

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

June 8, 2010

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES May 25, 2010 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE APPROVAL REQUEST (File Number SU 380) – Proposed Unique Auto Sales, South side of Maple, West of Rochester (578 and 580 E. Maple), Section 34, Currently Zoned M-1 (Light Industrial) District

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 961) – Proposed Panera Bread Café, West side of Coolidge, South of Maple (1325 Coolidge), Section 31, Currently Zoned M-1 (Light Industrial) District
7. PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed VEHMA International Improvements, Northwest Corner of Stephenson Hwy and Rankin (1055 Stephenson Hwy), Section 35, Currently Zoned M-1 (Light Industrial) District

OTHER BUSINESS

8. PUBLIC COMMENTS – Items on Current Agenda
9. 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.

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on May 25, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Mark Maxwell
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Philip Sanzica
Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Wanda Norman, Planning Department Intern
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-05-032

Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-05-033

Moved by: Tagle
Seconded by: Schultz

RESOLVED, To approve the minutes of the May 11, 2010 Regular meeting as prepared.

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

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds gave a report on the May 18, 2010 Board of Zoning Appeals (BZA) meeting.

Mr. Edmunds addressed the inconsistency in the Zoning Ordinance as relates to fire suppression systems in residential districts.

Mr. Savidant said requirements relating to fire suppression systems should not be included in the Zoning Ordinance because they are building code and fire code issues, and the matter would be addressed with the re-write of the Zoning Ordinance.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported the following two items are scheduled to go before City Council on June 7, 2010 (Announcement of Public Hearing) and June 21, 2010 (Public Hearings).

- Troy Sports Center Properties (File Number Z 737) – Rezoning Application
- Big Beaver Tavern Outdoor Seating (File Number SU 379) – Special Use Request

SPECIAL USE REQUEST

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 375) – Proposed Pro Car Wash East, East side of Rochester, South of Wattles, Section 23, Currently Zoned H-S (Highway Service) District

Mr. Savidant reported the item went before the May 18, 2010 Board of Zoning Appeals (BZA) meeting and was granted a variance for the landscaping.

Mr. Branigan gave an overview of the Planning Consultant report. He addressed the building design layout, site circulation and parking. Mr. Branigan recommended

that the Planning Commission approve the proposed project, conditioned on the applicant addressing some issues noted in the Planning Consultant report; i.e., elevation of the canopy (height and design), access from the adjacent parking lot to the north, and site design issues relating to parking, loading and site access and circulation.

There was discussion on the following:

- Validity of parking spaces shown on site plan.
- Calculation of stacking spaces.

Robert Waldron of 3688 Rochester Road, Troy, was present to represent Martha Waldron and the business, Pro Car Wash. Mr. Waldron addressed speed of a carwash operation in determining the number of stacking spaces. He said the property owner to the north is not comfortable with a cross access easement agreement. Lastly, Mr. Waldron stated they are using the existing canopy at the new location.

Mr. Branigan said he would not recommend approval of the site plan with the access to the north, as noted on the site plan, without a cross access easement agreement. Mr. Branigan said he is not comfortable with the proposed driveway because the next owner might not redevelop the site. He said it is like a pressure valve on the circulation to the south, and he would prefer no ingress at that location.

Mr. Savidant said the Planning Commission can require a petitioner to have a cross access easement, but the petitioner has no control with other property owners. He said it is unfair to put the burden on the petitioner to convince a neighbor to agree to a cross access easement. Mr. Savidant said the Planning Consultant has brought up a good point, but it is City policy to get a cross access easement from the applicant.

Mr. Waldron said he is in agreement with a cross access easement.

Mr. Branigan said he would not hold up the City standard procedure but noted he has serious reservations in going forward with approval of the site plan without a cross access easement agreement with both property owners.

There were brief comments on the cross access easement as relates to:

- Potential liability issues.
- Location; impedes traffic circulation to some extent.
- Legal agreement process.

Resolution # PC-2010-05-034

Moved by: Edmunds
 Seconded by: Schultz

WHEREAS, That Special Use Approval and Preliminary Site Plan Approval for the proposed Pro Car Wash East automobile wash/service station/convenience store, located on the east side of Rochester, south of Wattles, Section 23, within the H-S zoning district, be granted, subject to the following condition:

1. The applicant granting a cross access agreement to the property to the north.

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

MOTION CARRIED**OTHER BUSINESS**

9. **54 E. SQUARE LAKE ROAD** – Potential Café in Historic Structure, South Side of Square Lake, East of Livernois, Section 10, Currently Zoned B-1 (Local Business) District

Mr. Savidant introduced Connie Kelemen who has an interest in utilizing the historic structure at 54 E. Square Lake Road as an old world European style café. Mr. Savidant addressed the site as relates to the following:

- Chapter 13, Historic Preservation.
- Zoning Ordinance.
- Existing and adjacent zoning districts.
- Master Plan.
- Outdoor seating.
- Existing gravel parking lot.
- Existing landscaping.
- Historic District Commission review and support.

Connie Kelemen of 1767 Three Lakes, Troy, addressed her vision to locate a German café in Troy. Ms. Kelemen said the site is a perfect location for the café of her vision, where she would serve refreshments such as coffee and dessert. She distributed photographs and a sample of the crushed gravel parking lot material.

There was discussion on:

- Walkability of the location.
- Gravel parking lot; i.e., snow removal, relation to outdoor seating.
- Existing landscaping.

The Planning Commission expressed unanimous support of the proposed project.

Mr. Savidant asked Ms. Kelemen to contact him and he would walk her through the site plan approval process.

10. POTENTIAL REZONING – East side of Rochester, South Side of Shallowdale (4398 and 4518 Rochester Road), Section 14, Approximately 4 acres in size, presently zoned R-1C (One Family Residential), R-1T (One Family Attached Residential) and E-P (Environmental Protection)

Mr. Savidant addressed a potential rezoning of the four-acre parcel as relates to:

- Zoning classifications of parcel.
- History of hodgepodge zoning.
- Zoning of surrounding areas.
- Master Plan.
- Proposed use as credit union.
- Building on two acres only; balance of property as open space, buffer for residential.

Timothy Affolder of Kingsley Commercial Real Estate, 2100 Executive Hills, Auburn Hills, was present to represent the developer.

Tom Alter, President of Genisys Credit Union of 363 W. Big Beaver, was also present.

Mr. Affolder said Genisys Credit Union intends to build a 5,000 square foot building with one drive-up ATM and two drive-up teller lanes. He indicated the portion zoned E-P would remain as E-P, with some proposed improvements. Mr. Affolder said any landscaping that might have to be removed would be replaced. Mr. Affolder said the two existing Genisys locations in Troy would be combined to this one location. He distributed photographs of existing Genisys Credit Unions.

Mr. Savidant addressed the relationship of the property to residential, which he noted could be challenging in the rezoning process. He discussed the potential development of a showplace credit union with a low impact design and green features. Mr. Savidant commented that the petitioner is cognizant of the City's procedure for conditional rezonings.

Mr. Branigan briefly addressed the site with respect to the Master Plan.

Discussion followed on

- Pedestrian access.
- Neighborly environment.
- Walkability.
- Sustainability.
- Stormwater management.
- Low impact development techniques.
- Potential liability issues relating to "shared" areas.
- Visibility of parked cars.

The consensus of the Planning Commission was favorable.

11. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan presented an overview of Chapter 11 - Environmental Standards: Natural Features Preservation and Renewable Energy Facilities. He addressed:

- Regulatory Flexibility for Natural Features Preservation.
- Stormwater Management.
- Wind Energy Conversion Systems.
- Solar Structures.

Mr. Branigan noted comments by Planning Commission members on vegetative water features, wetlands regulations and preservation, stormwater management and green development incentives.

It was the consensus of the Planning Commission to be more restrictive on Wind Energy Conversion Systems in residential areas.

Mr. Branigan noted there are no proposed revisions to the Solar Structure section.

12. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Mr. Savidant said he would provide updated materials on the Troy/Birmingham Transit Center soon.

Mr. Branigan briefly addressed current construction going on in the City.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:26 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\05-25-10 Special Study Meeting_Draft.doc

DATE: June 3, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING - SPECIAL USE APPROVAL REQUEST (File Number SU 380) – Proposed Unique Auto Sales, South side of Maple, West of Rochester (578 and 589 E. Maple), Section 34, Currently Zoned M-1 (Light Industrial)

The applicant Unique Auto Sales submitted the above referenced Special Use Approval application. They propose used auto sales and auctions on the subject property, which is currently used for an automotive repair and towing business. The property is zoned M-1.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the June 8, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.

cc: Applicant
File/ SU 380

G:\SPECIAL USE\SU 380 Unique Auto Sales Sec 34\SU-380 Unique Auto Sales 06 08 10.docx

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE APPROVAL REQUEST (File Number SU 380) – Proposed Unique Auto Sales, South side of Maple, West of Rochester (578 and 580 E. Maple), Section 34, Currently Zoned M-1 (Light Industrial) District

Proposed Resolution # PC-2010-06-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval, as requested for the proposed used car sale operation, located on the south side of Maple, west of Rochester, in Section 34, within the M-1 zoning district, be (granted, subject to the following conditions):

1. No used automobile display within the required front yard.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED

UNIQUE AUTO SALES, 578 & 580 E. Maple

City of Troy Planning Department



Legend

-  I-75
-  Road Centerline
 -  Major Road
 -  Industrial Road
 -  Local Road
-  Hydrography Poly
-  Hydrography Arc
-  Parcels
- Aerial Photos - 2008**
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3

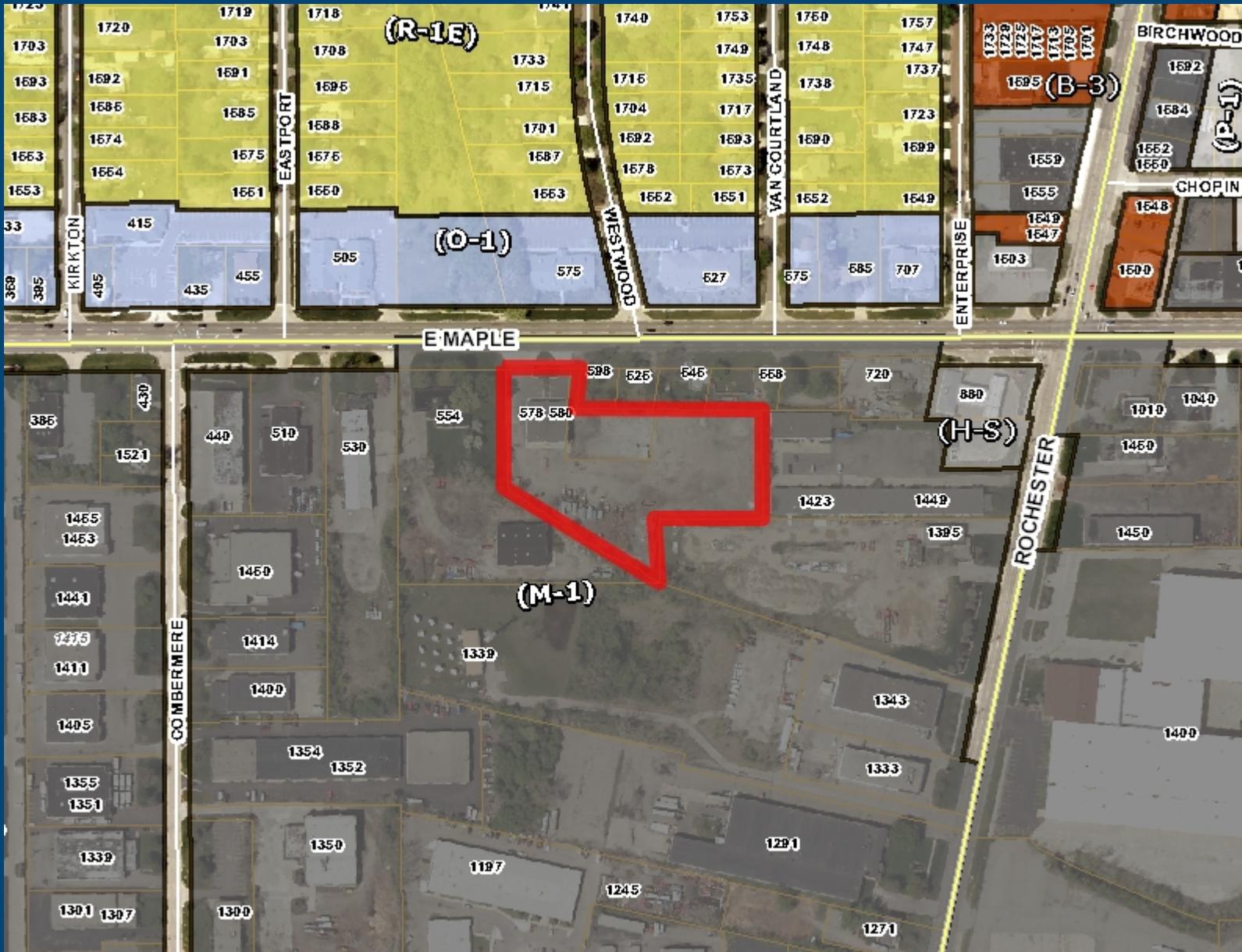
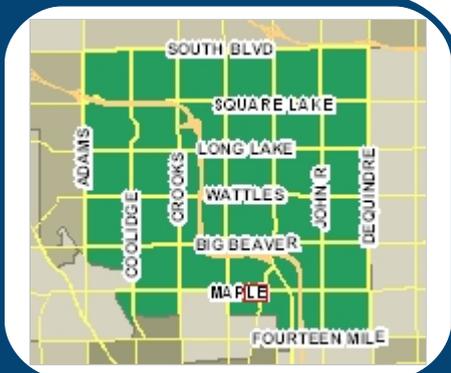
294 0 147 294 Feet

Scale 1: 1,761



UNIQUE AUTO SALES, 578 & 580 E. Maple

City of Troy Planning Department



Legend

- I-75
- Road Centerline
 - Major Road
 - Industrial Road
 - Local Road
- Zoning**
 - (PUD) Planned Unit Development
 - (B-1) Local Business District
 - (B-2) Community Business District
 - (B-3) General Business District
 - (R-C) Research Center District
 - (C-F) Community Facilities District
 - (C-J) Consent Judgment
 - (E-P) Environmental Protection District
 - (R-EC) Residential Elder Care
 - (P-1) Vehicular Parking District
 - (H-S) Highway Service District
 - (M-1) Light Industrial District
 - (O-1) Office Building District
 - (O-M) Office Mid-Rise District
 - (OSC) Office Service Commercial District
 - (CR-1) One Family Residential Cluster 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
 - (R-1T) One Family Attached Residential Distr
 - (R-2) Two Family Residential District
 - (R-M) Multiple Family Residential Medium De
 - (RM-1) Multiple Family Residential District Lc
 - (RM-2) Multiple Family Residential District (M
 - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels

Aerial Photos - 2008

- Red: Band_1
- Green: Band 2

Printed: 5/12/2010

587 0 294 587Feet

Scale 1: 3,522



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



CARLISLE/WORTMAN ASSOCIATES, INC.

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

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: June 4, 2010
RE: Unique Auto Sales Special Use Request

We are in receipt of an application to add a used auto sales operation to an existing towing and auto repair facility in an M-1 District on the south side of East Maple Road. Used auto sales are permitted in the M-1 District subject to special use approval. The existing towing and repair operation, located at 578 East Maple Road, is housing in an two-tenant building on a lot of approximately 2.95 acres. The applicant's current operation occupies both tenant spaces. Required parking for the existing operation is provided in the front yard, which is a legally existing nonconformity on this site.

The applicant has stated in the application for this project that the intent is to add both an auction function and a used auto sales function. However, after consultation with the applicant, they have decided against pursuing the auction approval at this time. This application, therefore, is exclusively to permit conventional used auto sales.

In the M-1 District, used auto sales are permitted as a special use by Section 28.30.14 subject to the following:

1. The outdoor display of banners, flags, balloons or similar promotional items is not permitted.
2. The sales office shall be located on-site within a permanent building.
3. The sale of commercial vehicles shall be limited to pick-up trucks and passenger/cargo-style vans.
4. All vehicles sold shall be in operable condition.
5. The exterior display of vehicles or exterior automobile storage shall not be permitted within the required front yard.
6. To prevent a concentration of similar uses, a used automobile sales facility shall not be located within 1,500 feet of another used automobile sales facility, automobile auction or commercial vehicle sales facility. Distance shall be measured from lot line to lot line using a straight line. This shall not preclude more than one such use being located on the same site as part of a single facility.

The only outstanding condition unmet by the application is the presence of autos for sale in the front yard. The front yard cannot be used for vehicle displays, and further, required parking for the existing uses cannot be occupied by the autos for sale. Therefore, the applicant must relocate the proposed autos for sale to the rear yard and comply with the other requirements noted above.

Parking for used auto sales is determined by the indoor square footage of sales area. No additional parking will be required by this addition, given that no showroom area is being provided and the existing use is served by parking already.

This proposal has been reviewed by the various agencies within the City with few comments received. Given that no modifications to the facility or site are proposed, there were no objections from any City departments, other than minor comments on maneuvering and the presence of the cars for sale in the front yard, which is prohibited, as noted above.

For any special land use, according to Section 03.31.04, 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 03.31.05 states that before approving any requests for special use approval, the Planning Commission, or the City Council, where indicated, shall find that:

- 1. The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.*
- 2. The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.*

We believe the land use as proposed is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts.

We also concur with the reviews of all other City departments and have no significant objections with regard to the proposed use, provided the applicant does not display automobiles for sale in the front yard. Therefore, we recommend the Planning Commission approve the proposed special land use, conditioned on the applicant submitting a revised application form omitting the "auction" language, and a revised site plan clearly demonstrating that autos for sale will be located only in the rear or side yards and will not occupy any requires parking spaces.



CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

PROPERTY DESCRIPTION

578 MAPLE RD, TROY (PARCEL # 20-34-201-039)

PARCEL I (WARRANTY DEED FROM WILLIAM CLAYTON AND RUBY CLAYTON TO HAROLD M. BJORNSTAD RECORDED IN LIBER 4974, PAGE 838)

LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

A PARCEL OF LAND IN THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT 213.7 FEET EAST FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH ALONG THE CENTER OF COUNTY DRAIN, 294 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER OF SAID COUNTY DRAIN 359 FEET TO A POINT; THENCE NORTH 0° 12' EAST 338 FEET; THENCE WEST 153.93 FEET TO A POINT; THENCE NORTH 5° 42' EAST 142.85 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST 156.30 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND; THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIPTION: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 527.23 FEET; THENCE SOUTH 7° 00' 30" EAST 143.22 FEET TO AN IRON STAKE AT THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 100 FEET; THENCE WEST 150 FEET; THENCE NORTH 1° 53' 25" EAST 100 FEET TO AN IRON STAKE; THENCE EAST 146.7 FEET TO THE POINT OF BEGINNING. ALSO A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 370 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3° 00' WEST 142.85 FEET; THENCE SOUTH 0° 12' WEST 100 FEET; THENCE WEST 20 FEET; THENCE NORTH 0° 12' EAST 100 FEET; THENCE NORTH 3° 00' EAST 142.85 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE EAST 20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

PARCEL II (WARRANTY DEED FROM WILLIAM L. LEHNER AND CELESTE M. LEHNER TO HAROLD M. BJORNSTAD ON JUNE 14, 1973)

CERTAIN REAL ESTATE LOCATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS PART OF THE WEST HALF OF THE NORTHEAST 1/4, SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS DISTANT FROM THE NORTH 1/4 CORNER OF SAID SECTION 34, EAST 1314.44 FEET AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 34, AND SOUTH 11° 35' 08" WEST 365 FEET AS MEASURED ALONG THE CENTERLINE OF ROCHESTER ROAD TO A POINT; THENCE WEST 529.10 FEET TO A POINT OF BEGINNING; THENCE WEST 200 FEET; THENCE DUE NORTH 214.57 FEET; THENCE SOUTH 89° 37' 40" EAST 200 FEET; THENCE DUE SOUTH 214.57 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

TAX I.D. #20-34-201-039

PARCEL #20-34-201-039 (TAX DESCRIPTION)

LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS:

BEGINNING AT POINT ON THE NORTH LINE OF SECTION 34, DUE EAST 213.70 FEET FROM THE NORTH 1/4 CORNER OF SECTION 34; THENCE SOUTHERLY 294 FEET ALONG THE CENTERLINE OF COUNTY DRAIN; THENCE SOUTHEASTERLY 359 FEET ALONG SAID DRAIN; THENCE NORTH 0° 12' 00" EAST 124.43 FEET; THENCE EAST 200 FEET; THENCE NORTH 0° 01' 30" WEST 214.57 FEET; THENCE WEST 200 FEET; THENCE SOUTH 00° 01' 30" EAST 100 FEET; THENCE WEST 170 FEET; THENCE NORTH 00° 12' 00" EAST 100 FEET; THENCE NORTH 03° 00' 00" EAST 142.85 FEET; THENCE WEST 136.30 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET IN ROAD. CONTAINING 2.49 ACRES.

590 MAPLE RD, TROY (PARCEL # 20-34-201-005)

LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL A

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 527.23 FEET; THENCE SOUTH 07° 00' 30" WEST 143.22 FEET TO AN IRON STAKE AT THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 100.00 FEET; THENCE WEST 150.00 FEET; THENCE NORTH 01° 53' 25" EAST 100.00 FEET TO AN IRON STAKE; THENCE EAST 146.70 FEET TO THE POINT OF BEGINNING.

PARCEL B

ALSO, A 20.00 FOOT STRIP OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 34, 370.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03° 00' WEST 142.85 FEET ALONG THE WEST BOUNDARY OF LAND CONVEYED TO MICHAEL CROSE AND WIFE IN LIBER 3043, ON PAGE 565; THENCE SOUTH 00° 12' WEST 100.00 FEET; THENCE WEST 20.00 FEET; THENCE NORTH 00° 12' EAST 100.00 FEET; THENCE NORTH 03° 00' EAST 142.85 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE EAST 20.00 FEET TO THE POINT OF BEGINNING.

LESS HOWEVER, THAT PORTION OF SAID PROPERTY CONSISTING OF THE SOUTH 27 FEET OF THE NORTH 60 FEET OF THE WESTERLY 20 FEET OF SAID PROPERTY WHICH PORTION WAS CONVEYED TO THE CITY OF TROY, A MUNICIPAL CORPORATION, AND RECORDED IN LIBER 6206, PAGE 419, REGISTER OF DEEDS, OAKLAND COUNTY, MICHIGAN, NOVEMBER 20, 1973. ALSO, A PORTION OF PARCEL "B", BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A" AND STARTING 6.5 FEET WEST AND THEN RUNNING NORTHEAST ON A STRAIGHT DIAGONAL LINE (TO THE NORTHEAST CORNER OF PARCEL "B") IS SPECIFICALLY EXCLUDED HEREFROM.

TAX I.D. #20-34-201-005

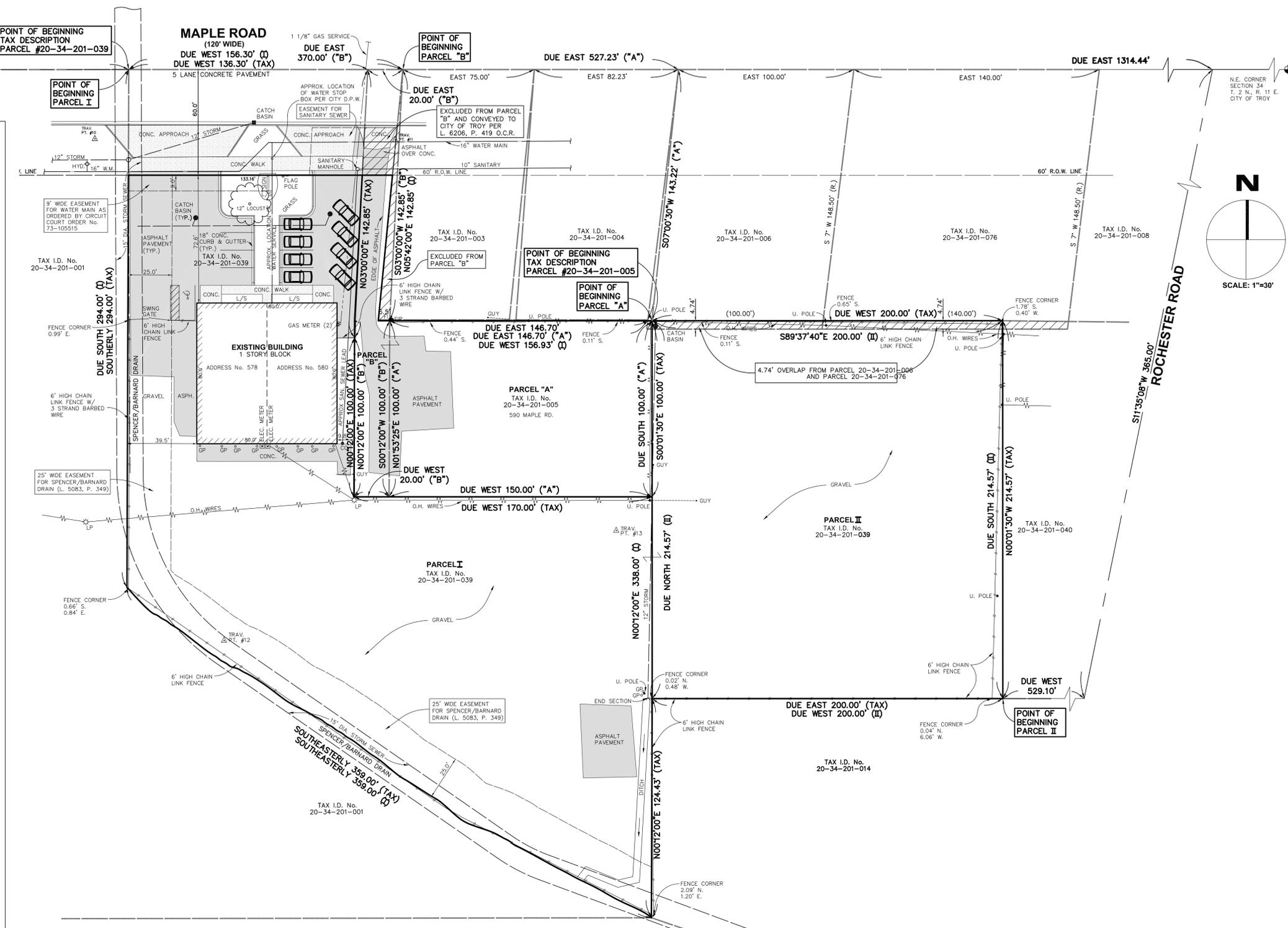
PARCEL #20-34-201-005 (TAX DESCRIPTION)

LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS:

BEGINNING AT POINT DISTANT EAST 527.23 FEET ALONG THE NORTH LINE OF SECTION 34 AND SOUTH 07° 00' 30" WEST 143.22 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 100.0 FEET; THENCE WEST 150.0 FEET; THENCE NORTH 01° 53' 25" EAST 100.0 FEET; THENCE EAST 146.70 FEET TO THE POINT OF BEGINNING; ALSO BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 34, EAST 350.0 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE EAST 20.0 FEET; THENCE SOUTH 03° 00' 00" WEST 142.85 FEET; THENCE SOUTH 00° 12' 00" WEST 100.0 FEET; THENCE WEST 20.0 FEET; THENCE NORTH 00° 12' 00" EAST 100.0 FEET; THENCE NORTH 03° 00' 00" EAST 142.85 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 60 FEET THEREOF IN MAPLE ROAD, CONTAINING 0.42 ACRES.

(NOTE: THE TAX DESCRIPTION DOES NOT EXCLUDE THE 6.5 FT. BY 142.85 FT. TRIANGULAR EXCEPTION CALLED FOR IN THE TITLE POLICY)

PARCEL #20-34-201-039 CONTAINS 2.53± NET ACRES
PARCEL #20-34-201-005 CONTAINS 0.42± NET ACRES
TOTAL = 2.95± NET ACRES



LEGEND

ABBREVIATIONS

- FI FOUND IRON ROD
- FIP FOUND IRON PIPE
- FM FOUND CONCRETE MONUMENT
- SI SET IRON ROD
- C CALCULATED
- M MEASURED
- R RECORD
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- CO CLEAN OUT
- DS DOWNSPOUT
- FF FINISHED FLOOR
- GVAW GATE VALVE & WELL
- HYD HYDRANT
- INL INLET
- IE INVERT ELEVATION
- LP LIGHT POLE
- MH MANHOLE
- NTS NOT TO SCALE
- OH OVERHEAD
- SB SOIL BORING
- TC TOP OF CURB
- UG UNDERGROUND
- UP UTILITY POLE

SYMBOLS

- C CABLE
- E ELECTRIC
- F FENCE
- G GAS
- GUY WIRE & ANCHOR
- S SANITARY SEWER
- ST STORM SEWER
- T TELEPHONE
- TRAV. CONTROL POINT
- W WATER MAIN

REVISIONS

SEAL



Raymond J. Donnelly & Associates, Inc.
Land Surveying, Mapping
Site Development Consulting
"Over 25 Years of Excellence"

1853 E. Maple Road
Troy, MI 48083-4207
Phone: 248.689.5555
Fax: 248.689.5677
Web: www.rjdsurveyors.com

PROJECT NAME

**SITE PLAN
USED CAR SALES**
GLOBAL TOWING CO.
578 & 580 E. MAPLE RD. - TROY, MI

CLIENT

**GLOBAL TOWING
COMPANY**
578 E. MAPLE RD.
TROY, MI 48083
PHONE: 248-588-1990

DRAWN BY	DATE	SCALE
J.E.K.	5-04-10	1"=30'

PROJECT	SHEET
2010-042	1 OF 1



NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MI-S-S-DIG-1-1-0.

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR OR ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL EXPOSURE TO THE SURVEYOR OR ENGINEER.

DATE: June 3, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 961) – Proposed Panera Bread Drive-Thru, West side of Coolidge, South of Maple (1325 Coolidge Hwy.), Section 31, Currently Zoned M-1 (Light Industrial) – Controlled by Consent Judgment

The applicant ArcVision, Inc. submitted the above referenced Preliminary Site Plan Approval application. They propose a drive-thru window for the Panera Bread on the north side of the building. The property is zoned M-1 but is part of the Midtown Square development and controlled by Consent Judgment. Therefore, the Planning Commission has a recommending role for this application. City Council must approve the amended Consent Judgment and site plan.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the June 8, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post.
4. Public Comment.

cc: Applicant
File/ SP 961

G:\SITE PLANS\SP 961 Panera Bread Cafe Sec 31\SP-961 Panera Bread Improvement 06 08 10.docx

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 961) – Proposed Panera Bread Café, West side of Coolidge, South of Maple (1325 Coolidge), Section 31, Currently Zoned M-1 (Light Industrial) District

Proposed Resolution # PC-2010-06-

Moved by:

Seconded by:

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Panera Bread Café drive-thru, located on the west side of Coolidge, south of Maple, in Section 31, within the M-1 zoning district, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

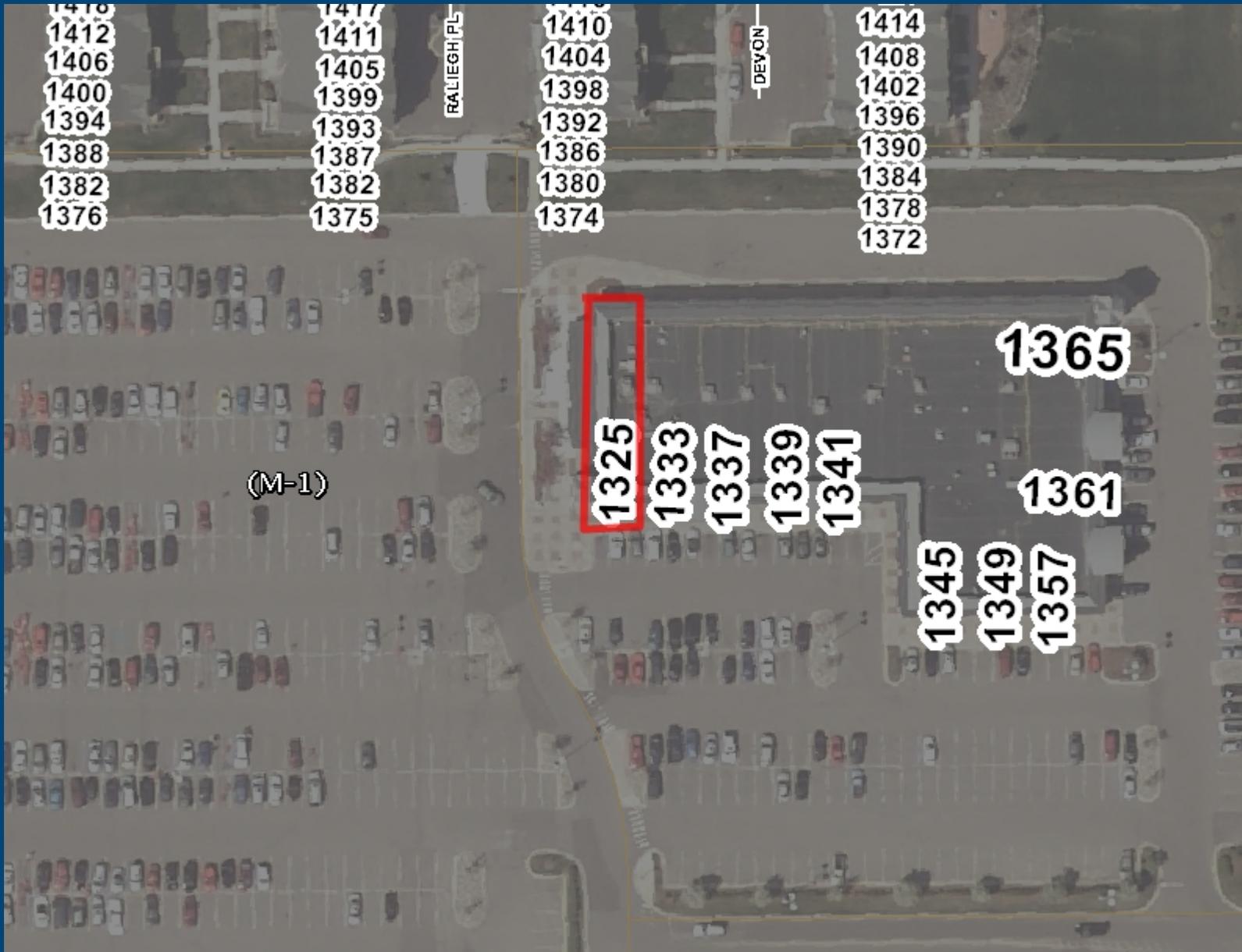
No:

Absent:

MOTION CARRIED / DENIED

PANERA BREAD, 1325 COOLIDGE

City of Troy Planning Department



Legend

-  I-75
-  Road Centerline
-  Major Road
-  Industrial Road
-  Local Road
- Zoning**
-  (PUD) Planned Unit Development
-  (B-1) Local Business District
-  (B-2) Community Business District
-  (B-3) General Business District
-  (R-C) Research Center District
-  (C-F) Community Facilities District
-  (C-J) Consent Judgment
-  (E-P) Environmental Protection District
-  (R-EC) Residential Elder Care
-  (P-1) Vehicular Parking District
-  (H-S) Highway Service District
- (M-1) Light Industrial District
- (O-1) Office Building District
- (O-M) Office Mid-Rise District
- (OSC) Office Service Commercial District
- (CR-1) One Family Residential Cluster 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
- (R-1T) One Family Attached Residential Distr
- (R-2) Two Family Residential District
- (R-M) Multiple Family Residential Medium De
- (RM-1) Multiple Family Residential District Lc
- (RM-2) Multiple Family Residential District (M
- (RM-3) Multiple Family Residential District (Hi
-  Hydrography Poly
-  Hydrography Arc
-  Parcels
- Aerial Photos - 2008**
-  Red: Band_1
-  Green: Band 2

156 0 78 156Feet

Scale 1: 936



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: 5/12/2010



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

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: June 1, 2010
RE: Panera Bread Drive-Through Window, Consent Judgment Amendment

We are in receipt of an application to add a drive-through window to an existing Panera Bread restaurant at the west end of an existing multi-tenant retail building within the Midtown Square development. This window would be located on the north side of the existing building in what is now a service drive for the tenants of the building. The drive would be located between the building and the adjacent multi-family residential component of Midtown Square.

Given that the proposed project is within the boundaries of Midtown Square, a project approved via consent judgment, the Planning Commission is not reviewing this project for preliminary and final site plan approval but is rather considering the project in order to make a recommendation to City Council, who has the authority to amend the consent judgment. The approved site plan for Midtown Square is part of the consent judgment, and this project would essentially amend that approved site plan.

This proposal has been reviewed by the various agencies within the City with few comments received. The area the drive through is being proposed is currently impervious, is used for deliveries, and would not significantly impact on-site circulation or increase traffic entering or existing Midtown Square by a meaningful amount, according to the City Engineering Department.

The proposed improvements include:

1. New equipment for the drive-through window (call box, pressure sensor for automobiles, menu canopy and signs)
2. One-way traffic signage for the entire driveway, prohibiting eastbound traffic north of the building
3. New striping, bollards, and directional arrows to direct traffic
4. New concrete trash pad
5. New median island
6. New small building addition to accommodate the drive-through window

The addition of a drive-through window is permitted by action of City Council, given the nature of this development as a project approved via consent judgment. Conventionally, restaurants and drive-through lanes are not expressly permitted in the underlying M-1 District. However, this project no longer resembles an M-1 District and essentially functions as a multiple-use retail and residential project. The proposed drive-through window would be clearly accessory to an established primary use on the site and would not alter the character or function of the overall development.

However, given its proximity to the residential portion of Midtown Square, we feel some additional care must be taken to provide a buffer between the proposed drive-through and the residential units nearby. The residential buildings are perpendicular to the proposed drive-through lane, reducing the conflict. However, we feel that a landscape treatment of obscuring vegetation in the area would reduce the conflict of the added cars and expanded hours when vehicles would now be using the lane.

The applicant has provided a review of the anticipated speaker sound pressure levels from the new equipment, and has demonstrated that the proposed sound level should be similar to ambient levels at the transitional area between the drive-through lane and the adjacent residential. While not significantly louder, however, the new noise could prove to be a nuisance in that it is an intermittent and irregular source of noise. The suggested landscape screen would further mitigate the potential noise from the added speaker boxes for the drive-through ordering system.

No additional parking will be required by this addition, aside from the provided stacking, which meets minimum Ordinance requirements for drive-through stacking.

We concur with the reviews of all other City departments and have no significant objections with regard to the proposed addition. The project would not increase impervious surface, would not significantly increase traffic, and with the addition of the landscaping buffer, would not significantly alter or impact the adjacent multiple family residential structures. Therefore, we recommend the Planning Commission recommend to the City Council that the consent judgment be amended to permit the request drive-through lane, subject to the provision of a landscape buffer along the north boundary of the retail portion of the site, to mitigate any potential negative impacts caused by the additional traffic through this lane.



CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

Memo**Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post**

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

Distance from Outside Speaker	Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC	Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.

From: [Brent Savidant](#)
To: [Kathy Czarnecki](#)
Subject: FW: Panera drive thru window
Date: Friday, June 04, 2010 10:10:15 AM

From: thomasbartlett [mailto:thomasbartlett@comcast.net]
Sent: Friday, June 04, 2010 10:09 AM
To: Brent Savidant
Subject: Re: Panera drive thru window

Mr. Savidant:

Thank you for your timely response to my email. The following items are some of my concerns with Panera adding a drive thru window.

1. The loud speaker will start at 6:00am and run until closing.
2. We will not be able to open our windows due to the drive thru orders from the loud speakers.
3. Additional traffic and exhaust fumes from idling vehicles.
4. Our pedestrian crossing to Panera is directly in front of the proposed drive thru window.
5. Delivery trucks will be parked outside our condo waiting to get access to the delivery doors located where the drive thru traffic will be lining up to place orders.
6. We will have no privacy on our deck which faces the proposed drive thru window.

I would like to voice my concerns to the Planning Board on Jun 8th.

Thank you

Tom Bartlett

----- Original Message -----

From: [Brent Savidant](#)
To: [thomasbartlett](#)
Sent: Thursday, June 03, 2010 2:36 PM
Subject: RE: Panera drive thru window

Mr. Bartlett:

You can put your concerns in writing and email to me so that I can forward to the Planning Commission. Or you can attend the meeting and voice your opinion. Or you can do both.

If you send me written comments today I will put the comments in the Planning Commission packets.

Brent Savidant

From: thomasbartlett [mailto:thomasbartlett@comcast.net]
Sent: Thursday, June 03, 2010 2:30 PM
To: Brent Savidant
Subject: Panera drive thru window

Mr. Savidant,

I live at 1381 Raliegth Place, Troy MI. My condo unit is located adjacent to Panera Bread Cafe. My building is approx. 180ft from the proposed drive thru window site. I'm concerned on how this will impact our quality of life and would like the opportunity to voice my concerns at the June 8th meeting.

Thank you for your consideration.

Thomas Bartlett
248-458-6061



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LEGEND

- CATCH BASIN
- CLEANOUT
- GAS METER
- HYDRANT
- LIGHT POLE
- MANHOLE
- PHONE RISER
- STOP SIGN
- SANITARY MANHOLE
- WATER VALVE
- MAIL BOX
- MISS DIG MARKER - WATER
- MISS DIG MARKER - GAS
- MISS DIG MARKER - ELECTRIC
- MISS DIG MARKER - TELEPHONE
- MISS DIG MARKER - FIBER OPTIC
- WATER MANHOLE
- ELECTRIC METER
- TRANSFORMER
- BOLLARD
- CONCRETE
- ASPHALT
- UNDERGROUND GAS
- FIBER OPTIC & TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- STORM
- SANITARY
- WATER
- PROPERTY LINE

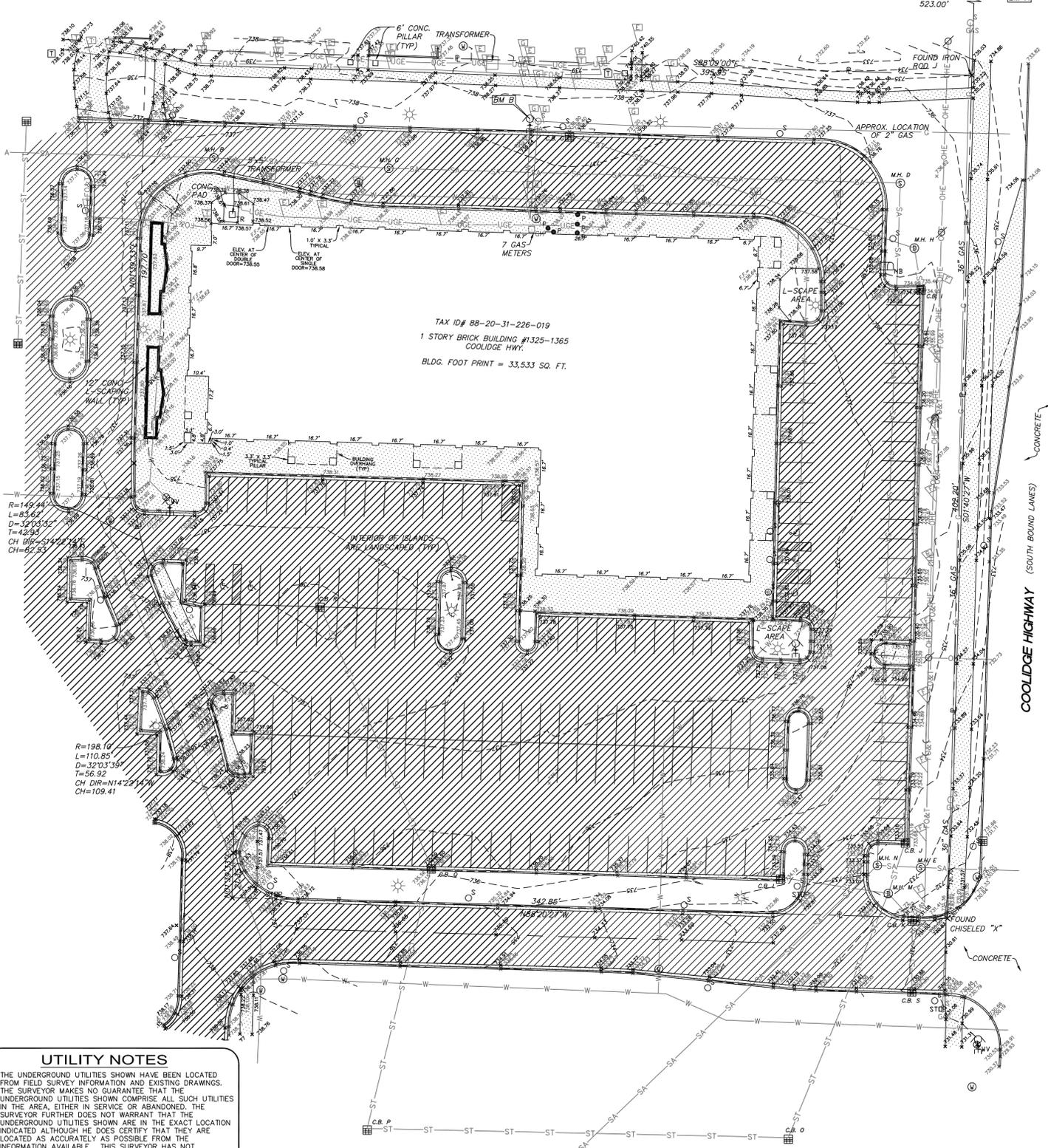
BENCHMARK

BENCHMARK "A" ELEVATION ----- 736.43
 City Benchmark 1618, Arrow atop hydrant located 50'± North of the Subject Property (1325 Coolidge Hwy) and 15'± East of the existing Coolidge Hwy, Right-of-Way, (NAVD 88)

BENCHMARK "B" ELEVATION ----- 739.32
 Arrow atop hydrant located 5.5'± North of the curb located at the North side of the Subject Property (1325 Coolidge Hwy) and 112'± West of the East line of the building.

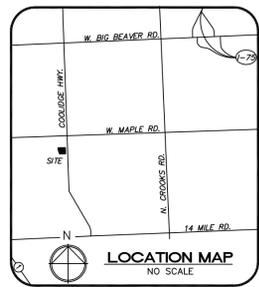
PANERA BREAD (TROY) STRUCTURE LIST

STRUCTURE	TYPE	RIM	SIZE	PIPE	DIRECTION	INVERT	COMMENTS
A	SANITARY MH	736.54	8"	E		726.44	FLOWING EAST
B	SANITARY MH	737.42	8"	SW		726.54	FLOWING EAST
C	SANITARY MH	737.55	8"	W		725.25	FLOWING EAST
D	SANITARY MH	736.76	8"	N		725.20	FLOWING SOUTH
E	SANITARY MH	733.20	8"	S & W		723.96	FLOWING EAST
F	SANITARY MH	737.33	8"				STRUCTURE NOT INVENTORED
G	CATCHBASIN	736.39	24"	SE		732.04	
H	STORM MH	737.00	24"	NW		731.33	
I	CATCHBASIN	734.93	12"	S		730.60	FLOWING SOUTH
J	CATCHBASIN	733.13	12"	N		731.33	NLY INVERT OBSTRUCTED BY OFFSET STRUCTURE
K	CATCHBASIN	731.08	12"	N & SSW		727.93	FULL OF DEBRIS
L	CATCHBASIN	733.56	12"	NW		726.88	
M	STORM MH	733.20	12"	E		729.29	
N	SANITARY MH	733.87	12"	NNE		727.90	
O	CATCHBASIN	734.43	12"	SE		726.60	WLY INVERT PARTIALLY OBSTRUCTED BY OFFSET STRUCTURE
P	CATCHBASIN	736.13	24"	SW		726.65	
Q	CATCHBASIN	735.51	12"	W		728.14	
R	CATCHBASIN	735.64	12"	S		731.14	
S	CATCHBASIN	730.86	12"	NE		731.14	STRUCTURE NOT INVENTORED



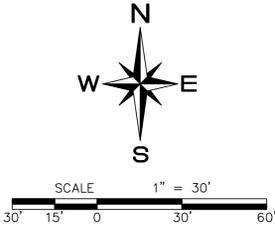
UTILITY NOTES
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT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

UTILITY CONTACTS
 WATER & SEWER:
 CITY OF TROY ENGINEERING DEPT. 248.524.3383
 CABLE: COMCAST 1.800.266.2278
 ELECTRIC: DETROIT EDISON 1.800.477.4747
 TELEPHONE:
 AMERITECH 1.800.288.2020
 MCI 1.888.624.5622
 NATURAL GAS: CONSUMERS ENERGY 248.433.5618
 MDIGG TICKET NO. B01131251



DESCRIPTION PROVIDED
 Part of the Northeast 1/4 of Section 31, T2N, R11E, City of Troy, Oakland County, Michigan, Beginning at a point distant S01°40'27"W 87 feet and N88°20'00"W 80 feet and S01°40'27"W 523 feet from the Northeast Section Corner; thence S01°40'27"W 402.20 feet; thence N88°20'27"W 342.85 feet; thence N01°39'33"E 21.35 feet; thence along a curve to the left, with a radius of 198.10 feet, having a chord bearing N14°22'14"W 109.41 feet, a distance of 110.85 feet; thence along a curve to the right, with a radius of 149.44 feet, having a chord bearing N14°22'14"W 82.53 feet, a distance of 83.62 feet; thence N01°39'33"E 197.70 feet; thence S88°09'00"E 395.95 feet to the Point of Beginning.

- SURVEYOR'S NOTES**
- UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - ALL OF THE ABOVE UTILITY PROVIDERS WERE CONTACTED FOR MAPS OF THEIR ASSETS. AT THE TIME OF THE SURVEY THE CITY OF TROY WAS THE ONLY UTILITY TO PRODUCE MAPS OF THEIR IMPROVEMENTS. MISS DIGG WAS CONTACTED PRIOR TO THE FIELD SURVEY. THE LOCATION OF THE FIELD MARKINGS ARE REFLECTED IN THIS SURVEY.
 - CONSUMER'S ENERGY CONTACTED NEDERVELD TO INFORM US OF A HIGH PRESSURE GAS MAIN IN THE VICINITY. THE CONSUMER'S CONTACT REQUESTS THAT THE DESIGN ENGINEER CONTACT HER PRIOR TO DESIGN AND CONSTRUCTION.
 CONTACT: LISA GONZALEZ 810.820.0677
 - NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS TASK.
 - BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE LEGAL DESCRIPTION ON FILE AT THE CITY ASSESSING OFFICE.
 - THE NEAREST STREET INTERSECTION IS E. MAPLE RD. WHICH IS 700'± NORTH OF THE SUBJECT PROPERTY.



DATE _____
 CHARLES A. LANGOLF P.S. NO. 56210

Sheet 1 of 1
APPROVED CDS SURVEYOR

Pre-Construction Existing Conditions Survey
 This Work Coordinated By:

 1700 South Broadway, Bldg E
 Moore, Oklahoma 73160
 Office: 405.378.5800 - Fax: 405.703.1851
 Toll Free: 888.457.7878

Dwn By: CAL	Date:
Survey Crew Chief TK	Revision:
Aprvd By: CAL	Date:
Field Date: 4.29.10	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:
 Client Ref. No:
 Project Address:
 1325 COOLIDGE HWY.
 Project Location:
 CITY OF TROY, MI
 Project Name:
 PANERA BREAD
 Job Number:
 10500018

DATE: June 1, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed Vehma International Improvements, Northwest corner of Stephenson and Rankin (1055 Stephenson), Section 35, Currently Zoned M-1 (Light Industrial)

The applicant, Kemp & Peyerk-Sterling, LLC, submitted the above referenced Preliminary Site Plan Approval application. The applicant is proposing to construct a two story, 142,000 square foot industrial building.

A cursory review of the application indicated the need for a variance from the 50-foot front yard setback requirement in the M-1 district. The applicant submitted an application for the Board of Zoning Appeals and is on the June 15, 2010 BZA agenda. Therefore, no action is necessary prior to the BZA meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the required variance.

Please be prepared to discuss the application at the June 8, 2010 Planning Commission Regular meeting.

Attachments:

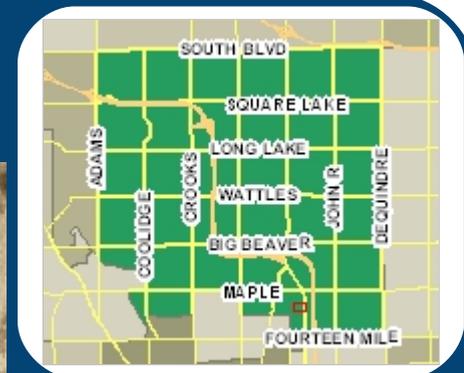
1. Maps
2. Report prepared by CWA

cc: Applicant
File/ SP 960

G:\SITE PLANS\SP 960 Vehma International Sec 35\SP-960 Vehma International 06 08 10.docx

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed VEHMA International Improvements, Northwest Corner of Stephenson Hwy and Rankin (1055 Stephenson Hwy), Section 35, Currently Zoned M-1 (Light Industrial) District

No action required.



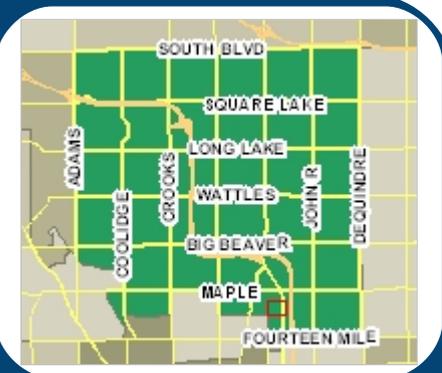
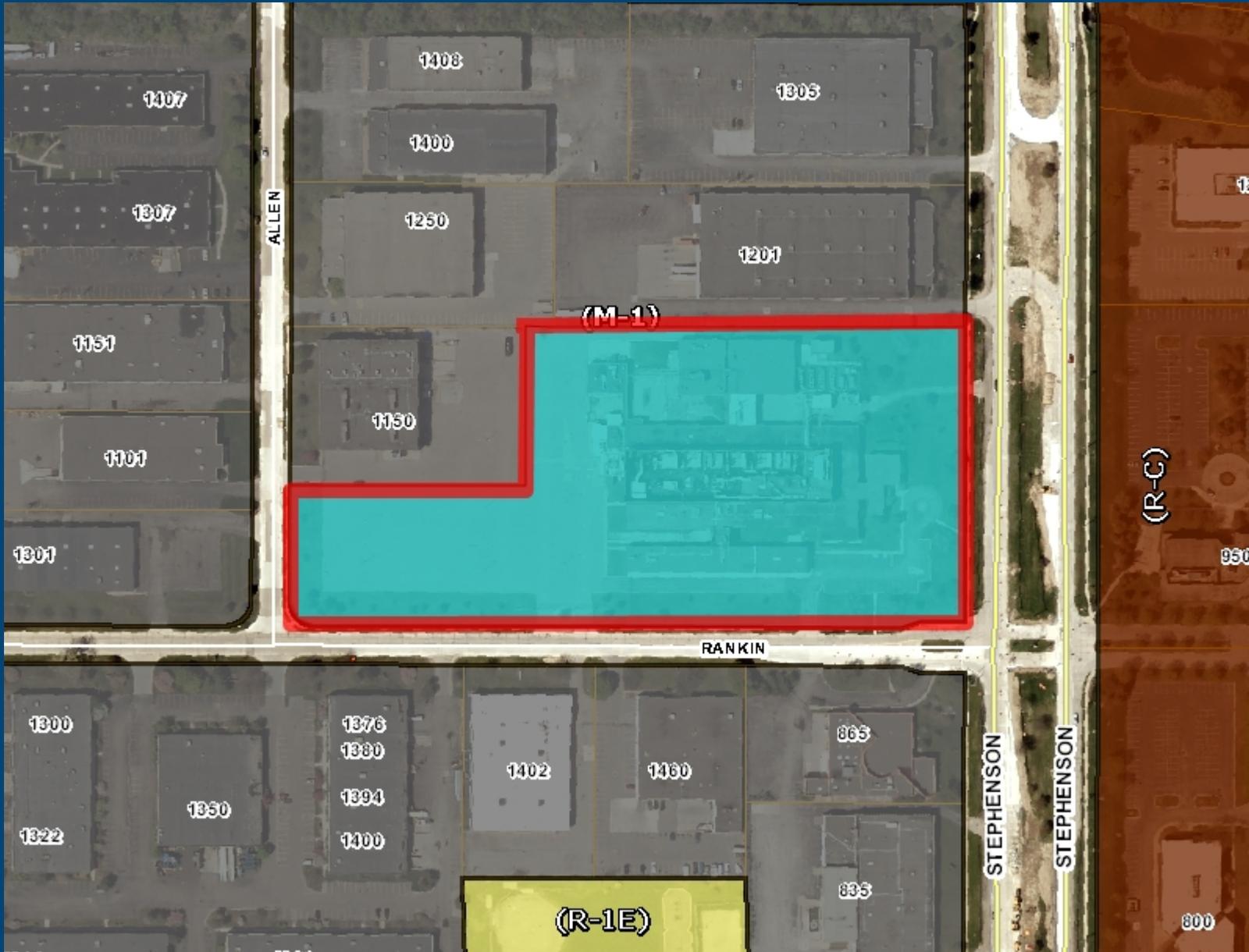
Legend

-  I-75
- Road Centerline
 -  Major Road
 -  Industrial Road
 -  Local Road
-  Hydrography Poly
-  Hydrography Arc
-  Parcels
- Aerial Photos - 2008
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3

312 0 156 312Feet

Scale 1: 1,872





Legend

-  I-75
- Road Centerline**
 -  Major Road
 -  Industrial Road
 -  Local Road
- Zoning**
 -  (PUD) Planned Unit Development
 -  (B-1) Local Business District
 -  (B-2) Community Business District
 -  (B-3) General Business District
 -  (R-C) Research Center District
 -  (C-F) Community Facilities District
 -  (C-J) Consent Judgment
 -  (E-P) Environmental Protection District
 -  (R-EC) Residential Elder Care
 -  (P-1) Vehicular Parking District
 -  (H-S) Highway Service District
 -  (M-1) Light Industrial District
 -  (O-1) Office Building District
 -  (O-M) Office Mid-Rise District
 -  (OSC) Office Service Commercial District
 -  (CR-1) One Family Residential Cluster 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
 -  (R-1T) One Family Attached Residential Distr
 -  (R-2) Two Family Residential District
 -  (R-M) Multiple Family Residential Medium De
 -  (RM-1) Multiple Family Residential District Lc
 -  (RM-2) Multiple Family Residential District (M
 -  (RM-3) Multiple Family Residential District (Hi
-  Hydrography Poly
-  Hydrography Arc
-  Parcels

Aerial Photos - 2008

-  Red: Band_1
-  Green: Band 2

Printed: 5/4/2010

468 0 234 468 Feet

Scale 1: 2,808





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

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: May 24, 2010
RE: Vehma International

We are in receipt of a site plan for the proposed Vehma International Building at 1055 Stephenson Highway. We have reviewed this submittal preliminarily for general compliance with ordinance requirements and have determined that the project complies with the required height limitations, building setbacks, minimum landscaped area, maximum lot coverage, and general parking requirements. However, the applicant will be required to secure one variance to proceed with the plan as designed.

Section 43.86.00, which was enacted in October of 2009, states that when a variance is required for a project which also requires site plan approval, that project must first come before the Planning Commission. It states:

If an application to the Board of Zoning Appeals requires site plan approval by the Planning Commission pursuant to the provisions of Section 03.40.03, the applicant shall first apply for site plan approval as set forth in Article 03.41.00. The Planning Commission shall review the site plan including site layout and other design features, but shall not grant Preliminary Site Plan Approval nor make a recommendation on the variance. The Planning Commission shall then transmit the site plan and the minutes related to said site plan to the Board of Zoning Appeals. The Board of Zoning Appeals shall transmit its decision related to the application to the Planning Commission. The Planning Commission shall then take action on the site plan.

Consequently, the Planning Commission cannot make a determination on this project at this time. The Planning Commission may make preliminary comments and have an initial discussion with regard to general project principles.

We have determined that the project does not comply with minimum ordinance requirements, and would need relief from the Board of Zoning Appeals to proceed, in the following area:

1. This site has three front lot lines, creating three front yard setback requirements along Allen Drive, Rankin Street, and Stephenson Highway. The front yard setback requirement for the M-1 District is 50 feet. Parking cannot be located within the front

Vehma International
May 24, 2010

yard setback. The parking on Allen Drive and Rankin Street encroach into the front yard setback.

This project cannot move forward as designed without relief from the Ordinance. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can apply for and potentially obtain a variance from the Board of Zoning Appeals.

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Branigan", written over a horizontal line.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-2910

850 Stephenson Hwy Suite 101
Troy, MI 48084
t:248.554.9500
Contact Person: Greg Gibbard
e.mail: gg@biddison-ad.com

PROPOSED NEW BUILDING FOR:

Vehma International

PROJECT LOCATION:

945 Stephenson Hwy
Troy, Michigan

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.

2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.

3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.

4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.

6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.

7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.

8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.

2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.

3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.

4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.

A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.

B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.

C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.

2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.

3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS.

4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 75-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN TABLE 803.4 OF THE 2003 MICHIGAN BUILDING CODE.

5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDNCE WITH SECTION 2406.1.1 OF THE 2003 MICHIGAN BUILDING CODE.

6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICANS WITH DISABILITIES ACT SHALL BE MAINTAINED.

7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA REQUIREMENTS, A MINIMUM OF 5 %, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY. TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.

8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY.

9. TO COMPLY WITH ADA REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.

10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP, THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.

11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.

SHEET INDEX:

T.101	TITLE SHEET
SP1	ENGINEERING SITE PLAN
SP2	PRELIMINARY PAVING & GRADING PLAN
SP3	BOUNDARY/TOPOGRAPHIC/TREE SURVEY
L1	TREE PRESERVATION PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES & DETAILS
A.101	1st FLOOR PLAN
A.102	2nd FLOOR PLAN
A.201	EXTERIOR ELEVATIONS

Consultants

Project data

GOVERNING CODES:	2006 MICHIGAN BUILDING CODE 2006 MICHIGAN PLUMBING CODE 2006 MICHIGAN MECHANICAL CODE 2006 INTERNATIONAL FUEL GAS CODE 2005 N.E.C. W/ PART 8 STATE AMENDMENTS, MICHIGAN ELECTRICAL CODE ICC/ANSI A117.1-2003 AND MICHIGAN BARRIER FREE DESIGN LAW OF 1966 AS AMENDED. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/ESNA STANDARD 90.1-1999 2006 INTERNATIONAL FIRE CODE
BUILDING USE:	BUSINESS/FACTORY B/F-2 SEPARATED OCCUPANCY SPRINKLED

FIRE PROTECTION NOTES:

THE BUILDING WILL BE PROVIDED WITH A FULL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM (FIRE SUPPRESSION SYSTEM) WHICH WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF TROY INSPECTION AND PERMIT APPROVAL. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERING DRAWING, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL, AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

FIRE PROTECTION SYSTEM FOR THE BUILDING EQUAL TO ORDINARY HAZARD N.F.P.A. NO. 13 CRITERIA WITH ONE (1) 8" D.I. BUILDING SERVICE PROVIDED. PRODUCTION / WAREHOUSE, GROUP 2 ESFR SYSTEM.

BUILDING TO BE EQUIPPED WITH A FIRE ALARM SYSTEM (PER SPECIFICATIONS PAID FOR BY TENANT) AS REQUIRED PER N.F.P.A. 72-99 BASED ON BUILDING OCCUPANCY.

TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75' APART PER SECTION 906.1 OF THE 2000 INTERNATIONAL FIRE CODE AND / OR BY THE DIRECTION OF THE FIRE MARSHAL.

TYPE OF CONSTRUCTION:

2006 MBC: 2B (UNPROTECTED)
NFPA 220: TYPE II-000

SITE PLAN REVIEW

Issued for

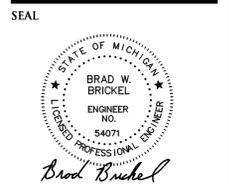
04.29.10

Project no.

1616-08

Sheet no.

T.101



PROJECT
Vehma International
#945 Stephenson Hwy.
Troy, MI

CLIENT
Kemp & Peyer Development
275 W. Girard Road
Madison Heights, MI 48071
Contact:
Tom Kemp
Tel. (248)583-9030
Fax (248)583-3140

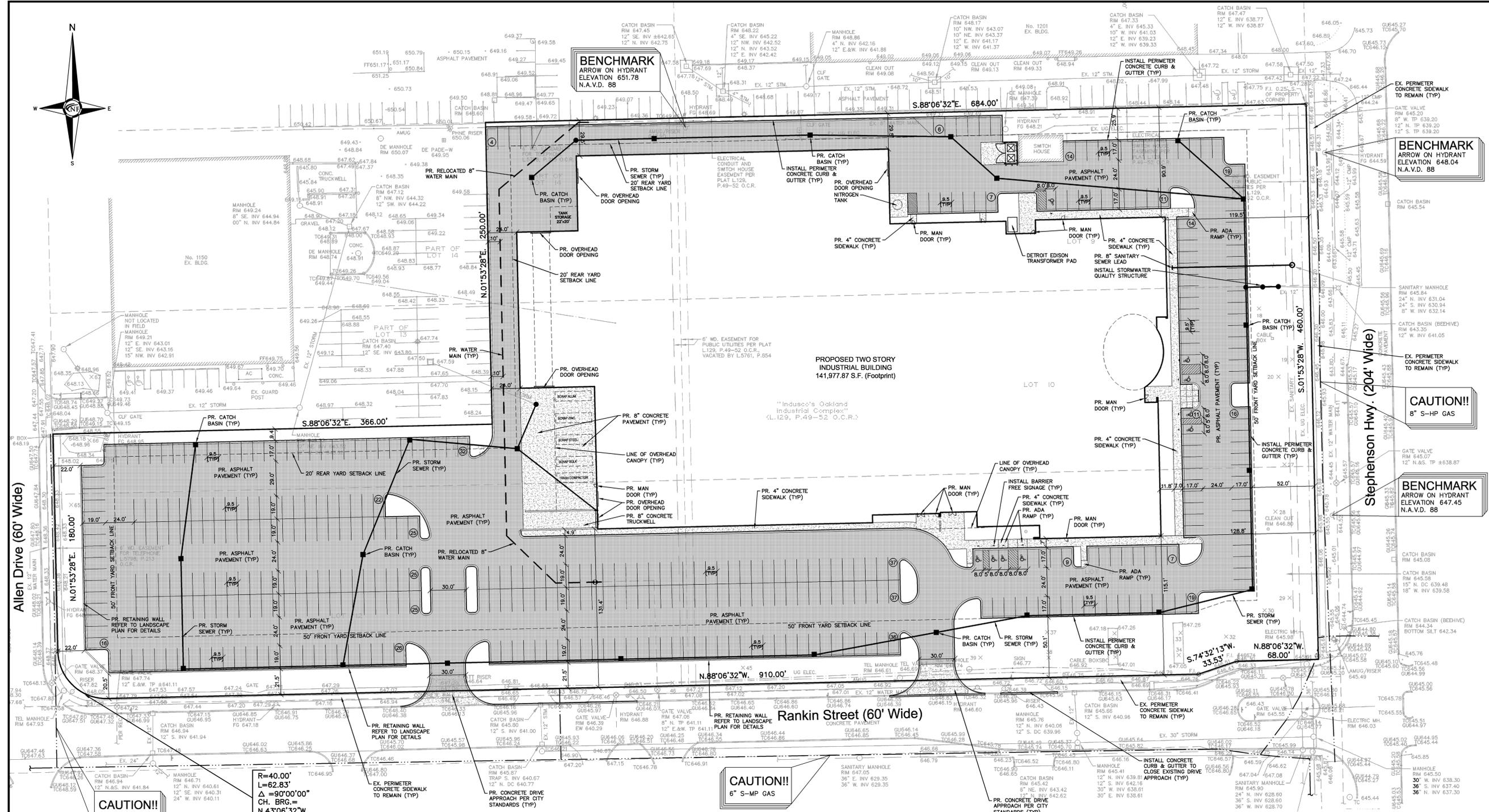
PROJECT LOCATION
Part of the Northwest 1/4
of Section 35,
T.2N., R.11E.
City of Troy,
Oakland Co., MI

SHEET
Engineering Site Plan



REVISIONS
04-29-10 ISSUED FOR CITY REVIEW

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
April 30, 2010
SCALE: 1" = 40'
NFE JOB NO. **F306-01** SHEET NO. **SP1**



CAUTION!!
6" S-MP GAS

R=40.0'
L=62.83'
Δ=90°00'00"
CH. BRG.=
N.43°06'32"W.
CH.=56.57'

CAUTION!!
6" S-MP GAS

FIRE DEPARTMENT NOTES
THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
WHITE ON 4.00 INCH MAINS
RED ON 6.00 INCH MAINS
ORANGE ON 8.00 INCH MAINS
GREEN ON 12.00 INCH MAINS
BLUE ON 18.00 INCH OR LARGER MAINS
NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.
GAS METER, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE NORTH SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.
FIRE LANES ARE TO BE A MINIMUM OF 18 FEET IN WIDTH AND A MINIMUM OF 14 FEET IN HEIGHT.
FIRE LANE SIGNS ARE TO BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA AS SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA ARE AS FOLLOWS:
1. SIGNS SHALL BE RED LETTERING ON WHITE BACKGROUND AND SHALL READ, "NO STOPPING, STANDING, PARKING-FIRE LANE-TOW AWAY ZONE."
2. SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART.
3. SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE OR 90° TO CURB.
4. SIGNS SHALL BE SEVEN (7) FEET FROM THE BOTTOM OF SIGNS TO GRADE.
5. SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXISTS FOR LEFT WHEEL TO CURB PARKING.
6. SIGNS SHALL BE 12 INCHES IN WIDTH AND 18 INCHES IN HEIGHT.
A COPY OF THE SITE PLAN SHOWING FIRE LANE LOCATIONS AS PRESCRIBED BY THE TROY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE FIRE PREVENTION DIVISION ON 8 1/2" X 11" PAPER FOR TRAFFIC SAFETY COMMITTEE REVIEW AND RECOMMENDATION TO CITY COUNCIL FOR ULTIMATE APPROVAL.

LEGAL DESCRIPTION
LOT 9-14 OF "INDUSTRIAL OAKLAND INDUSTRIAL COMPLEX SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 129 OF PLATS, PAGE 49, 50, 51 AND 52, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 366.00 FEET OF SAID LOT 14 AND THE WEST 366.00 FEET OF THE NORTH 100.00 FEET OF SAID LOT 13. SITE CONTAINING 400,811 SQUARE FEET OR 9.20 ACRES.
SDEWELL #: 88-20-35-102-045

DETENTION NOTE
NO DETENTION IS REQUIRED FOR THIS PROJECT, STORM DETENTION PROVIDED VIA A REGIONAL DETENTION FACILITY.

LIGHTING NOTE
A LIGHTING PLAN WILL BE SUBMITTED FOR CITY REVIEW UPON SITE PLAN SUBMITTAL.

NOTE
CONTACT MARK FIFE, MDEQ REGARDING NPDES PERMIT-BY-RULE PROGRAM AT (313) 241-8993.

NOTE
A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF TROY ENGINEERING DEPARTMENT FOR THIS PROJECT.

SITE DATA-PROPOSED
SITE AREA: 400,811.39 S.F. OR 9.20 ACRES
GROSS/NET: 400,811.39 S.F. OR 9.20 ACRES
ZONING: EXISTING: M-1 (LIGHT INDUSTRIAL DISTRICT)
BUILDING HEIGHT REQUIRED: 3 STORIES MAX. (40 FEET)
PROVIDED: 2 STORIES
BUILDING DATA: PROTOTYPE AREA = 75,964 S.F.
OFFICE AREA = 50,342 S.F.
STORAGE AREA = 15,565 S.F.
TOTAL 1ST FLOOR AREA = 141,871 S.F.
PARKING REQUIRED:
1st FLOOR OFFICE: 25062 SF. USABLE 25062/200 = 125 SPACES
2nd FLOOR OFFICE: 16,608 SF. USABLE 16608/200 = 83 SPACES
1st FLOOR PROTOTYPE: 75,964 S.F. / 550 = 138 SPACES
MEZZANINE #1: 9,295 S.F. / 1700 = 6 SPACES
MEZZANINE #2: 6,092 S.F. / 1700 = 4 SPACES
COLD STORAGE: 15,565 S.F. / 1700 = 9 SPACES
TOTAL PARKING REQUIRED: = 365 SPACES INCLUDING 8 BARRIER FREE SPACES
PROVIDED: 418 SPACES PROVIDED INCLUDING 9 BARRIER FREE SPACES

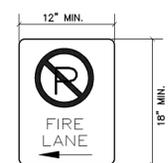


PAVING LEGEND

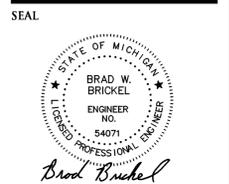
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE



THE SYMBOL "P" IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.
THE SUPPLEMENTAL EDUCATIONAL PLAQUE NO. PARKING, WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.
CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.
FIRE LANE SIGN DETAIL



PROJECT
Vehma International
#945 Stephenson Hwy.
Troy, MI

CLIENT
Kemp & Peyer Development
275 W. Girard Road
Madison Heights, MI 48071
Contact:
Tom Kemp
Tel. (248)583-9030
Fax (248)583-3140

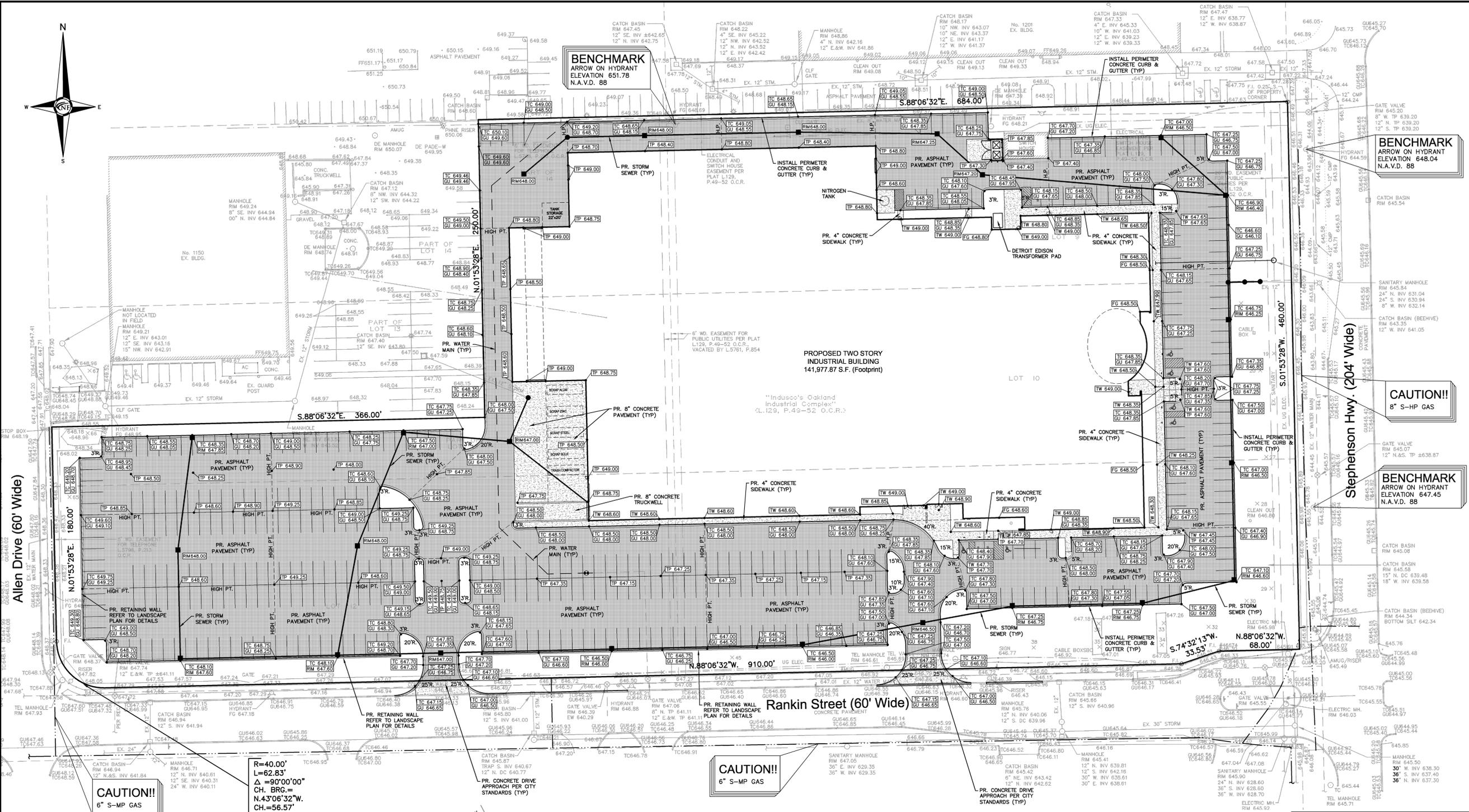
PROJECT LOCATION
Part of the Northwest 1/4
of Section 35,
T.2N., R.11E.
City of Troy,
Oakland Co., MI

SHEET
Preliminary
Paving & Grading Plan



REVISIONS
04-29-10 ISSUED FOR CITY REVIEW

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
April 30, 2010
SCALE: 1" = 40'
40 20 0 20 40 60
NFE JOB NO. SHEET NO.
F306-01 SP2



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20A; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20A; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTIONS.

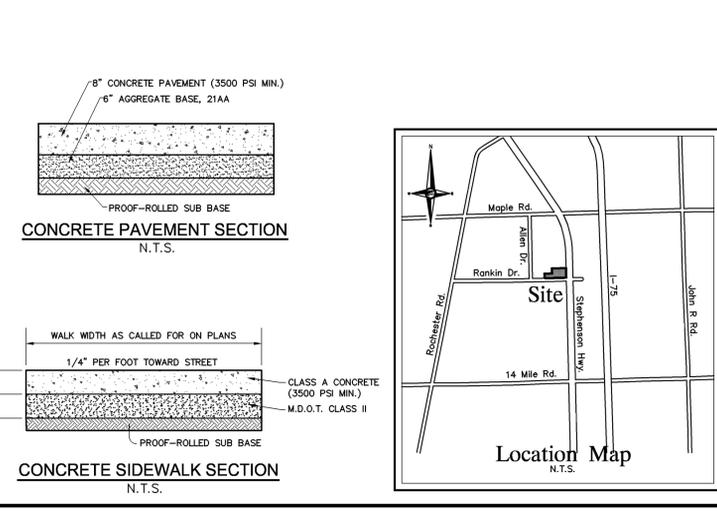
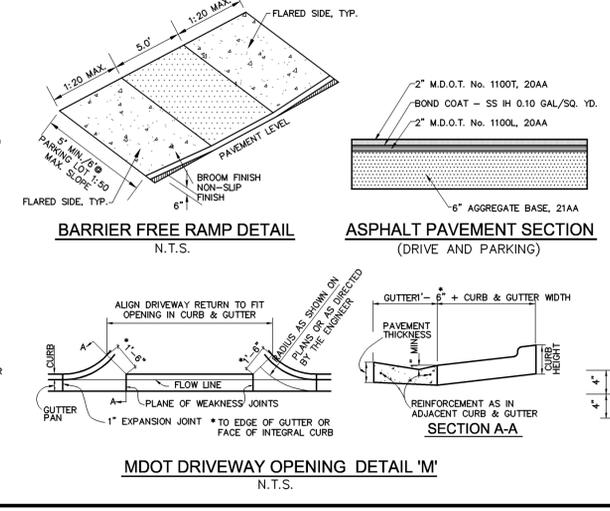
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADI.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



LEGEND

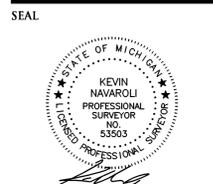
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
SIGN	LIGHT POLE
EXISTING GAS MAIN	SIGN
C.O. MANHOLE	EXISTING SANITARY SEWER
HYDRANT	PR. SANITARY SEWER
INLET	PR. WATER MAIN
C.B.	PR. STORM SEWER
MANHOLE	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PR. TOP OF GUTTER ELEVATION
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF P.V.M.T. ELEVATION
FG 600.00	FINISH GRADE ELEVATION

NOTE

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF TROY ENGINEERING DEPARTMENT FOR THIS PROJECT.

PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT



PROJECT
Vehma International
#945 Stephenson Hwy.
Troy, MI

CLIENT
Kemp & Peyer Development
275 W. Girard Road
Madison Heights, MI 48071
Contact:
Tom Kemp
Tel. (248) 583-9030
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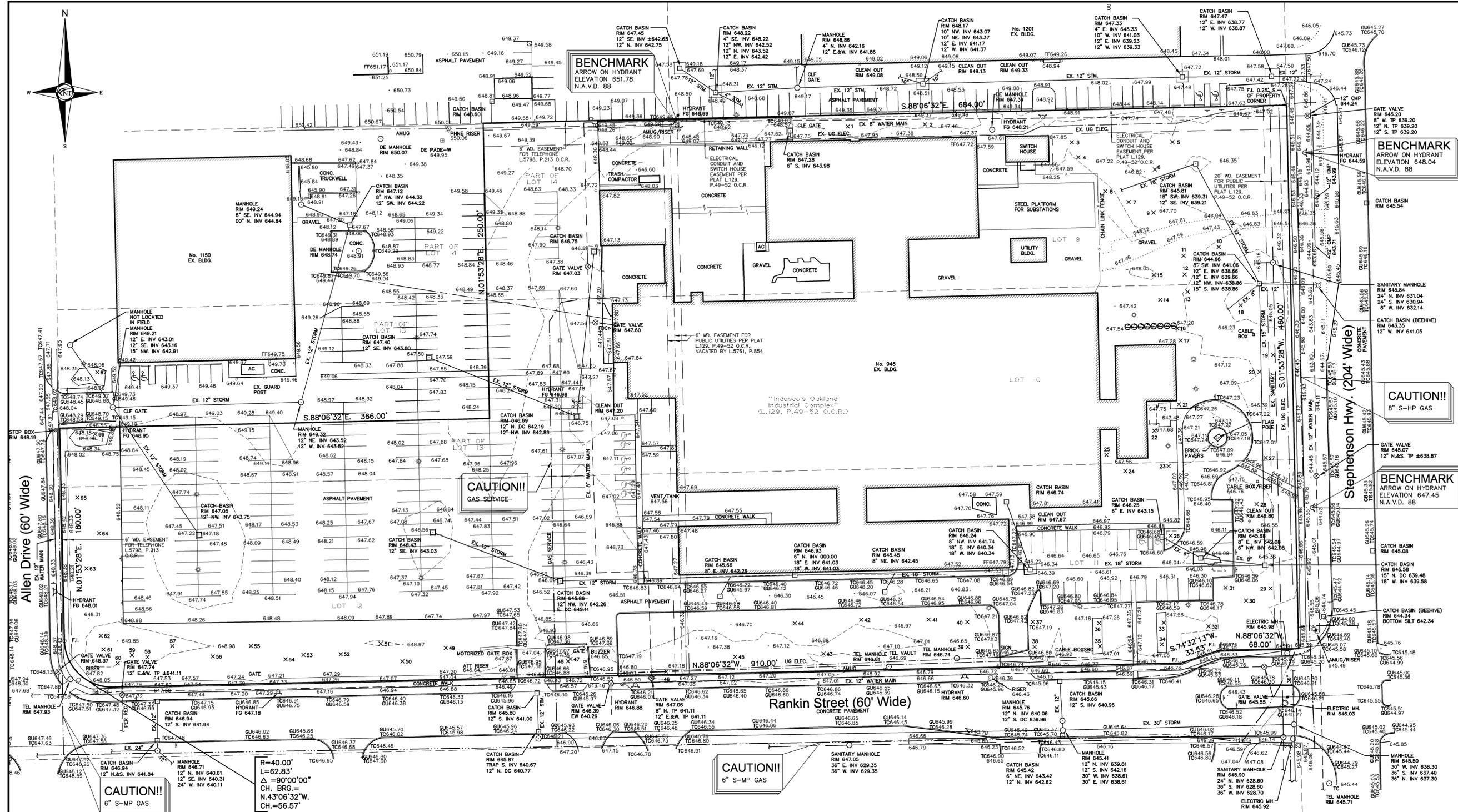
PROJECT LOCATION
Part of the Northwest 1/4
of Section 35,
T.2N., R.11E.
City of Troy,
Oakland Co., MI

SHEET
Boundary / Topographic /
Tree Survey



REVISIONS
04-29-10 ISSUED FOR CITY REVIEW

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
April 30, 2010
SCALE: 1" = 40'
NF JOB NO. SHEET NO.
F306-01 SP3



Condition Description Notes:
"Good" - no observed structural defects
"Fair" - minor structural defects, marginal form, some insect activity noted
"Poor" - major structural defects, poor form, insect infested
*Structural defects may include decayed wood, cracks, roof problems, weak branch unions, cankers, poor tree architecture, dead/fallen branches due to various causes.

Tree #	Botanical Name	Common Name	DBH	Type	Other Dia.	Condition	Comments
1	Acer platanoides	Norway Maple	8	Good			
2	Acer platanoides	Norway Maple	4	Good			
3	Pinus nigra	Austron Pine	8	Good			Terminal leader dieback, sparse crown
4	Pinus nigra	Austron Pine	8	Good			
5	Fraxinus pennsylvanica	Green Ash	14	Good			
6	Pinus nigra	Austron Pine	9	Good			
7	Pinus nigra	Austron Pine	14	Good			
8	Gleditsia triacanthos	Honeylocust	14	Good			
9	Gleditsia triacanthos	Honeylocust	12	Good			
10	Pinus nigra	Austron Pine	13	Good			
11	Picea abies	Norway Spruce	5.5	Good			
12	Picea abies	Norway Spruce	4	Good			
13	Picea abies	Norway Spruce	4	Good			
14	Picea abies	Norway Spruce	5.5	Good			
15	Picea abies	Norway Spruce	4	Good			
16	Prunus serotina pendula	Weeping Cherry	10	Good			
17	Prunus serotina pendula	Weeping Cherry	5	Good			
18	Acer platanoides	Norway Maple	4	Good			
19	Pinus nigra	Austron Pine	13	Good			
20	Pinus nigra	Austron Pine	13	Good			
21	Morus spp.	Flowering Crabapple	8	Good			
22	Acer palmatum	Japanese Maple	8	Good			
23	Acer platanoides	Norway Maple	8	Good			
24	Betula nigra	River Birch	11	Multiple	6, 6	Good	
25	Amelanchier spp.	Servicberry	2.5	Multiple	2, 2, 1, 1	Good	
26	Fraxinus americana	White Ash	7	Good			
27	Acer platanoides	Norway Maple	10	Fair			Basal trunk injury with wood exposed, some minor decay
28	Fraxinus pennsylvanica	Green Ash	17	Good			
29	Pinus nigra	Austron Pine	13	Good			
30	Pinus nigra	Austron Pine	13	Good			
31	Acer platanoides	Norway Maple	10	Fair			Leaning 15'
32	Acer platanoides	Norway Maple	5.5	Good			Fair Bottom 1/3 of crown is dead, unidentified needle blight
33	Acer platanoides	Norway Maple	19	Poor			Large surface girdling root
34	Fraxinus americana	White Ash	16	Good			
35	Fraxinus americana	White Ash	16	Good			

R=40.00'
Δ=62.83'
Δ=90°00'00"
CH. BRG.=
N.43°06'32"W.
CH.=56.57'

CAUTION!!
6" S-MP GAS

FLOOD HAZARD NOTE

PART OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONES "AE" AND "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 261250056IF BEARING AN EFFECTIVE DATE OF 9-26-2006.

LEGAL DESCRIPTION

LOT 9-14 OF "INDUSCO'S OAKLAND INDUSTRIAL COMPLEX SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LITER 129 OF PLATS, PAGE 49, 50, 51 AND 52, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 366.00 FEET OF SAID LOT 14 AND THE WEST 366.00 FEET OF THE NORTH 100.00 FEET OF SAID LOT 13. SITE CONTAINING 400,811 SQUARE FEET OR 9.20 ACRES.

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATIONSHIP TO THE PREVIOUSLY ESTABLISHED EAST LINE OF INDUSCO'S OAKLAND INDUSTRIAL COMPLEX SUBDIVISION AS RECORDED IN LITER 129 OF PLATS, PAGE 49, 50, 51 AND 52, OAKLAND COUNTY RECORDS. RECORDED BEARING IS N.01°53'28"E.

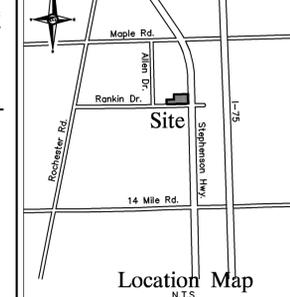
CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH AND THAT WE HAVE COMPLIED WITH THE SURVEY REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

LEGEND

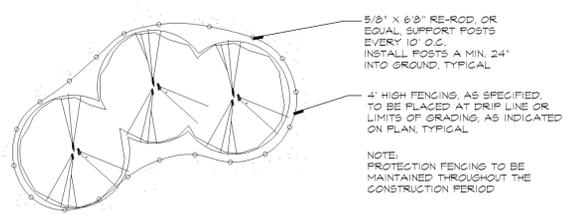


Location Map
N.T.S.

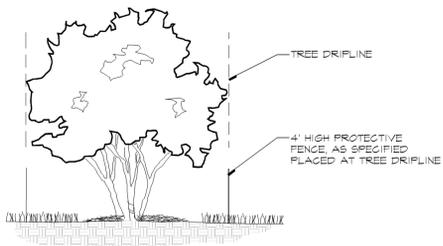
KEVIN NAVAROLI, PLS DATE: 4-//--08 NO: 53503

GENERAL TREE PROTECTION NOTES

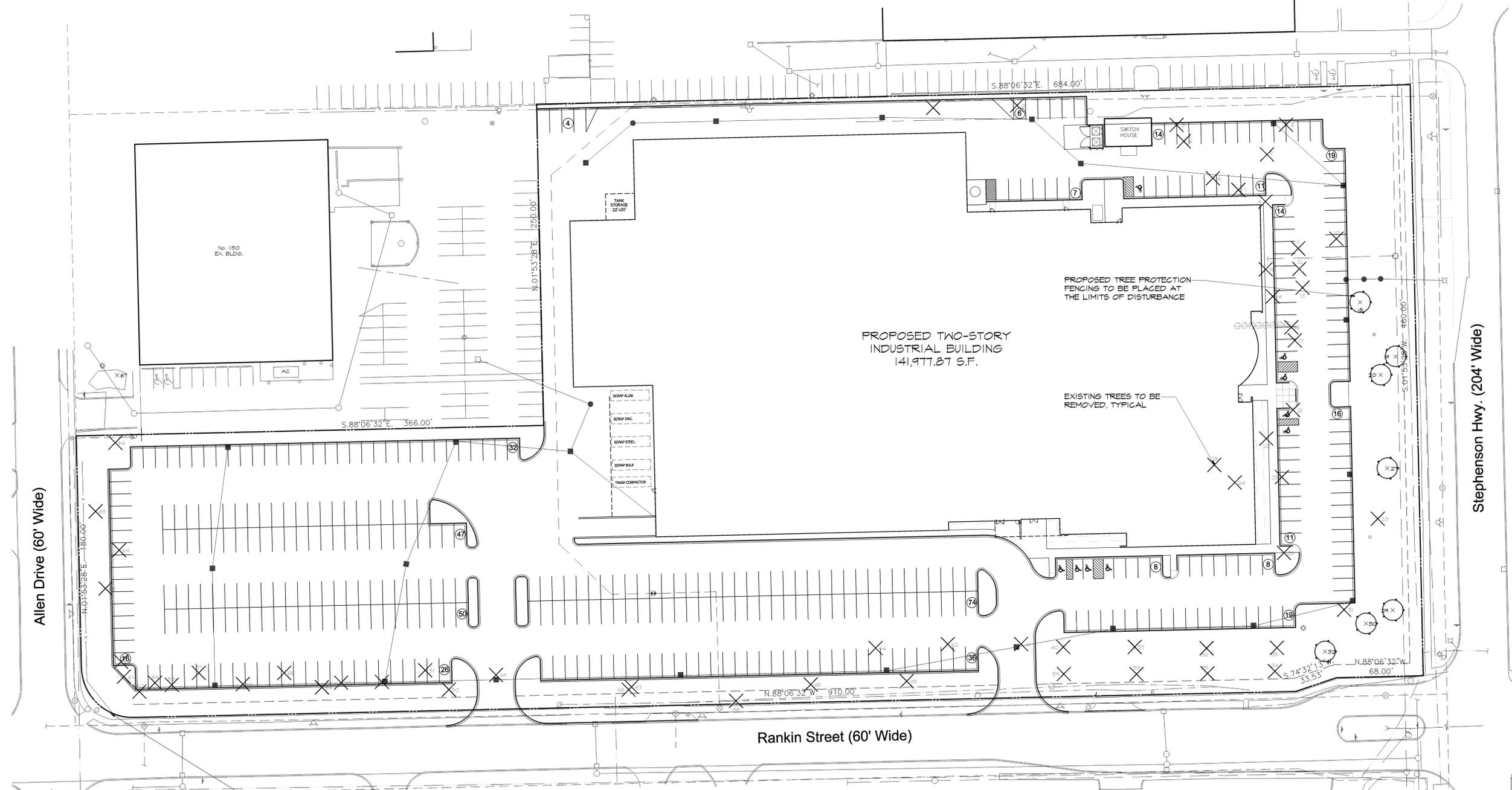
- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL THE IN-PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN INCLUDING BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SHALLS SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF BLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



TREE PROTECTION DETAIL-PLAN N.T.S.



TREE PROTECTION DETAIL-SECTION N.T.S.



R=40.00'
L=62.83'
Δ=90°00'00"
CH. BRG.=
N.43°06'32"W.
CH.=56.57'

TREE PROTECTION LEGEND

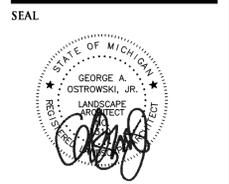
- ⊗ EXISTING TREES TO REMAIN
- ⊗ EXISTING TREES TO BE REMOVED
- PROPOSED TREE PROTECTION FENCING

TREE PRESERVATION SUMMARY

TOTAL TREES SURVEYED:	67
TOTAL TREES ON-SITE:	66
TOTAL TREES TO BE REMOVED:	50
MINUS DEAD TREES:	-12
NET TREES TO BE REMOVED:	45



NOWAK & FRAUS ENGINEERS
1310 N. STEPHENSON HWY.
ROYAL OAK, MI 48067-1508
TEL. (248) 399-0886
FAX. (248) 399-0805



PROJECT
Vehma International
#945 Stephenson Hwy.
Troy, MI

CLIENT
Kemp & Peyer Development
275 W. Girard Road
Madison Heights, MI 48185
Contact:
Tom Kemp
Tel. (248)583-9030
Fax (248)583-3140

PROJECT LOCATION
Part of the Northwest 1/4
of Section 35,
T.2N., R.11E.
City of Troy,
Oakland Co., MI

SHEET
Tree Preservation Plan

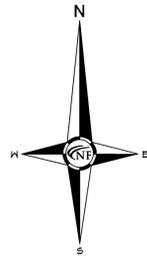


REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
04/22/10

SCALE: 1" = 40'



GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST TWO (2) YEARS FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/2 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 PEAT. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 4" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL AND PIECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REQUEST ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
CC	12	<i>Cornus caroliniana</i> American Hornbeam	3" CAL	SEE PLAN	B4B	FULL HEAD
GB	6	<i>Shinggo biloba</i> 'Princeton Sentry' Princeton Sentry Maiden Hair Tree	3" CAL	SEE PLAN	B4B	FULL HEAD
MS	4	<i>Malus Spring Snow</i> Spring Snow Crabapple	2" CAL	SEE PLAN	B4B	FULL HEAD
PX	10	<i>Platanus x acerifolia</i> 'Columbia' Columbia Plane Tree	3" CAL	SEE PLAN	B4B	FULL HEAD
PC	10	<i>Rhus glabra</i> 'Aristocrat' Aristocrat Red Gum	3" CAL	SEE PLAN	B4B	FULL HEAD
ZS	22	<i>Zelkova serotina</i> 'Green Vase' Green Vase	3" CAL	SEE PLAN	B4B	FULL HEAD
SHRUBS						
TD	30	<i>Taxus x m. 'Densiformis'</i> Dense Yew	30" HT	3' OC	B4B	MAINTAIN AS HEDGE
TE	46	<i>Taxus x m. 'Everlow'</i> Everlow Yew	24" HT	2' OC	B4B	MAINTAIN AS HEDGE
GROUNDCOVERS/PERENNIALS						
IC	65	<i>Imperata cylindrica</i> 'Red Baron' Japanese Blood Grass	2 GAL	2' OC	CONT	
HS	51	<i>Hemerocallis 'Stella D'Oro'</i> Stella D'Oro Daylily	2 GAL	2' OC	CONT	
MM	60	<i>Miscanthus sinensis</i> 'Morning Light' Morning Light Maiden Grass	5 GAL	3' OC	CONT	

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: M-1, OFFICE SERVICE COMMERCIAL DISTRICT
EXISTING SITE AREA: 400,812.15 S.F. OR 9.20 ACRES

FRONTAGE LANDSCAPE
10' W.D., 1 TREE / 30 L.F. OF FRONTAGE REQUIRED
RANKIN STREET: 1,011.55 L.F.
1,011.55 L.F. / 30 L.F. = 33.72 OR 34 TREES REQUIRED
PROVIDED: 34 TREES

STEPHENSON HWY: 460.00 L.F.
460 L.F. / 30 L.F. = 15.33 OR 15 TREES REQUIRED
PROVIDED: 15 TREES

ALLEN DRIVE: 180.00 L.F.
180 L.F. / 30 L.F. = 6 TREES REQUIRED
PROVIDED: 6 TREES

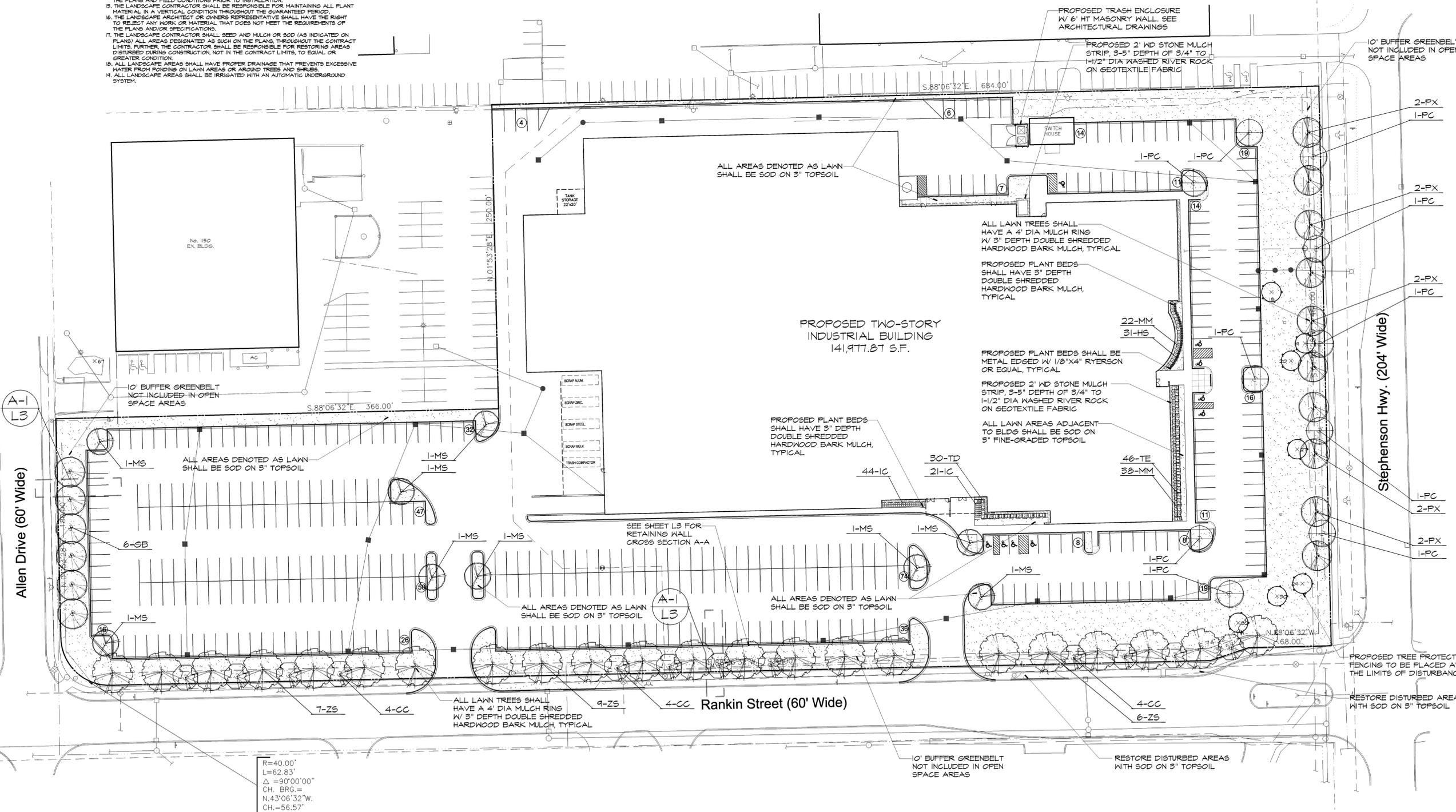
SITE LANDSCAPE
REQUIRED: 10% OF SITE AREA
400,812.15 S.F. x 10% = 40,081.22 S.F.
PROVIDED: 57,814.75 S.F. (14.42%)

SOD NOTE:

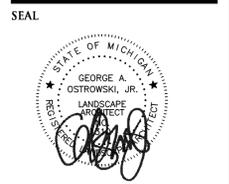
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A SPECIES NORMALLY GROWN IN OAKLAND COUNTY. ALL SOD SHALL BE PLACED ON 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED.



LOCATION MAP N.T.S.



NOWAK & FRAUS ENGINEERS
1310 N. STEPHENSON HWY.
ROYAL OAK, MI 48067-1508
TEL. (248) 399-0886
FAX. (248) 399-0805



PROJECT
Vehma International
#945 Stephenson Hwy.
Troy, MI

CLIENT
Kemp & Peyer Development
275 W. Girard Road
Madison Heights, MI 48185
Contact:
Tom Kemp
Tel. (248)583-9030
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Part of the Northwest 1/4
of Section 35,
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City of Troy,
Oakland Co., MI

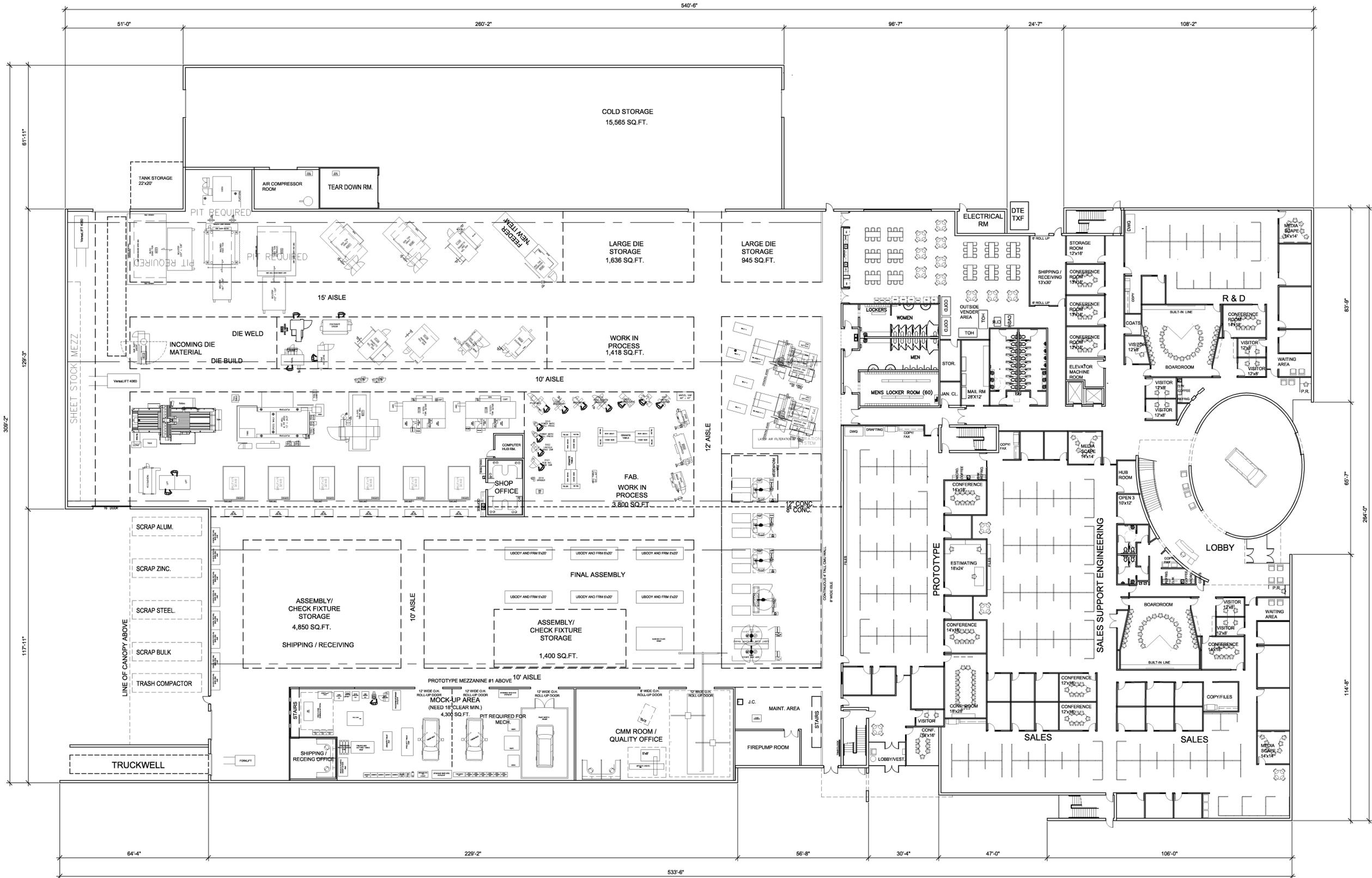
SHEET
Landscape Plan



REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
04/22/10
SCALE: 1" = 40'
NFE JOB NO. SHEET NO.
F306-01 L2



PROPOSED NEW BUILDING FOR:
Vehma International

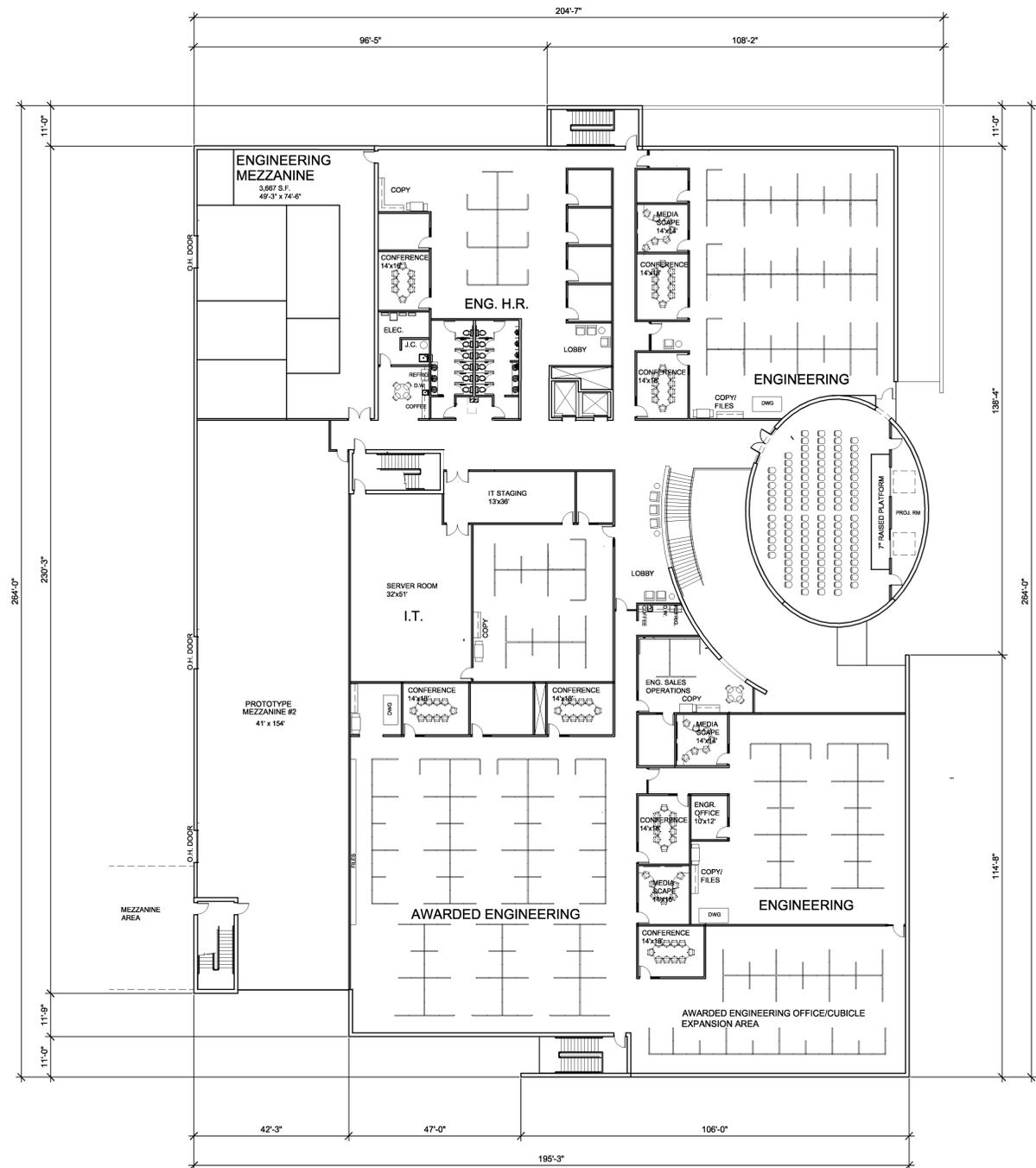
945 Stephenson Hwy
Troy, Michigan

SITE PLAN REVIEW 04.29.10

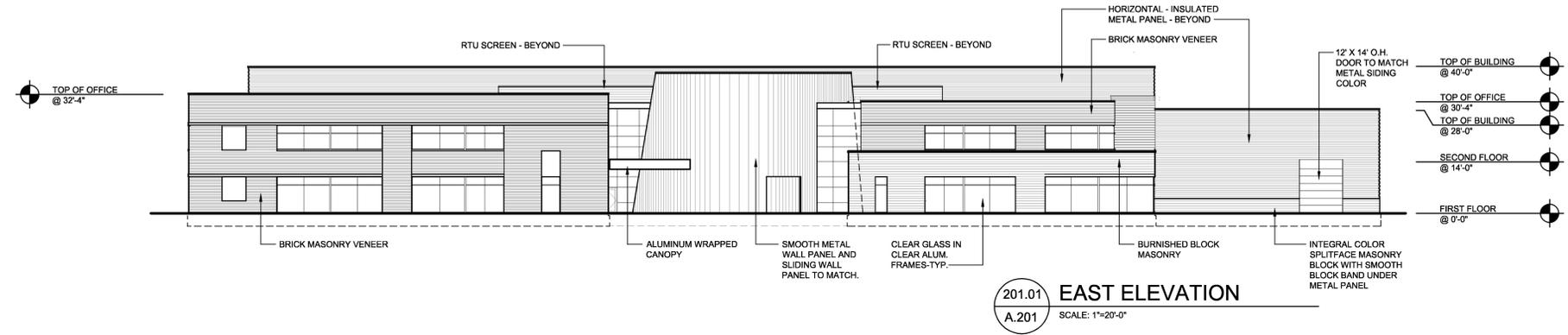
**2nd FLOOR
PLAN**

1616.08

A.102



NORTH
2nd FLOOR PLAN
SCALE: 1"=20'-0"



Consultants

Project title

PROPOSED NEW BUILDING FOR:
Vehma International

945 Stephenson Hwy
Troy, Michigan

Issued dr/ch

PRELIM. ELEVATIONS 04.23.10
SITE PLAN REVIEW 04.29.10

Sheet title

**EXTERIOR
ELEVATIONS**

Project no.

1616.08

Sheet no.

A.201

