



**PLANNING COMMISSION  
MEETING AGENDA  
SPECIAL/STUDY MEETING**

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

Michael W. Hutson, Chair, and Mark Maxwell, Vice Chair  
Donald Edmunds, Philip Sanzica, Robert Schultz, Thomas Strat  
John J. Tagle, Lon M. Ullmann and Mark J. Vleck

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**June 22, 2010**

**7:30 P.M.**

**Council Board Room**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – June 8, 2010 Regular Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda
5. BOARD OF ZONING APPEALS (BZA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

**PRELIMINARY SITE PLAN REVIEW**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 962) – Proposed In Pro Insurance Group Office Building addition, North side of Big Beaver Road, East of John R (2095 E. Big Beaver), Section 24, Currently Zoned O-1 (Office Building) District (Consent Judgment)
9. 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**

10. PUBLIC COMMENTS – 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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on June 8, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
 Michael W. Hutson  
 Mark Maxwell  
 Philip Sanzica  
 Robert Schultz  
 John J. Tagle  
 Lon M. Ullmann  
 Mark J. Vleck

Absent:

Thomas Strat

Also Present:

R. Brent Savidant, Acting Planning Director  
 Allan Motzny, Assistant City Attorney  
 Wanda Norman, Planning Department Intern  
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2010-06-035**

Moved by: Schultz  
 Seconded by: Edmunds

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

Yes: All present (8)  
 Absent: Strat

**MOTION CARRIED**

3. MINUTES

**Resolution # PC-2010-06-036**

Moved by: Tagle  
 Seconded by: Schultz

**RESOLVED**, To approve the minutes of the May 25, 2010 Special/Study meeting as prepared.

Yes: All present (8)  
 Absent: Strat

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**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

Mr. Savidant presented a summary of the Planning Consultant report on the proposed Special Use application. The petitioner notified the Planning Department that he is not pursuing the auction approval at this time; therefore the application is exclusively to permit conventional used auto sales. Mr. Savidant said there are no significant objections to the proposed use, provided the applicant complies with Section 28.30.14 (5), which states that automobiles for sale cannot be displayed in the front yard.

The Planning Consultant recommends that the Planning Commission approve the proposed special land use, conditioned on the applicant submitting a revised application 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 required parking spaces.

Mr. Savidant noted the Planning Department received a communication from an adjacent property owner, stating that the subject property is a junkyard. Mr. Savidant said a site visit revealed a number of automobiles parked along the fence, as well as a school bus and tractor-trailer. He said the property takes on the appearance of being junky, but the condition is not out of hand. He said Code Enforcement is handling the matter and emphasized that any violations would be a separate issue from the Special Use application in front of the members this evening.

There was discussion on:

- Allowable parking on site.
- Gravel surface.
- Screen wall requirements.

Jack Youhana, owner of Global Towing of 578 E. Maple, Troy, was present. Mr. Youhana addressed the abandoned vehicles on site. He said some vehicles remain on site for approximately four or five months until customers are able to pay for the services rendered.

Mr. Youhana addressed maintenance of the property to the east. He is not the property owner and recently found out the property is City-owned. Mr. Youhana has maintained the property for about a year and a half and recently stopped. Mr. Youhana said he is now receiving written notification from the City to clear the property of grass and overgrown vegetation.

#### PUBLIC HEARING OPENED

No one was present to speak.

#### PUBLIC HEARING CLOSED

Mr. Savidant confirmed that the property to the east of the subject property is owned by the City, as the applicant stated.

Chair Hutson offered an apology on behalf of the City.

#### **Resolution # PC-2010-06-037**

Moved by: Schultz

Seconded by: Maxwell

**RESOLVED**, That Special Use Approval, as requested for the proposed used car sales 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 automobiles shall be displayed for sale in the required front yard.
2. The applicant must submit a revised site plan eliminating all references to auction language.

Yes: All present (8)

Absent: Strat

#### **MOTION CARRIED**

### **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

Mr. Savidant presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He pointed out the item is a Consent Judgment; therefore the Planning Commission is a recommending body only to City Council.

Mr. Savidant addressed the traffic circulation/pattern, parking and drive-thru speaker sound pressure levels. Mr. Savidant indicated the proposed development must be sensitive to the adjacent residential to the north. He noted that windows, doors and balconies face the back of the restaurant. Mr. Savidant said the petitioner brought in revised plans (distributed to members prior to the beginning of tonight's meeting) that incorporate a landscape treatment as a buffer along the northern property line.

Mr. Savidant said there are no significant objections to the proposed site plan. It is recommended that the Planning Commission recommends to City Council to amend the Consent Judgment to allow a drive-thru lane subject to the provision of a landscape buffer along the northern boundary (the retail portion of the site) to mitigate any potential negative impacts caused by additional traffic through the proposed drive-thru lane. Mr. Savidant encouraged members to review the revised site plan to determine if the proposed landscaping is sufficient.

Mr. Savidant noted that the Planning Department has received correspondence from two residents who object to the proposed drive-thru lane.

Howard Luckoff, attorney, from Honigman Miller Schwartz & Cohn, 38500 Woodward, Bloomfield Hills, was present to represent the petitioner. Mr. Luckoff addressed the revised site plan that incorporates additional landscaping as a buffer to the adjacent residents. He also addressed the service drives and loading area in relation to the drive-thru lane and pedestrian crosswalk.

Mike Kalfayan of Panera Bread corporate office was present. He said a draft plan was shared with the landlord and other tenants.

Discussion followed on:

- Service lanes, stacking area and loading zones.
- Landscape plan/landscape area.
- Impact on landlord and existing tenants.
- Traffic circulation; estimate traffic count.
- Delivery schedule in relation to traffic circulation.
- Existing restaurant tenants potential for drive-thru lanes.
- Operation of store, store hours, delivery schedule.
- Freestanding building -vs- retrofit of existing store.
- Consent Judgment stipulations.
- Impact on residential; communication between petitioner and residents.

Chair Hutson opened the floor for public comment.

Thomas Bartlett of 1381 Raleigh Place, Troy, was present. Mr. Bartlett spoke in opposition of the proposed drive-thru lane. Mr. Bartlett said the proposed drive-thru lane would impact their quality of life. He said Panera has 1,200 store locations in the United States, 30 of which have drive-thru windows, one of which is located in

Roseville, Michigan. Mr. Bartlett said the Roseville store sits on a freestanding site in front of a retail outlet with direct access to two major roads. He indicated the store has no loading or unloading concerns, and no residential areas within one half mile. Mr. Bartlett referenced a *Macomb Daily* article addressing the construction of the Panera store in Roseville.

Anthony Cebrian of 1399 Raleigh Place, Troy, was present. Mr. Cebrian spoke in opposition of the proposed drive-thru lane. He addressed the noise from delivery trucks, outdoor seating, to-go orders and the potential decrease in property values.

Christian Shank of 1393 Raleigh Place, Troy, was present to represent the Village at Midtown Square Association. He said residents of Midtown Square are opposed to the proposed drive-thru lane because of noise, traffic circulation and property devaluation concerns. Mr. Shank introduced photographs distributed to members prior to the beginning of tonight's meeting. He addressed the proposed landscaped buffer, trash removal, pedestrian crosswalk, views of the site from a residential perspective and setting precedence for existing tenants.

Chair Hutson closed the floor for public comment.

Mr. Vleck addressed potential negative impacts on the adjacent residents; i.e., loading zone, noise pollution, traffic circulation and safety concerns. He said a screen wall would not mitigate any negative impacts. Mr. Vleck said he lives behind a restaurant facility and is very familiar with the concerns addressed by residents this evening.

Mr. Ullmann is not in favor of the proposed drive-thru lane because of its close proximity to the residential area. He addressed concerns with noise, delivery conflicts and setting precedence with drive-thru lanes for existing restaurants.

Mr. Edmunds addressed communication, if any, between the petitioner and the residents.

Mr. Sanzica does not believe the drive-thru lane is a proper use or an appropriate location. He addressed concerns with the dumpster, stacking and loading.

Chair Hutson believes the proposed drive-thru lane is not an appropriate use because of its proximity to residential. He addressed concerns with noise and traffic circulation.

**Resolution # PC-2010-06-038**

Moved by: Schultz

Seconded by: Vleck

**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 denied, for the following reasons:

1. Unacceptable conflict between loading and stacking lanes.
2. Multiple negative impacts on the adjacent residential properties.
3. Noise pollution that will occur to the neighboring residential property cannot be mitigated by any type of landscaping or screen wall.

Yes: All present (8)  
Absent: Strat

### **MOTION CARRIED**

Mr. Schultz said the existing site is a wrong place for a drive-thru lane and would set precedence for other restaurant tenants. He suggested giving consideration to revise the Consent Judgment to allow a freestanding structure on the property.

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

Mr. Savidant presented a summary of the Planning Consultant report on the proposed preliminary site plan application. Mr. Savidant said the applicant must secure a variance from the 50-foot front yard setback requirement in the M-1 district, and indicated the applicant is scheduled to appear at the June 15, 2010 Board of Zoning Appeals meeting.

Mr. Savidant reported a thorough review of the preliminary site plan application provided by the Planning Consultant was distributed to the members prior to the beginning of tonight's meeting.

Thomas Kemp of Kemp & Peyer Development, 275 W. Girard, Madison Heights, was present. He addressed the required setbacks in relation to the three frontages of the site and parking.

Kevin Biddison of Biddison Architecture, 850 Stephenson Highway, Troy, was present. He addressed the design layout and occupancy of the building. A color rendering of the proposed development was displayed.

There was discussion on:

- The three frontages of the site in relation to the 50-foot setback requirements.
- The design layout with respect to form-based codes; i.e., building orientation toward Stephenson and parking in rear.
- A retaining wall or berm design to screen parked vehicles.
- Stormwater management; incorporation of innovative green features.

Mr. Biddison said they would try to accommodate the Planning Commission and take into consideration the suggestions and comments made this evening.

**OTHER BUSINESS**8. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

9. **PLANNING COMMISSION COMMENTS**

Mr. Schultz addressed current redevelopment of sites in the City.

Mr. Ullmann addressed innovative stormwater management with respect to the re-write of the Zoning Ordinance.

Mr. Edmunds thanked Mr. Savidant for forwarding material on the Birmingham/Troy Transit Center. He asked if Mr. Savidant would forward a detailed breakdown of the cost estimate.

Mr. Savidant indicated he did not know if one had been prepared.

The Regular Meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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Kathy L. Czarnecki, Recording Secretary

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DATE: June 16, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 962) – Proposed InPro Insurance Group Office Building addition, North side of Big Beaver Road, East of John R (2095 E. Big Beaver), Section 24, Currently Zoned O-1 (Office Building) – Controlled by Consent Judgment

The applicant Rand Construction Engineering, Inc. submitted the above referenced Preliminary Site Plan Approval application. They propose to eliminate the cross-access easement that was required by the Planning Commission as a condition of site plan approval on July 12, 1988. This will allow the applicant to construct a brick enclosure for an oxygen tank next to the building. The property is zoned O-1 but is controlled by Consent Judgment. Therefore, the Planning Commission has a recommending role for this application. City Council must approve the amended Consent Judgment and revised site plan.

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

City management recommends approval of the Preliminary Site Plan application.

Please be prepared to discuss the application at the June 22, 2010 Planning Commission Special/Study meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Letter from David W. Goodman.
4. Letter from Rick and Rita Howard.

cc: Applicant  
File/ SP 962

G:\SITE PLANS\SP 962 Inpro Insurance Group Office Sec 24\SP-962 InPro Insurance Group 06 22 10.docx

**PRELIMINARY SITE PLAN REVIEWS**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 962) – Proposed InPro Insurance Group Office Building addition, North side of Big Beaver Road, East of John R (2095 E. Big Beaver), Section 24, Currently Zoned O-1 (Office Building) – Controlled by Consent Judgment

**Proposed Resolution # PC-2010-06-**

Moved by:

Seconded by:

**RESOLVED**, The Planning Commission recommends that Preliminary Site Plan Approval, as requested for the proposed InPro Insurance Group Office Building addition, located on the north side of Big Beaver, east of John R, in Section 24, within the O-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**



### Legend

- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road

- Hydrography Poly
- Hydrography Arc
- Parcels

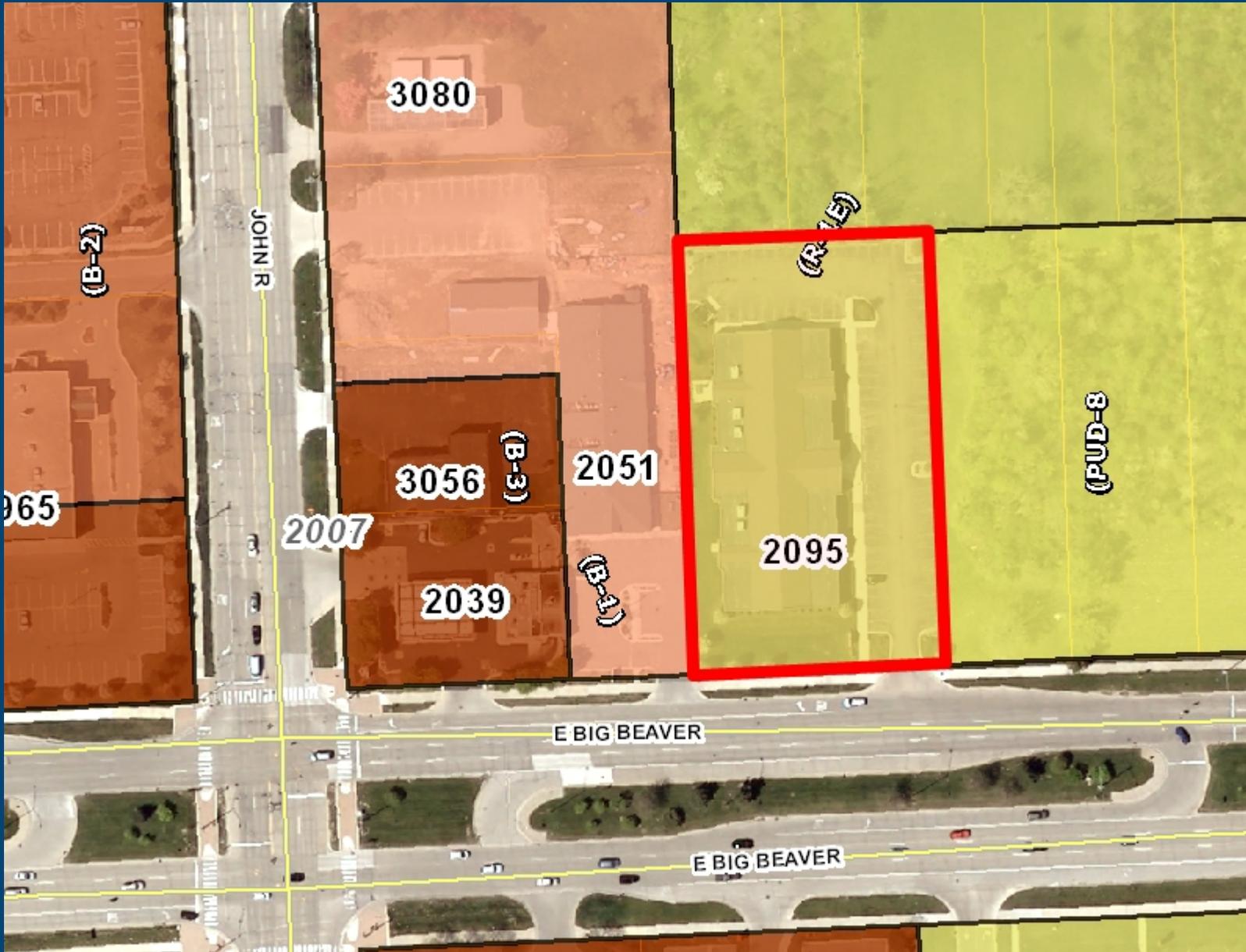
### Aerial Photos - 2008

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

238 0 119 238Feet

Scale 1: 1,430





### Legend

#### 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 District
- (R-2) Two Family Residential District
- (R-M) Multiple Family Residential Medium Density District
- (RM-1) Multiple Family Residential District (Low Density)
- (RM-2) Multiple Family Residential District (Medium Density)
- (RM-3) Multiple Family Residential District (High Density)

#### Hydrography Poly

#### Hydrography Arc

#### Parcels

#### Aerial Photos - 2008

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

238 0 119 238Feet

Scale 1: 1,430





**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 8, 2010  
**RE:** InPro Insurance Group

We are in receipt of a request from Goodman Investments to vacate an existing cross access easement on the InPro Insurance Group site located at 2095 East Big Beaver Road, just east of John R Road, on the north side of Big Beaver.

The site is controlled by a consent judgment and currently has a cross access easement at its northwest corner, which was intended to permit the connection of the site to the property to the west, which has access to both John R. Road and Big Beaver Road. This property to the west, which is now occupied by the Grace Christian Learning Center, is also home to a cross access easement to the InPro property, but that easement is not opposite the InPro easement. Rather, it is located at the south drive to Big Beaver and was originally intended to allow for a shared driveway. Since these easements were approved, however, the uses and build out of both sites has made the existing cross access easements obsolete.

The InPro easement extending to the west now abuts the outdoor secure play area for children under the care of the Grace Christian Learning Center. The easement at the south end of the Grace Christian Learning Center property is now opposite a detention basin that is located in the front yard of the InPro building. Neither of these obstacles is likely to be removed or relocated, and no other common area exists between the two sites to replace these mismatched cross access easements.

Goodman Investments hopes to secure a vacation from the easement on their property to allow for the installation of a new walled enclosure to surround an oxygen tank. The oxygen tank is required by a potential tenant for the InPro facility, and no other practical location would serve to provide adequate and safe access to the tank. Further, we see no practical reason to maintain the access easement, given that it abuts a dedicated outdoor play area. Even if the play area were removed, and the use discontinued, the building Grace Christian Learning Center building itself would obscure a direct route west to John R. Road, as it has been added onto in recent years.

*InPro Easement Vacation Request*  
*June 8, 2010*

The original purpose for these easements was to allow for a connection of like uses for access management purposes. Both sites have evolved, and have become home to established uses with permanent improvements that complicate and make obsolete the existing easements. We support the vacation of both easements, in accordance with the written request of the applicant and consent of the Grace Christian Learning Center owners submitted to the Planning Department. Therefore, we recommend the Planning Commission recommend to the City Council that the consent judgment for the property be amended to permit these two easements to be vacated.

Sincerely,



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

**Goodman Investments, LLC**  
**2095 E. Big Beaver Rd #100**  
**Troy, MI 48083**

RE: Cross Access – Joint Drive Easement

To whom it may concern:

On September 22, 2000, JKMW Investments, LLC (The property at 2095 E. Big Beaver is now owned by Goodman Investments, LLC) granted and conveyed a perpetual non-exclusive easement and right-of-way to and from Big Beaver Rd and the right of construction, operation, maintenance and/or use of a driveway for ingress and egress to our neighbors, Grace Christian Learning Center.

We now wish to have this easement vacated for the following reasons:

1. Given the current use of both parcels, and the recent building expansion of Grace Christian Learning Center, the easement offers no foreseeable practical use.
2. The easement was granted for access to Big Beaver Road by Grace Christian Learning center, yet their parking and driveway are located in front (to the south) of their building, and the easement is behind (to the north) of our building.
3. We have obtained a signed lease for a new tenant in our building (A new business for the City of Troy), that requires us to install an Oxygen tank. The most practical location of the tank is in the current easement.
4. Richard and Rita Howard, owners of Grace Christian Learning Center have agreed to terminate the easement and forfeit their rights that were granted by it.
5. From a longer term point of view, the structure that will be placed there will be an oxygen tank screened by a wall. Should the use of either building change, it is something that could be eliminated and the cross easement reinstated.

Please accept this letter, the attached letter from Richard and Rita Howard, and our revised site plan as our formal request to have the easement vacated. We are hoping for a quick resolution of this matter so that we are able to bring this tenant to our wonderful city.

Sincerely,



David W. Goodman  
Managing Member

April 26, 2010

To: Dave Goodman

From: Rick & Rita Howard

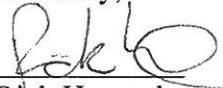
Hi Dave,

We do not a problem with removing the easement between our properties, which refers to the northern end of our lots.

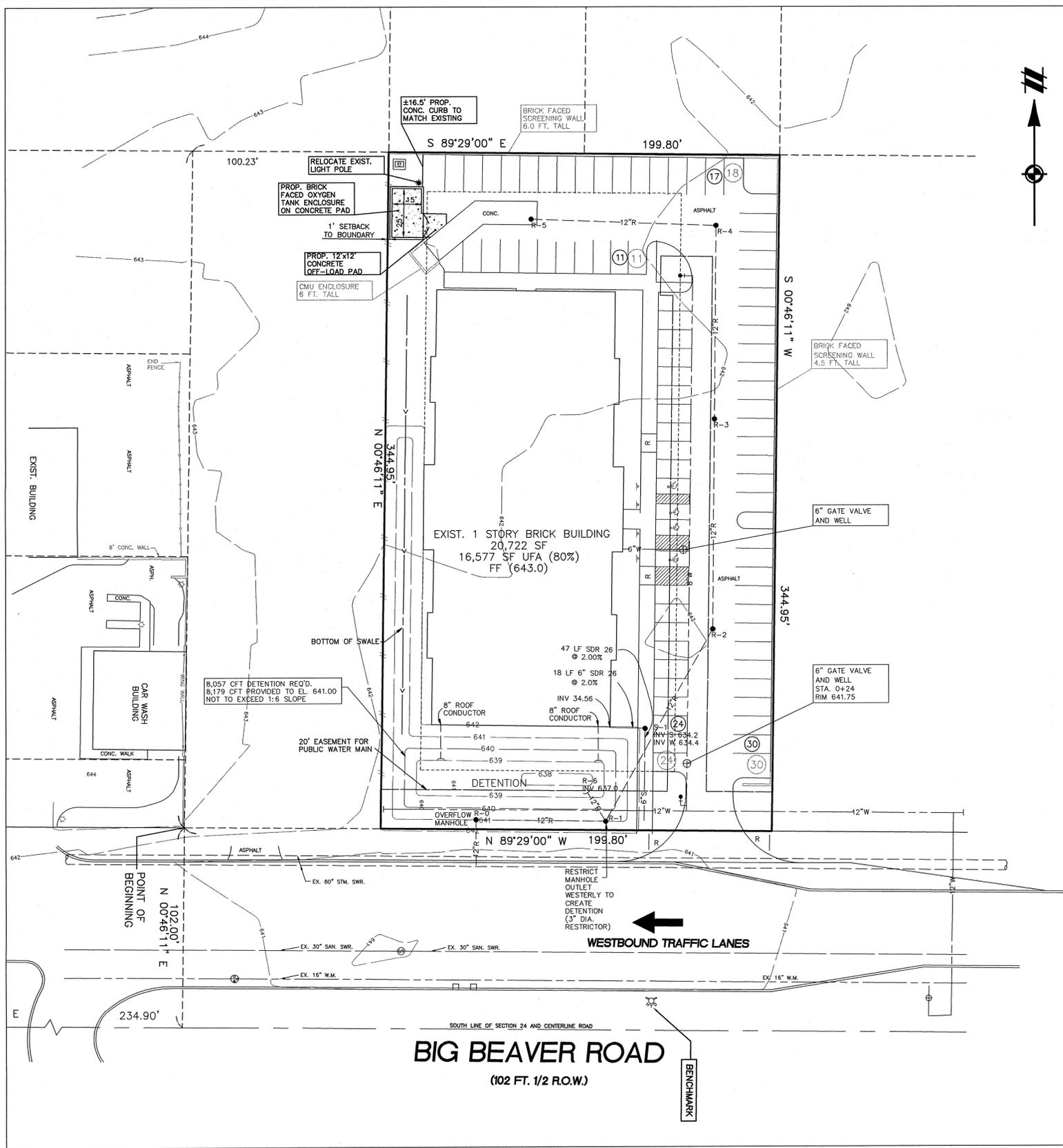
Please consider this letter as our approval and authorization to have the easement removed.

If any other legal documents are required for signature, we will be happy to comply.

Sincerely,

 4/26/10  
Rick Howard

  
Rita Howard

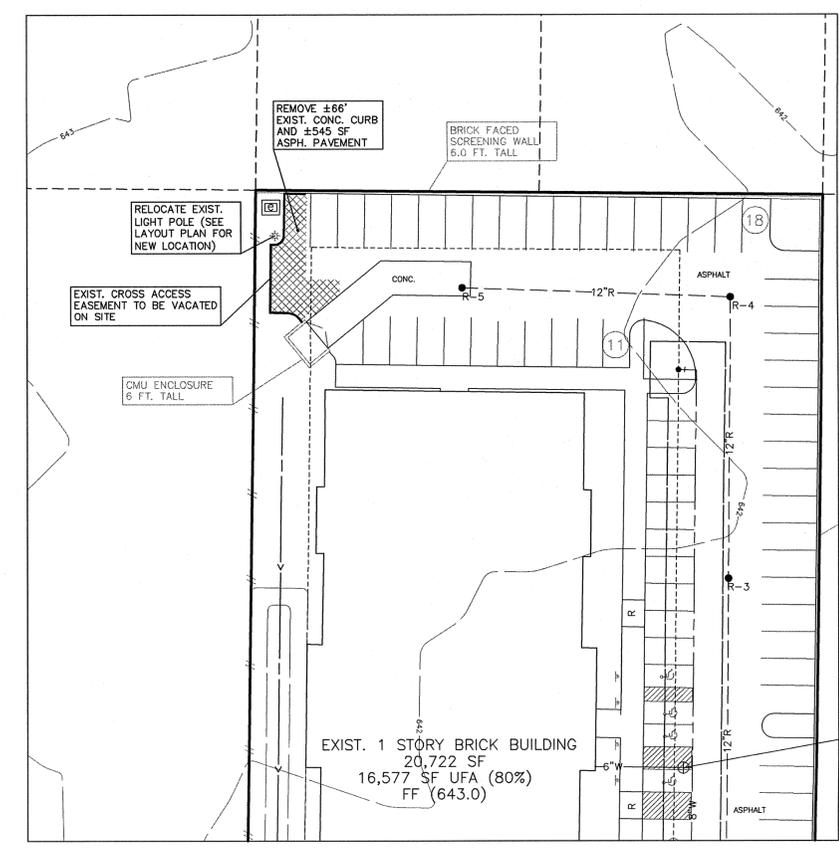


**BIG BEAVER ROAD**  
(102 FT. 1/2 R.O.W.)

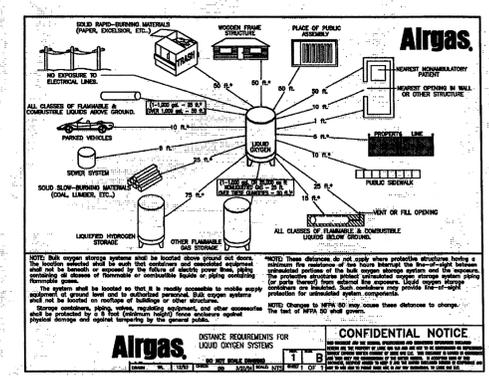
Layout Plan

Site Data	Required (O-1, Consent Judgment)	Existing	Proposed
Site Zoning	O-1 (Consent Judgment)	O-1	O-1
Site Use	Office	Office	Office
Site Area Net	N/A	1.58 ac	1.58 ac
Building Setbacks			
Front	30 ft Min.	30 ft	30 ft
Side	20 / 40 ft Min.	20 ft	20 ft
Rear	20 ft Min.	20 ft	20 ft
Parking Setbacks			
Front	Not Permitted	Not Permitted	Not Permitted
Side	0 ft Min.	0 ft	0 ft
Rear	0 ft Min.	0 ft	0 ft
Building Height	2 stories Max.	1 story	1 story
Building Coverage	N/A	31%	31%
Infrastructure Coverage (Without Buildings)	N/A	40%	40%
Automobile Parking	83 spaces (1 / 200 sf UFA)	83 spaces	82 spaces

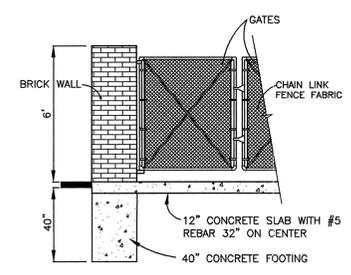
Landscape / Tree Preservation Note: All existing trees on the site are to remain. All disturbed plant material is to be replaced in kind.



Existing Conditions / Demolition Plan



OXYGEN TANK DETAIL (BY OTHERS)  
NO SCALE



OXYGEN TANK ENCLOSURE DETAIL  
NO SCALE



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 24  
TOWN 2 NORTH, RANGE 11 EAST  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

CLIENT: RAND CONSTRUCTION ENGINEERING, INC.  
INPRO INSURANCE GROUP  
OFFICE BUILDING  
REVISED PRELIMINARY SITE PLAN

DATE: JUNE 4, 2010  
08/18/2010 REVISED PER CITY

REVISIONS

SCALE 0 15 30  
1" = 30 FEET  
DR. CMB | CH. JRC  
P.M. J. CECIL  
BOOK  
CAD FILE: 10001190SP-01-L  
JOB 10001190  
FILE CODE: SP-0-01  
SHEET NO. 01

Source  
Boundary and topographic information taken from Seiber Keast and Associates survey dated, August 21, 1996. Elevations verified by Atwell, March 21, 2000.

DATE: June 16, 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 which considered the request at the June 15, 2010 Regular meeting. The variance application was approved.

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

City management recommends approval of the Preliminary Site Plan application.

Please be prepared to discuss the application at the June 22, 2010 Planning Commission Special/Study meeting.

Attachments:

1. Maps
2. Reports (2) prepared by CWA
3. Minutes from the June 8, 2010 Planning Commission meeting (draft)
4. Minutes from the June 15, 2010 Board of Zoning Appeals meeting (draft)

cc: Applicant  
File/ SP 960

G:\SITE PLANS\SP 960 Vehma International Sec 35\SP-960 Vehma International 06 22 10.docx

**PRELIMINARY SITE PLAN REVIEW**

9. 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)

**Proposed Resolution # PC-2010-06-**

Moved by:  
Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Vehma International Improvements, located on the Northwest corner of Stephenson and Rankin (1055 Stephenson), in Section 35, within the M-1 zoning district, be (granted, subject to the following conditions):

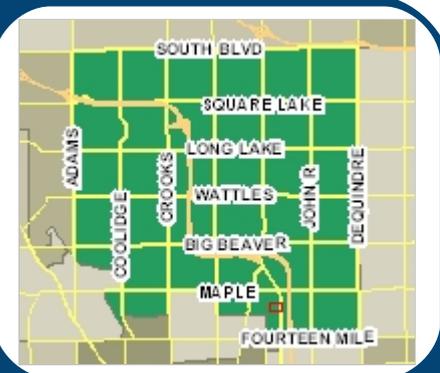
\_\_\_\_\_ ) or  
(denied, for the following reasons: \_\_\_\_\_) or  
(postponed, for the following reasons: \_\_\_\_\_)

Yes:  
No:  
Absent:

**MOTION CARRIED / DENIED**

# VEHMA INTERNATIONAL

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

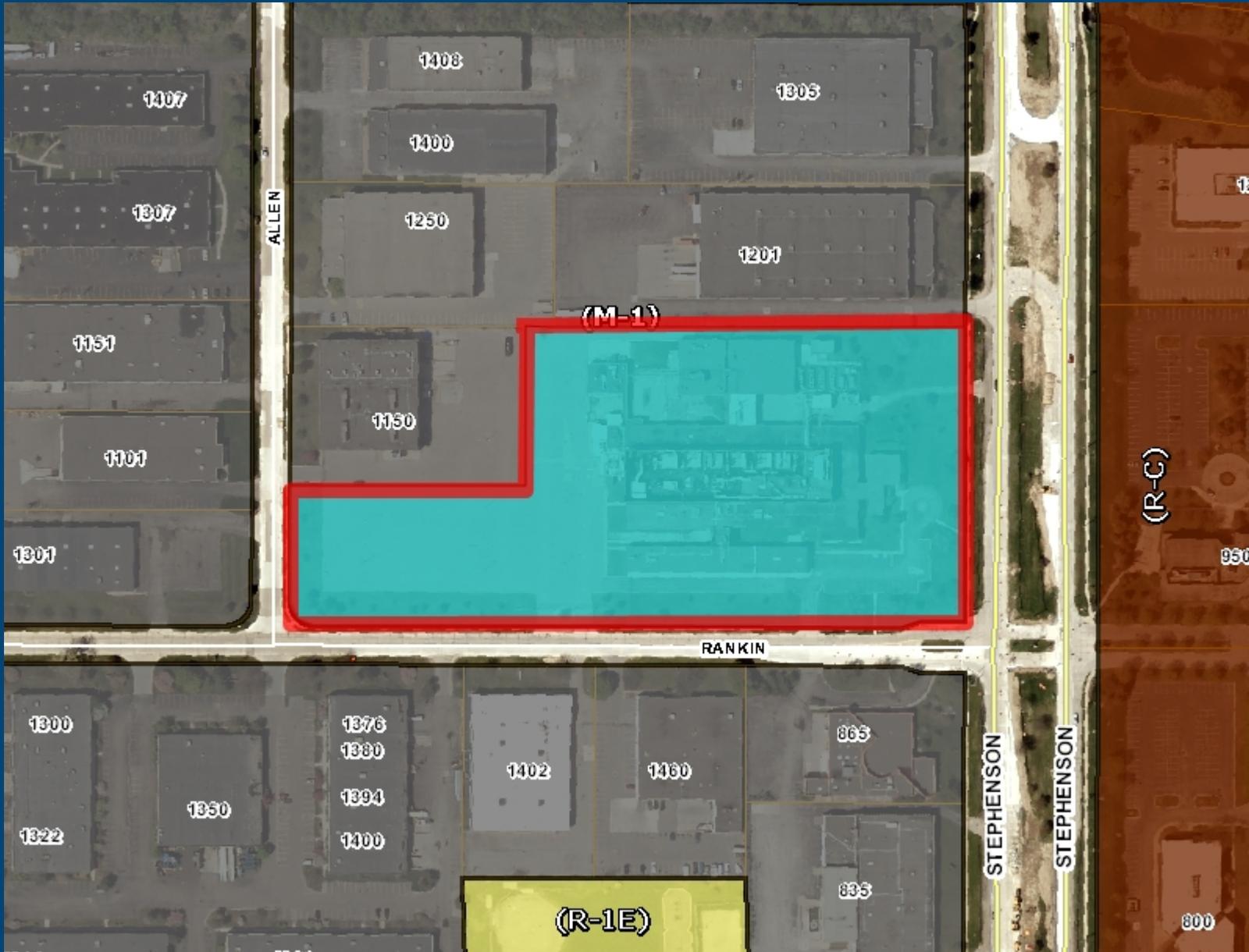
312 0 156 312Feet

Scale 1: 1,872



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: 5/4/2010



### 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. Under separate cover, 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. That memo determined that the applicant will be required to secure one variance to allow parking in the front yard setbacks on two of its frontages. This variance would be required for the project to proceed as designed, in accordance with Section 43.86.00, which 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.

Given that the applicant will be present to discuss the project with the Planning Commission at the June 8 meeting, we have compiled a second memorandum of other observations with regard to this project for general discussion. The project site is currently vacant and the existing building there was demolished. The site is home to some debris and the former parking lot, but no vertical structures remain. The site is in the M-1, Light Industrial District. This project would include a 141,977 square foot industrial building for Vehma International, and automotive supplier.

Comments with regard to the preliminary submittal have been provided by a variety of City departments. We have summarized some of the primary points below:

1. The engineering department has no objections to the two new proposed drives to Rankin, but would prefer (but will not require) that these drives be aligned with those previously existing on the south side of Rankin.
2. Fire lanes will be required, and the applicant should coordinate with the Fire Department.
3. The regional storm water retention for this property is in need of improvements. It should be reviewed and upgrades required.
4. The proposed trees are too close together and should be more widely spread across turf areas.
5. Parking calculations are unclear, as detailed descriptions of square footage breakdown are not provided.

We concur with these comments, and specifically we are concerned with regard to the provided parking calculations. It is unclear if the description of the building's square footage on Sheet SP-1 under "site data" is describing the entire building, or simply the first floor, as it states. If it is only describing the first floor, then it is further unclear why only 25,062 square feet of the proposed 50,342 first floor office space is usable. We think a more likely explanation is that the proposed office space number, 50,342, is describing the entire office space. The applicant should, in any case, clearly identify the first floor and second floor square footage data and adequately describe required and proposed parking. It is likely, given that 418 spaces are proposed and only (according to these plans) 365 are required, that adequate parking exists to satisfy demand. If surplus parking is proposed the applicant should justify this surplus parking and consider reducing the parking to no more than would be required, and potentially land bank parking at this time to reduce impervious surface, increase open space, and improve stormwater conditions.

We believe that a reduction in the overall number of parking spaces could also present an opportunity for a more sustainable parking surface, with integrated low impact stormwater techniques and increased parking lot landscaping. As designed, the project includes large uninterrupted surfaces with no landscape or stormwater mitigation techniques.

The site could also benefit from enhanced pedestrian connectivity with the adjacent three roadways and internally. The project includes only marginal, minimalistic pedestrian access for circulating around the building. We suggest the applicant consider integrating dedicated walkways throughout the parking lot, perhaps enhanced by integration with additional parking lot landscaping islands, to increase pedestrian safety and non-motorized access to the development.

As noted, 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,



---

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

225-02-2910



**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 7, 2010  
**RE:** Vehma International

We are in receipt of a site plan for the proposed Vehma International Building at 1055 Stephenson Highway. Under separate cover, 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. That memo determined that the applicant will be required to secure one variance to allow parking in the front yard setbacks on two of its frontages. This variance would be required for the project to proceed as designed, in accordance with Section 43.86.00, which 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.

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As noted, 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,



---

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

225-02-2910

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

Mr. Savidant presented a summary of the Planning Consultant report on the proposed preliminary site plan application. Mr. Savidant said the applicant must secure a variance from the 50-foot front yard setback requirement in the M-1 district, and indicated the applicant is scheduled to appear at the June 15, 2010 Board of Zoning Appeals meeting.

Mr. Savidant reported a thorough review of the preliminary site plan application provided by the Planning Consultant was distributed to the members prior to the beginning of tonight's meeting.

Thomas Kemp of Kemp & Peyer Development, 275 W. Girard, Madison Heights, was present. He addressed the required setbacks in relation to the three frontages of the site and parking.

Kevin Biddison of Biddison Architecture, 850 Stephenson Highway, Troy, was present. He addressed the design layout and occupancy of the building. A colored rendering of the proposed development was displayed.

There was discussion on:

- The three frontages of the site in relation to the 50-foot setback requirements.
- The design layout with respect to form-based codes; i.e., building orientation toward Stephenson and parking in rear.
- A retaining wall or berm design to screen parked vehicles.
- Stormwater management; incorporate innovative green features.

Mr. Biddison said they would try to accommodate the Planning Commission and take into consideration the suggestions and comments made this evening.

- A. **VARIANCE REQUEST, KEVIN BIDDISON, NORTHWEST CORNER OF STEPHENSON HWY AND RANKIN** – In order to construct a new building and parking areas, a variance from the requirement that parking areas adjacent to Rankin Street and Allen Road be set back 50 feet from the right of way lines.

Mr. Evans gave a brief report on the proposed variance with respect to its location and zoning of adjacent properties. He addressed the three frontages of the site and parking areas within the required 50-foot setback along Rankin and Allen. Mr. Evans reported that the Preliminary Site Plan was before the Planning Commission at their last meeting, at which time no action was taken because a variance is required.

Kevin Biddison of Biddison Architecture, 850 Stephenson Highway, Troy, was present. Mr. Biddison addressed the variances requested along Allen and Rankin to allow for parking on the site. An approximate 3-foot concrete retaining wall, at a slope to the sidewalk, is proposed within the 25-foot greenbelt. Mr. Biddison said deciduous trees and plantings would be planted in that area to provide screening for parked cars. Mr. Biddison said the newly constructed office building would bring 285 office positions and 180 prototype positions to the City of Troy.

Thomas Kemp of Kemp & Peyer Development, 275 W. Girard, Madison Heights, owner of the property, was present. Mr. Kemp indicated the proposed retaining wall is to accommodate the wishes of the Planning Commission.

Mr. Evans asked for clarification on the setback dimensions. The site plan indicates the setbacks are approximately 21.5 feet and 22 feet, not 25 feet as noted in the agenda explanation.

Mr. Biddison said the variance requests are 25 feet, one-half of the setback requirements. Mr. Biddison commented favorably on seeing new development in the City.

Brian Corcoran, Director of Operations of Vehma International, said the development would bring a capacity of 285 engineering/design positions and 80 manufacturing positions. He indicated 45 to 50 of the engineering/design positions and 20 of the manufacturing positions would be new heads.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED**

**Resolution # BZA 2010-06-029**

Motion by Kempen

Support by Courtney

**MOVED**, To grant the variance requested.

*Preliminary Findings:*

- That the variance would not be contrary to public interest.
- That the variance does not permit the establishment of a prohibited use within a zoning district.
- That the variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.

*Special Findings:*

- Conforming would be unnecessarily burdensome in this case.
- The variance is small variance in this case.
- The proposed improvements would improve the area.

Discussion on the motion on the floor.

Mr. Clark asked if there were any communications on file from neighboring property owners or the public.

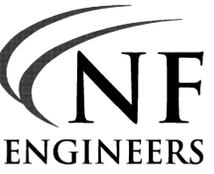
Vice Chair Bartnik replied in the negative. He noted the communications included minutes from the Planning Commission, as well as the City's Planning Consultant report.

Vote on the motion on the floor.

Yes: All present (6)

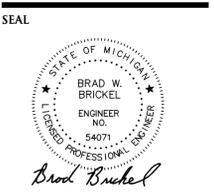
Absent: Lambert

**MOTION CARRIED**



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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 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

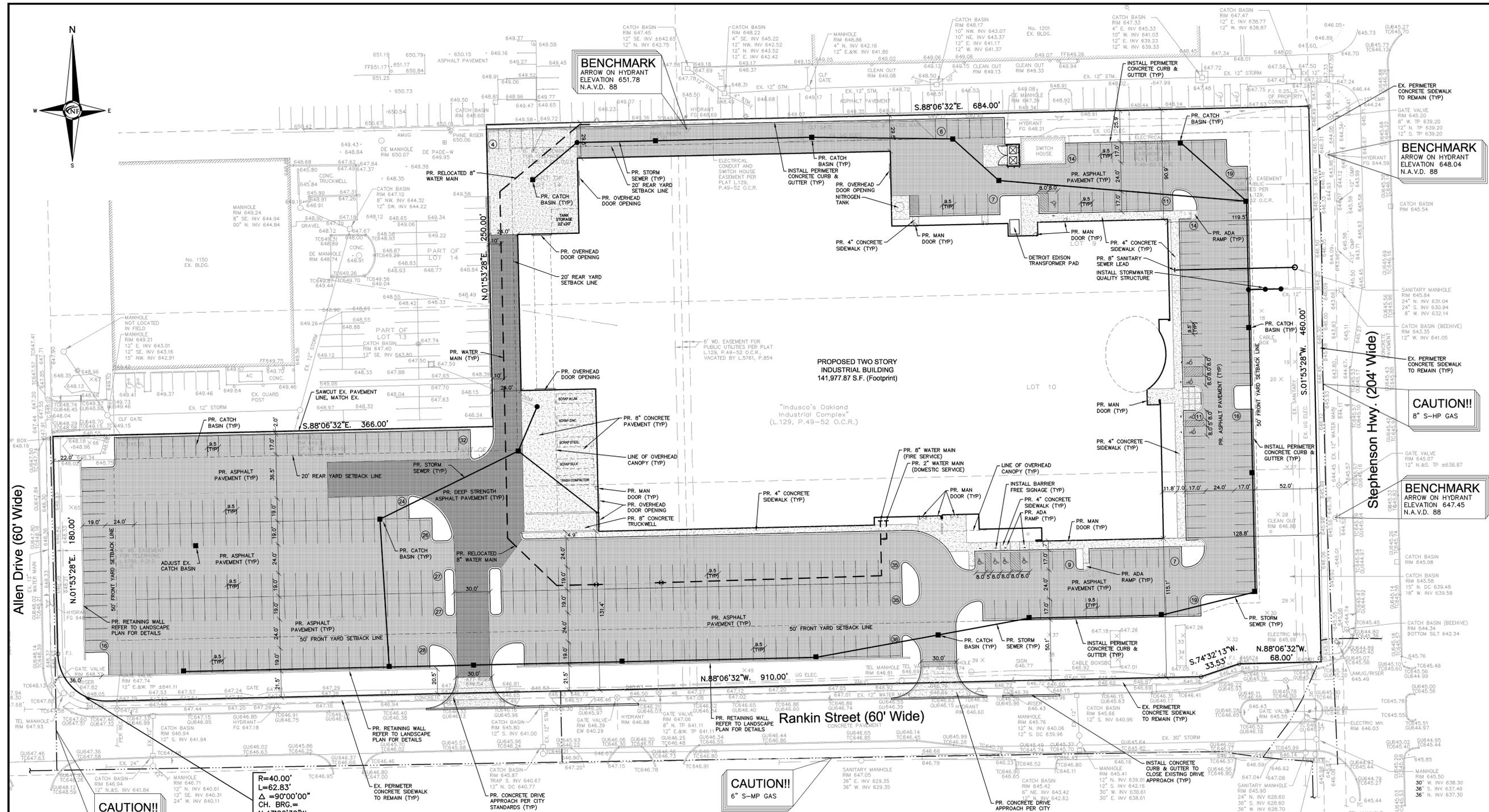


Know what's below  
Call before you dig.

REVISIONS  
04-29-10 ISSUED FOR CITY REVIEW  
06-18-10 REVISED PER 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 SP1



Allen Drive (60' Wide)

Rankin Street (60' Wide)

Stephenson Hwy. (204' Wide)

BENCHMARK  
ARROW ON HYDRANT  
ELEVATION 651.78  
N.A.V.D. 88

BENCHMARK  
ARROW ON HYDRANT  
ELEVATION 648.04  
N.A.V.D. 88

CAUTION!!  
8" S-MP GAS

BENCHMARK  
ARROW ON HYDRANT  
ELEVATION 647.45  
N.A.V.D. 88

CAUTION!!  
6" S-MP GAS

R=40.00'  
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 16.00 INCH OR LARGER MAINS

SITE DATA-PROPOSED  
SITE AREA GROSS/NET: 400,811.39 SFT. OR 9.20 ACRES  
CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.  
EXISTING: M-1 (LIGHT INDUSTRIAL DISTRICT)  
BUILDING HEIGHT REQUIRED: 2 STORIES PROVIDED: 2 STORIES  
BUILDING DATA  
PROTOTYPE AREA = 75,964 S.F.  
1st FLOOR OFFICE AREA = 50,342 S.F.  
2nd FLOOR OFFICE AREA = 35,205 S.F.  
STORAGE AREA = 15,565 S.F.  
TOTAL = 177,076 S.F.  
PARKING REQUIRED  
1st FLOOR OFFICE: 26,527 SF. USEABLE 26,527/200 = 133 SPACES  
2nd FLOOR OFFICE: 18,923 SF. USEABLE 18,923/200 = 95 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: 15,965 S.F. / 1700 = 9 SPACES  
TOTAL PARKING REQUIRED: 385 SPACES INCLUDING 8 BARRIER FREE SPACES  
PROVIDED: 418 SPACES PROVIDED INCLUDING 9 BARRIER FREE SPACES

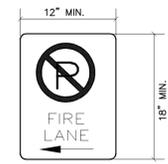
LEGAL DESCRIPTION  
LOT 9-14 OF "INDUSCO'S OAKLAND INDUSTRIAL COMPLEX SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 129 OF PLATS, PAGE 49, 50, 51 AND 52, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 366.00 FEET OF SAID LOT 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.  
SIDWELL # 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.

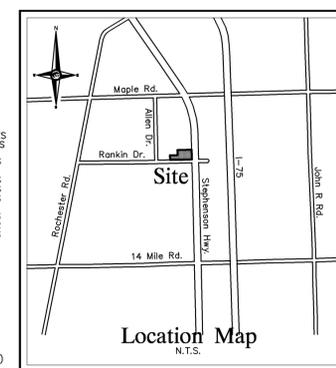
NOTE  
CONTACT MARK FIFE, MDEQ REGARDING NPDES PERMIT-BY-RULE PROGRAM AT (517) 241-8993.

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



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



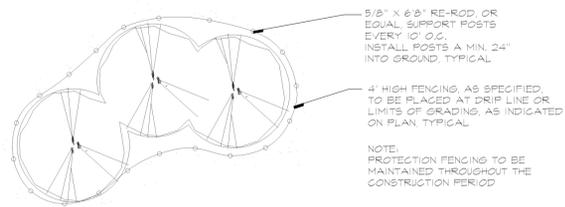
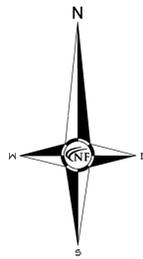
Location Map  
N.T.S.

PAVING LEGEND

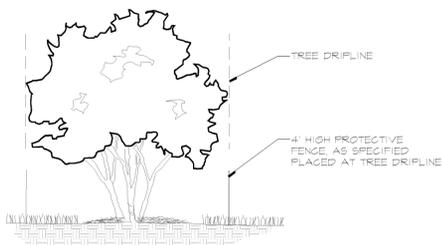
[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED DEEP STRENGTH ASPHALT PAVEMENT

LEGEND

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



TREE PROTECTION DETAIL-PLAN



TREE PROTECTION DETAIL-SECTION

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 GRADINGS 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.
- SHADES 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 CARS 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 OWNER REPRESENTATIVE.



SEAL



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



Know what's below  
Call before you dig.

REVISIONS  
06/18/10 REVISED PER CITY REVIEW

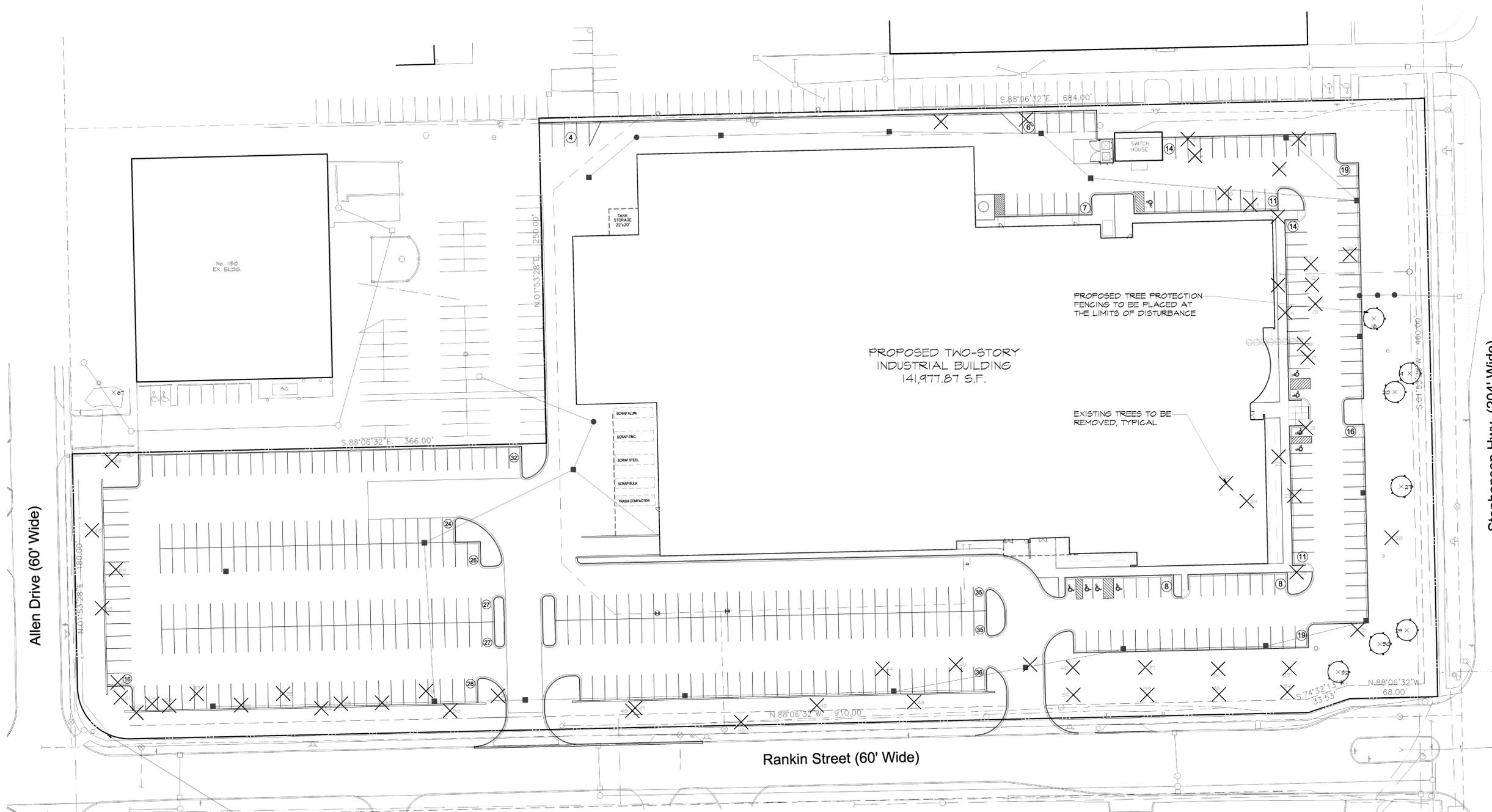
DRAWN BY:  
G. Ostrowski  
DESIGNED BY:  
G. Ostrowski  
APPROVED BY:  
G. Ostrowski

DATE:  
04/22/10

SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. SHEET NO.  
**F306-01 L1**



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

TREE PROTECTION LEGEND

- x30 EXISTING TREES TO REMAIN
- x4 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	58
MINUS DEAD TREES:	-13
NET TREES TO BE REMOVED:	45



**MISCELLANEOUS NOTES**

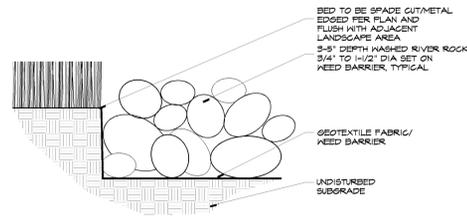
- SEE PLANT SCHEDULE FOR SPECIES, SPACING AND SIZE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED AS NECESSARY PRIOR TO THE START OF CONSTRUCTION.
- ALL PLANT BEDS SHALL BE EDGED WITH SPADE CUT EDGE, TYPICAL.
- ALL SOD LAWN AREAS SHALL BE FINE-GRADED, FERTILIZED AND SODDED W/ CLASS A BLENDED BLUEGRASS SOD, GROWN ON TOPSOIL, ON A MINIMUM OF 3" PREPARED TOPSOIL. PREPARED TOPSOIL SHALL CONSIST OF SCREENED ORGANIC TOPSOIL, WITH AMENDMENTS AS NECESSARY.
- ALL LANDSCAPE ISLANDS SHALL BE BACKFILLED WITH A SAND MIXTURE TO FACILITATE DRAINAGE.
- ALL PROPOSED LANDSCAPE ISLANDS SHALL BE CURBED.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED, WITH AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- OVERHEAD UTILITY LINES AND POLES TO BE RELOCATED SHALL BE COORDINATED AND DIRECTED BY THE UTILITY COMPANY OF RECORD.
- EVERGREEN AND CANOPY TREES SHALL BE PLANTED A MINIMUM OF 10' FROM A FIRE HYDRANT AND MANHOLE, AND 15' FROM OVERHEAD WIRES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PLANTING AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE CITY OF TROY STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED PARKING LOT TREES SHALL BE PLANTED A MINIMUM OF 4' FROM THE BACK OF CURB AND PROPOSED WALKS.
- ALL TREE AND SHRUB PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 3". ALL LAWN AREA TREES SHALL HAVE A 4' DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH, 5" MINIMUM AWAY FROM TRUNK. ALL PERENNIAL, ANNUAL AND GROUNDCOVER BEDS SHALL RECEIVE 2-3" OF DARK COLORED BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONSISTENT SIZE.

**PLANT MIX SPECIFICATION**

PLANT MIX SHALL BE PROVIDED FOR ALL PROPOSED PLANTINGS  
 PLANT MIX SHALL BE COMPOSED OF:  
 1/3 SCREENED TOPSOIL  
 1/3 CLEAN COARSE SAND  
 1/3 FEAT MOSS

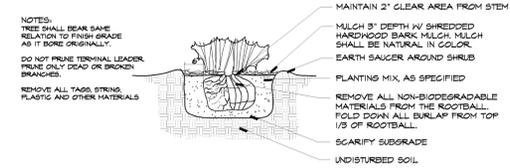
PLANT MIX FOR ANNUAL, PERENNIAL AND GROUNDCOVER  
 PLANT BEDS SHALL INCLUDE AMENDMENT WITH FERTILIZER  
 PER THE RATES DESCRIBED BELOW:

- 'DRIMANURE', OR APPROVED EQUAL APPLIED AT THE MANUFACTURERS RECOMMENDED RATES
- 15-15-15 FERTILIZER, APPLIED AT THE MANUFACTURERS RECOMMENDED RATES
- BONE MEAL, APPLIED AT 5 LBS PER CUBIC YARD OF SOIL MIX



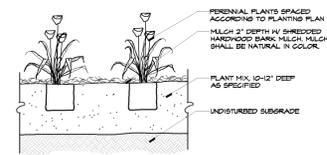
STONE MULCH DETAIL

NTS



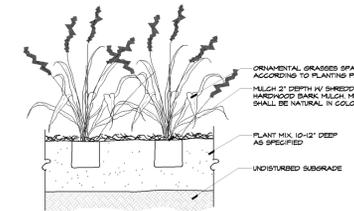
HEDGE PLANTING DETAIL

NTS



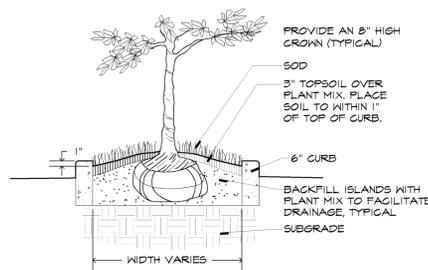
PERENNIAL PLANTING DETAIL

NTS



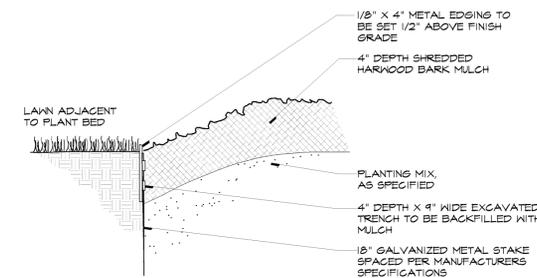
ORNAMENTAL GRASS PLANTING DETAIL

NTS



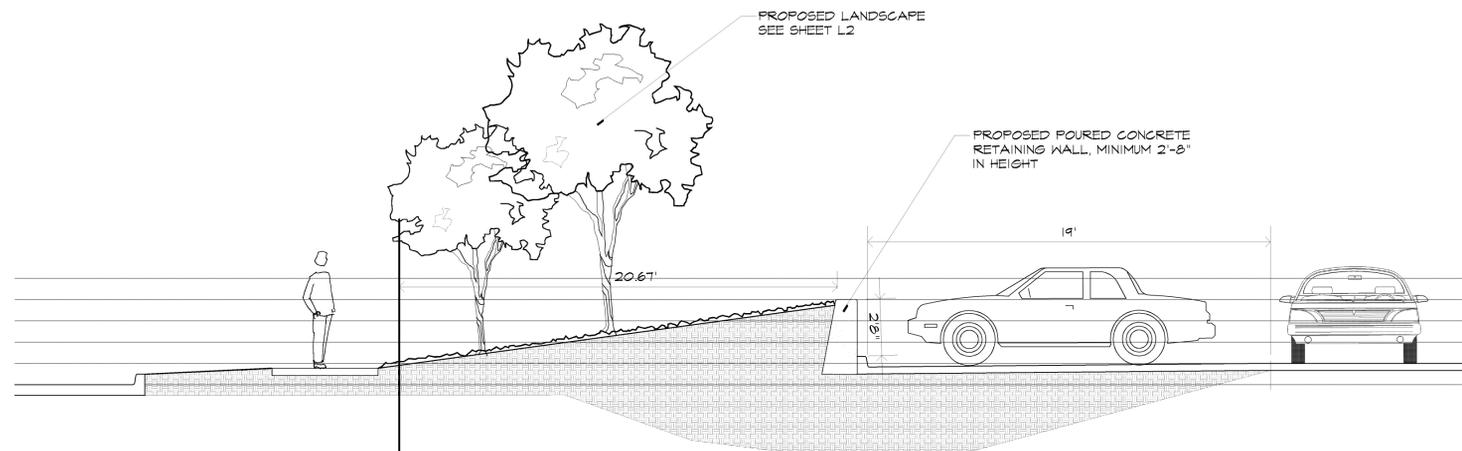
CURBED ISLAND DETAIL

NTS



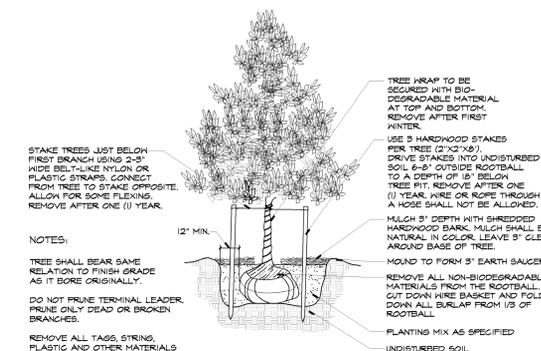
METAL EDGING DETAIL

NTS



A-1 CROSS-SECTION A-A

1" = 4'



DECIDUOUS TREE PLANTING DETAIL

NTS



LOCATION MAP

NTS

SEAL



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

Landscape Notes  
 and Details



Know what's below  
 Call before you dig.

REVISIONS

06/18/10 REVISED PER CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

04/22/10

SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO.

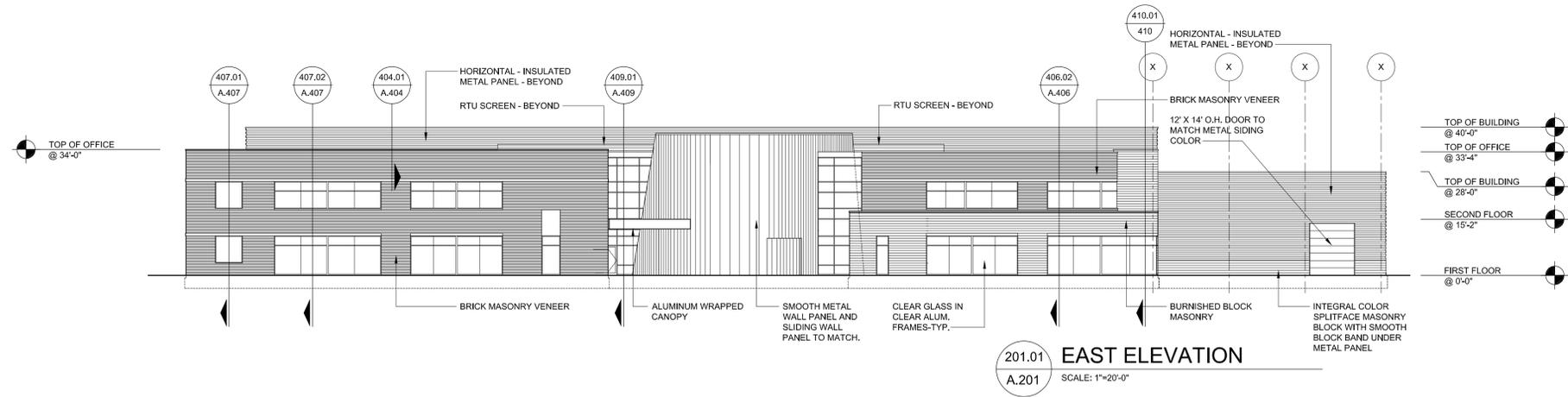
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SHEET NO.

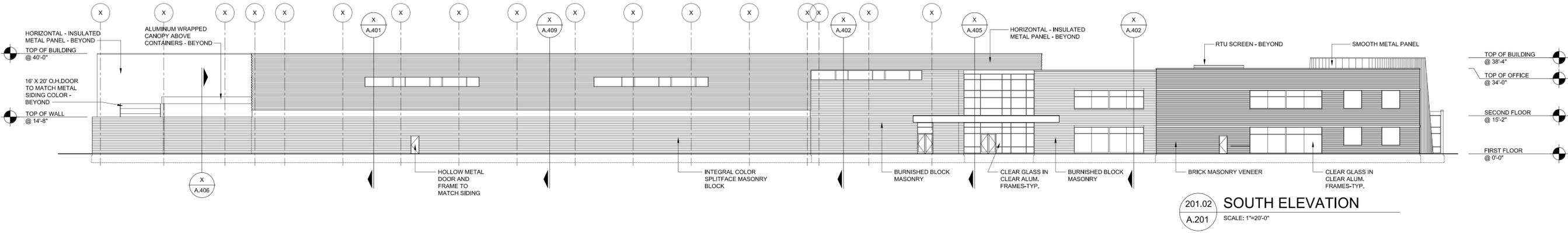
L3



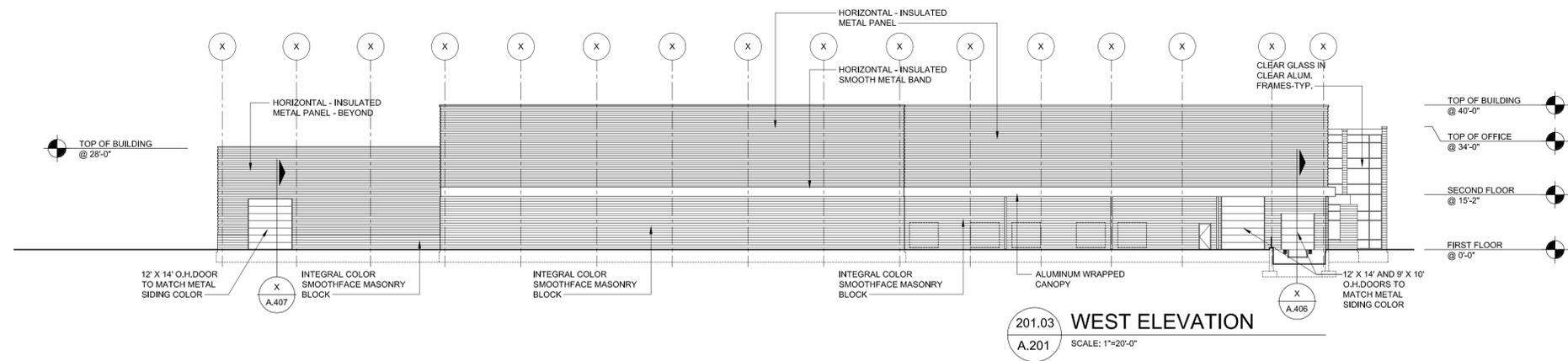




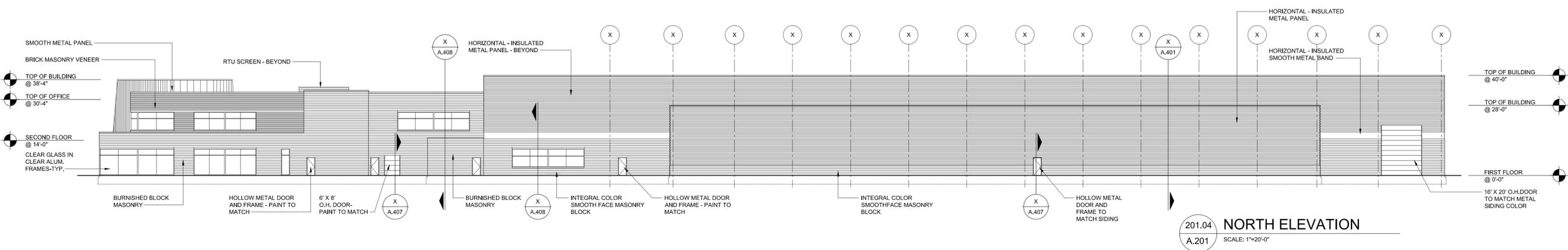
201.01 EAST ELEVATION  
A.201 SCALE: 1"=20'-0"



201.02 SOUTH ELEVATION  
A.201 SCALE: 1"=20'-0"



201.03 WEST ELEVATION  
A.201 SCALE: 1"=20'-0"



201.04 NORTH ELEVATION  
A.201 SCALE: 1"=20'-0"

