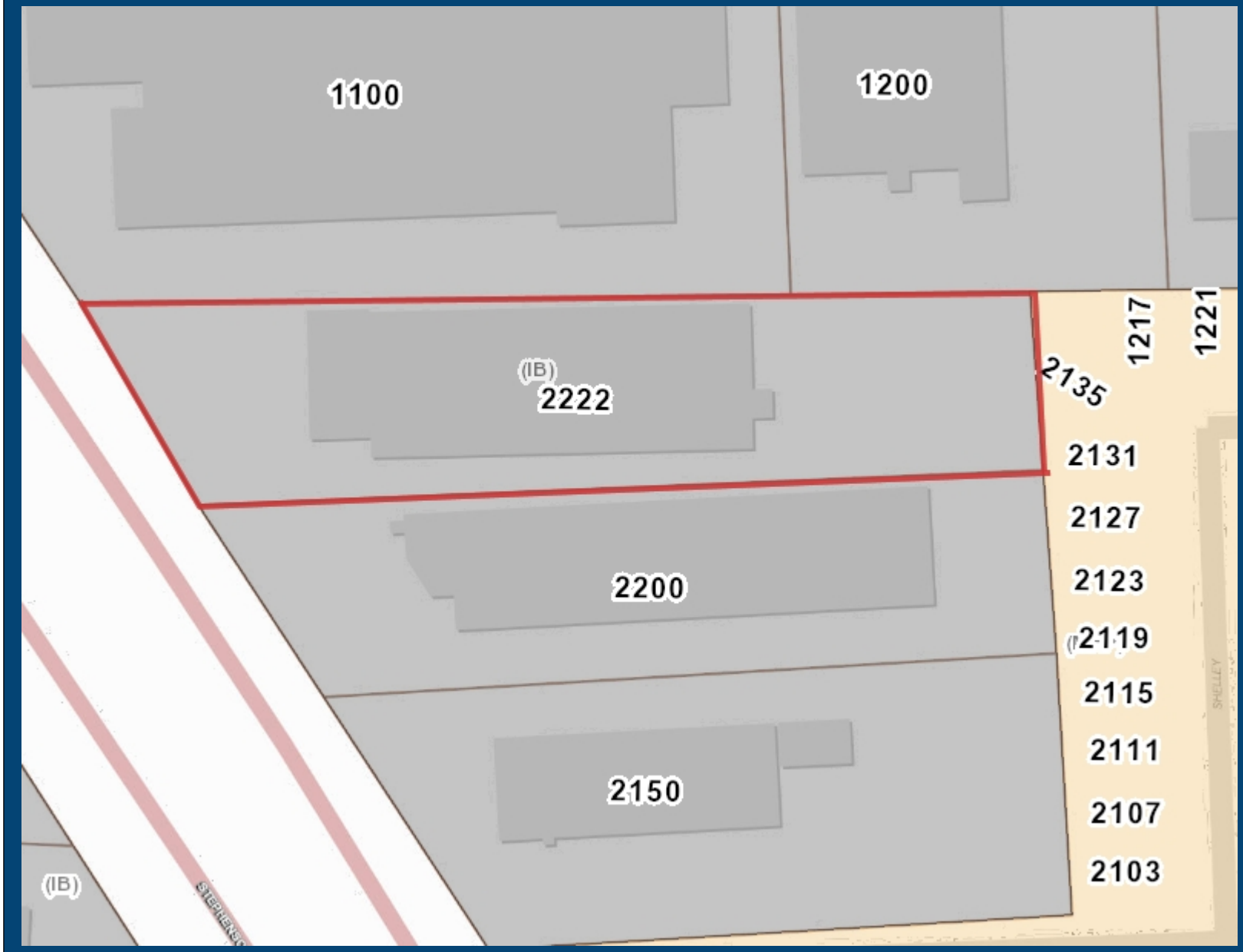
Scale 1: 2,817

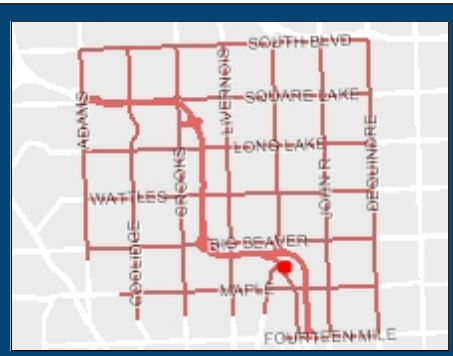
Printed: 1/29/2013

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.

Midwest Industrial Metals

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

275 0 138 275 Feet

Scale 1: 1,652

Printed: 1/29/2013

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.

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

5. 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. Savident advised the Board that revised plans were received but not in time for review by the Planning Consultant and staff. It is recommended to postpone the item to the June 11, 2013 Regular meeting. Mr. Savident noted for the record the public comment received on this item was provided to the Board.

Resolution # PC-2013-05-036
Moved by: Schultz
Seconded by: Strat

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Midwest Industrial Metals Inc., 2222 Stephenson Highway, Section 26, currently zoned IB (Integrated Industrial and Business) district, be postponed to June 11, 2013. Such postponement shall provide the applicant time to prepare and submit a property survey and plans for appropriate screening along the northern property line.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

Mr. Savidant said anyone interested in seeing the revised plans can contact the Planning Department.

From: Gary L Bowers
To: Brent Savidant
Subject: RE: Midwest Metals
Date: Tuesday, June 04, 2013 7:52:52 AM
Attachments: 9 8 2010 001.jpg
9 8 2010 002.jpg
9 8 2010 003.jpg
9 8 2010 004.jpg

Good morning Brent,
Site inspection completed on June 3, 2013 reveled "No Violation." The property is maintained. No outdoor storage existed as well as no materials handled or processed at the exterior elevation of the building at the time of my inspection. The East end of the parking lot has been graded in preparation for parking lot re-surfacing, although this has not yet occurred. Attached are photographs of conditions yesterday (June 3, 2013) as well as conditions on August 24, 2012 when the original "Code Enforcement" began.

Gary Bowers
Housing and Zoning Inspector
248.524.3355 Office
248.885.1833 Cell

From: Brent Savidant
Sent: Monday, June 03, 2013 11:03 AM
To: Gary L Bowers
Subject: Midwest Metals

Gary:

Please visit this site today if possible. Document your visit with photos.

If you have time could you put together a brief report outlining improvements to site since last PC meeting on March 12, 2013 (File Number SU 401, can be found at G:\SPECIAL USE\SU 401 Midwest Industrial Metals Inc Sec 26)

Thanks.

Brent

The following three (3) photos were taken August 24, 2012

Note: Date setting on camera is incorrect.

8640
FLOW
08/23/2012

10532
OmniSource
08/23/2012

Yale
08/23/2012

The following seven (7) photos were taken June 4, 2013

Note: Date setting on camera is correct.

Midwest
Industrial Metals
248-680-1200
mimrecycles.com
06/04/2013

dwest
strial Metals
mimrecycles.com
06/04/2013

06/04/2013

06/04/2013

ONE WAY
DO NOT
ENTER
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NO PUBLIC
RESTROOMS
Yale
06/04/2013

110
INSIDE HEIGHT
AND DOOR
Yale
PTB
248.529.3159
NO SMOKING
PROPANE
06/04/2013

06/04/2013

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

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

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

Date: March 6, 2013
May 30, 2013

Special Use Review
For
City of Troy, Michigan

Applicant:	Ark-Tec LLC
Project Name:	Materials Recovery Facility
Plan Date:	November 16, 2012
Location:	2222 Stephenson Highway – Between Sylvia Drive and Piedmont Drive
Zoning:	IB, Integrated Business District
Action Requested:	Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a special land use application which includes a site plan demonstrating existing site conditions related to the addition of an indoor materials recovery facility within an existing industrial building.

The applicant is proposing to utilize a portion of the existing industrial building to house a material recovery facility as part of their business operations. The site is located at 2222 Stephenson Highway. The site is zoned IB, Integrated Business District. Material recovery facilities are listed as a special use in the IB district.

Figure 1. – Aerial Photograph

Location of Subject Property:
The property is located on the east side of Stephenson Highway between Sylvia Drive and Piedmonte Drive.

Size of Subject Property:
The parcel is approximately 1.928 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to modify the southeastern portion of the existing industrial building for material resource operations.

Current Use of Subject Property:
The subject property currently maintains an approximate 25,900 s.f. industrial building.

Current Zoning:
The property is currently zoned IB, Integrated Business District.

Zoning Classification of Adjacent Parcels and Current Land Use:

Direction	Zoning	Use
North	IB, Integrated Business District	Industrial / Warehousing
South	IB, Integrated Business District	Industrial / Warehousing
East	MH, Manufactured Housing	Troy Mobile Home Villa
West	GB, General Business	Commercial

PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at their March 12, 2013 meeting. Please review our March 6, 2013 memo for a complete site plan review.

At that meeting the Planning Commission heard testimony from adjacent property owners, specifically regarding concerns of:

- Excessive noise, especially in the summer when overhead doors are open
- A lack of site and facility upkeep including untidy site, liter, and debris
- A lack of necessary screening to adjacent properties

At the March 12th meeting, the application was continued so that the applicant was able to address the following items:

1. Provide a Property Survey

The applicant has provided a property survey.

2. Noise

Adjacent neighbors have complained about excessive noise. Noise nuisances will be reduced by moving all site operations internal to the building. However, it was noted that during the summer months the doors along the east elevation are open. In order to ensure all operations are done internally and noise impact upon adjacent properties is mitigated, all east elevation doors shall remain closed except for access purposes.

3. Provide sufficient screening along northern property line

The applicant is proposing to maintain the existing 9-foot high concrete wall along the east property line, which is directly adjacent to the Troy Mobile Home Villa. The applicant proposes to install a privacy screen on the existing 6-foot high fences along the northern and southern property line. According to the submitted fence screen cut sheet, the screen provides 88% blockage.

Because this is a special use the Planning Commission may require additional screening, installation of a masonry wall, or an increase to the fence height (maximum of 8') if it is determined that there is an additional need to protect public health, safety, and welfare.

4. Code Enforcement Division provide a report in regards to zoning ordinance violations

As requested, Gary Bowers from the Code Enforcement Division provides the following:

> *Site inspection completed on June 3, 2013 reveled "No Violation." The property is maintained. No outdoor storage existed as well as no materials handled or processed at the exterior elevation of the building at the time of my inspection. The East end of the parking lot has been graded in preparation for parking lot re-surfacing, although this has not yet occurred. Attached are photographs of conditions yesterday (June 3, 2013) as well as conditions on August 24, 2012 when the original "Code Enforcement" began.*

The photos indicate the site has been significantly cleaned up since enforcement started in August, 2013. A code action report and photos are included in the packet.

STANDARDS

Use Standards

Section 6.17 provides specific use requirements for material recovery facilities.

1. All recyclable materials shall at all times be stored within a completely enclosed building.

The site plan provided demonstrates that the area devoted to materials recovery will be located in a completely enclosed building.

2. The proposed use must be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding area.

The proposed use is located in an industrial area. The completely enclosed use should not impact the adjacent properties. As noted, the applicant shall confirm that the site provides adequate screening to adjacent properties.

3. Access and circulation shall be sufficient.

Provided that there is no outdoor storage access and circulation is sufficient.

4. Designed to eliminate any possible nuisance including dust, noise, fumes, vibration, smoke, or lights, or the presence of toxic materials.

The proposed use should not provide additional nuisances than normally anticipated for a similar use in the area.

5. The following activities shall be prohibited, except as noted:

- ***a. Incineration or open burning in any building or on the site.***
- ***b. Overnight storage of any refuse material, other than recyclable materials, in any building.***
- ***c. Dumping or storage of material on the site outside the buildings at any time***

The applicant is not proposing any of the aforementioned prohibited activities**.**

6. **All recyclable materials temporarily stored outside the buildings must be in transport vehicles or transportable containers.**

The applicant indicates no outdoor storage.

Standards of Approval

In the IB District, materials recovery 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."*

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 material recovery area will be confined within an existing industrial building located in an established industrial 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 Master Plan designates the subject site and the surrounding area as 21st Century Industrial. The 21st Century Industrial future land use classification encourages a variety of industrial uses; specifically, light industrial uses with no outdoor storage or external nuisances are especially encouraged. The proposed enclosed material recovery facility is compatible with the goals and objectives of the City of Troy 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 conversion of a limited portion of the building to material recycling shall not impact site 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.

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

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

The site complies with all zoning ordinance standards.

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

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

With the removal of outdoor storage, the proposed use is permissible.

2. Vehicular circulation and parking areas.

No change to parking areas is proposed. Additional consideration is needed with regard to truck circulation at the southeast corner of the property.

3. Outdoor activity, storage and work areas.

The special requirements (Section 6.17) related to material recovery facilities have been met.

4. Hours of operation.

The addition of the indoor material recovery area will not impact the existing businesses current hours of operation.

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

We do not anticipate any additional impact in this regard.

Items to be addressed*: None*.

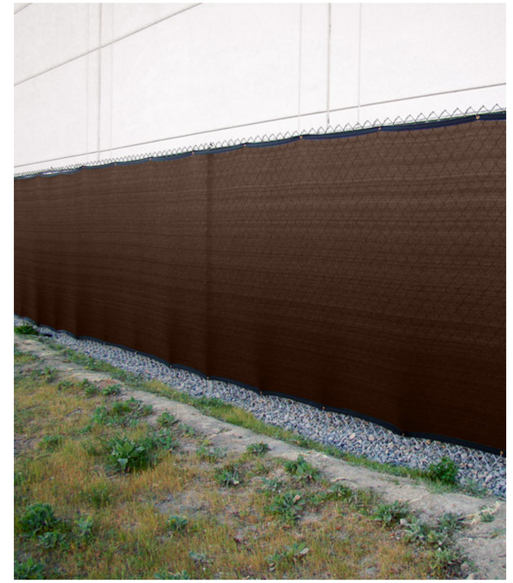
RECOMMENDATIONS

Through adequate screening and elimination of outdoor storage for this site, we find that the proposed improvements to the site for a material recovery facility will clean up the site and reduce impacts upon surrounding properties. We recommend that the Planning Commission approve the preliminary site plan and Special Use provided a condition of approval is that all east elevation doors remain closed except for access purposes.

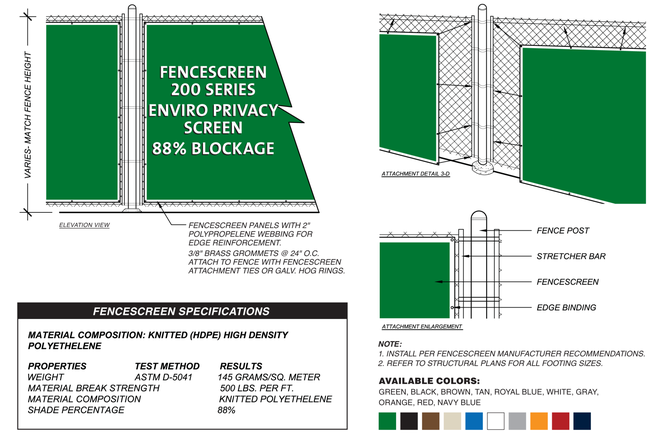
CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

225-02-1307

EXAMPLE PHOTO



EXAMPLE PHOTO



FENCESCREEN SPECIFICATIONS

MATERIAL COMPOSITION: KNITTED (HDPE) HIGH DENSITY POLYETHELENE

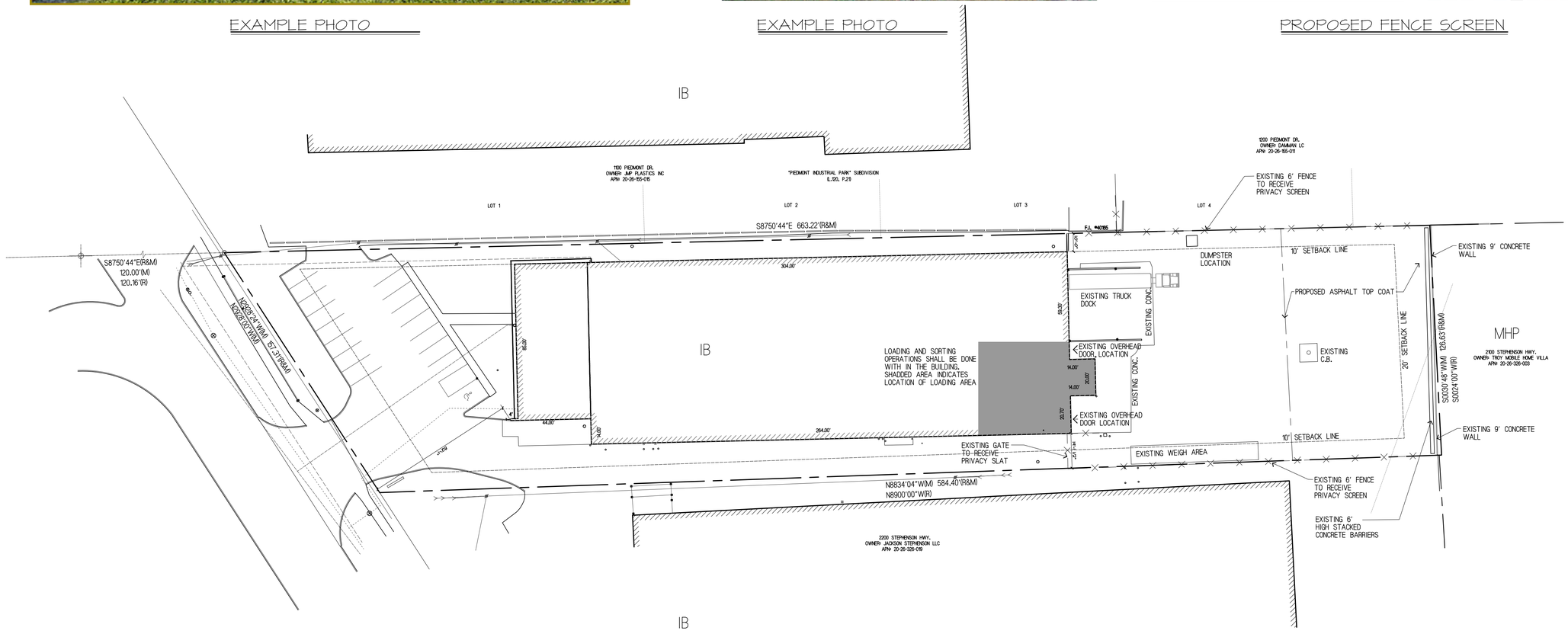
PROPERTIES	TEST METHOD	RESULTS
WEIGHT	ASTM D-5041	145 GRAMS/SQ. METER
MATERIAL BREAK STRENGTH		500 LBS. PER FT.
MATERIAL COMPOSITION		KNITTED POLYETHELENE
SHADE PERCENTAGE		88%

NOTE:
1. INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
2. REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

AVAILABLE COLORS:
GREEN, BLACK, BROWN, TAN, ROYAL BLUE, WHITE, GRAY, ORANGE, RED, NAVY BLUE

PROPOSED FENCE SCREEN

RK-TEC L.L.C. ARCHITECTS
1200 GALLERIA OFFICENTRE
SUITE 400, SOUTHFIELD, MI 48034
PHONE: 248-703-4494



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

ZONING IB INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT

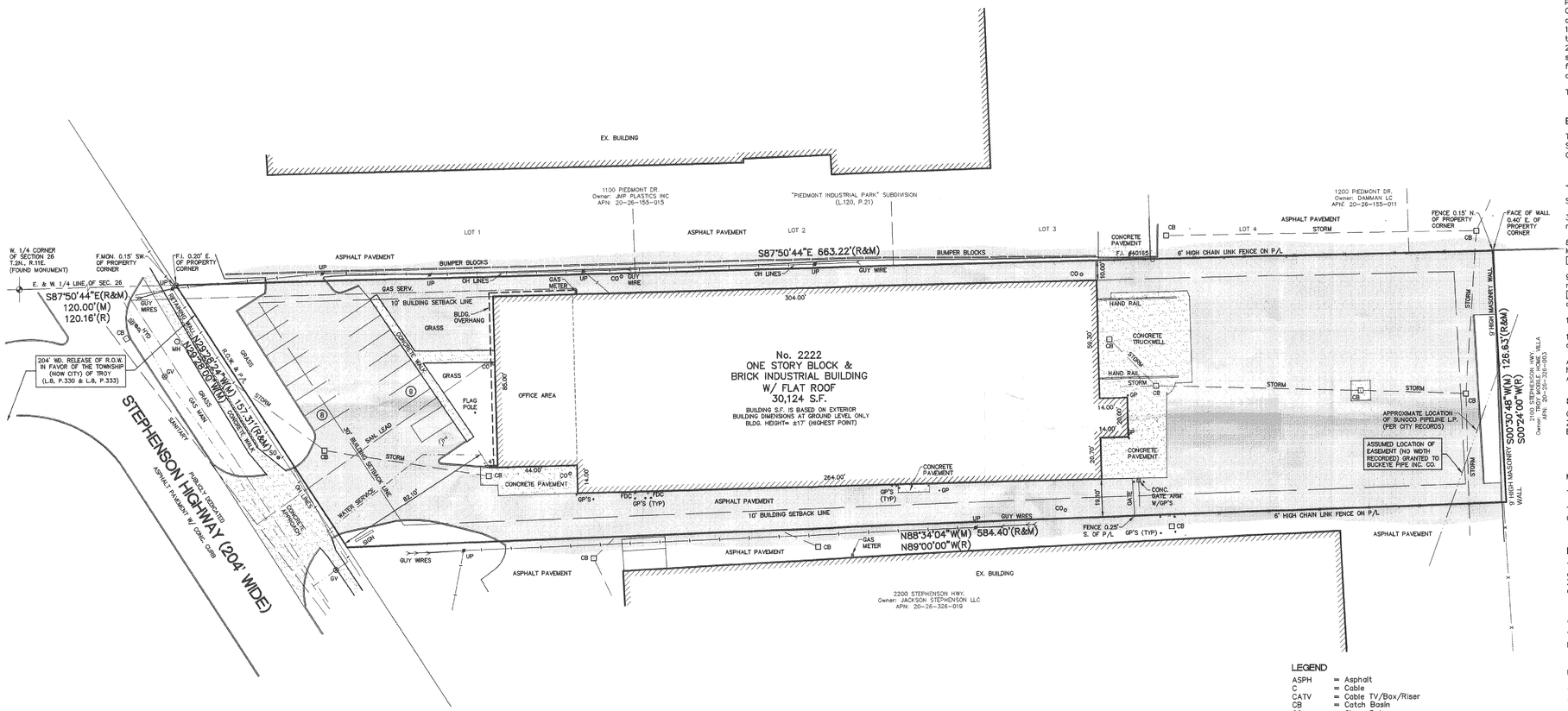
PROJECT:

RENOVATION TO:
2222 SEPHENSON HWY
TROY, MI

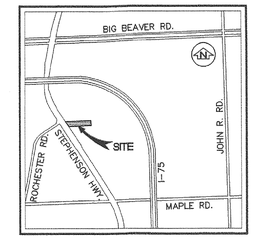
DATE:

REVISED 5/13/13
REVISED 3/7/13
REVIEW 11/16/12

SHEET NO.
1



SITE SURVEY PLAN
SCALE: 1"=30'-0"



LOCATION MAP

LEGAL DESCRIPTION

Land Situated in the City of Troy, County of Oakland, State of Michigan, described as follows:

Part of Southwest 1/4 of Section 26, Town 2 North, Range 11 East, City of Troy, County of Oakland and State of Michigan, beginning at a point distant South 87 degrees 50 minutes 44 seconds East 120.00 (recorded as 120.16) feet from the West 1/4 corner; thence South 87 degrees 50 minutes 44 seconds East 663.22 feet, thence South 00 degrees 30 minutes 48 seconds West (recorded as South 00 degrees 24 minutes 00 seconds West) 126.63 feet; thence North 88 degrees 34 minutes 04 seconds West (recorded as North 89 degrees 00 minutes 00 seconds West) 584.40 feet; thence North 29 degrees 28 minutes 24 seconds West (recorded as North 29 degrees 28 minutes 00 seconds West) 157.31 feet to beginning.

Tax ID: 20-26-326-018

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the E. & W. 1/4 line of Section 26 as recorded in "Piedmont Industrial Park" Subdivision, L.120, P.21 Oakland County Records. Record bearing: S.87°50'44"E.

TITLE NOTES

Subject to:

3. Easements, encumbrances or claims thereof, which are not shown by the public records.

8. Release of Right of Way in favor of the Township of Troy recorded in Liber 8 of Miscellaneous Records, Page 330 and Liber 8 of Miscellaneous Records, Page 333. [Said R.O.W. describes Stephenson Hwy. as shown on survey].

9. Easement granted to The Buckeye Pipe Line Company disclosed by instruments recorded in Liber 1074, Page 341 and Liber 3074, Page 500, Oakland County Records. [Assumed location of said pipeline is shown, easement/R.O.W. location & width is not described].

10. Rights of tenants under unrecorded leases.

11. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

All exceptions shown or noted on this survey were obtained from Title Commitment No. NCS-498438-MICH, with an effective date of 07-06-2011, issued by First American Title Insurance Company.

SITE DATA

Gross Land Area: 81,414 Square Feet or 1.87 Acres.
Zoned: IB (Integrated Industrial Business District)
Building Setbacks:
Front= 30'
Sides= 10'
Rear= 20'

Max. Building Height permitted: 4 stories/50'

Total Parking: 17 spaces including 1 barrier free space.

The above setback & height requirements were obtained from the City of Troy Zoning Ordinance.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0542G bearing an effective date of 1-16-2009.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation & City record drawings. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

SURVEY NOTES

There was no observable evidence of current earth moving work, building construction or building additions.

There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

There was no observable evidence of recent street or sidewalk construction or repairs.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

LEGEND

ASPH	=	Asphalt
C	=	Cable
CATV	=	Cable TV/Box/Riser
CB	=	Catch Basin
CO	=	Clean Out
CONC	=	Concrete
E	=	Electric
EM	=	Electric Meter
EC	=	Electric Conduit/Riser
F.I.	=	Found Iron
G	=	Gas
GL	=	Ground Light
GP	=	Guard Post
GV	=	Gate Valve
HYD	=	Hydrant
LP	=	Light Pole
L/S	=	Landscape
MH	=	Manhole
MON.	=	Monument
MW	=	Monitor Well
OH LINES	=	Overhead Lines
P	=	Phone/Box/Riser
PH	=	Physically Handicapped
PIV	=	Post Indicator Valve
P/L	=	Property Line
PM	=	Parking Meter
ROW	=	Right of Way
SAN	=	Sanitary Sewer
SB	=	Stop Box (Water)
S.I.	=	Set Iron
SO	=	Shutoff (Water)
STM	=	Storm Sewer
TRANS	=	Transformer
UP	=	Utility Pole
WM	=	Water Main
(R)	=	Record Measurement
(M)	=	Surveyed Measurement
(C)	=	Calculated

30 0 15 30 60
GRAPHIC SCALE 1"=30'

SURVEYOR'S CERTIFICATION

To:

MI Alloy Partners, LLC
Scissorhands, LLC, a Nevada Limited Liability Company, pursuant to deed recorded in Liber 18975, Page 540
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof.

STATE OF MICHIGAN
RICHARD R. KOVANDA
ARCHITECT
NO. 39356
LICENSED ARCHITECT

DATE: June 3, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: 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 contractor's yard within a paved parking lot.

Contractor's yards are permitted in the IB district subject to Special Use Approval (Section 6.08). Further, provisions for contractor's yards require that "Outdoor storage shall be accessory to the contractor's principal office use of the property". The applicant intends to store vehicles on the property without constructing a building. The Planning Commission considered this item on March 26, 2013 and did not take action. On April 16, 2013, the Zoning Board of Appeals granted a variance from this requirement. The Planning Commission considered this item on May 14, 2013 and postponed the item until June 11, 2013.

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. Minutes from March 26, 2013 Planning Commission meeting
3. Minutes from April 16, 2013 Zoning Board of Appeals meeting
4. Minutes from May 14, 2013 Planning Commission meeting
5. 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 06 11 2013.docx

PROPOSED RESOLUTION

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

Resolution # PC-2013-06-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed United Ventures II LLC, West of John R, North of Maple (1861 Birchwood), Section 26, Currently Zoned IB (Integrated Industrial and Business) District, be postponed to *[a date certain]*. Such postponement shall provide the applicant time to resubmit a site plan, and other associated plans, which reduce the proposed number of vehicles to be stored on site.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

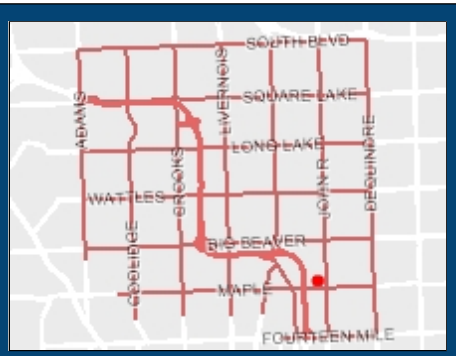
Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 404 United Ventures II LLC Sec 26\Proposed Resolution 2013 06 11.doc

1861 BIRCHWOOD, UNITED VENTURES

City of Troy Planning Department



Legend

195 0 97 195 Feet

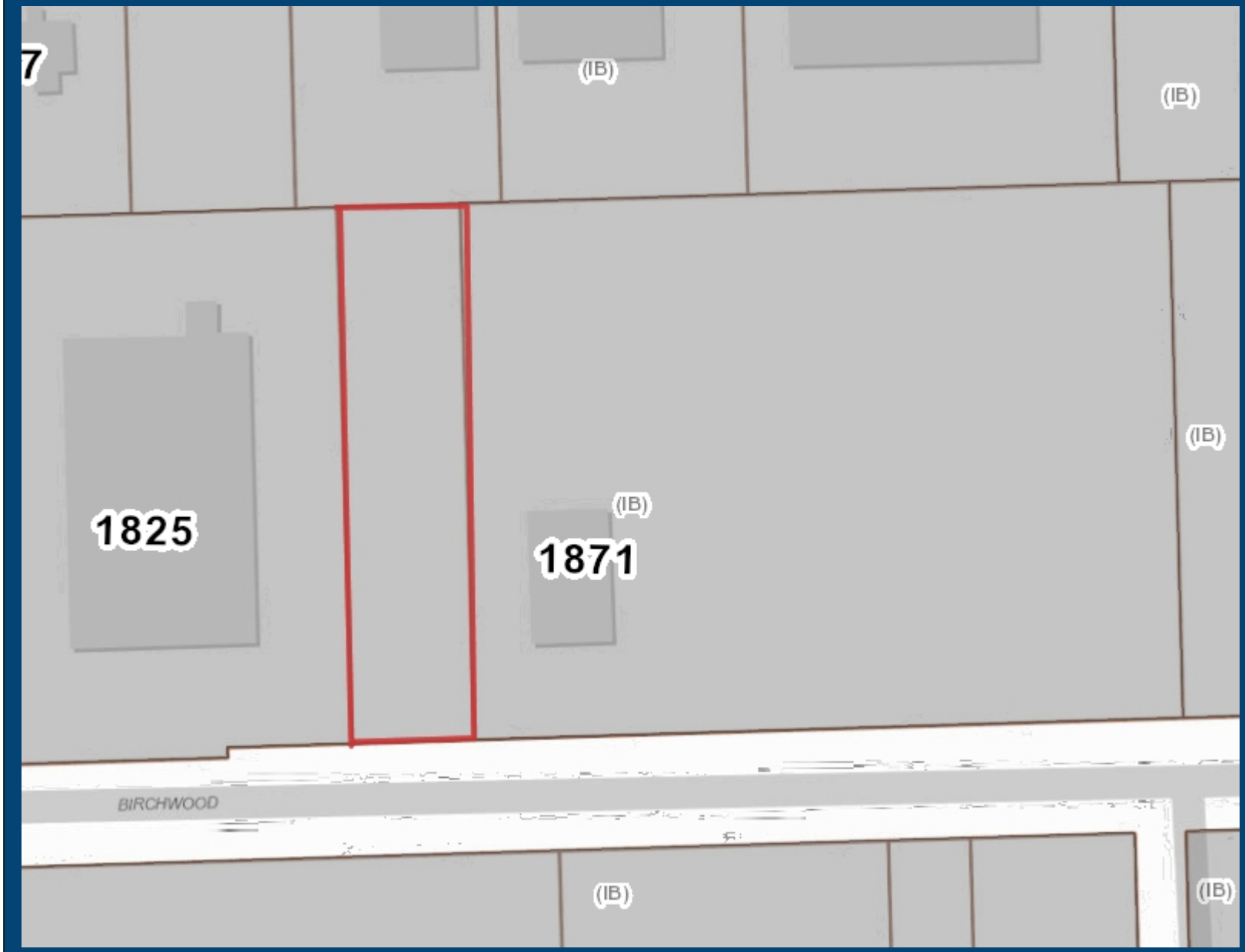
Scale 1: 1,168

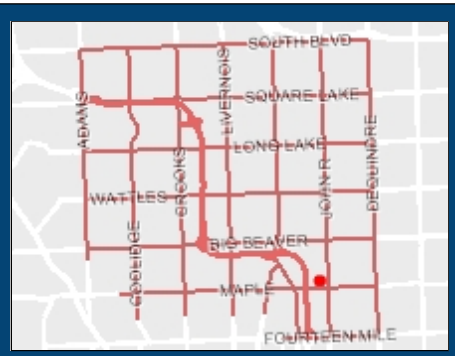
Printed: 2/22/2013

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.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

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

Mr. Carlisle informed the Board the applicant seeks to store vehicles on the property without constructing a building. The applicant is going before the Zoning Board of Appeals on April 16, 2013 to seek a variance from the Zoning Ordinance requirement that a building must be constructed on the site. Mr. Carlisle recommended that action on the Special Use and Site Plan application be postponed pending a determination on the variance request. He asked the Assistant City Attorney how the Public Hearing should be handled.

Ms. Lancaster suggested postponing the Public Hearing.

Mr. Carlisle addressed the following outstanding site plan issues:

- Employee and street parking.
- Circulation with respect to trailers on site.
- Requirement for 8 foot fence; plan shows 6 feet.
- Construction of permanent building to facilitate office and employee facilities.

Mr. Savidant said the issue in this matter is whether the variance being sought is a use or non-use variance.

Nathan Robinson of Horizon Engineering was present to represent the petitioner. Mr. Robinson said the applicant is amicable to working with the City on all outstanding site plan concerns. He said there would be ample parking because out-of-state employees, housed in Troy, would be transported to/from the site in a van. Mr. Robinson said the 30-35 foot trailers would not be disconnected, nor create a circulation problem because the site is 65 feet wide. Mr. Robinson said company headquarters based in Washington Township would utilize cellular communications with its employees, thereby eliminating a need for a physical building on site. He said the required 8 foot fence would screen portable restroom(s), should such be permitted by the City.

Mr. Robinson said the proposed plan would be an overall improvement to the existing site. He said with Special Use approval granted back in 1982, the site currently houses approximately 20 vehicles with no appropriate screening.

There was no action taken.

The Public Hearing is postponed.

4. HEARING OF CASES

A. **Variance Request, John Wernis, United Ventures II LLC, Vacant property on Birchwood between 1825 and 1871 Birchwood, Tax Parcel Identification Number 20-26-478-033** – In order to operate a contractor's yard/outdoor storage facility, a variance from the requirement that a building must be on the site.

Moved by Krent
Seconded by Bloomingdale

RESOLVED, To grant the request.

Yes: Bloomingdale, Clark, Kaltsounis, Krent
No: Courtney, Lambert

MOTION PASSED

6. 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

Mr. Carlisle reviewed the history and proposed use of the site. He addressed concerns relating to the operation, logistics and circulation of the site as well as parking and landscaping. He stated that based on the findings of the City's Traffic Engineer and the Traffic Consultant, it is recommended that the applicant resubmit plans that would reduce the proposed number of vehicles to be stored on site.

The petitioner, John Wernis, and project engineer, Nathan Robinson of Horizon Engineering, were present. They asked the Board's consideration for approval this evening and addressed the following:

- Number of stored vehicles on site.
- Employee parking.
- Synchronized, organized work structure.
- Existing facilities currently in operation on smaller sites.
- Landscaping requirements.
- Subject site currently in operation with six vehicles.
- Improvements on subject site.

The Board discussed:

- Temporary approval with review at a specified date.
- Approval conditioned on no off-street parking.

Ms. Bluhm advised the Board that their focus should be on the property itself and its proposed use. She stated that the proposal should be self-contained and advised against placing a condition on approval relating to off-street parking.

Mr. Carlisle advised the petitioner that he is obligated to comply with the Zoning Ordinance regulations relating to landscaping.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-05-037
Moved by: Sanzica
Seconded by: Hutson

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed United Ventures II LLC, west of John R, north of Maple (1861 Birchwood), Section 26, currently zoned IB (Integrated Industrial and Business) district, be postponed to June 11, 2013. Such postponement shall provide the applicant time to resubmit a site plan, and other associated plans, which reduce the proposed number of vehicles to be stored on site. Reducing the number of vehicles will reduce the number of employee off-street parking spaces and provide better site circulation.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

CARLISLE | WORTMAN associates, inc.

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

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

Revised: May 7, 2013
June 5, 2013

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

Applicant:	United Ventures II, LLC
Project Name:	United Ventures
Plan Date:	February 18, 2013
Location:	1861 Birchwood
Zoning:	IB, Integrated Industrial and Business District
Action Requested:	Preliminary Site Plan and Special Use Approval
Required Information:	Deficiencies noted

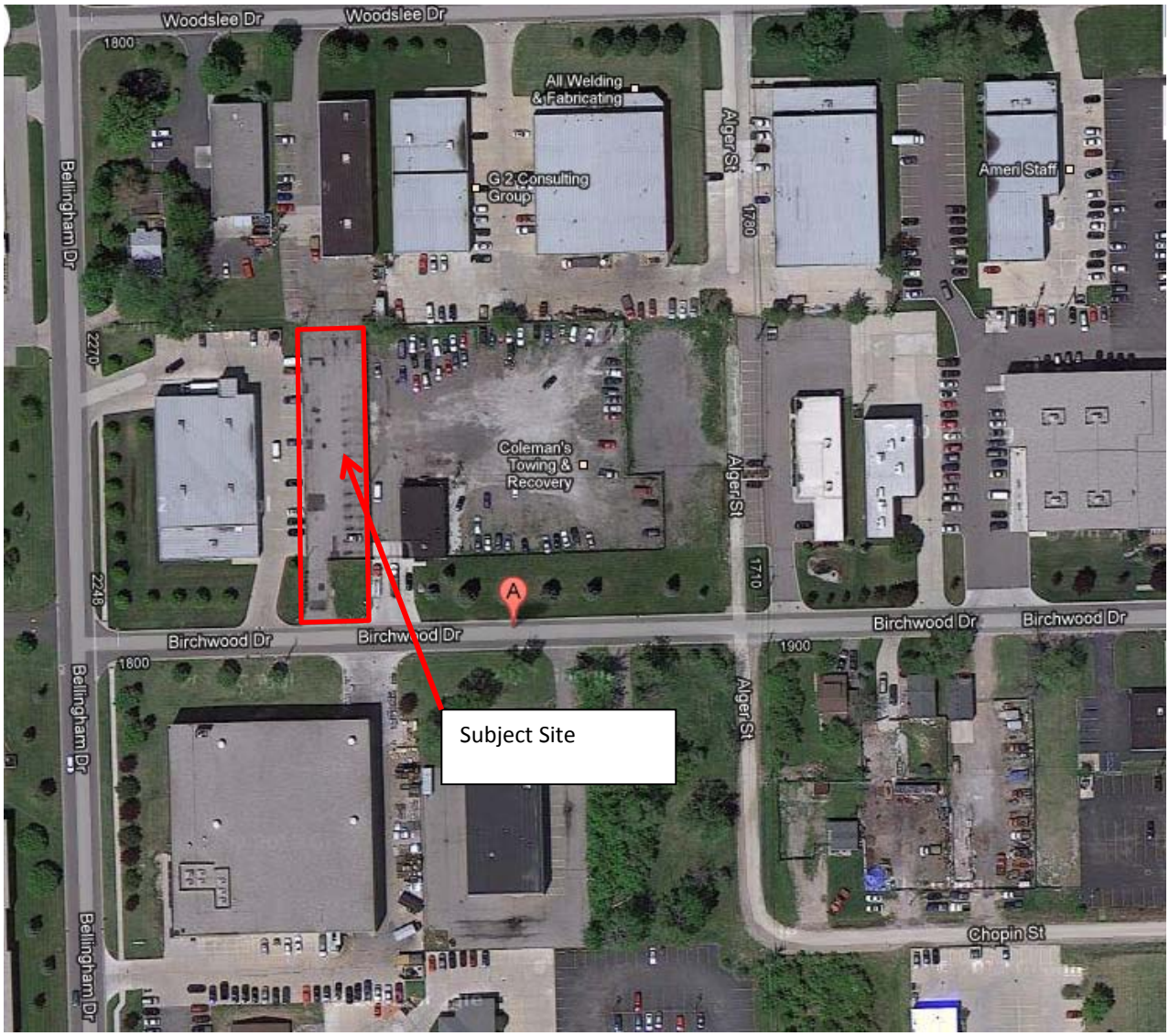
PROJECT AND SITE DESCRIPTION

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. On their submitted site plan the applicant has indicated the designated areas of truck and trailer parking and designated areas of employee parking. In addition the applicant has submitted maneuvering plans and a description of site circulation and operations.

The site received a special use in 1982 to allow for a contractors yard with a maximum of six (6) vehicles. The maximum number of vehicles was set at six (6) based on testimony from then Planning Director, Larry Keisling.

Location of Subject Property:

The property is located on the north side of Birchwood Drive, east side of Belingham Drive



Size of Subject Property:
The approximate size of the subject property is 15,500 s.f.

Proposed Uses of Subject Parcel:
Contractors Yard

Current Use of Subject Property:
Contractors Yard based on existing Special Use which limits total number of vehicles at 6.

Current Zoning:

The property is currently zoned IB, General Business.

Direction	Zoning	Use
North	IB, Integrated Business	Industrial / Warehousing
South	IB, Integrated Business	Industrial / Warehousing
East	IB, Integrated Business	Industrial / Warehousing
West	IB, Integrated Business	Industrial / Warehousing

PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at their May 14, 2013 meeting. Please review our May 7, 2013 memo for a complete site plan review. At that meeting the applicant submitted a plan showing eleven (11) landscape vehicles and seventeen (17) employee parking spaces.

The City's Traffic Engineer and the Traffic Consultant found that due to the number of proposed landscape vehicles and the maneuvering diagram, safe site circulation is compromised and it is likely that due to site congestion, operations for this site will extend onto Birchwood Drive. At the March 12th meeting, the application was continued so the applicant could resubmit a site plan, and other associated plans, which reduce the proposed number of vehicles to be stored on site.

RESUBMITAL

Site Plan:

The applicant has provided a revised site plan that shows reduction of the truck/trailer parking to eight (8) landscape truck spaces, and eighteen (18) employee spaces. Please note that only sixteen (16) employee spaces would be required.

Parking:

A contractors yard is not a listed use in the parking table. Since there is not a building onsite parking must be determined based on number of employees at maximum shift. One (1) space per number of employees at maximum shift is used to determine parking requirement for uses where the number of employees is the determining factor. Based on conversations with the applicant, two (2) employees per truck is a reasonable expectation.

The applicant has submitted plans which indicate that based on eight (8) contractors trucks, eighteen (18) off-street employee parking spaces will be provided. The applicant has noted that the site is over parked by two (2) spaces and will reduce the parking to sixteen (16) employee spaces.

REVIEW

The revised site plan has been reviewed by the City's Traffic Engineering consultant, Steve Dearing of OHM. Mr. Dearing notes:

I believe that there are still substantial issues with this plan. The number of trucks with trailers have been reduced from 11 to 8. However, they are still showing unchanged an employee personal vehicle count of 18.

To most clearly illustrate why this plan still has problems, refer to the old maneuvering plans, specifically Stage 9. It depicts the 8th truck returning for the end of the day, and how fully 11 out of the 18 personal vehicles would have to be removed from the lot to allow the truck to maneuver into its spot. I believe that all my previous comments about the operational complexity of sequencing staff in and out still holds true. You should continue to expect significant staging to occur on Birchwood as a daily event, both in the morning and end of the work day. Again the key is that to start or end the day, they must stage vehicles out on Birchwood to get the other vehicles in and out. The numbers should be balanced so all employee vehicles can be on site and still be able to have any or all of the work trucks maneuver in and out.

I continue to believe that the site is only marginally suitable for parking the employee vehicles or storing the work trucks, but certainly not both.

We noted to Mr. Dearing that the site plan could be reduced by two (2) employee parking spaces. According to Mr. Dearing even with eight (8) landscape vehicles and sixteen (16) employee spaces it is likely that due to site congestion, operations for this site will extend onto Birchwood Drive. Such activity on Birchwood would impact street circulation and adjacent building operations. Based on the findings of the City's Traffic Consultant, we recommend that the applicant resubmit a site plan which reduces the proposed number of vehicles to be stored on site.

Items to be Addressed: *Resubmit a site plan which reduces the proposed number of vehicles to be stored on site.*

SPECIAL USE

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

Use Standards – Section 6.08, Contractor's Yard/Outdoor Storage Facilities

1. *The contractor's office building shall be of permanent construction.*

Since the applicant received a variance this standard is not applicable.

2. *Outdoor storage shall be accessory to the contractor's principal office use of the property. Such outdoor storage shall not be located within the front yard and shall be enclosed by an opaque fence up to eight (8) feet in height and/or landscape screening meeting the standards set forth in Section 13.02.B.*

The applicant received a variance from this requirement. The applicant has provided a fence with

slats.

3. *All travel surfaces shall be paved as a condition of approval.*

The site is paved.

4. *Cranes, booms or other extensions on equipment, trucks or other vehicles parked on site shall be stored in the lowest possible configuration.*

The applicant is not proposing to store equipment other than landscape trucks.

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 industrial in nature. If the proposed use was able to be contained on this site, such use would have minimal impact upon adjacent properties and the proposed use fits with the existing industrial nature of the surrounding area. However, based on the number of vehicles proposed and maneuvering diagram submitted by the applicant it is likely that due to site congestion, operations for this site will extend onto Birchwood Drive. Such activity on Birchwood would impact street circulation and adjacent building operations.

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.*

An industrial use of the property 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.*

As noted, due to significant site circulation and operation issues, the proposed use at this site could have significant traffic impacts on Birchwood Drive.

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 could cause additional impact on other public services, most specifically police having to monitor on-street parking and congestion issues on Birchwood Drive.

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

The site is deficient in zoning ordinance standards including circulation and landscaping.

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.*

Vehicular circulation and parking areas are insufficient.

3. *Outdoor activity, storage and work areas.*

The operations are screened according to code requirements.

4. *Hours of operation.*

Noise ordinance limits work hours between 7 am – 8 pm and that includes starting of work trucks.

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

Due to site congestion, operations for this site will extend onto Birchwood Drive. Such activity on Birchwood would impact street circulation and adjacent building operations.

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

RECOMMENDATION

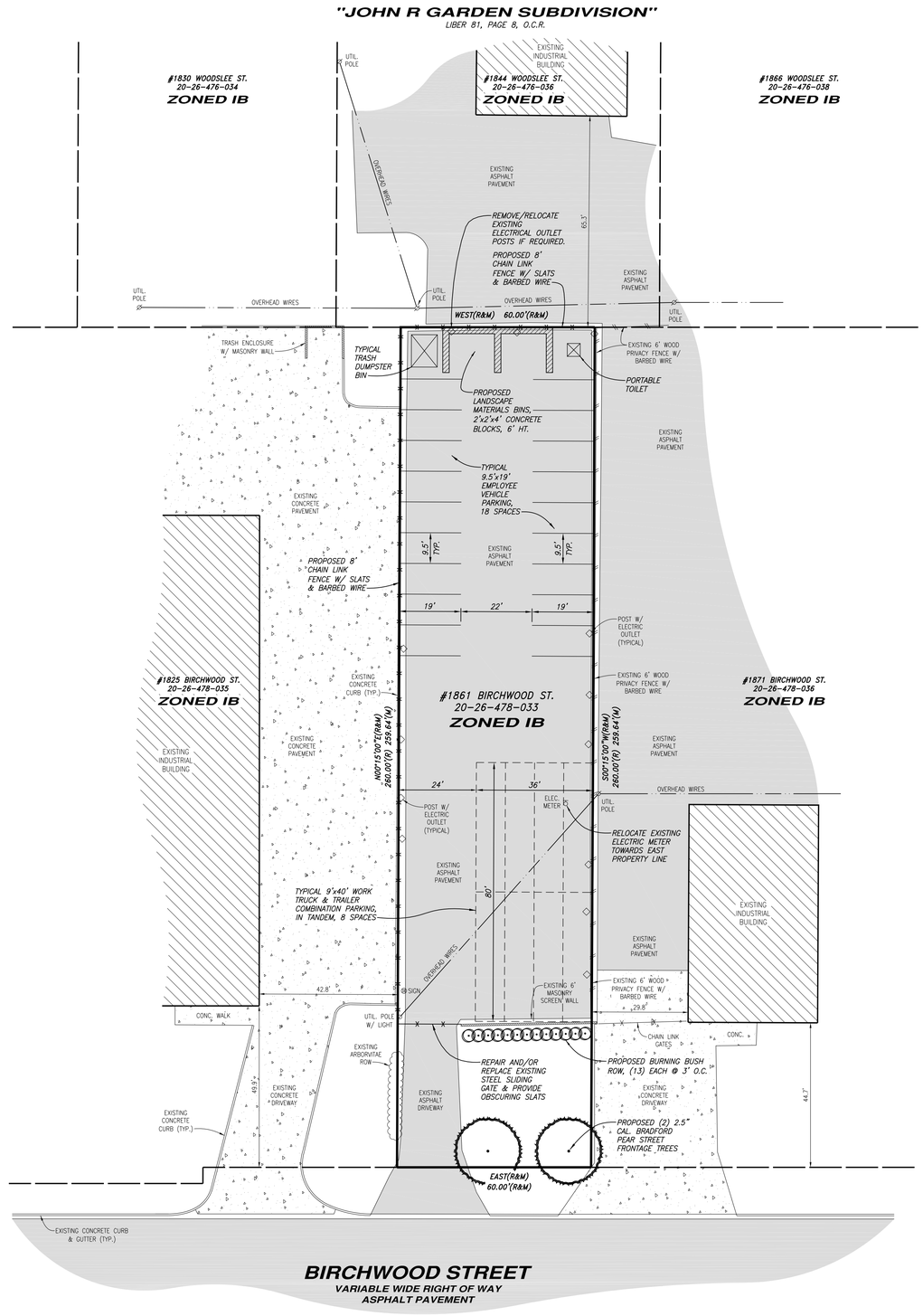
Based on the findings of the City's Traffic Consultant, we recommend that the applicant resubmit a site plan, and other associated plans, which reduce the proposed number of vehicles to be stored on site.

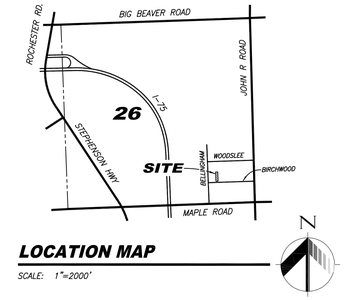
Sincerely,

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

#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.
5. PARKING FOR ALL VEHICLES AND EQUIPMENT SHALL TAKE PLACE WITHIN THE ENCLOSED YARD. THERE SHALL BE NO ON-STREET PARKING ALONG BIRCHWOOD STREET.

N

0 10' 20' 40' 60'

PLAN SCALE: 1" = 20'

LEGEND

EXISTING ASPHALT PAVEMENT

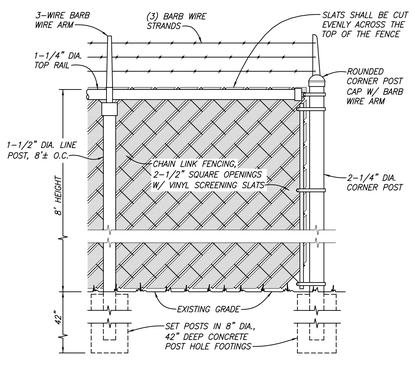
EXISTING CONCRETE PAVEMENT

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.

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

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



CHAIN LINK FENCE SCREENING DETAIL

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

REVISIONS:
5-5-13 REVISED PER CITY PLANNING REVIEW & PER CLIENT.
5-22-13 REVISED PER CITY COMMENTS & PLANNING COMMISSION.

CLIENT:
MR. JOHN WEINS
UNITED VENTURES II LLC
42270 VOGEL DRIVE
WASHINGTON TWP., MI 48094
(586) 752-5000

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

SEAL:

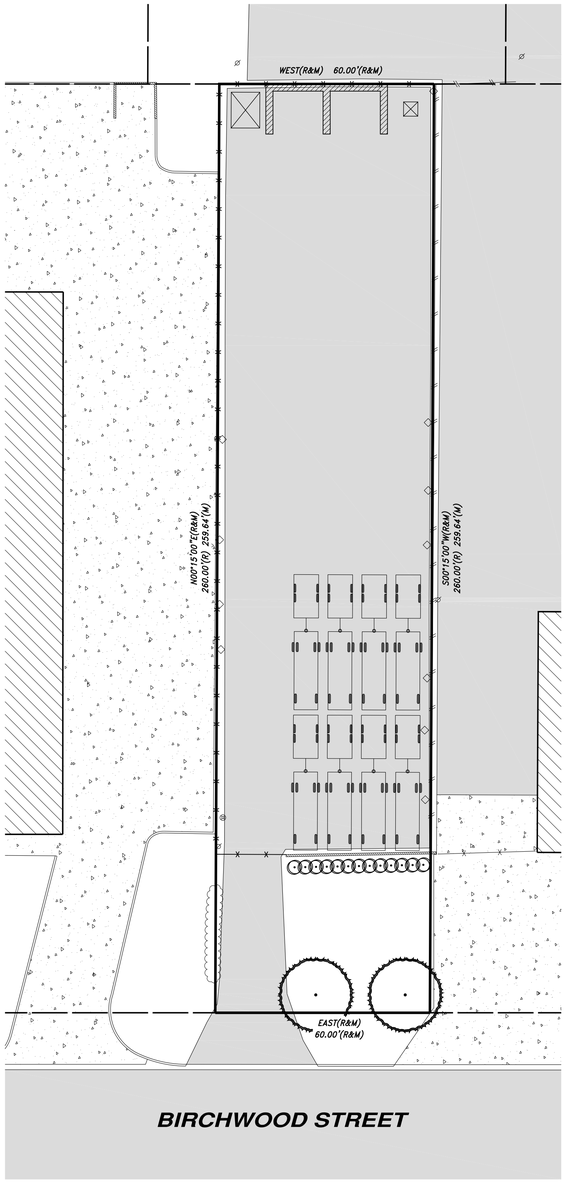
HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.0097 Fax 586.380.0053

PROJECT:
United Ventures II LLC
#1861 BIRCHWOOD STREET
PARCEL NO. 20-26-478-033
PART OF THE SOUTHEAST 1/4 OF SECTION 26, T2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
SITE PLAN for SPECIAL USE REQUEST

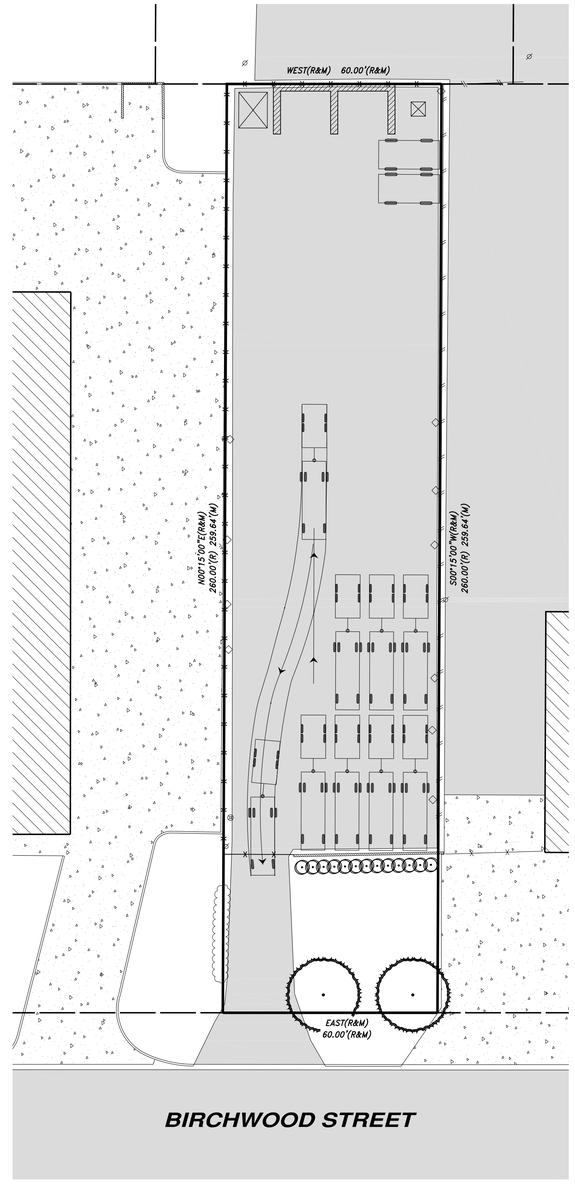
SHEET: 1 OF: 1

MUNICIPAL REVIEW NUMBERS:



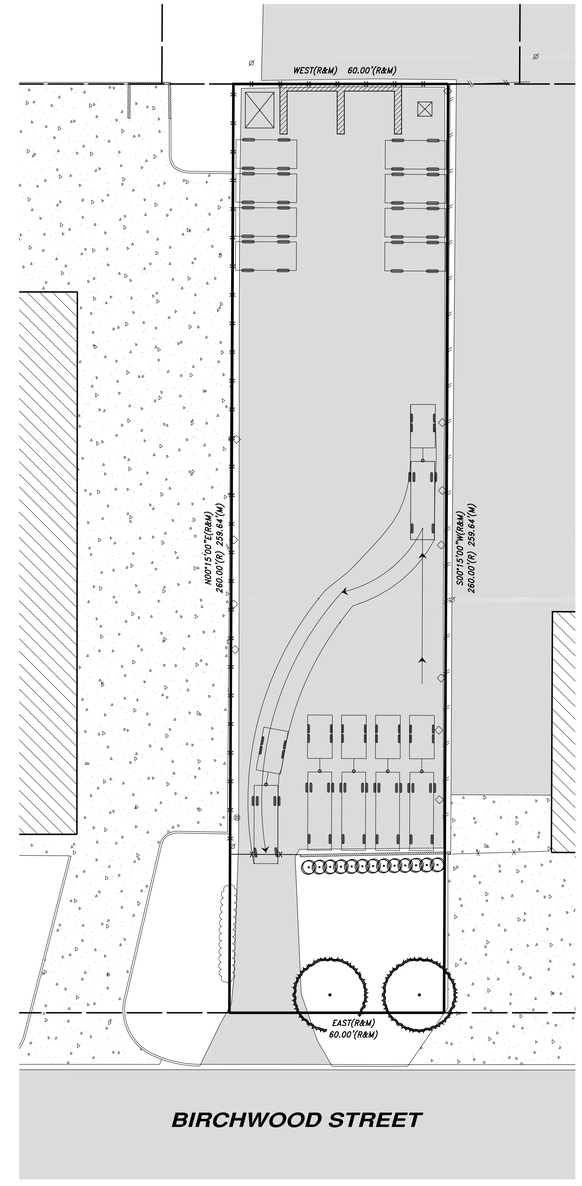
Stage 1

Before Work Day Begins,
(Overnight Parking Configuration).



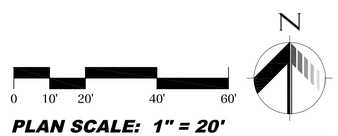
Stage 2

Work Day Begins,
First Crew Departure.



Stage 3

Morning Departure Continues.



PLAN SCALE: 1" = 20'

REVISIONS:
6-6-13 REVISED PER CURRENT SITE PLAN

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

JOB NO: 13-021
DATE: 5-3-13
DRAWN BY: N.J.R.

SEAL:

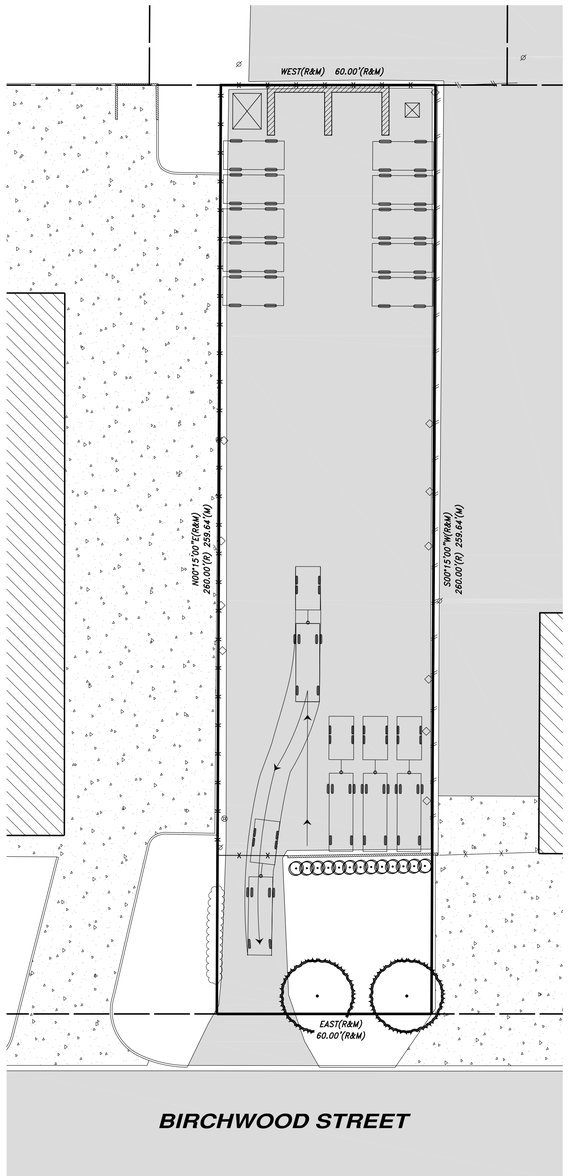
HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
United Ventures II LLC
#1861 BIRCHWOOD STREET
PARCEL NO. 20-26-478-033
PART OF THE SOUTHEAST 1/4 OF SECTION 26,
T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Maneuvering Plan

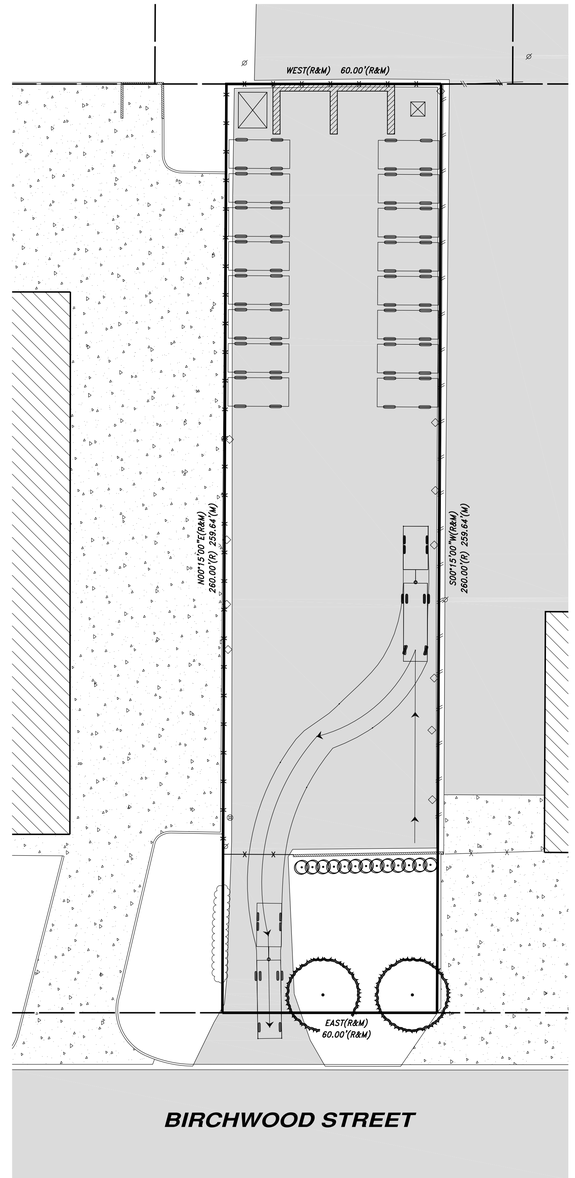
SHEET:
1 OF: **3**

MUNICIPAL REVIEW NUMBERS:



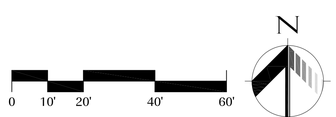
Stage 4

Morning Departure Continues.



Stage 5

Last Crew Departure.



PLAN SCALE: 1" = 20'

REVISIONS:
6-6-13 REVISED PER CURRENT SITE PLAN

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

JOB NO: 13-021
DATE: 5-3-13
DRAWN BY: N.P.R.

SEAL:

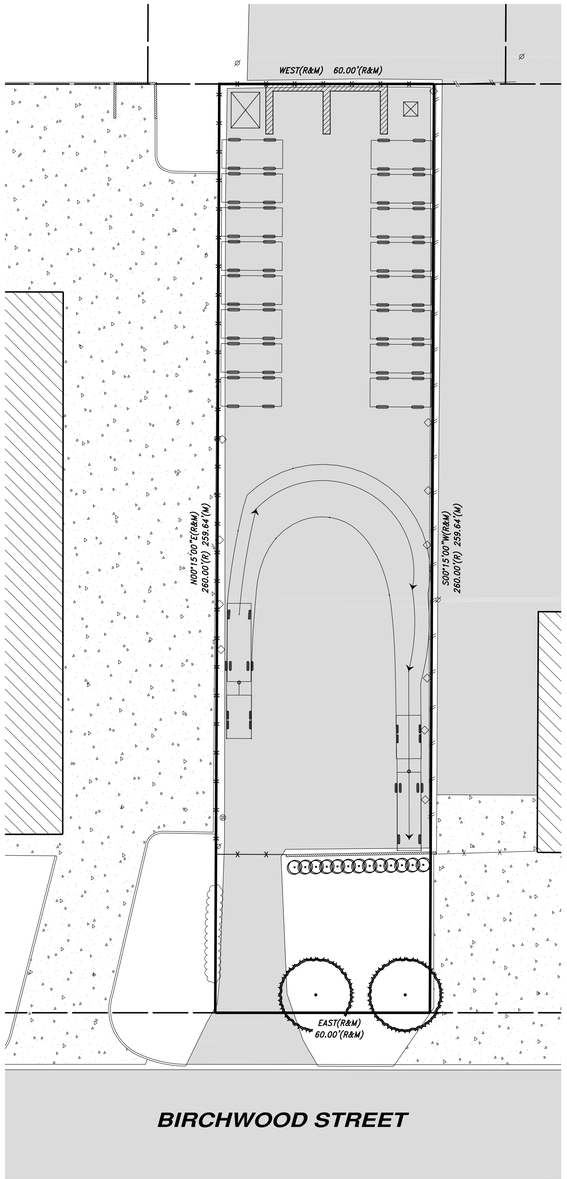
HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
United Ventures II LLC
#1861 BIRCHWOOD STREET
PARCEL NO. 20-26-478-033
PART OF THE SOUTHEAST 1/4 OF SECTION 26,
T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Maneuvering Plan

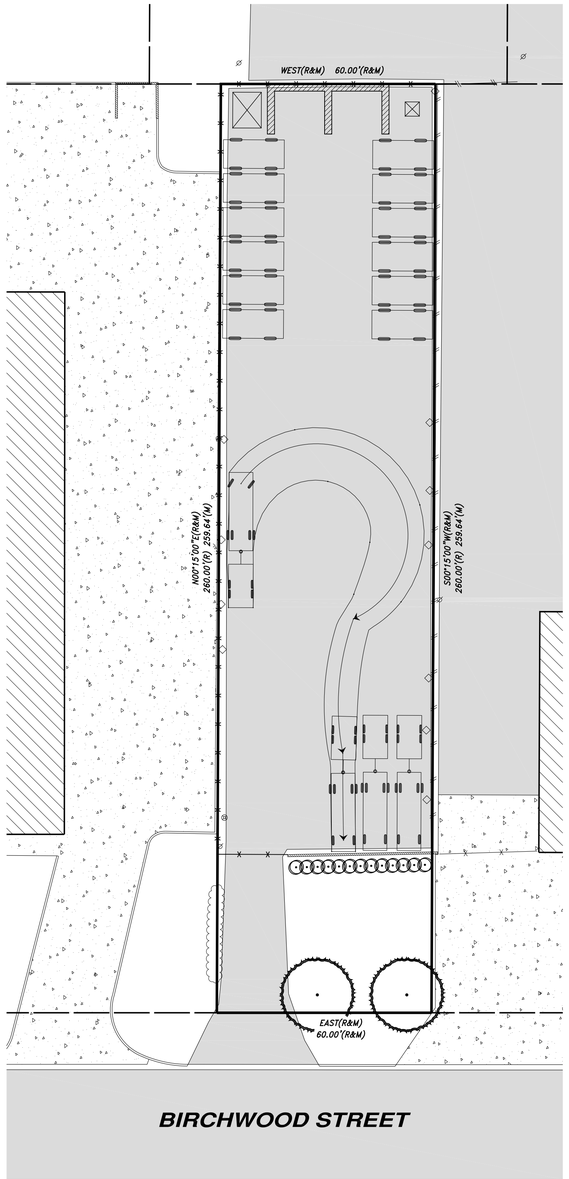
SHEET: **2** OF: **3**

MUNICIPAL REVIEW NUMBERS:



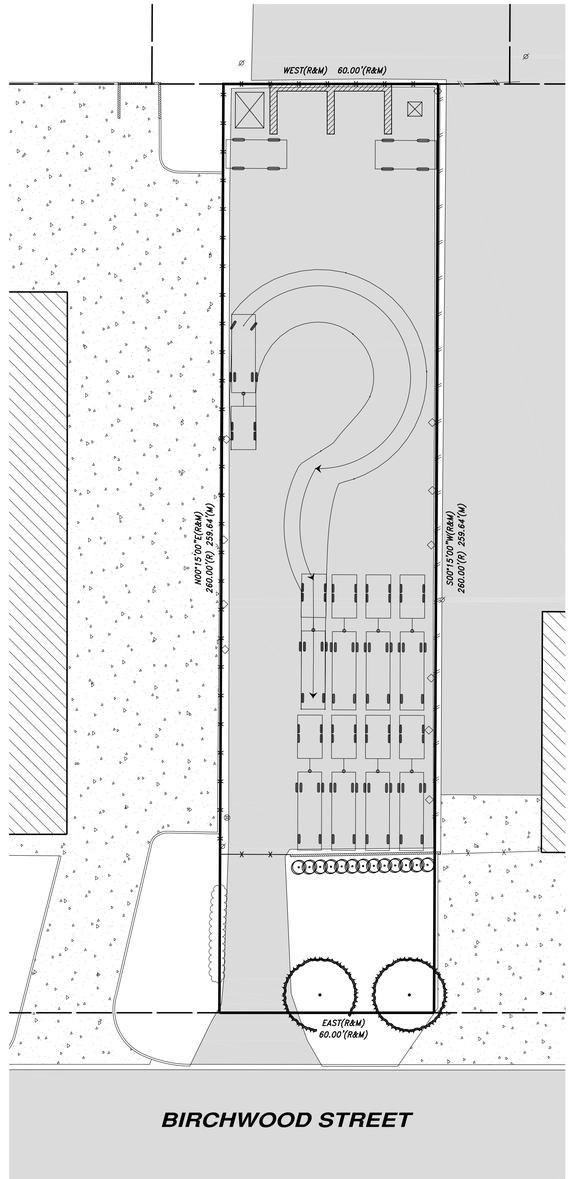
Stage 6

First Crew Returns.



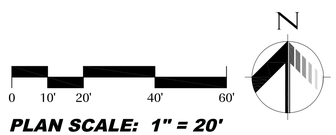
Stage 7

Crew Arrival Continues.



Stage 8

Last Crew Arrives.



PLAN SCALE: 1" = 20'

REVISIONS:
6-6-13 REVISED PER CURRENT SITE PLAN

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

JOB NO: 13-021
DATE: 5-3-13
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PART OF THE SOUTHEAST 1/4 OF SECTION 26,
T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Maneuvering Plan

SHEET:
3 OF: **3**

MUNICIPAL REVIEW NUMBERS:

DATE: June 5, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 407) – Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District

The petitioner Guido Architects, Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a 118,160 square foot mini-storage facility.

The Planning Commission held a public hearing on this item at the May 14, 2013 Regular meeting (minutes attached). The Planning Commission postponed the item to the June 11, 2013 Regular 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.
3. Minutes from May 14, 2013 Planning Commission Regular meeting
4. Public Comment

cc: Applicant
File/ SU 407

G:\SPECIAL USE\SU 407 800 Mini Storage Sec 23\SU 407 PC Memo 06 11 2013.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 407) – Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District

Resolution # PC-2013-06-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District, be (granted, subject to the following conditions):
_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

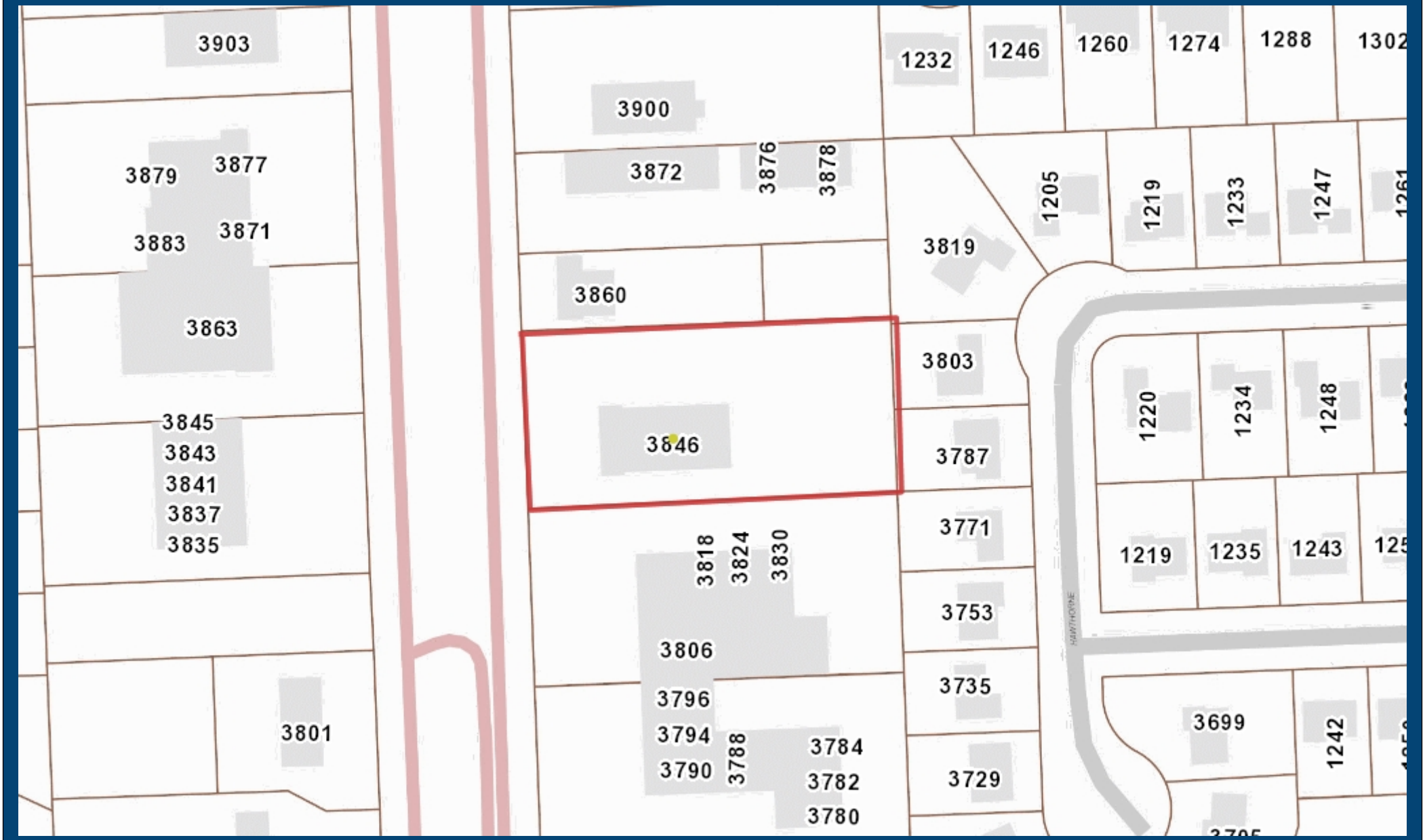
Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 407 800 Mini Storage Sec 23\Proposed Resolution SU 407 2013 06 11.doc

1-800 Mini Storage, 3846 Rochester

City of Troy Planning Department



330 0 165 330 Feet

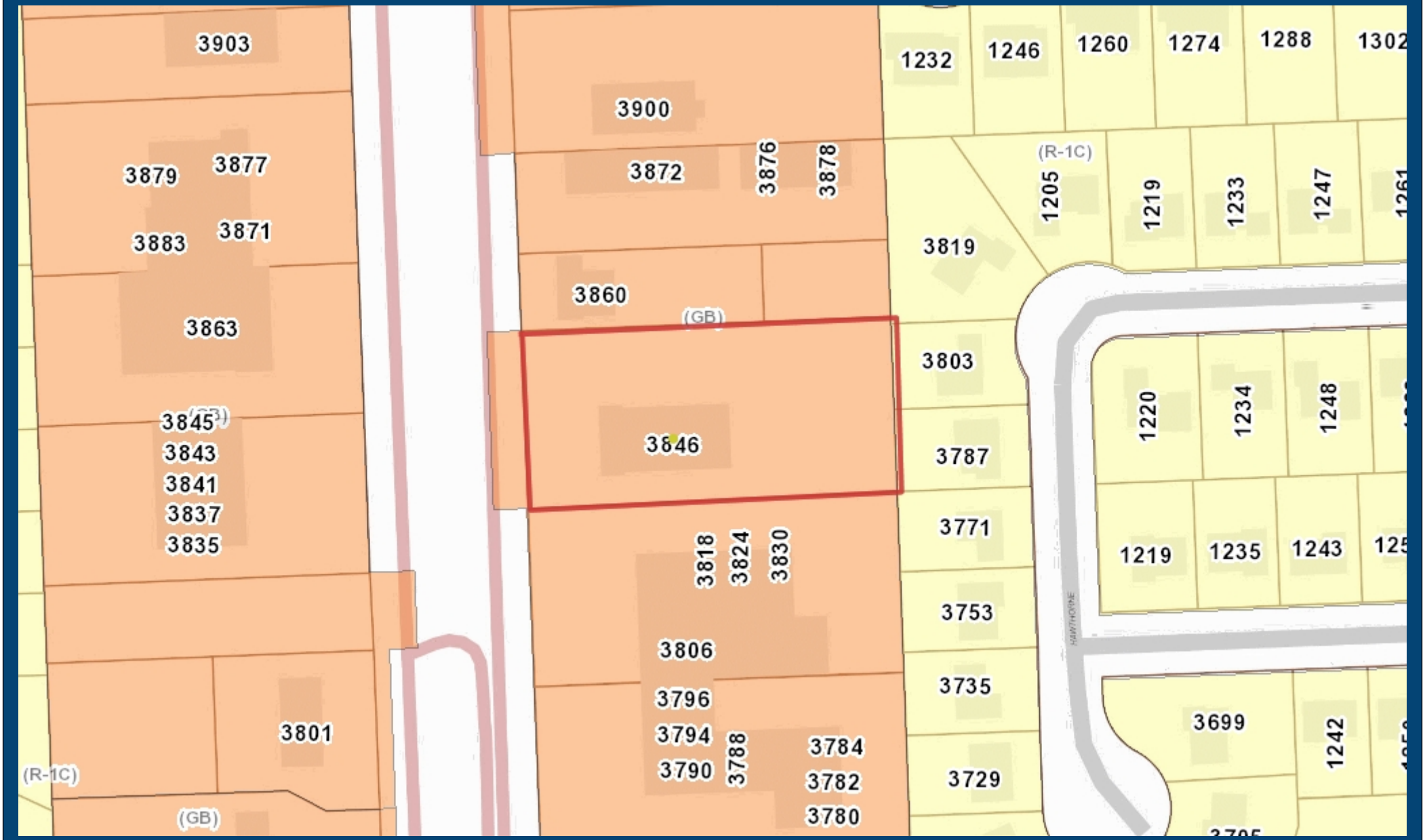
Scale 1: 1,982

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: 3/26/2013

1-800 Mini Storage, 3846 Rochester

City of Troy Planning Department



330 0 165 330 Feet

Scale 1: 1,982

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: 3/26/2013

CARLISLE | WORTMAN associates, inc.

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

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

Date: May 7, 2013
Revised: June 4, 2013

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

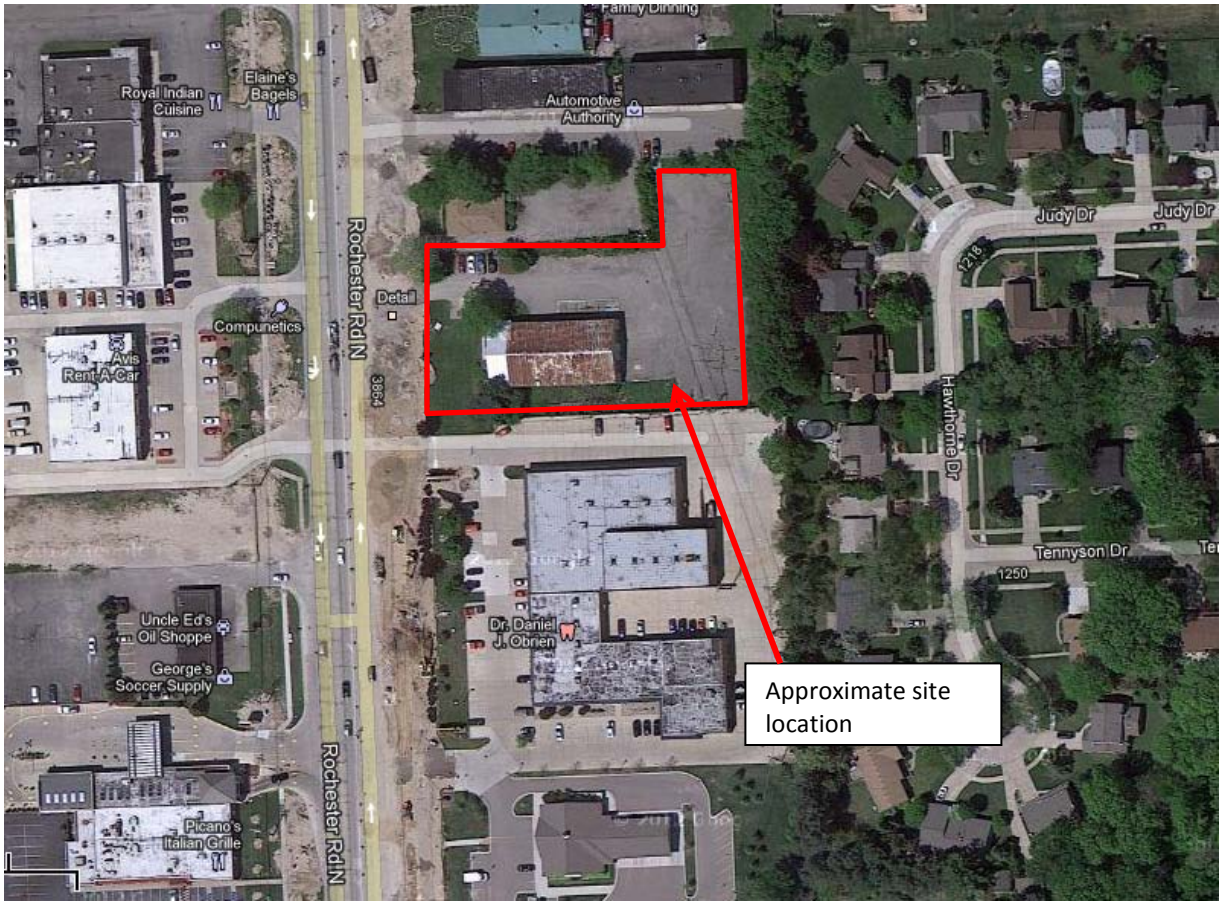
Applicant:	Rochester Road Ventures, LLC
Project Name:	1-800-Mini Storage
Plan Date:	May 14, 2013 – (listed on Sheet T-1); Date stamped on May 2, 2013
Location:	3846 Rochester Road – between E. Wattles and E. Big Beaver
Zoning:	GB, General Business
Action Requested:	Preliminary Site Plan and Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We received a site plan for the development of a 5-story, 112,120 square foot self-storage facility at 3846 Rochester Road. The proposed building would house 775 self-storage units. The first floor includes a two-lane, one-way vehicular access through the building to accommodate loading and unloading of units. The first floor maintains 79 storage units, while floors 2-5 employ 174 units each. Mini-warehouse or self-storage facilities are listed as a special use in the GB, General Business District. Site access will be via one (1) curb cut off Rochester Road. The use does not include any outdoor storage or storage of moving or rental trucks.

Location of Subject Property:

The property is located on the east side of Rochester Road between E. Wattles and E. Big Beaver Roads.



Size of Subject Property:
The overall size of the subject property is 65,896 s.f. (1.51 acres)

Proposed Uses of Subject Parcel:
Self-storage

Current Use of Subject Property:
Vacant – formerly United Flooring America

Current Zoning:
The property is currently zoned GB, General Business.

Direction	Zoning	Use
North	GB, General Business	Creative Center Lab / Automotive Authority
South	GB, General Business	All-State Construction
East	R-1C, Single-Family Residential	Single-Family Residential

West	GB, General Business	Strip mall – various commercial uses

AREA, WIDTH, HEIGHT, SETBACKS

Sections 4.14.C establish the dimensional requirements for the GB District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance
Front (Rochester)	10 feet minimum setback	30 feet	Complies
Side (north)	20 feet minimum setback	24 feet	Complies
Side (south)	20 feet minimum setback	38 feet	Complies
Rear (east)	30 feet minimum setback	73 feet	Complies
Building Height	Maximum 5 stories, 75 feet	5 stories, 69 feet	Complies
Minimum Floor Area	500 square feet	112,120 square feet – total 21,058 square feet – bldg. footprint	Complies

The front 38 feet of the building is an overhang to allow for vehicular circulation with 4 stories above. Though the minimum dimensional requirements of the GB district have been met, a standard for the Special Uses is the impact upon adjacent properties. The 5-story, 69-feet tall building is located 73-feet from rear (east) property line. We have included specific site planning considerations (lighting, landscaping, etc), to mitigate noise and light impact upon adjacent single-family residential properties.

Items to be Addressed: *None.*

PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at their May 14, 2013 meeting. Please review our May 7, 2013 memo for a complete site plan review. At the May 14th meeting, the application was continued so that the applicant was able to address the following items:

1. Revise Site Plan based on May 7th Memo

As requested in the May 7th memo, the applicant has made the following changes to the Site Plan:

- Preserved 10-foot rear yard landscape buffer (see screening section below for additional details).
- Removed all building mounted lights on the east elevation. The applicant proposes to light the rear of the site with two (2) 15-foot high poles, shining back into the property.
- Removed all windows from east elevation.

2. Screening to Adjacent Rear Properties

The Planning Commission and the adjacent residential property owners expressed concerns regarding potential impact including noise, light, site lines, and shadowing on adjacent properties. In response, the applicant has agreed to remove all glass and building mounted lights from the rear elevation. In addition, they propose to maintain the 10-foot landscape buffer in the rear and preserve nine (9) existing mature Elm and Mulberry trees and plant twenty-three (23) Norway Spruce. While Elm is not a preferred species, they are in fair condition and their 40+ foot height provide significant buffering. The existing trees in combination with the proposed Norway Spruce provide a dense landscape buffer along the entirety of the rear property line.

Tree List Along Rear Property Line		
Tree	**New / Preserved**	**DBH / Height**
Mulberry	Preserved	26”
Mulberry	Preserved	12”, 12”
Elm	Preserved	14”
Elm	Preserved	14”
Elm	Preserved	16”
Elm	Preserved	16”
Elm	Preserved	14”
Elm	Preserved	16”
Elm	Preserved	10”
Norway Spruce (23)	New	12-14 foot planting height

The applicant has also provided an angle study which shows that due to the 75-foot rear yard setback and the existing mature 40+ foot trees, the building will not be visible from the rear yards of the adjacent residential properties.

3. Compatibility along Rochester Road

As requested the applicant has provided a massing study showing the proposed development in relation to existing building patterns along Rochester. The site is zoned General Business (GB). Of the two business zoning districts, GB is the most intense commercial district. All GB properties along Rochester Road and most GB zoned properties in the City are adjacent to single-family residential districts. The GB is intended to provide areas for more diversified retail and service uses, City-wide or regional market area, and/or arterial exposure. The GB Districts are typically located along major arterials and/or adjacent to Community Business Districts. The GB District was created to allow for greater flexibility and increased development patterns along Rochester Road. The proposed development meets all bulk, height, and setback requirements. A by-right development such as an office, school, hotel, large-scale retail (big box), or shopping center would be permitted the same height and bulk allowances.

While the proposed 5-story, 69-foot height building is larger and of a greater mass than surrounding properties, the Planning Commission must consider the intended future development patterns along Rochester Road. A five-story development might increase redevelopment options of surrounding properties and is more consistent with the intended future development along Rochester Road.

SPECIAL USE

In the GB District, Mini-Warehouse and Self-Storage 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 – Section 6.24, Self-Storage Facilities

1. *Incidental accessory uses such as the sale of boxes, locks and other supplies, shall be permitted.*

The applicant has shown a retail portion of their development. Retail sales in this space are limited to sales of boxes, locks, and other supplies and materials.

2. *The storage of any toxic, corrosive, flammable, or hazardous materials is prohibited.*

The applicant has noted that any toxic, corrosive, flammable, or hazardous materials are prohibited at the facility. Any future finding of the storage of such materials is grounds to revoke a Special Use permit.

3. *Other than the storage of recreation vehicles, all storage and accessory uses shall be contained within a building. All recreational vehicle storage shall be screened from the view of the residentially zoned or used property and public roads in accordance with the standards set forth in Section 13.02.B.*

No outdoor storage is demonstrated on the site plan.

4. *Exterior walls of all storage units shall be of masonry construction.*

The exterior walls of the building are made up of both masonry construction and metal siding.

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. Provided that the applicant is able to address specific noted site planning recommendations, the proposed use fits with the existing commercial character of the property and surrounding area along Rochester Road.

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 Rochester Road future land use category. This designation is intended specifically for the Rochester Road corridor from the northern City boundary to I-75, and focuses on access management and stormwater management techniques. The applicant is providing sufficient access to the site and providing the required stormwater management underground.

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.*

Compared to similar sized uses, self-storage facilities are low traffic generators. A self-storage use at this facility 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.*

Outside the aforementioned issues, the site complies with all other zoning ordinance standards.

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

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

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

2. *Vehicular circulation and parking areas.*

Vehicular circulation and parking areas is sufficient.

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. Hours of operation can be limited by the Planning Commission provided that they find limiting hours shall reasonably reduce impacts upon adjacent properties.

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

Through setbacks, tree preservation, additional landscaping, architectural considerations and operational considerations the applicant has mitigated the potential impact of traffic, noise, smoke, fumes, odor, dust, glare, and light.

Items to be addressed*: None.*

RECOMMENDATION

The site is zoned General Business (GB). The GB is intended to provide areas for more diversified retail and service uses, a City-wide or regional market area, and/or arterial exposure. The proposed development meets all bulk, height, and setback requirements of the GB district. We find that the applicant is able to mitigate potential impact of noise and light by providing additional screening, redirecting light sources, and monitoring site operations. As such we recommend preliminary site plan approval.

Sincerely,

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

#225-02-130X

Cc: Rochester Road Ventures, LLC, 10651 Northend Avenue, Ferndale, MI 48220
Guido Architects, Inc., via: jguido@guidoarchitects.com
Mickalich Engineering, Inc., via: amickalich@gmail.com
Kemp Building + Development, via: tkemp@kemp-company.com

7. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 407) – Proposed 1-800 Mini Storage, East side of Rochester, South of Wattles (3846 Rochester), Section 23, Currently Zoned GB (General Business) District

Mr. Carlisle stated the proposed use of a mini storage is a less intense use that could be permitted by right in the General Business zoning district. He reported the proposed development meets all area, width, height and setback requirements. Mr. Carlisle addressed the steps taken by the petitioner to mitigate the impact to adjacent residential parcels to the east. He stated the petitioner has also offered to preserve the existing tree buffer and supplement it with additional evergreens. Mr. Carlisle recommended postponing the item to allow time for the petitioner to resubmit an accurate site plan that shows the additional landscaping and revised maneuverability radius on the driveway.

Mr. Savidant noted for the record the public comment, inclusive of a signed petition, received on this item was provided to the Board.

The petitioner and project architect, Joseph Guido, was present. Mr. Guido said they would comply with all the Planning Consultant's suggestions. He stated ownership of the proposed facility is the same owner of the existing storage facility located on Maple and Coolidge. Mr. Guido said the nature of the business is less intense than office or restaurant, and estimates the facility would generate approximately 20 vehicular trips daily.

There was discussion on:

- Height of building; potential to eliminate stories and/or "stepping down".
- Shadow effect on residential.
- Existing trees/landscaping to buffer residential.
- Truck maneuverability.

PUBLIC HEARING OPENED

The following persons spoke in *opposition*, citing concerns relating to building height, not a good fit for neighborhood, traffic, shadow effect, noise and truck maneuverability.

Robert Flaig	1219 Judy
Kim Flaig	1219 Judy
Krishna Chellemella	3787 Hawthorne
Dave Hummi	3803 Hawthorne
Haruko Terada	836 DeEtta
Mark Dziadosz	3819 Hawthorne

George Perl, client of the existing storage facility in Troy, spoke in favor of the proposed use and spoke highly of the existing facility. He confirmed he has no financial interest in the proposed development.

PUBLIC HEARING CLOSED

Discussion followed on:

- Diagram to portray height of trees to preclude visibility from residential.
- Shadow effect on residential; accuracy of shadow effect report.
- Petitioner's compromise to mitigate effect on residential.
- Diagram to show impact / context of 5 story building from street side.
- Submittal requirements: reports, graphics, tree preservation, tree inventory.
- Sale/purchase agreement on property.

Resolution # PC-2013-05-038
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed 1-800 Mini Storage, east side of Rochester, south of Wattles (3846 Rochester), Section 23, currently zoned GB (General Business) district to the June 11, 2013 Regular meeting or until such time as the petitioner has supplied necessary information to the Planning Department and Planning Consultant with adequate time for review.

FURTHER RESOLVED, That the petitioner could request a Special meeting if they choose.

Yes: Edmunds, Hutson, Kempen, Krent, Sanzica, Schultz, Tagle
No: Strat
Absent: Schepke

MOTION CARRIED

From: Kimberley Flaig
To: Planning
Subject: RE: five story mini storage on Rochester.
Date: Wednesday, May 15, 2013 10:38:30 AM

If this five story monstrosity is approved, it just sets a precedent for 5 stories or more to be built right behind residential areas. I still want to know with all the vacant buildings on large pieces or property that those cannot be utilized first so there are not so many eyesores around this City. The five story facility really is more appropriate along the east-west corridors (ie Big Beaver, Maple, Fourteen, Long Lake, etc and in a more industrialized, commercial setting.

If you drive around, you will see so many vacant buildings around that are drawing revenue to the City, but not sure. The SYMS bldg. Kmart Corporate (more than adequate and not backed up to residential area), old Kmart store on Maple, probably empty facilities between Crooks and Northfield Pkwy (more than adequate and it probably would be used by office staffs in buildings much more and would fit in as well as along Stephenson. Many strip mall bldgs. Vacant as well. I would like to know why these eyesores could not be renovated and would be more appropriate in these areas.

Also, as a note, we were against the satellite tower on corner of Wattles and Rochester because residents could see it. The City informed us it would not be seen. However it is and with deciduous trees, in late fall through winter leaves fall, branches are bare, and is very visible just like this facility will be. When the sub behind the houses on Judy were built, the developer at the meeting, informed the City as well as residents would save as many trees as possible. No inspector came out to ensure trees were saved other than the Cottonwwods facing way west of the homes, which could have been cut because they are a nuisance. I spoke to bulldozer man to ask if an apple tree that my daughter grew from seed to be saved and he informed me all trees are to be cut down to make it easy for them to build. That promise was broken. Residents were promised would not see satellite tower, that promise was broken. Now you are saying building won't be a problem, it will. Have not made good on the aforementioned promises so perceivably the developer informs residents they will put 50 foot conifers and evergreens along the way, I believe just to get it approved by the City, may run out of money or find out not enough room for vehicles to enter and exit facility. In a few years, they may abandon the building and again this time a horrendous eyesore. It just does not fit in this area.

I agree with one resident the traffic problem. The traffic is still horrendous between 3 and 6 and this will cause more congestion, no matter what is told to the Commission.

We pay high taxes in this subdivision and I think with mistakes the Planning Commission has made, it is time to learn from them, disapprove the plan, clean up these vacant/abandon buildings or renovate for other uses. It just does not belong here.

I would like to know when the CB zone for small one-two story bldgs was changed to GB. As taxpayers we should have had a right to vote on this issue since it was going to affect residential areas.

I don't think anyone was against his plan, but there are better areas for this monstrosity.

Kimberley Flaig
1219 Judy Drive
Troy, MI 48083-5227

From: Kimberley Flaig [mailto:kbdflaig@wowway.com]
Sent: Tuesday, May 14, 2013 6:37 PM
To: 'planning@troymi.gov'
Subject: five story mini storage on Rochester.

The plan was to make Rochester Road like a downtown. There is no other structure that is five stories in this vicinity Rochester Road between Big Beaver and Wattles. This is going to be an eyesore. This structure needs to be in an area with the same amount of stories in vacant blds all over the City of Troy. Let the developer contact commercial property owners down Stephenson Road or north of Long Lake east of Northfield Parkway where there are plenty of commercial buildings that size with no surrounding homes near its vicinity. Also the Kmart store on Maple and Livernois would be the perfect location. Another perfect location is the vacant SYMS bldg.. Give developer some incentive to use existing vacant buildings to renovate whereby no impact on residential values. This is going to look horrendous down Rochester Road…it is going to be a monstrosity.

You don't see this in downtown Rochester or the renovation of downtown Auburn Hills. I believe the City of Troy should work with the Planning Commission of these two cities because they truly planned out the area and looks very nice.

Kimberley Flaig
1219 Judy Drive
Troy MI 48083
248-346-8967

From: Mark Dziadosz
To: Brent Savidant
Subject: 3846 Rochester Road Site Plan
Date: Tuesday, May 28, 2013 9:41:20 AM

Brent,

This is Mark Dziadosz of 3819 Hawthorne. We spoke last week. You indicated a completed site plan for the 3846 Rochester Road proposed mini storage should now be available. Please e-mail me a copy of the proposed site plan. Also, when we spoke I mentioned the trees in my back yard. I have verified that they are Ash Trees. So the nice row of maples will not provide me any blockage from the proposed building. I intend to take a picture from my backyard of the trees and my point of view and send to you. You had mentioned it would be provided to the planning commision. Thanks for your help.

Mark Dziadosz
3819 Hawthorne

From: Mark Dziadosz
To: Brent Savidant
Subject: RE: 3846 Rochester Road Site Plan
Date: Wednesday, May 29, 2013 8:17:04 AM

---

2 of the trees are on my property. Approximately 4 are on the subject parcel. One of the trees that you can see in the picture on my property has grown right next to the fence. It would be tough to save that tree if a new wall was put in. You can also see the severe lean of the first tree on the subject parcel. That tree would present a problem while putting a new wall in also.

From: SavidantB@troymi.gov
To: ziado101@hotmail.com
Subject: RE: 3846 Rochester Road Site Plan
Date: Tue, 28 May 2013 21:03:11 +0000

To confirm: the ash trees are on the subject parcel, correct?

I will verify tomorrow.

From: Mark Dziadosz [mailto:ziado101@hotmail.com]
Sent: Tuesday, May 28, 2013 9:41 AM
To: Brent Savidant
Subject: 3846 Rochester Road Site Plan

Brent,

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Mark Dziadosz
3819 Hawthorne

From: Mark Dziadosz
To: Brent Savidant
Subject: RE: 3846 Rochester Road Site Plan
Date: Wednesday, May 29, 2013 8:25:44 AM

Here is my view towards Rochester Road. You can see there is a large section where I get no blockage from Rochester Road. Also the first tree (above the evergreen) is clearly not healty. This is the tree that has the lean (located on my property). If I lose that tree, I would see even more of the subject parcel. I would want to be sure there was sufficient blockage from the subject parcel, from the property owners side.

From: SavidantB@troymi.gov
To: ziado101@hotmail.com
Subject: RE: 3846 Rochester Road Site Plan
Date: Tue, 28 May 2013 21:03:11 +0000

To confirm: the ash trees are on the subject parcel, correct?

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Mark Dziadosz
3819 Hawthorne

ISSUED FOR: SITE PLAN REVIEW 5/14/13
RE-SUBMITTAL 5/20/13

1-800-MINI-STORAGE

3846 ROCHESTER ROAD TROY, MICHIGAN

DEVELOPER:

ROCHESTER ROAD VENTURES, L.L.C.
10651 NORTHEND AVENUE
FERNDALE, MICHIGAN 48220
(248) 398-2323

ARCHITECT:

GUIDO ARCHITECTS INC.
23419 FORD ROAD
DEARBORN, MICHIGAN 48128
(313) 274-7800
Email: jguido@guidoarchitects.com

CIVIL ENGINEER:

MICKALICH ENGINEERING, INC.
15243 HAWLEY ROAD
HOLLY, MICHIGAN 48442
(586) 246-9872
Email: amickalich@gmail.com

CONSTRUCTION MANAGER:

KEMP BUILDING & DEVELOPMENT, INC.
275 W. GIRARD
MADISON HEIGHTS, MICHIGAN 48071
(248) 583-9030
Email: tkemp@kemp-company.com

THE INTERNATIONAL SYMBOL OF ACCESSABILITY FOR THE PHYSICALLY HANDICAPPED TO BE POSTED AS REQUIRED BY MICHIGAN STATE LAW.

501 / 3,4
SHEET WHERE DETAIL IS DRAWN
DETAIL NUMBER
SHEET WHERE DETAIL OCCURS

SHEET INDEX:

ARCHITECTURAL / ENGINEERING

T-1	TITLE SHEET
1 of 1	TOPOGRAPHIC SURVEY
S-1	ARCHITECTURAL SITE PLAN & DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
TP-1	EXISTING TREE PLAN
TP-2	PROPOSED PRESERVATION SITE PLAN
C-1	PRELIMINARY ENGINEERING PLAN
A-1	FLOOR PLANS
A-2	ELEVATIONS
1 of 1	SITE PHOTOMETRIC PLAN
	ARCHITECTURAL RENDERING

NOTE: DRAWINGS ISSUED FOR SITE PLAN REVIEW ONLY

MECHANICAL / ELECTRICAL / PLUMBING

DESIGN DATA

BUILDING CODE:	MICHIGAN 2009 BLDG. CODE
USE GROUP:	NON-SEPARATED MIXED USES; B & S-1.
CONSTRUCTION TYPE:	II B
OCCUPANT LOAD:	
OFFICE -	2,080 S.F. OFFICE/100 = 21
STORAGE -	70 PERSONS MAX. PER FLR.
FIRE CODE:	NFPA 13 BUILDING IS FULLY-SUPPRESSED

ISSUED
S.P.A. 5/14/13

REVISED
S.P.A. REVIEW 5/20/13

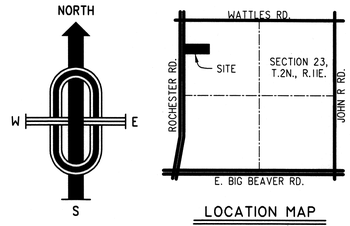
ARCHITECT'S SEAL
STATE OF MICHIGAN
JOSEPH ANGELO GUIDO
ARCHITECT No. 27944
LICENSED ARCHITECT

JOB NO. 1302

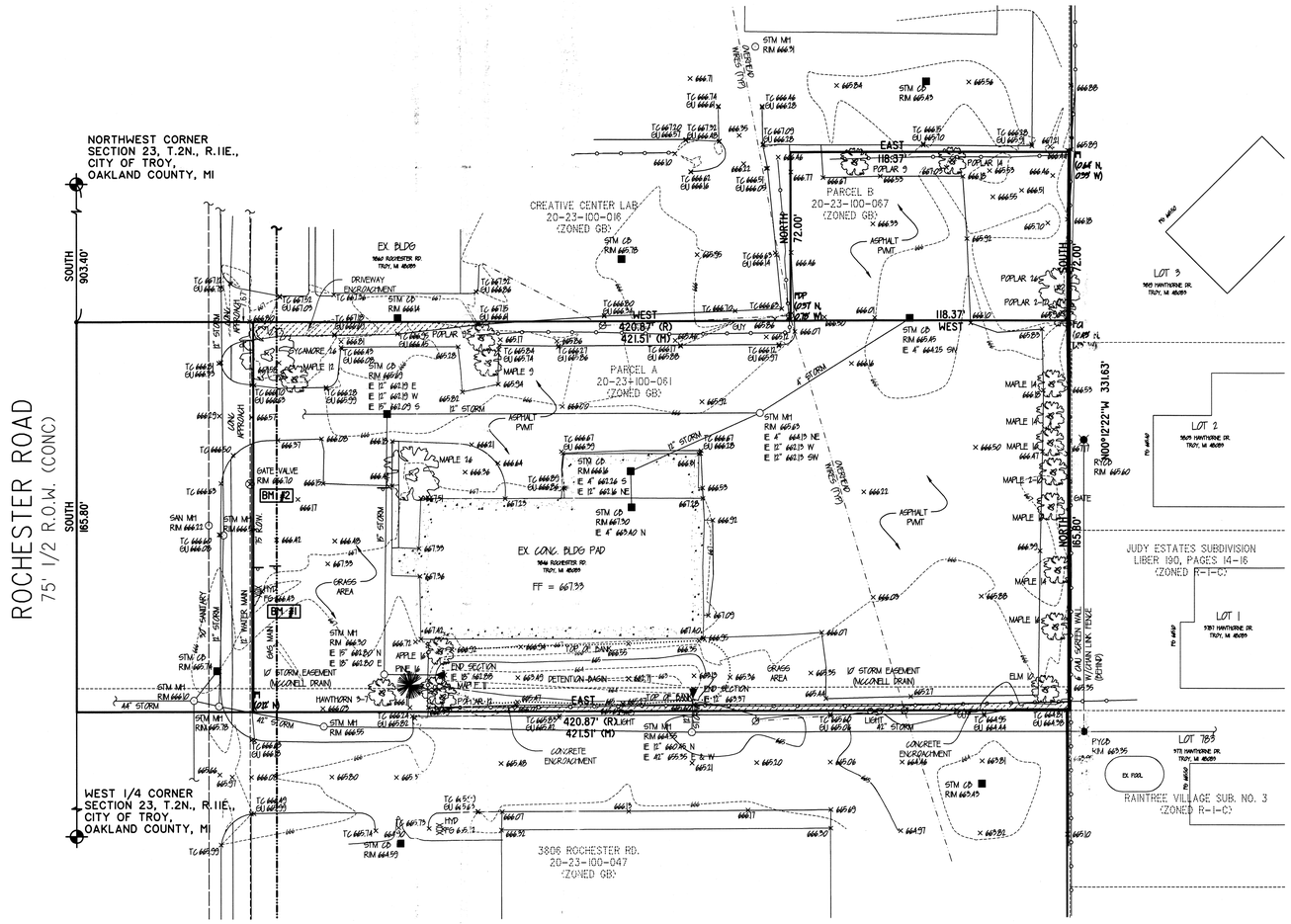
SHEET NO. T-1

"PROPOSED SITE"

PART OF THE NORTHWEST 1/4 OF SECTION 23,
T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



LEGEND

- △ CONTROL POINT
- XOX FIRE HYDRANT
- ⊗ GATE WELL OR D-BOX
- ○ MANHOLE AS NOTED
- ■ PAVEMENT CATCH BASIN
- Ø UTILITY POLE
- ^ GUY WIRE BASE
- SIGN
- LIGHT POLE
- ○ FOUND IRON (F.I) OR FOUND PIPE (F.P.)
- EXISTING FENCE
- CL ROAD OR DITCH AS NOTED
- TREE/BRUSH LINE
- EA= EDGE OF ASPHALT
- EC= EDGE OF CONCRETE
- TC= TOP OF CURB
- GU= GUTTER
- TB= TOP OF BANK
- THIS TEXT TYPE (HAND) DENOTES EXISTING

OWNER:
ED HERSCH
HERSCH INC.
26640 HARDING STREET
OAK PARK, MI 48237
(248) 935-0365

CONTRACTOR:
KEMP BUILDING & DEVELOPMENT CO.
275 WEST GIRARD
MADISON HEIGHTS, MI 48071
(810) 343-1361 TOM KEMP
(810) 602-1470 IAN HURST

PREPARED BY:
COMMUNITY E.S., INC.
C/O RICHARD HODSDON, P.E. #48078
6303 26 MILE ROAD, STE. 110
WASHINGTON, MI 48094
PH: (586) 677-4081
FX: (586) 677-4084
E-MAIL: RICH@COMMUNITYENG.COM

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BENCHMARK: #1 (USGS NAVD 88 DATUM)
CITY OF TROY BM1949 – ARROW ON HYDRANT (#23-194) ON THE EAST SIDE OF THE SITE, NEAR THE ROCHESTER ROAD FRONTAGE.

ELEVATION: 668.53

BENCHMARK: #2 (USGS NAVD 88 DATUM)
GATE VALVE RIM ON THE EAST SIDE OF THE SITE, NEAR THE ROCHESTER ROAD FRONTAGE.

ELEVATION: 666.70

LEGAL DESCRIPTION: PARCEL A
TAX ID # 20-23-100-061
PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 903.40 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 165.80 FEET, THENCE EAST 420.87 FEET, THENCE NORTH 165.80 FEET, THENCE WEST 420.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL B
TAX ID # 20-23-100-067
PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 737.75 FEET AND EAST 465.14 FEET FROM THE NORTHWEST SECTION CORNER; THENCE EAST 850.36 FEET, THENCE S00°24'00"W 332.00 FEET, THENCE WEST 892.13 FEET, THENCE NORTH 165.80 FEET, THENCE WEST 118.37 FEET, THENCE NORTH 72.00 FEET, THENCE EAST 162.54 FEET, THENCE NORTH 93.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR JUDY ESTATES SUBDIVISION.

ZONED GB – GENERAL BUSINESS

I hereby certify that I have surveyed and mapped the land above platted and/or described, and that the ratio of closure on the unadjusted field observations of such survey was not greater than 1/5000, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

STATE OF MICHIGAN WILLIAM J. COULTER JR. SURVEYOR NO. 14760 LICENSED LAND SURVEYOR

WILLIAM J. COULTER, P.S. 14760

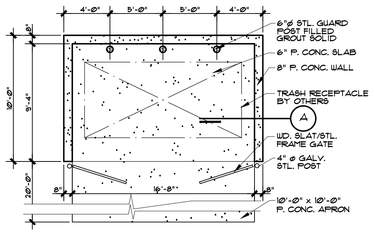
COMMUNITY E.S.

Civil Engineering and Surveying
6303 26 Mile Road, Suite 110
Washington Twp., Michigan 48094
Telephone (586) 677-4081
www.communityeng.com

THE NORTHWEST 1/4 OF SECTION 23, T2N, R11E CITY OF TROY OAKLAND COUNTY, MI

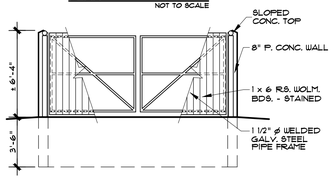
DATE Feb. 14, 2013	SCALE 1" = 30'
DRAWN BY GMB	SHEET 1 OF 1
CHECKED BY RSH	DRAWING T-13-036

BOUNDARY AND TOPOGRAPHIC SURVEY



PLAN

NOT TO SCALE



ELEVATION

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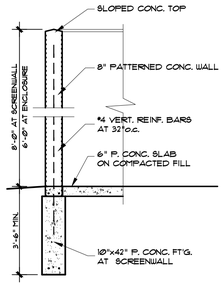

A SECTION

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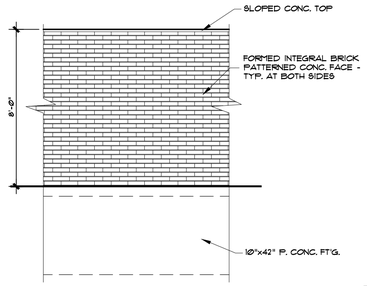
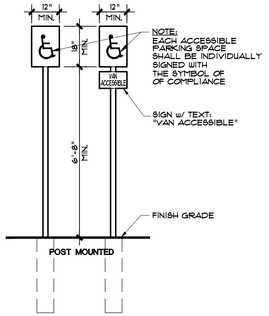


SCREENWALL ELEVATION

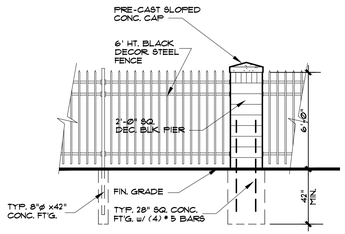
NOT TO SCALE

SCREEN WALL & TRASH ENCLOSURE WALL



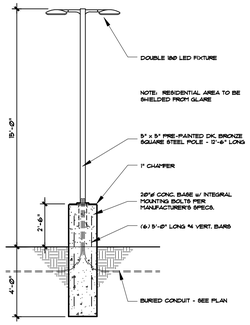
P.H. PARKING SIGNAGE

NOT TO SCALE



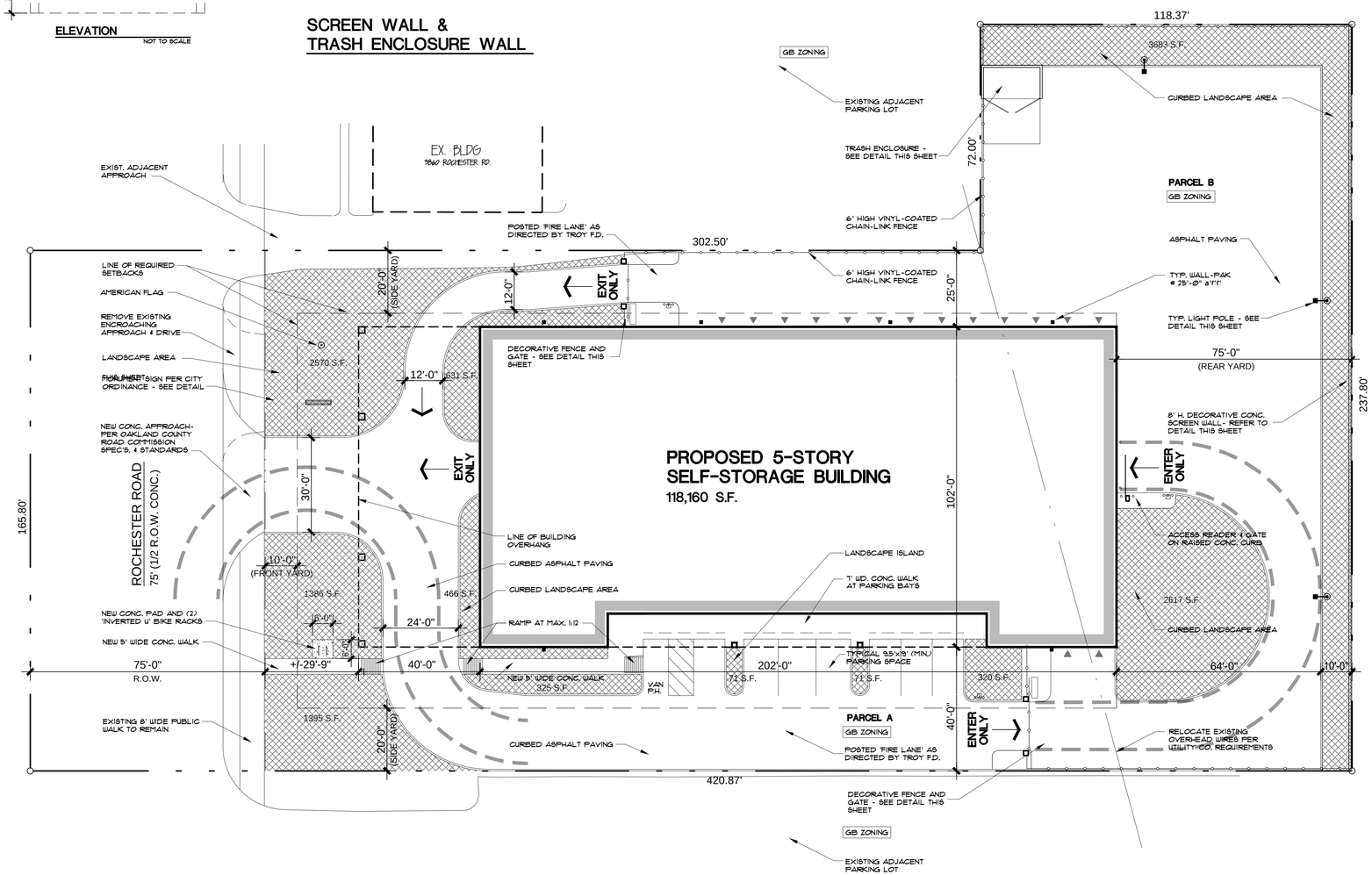
DECOR. FENCE / PIER DETAIL

NOT TO SCALE



TYPICAL LIGHT STANDARD

NOT TO SCALE

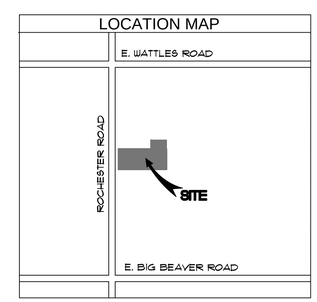


1. INSTALL A KNOX BOX FOR GATE AND BUILDING.
2. NO TRUCK RENTAL IS PROPOSED FOR THIS FACILITY.

NORTH

SITE PLAN

SCALE: 1" = 20'-0"



NORTH

LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION: PARCEL A

TAX ID # 20-23-100-061

PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N, R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 903.40 FEET FROM THE NORTHWEST SECTION CORNER: THENCE SOUTH 165.80 FEET, THENCE WEST 420.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL B

TAX ID # 20-23-100-067

PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N, R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 737.79 FEET AND EAST 465.14 FEET FROM THE NORTHWEST SECTION CORNER: THENCE EAST 850.36 FEET, THENCE S00°24'00"W 332.00 FEET, THENCE WEST 118.37 FEET, THENCE NORTH 72.00 FEET, THENCE EAST 16.23 FEET, THENCE NORTH 93.63 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR JUDY ESTATES SUBDIVISION.

DATA:

CURRENT ZONING:	GB	GENERAL BUSINESS
PROPOSED ZONING:	GB	GENERAL BUSINESS
SITE AREA:	65,896 S.F.	(1.51 Ac.)
BUILDING PAD AREA:	19,424 S.F.	
COVERAGE:	29.5%	
LANDSCAPE AREA:	13,210 S.F.	
COVERAGE:	20.0%	

FRONT SETBACK:
REQUIRED - 10 FT.
PROVIDED - +/- 30 FT.

REAR SETBACK:
REQUIRED - 75 FT.
PROVIDED - 75 FT.

SIDE SETBACKS:
REQUIRED - 20 FT.
PROVIDED - 25 FT. (NORTH) 40 FT. (SOUTH)

PARKING REQUIRED: 8 SPACES (775 UNITS)
PARKING PROVIDED: 8 SPACES INC. (1) POSTED 8' WIDE VAN ACCESS. SPACE

Dimensions are to rough framing unless noted otherwise.
DO NOT SCALE DRAWING. Use figure dimensions only.
NOTICE: This drawing is an instrument of service and is the intellectual property of Guido Architects Inc. The information herein is not to be reproduced or used for any purpose without written consent of Guido Architects Inc. All rights reserved.

issued	date
S.P.A. REVIEW COMMENTS	5/20/13
S.P.A.	5/14/13

drawn J.A.G. checked

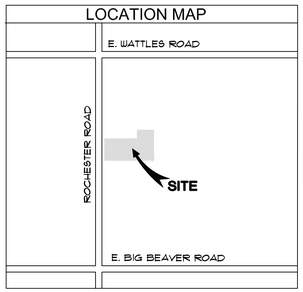
STATE OF MICHIGAN JOSEPH ANGELO GUIDO ARCHITECT 27844 LICENSED ARCHITECT

Guido Architects Inc.
Architects / Planners
29100 Southfield Road Southfield, MI 48076
(313) 274-2700 Fax (313) 274-7808
Email: jguido@guidoarchitects.com

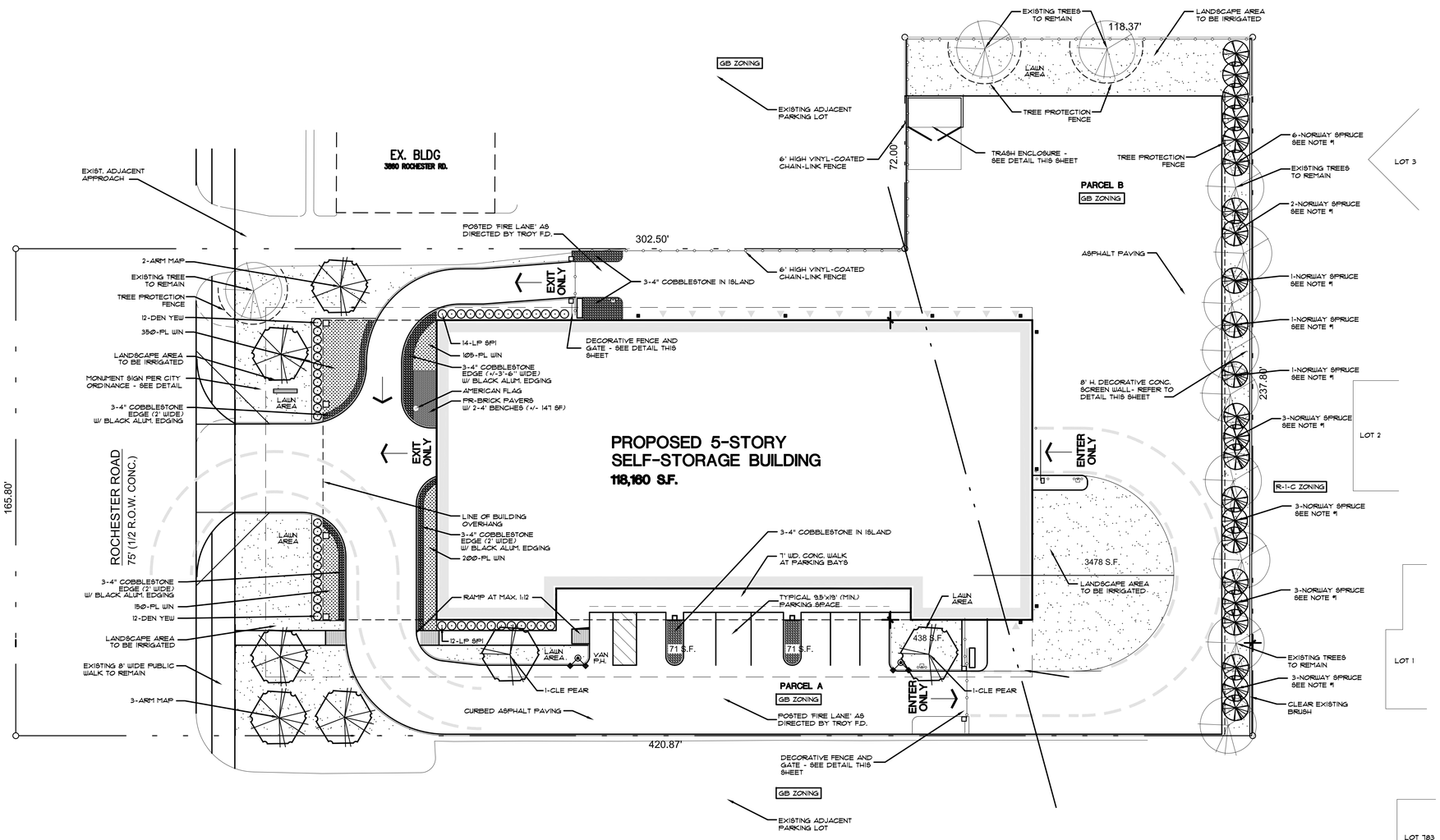
PROJECT TITLE
1-800 MINI-STORAGE
3846 ROCHESTER ROAD TROY, MICHIGAN
SITE PLAN

JOB NO. 1302

SHEET S-1



NORTH **LOCATION MAP** NOT TO SCALE



NOTES

① SOME MINOR PRUNNING OF EXISTING TREES MAY BE REQUIRED FOR SPRUCE INSTALLATION. LANDSCAPE ARCHITECT TO DIRECT PRUNNING PRIOR TO SPRUCE INSTALLATION.

N

PROPOSED LANDSCAPE PLAN

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LANDSCAPE REQUIRMENTS

	REQUIRED	EXISTING	NEW	TOTAL
ROAD FRONTAGE REQUIRMENTS (1 TREE PER 30 LF)	6	1	5	6
PARKING LOT REQUIRMENTS (1 TREE PER 8 SPACES)	2	0	2	2

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
5	ARM MAP	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2½"	B & B	
23	NOR SPR	PICEA ABIES	NORWAY SPRUCE	12-14'	B & B	
2	CLE PEAR	PYRUS CALL. 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2½"	B & B	
24	DEN YEW	TAXUS C. 'DENSIFORMIS'	DENSE YEW	24"	CONT	
26	LP SPI	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL	CONT	
805	PL WIN	EUONYMUS FORTUNEI "COLORATUS'	PURPLE LEAF WINTERCREEPER	2"	PEAT POT	INSTALL 8" O/C

STATE OF MICHIGAN
PATRICK S. CONROY
LANDSCAPE ARCHITECT NO. 862
REGISTERED LANDSCAPE ARCHITECT

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Landscape Architecture & Construction - Construction Management
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SHEET TITLE: PROPOSED LANDSCAPE PLAN

ISSUED FOR	DATE
CITY REVIEW	5-2-13
CITY REVIEW	5-31-13

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PROJECT: 1-800-MINI STORAGE
TROY, MICHIGAN

OWNER: GUIDO ARCHITECTS
23419 FORD RD
DEARBORN, MI 48128

DRAWN BY	DRAWING DATE
BKB	05/01/13

PROJECT No. 13.118

SHEET No. L-1

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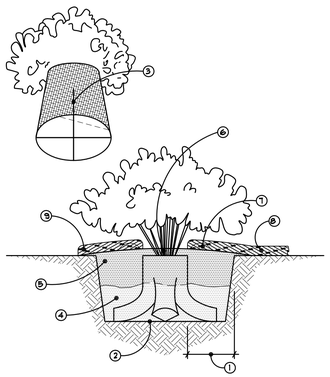

INSTALLATION NOTES:

1. DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITION EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS, ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
4. BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
5. BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
6. SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
7. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
8. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
9. IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.

CONTAINER SHRUB PLANTING DETAIL

POT BOUND SHRUBS — NOT TO SCALE

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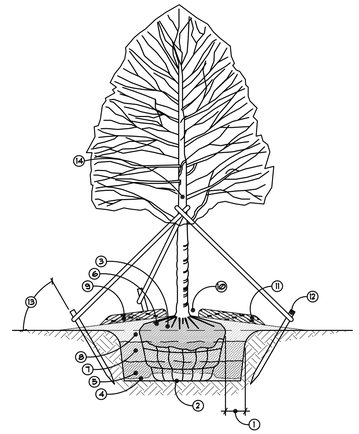

INSTALLATION NOTES:

1. DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
4. PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
5. BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT.
6. BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
7. BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
8. BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
9. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
10. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
11. MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
12. MINIMUM 2"x2"x36" HARDWOOD STAKES TO EXTEND 18-24" BELOW GRADE. THREE (3) GUYS PER TREE, EVENLY SPACED. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
13. STAKES TO BE DRIVEN INTO SOIL AT 60° ANGLE.
14. 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. NO WIRE OR HOSE TO BE USE TO GUY TREES. GUY TREE ABOVE FIRST BRANCH.

DECIDUOUS TREE PLANTING DETAIL

TREE OVER 3" CAL. — NOT TO SCALE

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GENERAL NOTES

1. ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR THE CITY OF TROY, MICHIGAN.
2. ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
3. ALL LAWN AREA (AS INDICATED) ARE TO BE SODDED WITH A MINIMUM 3" OF TOPSOIL.
4. ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
5. ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
6. SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN'.
7. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
9. LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
10. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):

    DECIDUOUS TREES - 5 L.F.
    ORNAMENTAL & CONIFEROUS TREES - 10 L.F.
    SHRUBBERY LESS THAN 12" HT. x 12" W.D. (AT MATURITY) - 2 L.F.
11. NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC. DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

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F: 248.690.7164
W: www.conroyla.com

PATRICK S. CONROY AND ASSOCIATES, INC.

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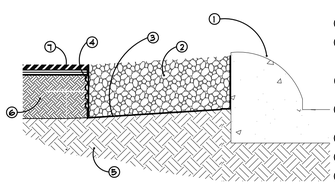
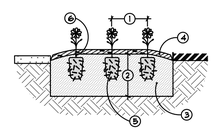


NOTES:

1. CURB
2. MAINTENANCE STRIP, WIDTH VARIES (SEE PLAN), 3"-4" DIA. WASHED COBBLESTONE, 4-5" DEPTH.
3. FILTER CLOTH, INSTALL PER MANUFACTURER SPECIFICATIONS.
4. EDGING, SEE PLAN FOR SPECIFICATIONS.
5. UNDISTURBED EARTH
6. TOPSOIL/PLANT MIX
7. LAWN/TURF/GROUND COVER

MAINTENANCE STRIP DETAIL

NOT TO SCALE



INSTALLATION NOTES:

1. SEE DRAWING FOR PLANT SPACING.
2. EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
3. PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
4. SHREDDED BARK MULCH, 1" DEPTH. MULCH TO BE NATURAL IN COLOR.
5. REMOVE ALL CONTAINERS. IF ROOTBOUND, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
6. PLANT THE ANNUAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.

ANNUAL & GROUND COVER PLANTING DETAIL

NOT TO SCALE

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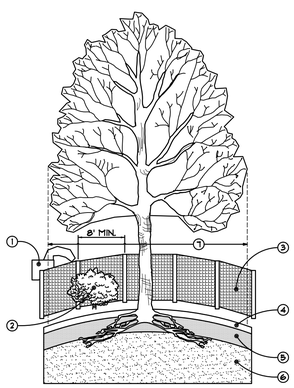
PLANTING TREES & SHRUBS

1. DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
2. DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
3. LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
5. COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
6. ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
7. ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
8. ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
9. SET 1/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
10. BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
11. LOOSEN & REMOVE ALL LACING FROM BALL.
12. BACKFILL WITH PREPARED SOIL.
13. COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
14. ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
15. ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
16. ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.



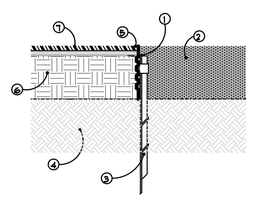
TREE PROTECTION NOTES:

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, & SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER THE PROTECTION IS IN PLACE PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
2. NO PERSON SHALL CONDUCT ACTIVITIES INSIDE THE DRIP LINES OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN THE DRIP LINES OF SAID TREES.
3. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF ANY PROTECTED TREE.
4. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE OF ANY KIND TO ANY REMAINING TREES.
5. ALL UTILITY SERVICE REQUESTED MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE PROTECTIVE FENCING.
6. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
7. IF THE PROTECTION CAN NOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. REGULATED TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY ACTIVITIES MUST BE PROTECTED.

1. CONSTRUCTION DEBRIS.
2. UNDER STORY PLANTS.
3. 4' HIGH, PLASTIC MESH PROTECTIVE FENCE.
4. ORGANIC LAYER.
5. TOPSOIL.
6. MINERAL SOIL.
7. DRIP LINE.

TREE PROTECTION FENCE DETAIL

NOT TO SCALE



NOTES:
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

16'-0" SECTIONS INCLUDE (5) 12" ALUMINUM STAKES.

COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING.

CUT BASE EDGING UP HALF WAY TO FORM CONTINUOS CORNERS.

EDGING TO BE 3/16"x4" MILL FINISH-NATURAL ALUMINUM.

PERMALOC 'CLEANLINE' AS MANUFACTURED BY PERMALOC ALUMINUM EDGING 13500 BARY STREET HOLLOD, MICHIGAN 48424
1800356-5660 OR 616.399.9600 FAX: 616.399.9710 WWW.PERMALOC.COM

1. PERMALOC 'CLEANLINE' OR APPROVED EQUAL.
2. BED MEDIA AS SPECIFIED ON PLAN.
3. 12" ALUMINUM STAKE, LOCK INTO PREFORMED LOOPS ON BACK OF EDGING.
4. UNDISTURBED SOIL
5. ON TURF/LAWN SIDE EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE.
6. TOPSOIL
7. LAWN/TURF

ALUMINUM EDGING DETAIL

NOT TO SCALE

SHEET TITLE: NOTES & DETAILS

ISSUED FOR	DATE
CITY REVIEW	5-2-13
CITY REVIEW	5-31-13

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PROJECT: 1-800-MINI STORAGE
TROY, MICHIGAN

CLIENT: GUIDO ARCHITECTS
23419 FORD RD
DEARBORN, MI 48128

DRAWN BY	DRAWING DATE
BKB	05/01/13

PROJECT No. 13.118

SHEET No. L-2

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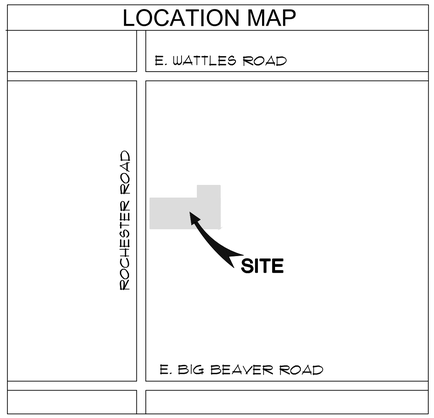


NORTH

LOCATION MAP

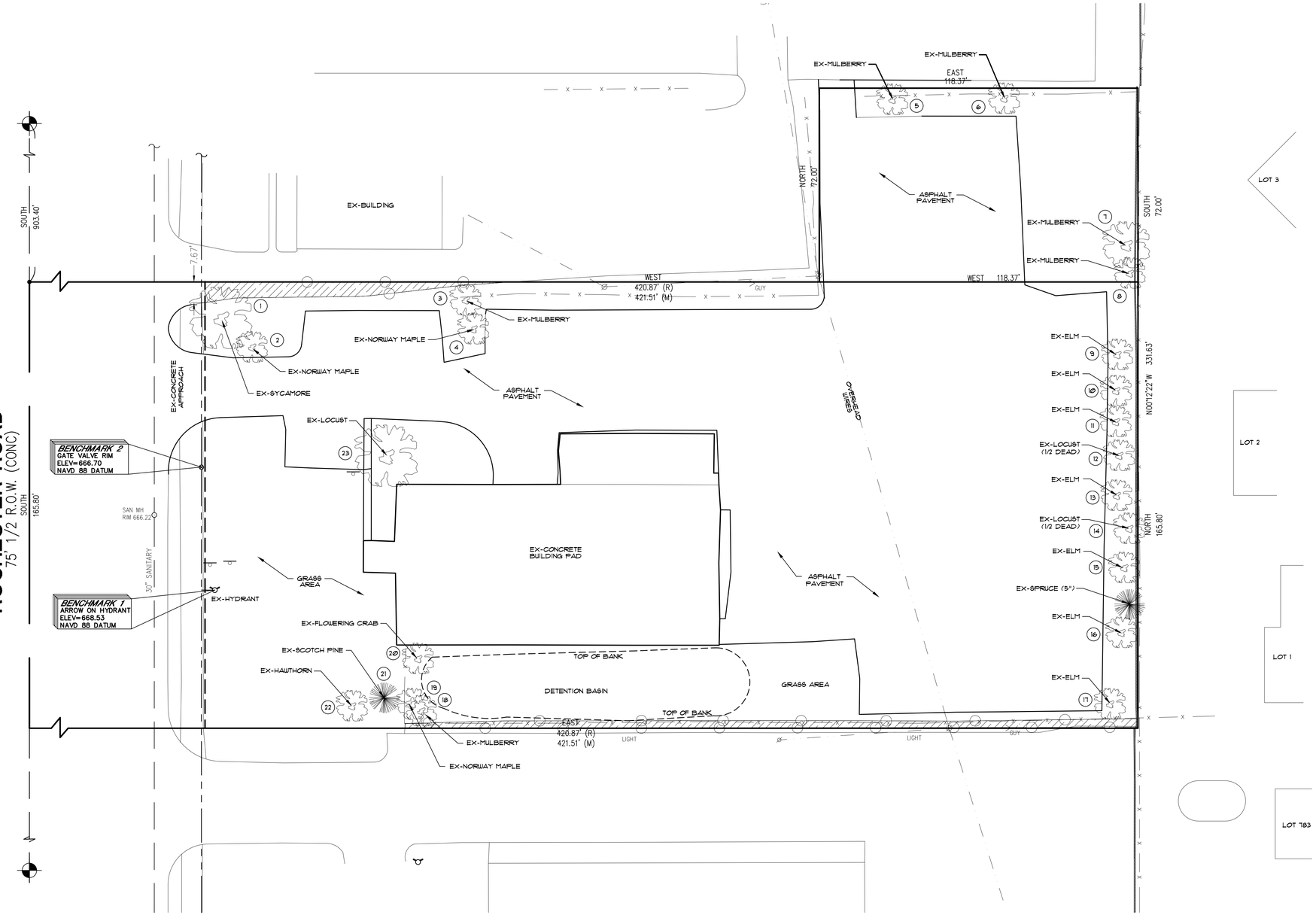
NOT TO SCALE

EXISTING TREE INVENTORY LIST

TAG NUMBER	COMMON NAME	BOTANICAL NAME	DBH (IN INCHES)	CONDITION	STATUS
1	SYCAMORE	POPULUS	26	FAIR	
2	NORWAY MAPLE	POPULUS	12	FAIR	
3	MULBERRY	ACER	9	FAIR	
4	NORWAY MAPLE	ACER	9	FAIR	
5	MULBERRY	POPULUS	9	FAIR	
6	MULBERRY	ACER	14	FAIR	
7	MULBERRY	ACER	26	FAIR	
8	MULBERRY	POPULUS	12,12	FAIR	
9	ELM	POPULUS	14	FAIR	
10	ELM	POPULUS	14	FAIR	
11	ELM	POPULUS	16	FAIR	
12	LOCUST	POPULUS	10,10	1/2 DEAD	
13	ELM	POPULUS	16	FAIR	
14	LOCUST	POPULUS	10	1/2 DEAD	
15	ELM	PRUNUS	14	FAIR	
16	ELM	POPULUS	16	FAIR	
17	ELM	POPULUS	10	FAIR	
18	MULBERRY	ULMUS	12	FAIR	
19	NORWAY MAPLE	POPULUS	11	FAIR	
20	FLOWERING CRAB	POPULUS	16	FAIR	
21	SCOTCH PINE	ULMUS	16	FAIR	
22	HAWTHORN	POPULUS	7,7,7	FAIR	
23	LOCUST	POPULUS	26	FAIR	

EXISTING TREE KEY

EXISTING TREES.....TOTAL: 23



EXISTING SITE PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PATRICK S. Conroy AND ASSOCIATES, INC.
P.O. Box 542
Lake Orion, Michigan 48361-0542
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STATE OF MICHIGAN
PATRICK S. CONROY
LANDSCAPE ARCHITECT NO. 862
REGISTERED LANDSCAPE ARCHITECT

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SHEET TITLE: EXISTING SITE PLAN

ISSUED FOR	DATE
CITY REVIEW	5-31-13

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PROJECT: 1-800-MINI STORAGE
TROY, MICHIGAN

CLIENT: GUIDO ARCHITECTS
23419 FORD RD
DEARBORN, MI 48128

DRAWN BY	DRAWING DATE
BKB	05/23/13

PROJECT No. 13.118

SHEET No. TP – 1

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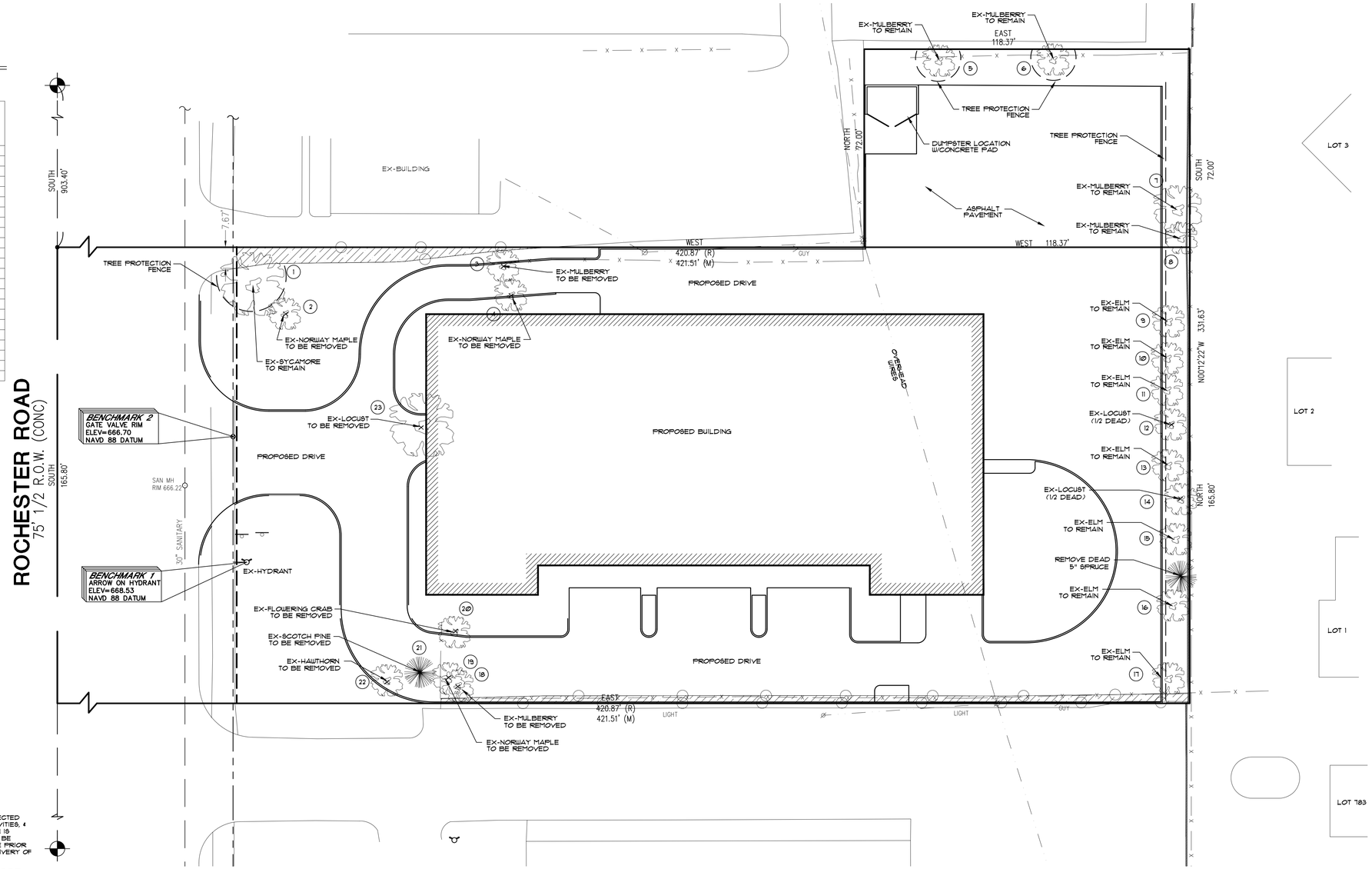
EXISTING TREE INVENTORY LIST

TAG NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H (IN INCHES)	CONDITION	STATUS
1	SYCAMORE	POPULUS	26	FAIR	REMAIN
2	NORWAY MAPLE	POPULUS	12	FAIR	REMOVE
3	MULBERRY	ACER	9	FAIR	REMOVE
4	NORWAY MAPLE	ACER	9	FAIR	REMOVE
5	MULBERRY	POPULUS	9	FAIR	REMAIN
6	MULBERRY	ACER	14	FAIR	REMAIN
7	MULBERRY	ACER	26	FAIR	REMAIN
8	MULBERRY	POPULUS	12,12	FAIR	REMAIN
9	ELM	POPULUS	14	FAIR	REMAIN
10	ELM	POPULUS	14	FAIR	REMAIN
11	ELM	POPULUS	16	FAIR	REMAIN
12	LOCUST	POPULUS	10,10	1/2 DEAD	REMOVE
13	ELM	POPULUS	16	FAIR	REMAIN
14	LOCUST	POPULUS	10	1/2 DEAD	REMOVE
15	ELM	PRUNUS	14	FAIR	REMAIN
16	ELM	POPULUS	16	FAIR	REMAIN
17	ELM	POPULUS	10	FAIR	REMAIN
18	MULBERRY	ULMUS	12	FAIR	REMOVE
19	NORWAY MAPLE	POPULUS	11	FAIR	REMOVE
20	FLOWERING CRAB	POPULUS	16	FAIR	REMOVE
21	SCOTCH PINE	ULMUS	16	FAIR	REMOVE
22	HAWTHORN	POPULUS	7,7,7	FAIR	REMOVE
23	LOCUST	POPULUS	26	FAIR	REMOVE

EXISTING TREE KEY

EXISTING TREES.....TOTAL: 23

EXISTING TREES TO BE REMOVED.....TOTAL: 10

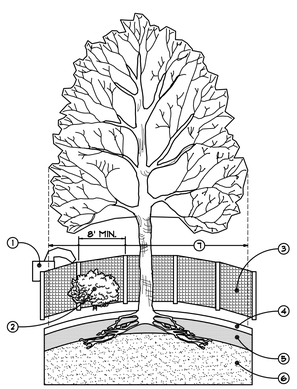


PROPOSED SITE PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"

N



TREE PROTECTION NOTES:

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, & SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER THE PROTECTION IS IN PLACE PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
2. NO PERSON SHALL CONDUCT ACTIVITIES INSIDE THE DRIP LINES OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN THE DRIP LINES OF SAID TREES.
3. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF ANY PROTECTED TREE.
4. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE OF ANY KIND TO ANY REMAINING TREES.
5. ALL UTILITY SERVICE REQUESTED MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE PROTECTIVE FENCING.
6. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
7. IF THE PROTECTION CAN NOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. REGULATED TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY ACTIVITIES MUST BE PROTECTED.

1. CONSTRUCTION DEBRIS.
2. UNDER STORY PLANTS.
3. 4' HIGH, PLASTIC MESH PROTECTIVE FENCE.
4. ORGANIC LAYER.
5. TOPSOIL.
6. MINERAL SOIL.
7. DRIP LINE.

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

STATE OF MICHIGAN
PATRICK S. CONROY
LANDSCAPE ARCHITECT NO. 862
REGISTERED LANDSCAPE ARCHITECT

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SHEET TITLE: PROPOSED SITE PLAN

DATE	ISSUED FOR
5-31-13	CITY REVIEW

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PROJECT: 1-800-MINI STORAGE
TROY, MICHIGAN

CLIENT: GUIDO ARCHITECTS
23400 FORD RD
DEARBORN, MI 48128

DRAWN BY	DRAWING DATE
BKB	05/23/13

PROJECT No: 13.118

SHEET No: TP – 2

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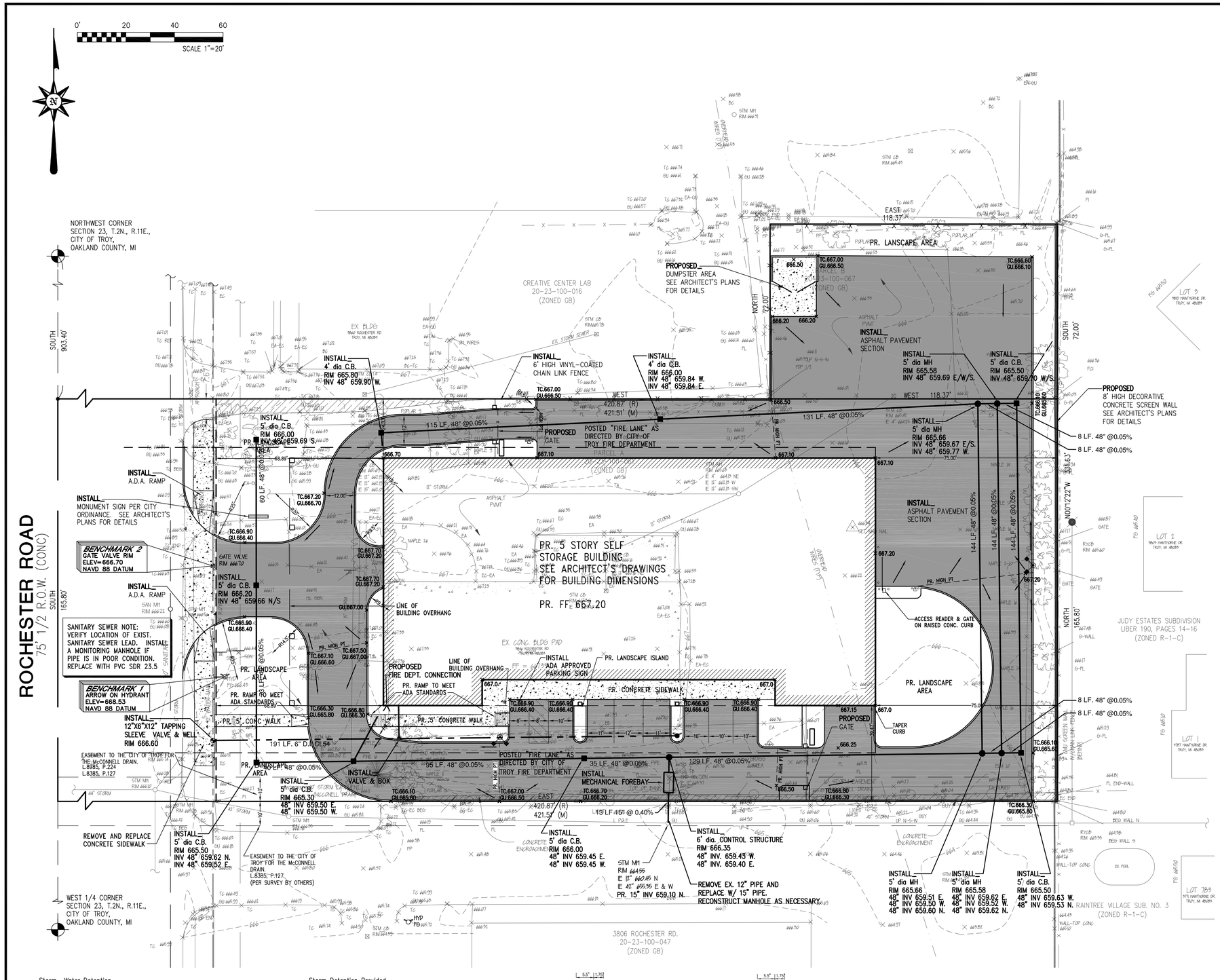
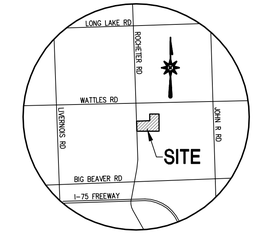


LOCATION MAP

NOT TO SCALE



LEGEND

EX. GRADE	×870.00
EX. CONTOUR	680
EX. WATER MAIN	
EX. STORM SEWER	
EX. SANITARY SEWER	
EX. OVERHEAD	
EX. FENCE	
EX. GAS	
EX. UNDERGROUND UTILITY	
EX. HYDRANT	
EX. CATCH BASIN	
EX. MANHOLE	
EX. SIGN	
EX. GATE VALVE	
EX. LIGHT POLE	
EX. UTILITY POLE	
PR. GRADE	×870.00
PR. CONTOUR	680
PR. WATER MAIN	
PR. STORM SWR.	
PR. SANITARY SWR.	
PR. COMPACTED SAND BACKFILL	
PR. HYDRANT	
PR. GATE VALVE	
PR. CATCH BASIN	
PR. MANHOLE	
PR. R.Y.C.B.	
PR. REVERSE CURB	
PR. SILT FENCE	
PR. ASPHALT	
PR. DEEP STRENGTH ASPHALT	
PR. CONCRETE	
PR. SILT SACK/INLET FILTER	
DRAINAGE ARROW	
VERIFY IN FIELD	V.I.F.
TOP OF CURB ELEV.	TC.000.00
GUTTER PAN ELEV.	GU.000.00
TOP OF WALK ELEV.	TW.000.00
GROUND ELEVATION AT WALL	BW.000.00
EDGE OF SHOULDER ELEV.	ES.000.00
EDGE OF ROAD ELEV.	EM.000.00

NOTES:

BOUNDARY AND TOPOGRAPHICAL SUPPLIED BY CLIENT. SURVEY PREPARED BY COMMUNITY E.S., DRAWING No. T-13-036 AND DATED 02-14-2013.

LEGAL DESCRIPTION:

AS SHOWN ON SUPPLIED SURVEY

LEGAL DESCRIPTION: PARCEL A
TAX ID 20-23-100-061
PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N., R.1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 903.40 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 165.80 FEET; THENCE EAST 420.87 FEET; THENCE NORTH 165.80 FEET; THENCE WEST 420.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL B
TAX ID 20-23-100-067
PART OF THE NORTHWEST 1/4 OF SECTION 23, T.2N., R.1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 737.75 FEET AND EAST 465.14 FEET FROM THE NORTHWEST SECTION CORNER; THENCE EAST 850.36 FEET; THENCE S.00°24'00"W. 332.00 FEET; THENCE WEST 892.13 FEET; THENCE NORTH 165.80 FEET; THENCE WEST 118.37 FEET; THENCE NORTH 72.00 FEET; THENCE EAST 162.54 FEET; THENCE NORTH 93.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR JUDY ESTATES SUBDIVISION.

ZONED GB – GENERAL BUSINESS

BENCHMARKS:

AS SHOWN ON SUPPLIED SURVEY
BENCHMARK No. 1: (USGS NAVD 88 DATUM)
CITY OF TROY BM 1949 – ARROW ON FIRE HYDRANT (#23-194) ON THE EAST SIDE OF THE SITE, NEAR THE ROCHESTER ROAD FRONTAGE.
ELEVATION = 668.53

BENCHMARK No. 2: (USGS NAVD 88 DATUM)
GATE VALVE RIM ON THE EAST SIDE OF THE SITE, NEAR THE ROCHESTER ROAD FRONTAGE. ELEVATION = 666.70

Storm Water Detention

100 yr storm volume

Area = 1.51 Acres
Landscape area = 0.31 acres

Runoff Coeff. = ((0.20)(0.31) + (0.90)(1.51-0.31)) / 1.51 = 0.76

Qo = (0.2)(1.51)/(0.76)(1.51) = 0.26

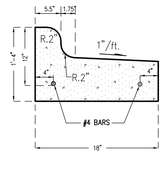
T100 = -25 + (10,312.5/0.26)1/2 = 174.1 min.

VS 100 = (16,500(174.1)/(174.1 +25)) – 40(0.26)(174.1) = 12,617 ft3 /acre impervious ness

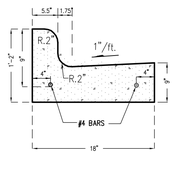
VT 100 = (12,617)(0.76)(1.51) = 14,479 ft3 volume required

Storm Detention Provided

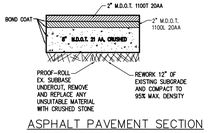
Pipe Diameter	48"
Cubic Feet per Length	12.57 CFT
Length=	1,142
Volume of Pipe =	14,355
Volume of Manholes =	6.25 CFT/VERT. FT. @ 4' Deep = 25 CFT = 13 Manholes x 25 CFT = 325 CFT
Total Volume Provided =	14,680 CFT



6" CONCRETE CURB AND GUTTER
(REVERSE GUTTER)



6" CONCRETE CURB AND GUTTER
(REGULAR GUTTER)



ASPHALT PAVEMENT SECTION

NOT FOR CONSTRUCTION

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

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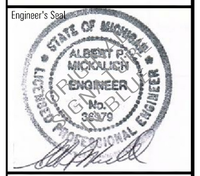
MEI

Mickalich Engineering, Inc.
Civil Engineering | Land Surveying | Planning
15243 Hawley Road (586) 246-9872
Holly, MI 48442 amickalich@gmail.com

Engineer's Seal



Project Title

1-800-MINI-STORAGE

TROY, MICHIGAN

Sheet Title

PRELIMINARY ENGINEERING

Client

GUIDO ARCHITECTS

Date	Issued for	By
04/30/13	CLIENT REVISIONS	
05/22/13	CLIENT REVISIONS	

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Drawn	RPP
Checked	APM
Approved	APM
Date	03/21/13

Job. no.

Sheet no.

C-1

SECOND FLOOR PLAN (FLOORS 3-5 SIMILAR)

24,684 S.F. GROSS

SCALE: 1/16=1'-0"

UNIT MIX DATA:

SIZE	QUAN.
10x16	33
10x13	18
10x11	4
10x10.5	2
10x10	44
10x7.5	38
10x5	16
8x5	8
7x7	4
7.5x5	5
7x5	3
6.5x5	2
6x5	9
5x5	4
TOTAL	190

FIRST FLOOR PLAN

20,604 S.F. GROSS

SCALE: 1/16=1'-0"

UNIT MIX DATA:

SIZE	QUAN.
10x20	19
10x16	1
10x11	6
10x10	27
10x8	2
10x7.5	6
10x5	7
8x5	3
TOTAL	71

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issued: S.P.A. REVIEW COMMENTS 5/20/13
issued: S.P.A. date: 5/14/13
drawn: J.A.G. checked:

STATE OF MICHIGAN ARCHITECT JOSEPH ANGELO GUIDO No. 27944 LICENSED ARCHITECT

Guido Architects Inc.
Architects / Planners
23419 Ford Road Dearborn, MI 48128
(313) 277-7900 Fax (313) 277-7906
Email: jguido@guidoarchitects.com

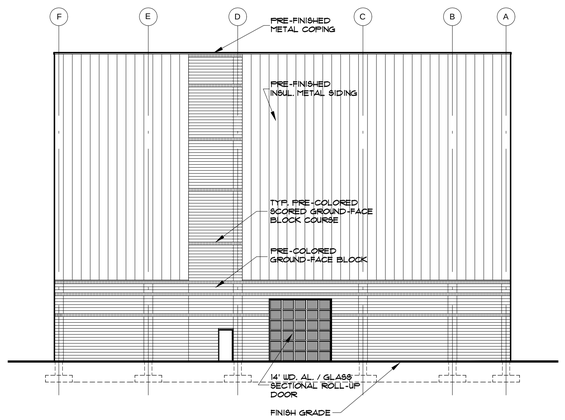
project name: 1-800-MINI-STORAGE
3848 ROCHESTER ROAD TROY, MICHIGAN
FLOOR PLANS

job no. 1302

sheet A-1

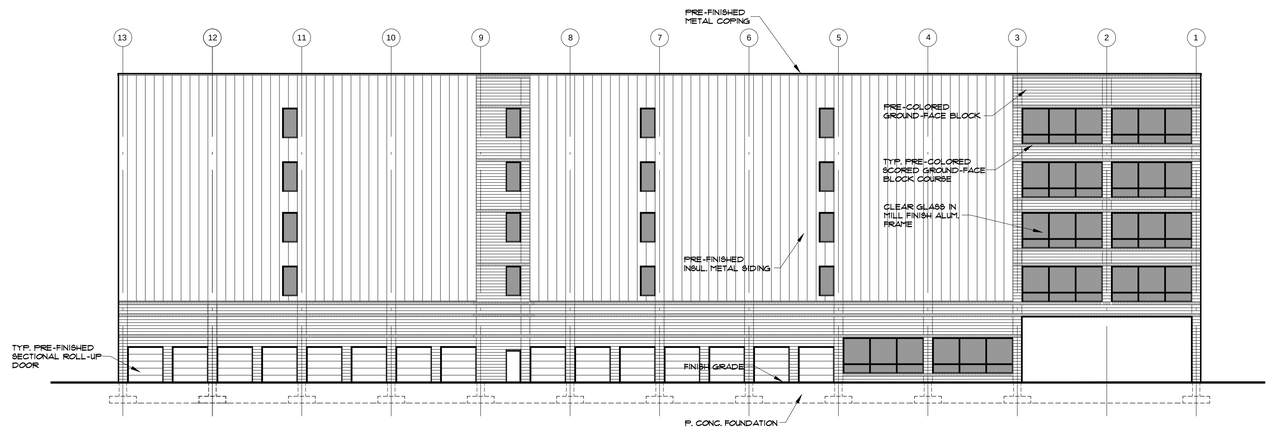
EXTERIOR FINISH SPECIFICATIONS

1. GROUND FACE BLOCK SHALL BE '4D' COLOR * W-10, w/ SCORED COURSES AS INDICATED. PHONE: (517) 631-0400
2. METAL SIDING SHALL BE 'METECNO-ASI', 3D0 SERIES, 3" THICK, MINOR-RIB WALL PANEL, COLOR: CHROMIUM GRAY' PHONE: 1-888-882-5862



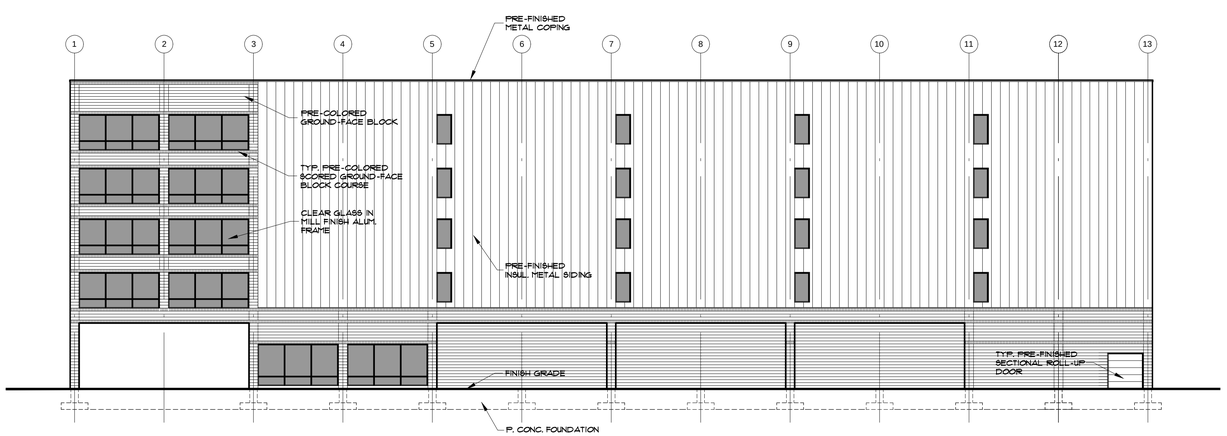
EAST ELEVATION

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



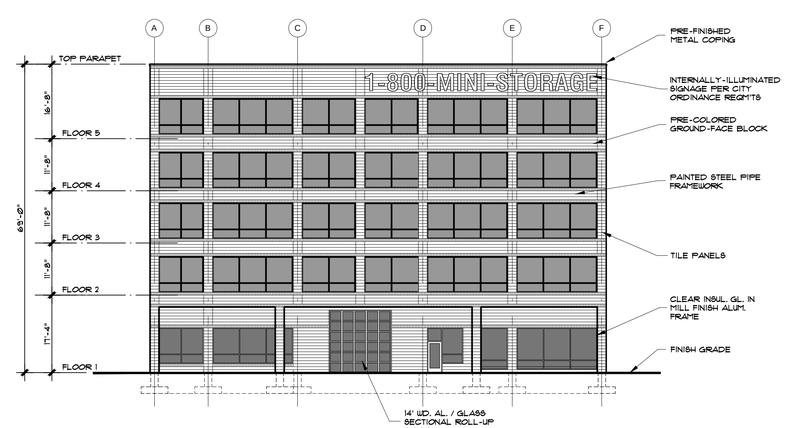
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

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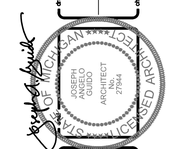
issued	date
S.P.A. REVIEW COMMENTS	5.20.13
issued S.P.A.	date 5/14/13
drawn J.A.G.	checked



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project name
1-800-MINI-STORAGE
3846 ROCHESTER ROAD TROY, MICHIGAN
ELEVATIONS

job no. 1302

sheet A-2

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	3	LITHONIA #DSX1 LED 2 30B700/40K SR3 MVOLT HS	DSX1 LED WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K LEDS, HOUSE SIDE SHIELDS, TYPE 3 OPTICS	ONE 142.6-WATT LED, AIMED DOWN POS.	DSX1_LED_2_30B700_40K_SR3_MVOLT_HS.ies	Absolute	0.89	142.6
	LB	10	GOTHAM #EVO SQ 41/22 6AR LD 120	6" EVO SQUARE LED DOWNLIGHT, MATTE-DIFFUSE REFLECTOR, 4100K, 2200 LUMEN	LED	EVO_SQ_41_22_6AR_LD_120.ies	Absolute	0.89	33.4
	LCW	1	LITHONIA #DSX1 LED 2 30B530/40K SR3 MVOLT HS	DSX1 LED WITH 2 LIGHT ENGINES, 530mA DRIVER, 4000K LEDS, HOUSE SIDE SHIELD, TYPE 3 OPTICS	ONE 105.6-WATT LED, AIMED DOWN POS.	DSX1_LED_2_30B530_40K_SR3_MVOLT_HS.ies	Absolute	0.89	105.6
	LEW	3	LITHONIA #DSX1 LED 1 30B530/40K SR2 MVOLT	DSX1 LED 1 LIGHT ENGINE, 530mA DRIVER, 4000K LEDS, TYPE 2 OPTICS	ONE 55.8-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B530_40K_SR2_MVOLT.ies	Absolute	0.89	55.8
	LFW	2	LITHONIA #DSX1 LED 2 30B530/40K SR2 MVOLT	DSX1 LED WITH 2 LIGHT ENGINES, 530mA DRIVER, 4000K LEDS, HOUSE SIDE SHIELDS, TYPE 2 OPTICS	ONE 105.7-WATT LED, AIMED DOWN POS.	DSX1_LED_2_30B530_40K_SR2_MVOLT.ies	Absolute	0.89	105.7
	LGW	1	LITHONIA #DSX1 LED 1 30B530/40K SR4 MVOLT	DSX1 LED WITH 1 LIGHT ENGINE, 530mA DRIVER, 4000K LEDS, TYPE 4 OPTICS	ONE 55.5-WATT LED, AIMED DOWN POS.	DSX1_LED_1_30B530_40K_SR4_MVOLT.ies	Absolute	0.89	55.5

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE VALUES AT GRADE		1.5 fc	5.1 fc	0.1 fc	51.0:1	15.0:1
PROPERTY LINE VALUES AT GRADE		0.1 fc	0.4 fc	0.0 fc	N / A	N / A
SITE VALUES		0.7 fc	6.7 fc	0.0 fc	N / A	N / A
VALUES UNDER CANOPY AT GRADE		4.5 fc	6.7 fc	1.7 fc	3.9:1	2.6:1

LUMINAIRE LOCATIONS

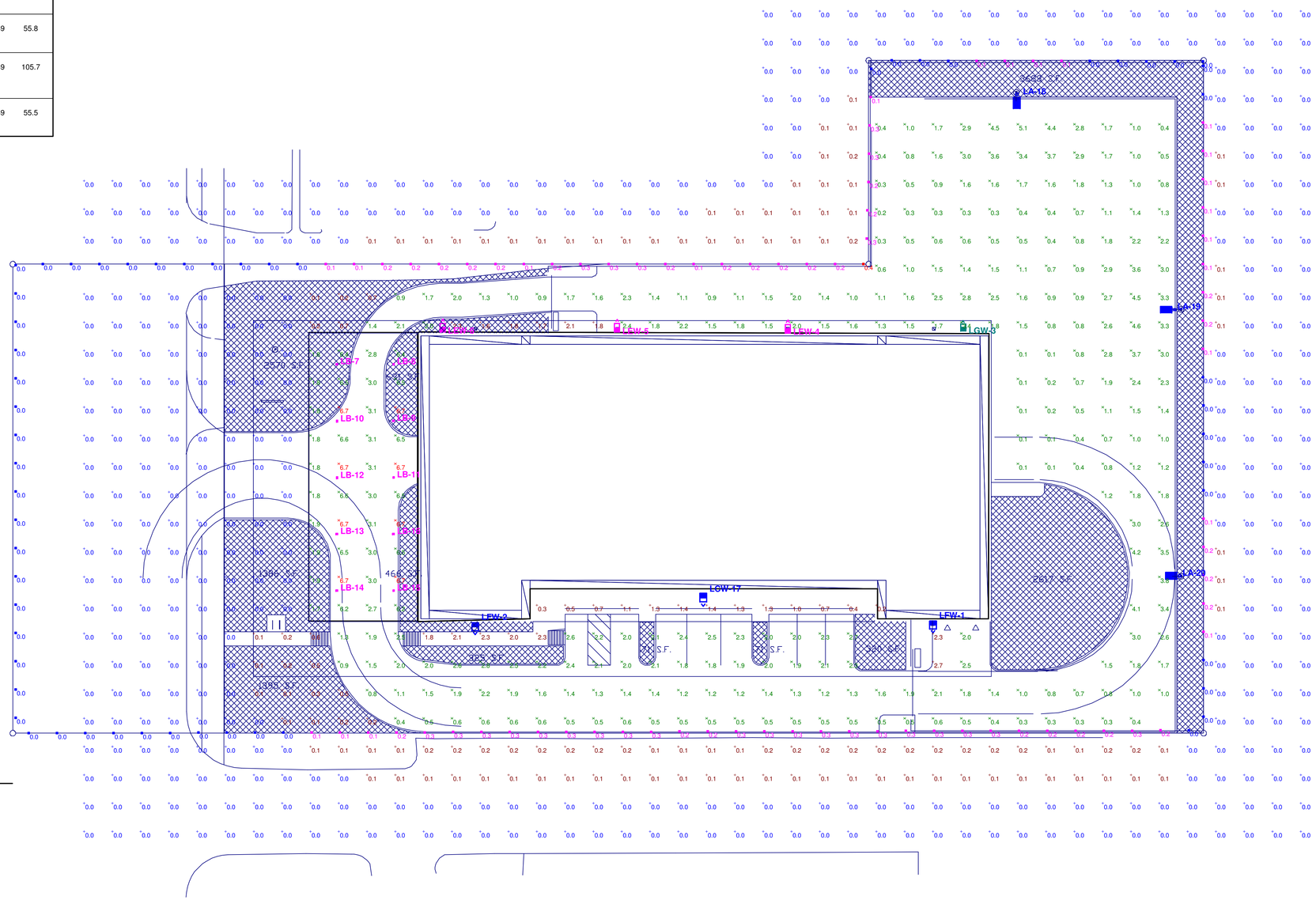
No.	Label	Location X	Location Y	MH	Orientation
1	LFW	393.4	131.7	20.0	180.0
2	LFW	231.7	131.1	20.0	180.6
3	LGW	404.0	232.4	12.0	0.0
4	LEW	342.1	231.9	12.0	0.0
5	LEW	281.8	232.2	12.0	-0.5
6	LEW	220.2	232.3	12.0	-0.2
7	LB	182.7	221.6	14.0	0.0
8	LB	202.8	221.6	14.0	0.0
9	LB	202.7	201.6	14.0	0.0
10	LB	182.8	201.5	14.0	0.0
11	LB	202.8	181.6	14.0	0.0
12	LB	182.8	181.5	14.0	0.0
13	LB	182.7	161.6	14.0	0.0
14	LB	182.7	141.6	14.0	0.0
15	LB	202.8	141.6	14.0	0.0
16	LB	202.7	161.6	14.0	0.0
17	LCW	312.1	141.3	20.0	180.0
18	LA	423.0	317.0	15.0	180.0
19	LA	478.8	240.9	15.0	270.0
20	LA	480.6	146.8	15.0	270.0

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



SITE LIGHTING VALUES AT GRADE

Scale 1" = 20'

VISUAL

1-800 STORAGE

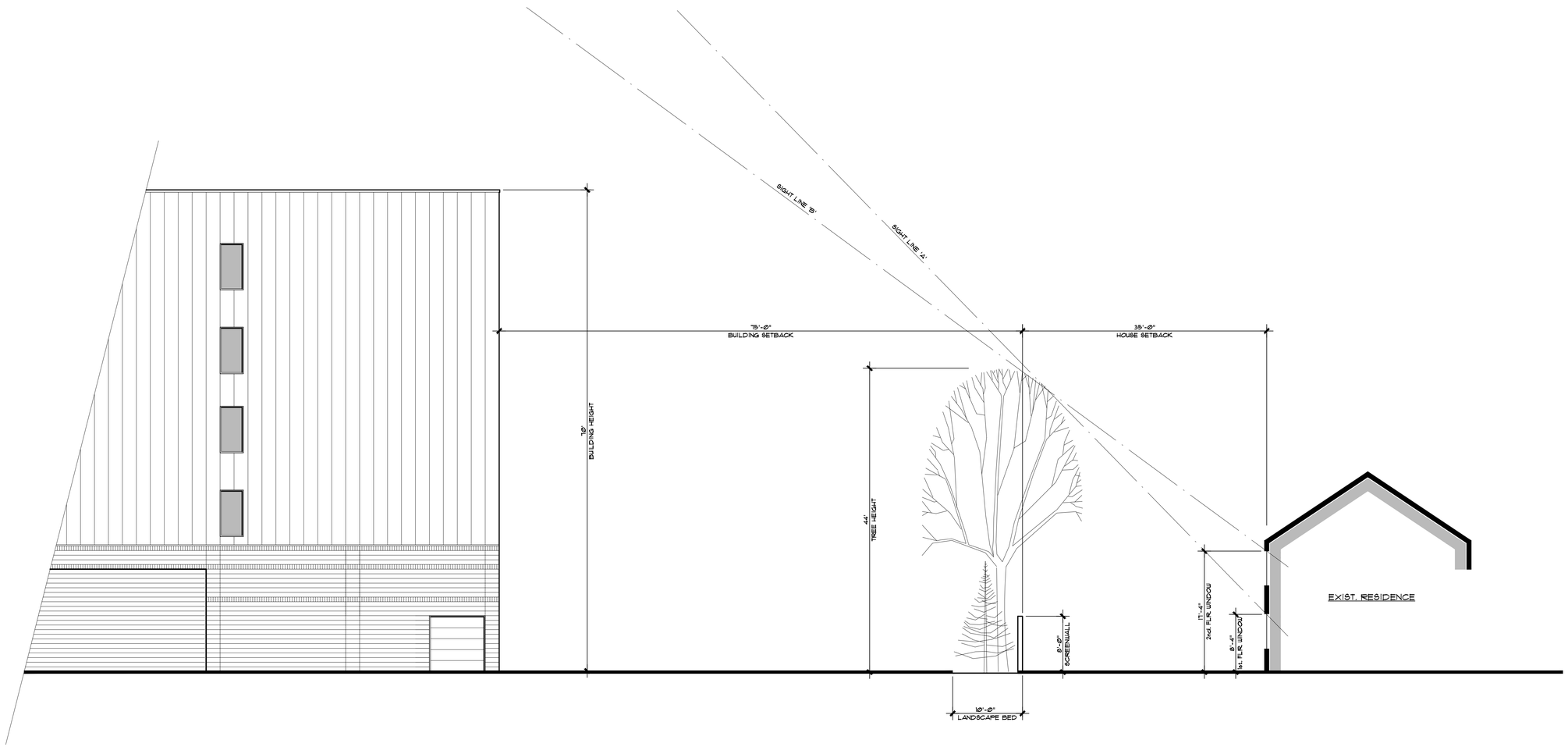
SITE LIGHTING VALUES AT GRADE
PREPARED FOR: GUIDO ARCHITECTS
GASSER BUSH ASSOCIATES

Designer
LBB/JAB

Date
June 6 2013

Scale
AS NOTED

Drawing No.
#13-14036-V2



SOUTH ELEVATION

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

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revised

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issued SPA.

drawn J.A.G.

checked

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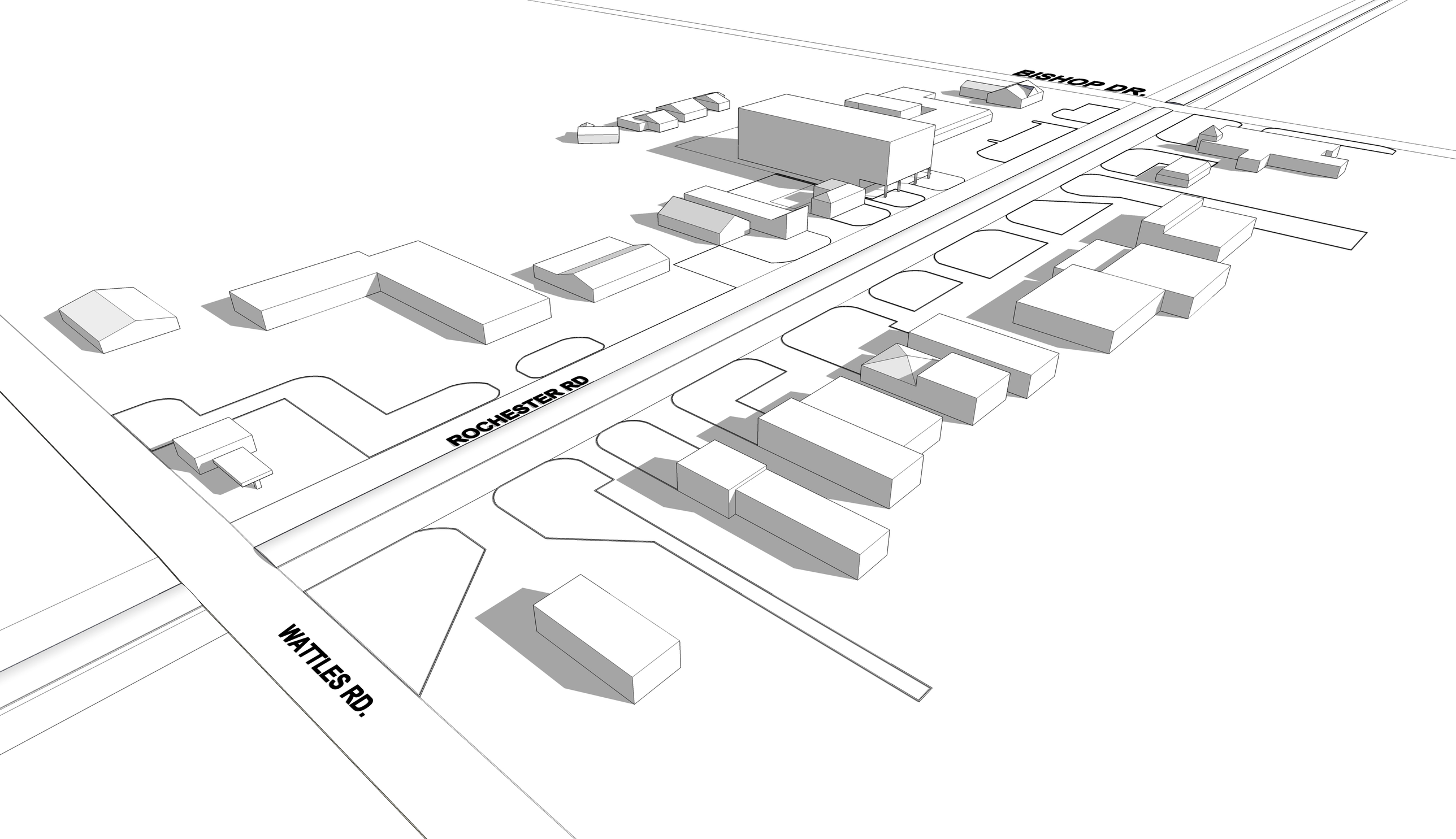
Architects / Planners
23419 Ford Road Dearborn, MI 48128
(313) 274-1000 Fax (313) 274-7808
Email: jguido@guidoarchitects.com

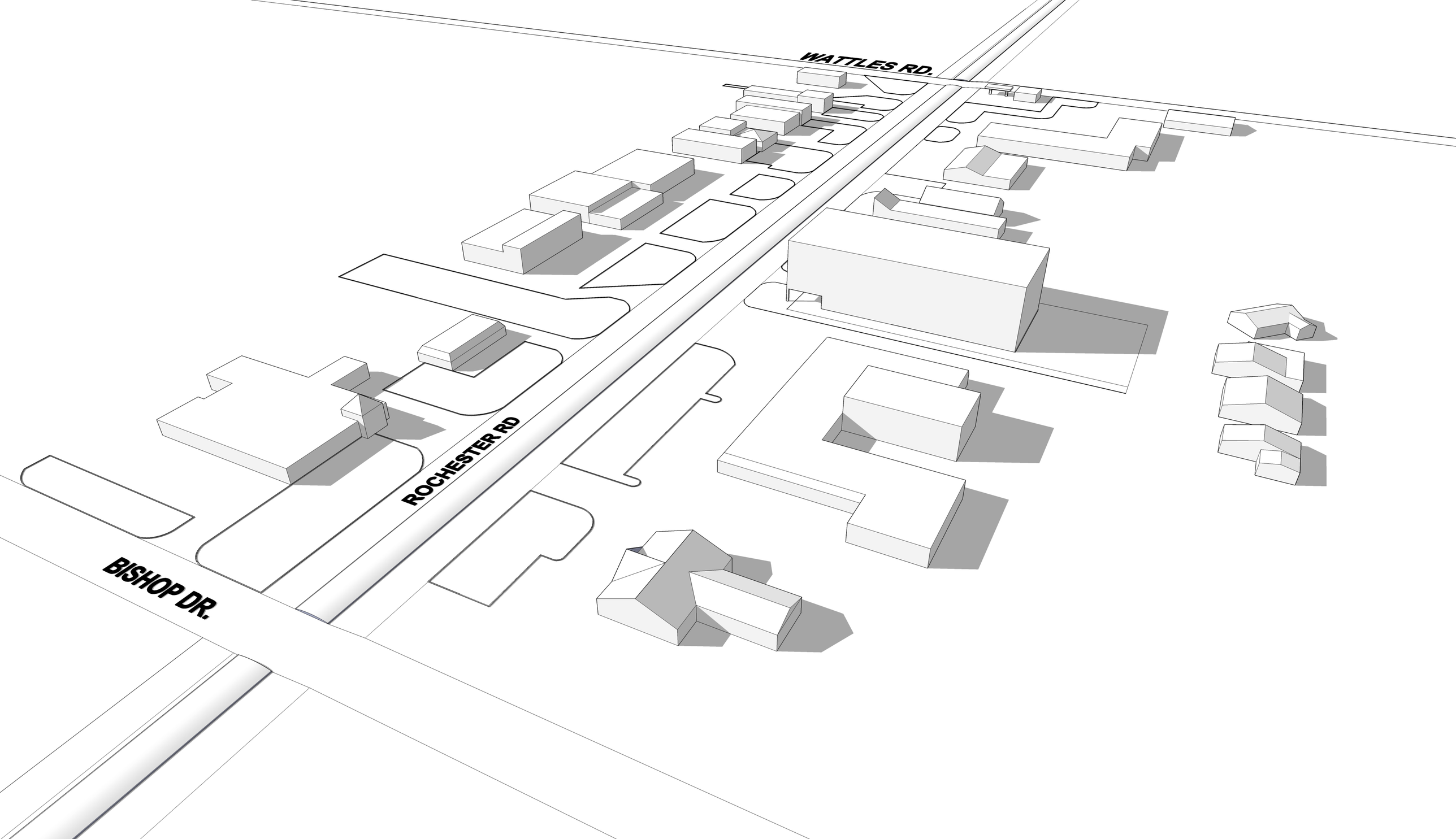
project name
1-800-MINI-STORAGE
3846 ROCHESTER ROAD TROY, MICHIGAN
SIGHT LINE STUDY

job no.
1302

sheet
SL-1

1-800-MINI-STORAGE
UNITED FLOORING
3806


BISHOP DR.
ROCHESTER RD
WATTLES RD.


WATTLES RD.
ROCHESTER RD
BISHOP DR.

DATE: June 3, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 406) – Proposed McDonald's Restaurant, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B")

The petitioner Dorchen/Martin Associates, Inc. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for conversion of the existing McDonald's drive-through from a one-lane to a two-lane stacking drive-through. Other site modifications include removal of the play area and front façade alterations, new storage/dumpster enclosures, and reconfiguring the parking lot.

The Planning Commission considered this item at the May 14, 2013 Regular meeting and postponed the item to the June 11, 2013 Regular 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.
3. Minutes from May 14, 2013 Planning Commission meeting

cc: Applicant
File/ SU 406

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PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 406) – Proposed McDonald's Restaurant, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B")

Resolution # PC-2013-06-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed McDonald's Restaurant improvements, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B"), be (granted, subject to the following conditions):

1. Resubmit photometrics which comply with Article 13 of the Ordinance.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

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McDonalds Restaurant, 36895 Dequindre

City of Troy Planning Department

149 0 74 149 Feet

Scale 1: 892

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: 4/17/2013

McDonalds Restaurant, 36895 Dequindre

City of Troy Planning Department

198 0 99 198 Feet

Scale 1: 1,189

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: 4/17/2013

CARLISLE | WORTMAN associates, inc.

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

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

Date: May 10, 2013
May 29, 2013

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

Applicant:	Frank Z. Martin, Architect
Project Name:	McDonald's Drive-Through Expansion - Dequindre
Plan Date:	March 7, 2013
Location:	36895 Dequindre Road (88-20-25-229-006)
Zoning:	Neighborhood Node D, Site Type A, Street Type A
Action Requested:	Preliminary Site Plan and Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

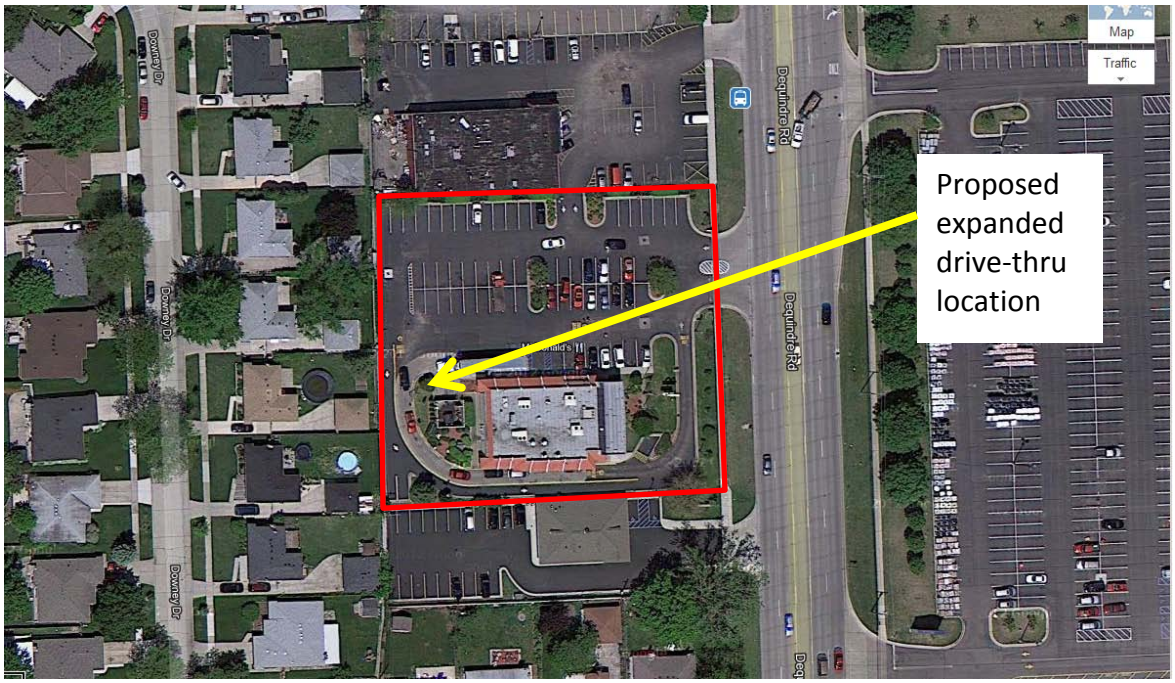
The applicant is proposing conversion of the existing McDonald's drive-through from a one-lane to a two-lane stacking drive-through at the existing McDonald's restaurant located at 36895 Dequindre, just south of Big Beaver.

Other site modifications include: removal of the play area and front façade alterations, new storage/dumpster enclosure enclosures, reconfiguring/striping of parking lot, internal pedestrian sidewalk connection, bike loop, patio dining, drive-through signage, and other various exterior façade improvements and interior building renovations.

The site is located within a neighborhood node. Restaurants with drive-through facilities are listed as a special use for site type A.

Location of Subject Property

The property is located on the west side of Dequindre Road south Big Beaver.



Size of Subject Property:

The overall size of the subject property is 1.3 acres.

Current and Proposed Uses of Subject Parcel:

McDonald's restaurant.

Current Zoning:

The property is currently zoned Neighborhood Node D.

Direction	Zoning	Use
North	NN D, Neighborhood Node D	Atlas Bakery / Advance Auto Parts
South	NN D, Neighborhood Node D	Office building
East	City of Sterling Heights	Target
West	R-1E, Single-Family Residential	Single-Family Residential

PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at the May 14, 2013 meeting. Please review our May 10, 2013 memo for a complete site plan review. At the May 14, 2013 meeting, the application was continued so that the applicant was able to address the following items:

1. Provide additional patio details.

The existing building is approximately 75-feet from the front property line. The applicant is removing the playspace area, which is located on the front of the building, and thus making the building less conforming to the form-based 10-foot build-to-line. Though with any retrofit of the site it will be difficult to make the building conforming, the applicant is not permitted to make the building or site less conforming without seeking a variance. To address this issue the applicant has made the patio space a more permanent feature. The patio will be stamped concrete and lined with a decorative 3-foot high metal fence and masonry piers. The proposed patio is closer to the street than the existing building and meets ordinance requirements.

2. Install additional open space area and Provide additional landscape area.

	Required:	Provided:	Compliance
Open Space	30%	24% includes patio area	Improving existing non-conformity
Site landscaping	20%	16%	Improving existing non-conformity

While, the applicant is deficient in overall open space and landscape area, they have significantly increased the site's total. To increase the amount of landscaped and open area that have removed parking in the northeast corner of the site and replaced with a significant landscape area. The applicant has also increased the total amount of site trees and shrubs. Because they are greatly improving an existing non-conforming situation, the provided open space and landscape area is sufficient.

3. Apply the necessary turning template to verify delivery truck maneuverability.

The applicant has shown a loading space at the northwest corner of the building. The Engineering Department has reviewed the loading and circulation plan and note that the circulation plan is sufficient.

4. Provide additional street trees.

	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.	8 street trees	8 street trees	Compliant

The applicant has provided the necessary street trees.

5. **Provide rooftop equipment and screening on building elevations.**

The rooftop parapet will screen the rooftop equipment.

6. **Provide photometric plan.**

The applicant has submitted a photometric plan. The photometric plan does not meet the Ordinance requirements by exceeding the maximum intensity of twenty (20) footcandles and exceeding the maximum permitted level of one (1) footcandle along the north and south property line. The applicant must reduce the footcandle levels for the final site plan submittal.

7. **Provide an additional entrance or move the entrance on the front façade to provide a more visual entrance on Dequindre and better access to the patio area.**

A requirement of the neighborhood node form-based districts is that the primary building entrance is identifiable, useable and located in the front façade parallel to the street. As discussed at the Planning Commission meeting, alteration of this front facade provides an opportunity to create a better entrance along the front facade and provide direct access to the patio. Without better access, the patio area will get limited use. As requested, the applicant has added an additional door to the front façade that makes the patio area more accessible. The applicant has addressed our concerns in regards to this matter.

8. **Provide transparency calculations on elevation drawings to verify compliance.**

The applicant has provided the necessary transparency calculations to confirm that the elevations meet the Ordinance requirements.

9. **Provide additional parking lot screening plantings in compliance with Section 13.02.C.**

The applicant proposes to screen the parking area and drive-aisle with viburnum. These plantings meet the Ordinance screening requirements.

SPECIAL USE

In the Neighborhood Node D 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.*

Site access and circulation will remain mostly the same. Drive-through facilities are maintained along the rear (west) and side (south) portions of the site. There is a pedestrian path from the building to the sidewalk along Dequindre.

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 single-lane drive-through is compliant.

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 (10) 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. – Fast Food Restaurants require 10 stacking spaces per service lane.*

The drive-through aisle width exceeds the minimum requirements. The width of the drive-aisles can be reduced to provide additional landscaped area.

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 an expansion of the existing use which 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 Neighborhood Node future land use category. This designation is intended to be a high-intensity, high-density, compact area that serves as a notable entry-point to the community. Development may include residential, retail, office and service-oriented uses, but should be designed to create a very noticeable "gateway" into the City of Troy with its complex, high-density, mixed-use character. The applicant has provided a development that 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 alteration to the existing drive-through expansion 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.*

The proposed use is permissible in the proposed location.

2. *Vehicular circulation and parking areas.*

Vehicular circulation and parking areas are sufficient.

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.*

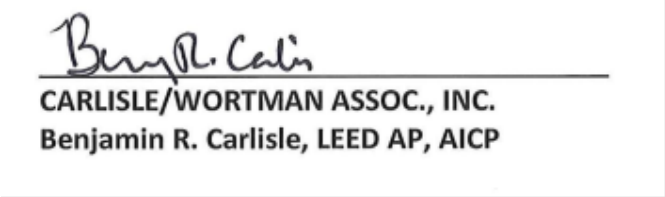
We do not anticipate any additional impact after initial construction in this regard.

RECOMMENDATION

The applicant is making significant site and architectural improvements. We recommend that the Planning Commission approve the Preliminary Site Plan and Special Use, provided that the applicant addresses the following as part of their final site plan submittal:

1. Resubmit photometrics which comply with Article 13 of the Ordinance.

Sincerely,



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

#225-02-1314

Cc: Frank Z. Martin, Architect (fmartin@dorchenmartin)
Iggy Pipitone, (iggy.pipitone@us.mcd.com)

8. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 406) – Proposed McDonald's Restaurant, West side of Dequindre, South of Big Beaver (36895 Dequindre), Section 25, Currently Zoned NN "B" (Neighborhood Node "B")

Mr. Carlisle reported on the significant changes required for the proposed conversion of the existing McDonald's drive-through, as relates to the newly adopted Zoning Ordinance. Mr. Carlisle said after discussing the outstanding site plan items with the petitioner, it was mutually agreed to postpone the item to provide time to resubmit a revised site plan.

The petitioner and project architect, Frank Martin, was present. Mr. Martin said most of the outstanding items as noted in the Planning Consultant's report would be addressed with the resubmission. He noted of most concern is the requirement for the additional door at the front of the building, and shared the corporate restaurant standard building layout. Mr. Martin addressed the drive-through business, permanent outdoor seating with decorative fencing, landscaping and lighting.

There was discussion on:

- Photometric plan; reduced lighting during evening hours.
- Front entry door on the east side.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-05-039
Moved by: Hutson
Seconded by: Schultz

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed McDonald's Restaurant improvements, west side of Dequindre, south of Big Beaver (36895 Dequindre), Section 25, currently Zoned NN "B" (Neighborhood Node "B"), be postponed to the June 11, 2013 Regular meeting.

Yes: All present (8)
Absent: Schepke

MOTION CARRIED

Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
Cell: 248.224.3714
E-mail: fmartin@dorchenmartin.com
http://www.dorchenmartin.com/

May 17, 2013

Mr. Brent Savidant, AICP, PCP
Planning Director
City of Troy
500 West Big Beaver Road
Troy, MI 48084

Re: McDonald's Drive-Thru Expansion and Exterior Renovations
36895 Dequindre Road
D/MA File No: 100025M
Sidwell: 88-20-25-229-006

Dear Brent:

Please let this letter serve as our response to the Review Letter dated May 2, 2013 as prepared by Carlisle Wortman Associates, Inc. for **Preliminary Site Plan and Special Use Approval**. We will respond to the eleven items under RECOMMENDATION as identified on Page 10 of their review letter.

1. *Provide additional patio details.*

   We will be providing additional details and elevations to reflect decorative brick piers and aluminum decorative fencing on the east side of the patio with accent returns on the north and south. Landscape will be appropriate to the fence design to provide transparency.

2. *Install additional open space area.*

   The review identifies 12% as open space while 30% is required. There was not an open space calculation provided on our drawings and the 12% shown on the landscape plan was for the landscape area only. In an effort to increase open area and landscape area, we have eliminated 5 parking spaces at the northeast corner of the parking area and 1 space at the south side of the building just east of the drive-thru present window. With these modifications, the open space will become 24% and the landscape will become 16%. A revised landscape plan will be prepared and submitted.

3. *Apply the necessary turning template to verify delivery truck maneuverability.*

   The loading area has been tweaked to improve maneuverability and a truck turning template will be applied to our site plan for submission. Truck deliveries are three times per week for an average 45 minutes stay per visit.

4. *Provide additional street trees.*

   The additional 3 street trees will be provided.

5. *Provide additional landscape area,*

   See Item #2 above.

6. *Correct elevations and site plan for storage/trash enclosure location.*

   The location and orientation of the Storage/Trash Corral is as shown on the site plan. Sheet C1a is a detail sheet of the Storage/Trash Corral with a note to the Contractor that the Corral is to be constructed in reverse.

7. *Provide rooftop equipment and screening on building elevations.*

   Existing rooftop equipment is screened by and existing parapet as provided by the mansard roof. We will be eliminating the mansard but replacing it with a vertical wall element that will maintain the existing mansard height so as to continue to screen the rooftop equipment. We will add a clarification note to the elevation drawing sheets.

8. *Provide a photometric plan.*

   The existing lights are proposed to remain and a photometric plan is being prepared.

9. *Provide an additional entrance or move the entrance on the front façade to provide a more visual entrance on Dequindre and better access to the patio area.*

   a. **Understanding that this particular building is existing and was constructed and approved under the prior zoning ordinance, we understand some of the challenges of attempting to meet the new Neighborhood Node D, Site Type A, Street Type A relative to the new ordinance. It has been suggested that an outdoor patio be provided with a permanent presence, brick pier and decorative fencing, so as to create a more visual entrance/presence on Dequindre. In addition, an aluminum and glass entry door has been suggested to better access the patio area. We have also eliminated 5 parking spaces at the northeast of the site so that we are closer to the 50% requirement regarding parking in the side yard at the building line. After much discussion with McDonald's and the Planning Commission, we have agreed to install a new aluminum and glass entry at the front of the building to gain access to the patio. This door placement is the result of form and function. Architecturally, the location balances the Dequindre elevation and provides excellent access to the Patio. Functionally, the door is positioned adjacent to the Customer Service area and Self-Serve Beverage Bar for easy access to the patio.**

10. *Provide transparency calculations on elevation drawings to verify compliance.*

   Transparency calculation will be provided.

11. *Provide additional parking lot screening plantings in compliance with Section 13.02.C.*

Parking lot screening plantings will be provided in compliance with Section 13.02.C.

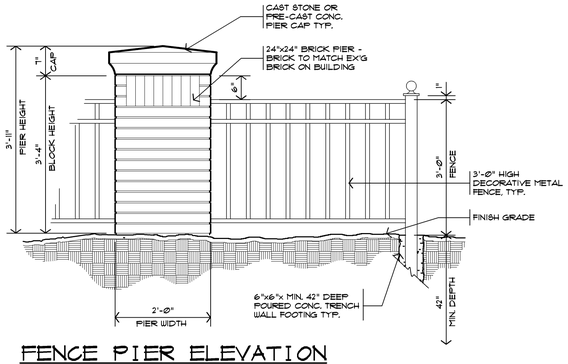
If I can be of any further assistance in this matter, do not hesitate to contact me at my office.

Sincerely,

Frank Z. Martin, AIA, NCARB
Dorchen/Martin Associates, Inc.

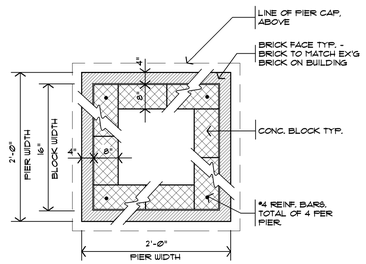
FZM/

PC: Iggy Pipitone, McDonald's Corporation USA, LLC



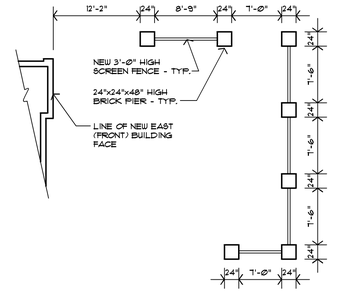
FENCE PIER ELEVATION

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



TYPICAL PIER SECTION

SCALE: 3/4"= 1'-0"

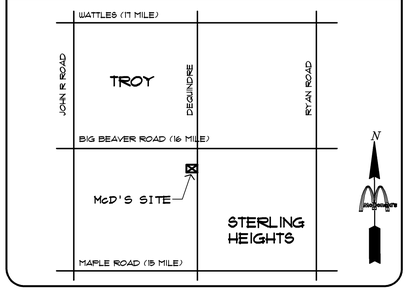


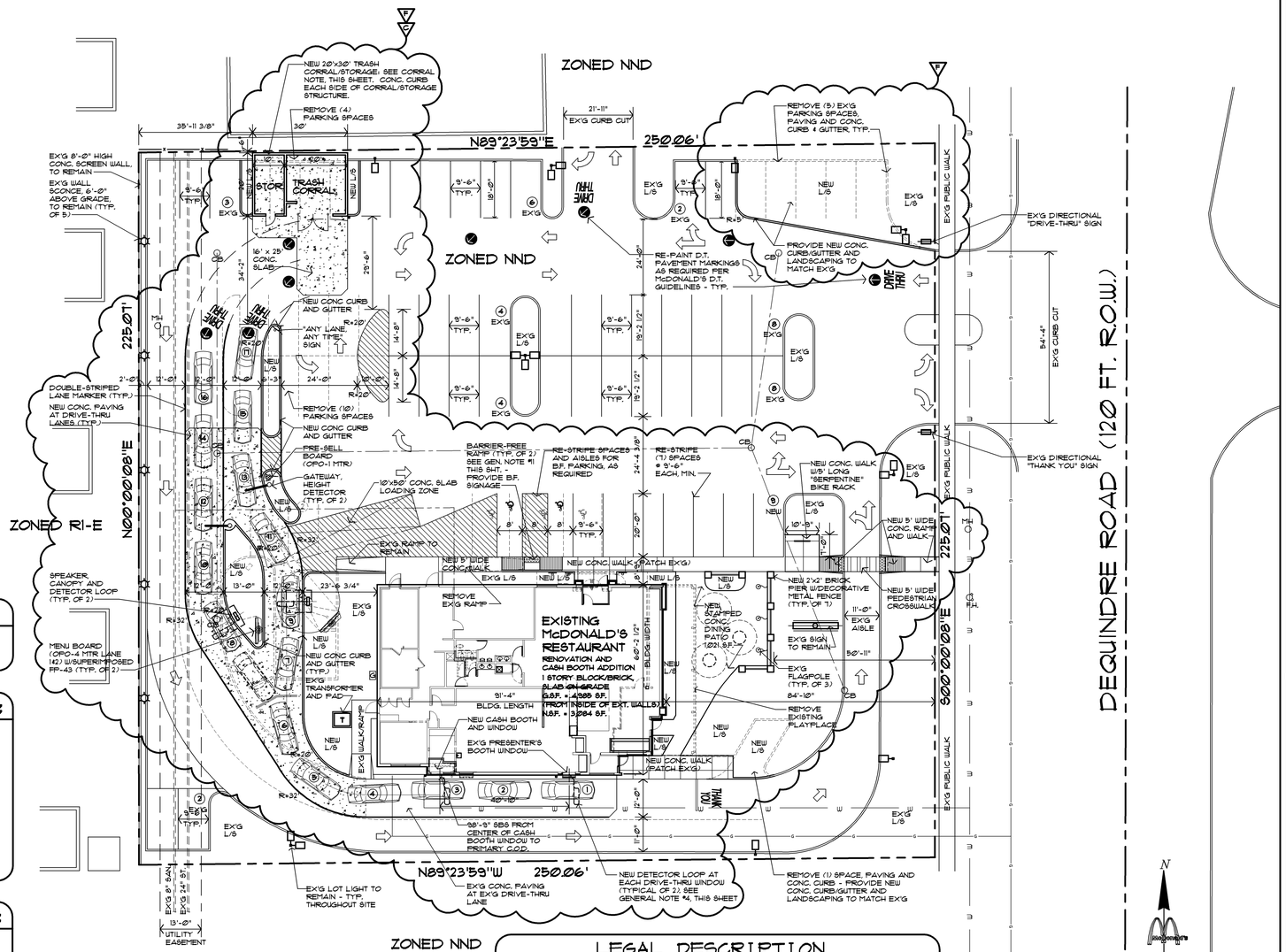
DECORATIVE FENCE PLAN

SCALE: 1"= 10'-0"

LOCATION MAP

NO SCALE





EXISTING SITE NOTE:

EVERYTHING SHOWN ON THIS SITE PLAN IS EXISTING EXCEPT THAT AREA "CLOUDED" FOR DRIVE-THRU ORDERING MODIFICATIONS, OR UNLESS OTHERWISE NOTED.

COMPATIBILITY STATEMENT:

COMPATIBILITY STATEMENT PER SECTION 9.03 OF ZONING ORDINANCE:

THIS McDONALD'S WAS CONSTRUCTED IN 1990 WITH A DRIVE-THRU, AND IN 1995 A PLAYPLACE WAS ADDED ALONG THE FRONT ELEVATION. THE WORK BEING PROPOSED AT THIS TIME INVOLVES EXTERIOR AND INTERIOR RENOVATIONS OF THE RESTAURANT ALONG WITH A RECONFIGURATION OF THE DRIVE-THRU ORDERING TO ACCOMMODATE DUAL-ORDERING, A.K.A. SIDE-BY-SIDE ORDERING, TO IMPROVE EFFICIENCY AND GUEST EXPERIENCE.

THE USE OF THE BUILDING AND SITE WILL REMAIN AS WAS INITIALLY APPROVED IN 1990, AND THERE IS NO INTENT TO CHANGE THE USE OF THE BUILDING OR SITE. WE BELIEVE OUR SPECIAL USE REQUEST IS COMPATIBLE WITH SECTION 9.03 SPECIAL USE STANDARDS WITH RESPECT TO COMPATIBILITY WITH ADJACENT USES AND MASTER PLAN, TRAFFIC IMPACT, IMPACT ON PUBLIC SERVICES, COMPLIANCE WITH ZONING ORDINANCE, IMPACT ON THE OVERALL ENVIRONMENT, AND MEETS SPECIAL USE APPROVAL SPECIFIC REQUIREMENT.

SBS DRIVE-THRU SITE NOTE:

1) ALL McDONALD'S SITE AND DRIVE-THRU STANDARDS AND DESIGN TOLERANCES HAVE BEEN FOLLOWED IN THE DESIGN DEVELOPMENT, AND ARE TO BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROCESS OF THIS SITE.

2) SHEETS CP1 (SBS DRIVE-THRU COORDINATE PLAN) AND CP2 (McD's USA SBS DRIVE-THRU REFERENCE STANDARDS) WILL BE PROVIDED TO ACM's AND CONTRACTORS FOR LAYOUT AND CONSTRUCTION.

3) CONTRACTOR IS ADVISED TO PROVIDE SBS DRIVE-THRU EQUIPMENT MOCK-UP PRIOR TO CONSTRUCTION. COORDINATE FINAL LAYOUT WITH OWNER/OPERATOR.

4) REFER TO U.S. RESTAURANT DESIGN "SITE PLANNING GUIDE" V3.0 (OR LATEST VERSION) FOR "DESIGN IT RIGHT, BUILD IT RIGHT" SITE STANDARDS.

LEGAL DESCRIPTION

IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT A OF "YORKSHIRE SUBDIVISION" AS RECORDED IN LIBER 115 OF PLATS PAGE 27, OAKLAND COUNTY RECORD, THENCE ALONG THE EAST LINE OF SAID OUTLOT A (WEST LINE OF DEQUINDRE ROAD, 120 FEET WIDE) N00°00'08"W, 75.03 FEET TO A 1-IRON STAKE ON THE NORTH LINE OF THE SOUTH 75.03 FEET OF SAID OUTLOT A, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT A, S89°23'59"W, 250.06 FEET TO A 1-IRON STAKE ON THE EAST LINE OF SAID OUTLOT A (WEST LINE OF DQUINDRE ROAD) S00°00'08"E, 225.07 FEET TO THE POINT OF BEGINNING; BEING THE NORTH 229.06 FEET OF THE S.330.03 FEET OF OUTLOT A OF "YORKSHIRE SUBDIVISION" AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOUNSHIP 2 NORTH, RANGE 11 EAST. THE ABOVE DESCRIBED PROPERTY CONTAINS 1.292 ACRES (56,279 SQUARE FEET).

GENERAL NOTES

1. McDONALD'S ROAD SIGN: EXISTING.
2. ALL SITE WORK SHALL BE ACCORDING TO McDONALD'S STANDARDS.
3. ALL LOT LIGHTING FIXTURES, BASES, POLES, CONDUIT AND WIRING ARE EXISTING. IF OTHERWISE NOTED AS NEW OR RELOCATED, LOT LIGHTING SHALL MATCH EXISTING AND BE INSTALLED BY GENERAL CONTRACTOR AND PAID FOR BY OWNER/OPERATOR.
4. EACH DRIVE-THRU WINDOW TO BE PROVIDED WITH DETECTOR LOOP. VERIFY IN FIELD THE EXISTENCE OF THE DETECTOR LOOPS. SAWCUT EXISTING SLAB AND REPLACE OR PROVIDE NEW WHERE NECESSARY. TIE INTO EXISTING ELECTRICAL LOOP DETECTOR SYSTEM.
5. ALL NEW LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING AND IRRIGATION SYSTEMS ARE PAID FOR BY THE OWNER/OPERATOR. SEE LANDSCAPE PLANS, IF APPLICABLE.
6. GENERAL CONTRACTOR SHALL CONTACT "MISS DIG" 1-800-482-7171 (72) HOURS PRIOR TO CONSTRUCTION TO ALLOW FOR ACCURATE LOCATION OF ALL UNDERGROUND UTILITIES.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR EXISTING AND PROPOSED UTILITIES, GRADING, PAVING SECTIONS, SOIL EROSION AND DETAILS, IF APPLICABLE.
8. N/A
9. CORRAL TO BE, 6' HIGH, BRICK (TO MATCH BUILDING) w/ FOOTINGS TO EXTEND BELOW FROSTLINE (42" MINIMUM). CORRAL TO HAVE (1) ONE SET OF GATES MADE OF 6'-0" HIGH FENCE w/ COMPOSITE VERT. BOARDS, HINGED TO CONCRETE FILLED 6" DIA. GUARD POSTS. SEE SHEET C6 AND REFER TO "McDONALD'S SITE DETAILS & SPECIFICATIONS GUIDE" FOR DETAILS.
10. ALL RADII NOT CALLED OUT ON SHEET C1 SHALL BE A MINIMUM OF 2'-0"
11. BARRIER FREE RAMP TO BE 8'-0" LONG WITH A MAXIMUM SLOPE OF 1:12 AND HAVE A NON-SLIP SURFACE AND BARRIER-FREE WARNING INSERTS - TYPICAL.
12. ALL PAINTED LINES, DIRECTIONAL ARROWS AND SYMBOLS TO BE WHITE AND TO BE PROVIDED BY OPERATOR AND PLACED PER PLANS AND McDONALD'S DRIVE-THRU BRANDING SPECIFICATIONS.

LAND/BUILDING/PARKING DATA AND NOTES

LAND AREA:
NET SITE AREA (EXCLUDES R.O.W.): **56,279 S.F. OR 1.292 ACRES**

ZONING CLASSIFICATION: **NND NEIGHBORHOOD NODE**
ADJACENT ZONING: NND NEIGHBORHOOD NODE
R1-E ONE-FAMILY RESIDENTIAL

STREET TYPE (MAJOR NORTH/SOUTH & EAST/WEST): **"A"**
SITE TYPE (HIGH-INTENSITY RETAIL): **"A"**
BUILDING FORM: **"A"**

GROSS BUILDING AREA (FROM INTERIOR): **4,985 S.F.**
NET USABLE FLOOR AREA: **3,084 S.F.**

BUILDING SETBACKS PROVIDED:
FRONT YARD SETBACK: **89 FEET, 10 INCH**
SIDE YARD SETBACK (SOUTH): **27 FEET**
SIDE YARD SETBACK (NORTH): **133 FEET, 8 INCHES**
REAR YARD SETBACK: **75 FEET, 2 INCHES**

PARKING REQUIRED:
1 SPACE / 70 S.F. NET FLOOR AREA
3,084 S.F. / 70 S.F. = 44.05 SPACES -OR- 44 SPACES
TOTAL PARKING REQUIRED **44 SPACES**
NUMBER OF H.C. SPACES REQUIRED = **2 SPACES**
20% EXTRA PARKING = 44 x 1.20 = **52.8 OR 53 MAXIMUM SPACES**

PARKING PROVIDED:
STANDARD SPACES PROVIDED **44 SPACES**
NUMBER OF H.C. SPACES PROVIDED **2 SPACES**
TOTAL SPACES PROVIDED **46 SPACES**

STACKING REQUIRED:
STACKING SPACES REQUIRED **9 SPACES**

STACKING PROVIDED:
STACKING SPACES PROVIDED **17 SPACES**

LOADING / UNLOADING AREA REQUIRED:
(1) @ 10' x 50'
TOTAL LOADING / UNLOADING AREA REQUIRED: = **500 S.F.**

LOADING / UNLOADING AREA PROVIDED:
(1) @ 10' x 50'
TOTAL LOADING / UNLOADING AREA PROVIDED: = **500 S.F.**

LANDSCAPE REQUIRED: **20%**
SEE LANDSCAPE PLAN SHEET C4

LANDSCAPE PROVIDED: **16%**
SEE LANDSCAPE PLAN SHEET C4

OPEN SPACE REQUIRED: **30%**
SEE LANDSCAPE PLAN SHEET C4

OPEN SPACE PROVIDED: **24%**
SEE LANDSCAPE PLAN SHEET C4

TRANSPARENCY (GLS & DR) REQUIRED:
50% OF PRIMARY STREET BUILDING FACADE
PROPOSED TOTAL PRIMARY STREET BUILDING FACADE = 924 S.F.
924 S.F. x .50 = 462 S.F. TRANSPARENCY REQUIRED
TRANSPARENCY ALTERNATIVE COMBINATION:
WALL DESIGN AND OUTDOOR PATIO = MAX. 80% OF REQUIRED
462 S.F. x .80 = 369.6 S.F
462 S.F. - 369.6 S.F = 92.4 S.F
THEREFORE: TRANSPARENCY MATERIALS (GLS & DR) REQUIRED = 92.4 S.F.
TRANSPARENCY (GLS & DR) PROVIDED: **255 S.F.**

PARKING INFORMATION

EX'G 68 SPACES	0	SPACES	X'	X	X'-X"	@ 60'
TOTAL SPACES 46	2 B.F.	SPACES	X'	X	X'-X"	@ 60'
	44	SPACES	X'	X	X'	@ 90'
	-	SPACES	X'	X	X'	@ 0

ARCHITECT/PLANNER

Dorchen/Martin Associates, Inc.
Architects/Planners
29895 Greenfield Rd., Suite 107
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(248) 557-1062
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www.dorchenmartin.com

SURVEYOR	CIVIL ENGINEER
-	-

SITE LOCATION

PROJECT STREET ADDRESS
36895 DEQUINDRE

CITY	STATE	COUNTY
TROY	MICHIGAN	OAKLAND

REGIONAL DWG. NO	SITE LOCATION CODE NO.
DET-00	021-0610

REV	DATE	DESCRIPTION	BY	ISSUE REF
A	12-12-12	MC DONALD'S REVIEW		
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E	5-14-13	PER CITY REVIEW FROM 5/2/13		
F	5-24-13	RE-SUBMIT FOR SPA PER CITY REVIEW 5/2/13		

ARCHITECT SEAL

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ADDRESS: 1021 KARL GREIMEL DR, BRIGHTON, MI 48116 PH: (734) 335-9000

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	NAME	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

STATUS	DATE	BY
DATE DRAWN	DEC 2012	DMA
PLAN CHECKED		
AS-BUILT		

C1

D/MA #10025M

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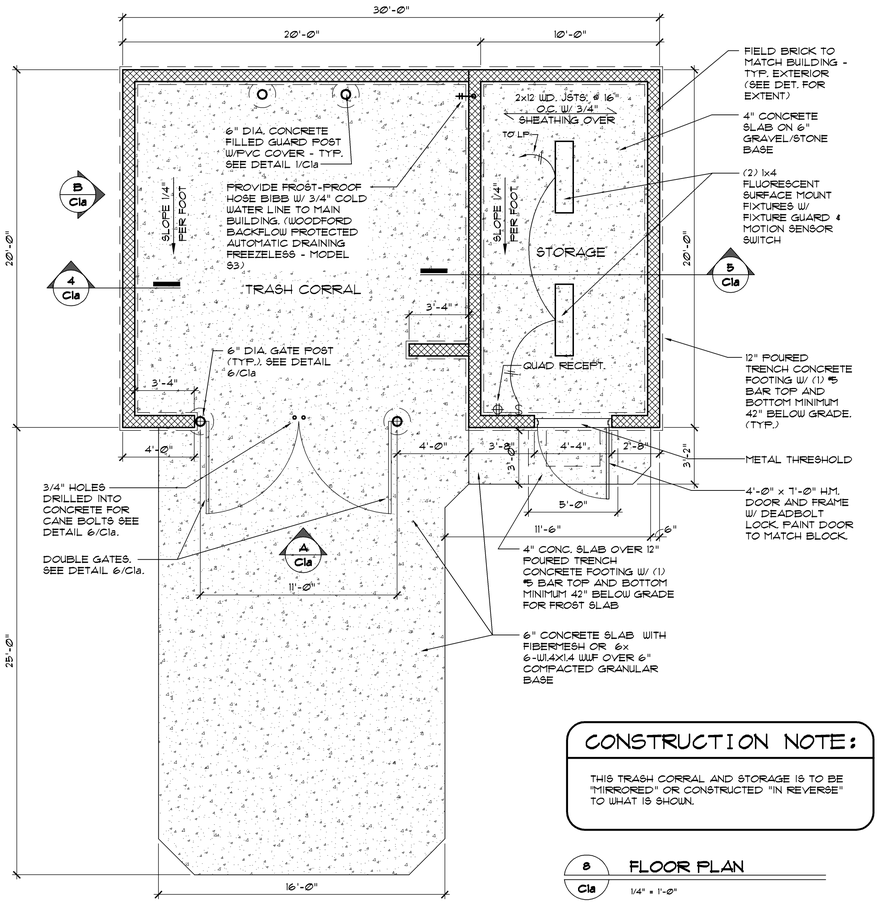
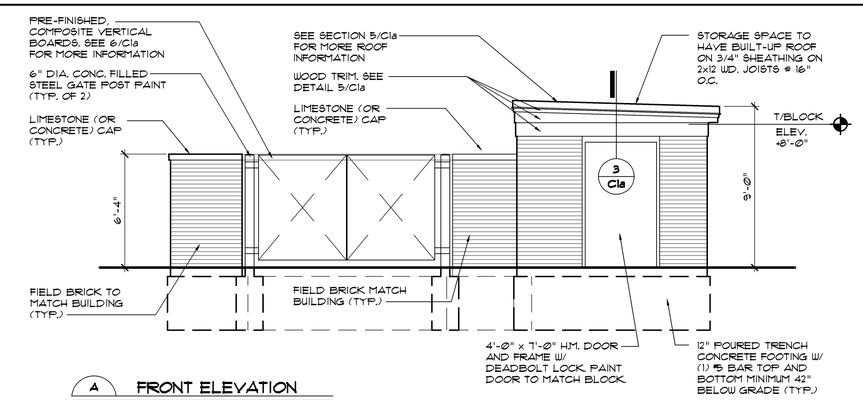


8 Cla — FLOOR PLAN
1/4" = 1'-0"

CONSTRUCTION NOTE:

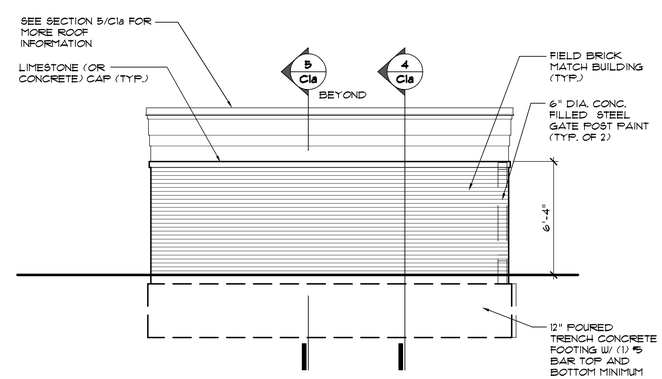
THIS TRASH CORRAL AND STORAGE IS TO BE "MIRRORED" OR CONSTRUCTED "IN REVERSE" TO WHAT IS SHOWN.



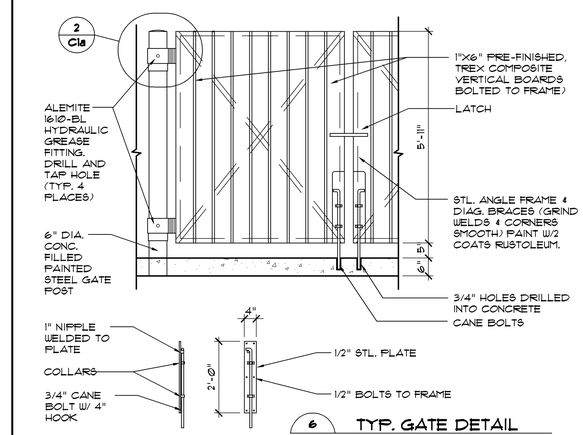
A Cla — FRONT ELEVATION
1/4" = 1'-0"

CORRAL NOTES

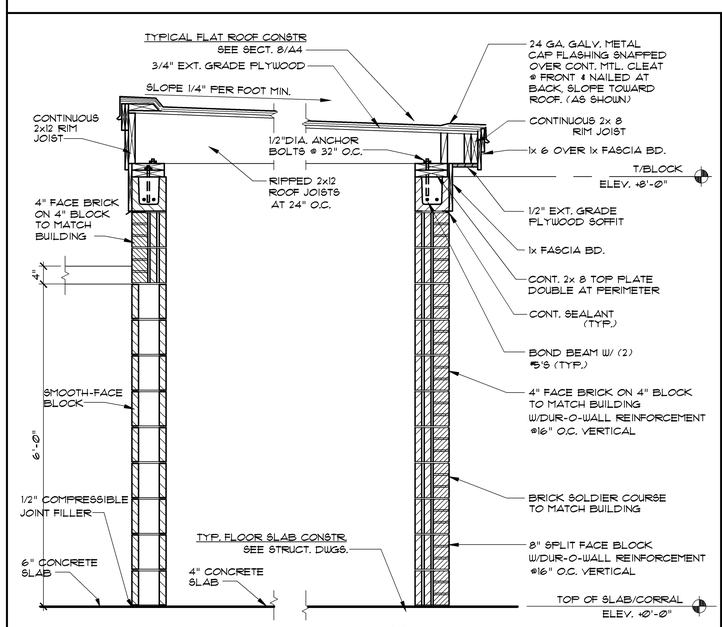
1. CORRAL TO BE 6' HIGH BLOCK TO MATCH BLDG. W/FOOTINGS TO EXTEND BELOW FROSTLINE (42" MIN.). CORRAL TO HAVE (1) SET OF PRE-FINISHED, TREX 1"x5.5" SQUARE EDGED COMPOSITE VERTICAL BOARDS (COLOR TO BE "BRASILIA CAYENNE" UNWEATHERED) HINGED TO CONC. FILLED 6" DIA. PAINTED STEEL GUARD POSTS; REFER TO "MC DONALD'S SITE DETAILS & SPECIFICATIONS GUIDE" FOR DETAILS.
2. ANY RECYCLING ACTIVITY TO BE WITHIN THE TRASH CORRAL.
3. 10' STORAGE ROOM TO HAVE ROOF, AND WILL HOUSE OUTDOOR STORAGE EQUIPMENT, ONLY.
4. SUPPLY (3) ROWS OF 24" DEEP SEALED WOOD SHELVING IN SHED
5. THIS TRASH CORRAL AND STORAGE IS TO BE "MIRRORED" OR CONSTRUCTED "IN REVERSE" TO WHAT IS SHOWN.



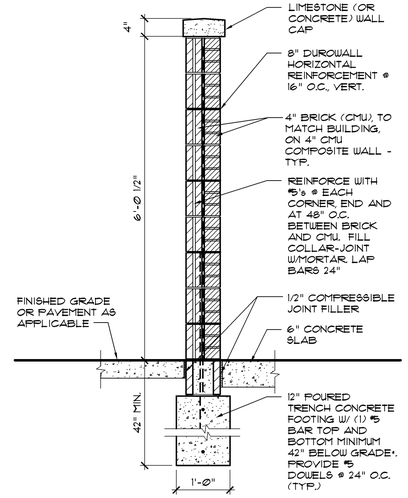
B Cla — SIDE ELEVATION
1/4" = 1'-0"



6 Cla — TYP. GATE DETAIL
1/2" = 1'-0"

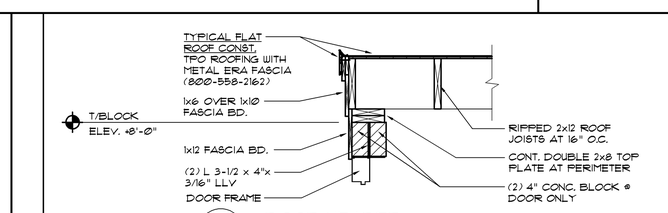


5 Cla — SECTION
3/4" = 1'-0"

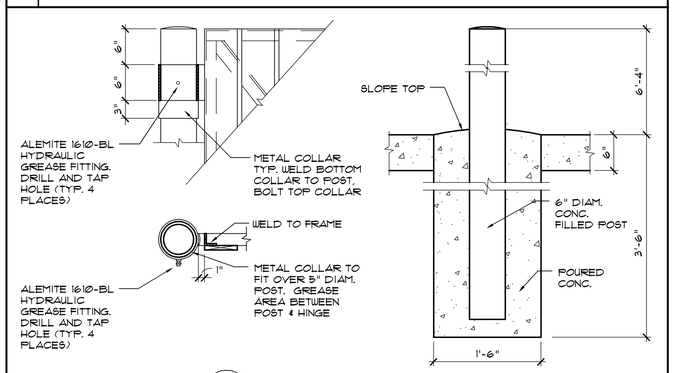


* NOTE: SEE DWG. S-1 FOR RECOMMENDED FOUNDATION DEPTH RELATING TO REGIONAL FROST-LINE DEPTH.

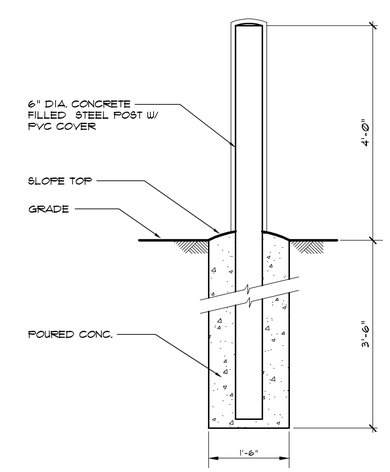
4 Cla — TYPICAL WALL SECTION
3/4" = 1'-0"



3 Cla — DOOR HEADER
3/4" = 1'-0"



2 Cla — TYP. GATE POST DETAIL
1" = 1'-0"



1 Cla — TYP. GUARD POST DETAIL
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
C	5-24-13	RE-SUBMIT FOR SPA PER CITY REVIEW 5-2-13	SAK
B	3-7-13	PRELIMINARY SITE PLAN REVIEW	
A	2-5-13	MRP BRAND REVIEW	

PREPARED BY:
Dorchen/Martin Associates, Inc.
Architects/Planners
29895 Greenfield Rd., Suite 107
South Lathrup Village, MI 48076
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DRAWN BY	REVIEWED BY	DATE ISSUED
STD ISSUE DATE 2012	USRD TEAM	Winter 2013

TITLE: ARCADE CONVERS'N - 2000 BLD'G AWNING VERSION - PARAPET w/o MANSD.

DESCRIPTION: 4" Stone Veneer Arcade on Masonry Steel Frame on Brick/Block Build'g

SITE ID: 021-0610

SITE ADDRESS: 36895 Dequindre, Troy, Michigan

#021-0610

SHEET NO. C1a

10025m

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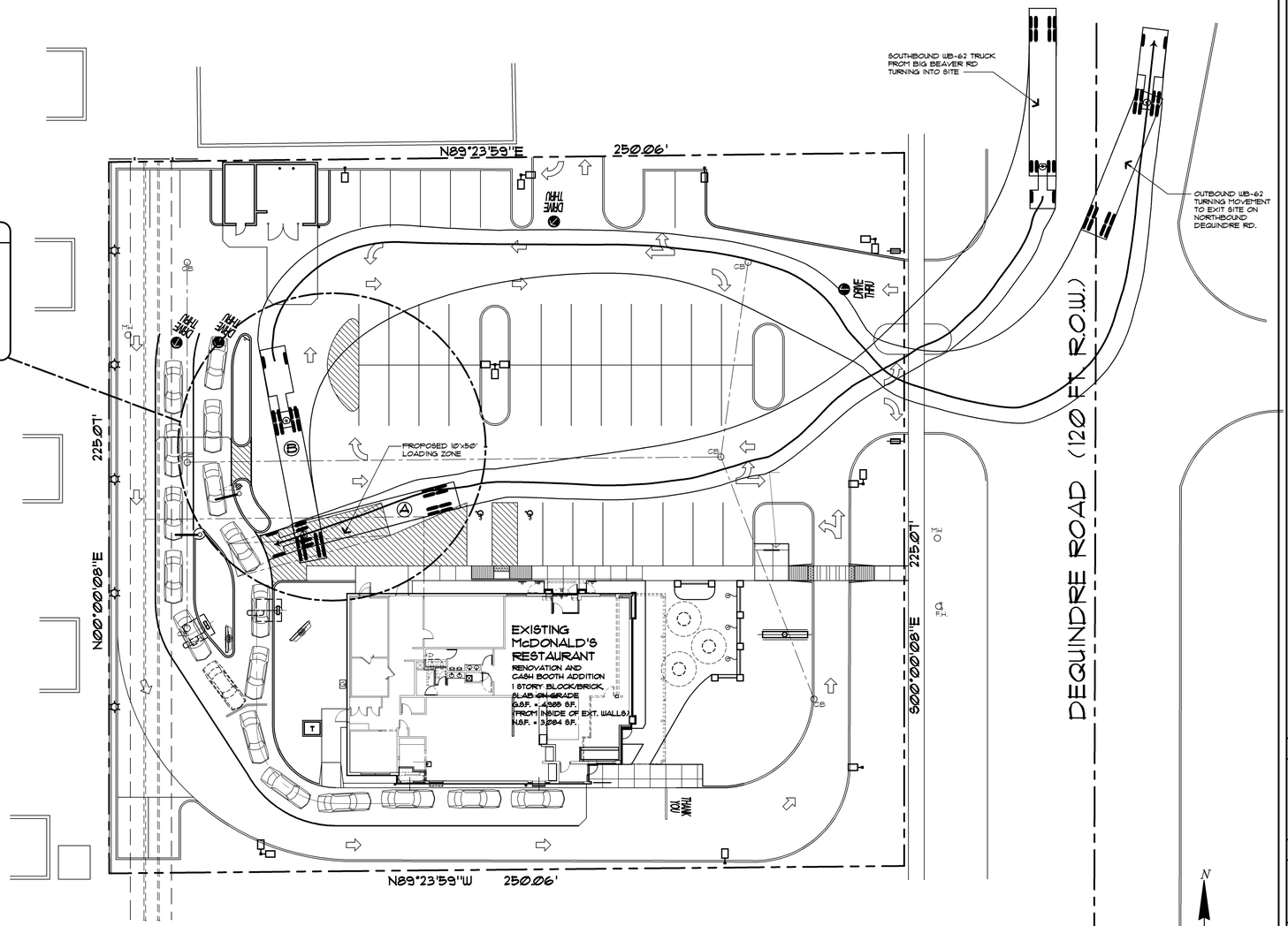
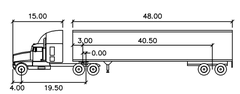
TRUCK MANEUVERING NOTE

THE MANEUVERING PATTERN OF THE TRUCK FROM THE LOADING ZONE POSITION (A) TO THE EXITING POSITION (B) IS DIFFICULT TO INDICATE GRAPHICALLY WITH THE "TRUCK TEMPLATE" PROGRAM. HOWEVER, A TYPICAL BACK AND FORWARD MANEUVER WILL RESULT IN POSITION (B) FOR AN EASTBOUND EXIT TURN TO DEQUINDRE ROAD.





WB-62	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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www.dorchenmartin.com

SURVEYOR | CIVIL ENGINEER

SITE LOCATION

PROJECT STREET ADDRESS
36895 DEQUINDRE

CITY: TROY | STATE: MICHIGAN | COUNTY: OAKLAND

REGIONAL DWG. NO: DET-00
SITE LOCATION CODE NO.: 021-0610

STATUS	DATE	BY
DATE DRAWN	DEC 2012	DMA
PLAN CHECKED		
AS-BUILT		

TR-1

D/MA #10025M

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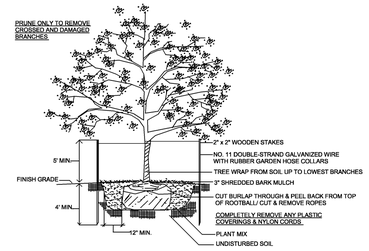
LANDSCAPE PLANT & MATERIALS LIST

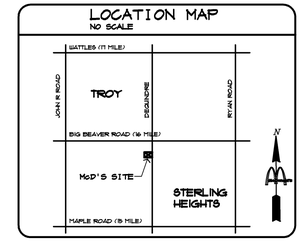
KEY	QUAN.	ITEM	SIZE	ROOT	REMARKS
A	3	ARMSTRONG MAPLE (ACER x f. 'ARMSTRONG')	2.5" CAL.	B&B	5' BRANCH HT.
B	3	GREEN PILLAR OAK (QUERCUS ELLIPSOIDALIS 'GREEN PILLAR')	2.5" CAL.	B&B	5' BRANCH HT.
C	5	SLENDER SILHOUETTE SWEETGUM (LIQUIDAMBAR S. 'SLENDER SILHOUETTE')	2.5" CAL.	B&B	5' BRANCH HT.
D	3	LOLLIPOP CRABAPPLE (MALUS 'LOLLIPOP')	2.5" CAL.	B&B	FULL
E	5	COMPACT BURNING BUSH (EUONYMUS A. COMPACTUS)	30-36" HT.	B&B	FULL
F	19	EMERALD GREEN ARBORVITAE (THUJA OCC. 'SMARAGD')	4-5' HT.	B&B	FULL
G	12	HICK'S YEW (TAXUS x m. 'HICKSII')	24-30" HT.	B&B	FULL
GG	19	TAM JUNIPER (JUNIPERUS S. 'TAMARISCIFOLIA')	5 GAL.	POT	FULL
H	5	PJM RHODODENDRON (RHODODENDRON 'PJM')	24-30" HT.	B&B	FULL
I	31	NORDIC HOLLY (ILEX GLABRA 'NORDIC')	24-30" HT.	POT	FULL
J	33	BABY GEM BOXWOOD (BUXUS 'BABY GEM')	18-24" HT.	B&B	FULL
K	18	LITTLE HENRY SWEETSPIRE (ITEA VIRGINICA 'LITTLE HENRY')	5 GAL.	POT	FULL
KK	39	BAILEY'S COMPACT VIBURNUM (VIBURNUM TRILOBUM 'BAILEY COMPACT')	24-30" HT.	POT	FULL
L	36	CARPET ROSE (ROSA SPP.)	2 GAL.	POT	FULL
M	14	KARL FOERSTER GRASS (CALAMAGROSTIS A. 'KARL FOERSTER')	3 GAL.	POT	FULL
N	34	HAMELN GRASS (PENNESETUM A. 'HAMELN')	1.5 GAL.	POT	FULL
O	26	STELLA d'ORO DAYLILY (HEMEROCALLIS 'STELLA d'ORO')	1 GAL.	POT	FULL
P	18	PATRIOT HOSTA (HOSTA 'PATRIOT')	1 GAL.	POT	FULL
Q	40	GEORGIA PEACH CORAL BELLS (HEUCHERA 'GEORGIA PEACH')	1 GAL.	POT	FULL
	11	BOULDERS/ 5 - 2', 6 - 3'			
		SOD			
		BLACK VINYL EDGE			
		RED DYED MULCH			
		TOPSOIL/ PLANT MIX			
		IRRIGATION			

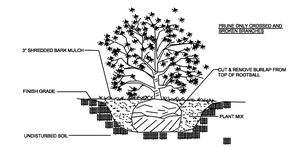
LANDSCAPE SPECIFICATIONS

1. The work shall consist of providing all necessary materials, labor, equipment, tools and supervision required for the completion as shown on the drawings.
2. The plant materials shall conform to type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the "A.A.N. Standards for nursery stock."
3. The plant material shall be nursery grown and inspected by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B & B" shall be balled and burlapped with firm balls of earth.
5. The contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented as to give the best appearance.
6. When the plant has been property set, the pit shall be backfilled with a topsoil mixture, gradually filling, patting and settling with water.
7. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured twigs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 3" shall be painted with tree paint.
8. The contractor agrees to guarantee all plant materials for the period of one year. At that time the owner's representative reserves the right for a final inspection. Plant material with 25% die back, as determined by the owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year. All diseased, damaged, or dead materials shown on the site plan shall be replaced by the end of the following growing season (the intent is that this be done by the owner in perpetuity).
9. Topsoil shall be friable, fertile topsoil of clay loam character containing at least 5% but not more than 20% by weight of organic matter with a PH range from 6.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks and other foreign materials.
10. Grass seed variety prop. by Weight Purity Germination:
    Kentucky Blend 40% 97% 80%
    Creeping Red Fescue 20% 97% 80%
    Perennial Rye 40% 97% 90%
    Maximum weed content shall be 0.3%
11. Seed mixture of sod shall be approved by Owner's Representative or Landscape Architect prior to delivery on site.
12. The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
13. The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make himself familiar with all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
14. The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
15. Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any changes and associated cost.
16. Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.



CANOPY TREE PLANTING DETAIL
NO SCALE





SHRUB DETAIL
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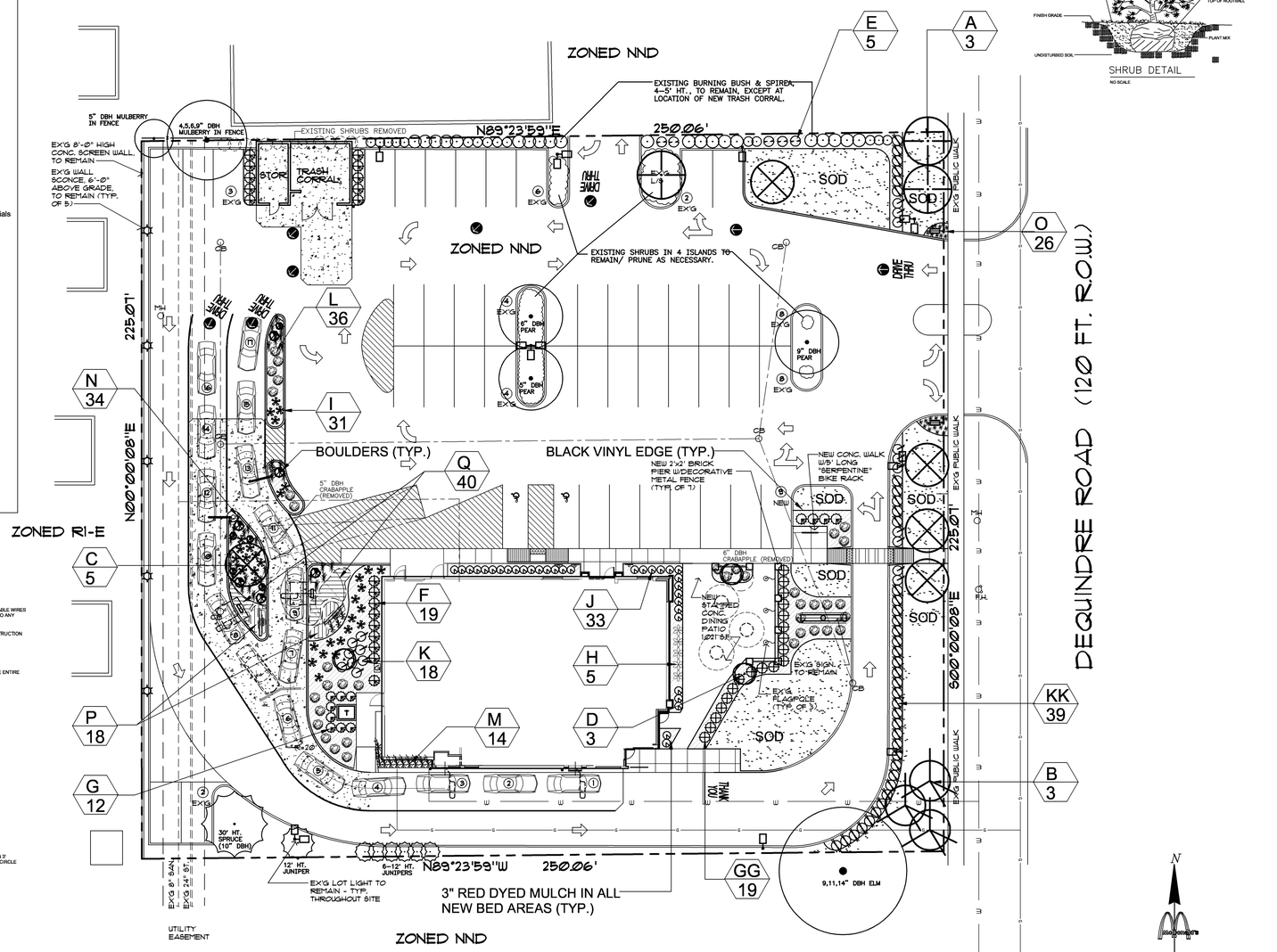
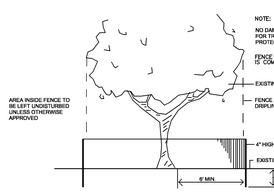
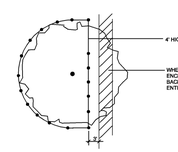




SNOW FENCE DETAIL
SECTION NO SCALE



SNOW FENCE DETAIL
PLAN NO SCALE

SCALE 1" = 20'
20 10 0 20 40
GRAPHIC SCALE

LANDSCAPE NOTES

SCREENING BETWEEN LAND USES:

THE EXISTING CONCRETE SCREEN WALL WILL REMAIN ALONG THE WESTERN BOUNDARY OF THE PROPERTY.

PARKING LOT LANDSCAPING:

REQUIRED:

1 TREE PER 8 PARKING SPACES.

51/ 8 = 6.4, OR 7 TREES REQUIRED.

PROVIDED:

3 EXIST. PEAR TREES (5,6,& 9" DBH); 1 EXIST. 30" HT. SPRUCE, 1 NEW MAPLE, AND 2 NEW SWEETGUM.

PARKING LOT SCREENING:

REQUIRED:

FOR PARKING LOTS FRONTING A PUBLIC ROAD, A 3' HT. BERM, ALTERNATIVE LANDSCAPE PLANTINGS, OR A 3' HT. WALL IS REQUIRED.

PROVIDED:

A MIXED HEDGE OF VIBURNUM AND SWEETSPIRE, TO BE MAINTAINED BETWEEN 30" & 36" HT.

PARKING LOT GREENBELT:

REQUIRED:

--10' MIN. WIDTH GREENBELT.
--1 TREE PER 30' L.F.
--ADDITIONAL GRASSES, GROUNDCOVERS, SHRUBS.

226 L.F./ 30' = 7.5, OR 8 TREES REQUIRED.

PROVIDED:

10' WIDE GREENBELT (ADDITIONAL SPACE USED AS PART OF INTERIOR SITE LANDSCAPING), 8 NEW TREES, AND LAWN.

SITE LANDSCAPED AREA:

REQUIRED:

20% OF SITE MIN. MUST BE PROVIDED AS SITE LANDSCAPING.

56,279 SF x 20% = 11,256 SF REQUIRED.

PROVIDED:

9,280 SF LANDSCAPING = 16% OF SITE

PROVIDED:

PATIO AREA AND OVER 165 SHRUBS, 45 ORNAMENTAL GRASSES, 36 SHRUB ROSES, AND OVER 80 PERENNIAL FLOWERS.

EXISTING SITE PLANTS NOTED TO REMAIN:

EXISTING TREES & SHRUBS NOTED AS REMAINING ON SITE ARE ALL LOCATED WITHIN CURBED PLANTING AREAS WHICH WILL NOT BE DISTURBED. IF NEEDED, EXISTING PRESERVED PLANTS WILL BE PROVIDED WITH PROTECTIVE FENCING (PLEASE SEE 'SNOW FENCE DETAIL' THIS SHEET).

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LANDSCAPE ARCHITECT SEAL

ARTMAN'S NURSERY
32593 CHERRY HILL WESTLAND, MI 48185
(734) 721-6610

LANDSCAPE ARCHITECT

M. J. Gac & Associates
Landscape Architecture
7815 Freda
Dearborn, MI 48126
(313) 834-3149

SURVEYOR

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PLAN APPROVALS

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CONTRACTOR

OWNER

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AS-BUILT		

C4

D/MA #10025M

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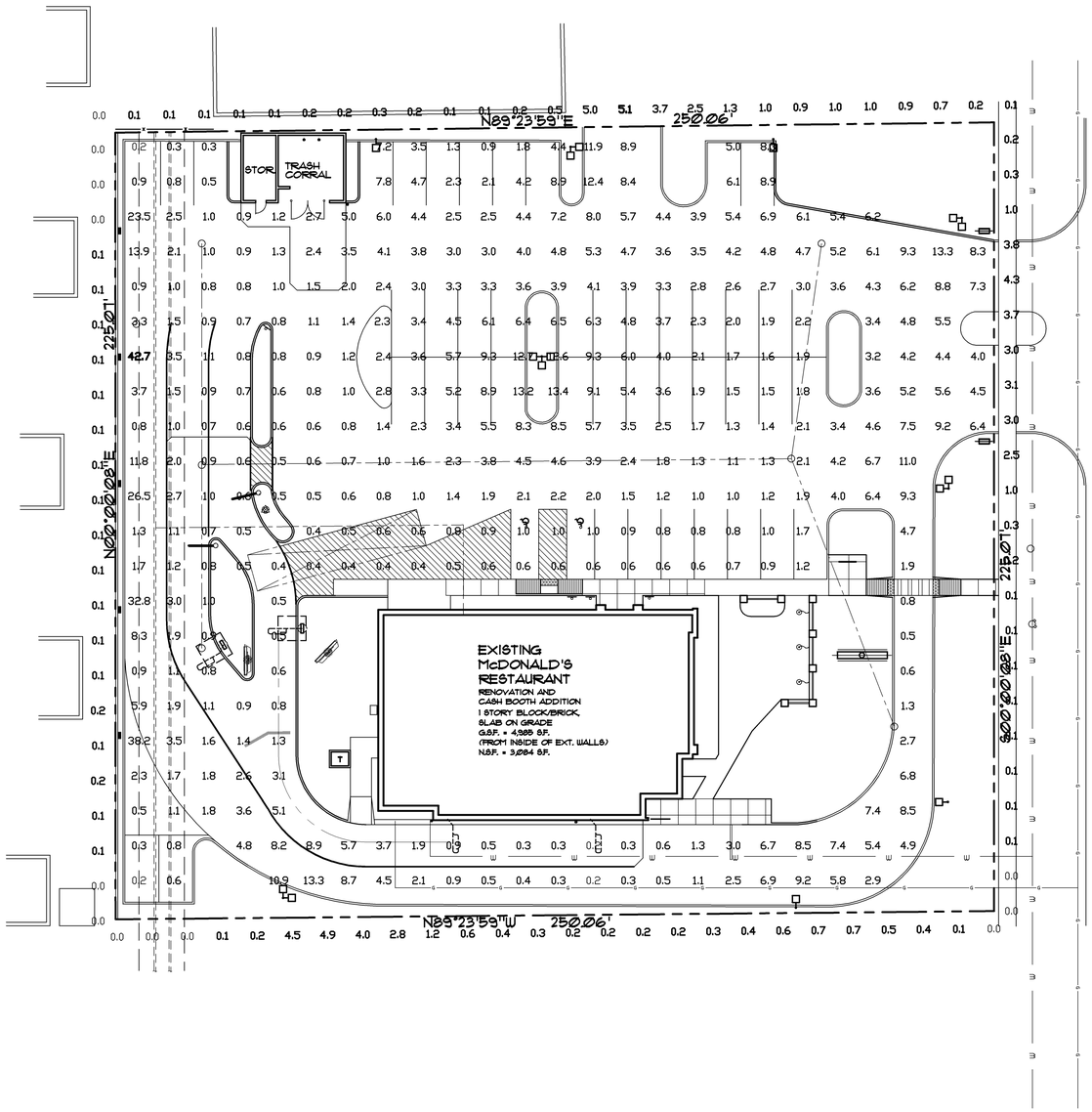

PAVED SURFACE READINGS

Average	3.7
Maximum	42.7
Minimum	0.2
Avg:Min	18.60
Max:Min	213.50

PROPERTY LINE READINGS

Average	0.8
Maximum	5.1
Minimum	0.0

N

SCALE 1" = 20'

20 10 0 20 40

GRAPHIC SCALE

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	POLE TYPE:	QUANTITY	WIND LOAD*	ALLOWED EPA
WL-400PMH-PS-F-MT		15	SGL	4	2.17	20'	SSP-4118-PS (4')	9	90mph	13.8
			DBL	4	5.54					
			TRPL	1	8.81					
SWP-175PMH-PS-120-PC		5				6'				

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:

SCALE 1" = 20' 0"	DATE	NEXT ASSEMBLY	REF. DRWGS.
DRAWN BY MJW	05/14/13		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			

POINT-BY-POINT FOOTCANDLE PLOT FOR
- McDONALD'S -
36895 DEQUINDRE ROAD
TROY, MI

DRAWING NUMBER 1PCP27686

SITE LIGHTING DESIGNER

EDUCATED LIGHTING
Performance Designed Lighting Products
1085 Johnson Dr., Buffalo Grove, Illinois 60089
1-800-544-4848

SURVEYOR	ARCHITECT/PLANNER
	DORCHEN/MARTIN ASSOCIATES, INC. 29895 GREENFIELD RD., #107 SOUTHFIELD, MI 48076 248.557.1062

LIGHTING PLAN

PROJECT STREET ADDRESS
36895 DEQUINDRE

CITY	STATE	COUNTY
TROY	MICHIGAN	OAKLAND

REGIONAL DWG. NO	SITE LOCATION CODE NO.
DET-00	021-0610

REV	DATE	DESCRIPTION	BY	ISSUE REF
A	5-24-13	RESUBMIT FOR SPA PER REVIEW OF 5-2-13		
B				
C				

SEAL

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OFFICE MICHIGAN
ADDRESS 2000 TOWN CENTER, STE 700, SOUTHFIELD, MI 48075 PH: (248)354-9390

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

STATUS	DATE	BY
DATE DRAWN	MAY 2013	DMA
PLAN CHECKED		
AS-BUILT		

C5

D/MA #10025M

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DOOR HARDWARE:

GENERAL NOTES:

ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.

THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS.

THE OPENING FORCE OF ALL INT. PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.

PROVIDE PANIC HARDWARE FOR ALL EXT. DOORS AS NOTED ON THE DOOR SCHED.

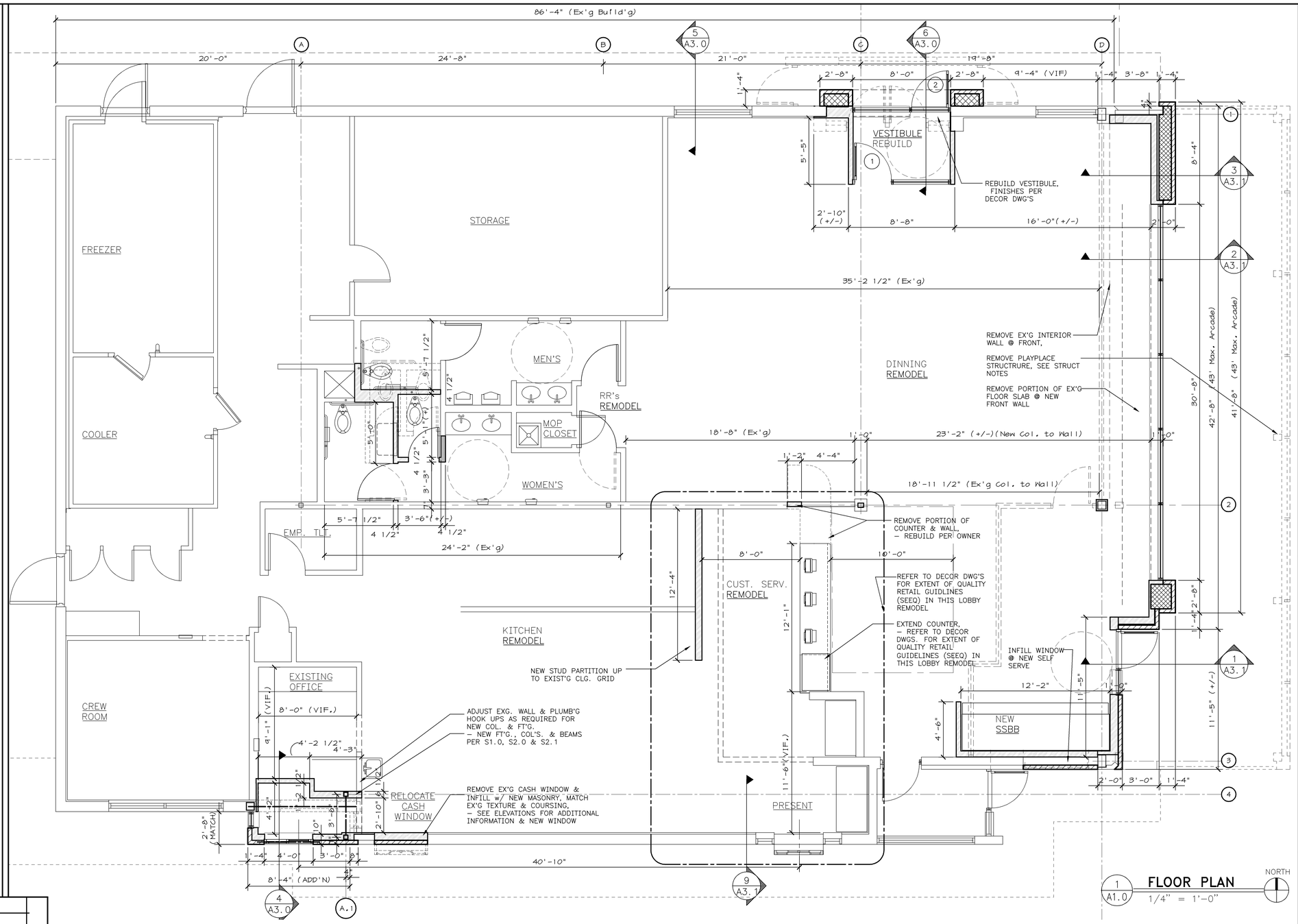
ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

DOOR #1:

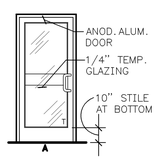
1. CLOSER: LCN 4021 x 18
2. HINGES: OFFSET PIVOT ANSI –A–156.4 GRADE 1; PROVIDE EXPOSED PARTS OF CAST ALUMINUM ALLOY, AS SUPPLIED BY DOOR MANUFACTURER.
3. PUSH/PULL HANDLE: KAWNEER #CO–9 OR HAGER PUSH/PULL SET 164D/V/B.
4. PANIC HARDWARE: ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER ON 1 DOOR ONLY (FINISH TO MATCH STOREFRONT DOOR)
5. THRESHOLD: NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 36" WIDE x 1/2" RISE (ADA ACCESSIBLE).
6. WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS. AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN ADJUSTABLE STRIP MORTISED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT w/ THRESHOLD.
7. SIGN: MOUNT ONTO DOOR, TO READ "THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED/DURING BUSINESS HOURS."

DOOR#12:

1. HINGES: HAGER BB1279 US26D 4–1/2" x 4–1/2", 1 1/2 PAIR, OR EQUAL
2. LOCKSET: SCHLAGE ND80PD RHODES US26D FINISH.



1 A1.0 FLOOR PLAN
1/4" = 1'-0"



GENERAL DOOR NOTES:

1. GC TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQUIRED BY LOCAL CODES.
2. DETEX ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR & HOLLOW METAL FRAME ABOVE.
3. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS #5, 6, 6A, 7, & 8 SUPPLIED BY: UNIVERSAL MANUFACTURING 1–800–821–1414.
4. INSTALL COUNTERSUNK SHEET METAL SCREWS ON THE VERTICAL STOPS OF DOORS #1, 2, 3, 3A, & 4. USE FIVE SCREWS PER STOP WITH COLOR TO MATCH STOP.

DOOR SCHEDULE

	DOOR			FRAME	
MARK	MATERIAL	SIZE	TYPE	MATL.	SIZE
1.	ALUM.	3'–0"x7'–0"x1 3/4"	A	ALUM.	(See DR. NOTE 6)
2.	ALUM.	3'–0"x7'–0"x1 3/4"	A	ALUM.	

GENERAL FINISH NOTES:

1. ALL FINISH SURFACES OF WALL AND CEILING MATERIALS SHALL BE CLASS II AND SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75 AND A SMOKE DENSITY OF 450 MAX. (PER IBC TABLE 8A).
2. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT AND MEET THE CRITERIA OF NFPA 701.
3. DECORATIVE MATERIAL SHALL NOT CONCEAL EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS
4. QUARRY TILE:
   DAL–TILE DIABLO RED 6X6 ABRASIVE TILE WITH BLACK GROUT

   FLOOR TILE:
   DAL–TILE ROCKY MOUNTAIN SERIES OR OTHER TILE MEETING THE FOLLOWING:
   1) MUST BE APPROVED BY McDONALD'S U.S. RESTAURANT DESIGN & CONSTRUCTION DEPARTMENT
   2) MUST BE NO LARGER THAN 12"X12"
   3) MUST MEET THE FOLLOWING STATIC COEFFICIENT OF FRICTION PER ASTM F1677–05): LEVEL SURFACES: MINIMUM 0.50 DRY AND WET
5. NOT USED
6. A. FRP OVER CEMENT BD BEHIND 3–COMP SINK TO HGT OF BACK SPLASH
   B. FRP OVER CEMENT BD. OVER EXT GRADE PLYWOOD (SEE NOTE 5) AT MOP SINK
   OPTIONAL: ADD STAINLESS STEEL SHEET
7. PROVIDE CEMENT BOARD BACKER OR EQUIVALENT AT ALL CERAMIC TILE LOCATIONS.

KEY NOTES

- BN NEW BRICK – MATCH EXG.
- CW NEW CONC. WALK TO MATCH EXIST'G
- IF PROVIDE INTERIOR FINISH TO MATCH EXISTING or PER DECOR
- S NEW SIGNAGE – BY OTHERS – SEE ELEVATIONS
- SF NEW STOREFRONT SYSTEM – SEE 7/A3.0 FOR NOTES – SEE ELEVATIONS
- T NEW TRELLIS SYSTEM ABOVE – SEE 7/A3.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS
- SV 4" STONE VENEER (ROCKCAST) – SEE ELEVATIONS FOR NOTES

GENERAL NOTES

1. SEE 7/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY:
   FORREST PERMA–SIGN
   1–800–214–8765
   9292 1ST ST., BOX 588
   www.forrestpermasigns.com
   NEW ROCHELLE, NY 10802
5. SEE DECOR DRAWINGS FOR INTERIOR SEAT'G PLAN, LIGHTING PLAN AND FINISHES.
6. SEE KITCHEN EQUIPMENT DRAWINGS FOR NEW ITEMS. LOCATIONS, AND INSTALLATION.

SYMBOL LEGEND

- 7 DOOR TAG – SEE DOOR SCHEDULE THIS SHEET
- XX KEY NOTE

WALL SCHEDULE

- WALLS TO BE REMOVED
- EXIST'G EXT. WALLS
- NEW STUD WALLS
- NEW MASONRY WALLS
- NEW MASONRY VENEER

REV	DATE	DESCRIPTION	BY
C	5–24–13	RE–SUBMIT FOR SPA PER CITY REVIEW 5–2–13	SAK
B	3–7–13	PRELIMINARY SITE PLAN REVIEW	
A	2–5–13	MRP BRAND REVIEW	

PREPARED BY:

Dorchen/Martin Associates, Inc.
Architects/Planners
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(248) 557–1062
Fax: (248) 557–1231
e-mail: dmd@dorchenmartin.com
www.dorchenmartin.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
DMA Team	2012
REVIEWED BY	DATE ISSUED
USRD TEAM	Winter 2013

TITLE: ARCADE CONVERS'N – 2000 BLD'G AWNING VERSION – PARAPET w/o MANSD.

DESCRIPTION: 4" Stone Veneer Arcade on Masonry Steel Frame on Brick/Block Build'g

SITE ID: 021–0610

SITE ADDRESS: 36895 Dequindre, Troy, Michigan

SHEET NO. #021–0610

A1.0 FLOOR PLAN

10025m

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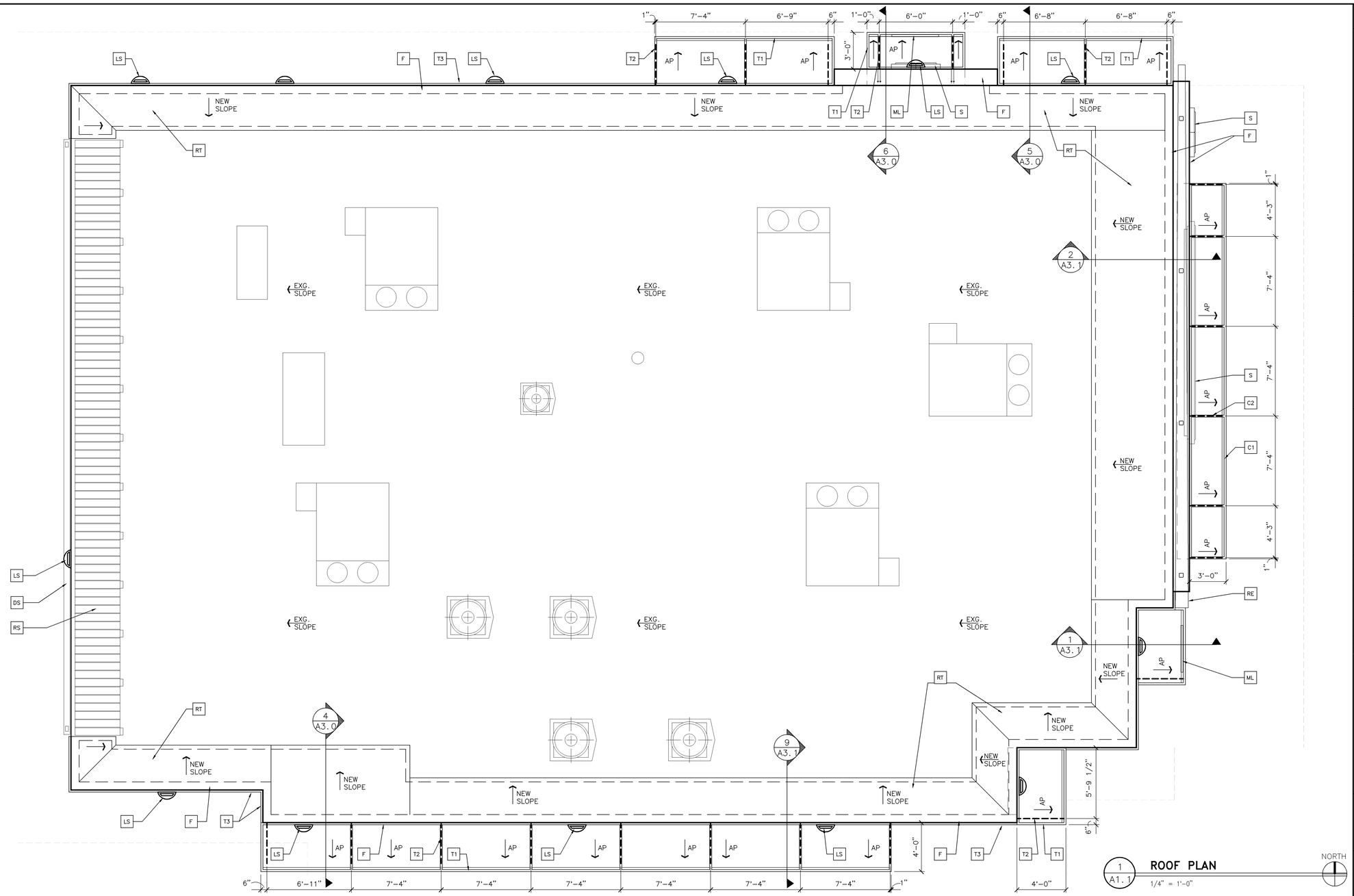


1 A1.1 **ROOF PLAN**

1/4" = 1'-0"

ROOFING SYSTEM

1. Manufacturers and Products:
   a. Carlisle Syntec Incorporated:
      Sure-Weld TPO Roofing System
   b. Johns Manville
      UltraGard SRT-60

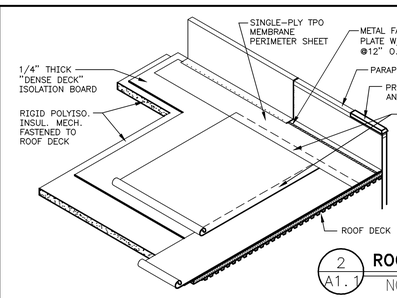
   NO SUBSTITUTIONS ALLOWED

2. Specified Roofing Systems (as shown):

   Heat-weldable single-ply 60 mil TPO roofing system, installed over rigid insulation on metal roof deck having a slope of 3/8"/FT. Materials shall be as follows:

   a. TPO Roofing System as manufactured by one of the two manufactors listed above to comply with ASTM D-6878, and FMG I-90 for wind uplift.
   b. Fasteners: metal fasteners and plates as per manufacturer.
   c. Accessories: pre-fabricated curbs, flashing, corners, termination bars, pipe flashing, vent flashing etc. as per manufacturer.

3. Walkways:
   a. 34" wide walkway roll, hot air welded to membrane.
   b. Provide walkway from roof ladder exit to roof top units as per roof plan above.
   c. Install walkway according to walkway pad manufacturer's written instruction.
4. Rigid Insulation:
   Provide required layers of polyisocyanurate insulation w/ cover board to meet a R-25 value - thickness as required. Provide positive slope to roof drains (3/8" per foot min.) see roof plan. Provide top layer protection material as per manufacturer's recommendations. Bottom layer of insulation to have intergral thermal barrier or approved roofing manufacturer's thermal underlayment sheet. Assembly to comply with UL 1256 or FMG 4450.
5. Tapered Insulation:
   Provide tapered insulation as required for postive drainage to roof drains as indicated per roof plan above. 1/4" per foot min. required.
6. Exhaust hoods:
   Provide additional roof membrane around exhaust hoods as indicated per roof plan above.



2 A1.1 **ROOF'G DETAIL**

NO SCALE

LEGEND

← AP	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE PER MANUFACTURER @1/4" PER FT.
← NEW SLOPE	ROOF SLOPE @ 1/4" PER FT. (MIN)

EXTERIOR FINISHES

SEE ELEVATIONS FOR EXTERIOR FINISH NOTES

KEY NOTES

- C1 NEW ALUMINUM CANOPY FASCIA W/LIGHT, BY OTHERS - SEE ELEVATIONS (COLOR: YELLOW)
- C2 NEW ALUMINUM CANOPY TIE-BACKS
- DS NEW OR EXISTING GUTTER AND/OR SCUPPER AND DOWNSPOUT
- F FASCIA: ERA METAL W/FINISH TO MATCH ALUMINUM
- LP NEW GOOSENECK LIGHT - SEE ELECTRICAL
- LS NEW WALL SCONCE LIGHT - SEE ELECTRICAL
- ML METAL LETTERING
- NEW STANDING SEAM METAL ROOF - SEE ELEVATIONS
- RD RAIN DIVERTER
- RE NEW ROOF CAP ELEMENT BY OTHERS - SEE ELEVATIONS
- RL ROOF LADDER (EXISTING)
- RS ROOF SCREEN (NEW TREX BD.)
- RT AVE. PARAPET HT. = 4'-0" ABV. ROOF TO SCREEN EX'G ROOFTOP EQUIPMENT.
- S NEW McDONALD'S SIGNAGE BY OTHERS - SEE ELEVATIONS
- T1 NEW ALUMINUM TRELLIS BY OTHERS - SEE ELEVATIONS
- T2 NEW ALUMINUM TRELLIS TIE-BACK BY OTHERS - SEE ELEVATIONS
- T3 NEW ALUMINUM TRELLIS 2x8 WALL FACSIA BY OTHERS - SEE ELEVATIONS
- T4 CEMENT BOARD TRIM 1x_ WALL FASCIA (PAINT)

REV	DATE	DESCRIPTION	BY
C	5-24-13	RE-SUBMIT FOR SPA PER CITY REVIEW 5-2-13	SAK
B	3-7-13	PRELIMINARY SITE PLAN REVIEW	
A	2-5-13	MRP BRAND REVIEW	

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Dorchen/Martin Associates, Inc.
Architects/Planners
29895 Greenfield Rd., Suite 107
Southfield, Michigan 48076
(248) 557-1062
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DRAWN BY | STD ISSUE DATE 2012
REVIEWED BY USRD TEAM | DATE ISSUED Winter 2013

TITLE: ARCADE CONVERS'N - 2000 BLD'G AWNING VERSION - PARAPET w/o MANSD.

DESCRIPTION: 4" Stone Veneer Arcade on Masonry Steel Frame on Brick/Block Build'g

SITE TO 021-0610 | SITE ADDRESS 36895 Dequindre, Troy, Michigan

SHEET NO. #021-0610

A1.1

ROOF PLAN

10025m

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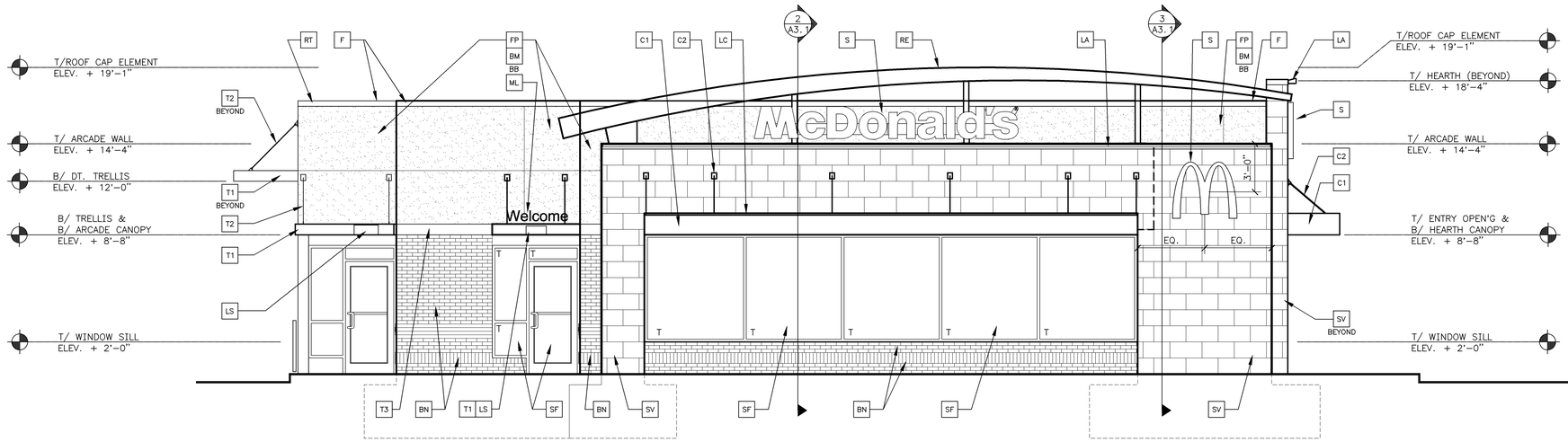
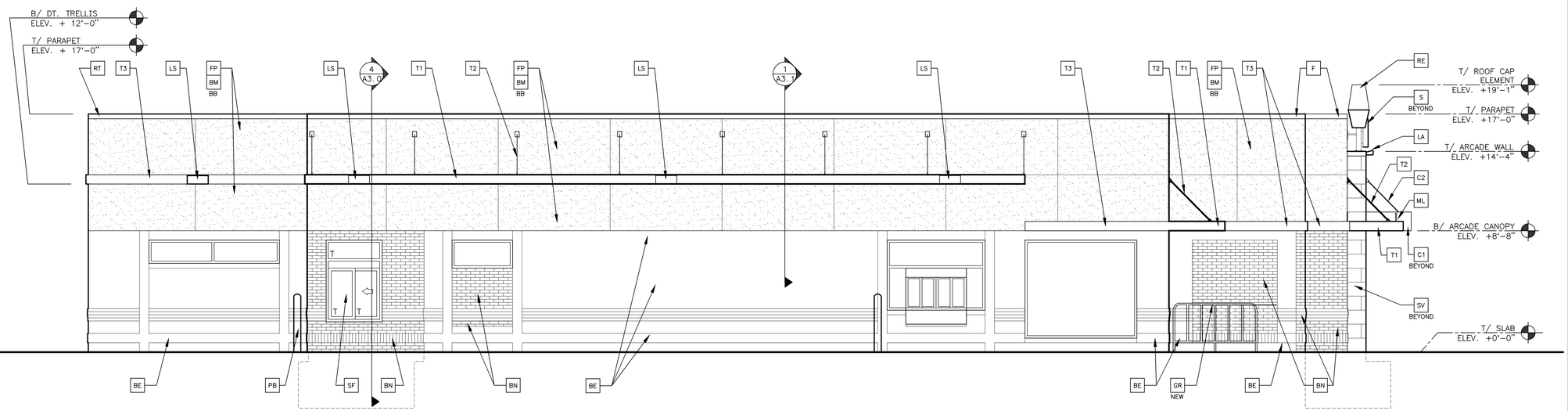


1 A2.0 **FRONT ELEVATION – EAST**

1/4" = 1'-0"



2 A2.0 **DRIVE-THRU ELEVATION – SOUTH**

1/4" = 1'-0"

KEY NOTES:

- BM — BASE BUILDING MATERIAL – SEE WALL SECTIONS
  - BB — COLOR: BB = BASE BUILDING
- BE — BRICK MASONRY – EXISTING –DO NOT PAINT
- BN — BRICK MASONRY – NEW TO MATCH EXG. FIELD & BANDING
- C1 — ALUMINUM CANOPY w/ LIGHT (COLOR: YELLOW)
- C2 — ALUMINUM CANOPY TIE-BACK
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DS — PROVIDE NEW DOWNSPOUT AS REQUIRED (OR PAINT EXISTING GUTTER AND DOWNSPOUT)
- F — FASCIA: ERA METAL w/ FINISH TO MATCH ALUMINUM
- FP — FACE PANEL WALL SYSTEM: MATCH COLOR SCHEME
- GR — GUARD RAIL – NEW
- LA — LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC — LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- LP — LIGHT FIXTURE (PARAPET LIGHT) – SEE ELECTRICAL
- LS — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- MB — NEW BREAK METAL – MATCH EXISTING WINDOW MULLIONS
- ML — METAL LETTERING – BY OTHERS
- MR — CANOPY ROOF – STANDING SEAM METAL. PROVIDE SNOW GUARDS WHERE APPLICABLE
- PB — PIPE BOLLARD w/ YELLOW PVC COVER
- PT — PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RE — 45' ROOF CAP ELEMENT BY OTHERS.
- RL — ROOF LADDER (EXISTING). PAINT.
- RS — ROOF SCREEN WALL. TREX BOARDS ON METAL FRAME. PAINT TO MATCH BASE BUILDING.
- RT — SEE ROOFTOP SCREEN NOTE.
- S — McDONALD'S SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE THIS SHEET.
- SF — NEW STORE FRONT & GLAZING. (T=TEMPERED)
- SP — NEW SPANDREL GLASS INFILL PANEL IN EXISTING ALUMINUM FRAME
- SV — 4" STONE VENEER (ROCKCAST)
- T1 — ALUMINUM TRELLIS
- T2 — ALUMINUM TRELLIS TIE-BACK
- T3 — ALUMINUM TRELLIS 2x8 WALL FASCIA
- T4 — CEMENT BOARD TRIM 1x_ WALL FASCIA. – PAINT TO MATCH COLOR SCHEME.

ROOFTOP SCREEN NOTE:

AVERAGE PARAPET HEIGHT IS 4'-0" ABOVE ROOF TO SCREEN EX'G ROOFTOP EQUIPMENT.

NOTE:

NEW EXTERIOR DOOR AND WINDOW. ALUMINUM COLOR TO MATCH EXISTING.

COLOR LEGEND	(ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)
	ARCADES & HEARTH: STONE VENEER – ROCKCAST (4"x12"X24") SMOOTH FINISH) ST 003(SM)
MATCH BRICK COLOR SCHEME	BB = BASE BUILDING (UPPER): STONE #2112-40
NOTE:	ALL AUXILIARY STRUCTURES TO BE UNPAINTED NATURAL BRICK OR MATCH BUILDING BASE COLOR (U.N.O.)

SIGNAGE SUPPORT NOTE:

UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER. ALL SIGNAGE SUBJECT TO CITY REQUIREMENTS AND APPROVALS. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.

REV	DATE	DESCRIPTION	BY
C	5-24-13	RE-SUBMIT FOR SPA PER CITY REVIEW 5-2-13	SAK
B	3-7-13	PRELIMINARY SITE PLAN REVIEW	
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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: DMA
STD ISSUE DATE 2012
REVIEWED BY: USRD TEAM
DATE ISSUED: Winter 2013

TITLE: ARCADE CONVERS'N – 2000 BLD'G AWNING VERSION – PARAPET w/o MANSD.
DESCRIPTION: 4" Stone Veneer Arcade on Masonry Steel Frame on Brick/Block Build'g
SITE ID: 021-0610
SITE ADRESS: 36895 Dequindre, Troy, Michigan

SHEET NO. #021-0610
A2.0
ELEVATIONS

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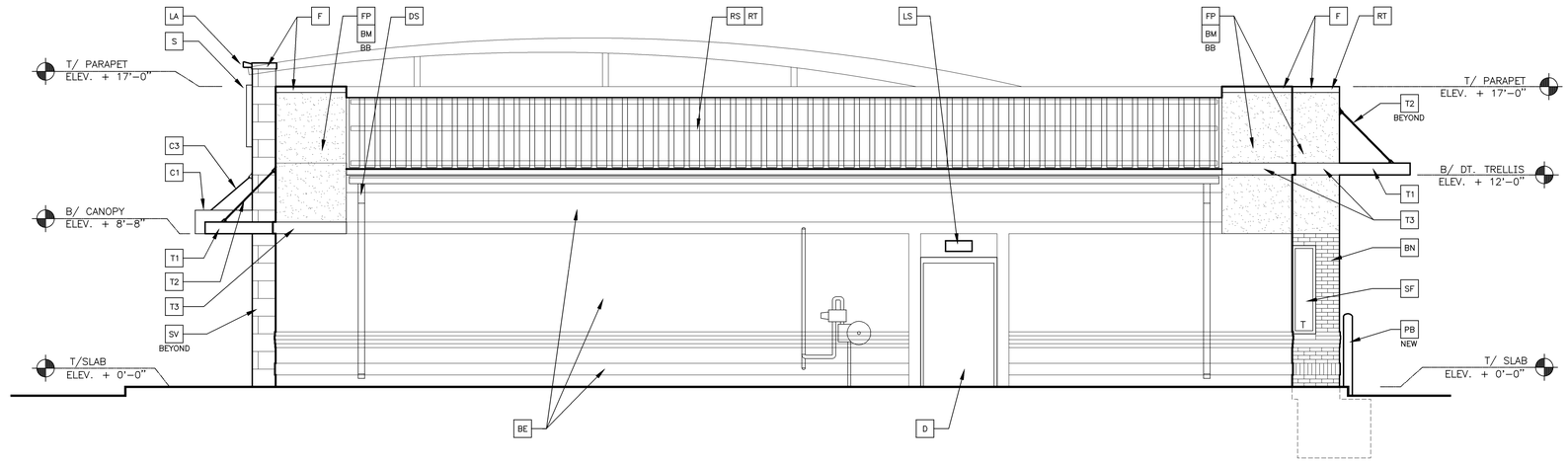
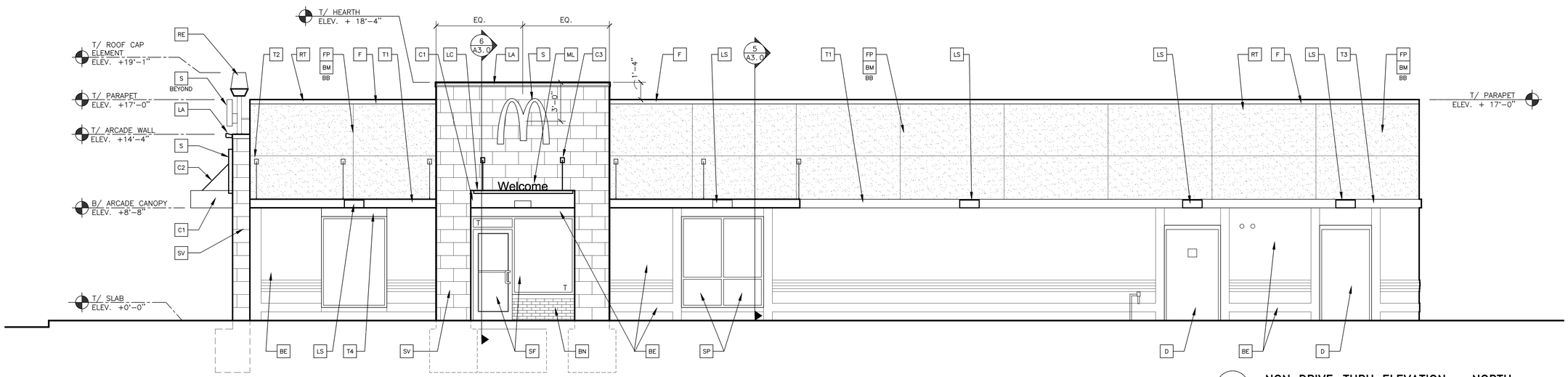


1 / A2.1 **REAR ELEVATION – WEST**

1/4" = 1'-0"



2 / A2.1 **NON DRIVE-THRU ELEVATION – NORTH**

1/4" = 1'-0"

KEY NOTES:

- BM / BB — BASE BUILDING MATERIAL – SEE WALL SECTIONS; COLOR: BB = BASE BUILDING
- BE — BRICK MASONRY – EXISTING –DO NOT PAINT
- BN — BRICK MASONRY – NEW TO MATCH EXG. FIELD & BANDING
- C1 — ALUMINUM CANOPY w/ LIGHT (COLOR: YELLOW)
- C2 — ALUMINUM CANOPY TIE–BACK
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DS — PROVIDE NEW DOWNSPOUT AS REQUIRED (OR PAINT EXISTING GUTTER AND DOWNSPOUT)
- F — FASCIA: ERA METAL w/ FINISH TO MATCH ALUMINUM
- FP — FACE PANEL WALL SYSTEM: MATCH COLOR SCHEME
- GR — GUARD RAIL – NEW
- LA — LIGHT FIXTURE (ARCADE LIGHT) – SEE ELECTRICAL
- LC — LIGHT FIXTURE (CANOPY LIGHT) – SEE ELECTRICAL
- LP — LIGHT FIXTURE (PARAPET LIGHT) – SEE ELECTRICAL
- LS — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- MB — NEW BREAK METAL – MATCH EXISTING WINDOW MULLIONS
- ML — METAL LETTERING – BY OTHERS
- MR — CANOPY ROOF – STANDING SEAM METAL. PROVIDE SNOW GUARDS WHERE APPLICABLE
- PB — PIPE BOLLARD w/ YELLOW PVC COVER
- PT — PASS–THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RE — 45' ROOF CAP ELEMENT BY OTHERS.
- RL — ROOF LADDER (EXISTING). PAINT.
- RS — ROOF SCREEN WALL. TREX BOARDS ON METAL FRAME. PAINT TO MATCH BASE BUILDING.
- RT — SEE ROOFTOP SCREEN NOTE.
- S — McDONALD'S SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE THIS SHEET.
- SF — NEW STORE FRONT & GLAZING. (T=TEMPERED)
- SP — NEW SPANDREL GLASS INFILL PANEL IN EXISTING ALUMINUM FRAME
- SV — 4" STONE VENEER (ROCKCAST)
- T1 — ALUMINUM TRELLIS
- T2 — ALUMINUM TRELLIS TIE–BACK
- T3 — ALUMINUM TRELLIS 2x8 WALL FASCIA
- T4 — CEMENT BOARD TRIM 1x_ WALL FASCIA. – PAINT TO MATCH COLOR SCHEME.

NOTE:

NEW EXTERIOR DOOR AND WINDOW. ALUMINUM COLOR TO MATCH EXISTING.

COLOR LEGEND	(ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)	
	ARCADES & HEARTH:	STONE VENEER – ROCKCAST (4"x12"x24") SMOOTH FINISH) ST 003(SM)
MATCH BRICK COLOR SCHEME	BB = BASE BUILDING (UPPER):	STONE #2112–40

NOTE: ALL AUXILIARY STRUCTURES TO BE UNPAINTED NATURAL BRICK OR MATCH BUILDING BASE COLOR (U.N.O.)

ROOFTOP SCREEN NOTE:

AVERAGE PARAPET HEIGHT IS 4'–0" ABOVE ROOF TO SCREEN EX'G ROOFTOP EQUIPMENT.

SIGNAGE SUPPORT NOTE:

UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER. ALL SIGNAGE SUBJECT TO CITY REQUIREMENTS AND APPROVALS. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.

REV	DATE	DESCRIPTION	BY
C	5–24–13	RE–SUBMIT FOR SPA PER CITY REVIEW 5–2–13	
B	3–7–13	PRELIMINARY SITE PLAN REVIEW	SAK
A	2–5–13	– MRP BRAND REVIEW	

PREPARED BY:
Dorchen/Martin Associates, Inc.
Architects/Planners
29895 Greenfield Rd., Suite 107
Southfield, Michigan 48076
(248) 557–1067
Fax: (248) 557–1231
e-mail: dma@dorchenmartin.com
www.dorchenmartin.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: DMA
STD ISSUE DATE 2012
REVIEWED BY: USRD TEAM
DATE ISSUED Winter 2013

TITLE: ARCADE CONVERS'N – 2000 BLD'G AWNING VERSION – PARAPET w/o MANSD.
DESCRIPTION: 4" Stone Veneer Arcade on Masonry Steel Frame on Brick/Block Build'g
SITE ID: 021–0610
SITE ADDRESS: 36895 Dequindre, Troy, Michigan

SHEET NO. #021–0610
A2.1
ELEVATIONS

P:\2010 Projects\10025M_Troy\Dwgs\SPA\A2-1_Elev_Troy.dwg, 5/22/2013 2:34:40 PM, 1:1, Sheryl T

10025m

DATE: June 5, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 408) – Proposed Modern Kitchen/Bath-Tabak Stone, West side of John R, South of Big Beaver (2701-2703 John R), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

The petitioner Tabak Stone Co. submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the addition of an outdoor storage area to Modern Kitchen/Bath - Tabak Stone showroom building.

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 408

G:\SPECIAL USE\SU 408 Modern Kitchen Bath 2701 John R\SU 408 PC Memo 06 11 2013.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 408) – Proposed Modern Kitchen/Bath-Tabak Stone, West side of John R, South of Big Beaver (2701-2703 John R), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Resolution # PC-2013-06-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Modern Kitchen/Bath-Tabak Stone outdoor storage, West side of John R, South of Big Beaver (2701-2703 John R), Section 26, Currently Zoned IB (Integrated Industrial and Business) District be (granted, subject to the following conditions):

1. Submit lighting photometrics and fixtures.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 408 Modern Kitchen Bath 2701 John R\Proposed Resolution SU 408 2013 06 11.doc

2701-2703 John R, Modern Kitchen/Bath

City of Troy Planning Department

Legend:

168 0 84 168 Feet

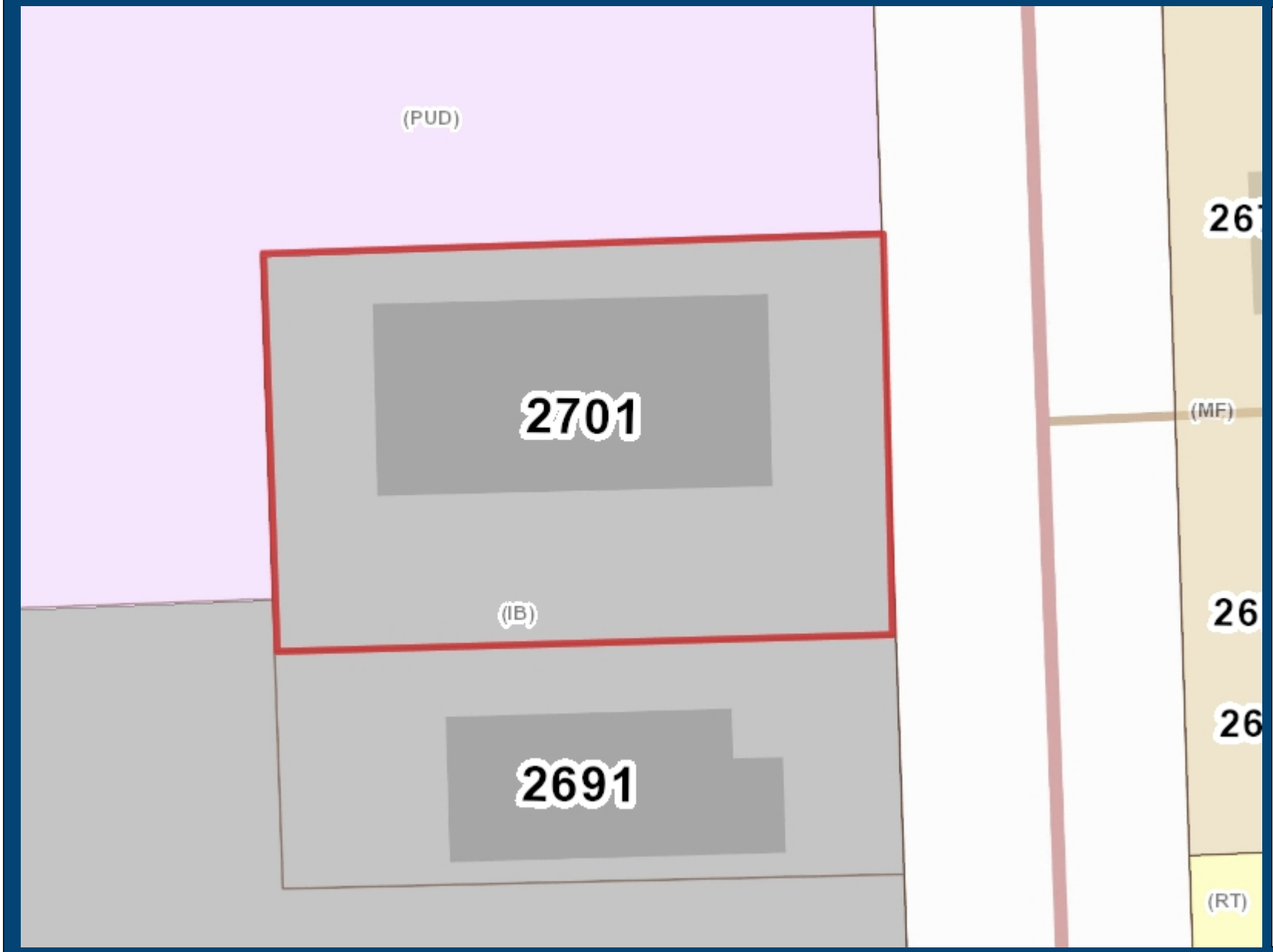
Scale 1: 1,005

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: 5/7/2013

2701-2703 John R, Modern Kitchen/Bath

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)
- (MR) 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 Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

168 0 84 168 Feet

Scale 1: 1,005

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: 5/7/2013

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

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

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

Date: May 31, 2013

Special Use Review
For
City of Troy, Michigan

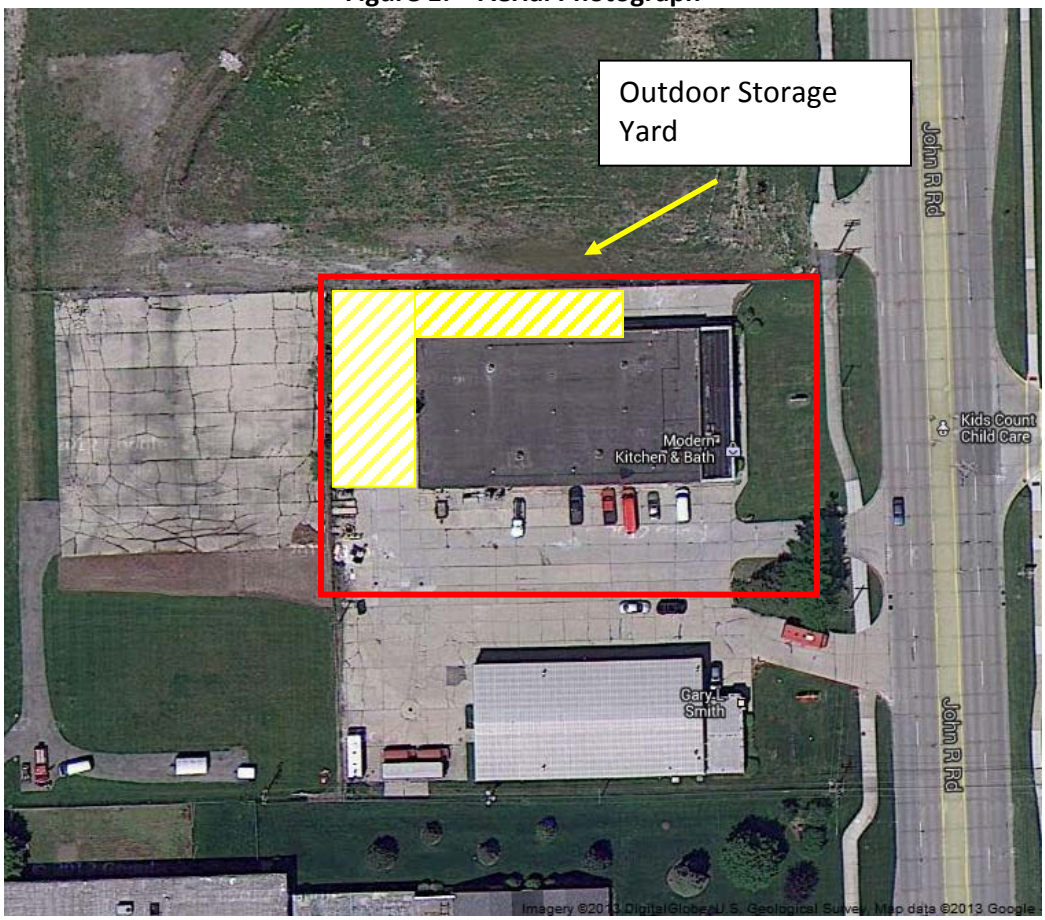
Applicant:	E & E Tabak Properties, LLC
Project Name:	Modern Kitchen & Bath
Plan Date:	May 28, 2013
Location:	2703 John R Rd. – South of Big Beaver, north of Maple. West side of John R.
Zoning:	IB, Integrated Industrial Business District
Action Requested:	Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a special land use application which includes a site plan demonstrating both existing and proposed site conditions related to the addition of an outdoor storage area at the existing Modern Kitchen & Bath.

The applicant is proposing to utilize a portion of their existing parking area as an outdoor storage area. The site is located at 2703 John R Rd and is zoned IB, Integrated Industrial Business District. Outdoor storage facilities are listed as a special use in the IB district. The applicant indicates that they propose to store unfinished granite stock not to exceed 6 feet in height.

Figure 1. – Aerial Photograph



Location of Subject Property:
The property is located on John R. south of Lincoln St. between Big Beaver and Maple Rd.

Size of Subject Property:
The parcel is 1.0 acres

Proposed Uses of Subject Parcel:
The applicant proposes to modify a portion of the existing western and northern parking lot for outdoor storage.

Current Use of Subject Property:
The subject property currently maintains a 13,288 s.f. manufacturing building.

Current Zoning:
The property is zoned IB, Integrated Industrial Business District.

Zoning Classification of Adjacent Parcels and Current Land Use:

	Zoning	**Use**
North	PUD, Planned Unit Development	Residential
South	IB, Integrated Industrial Business District	Warehousing/Industrial
East	MF, Multi-Family Residential	Multi-Family Residential
West	PUD, Planned Unit Development	Parking
	IB, Integrated Industrial Business District	Outdoor Sports Facilities

NATURAL RESOURCES

The proposed site improvements will require the removal of (2) existing Cottonwood trees and (1) existing Elm Tree. There are no other impacts on the natural environment.

Items to be Addressed: *None*

BUILDING LOCATION / SITE ARRANGEMENT / CIRCULATION

The existing building is located at the center of the site, with the parking in the rear (west) and side (south). The proposed outdoor storage area will be located within a portion along the western parking area and northern property line and will be enclosed by a proposed pre-cast concrete screen wall 8' in height. There are two proposed gates; one located on the south west corner of building and one along the northern section.

According to the Fire Department, a Knox Box will need to be put on the gate(s) in order to access the outdoor storage area and rear of building in case of emergency. The applicant will work with the Fire Department to determine location.

In order to ensure proper circulation and ensure that the rear of building is accessible, the applicant has indicated the limits of outside storage on the current site plan.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Section 4.15.C establishes the dimensional requirements for the IB District. The layout of the site, save the western parking area will not be impacted by the addition of the outdoor storage area.

Items to be Addressed: *None*

PARKING

Parking:

The elimination of parking spaces to accommodate the outdoor storage area reduces the site's available parking spaces. However, the current site plan exceeds the minimum number of parking spaces required. Parking spaces meet the requirements of 9.5 feet stall width, 19 feet stall length and 24 feet aisle width.

	Required	**Provided**	**Compliance**
Manufacturing = 1 space per 550 s.f.	13,288 / 550 = 24 spaces	27 spaces	Compliant

Items to be Addressed: *None*

SITE ACCESS

Vehicular access:

The site will be accessed via the existing driveway from John R. Rd. No modifications regarding site access are proposed.

Pedestrian access:

There exists a public sidewalk along John R. Rd.

Items to be Addressed: *None*

LIGHTING

The applicant notes that they will replace the existing lighting to comply with section 13.05 of the Zoning Ordinance.

Items to be Addressed: *Submit lighting photometrics and fixtures as part of the final site plan approval.*

LANDSCAPING

A landscaping plan has not been provided. As part of the install of the 8' high wall, the applicant will remove three trees. No additional landscaping is required.

Items to be Addressed*: None.*

SPECIAL USE

In the IB District, outdoor storage 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

Section 6.08 provides specific use requirements for outdoor storage facilities. Specifically, outdoor storage facilities are required to be an accessory to the primary use of the property, and shall not be located in any front yard. Further, outdoor storage facilities are required to be enclosed by an opaque fence up to eight (8) feet in height and/or landscape screening meeting the standards set forth in Section 13.02 B.

The site plan provided demonstrates that the outdoor storage area will be located in the northwest corner of the property within the current northern property line and western parking area. The areas along the north and west property lines are proposed to be screened with a pre-cast concrete screen wall 8' in height. The applicant meets the Section 6.08 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 outdoor storage area is in close proximity to residential uses. The applicant is screening the outdoor storage and bringing the area into lighting compliance in order to mitigate impact upon adjacent properties. The adjacent residential use will not be impacted.***

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 Master Plan designates the subject site and the surrounding area as 21st Century Industrial. The 21st Century Industrial future land use classification encourages a variety of industrial uses; specifically, light industrial uses with no outdoor storage or external nuisances are especially encouraged. However, because this is an existing use, and provided the applicant can make the noted site plan requirements, the proposed use can be compatible with the City of Troy 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 addition of an outdoor storage area within the existing development site would not increase vehicular trips.***

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 addition of an outdoor storage area within the existing development site would not increase impact on public services.***

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.* ***New site lighting shall comply with 13.05 of the Zoning Ordinance.***

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

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.* ***See above. We believe that with conditions, the proposed use may be permissible.***

2. *Vehicular circulation and parking areas.* ***General layout plan was provided on site plan.***

3. *Outdoor activity, storage and work areas.* ***The special requirements (Section 6.08) related to outdoor storage facilities have been met.***

4. *Hours of operation.* ***The addition of the outdoor storage area will not impact the existing businesses current hours of operation.***

5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.* ***We do not anticipate any additional impact in this regard.***

Items to be addressed*: Address Ordinance compliance issues if site lighting is modified.*

RECOMMENDATIONS

We support the proposed development. We recommend that the Planning Commission grant the Special Use and preliminary site plan approval provided that the applicant submit the following for final site plan approval:

1. *Submit lighting photometrics and fixtures*

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

225-02-1319

LEGAL DESCRIPTION
Per Philip F. Greco Company (Commitment No. 63–559885, dated April 10, 2006)

Parcel Identification No. 20–26–200–024
Commonly known as: 2701 John R.

Situated in the City of Troy, Oakland County, Michigan, described as:

Part of the northeast 1/4 section 26, town 2 north, range 11 east, beginning at point distant WEST, 60 feet and S 00°04'00" W, 1134.77 feet from northeast corner; thence S 89°50'00" W, 260 feet; thence S 00°04'00" W, 164 feet; thence S 89°23'00" E, 260 feet; thence N 00°04'00" E, 168 to the point of beginning.

NOTE:

THE ONLY MATERIALS THAT ARE BEING PROPOSED TO BE STORED OUTSIDE IS UNFINISHED GRANITE STOCK THIS MATERIAL IS TO BE STORED TO A MAXIMUM HEIGHT OF 6 FEET.

THE EXISTING SITE LIGHTING WILL BE MODIFIED TO IN COMPLIANCE WITH THE CITY OF TROY ZONING ORDINANCE STANDARDS.

PARKING REQUIREMENTS: (PER CITY OF TROY ZONING ORDINANCES)

EXISTING BUILDING AREA:

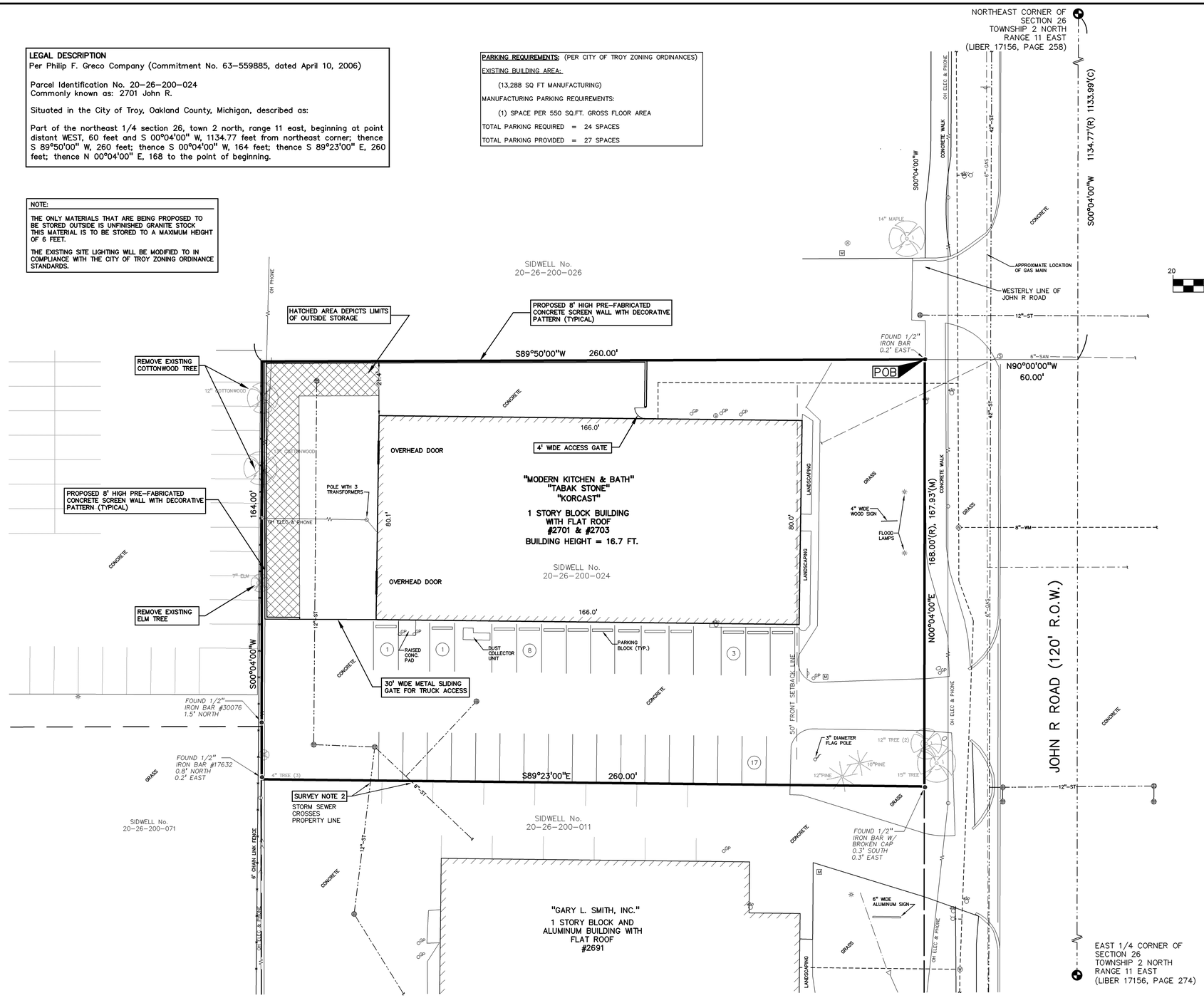
(13,288 SQ FT MANUFACTURING)

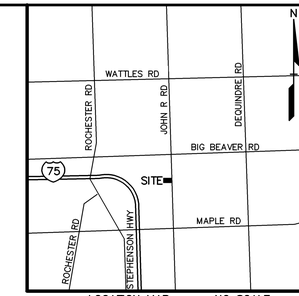
MANUFACTURING PARKING REQUIREMENTS:

(1) SPACE PER 550 SQ.FT. GROSS FLOOR AREA

TOTAL PARKING REQUIRED = 24 SPACES

TOTAL PARKING PROVIDED = 27 SPACES





LOCATION MAP NO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3–23–06
SANITARY SEWER	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3–23–06
STORM SEWER	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3–23–06
ELECTRIC	NOT RECEIVED AT TIME OF SURVEY
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	CONSUMERS ENERGY, QUARTER SECTION MAP 02–61–26–1, DATED 3–13–06
CATV	COMCAST CABLEVISION, HIGHLIGHTED UTILITIES, RECEIVED 3–20–06
FLOOD PLAIN	FEMA FLOOD RATE INSURANCE MAP, PANEL #:260180 0004 B, SEPT 16 1988
HIGH PRESSURE GAS	BUCKEYE PARTNERS, L.P., NO PIPELINE FACILITIES IN AREA, DATED 3–13–06

No.	DATE	BY	DESCRIPTION
1	5/23/13	JPB	REVISED PER EMAIL COMMENTS (5-21-13)

REVISIONS

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

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

3 WORKING DAYS
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CALL MISS DIG
1-800-482-7171
(TOLL FREE)

PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

E & E TABAK PROPERTIES, LLC
2703 JOHN R ROAD
TROY, MICHIGAN 48083

SLU-SITE PLAN
TABAK STONE COMPANY
PART OF THE NE 1/4 OF SECTION 26, T. 02 N., R. 11 E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	DAN	SUR	RS	P.M.	KTR

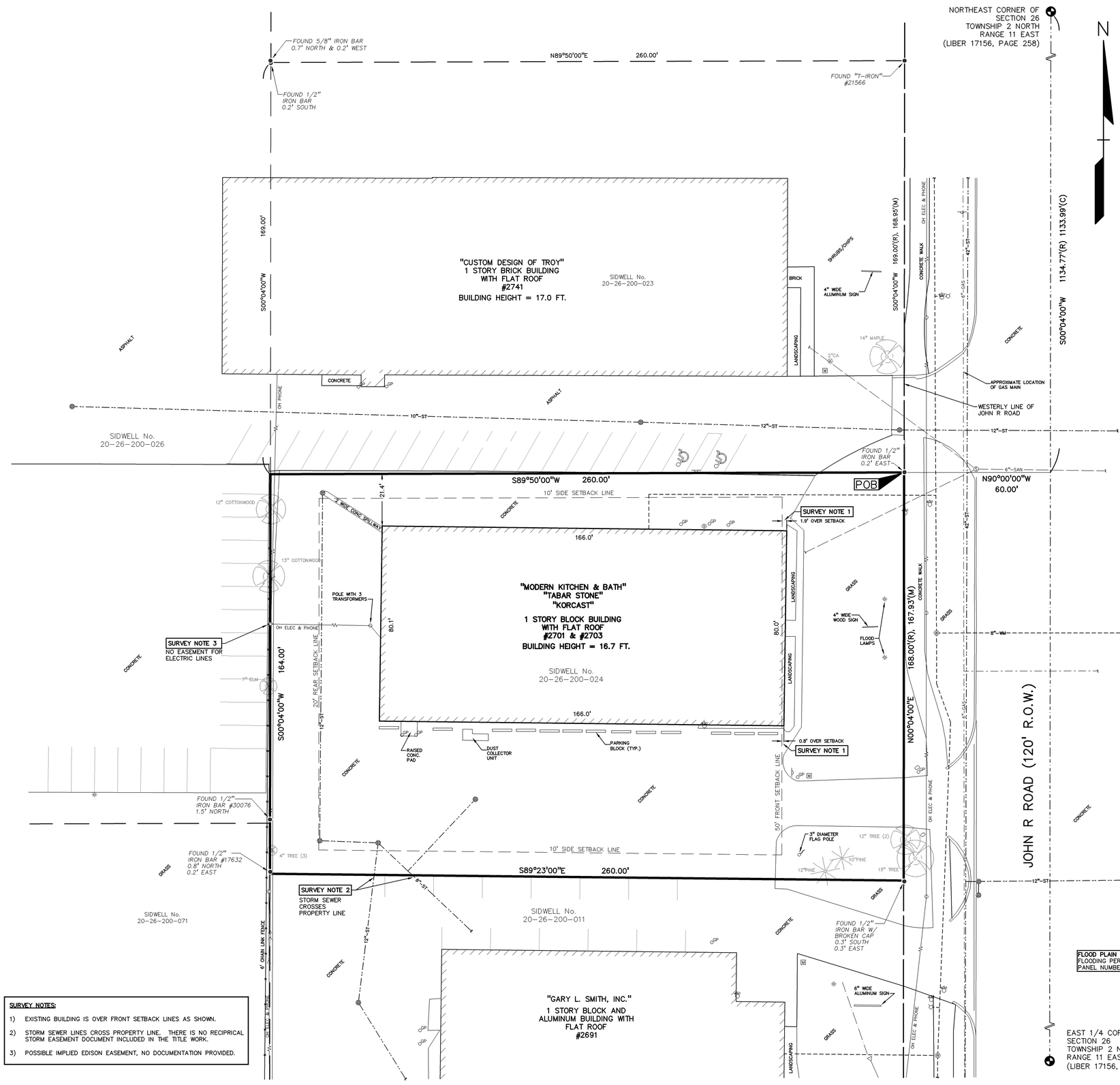
\2013\2088\DWG\SLU SITE PLAN.DWG

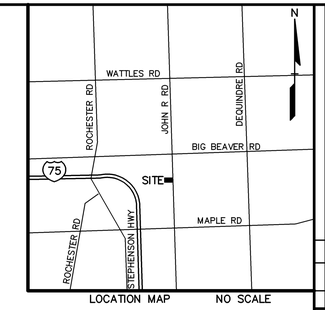
ORIGINAL
ISSUE DATE: MAY 2, 2013

PEA JOB NO. 2013-088

SCALE: 1" = 20'

DRAWING NUMBER:
1





LOCATION MAP NO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION
Per Philip F. Greco Company (Commitment No. 63-559885, dated April 10, 2006)

Parcel Identification No. 20-26-200-024
Commonly known as: 2701 John R.

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Part of the northeast 1/4 section 26, town 2 north, range 11 east, beginning at point distant WEST, 60 feet and S 00°04'00" W, 1134.77 feet from northeast corner; thence S 89°50'00" W, 260 feet; thence S 00°04'00" W, 164 feet; thence S 89°23'00" E, 260 feet; thence N 00°04'00" E, 168 to the point of beginning.

CERTIFICATE OF SURVEY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 13, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

Kevin T. Roach, PS
Agent for Professional Engineering Associates, Inc.
Registration No. 47971
within the State of Michigan

SCHEDULE B EXCEPTIONS:

Per Philip F. Greco Company
(Commitment No. 63-559885, dated April 10, 2006)

(2) Mortgage executed by L & J Bremner L.L.C., a Michigan Limited Liability Company, to National City Bank of Michigan/Illinois, now known as National City Bank of the Midwest, dated November 18, 2002, and recorded December 18, 2002, in Liber 27404, Page 571, Oakland County Records. [Not plottable]

(3) Subject to the rights of the public an of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes. [The description of the subject parcel follows the Right-of-Way line of John R. Road, therefore this item should not burden the parcel.]

FLOOD PLAIN NOTE: PARCEL IS IN ZONE "C", AREA OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 260180 0004 E, DATED SEPT. 16 1988.

SURVEY NOTES:

1) EXISTING BUILDING IS OVER FRONT SETBACK LINES AS SHOWN.
2) STORM SEWER LINES CROSS PROPERTY LINE. THERE IS NO RECIPRICAL STORM EASEMENT DOCUMENT INCLUDED IN THE TITLE WORK.
3) POSSIBLE IMPLIED EDISON EASEMENT, NO DOCUMENTATION PROVIDED.

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, ELEVATOR & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
SANITARY SEWER	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
STORM SEWER	CITY OF TROY ENGINEERING DEPARTMENT, UTILITY DRAWING, RECEIVED 3-23-06
ELECTRIC	NOT RECEIVED AT TIME OF SURVEY
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	CONSUMERS ENERGY, QUARTER SECTION MAP 02-61-26-1, DATED 3-13-06
CATV	COMCAST CABLEVISION, HIGHLIGHTED UTILITIES, RECEIVED 3-20-06
FLOOD PLAIN	FEMA FLOOD RATE INSURANCE MAP, PANEL #260180 0004 B, SEPT 16 1988
HIGH PRESSURE GAS	BUCKEYE PARTNERS, L.P., NO PIPELINE FACILITIES IN AREA, DATED 3-13-06

No.	DATE	BY	DESCRIPTION

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS BEING GIVEN REGARDING THEIR ACCURACY, COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

E & E TABAK PROPERTIES, LLC
2703 JOHN R ROAD
TROY, MICHIGAN 48083

ALTA/ACSM LAND TITLE SURVEY
TABAK STONE COMPANY
PART OF THE N 1/4 OF SECTION 26, T2N-R11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
	DAN	RS	KTR

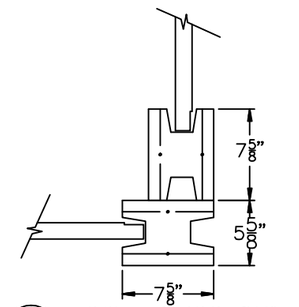
\JOB\02\26\SURVEY\-DEPT\AUTOCAD\DWG\02026-ALTA TABAK.DWG

ORIGINAL
ISSUE DATE: APRIL 28, 2006

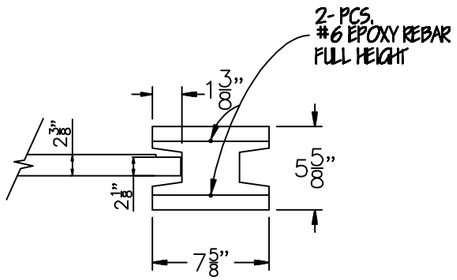
PEA JOB NO. 2006-028-04

SCALE: 1" = 20'

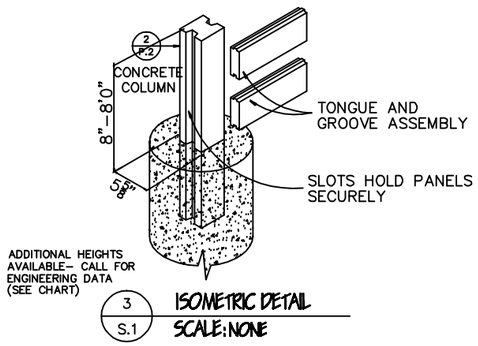
DRAWING NUMBER:
1



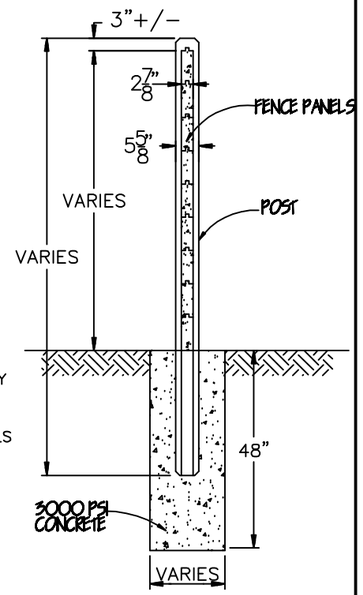
1 / P-1 DETAIL - CONCRETE CORNER
SCALE: NONE



2 / P-1 DETAIL - CONCRETE LINE POST
SCALE: NONE



3 / S.1 ISOMETRIC DETAIL
SCALE: NONE



1 / S.1 SEC. - OFFSET BLOCK PANEL DESIGN
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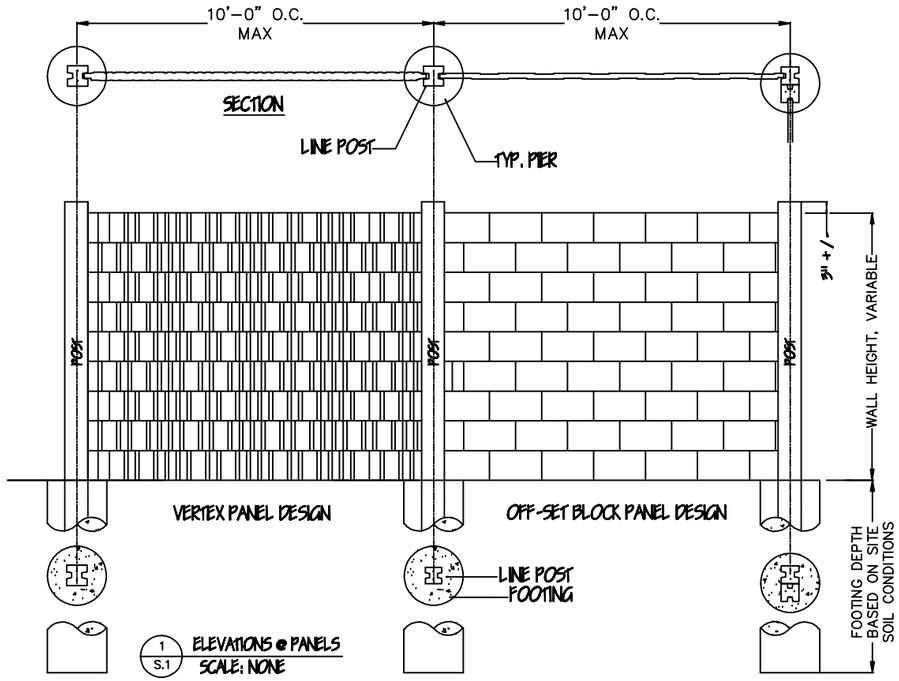
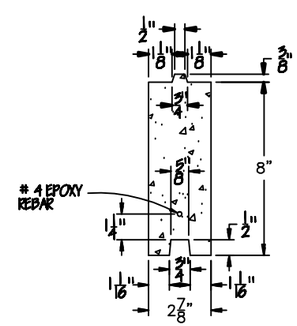


1 / S.1 ELEVATIONS @ PANELS
SCALE: NONE



A-A / S.1 SEC. - A - A - PANEL
SCALE: NONE

SPECIFICATIONS DATA
Pre-Cast Concrete Screen Walls

1. PRODUCT NAME

   Dura-CRETE S-Series precast wall in Offset Block and Vertex Design

2. MANUFACTURER

   Dura-CRETE Pre-cast Concrete Screen Walls & Sound Barriers
   23350 Regency Park Drive
   Warren, MI 48089
   (586) 759-4286 Fax (586) 759-4395
   CONTACT Chad Agacinski
   Members of The National Precast Concrete Association and American Fence Association

3. PRODUCT DESCRIPTION

   Pre-cast concrete Screen Walls/Sound Barriers/Retaining Walls/ Enclosures.

   Limitations: Should not be used as a retaining wall product. See R.W. Series Dura-Crete product for retaining applications.

   Benefits:

Cost	Aesthetics
Erection Time	Site Disturbance
Maintenance & Reparability	Year Round Installation
Strength & Durability	No Continuous Footing Required
Fits Any Terrain	Meets Specifying Requirements
Approved By State D.O.T.s	Long Lasting
Tree Survival	Adaptable To Underground Utilities

4. TECHNICAL DATA

   NOISE BARRIER Designed in accordance with 1989 AASHTO Guide to Specifications for Structural Design of Noise Barriers and ACI-318.

   WIND LOAD DESIGN Designed up to 80 MPH wind load

   HEIGHTS Standard heights from 8" up to 8-0"'. Additional heights CAN be designed upon request. (R.W. is different- See Chart)

   NOISE ABSORPTION NRC coefficient of 0.50.

   CONCRETE STRENGTH 4000 PSI at 28 days.

   PANELS Tongue and groove, lock into each other for stability and noise protection.

   WEIGHT Standard density concrete with additives weigh approximately 150 PCF.

   MATERIAL Zero slump, reinforced pre-cast concrete.

   FREEZE THAW CYCLES Excellent durability.

   REINFORCING STEEL Epoxy coated, Grade 60 rebar eliminates any chance of corrosion.

   POSTS Concrete or steel I-Beam

   FOUNDATIONS Standard foundations designed for 22 PSF and soil compaction of 95%.

   COLORS Available in natural gray and two earth tones. (custom colors available upon request)

5. INSTALLATION

   The posts are positioned and erected on-site by setting posts into a drilled footing or Caisson Shaft. The footing size, depth, & reinforcement is constructed as specified within site specific Engineered Drawings. After posts are spaced, plumb, and level, the panels are manually slid into place. Where post spacing must be less than 10'-0", the panels are saw cut to a required length to fit.

6. AVAILABILITY AND COST

   Availability: Dura-CRETE Pre-cast Concrete Screen Walls & Sound Barriers
   23450 Regency Park Drive
   Warren, MI 48089
   (586) 759-4286 Fax (586) 759-4395
   COST: Product is priced based on height/and style per lineal foot.

7. MAINTENANCE

   Most applications require NO MAINTENANCE. Where excessive dust or dirt are prevalent, product can be washed down occasionally.

8. TECHNICAL SERVICE

   Dura-Crete is one of few companies to provide full turnkey service. We can assist and provide services from design engineering, stamped and sealed drawings, obtaining permits, installations, and consulting.

9. Specialty projects/Options/Adlesary Projects

   Go to WWW.dura-crete.net
   or Call (586) 759-4286
   chada@Dura-crete.net

DURA-CRETE
S-SERIES

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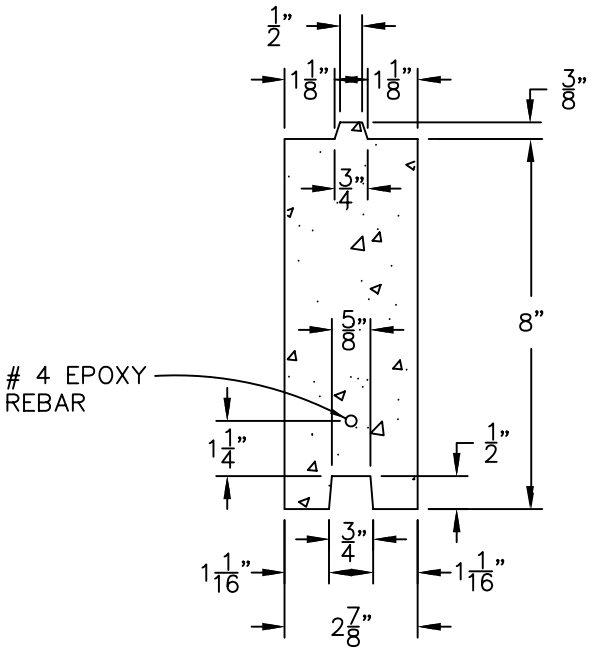
Phone: (586) 759-4286 Fax: (586) 759-4395
DURA-CRETE
Specializing in Security/ Safety/ Perimeter Control Products/ Design/ Build Manufacturing/ Installation

DURA-CRETE S-SERIES PRE-CAST WALL DETAILS

DRAWING NO. DC-SS.	DRAWN BY CA.	DATE	REVISIONS	PAGE 1 OF 1



A–A / S.1 SEC. – A – A – PANEL
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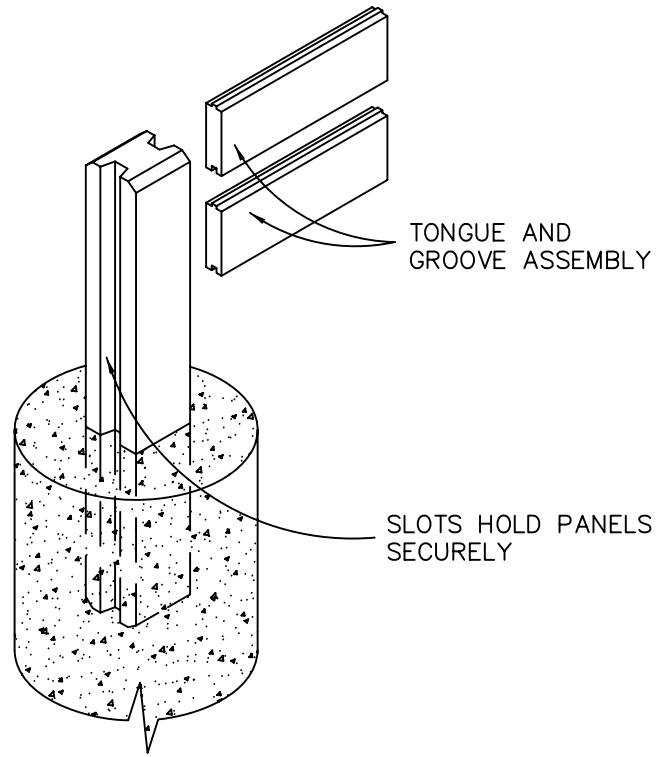
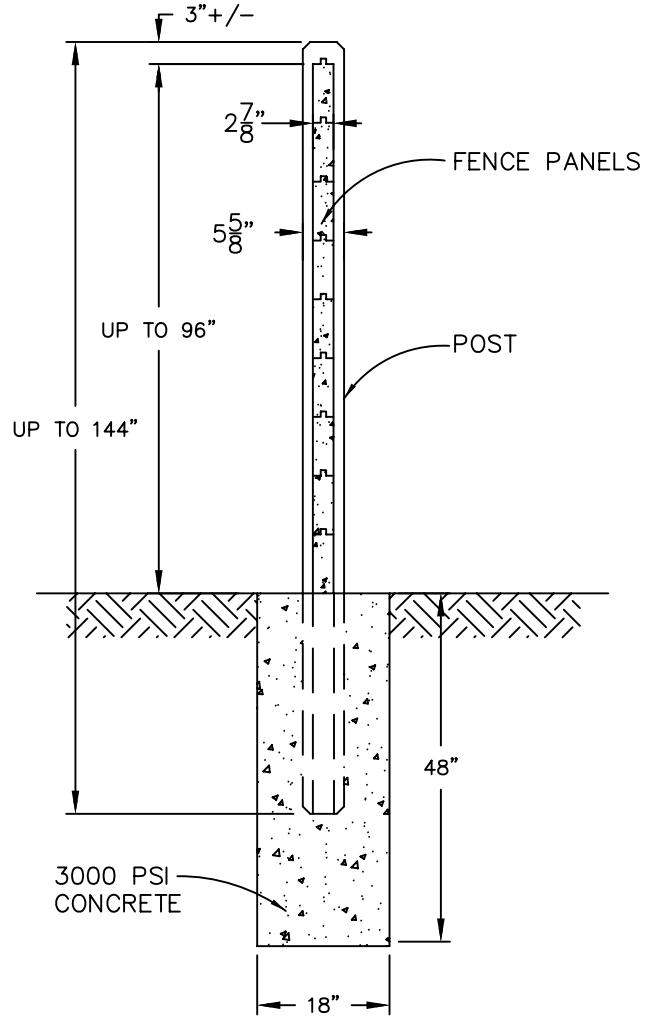


3 / S.1 ISOMETRIC DETAIL
SCALE: NONE



1 / S.1 SEC. – OFFSET BLOCK PANEL DESIGN
SCALE: NONE

DURA-CRETE

Pre-cast Concrete
Screen Walls / Sound Barriers
Retaining Walls / Enclosures

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(586) 759-4286 • Fax (586) 759-4395
Email: info@dura-crete.net

Introducing A Versatile, Attractive, and Permanent System For Screen Walls

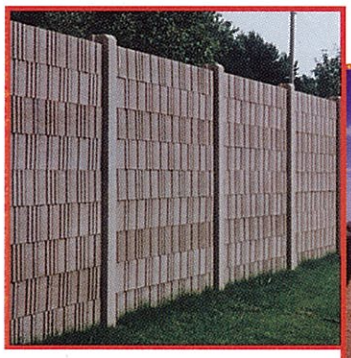
Here's the wall that offers you all the features a wall should have - privacy, security, permanence, maintenance free, easy-to-install, and pleasing to the eye. Could you ask for anything more?

The flexibility of Dura-crete's pre-cast concrete wall systems offers you all the options you can possibly imagine. Interlocking stacked panels can be constructed to virtually any height allowing the wall to gracefully follow the terrain of gradual slopes or steep hillsides. Of course, its variable height provides any degree of privacy or security desired.

Designed for permanence, Dura-crete wall systems are unique, yet so practical. Virtually maintenance free, you never have to worry about warping, rotting, rusting, or painting - ever. With Dura-crete, you set it and forget it. Another bonus is the low installation cost. Because of its unique tongue and groove design, installation is quick and easy, keeping labor costs at a minimum.

Available in a variety of beautiful earth tone colors and textured patterns, the architect or designer has freedom to create a practical, permanent wall in total harmony with its surroundings.

S-series Standard Screenwall/Noise Barrier Slatwall Series



VERTEX PANEL DESIGN

OFFSET BLOCK PANEL DESIGN

VERTEX PANEL DESIGN

MIXED PANEL DESIGN

BENEFITS OF PRECAST MASONRY SCREENWALLS OVER CAST IN PLACE, BRICK OR BLOCK WALLS

- Cost
- Erection Time
- Maintenance and Repairability
- Strength and Durability
- Easily Adaptable to Underground Utilities
- Fits any Terrain
- Approved by State D.O.T.s
- Aesthetics
- Site Disturbance
- Year Round Installation
- No Continuous Footing Required
- Tree Survival
- Meets Specifying Requirements

Full Engineering Drawings and Specifications Available on Request

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23350 Regency Park • Warren, MI 48089 • Tel. 586-759-4286 • Fax 586-759-4395 • www.dura-crete.net

Benefits Associated With Dura-Crete Products Include:

Versatility: Heights as needed and easily modified to meet a wide range of wind loads and special requirements.

Reliability: High strength, high performance concrete

Durability: Engineered to last, improved reinforcement

Quality: Members of the National Precast Association (NPCA)

Expertise: "Certified" Technical Team trained in the manufacturing of concrete masonry units. Member of the American Fence Association

Assurance: Quality controlled manufacturing

Local Content: Products manufactured in Warren, Michigan U.S.A.

Approval: Dura-Crete has been the preferred choice by many architects and engineers, general contractors, utility companies, municipalities federal and DOT, transportation, developers, medical, schools and churches...

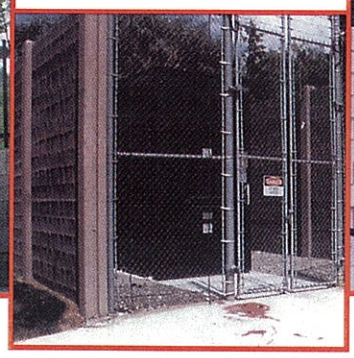
H.D.-series Combination Highway/Retaining Slatwall Series

Increased panel thickness/steel reinforcement • available in Vertex and Offset Block Panel Designs

HIGHWAY BARRIER

RETAINING WALLS

SECURITY BARRIERS



DUMPSTER ENCLOSURES

NOISE BARRIER Designed in accordance with 1989 AASHTO Guide to Specifications for Structural Design of Noise Barriers and ACI-318.

WIND LOAD DESIGN Designed up to 80 MPH wind load

HEIGHTS Standard heights from 8" up to 20'. Additional heights may be designed upon request.

NOISE ABSORPTION NRC coefficient of 0.50.

CONCRETE STRENGTH 4000 PSI at 28 days.

PANELS Tongue and groove, lock into each other for stability and noise protection.

WEIGHT Standard density concrete with additives weighs approximately 150 PCF

MATERIAL Zero slump, reinforced pre-cast concrete.

FREEZE THAW CYCLES Excellent durability.

REINFORCING STEEL Epoxy Coated, Grade 60 rebar eliminates any chance of corrosion.

POSTS Concrete or steel I-beams.

FOUNDATIONS Standard foundations designed for 22 PSF and soil compaction of 95%

COLORS Available in natural gray and two earth tones. (Custom colors available upon request.)

NATURAL GRAY

MESA BUFF

CORAL ROSE

DURA-CRETE

Full Engineering Drawings and Specifications Available on Request

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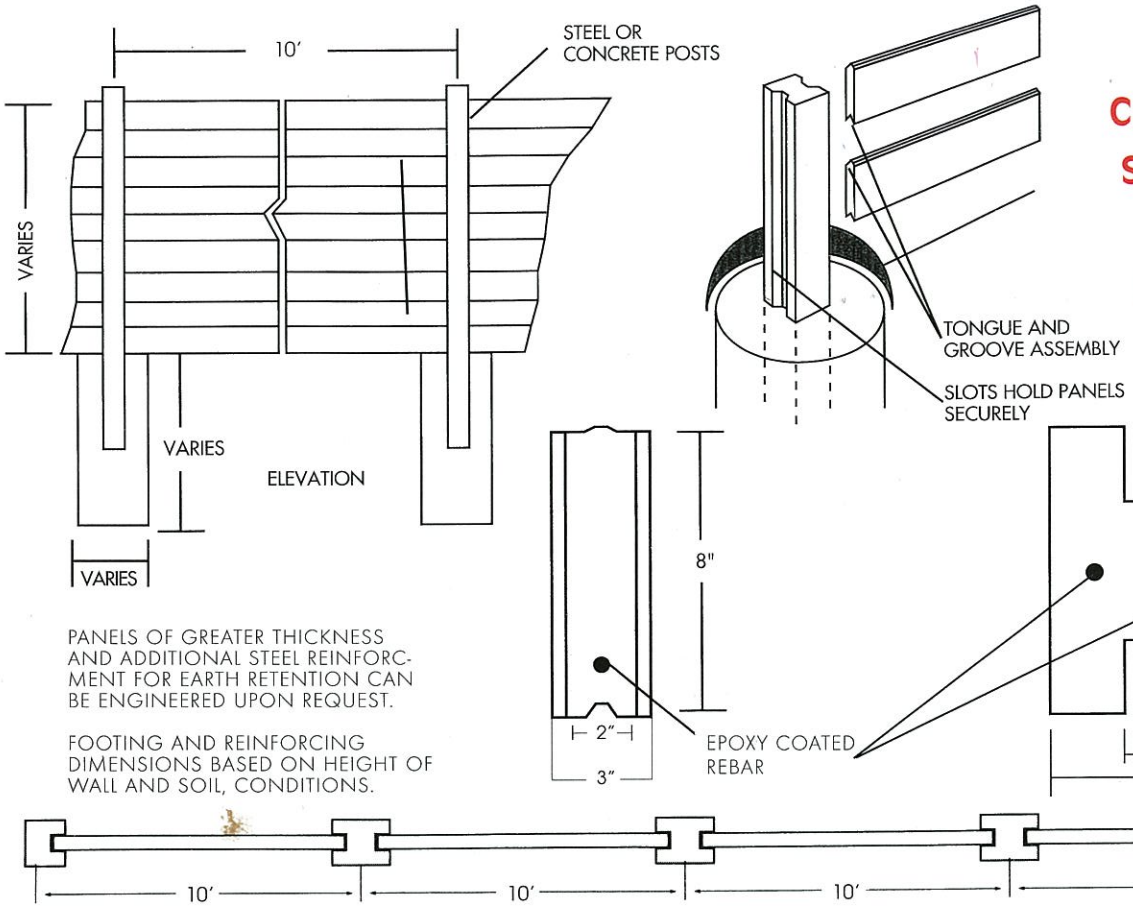
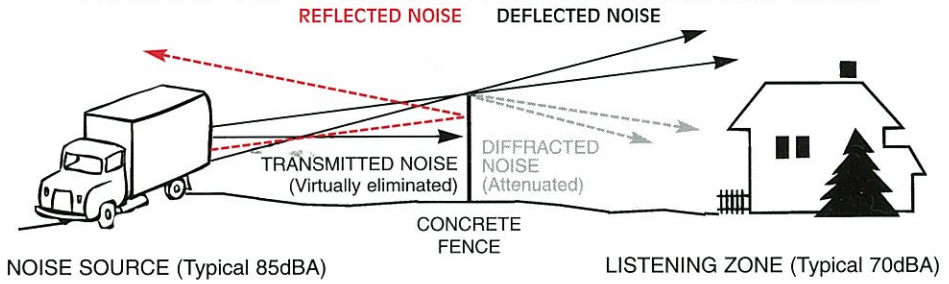


PANELS OF GREATER THICKNESS AND ADDITIONAL STEEL REINFORCMENT FOR EARTH RETENTION CAN BE ENGINEERED UPON REQUEST.

FOOTING AND REINFORCING DIMENSIONS BASED ON HEIGHT OF WALL AND SOIL, CONDITIONS.

CALL FOR COMPREHENSIVE SPECIFICATIONS AND ENGINEERING DRAWINGS

TYPICAL EFFECT OF CONCRETE FENCING ON NOISE REDUCTION



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