

# PLANNING COMMISSION MEETING AGENDA REGULAR 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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**August 10, 2010**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES July 13, 2010 Regular Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

### **PRELIMINARY SITE PLAN REVIEWS**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 862 A) – Proposed Weston Downs, Southeast Corner of Wattles and Finch Road, Section 21, Currently Zoned R-1T (One Family Attached Residential) District
6. PRELIMINARY SITE PLAN REVIEW (File Number SP 068 A) – Proposed Bethany Villa Housing Association Community Building, West of John R Road and South of E. Big Beaver, Section 26, Currently Zoned RM-1 (Multiple Family Residential) District

### **SPECIAL USE REQUEST**

7. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 382) – Proposed The Barkshire, North of Maple, West of Crooks (1501 Temple City Drive), Section 29, 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](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 July 13, 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  
Thomas Strat  
John J. Tagle  
Lon M. Ullmann  
Mark J. Vleck (arrived 7:40 p.m.)

Also Present:

R. Brent Savidant, Acting Planning Director  
Allan Motzny, 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-2010-07-045**

Moved by: Schultz  
Seconded by: Tagle

RESOLVED, To approve the Revised Agenda, as prepared.

**Resolution # PC-2010-07-046**

Moved by: Edmunds  
Seconded by: Ullmann

**RESOLVED**, To amend the motion on the floor to add to the agenda discussion on the Transit Center as Agenda item #8-B.

Discussion on the motion on the floor.

Chair Hutson stated that discussion on the transit center might be more appropriate at the joint meeting with Birmingham on July 14<sup>th</sup> when representation from all professions is present and available to address questions and concerns.

Mr. Ullmann expressed a desire to discuss some points tonight prior to the joint meeting.

Vote on the amendment to the motion on the floor.

Yes: Edmunds, Maxwell, Sanzica, Strat, Tagle, Ullmann  
 No: Hutson, Schultz  
 Absent: Vleck (arrived 7:40 p.m.)

**MOTION CARRIED**Vote on **Resolution # PC-2010-07-045**, as amended.

Yes: All present (8)  
 Absent: Vleck (arrived 7:40 p.m.)

**MOTION CARRIED**3. MINUTES**Resolution # PC-2010-07-046**

Moved by: Sanzica  
 Seconded by: Schultz

**RESOLVED**, To approve the minutes of the June 22, 2010 Special/Study meeting as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Strat, Ullmann  
 Abstain: Tagle  
 Absent: Vleck (arrived 7:40 p.m.)

**MOTION CARRIED**4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEWS**5. PRELIMINARY SITE PLAN REVIEW (File Number SP 899 A) – Proposed Automation Alley Addition, West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26, Currently Zoned R-C (Research Center) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. Mr. Branigan addressed the 42 parking spaces proposed for future use and the 22 spaces along the south boundary that encroach into the neighboring site. Mr. Branigan said the existing 76 parking spaces provide more than enough parking to accommodate the existing use and expanded use.

Mr. Branigan expressed support of the request and recommends the Planning Commission approve the Preliminary Site Plan application with the condition to eliminate the proposed parking spaces along the south boundary.

[Mr. Vleck arrived at 7:40 p.m.]

The petitioner, Randall DeRuiter of Synergy Group, 39400 Woodward Avenue, Bloomfield Hills, was present.

Ken Rogers, Executive Director of Automation Alley, was also present.

Mr. DeRuiter requested consideration to approve the parking to the south, conditioned upon securing a cross access easement in the future.

Mr. Savidant said it is required to designate a cross access easement on the site plan at the time of site plan approval.

Mr. Branigan explained that should approval of the site plan be conditioned on securing a cross access easement in the future, and the easement was not secured, then the site plan would be rendered invalid because the condition of the site plan was not met.

Mr. Savidant gave a brief explanation of the administrative process of Preliminary Site Plan approval.

**Resolution # PC-2010-07-047**

Moved by: Schultz

Seconded by: Strat

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Automation Alley addition, located on the west side Bellingham, south of Big Beaver Road (2675 Bellingham), Section 26, within the R-C zoning district, be granted, subject to the following condition:

1. Submittal of a revised site plan indicating the elimination of the denoted future parking along the south boundary of the property.

Yes: All present (9)

**MOTION CARRIED**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 949 A) – Proposed Troy Marketplace Parking Reduction, Southwest Corner of Big Beaver and Rochester Roads, Section 27, Currently Zoned B-2 (Community Business) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed the parking and parking calculations for restaurants. Mr. Branigan expressed support of the request and recommends the Planning Commission approve the parking modification, permitting the site to go from a 201-space deficiency to a 218-space deficiency.

Mr. Maxwell asked (1) if there were any registered complaints on parking at the site, and (2) how many parking spaces are allotted for the health club.

Mr. Branigan said he is not aware of any complaints relating to parking. He indicated his personal observation is that the site has plenty of parking as well as easily accessible parking. Mr. Branigan indicated the health club has plenty of parking also because the major retail space next to them is vacant. He replied that based on the report provided, the estimated peak demand for parking at the health club on a weekend, including employees, could be as high as 527.

Mike Sullivan of Ramco-Gershenson, 31500 Northwestern Highway, Farmington Hills, was present to represent the petitioner.

**Resolution # PC-2010-07-048**

Moved by: Edmunds

Seconded by: Schultz

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Troy Marketplace uses to 1,438 when a total of 1,656 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 218-space reduction is justified through the application of ULI parking methodology, as outlined in the Technical Memorandum prepared by PEA.

**THEREFORE BE IT RESOLVED**, That Preliminary Site Plan Approval for the proposed uses, located on the southwest corner of Big Beaver and Rochester Road, Section 27, within the B-2 zoning district, be granted.

Yes: All present (9)

**MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 963) – Proposed North Troy Park Association, Southwest Corner of South Boulevard and Rochester Road, Section 3, Currently Zoned O-1 (Office Building) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed the parking and parking calculations. Mr. Branigan expressed support of the request and recommends the Planning Commission approve the parking modification, conditioned on the restriction that the usable square footage for 6915 Rochester and 89 South Boulevard be limited to 65% of the gross square footage.

Ron Radcliffe of Trivest Management Services, Rochester, was present to represent the petitioner. He indicated that co-owners of the property were present also.

**Resolution # PC-2010-07-049**

Moved by: Schultz

Seconded by: Strat

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed medical office uses to 143 when a total of 193 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 50-space reduction is justified through the application of ULI and ITE methodologies, as outlined in the Parking Space Analysis prepared by Nowak & Fraus.

**THEREFORE BE IT RESOLVED**, That Preliminary Site Plan Approval for the proposed medical office uses, located on the southwest corner of South Boulevard and Rochester Road, Section 3, within the O-1 zoning district, be granted, subject to the following condition:

1. That the usable square footage be limited to 65% for the final build out of 89 South Boulevard and 6915 Rochester Road.

Yes: All present (9)

**MOTION CARRIED**

## **SPECIAL USE REQUEST**

8. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 381)** – Proposed Renaissance Fencing Club, North of Maple, West of Livernois (408 Oliver), Section 28, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Special Use and Preliminary Site Plan application. He addressed the proposed re-occupancy of the vacant industrial building with respect to site improvements, occupancy, special use request and parking, inclusive of a shared parking agreement with the adjacent landowner. Mr. Branigan indicated a landscape plan is not required, but brought to the attention of the members that there are no street trees on site. He recommends that as a Special Use, the Planning Commission require the applicant to provide three street trees as a condition to site plan approval.

Mr. Branigan expressed support of the Special Use and Preliminary Site Plan application and recommends the Planning Commission approve the application with conditions that the single class size is limited to 35 students, that tournaments are held only on weekends, and that three street trees are provided along Oliver Street.

Mr. Schultz noted that it might be to the property owner's advantage to seek and receive the required variances for the legal nonconformities.

It was calculated that the class size could be increased to 45 students to correlate to the number of parking spaces provided.

Mr. Edmunds addressed the shared access road on site and the sign displayed for overflow parking.

Mr. Savidant said City staff would look into the matter to assure that the sign meets City sign ordinance requirements.

Mr. Savidant announced the Planning Department received a letter from H & S Inspection Service of 422 Oliver Drive, a copy of which was distributed to members prior to the beginning of tonight's meeting. The letter, supportive of the Special Use request, addresses concerns with the operation of the club.

Mary Bednar, civil engineer, fencer and coach at Renaissance Fencing Club, was present to represent the petitioner.

Robert Snyder of 408 Oliver, Troy, was also present.

Ms. Bednar addressed the shared parking agreement for overflow parking and class size. She expressed concern with the placement and survival of three street trees, noting the planting area is limited in size. Mr. Bednar also indicated that a sign permit application for the overflow parking sign is in process.

The placement of the three streets trees was briefly discussed. It was noted there is no requirement to plant the trees in a straight line; they could be staggered. The Planning Department will assist the petitioner with the placement of the street trees.

Mr. Snyder said he is not opposed to planting the trees. He just wanted to plant them in the appropriate manner. Mr. Snyder briefly addressed the hardships property owners are facing in the current economy.

#### PUBLIC HEARING OPENED

No one was present to speak.

#### PUBLIC HEARING CLOSED

#### **Resolution # PC-2010-07-050**

Moved by: Sanzica

Seconded by: Vleck

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, as requested for the proposed indoor commercial recreation use, located north of Maple, west of Livernois (408 Oliver), in Section 28, within the M-1 zoning district, be granted, subject to the following conditions:

1. No more than 45 students shall be permitted in a single class.
2. Tournaments shall be held only on weekends.
3. Three (3) street trees shall be provided along Oliver Street.

Yes: All present (9)

#### **MOTION CARRIED**

8. A REMOVAL OF CONDITION OF 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) District

Chair Hutson addressed the item to reconsider the condition placed on Preliminary Site Plan approval for Vehma International Improvements at 1055 Stephenson Highway.

Mr. Strat said he supports the reconsideration of the condition placed on Preliminary Site Plan approval for Vehma. It was his assumption when the item was before the Board for approval that the petitioner was in agreement to the condition.

Chair Hutson noted the initial Preliminary Site Plan met all requirements of the Zoning Ordinance and the parent company did not agree with the condition placed on the approval. Chair Hutson said it would be a disservice to the City to lose a big development to another community because of a condition to place a berm.

Mr. Schultz said he supports the Resolution in front of the Board tonight. He said the paperwork in front of the Board this evening makes it look like the Planning Commission did something nefarious, noting that is not the case. He asked that the record reflect that the petitioner agreed to the berm at the request of the Planning Commission, and it was not demanded of them.

**Resolution # PC-2010-07-051**

Moved by: Schultz

Seconded by: Strat

**WHEREAS**, The Troy Planning Commission performs an essential function for the economic vitality of the City of Troy through its review and approval of preliminary site plans for significant new projects and in-fill projects; and

**WHEREAS**, The Troy Planning Commission, after being presented with a preliminary site plan application from Vehma, granted preliminary site plan approval for a project located at 1055 Stephenson Highway, which is reported to generate 365 new jobs in the City of Troy and significant tax revenue; and

**WHEREAS**, This preliminary site plan approval, approved on June 22, 2010, was conditioned on the construction of a berm adjacent to Stephenson Highway, which although not required by Troy's ordinance, was proposed to screen vehicles from the roadway; and

**WHEREAS**, The developer has requested removal of this condition of the preliminary site plan approval, and has indicated that the imposition of this condition may subsequently impede this significant economic development project.

**NOW THEREFORE, BE IT RESOLVED**, That the Planning Commission hereby REMOVES the requirement for the construction of a berm along Stephenson Highway, which was a condition of the Preliminary Site Plan Approval granted on June 22, 2010 for the proposed Vehma International Improvements.

***BE IT FURTHER RESOLVED***, That the Planning Commission hereby RATIFIES the Preliminary Site Plan Approval for the proposed Vehma International Improvements, located at 1055 Stephenson Highway, on the Northwest corner of Stephenson and Rankin in Section 35, which is within the M-1 zoning district, pursuant to Section 03.30.03 of the Zoning Ordinance.

Yes: All present (9)

**MOTION CARRIED**

8. B TROY/BIRMINGHAM TRANSIT CENTER

Mr. Edmunds said his major concern with the Transit Center Preliminary Site Plan is the lack of elevators, although he commended the staff to show the elevators as an alternate plan. Mr. Edmunds addressed the site plan in relation to the bid process and grant funding, and offered the following Resolution for consideration.

**Resolution # PC-2010-07-**

Moved by: Edmunds

Seconded by:

RESOLVED, That the Planning Commission approves the Preliminary Site Plan review of the Intermodal Transit Center, subject to the following conditions:

1. The plan incorporates two elevators to improve accessibility, as a required and not an alternate bid package component.
2. Staff has requested to revise the site plan components so as to not exceed the grant funding approved for the project.

There was discussion on the following.

- Elevators; not as alternate plan.
- Project costs/expenditures.
- Federal grant funding.
- Safety concerns.
- Zoning Ordinance requirements met.
- Identify concerns, specifically lack of elevators, to City Council.

Mr. Savidant reminded the Planning Commission that its role in the Preliminary Site Plan approval process is to make a recommendation to City Council. He indicated that expenditures for the project is a policy decision by City Council. Mr. Savidant explained the Preliminary Site Plan approval process as a joint venture.

There was no support for the motion on the floor.

**OTHER BUSINESS**

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

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

Mr. Strat welcomed Allan Motzny.

Mr. Schultz acknowledged the sadness of the tragic death of Saif Jameel and extended sincere condolences to the family.

The Regular Meeting of the Planning Commission adjourned at 9:06 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: August 4, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 862 A) – Proposed Weston Downs, Southeast Corner of Wattles and Finch Road, Section 21, Currently Zoned R-1T (One Family Attached Residential) District

The applicant, Mondrian Properties Weston Downs, LLC, submitted the above referenced Preliminary Site Plan Approval application. The applicant is proposing to modify the site plan originally approved by the Planning Commission on April 10, 2001, although revised since initially approved. The existing approved site layout includes 24 units, with all units within attached condominiums. Sixteen of the units have been constructed. The applicant now proposes to detach the remaining 8 units.

The required distance between buildings is 20 feet. The applicant proposes some units with less than the 20 foot requirement. Therefore, the applicant requires setback variances from the Board of Zoning Appeals. For this reason, no action is necessary prior to the BZA meeting.

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

Please be prepared to discuss the application at the August 10, 2010 Planning Commission Regular meeting.

Attachments:

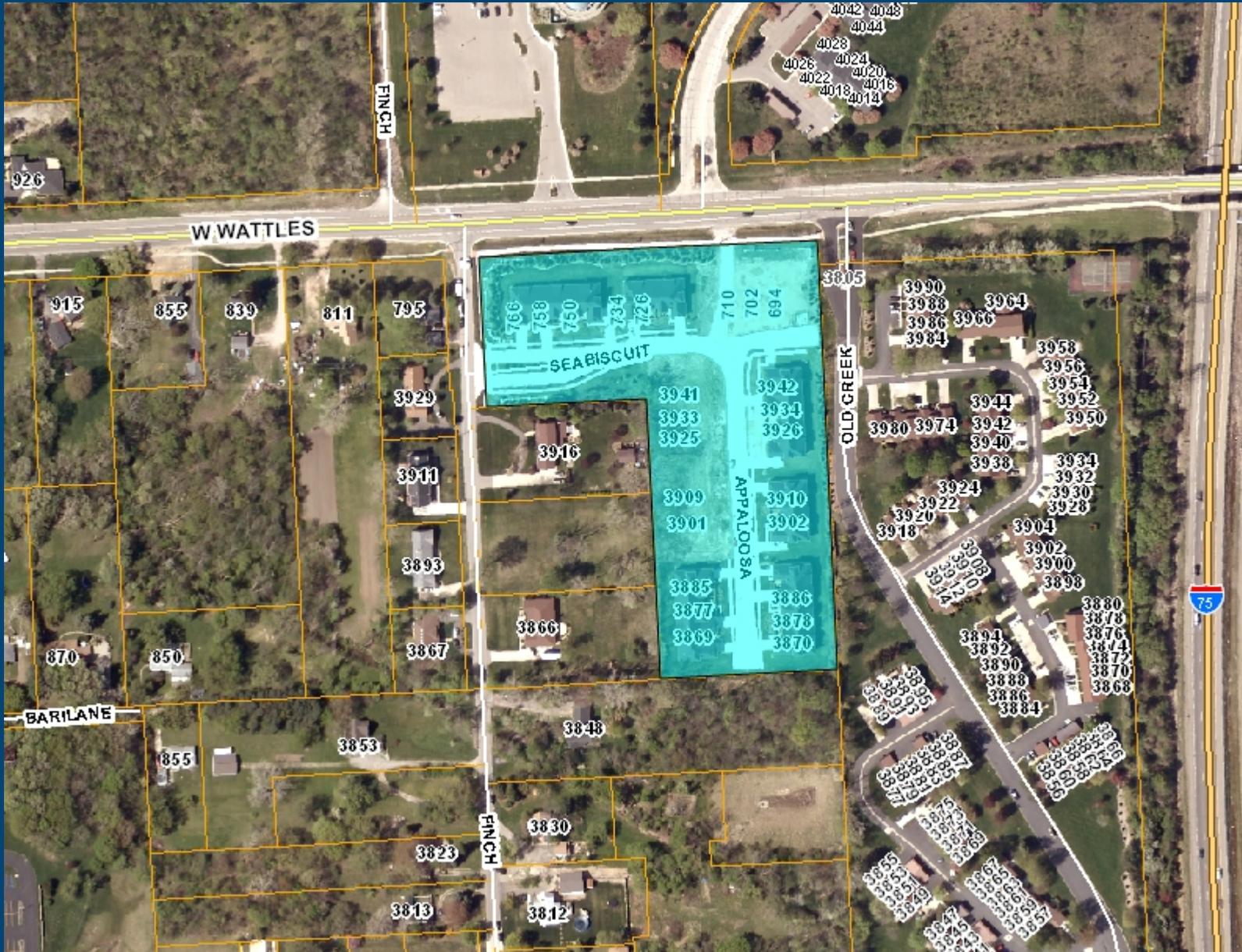
1. Maps
2. Report prepared by CWA

cc: Applicant  
File/ SP 862-A

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# Weston Downs Site Condominium

City of Troy Planning Department

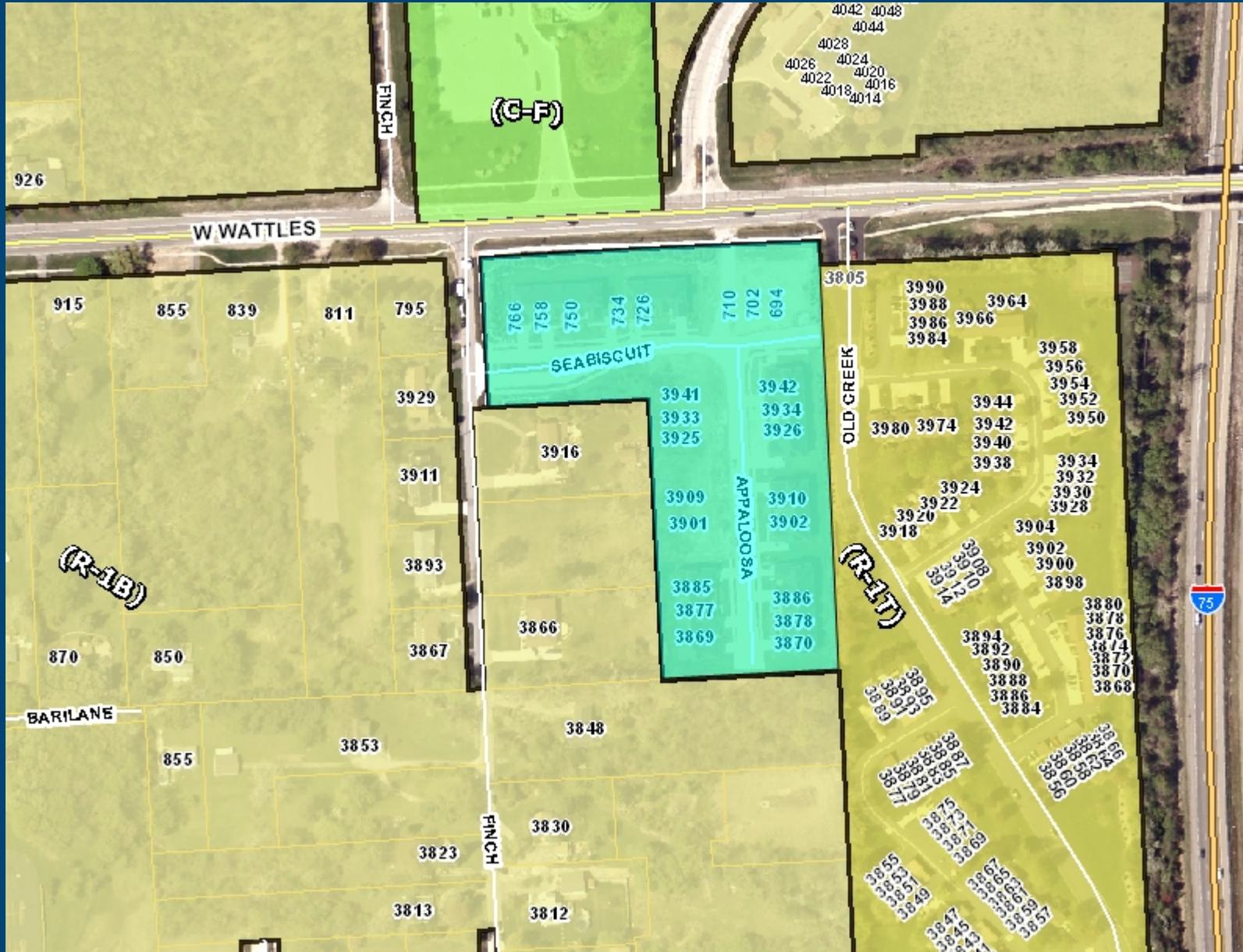


## Legend

-  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

# Weston Downs Site Condominium

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: 7/14/2010

484 0 242 484 Feet

Scale 1: 2,906



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*

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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:** August 5, 2010  
**RE:** Weston Downs

We are in receipt of a site plan for the proposed changes to an approved condominium project, Weston Downs. The applicant intends to alter the approved plans to omit a series of attached single family buildings and replace them with 8 single family residential homes. The site is currently partially developed. There are 6 buildings already constructed, along with all common areas, the roadway, and landscaping improvements throughout the project. The landscaping is maintained well and the existing buildings are of a very high construction standard.

We have reviewed this submittal preliminarily for general compliance with ordinance requirements and have determined that the project will require a variance to proceed. The site plan provided is limited in detail, perhaps in anticipation of the need for a variance. Consequently, it does not fully comply with the requirements for preliminary site plan submittal at this time; however, sufficient detail is provided to determine what action would be required from the Planning Commission and Board of Zoning Appeals to proceed.

Article 30, Schedule of Regulations, established minimum dimensions for projects in the R-1T district. Section 31.30.00.L provides specific guidance for R-IT projects. It states:

*In an R-1T or R-M District, front, side, or rear yards need not refer to spacing between buildings for a planned development of two (2) or more buildings on the same parcel. In such cases the minimum distance between any two (2) buildings shall be regulated according to the formula contained in Section 31.30.00 (C). This distance shall be no less than forty (40) feet, except as modified by the following provisions relative to the R-1T District:*

*The Planning Commission may modify the minimum distance between buildings in R-1T Districts in the following manner, when such is not controlled by the formula contained in Sub-section (C) above:*

*1. The minimum distance between buildings containing no more than two (2) units and having a total length (extending from the subject yard) of no more than sixty (60) feet, may be twenty (20) feet.*

2. *The minimum distance between buildings containing no more than four (4) units and having a total length (extending from the subject yard) of no more than one hundred-twenty (120) feet, may be thirty (30) feet.*

3. *The Planning Commission shall determine the appropriate minimum distance between buildings, within the range provided above, when the subject buildings involve combinations of unit counts and/or building lengths.*

Given that the applicant's proposal includes single dwelling buildings, the project would now have structures "containing no more than two units" as regulated above. The Planning Commission, when projects contain buildings with combinations of unit counts, is required to determine the appropriate setbacks between buildings. However, under no circumstance, could the setback between buildings be less than 20 feet between two buildings with "no more than two units" as noted above.

The applicant proposed a setback of as little as 10 feet in one circumstance, and other distances that are less than 20 feet, in several others. Therefore, in order to proceed, the applicant would need to obtain a variance.

Should the variance be secured, we believe the other setbacks, which require Planning Commission approval, provided between the existing buildings on the site and the new single family buildings is sufficient, 30 feet between units 5 and 6, and 40 feet between units 19 and 20. We believe the Planning Commission should find these setbacks acceptable, in accordance with item 3, above.

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.

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.

*Weston Downs*  
*August 5, 2010*

Sincerely,

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

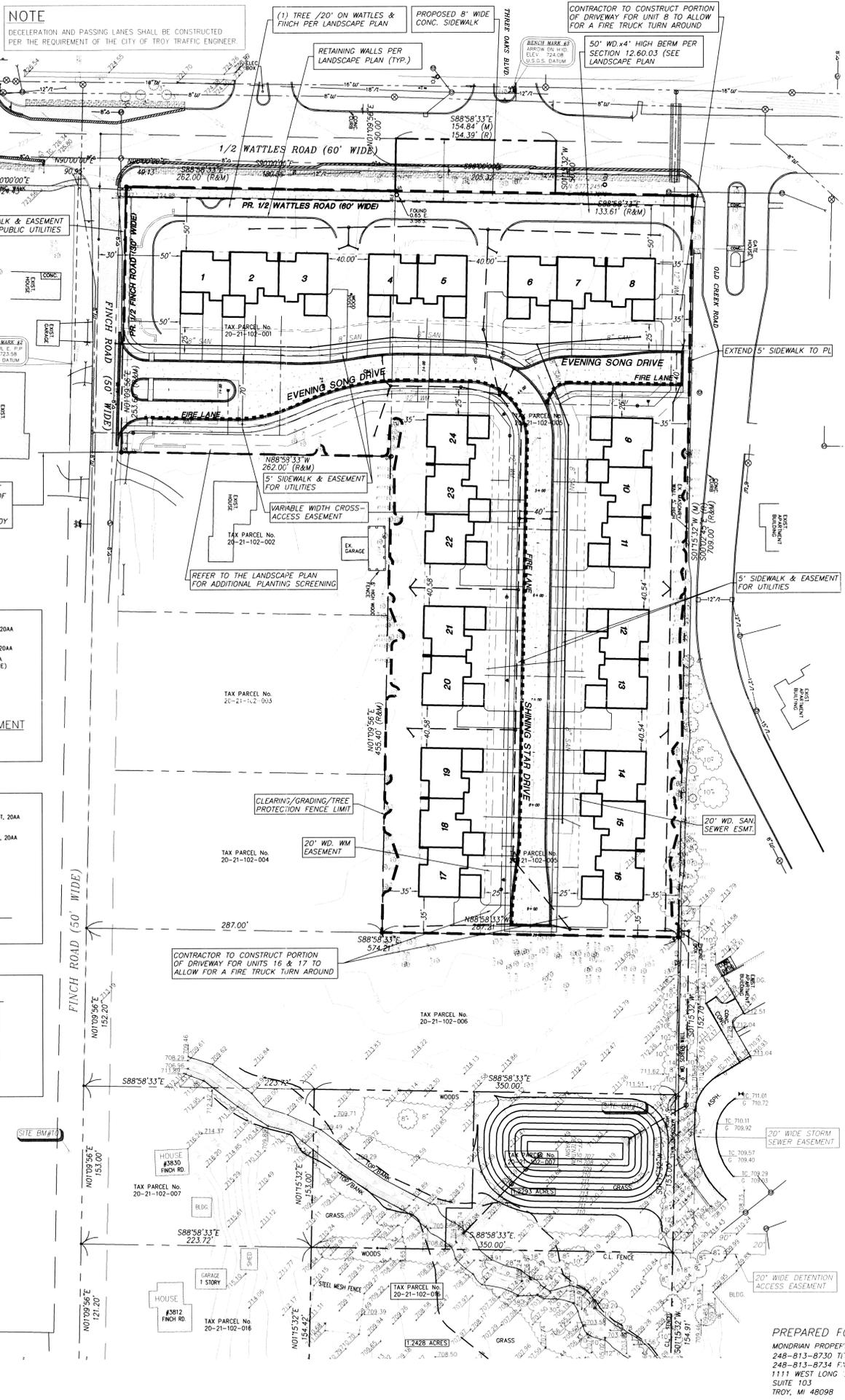
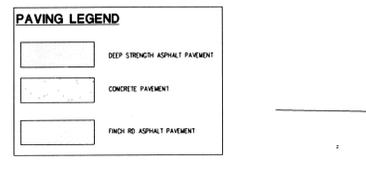
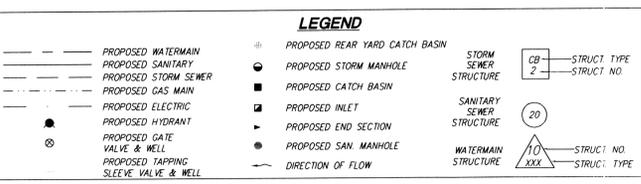
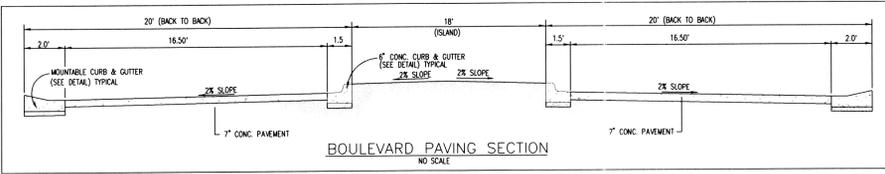
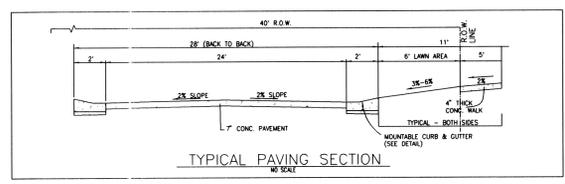
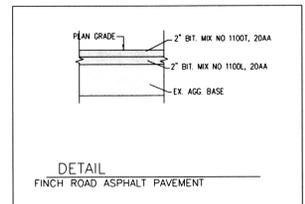
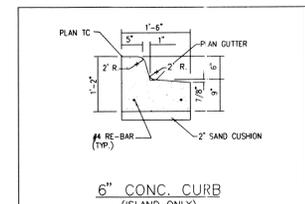
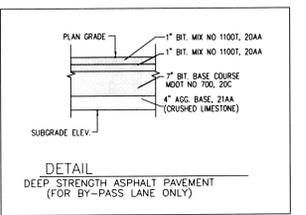
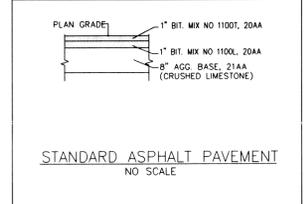
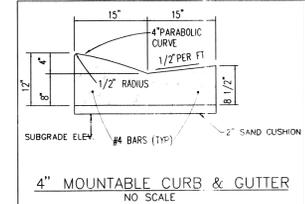
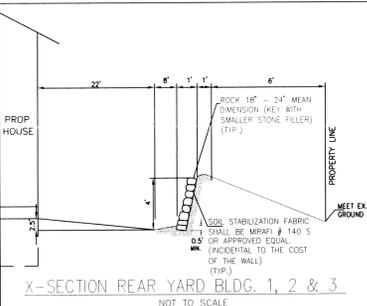
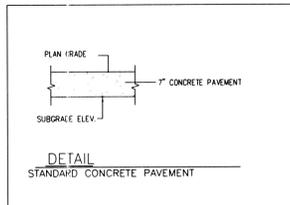
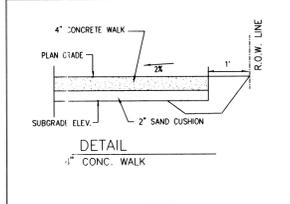
**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**

**PROPOSED IMPROVEMENTS**

- MUNICIPAL 8" SEWER TO BE PROVIDED BY CONNECTING TO EXISTING 8" SANITARY SEWER ON FINCH ROAD
- MUNICIPAL 12" WATER TO BE PROVIDED BY CONNECTING TO EXISTING 8" WATERMAIN ON FINCH ROAD. ALSO TO PROVIDE A LOOP FOR THE WATERMAIN, A CONNECTION TO THE 16" MAIN NORTH OF WATTLES ROAD IS ALSO PROPOSED
- STORM WATER DETENTION BASIN WILL BE PROVIDED FOR THE SITE BY AN OFF-SITE DETENTION BASIN LOCATED ON PARCELS 20-21-102-007 AND 20-21-102-014. THESE PARCELS ARE OWNED BY CHOICE DEVELOPMENT CORPORATION AND WILL BE ACCESSED THROUGH A 20' WIDE EASEMENT FROM THE PROPOSED CONDOMINIUM SITE TO PARCEL 20-21-102-007. THEN, THE RESTRICTED FLOW WILL BE DISCHARGED DETENTION FROM THE BASIN TO WATTLES CREEK WHICH IS RUNNING THROUGH THESE TWO PARCELS.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADS.

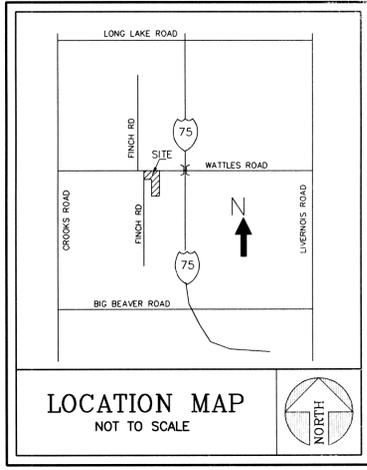
**BENCHMARK DESCRIPTIONS**

- MASTER BM#2 PK. NAIL IN EAST FACE OF UTILITY POLE ±200' SOUTH OF WATTLES WEST SIDE OF FINCH ROAD. ELEV.=723.58
- SOURCE: TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY: LANDMARK ENGINEERING CO. DATED 10-01-99 (LAST REVISED 11-22-99) FILE NO. 821501
- SITE BM#6 SET MAG. NAIL IN NORTH FACE OF 22" ASH ±20' NORTHEAST OF CENTERLINE OF CREEK. ±50' EAST OF EAST PROPERTY LINE (ON CONDO SITE). ELEV.=707.96
- SITE BM#7 SET MAG. NAIL IN SOUTH FACE OF 12" ELM ON NORTH PROPERTY LINE OF TAX PARCEL 20-21-102-010 AND ±100' WEST OF EAST PROPERTY LINE. ELEV.=711.76
- SITE BM#8 SET MAG. NAIL IN NORTH FACE OF 14" COTTONWOOD ±30' NORTH OF SOUTH LINE OF TAX PARCEL 20-21-1-2-011 AND ±140' EAST OF CENTERLINE OF FINCH ROAD. ELEV.=716.50
- SITE BM#9 TOP OF HYDRANT ON SOUTH SIDE OF SUPERIOR DR. ±95' WEST OF CENTERLINE FINCH ROAD ACROSS FROM #3762 FINCH ROAD. ELEV.=720.86
- SITE BM#10 TOP OF HYDRANT ON WEST SIDE OF FINCH RD. ±150' SOUTH OF CREEK. ELEV.=721.22
- SITE BM#12 SET MAG. NAIL IN NORTH FACE OF 8" ASH ±70' NORTH OF SOUTH END OF SCREEN WALL ±6' WEST OF EAST PROPERTY LINE. ELEV.=712.21



**SITE DATA**

ITEM	CURRENT	PROPOSED
ZONING	R-1T	R-1T
MINIMUM UNIT AREA	1000 SF	1850 SF
MINIMUM UNIT WIDTH	20 FT	47.28 FT
SETBACKS		
FRONT	25 FT	25.00 FT
SIDE(LEAST)	20 FT	25.00 FT
SIDE(TOTAL)	40 FT	40.00 FT
REAR	35 FT	35.00 FT
SIDE YARDS WHEN ABUTTING A STREET	50 FT	50.00 FT



LEGAL DESCRIPTION AS FIELD SURVEYED BY SPALDING DEDECKER ASSOCIATES, INC. DECEMBER 2000

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH SECTION LINE (ALSO BEING THE CENTERLINE OF WATTLES ROAD, VARIABLE WIDTH), S88°58'33"E 1109.00 FEET; THENCE ALONG THE CENTERLINE OF FINCH ROAD (WIDTH VARIES), S01°09'56"W 60.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WATTLES ROAD (SOUTH 1/2 BEING 60 FEET WIDE), S88°58'33"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WATTLES ROAD, (SOUTH 1/2 BEING 60 FEET WIDE) S88°58'33"E 545.35 FEET; THENCE S01°15'32"W (RECORDED AS S00°02'45"E) 699.00 FEET ALONG THE WESTERLY LINE (AND AN EXTENSION THEREOF) OF "WATTLES CREEK CONDOMINIUM" (OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 239), THENCE N88°58'33"W 287.21 FEET (RECORDED AS 287.00 FEET); THENCE N01°09'56"E 455.40 FEET; THENCE N88°58'33"W 257.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FINCH ROAD (EAST 1/2 BEING 30 FEET WIDE), N01°09'56"E 243.60 FEET TO THE POINT OF BEGINNING. CONTAINING 6.0552 ACRES SUBJECT TO THE RIGHTS OF THE PUBLIC IN WATTLES ROAD AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, RESTRICTIONS, RESERVATIONS AND CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD OR OTHERWISE.

NOTE: This property is not within the flood hazard area as indicated by Flood Hazard Boundary Map 26018D 0003E City of Troy, Oakland County, Michigan, as prepared by the Department of Housing and Urban Development, Federal Insurance Administration, Identification date September 16, 1988

FOR THE MAIN PARCEL, TOPOGRAPHIC AND/OR BOUNDARY SURVEY, DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT INCLUDING PROPERTY LINES, LEGAL ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

LANDMARK ENGINEERING CO.  
24001 SOUTHFIELD ROAD, SUITE 210  
SOUTHFIELD, MI 48075  
PHONE: 248-557-3000 FAX: 248-557-3059

FENN & ASSOCIATES, INC. AND SPALDING DEDECKER ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

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

FINAL SITE PLAN APPROVED ON Oct 13, 2009

PLANNING DEPARTMENT

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 SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE: THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE VARIOUS UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD DATA WHEREVER POSSIBLE. ADDITIONAL INFORMATION REGARDING UNDERGROUND UTILITIES HAS NOT BEEN AVAILABLE TO US.

FORMERLY "WATTLES PARK CONDOMINIUMS"  
**WESTON DOWNS**  
SECTION 21, TOWN 2 NORTH, RANGE 11 EAST  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN  
**REVISED SITE PLAN**

REVISIONS

NO.	DATE	DESCRIPTION
09-29-04	PER TROY	
10-11-04	PER BOUNDARY	

PREPARED FOR: MONDRIAN PROPERTIES 248-813-8730 TELEPHONE 248-813-8734 FACSIMILE 1111 WEST LONG LAKE ROAD SUITE 103 TROY, MI 48098

DESIGNED BY: E.J.O., P.E.  
CHECKED BY: J.S.R., P.E.

DRAWN BY: Eric J. Oddy  
DRAWING NUMBER: 1  
DATE: 09/10/04

DATE: August 5, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 068 A) – Proposed Bethany Villa Housing Association, West of John R Road and South of E. Big Beaver (1680 Jackson), Section 26, Currently Zoned RM-1 (Multiple Family Residential) District

The applicant, Wolverine North America, submitted the above referenced Preliminary Site Plan Approval application. They propose 7,410 square foot clubhouse for the existing retirement community. Bethany Villas was originally approved by the Planning Commission on March 12, 1968.

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

Please be prepared to discuss the application at the August 10, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.

cc: Applicant  
File/ SP 068 A

G:\SITE PLANS\SP 068-A Bethany Villa Community Building Sec 26\SP-068 A Bethany Villa PC Report 08 10 10.docx

**PRELIMINARY SITE PLAN REVIEWS**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 068 A) – Proposed Bethany Villa Housing Association Community Building, West of John R Road and South of E. Big Beaver, Section 26, Currently Zoned RM-1 (Multiple Family Residential) District

**Resolution # PC-2010-08-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval for the proposed Bethany Villa Housing Association community building, located West of John R Road and South of E. Big Beaver, Section 26, within the RM-1 zoning district, be (granted, subject to the following conditions):

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

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

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

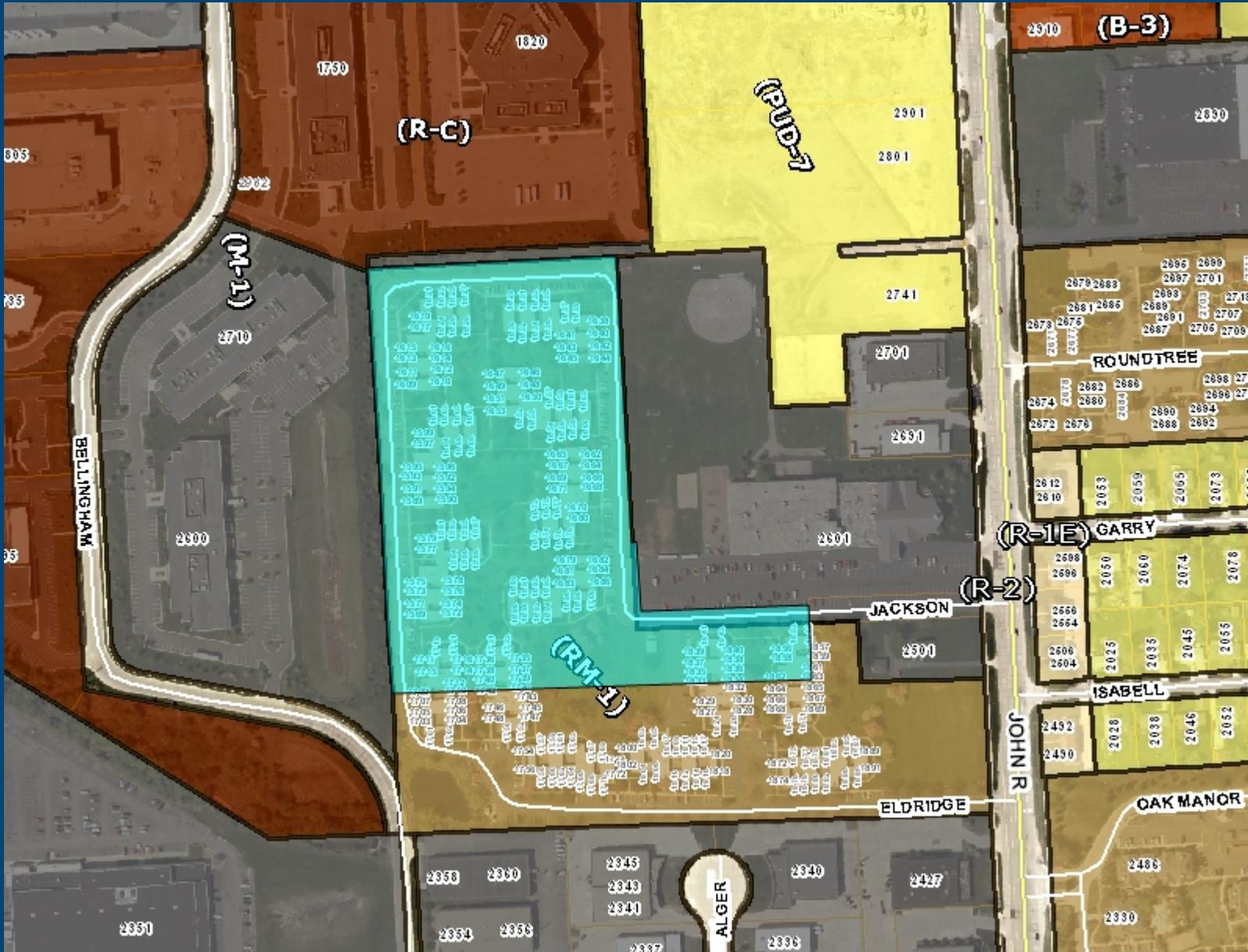
Yes:

No:

Absent:

**MOTION CARRIED / DENIED**





### Legend

-  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: 7/14/2010

635 0 318 635 Feet

Scale 1: 3,812





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

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

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

Date: August 5, 2010

## **Preliminary Site Plan Review For City of Troy, Michigan**

**Applicant:** Michael Houseman, on behalf of Bethany Villa Housing Association, Inc.

**Project Name:** Bethany Villa Housing Association Community Center

**Plan Date:** June 2, 2010

**Location:** 1680 Jackson

**Zoning:** RM-1, Multiple Family Residential Low Rise

**Action Requested:** Preliminary Site Plan Approval

**Required Information:** Deficiencies noted

### **PROJECT AND SITE DESCRIPTION**

We are in receipt of a submittal including a site plan, a topographic survey, a preliminary grading plan, a landscape plan, floor plans, elevations, and site details. The applicant intends to build a community center building which would be 7,410 square feet in size. The building would have a garage, two meeting rooms, a computer lab, a kitchen, a library, a conference room, reception, maintenance and office areas, a beauty shop, and restrooms.

Location of Subject Property:

The property is located on the west side of John R. Road, south of Big Beaver Road, in the current open central area of an existing multiple-family retirement community.

Size of Subject Property:

The parcel is 20.19 acres in size.

Current/Proposed Use of Subject Parcel:

The site is currently home to a multiple family residential retirement community. This specific building location would be in an area that is currently an open space.

Current Zoning:

The property is currently zoned RM-1, Multiple Family Residential Low Rise.

Zoning Classification of Adjacent Parcels:

North: M-1, Light Industrial District  
South: M-1, Light Industrial District  
East: R-1E (Across John R. Road)  
West: M-1, Light Industrial District.

**AREA, WIDTH, HEIGHT, SETBACKS**

Required and Provided Dimensions:

Section 30.10.11 requires the following setbacks and height limits for RM-1 properties. The project currently complies with all required dimensions. For the purpose of this review, we will look only at the proposed building.

	<u>Required:</u>	<u>Provided:</u>
<b>Setbacks</b>		
<b>North</b>	30 feet*	81.63 feet
<b>South</b>	30 feet*	104.19 feet
<b>East</b>	30 feet*	
<b>West</b>	30 feet*	
<b>Building Height (addition)</b>	25 feet, 2 stories	Not provided

\* Setbacks between buildings in an RM-1 District are controlled by a formula using the length of two adjacent buildings and their proposed height. Although we do not have the existing height of the building or the adjacent buildings we are confident that the proposed building's location greatly exceeds the minimum setback between buildings permitted in an RM-1 District.

**Items to be Addressed:** 1.) Provide all building heights, existing and proposed. 2.) Provide all setback calculations using the formula established by Section 31.30.00.C.

**PARKING, LOADING**

Proposed Parking:

The site plan indicates that the project would include 61 new parking spaces. The existing residential units have their own dedicated parking. The site is immediately adjacent a large existing church with its own parking lot.

Parking Calculations:

The parking calculations provided by the applicant are as follows.

	<u>Required</u>
<b>Required for fraternal halls, social clubs, lodge buildings</b>	1 space for every 3 persons of capacity, 150 total planned capacity, 50 required spaces
<b>Total Provided</b>	61 spaces, 1 barrier free

The site plan exceeds required parking by 11 spaces. It is our understanding that the applicant is exploring the possibility of reducing the proposed parking further to save open space. While the project can clearly lose 11 spaces and remain compliant with the Ordinance, we would support a parking modification and a further reduction in proposed spaces, given that the majority of users for this site will walk to the building from their unit. Unlike other halls or lodges, this one is located within the community it is designed to serve, and is not located remotely, nor is it designed to serve a population spread throughout the community. In fact, we suggest that applicant pursue a shared parking agreement with the adjacent church, with which the Bethany Villa project is associated, and eliminate proposed parking altogether.

*Items to be Addressed: Explore possible reduction or elimination of the proposed surface lot to reduce impervious surface.*

**SITE ACCESS AND CIRCULATION**

Proposed Circulation:

The site would be accessed primarily on foot by the residents of the Bethany Villa community. This building is primarily for their use, although events may be held there. The building, as designed, if accessed via automobile, would be served by the existing circulation lane along the south boundary of the adjacent church’s parking area. This roadway is not an actual road; however, the Bethany Villa project and the church share common interests. The roadway is actually on the subject site’s property and provides adequate access to the site.

*Items to be Addressed: None.*

**NATURAL RESOURCES**

The proposed parking area and building would require the removal of about 15 existing trees. Other than the trees, this open area is within an existing, multiple family development, which is essentially devoid of valuable natural features (with the exception of existing landscaping and trees).

*Items to be Addressed: None.*

## LANDSCAPING

A landscape plan has been provided with this submittal; however no landscaping is specifically required for project as it has no actual frontage on a public road. The area surrounding the building is sufficiently landscaped, with a combination of crabapples, locusts, ginkos, pears, and lindens. Also, the landscaping plan makes use of a variety of shrubs including junipers, day lilies, lilacs, roses, and others.

*Items to be addressed: None.*

## LIGHTING

The applicant has not provided a photometric plan or any lighting details for this project. Full lighting details will be provided for final site plan approval.

*Items to be Addressed: None.*

## SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. The minimum standards necessary for review have been met.

*Items to be Addressed: None.*

## RECOMMENDATIONS

The project complies with all dimensional requirements, does not increase parking requirements beyond what is available or possible on the subject site, and will have no significant impact on natural features. It has been reviewed by all City departments and no objections have been raised. We support the improvement of this property and recommend the Planning Commission approve the preliminary site plan. If offered by the applicant, we support the condition that parking be reduced to no more than that required by Ordinance, or that a waiver be granted and that it be removed entirely if a shared parking agreement can be obtained with the adjacent church.

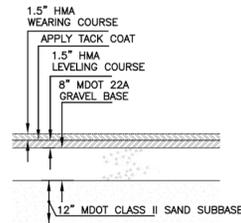
  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**



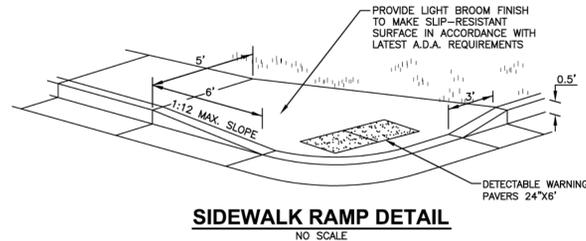




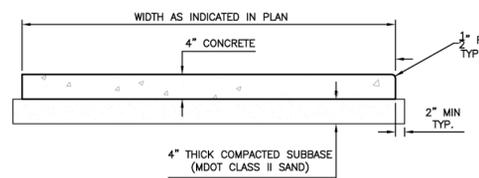
MATERIAL TYPES:  
 HMA WEARING COURSE MDOT HMA 4C (165#/SYD)  
 HMA LEVELING COURSE MDOT HMA 3C (165#/SYD)  
 ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2003 EDITION AND SUPPLEMENTAL SPECIFICATIONS



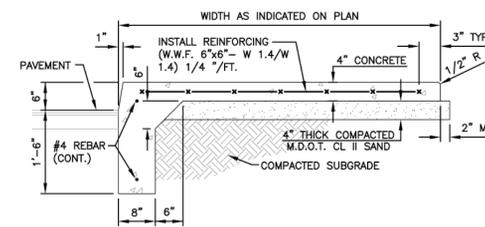
**STANDARD PAVEMENT SECTION**  
 NOT TO SCALE



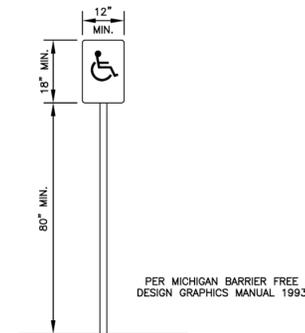
**SIDEWALK RAMP DETAIL**  
 NO SCALE



**STANDARD SIDEWALK**  
 NOT TO SCALE

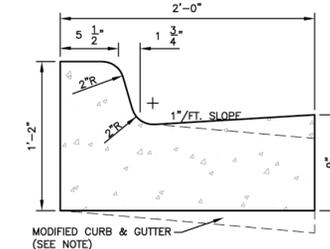


**THICKENED EDGE SIDEWALK - REINFORCED**  
 NOT TO SCALE



**BARRIER FREE PARKING SIGN**  
 NOT TO SCALE

- CONTRACTION & EXPANSION JOINT NOTES:
1. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS
  2. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF CURB RETURNS (& INTERSECTING STREETS)
  3. PLACE 1" FIBER JOINT FILLER IN ADJACENT CONTRACTION JOINTS EACH SIDE OF CATCH BASINS.
  4. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS (NO SAW JOINTS ALLOWED)



**STANDARD CONCRETE CURB & GUTTER**  
 NOT TO SCALE

- LEGEND**
- [Hatched Box] THICKENED EDGE CONCRETE SIDEWALK
  - [Dotted Box] PROPOSED CONCRETE WALKS & SURFACES
  - [White Box] PROPOSED STANDARD PAVEMENT SECTION
  - [Circle with X] PARKING COUNT
  - [Line with Dash] STANDARD CURB & GUTTER

- NOTES**
1. DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
  2. RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
  3. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  4. BUILDING SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL ONLY.

**SITE DATA**

LAND AREA:  
 879,438 S.F. OR 20.19 ACRES (GROSS)  
 876,947 S.F. OR 20.13 ACRES (CALC. TO 33' R.O.W. LINE)

ZONED: RM MULTIPLE FAMILY RESIDENTIAL MEDIUM DENSITY

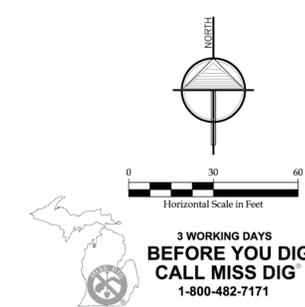
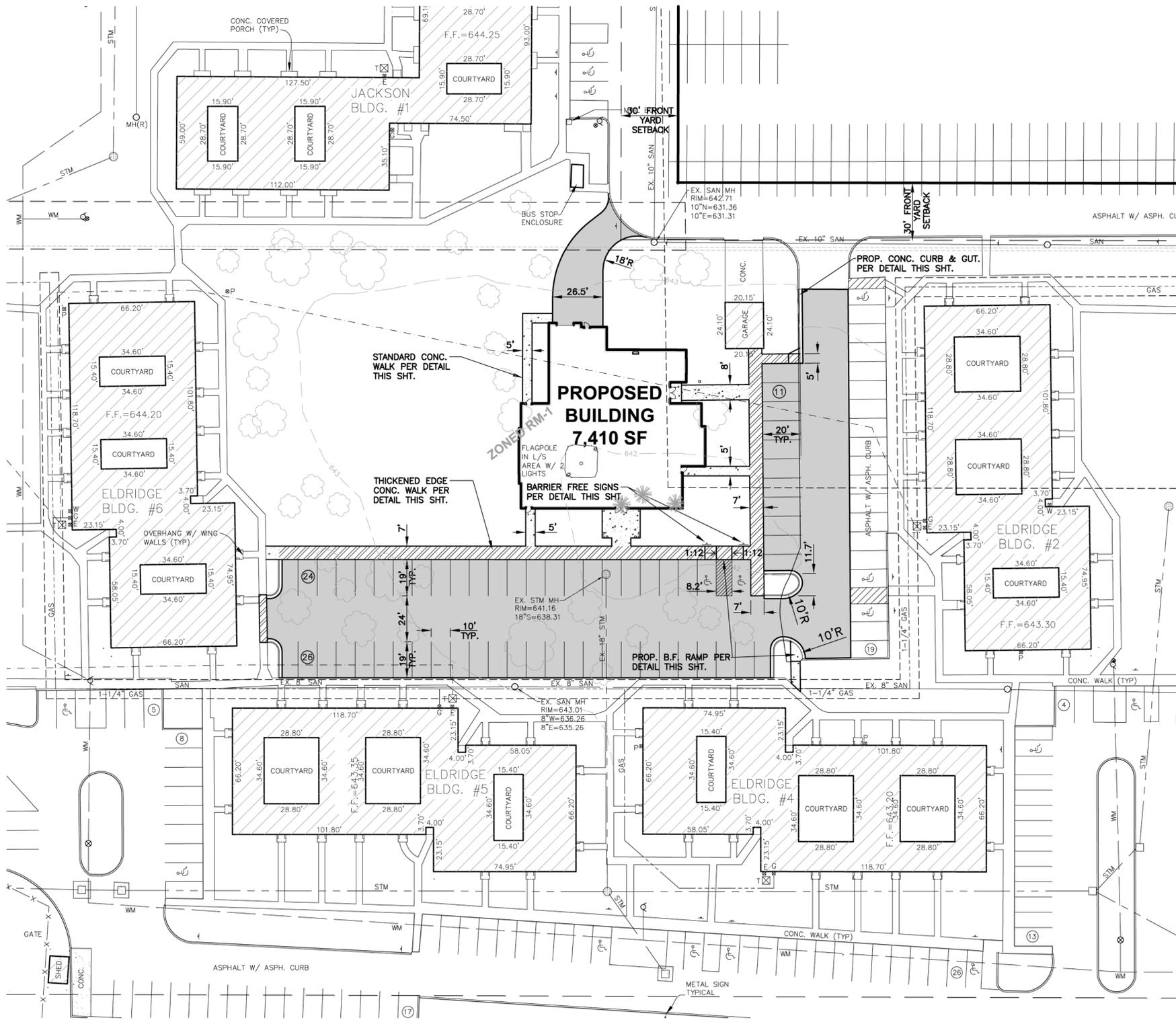
BUILDING SETBACKS:  
 FRONT=30'  
 SIDES=30'  
 REAR=40'

MAX BUILDING HEIGHT PERMITTED: 2 STORIES/25'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF TROY ZONING ORDINANCE.

TOTAL PARKING:  
 EXISTING=226 STRIPED SPACES INCLUDING 37 B.F. SPACES  
 PROPOSED=287 STRIPED SPACES INCLUDING 39 B.F. SPACES

PARKING REQUIREMENTS FOR PROPOSED BUILDING:  
 (SEC. 40.21.36: LODGE HALLS, SOCIAL CLUBS & FRATERNAL ORGANIZATIONS)  
 REQUIRED = 1 SPACE/3 PERSONS  
 MAX OCCUPANCY=150  
 150/3 = 50 REQUIRED SPACES  
 PROPOSED = 61 PROPOSED SPACES



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

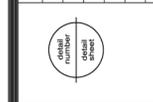
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

**PROPOSED SITE PLAN**

LAND DEVELOPMENT SOLUTIONS  
 New Concepts & Proven Design  
 380 W. RIVER DRIVE, TROY, MI 48063-1788  
 PH: 482.31.7888

**BETHANY VILLA OF TROY**  
 NEW COMMUNITY CENTER  
 JOHN R. ROAD  
 TROY, MICHIGAN

FOR BIDDING	5/7/2010	issued for
FOR CONSTRUCTION	06/02/10	date



40 pearl st., n.w. suite 900  
 grand rapids, michigan  
 49503-1000  
 (616) 451-3713

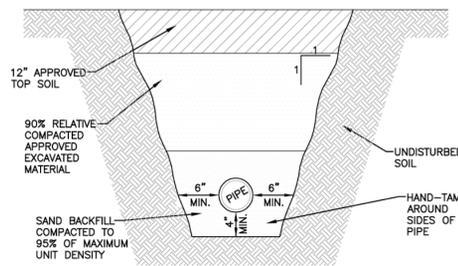
**post associates**  
 architects



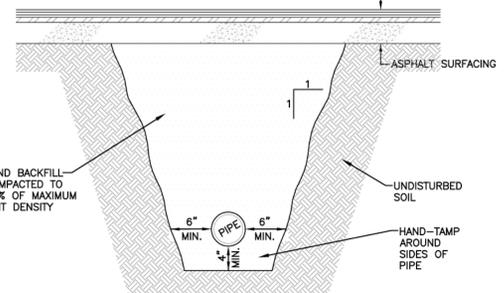
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 sheet no.

**C3**

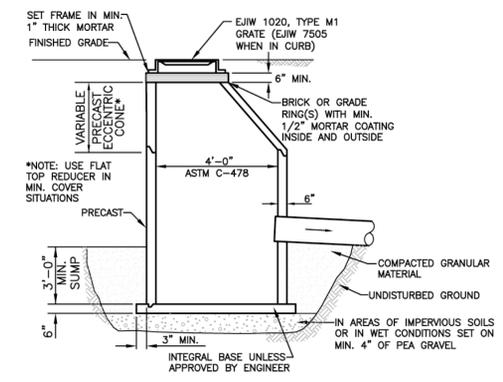
May 01, 2010 - 8:28am H:\Projects\10-0018 Bethany Villa of Troy\10-0018\DWG\10-0018-Layout.dwg, WZF: [ppl] [pl] [dr] by:WZF\_dawidka



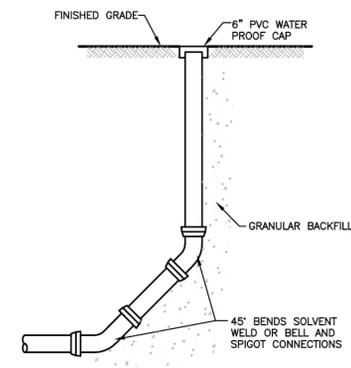
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



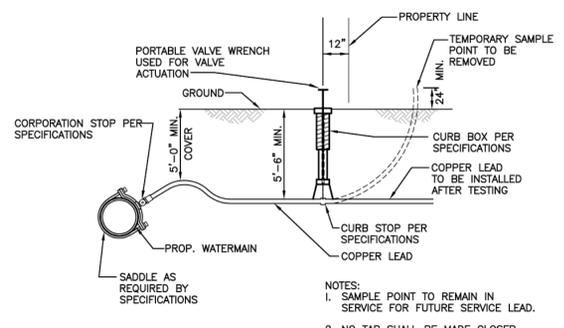
**TYPICAL TRENCH DETAIL UNDER ASPHALT SURFACES ONLY**  
NOT TO SCALE



**STANDARD CATCH BASIN**  
NOT TO SCALE



**SANITARY SEWER CLEANOUT**  
NOT TO SCALE



**COPPER SERVICE LEAD CONNECTION/SAMPLE POINT**  
NOT TO SCALE



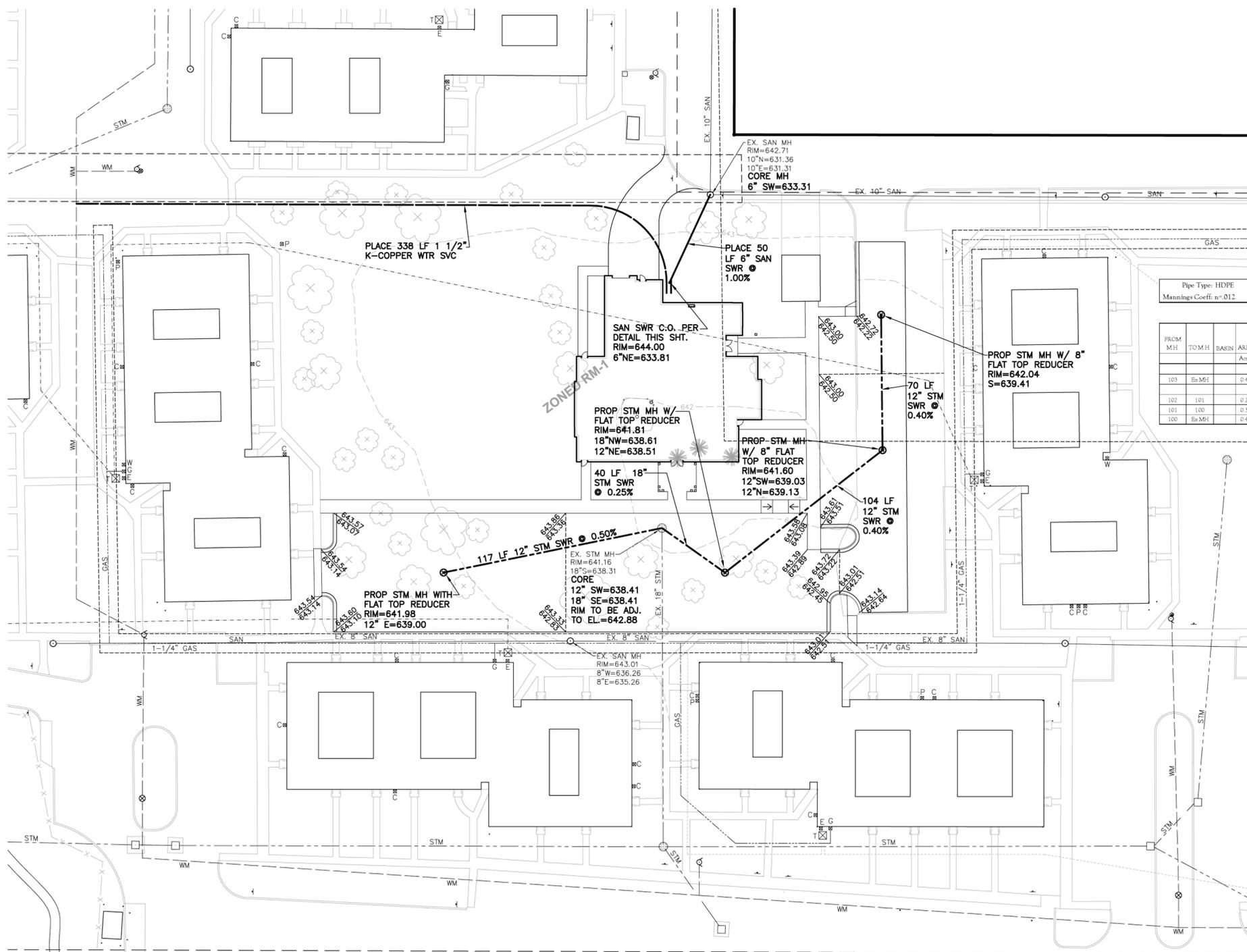
**BETHANY VILLA OF TROY**  
NEW COMMUNITY CENTER

TROY, MICHIGAN

JOHN R. ROAD



5/7/2010



Pipe Type: HDPE  
Manning's Coeff. n=0.12

Bethany Villa - Troy, MI  
Storm Sewer Sizing - 10 year flow  
Project #: 100018

FROM MH	TO MH	AREA	C	CXA	CXB	Intensity	FLOW Q	LENGTH	PIPE SIZE	SLOPE	FALL	M.H. DROP	INV UP STREAM	INV DOWN STREAM	RIM	COVER	ACTUAL CAP.	VCL	TIME	TOTAL TIME	% Full	Wetted Perimeter	10 yr HCL slope	10 yr HCL Elev.
103	Ex MH	0.44	0.90	0.40	0.40	4.38	1.73	117	12	0.50	0.59	0.10	639.00	638.41	641.98	1.99	2.73	3.47	0.56	15.56	0.64	2.00	0.13	639.78
102	101	0.25	0.90	0.23	0.23	4.35	0.98	70	12	0.40	0.28	0.10	639.41	639.13	642.04	1.63	2.44	3.10	0.38	15.38	0.40	1.26	0.02	639.82
101	100	0.37	0.90	0.33	0.36	4.51	2.40	104	12	0.40	0.42	0.10	639.03	638.61	641.60	1.57	2.44	3.10	0.56	15.93	0.99	3.10	0.44	640.47
100	Ex MH	0.43	0.90	0.39	0.35	4.29	4.05	40	18	0.25	0.10	0.10	638.51	638.41	641.81	1.80	3.69	3.22	0.21	16.24	0.71	3.56	0.09	639.67

**NOTE**

1. STORMWATER RUNOFF WILL BE COLLECTED BY THE EXISTING STORM SEWER SYSTEM.

**LEGEND**

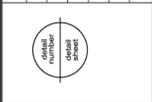
- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- ⊕ PROPOSED STORM CATCH BASIN
- SILT FENCE
- TOP OF CURB/GUTTER ELEVATION
- DIRECTION OF DRAINAGE FLOW
- SWALES, PARKING LOT LOW POINTS
- PARKING LOT HIGH POINTS
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED STORM SEWER



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

**PROPOSED GRADING/UTILITY PLAN**

FOR BIDDING	5/7/2010	date	issued for
FOR CONSTRUCTION	06/02/10		



40 pearl st., n.w. suite 900  
grand rapids, michigan  
49503-1000  
(616) 451-3713



file no. 09-35  
sheet no.

**C4**

May 01, 2010 - 8:58am H:\Projects\10-0018 Bethany Villa of Troy\10-0018\DWG\PS-09g-01.dwg, REVISIONS: [top] [up] [down] [left] [right] [cancel]









DATE: August 5, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 382) – Proposed The Barkshire, North of Maple, West of Crooks (1501 Temple City Drive), Section 29, Currently Zoned M-1 (Light Industrial) District

The applicant, Victor Saroki & Associates Architects PC, proposes to renovate a vacant industrial building into a dog kennel and grooming facility. Dog kennels are permitted subject to Special Use Approval, therefore a public hearing is required.

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

Please be prepared to discuss the application at the August 10, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Parking Analysis, prepared by PEA.
4. Public comment.

cc: Applicant  
File/ SU 382

G:\SPECIAL USE\SU 382 The Barkshire Sec 29\SU-382 PC Report 08 10 2010.docx

**SPECIAL USE REQUEST**

7. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 382)** – Proposed The Barkshire, North of Maple, West of Crooks (1501 Temple City Drive), Section 29, Currently Zoned M-1 (Light Industrial) District

**Resolution # PC-2010-08-**

Moved by:

Seconded by:

**RESOLVED**, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed commercial kennel to 15 when a total of 25 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 10-space reduction is justified through a comparison of parking spaces provided for similar uses in the area, as outlined in the Parking Analysis prepared by PEA. Furthermore, this reduction will allow for additional pervious surface throughout the site.

**THEREFORE BE IT RESOLVED**, That Preliminary Site Plan Approval for the proposed The Barkshire commercial kennel, located north of Maple, west of Crooks on 1501 Temple City Drive, Section 29, 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**



### 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

340 0 170 340Feet

Scale 1: 2,038







**CARLISLE/WORTMAN ASSOCIATES, INC.**

*Community Planners /Landscape Architects*

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

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

Date: August 5, 2010

## **Special Use Review For City of Troy, Michigan**

**Applicant:** Victor Saroki, FAIA, on behalf of the Barkshire

**Project Name:** The Barkshire

**Plan Date:** July 12, 2010

**Location:** 1501 Temple City Drive

**Zoning:** M-1, Light Industrial

**Action Requested:** Preliminary Site Plan Approval, Special Use Approval

**Required Information:** Deficiencies noted

### **PROJECT AND SITE DESCRIPTION**

We are in receipt of a preliminary site plan and special use submittal for the reuse of an existing industrial building for a pet day care facility/commercial kennel. The project proposes a series of major improvements including a new parking lot, new building interior and exterior renovations, new landscaping, and a new outdoor dog play area.

Location of Subject Property:

The property is located on the south side of Temple City Drive, west of Crooks Road.

Size of Subject Property:

The parcel is 0.88 acres in size.

Proposed Uses of Subject Parcel:

The applicant proposes to use the existing building for a dog and cat day care facility.

Current Use of Subject Property:

The subject property is currently a vacant former industrial building.

Current Zoning:

The property is currently zoned M-1, Light Industrial District.

Zoning Classification of Adjacent Parcels

North: M-1, Light Industrial District

West: M-1, Light Industrial District

South: M-1, Light Industrial District

East: M-1, Light Industrial District

**BUILDING LOCATION AND SITE ARRANGEMENT**

The existing building is well positioned on this smaller site, with an area along the west side of the building available for a new parking area and the new proposed outdoor play area. The applicant intends to remove and replace the existing parking lot with a revised layout. The site is accessed from the north boundary along Temple City Drive. The applicant intends to maintain the same access.

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

**AREA, WIDTH, HEIGHT, SETBACKS**

The site is home to an existing building. Required and existing setbacks, which are not being altered by the project, are as follows:

	Required	Provided
<b>Setbacks</b>		
<b>Front</b>	50 feet	<b>49.92 feet</b>
<b>Side East</b>	10 feet	<b>9.81 feet</b>
<b>Side West</b>	10 feet	79.7 feet
<b>Rear</b>	20 feet	25.81 feet
<b>Building Height</b>	40 Feet, 3 stories	22 feet, 4 inches
<b>Lot Coverage</b>	40 percent	29.5 percent

There are two previously existing legal nonconformities on this site. Both the east side yard setback and the front yard setback are slightly deficient. However, the applicant is not proposing the increase the level of nonconformity and they are permitted to remain.

A note in the upper left corner of Sheets P-1.0, P-2.0, P-3.0, and P-4.0 incorrectly lists the required setbacks as 20 feet for each side yard and 40 feet total. Sheet P-2.0, in the Site Data Table in the lower right, correctly lists the actual required setbacks, 10 feet on either side with 20 feet in total. Correct site data should be shown on all sheets.

*Items to be Addressed: Correct site data on all sheets.*

## **SITE ACCESS AND CIRCULATION**

### Proposed Circulation:

The site is accessed from the north boundary along Temple City Drive. The applicant intends to maintain the same access point, but redesign and rebuild the approach itself. The City Traffic Engineer is concerned that the reconfiguration of the drive may impact access to the adjacent site to the west. The applicant should demonstrate that the proposed driveway reconfiguration will not negatively impact the site to the west.

The site plan includes a row of new spaces along the east façade of the building, on the subject site, but accessed via the adjacent property. The site plan includes a statement that they will obtain a cross access easement prior to construction. This is not acceptable for several reasons.

First, we do not support this location for these parking spaces, as they are not convenient to the building and will require users to walk with their dogs through the access drive of an industrial property. Second, the maneuvering lane width is insufficient to service the spaces, as it would not allow two-way traffic. If the adjacent parcel is functioning, and the property is being used, this could create many conflicts with the vehicles on the adjacent property. In fact, vehicles using the proposed spaces would likely have to proceed south through a long alley and exit the site there, at the adjacent industrial property's south frontage. This is inconvenient, and could create unsafe conflicts. Third, if the location were acceptable, the cross access easement must be in place prior to final site plan approval, not prior simply to construction.

We do not support the use of the proposed area along the east façade for parking. These spaces should be removed and the proposed parking area on the west side of the building should be modified to accommodate additional spaces.

### Sidewalks:

The site provides a walkway from the proposed parking lot to the front door of the building. The five proposed spaces on the east boundary, accessible only from the property to the east, are not connected to the front door by sidewalks. We do not support the location of these spaces generally, but if they were to remain, a sidewalk must be installed from the main entrance to the spaces to allow for adequate, safe, ingress and egress. However, we do not support the installation of these spaces. This neighborhood has no frontage sidewalks.

**Items to be Addressed:** 1.) Demonstrate that the proposed driveway will not negatively impact the site to the west. 2.) Remove the proposed parking spaces along the east facade.

**PARKING**

Proposed Parking:

The site plan indicates a total of 15 parking spaces which includes 1 barrier free parking space.

Parking Calculations:

The parking calculations provided by the applicant are as follows.

<u>Required</u>	<u>Provided</u>
One (1) for each employee in the largest working shift, plus one (1) for each fifteen (15) animals within the board capacity of the building; or one (1) for each four hundred fifty (450) square feet of gross floor area, whichever is greater. The applicant has used the following: One (1) space per 450 square feet of gross floor area = $11,382/450 = 25.29$ (25 spaces)	15 spaces. The applicant has also had a parking study completed and is requesting a parking modification

The applicant has provided 15 spaces parking spaces, 10 less than that required by Ordinance. However, we do not support the proposed location of five of the spaces, accessible only from the east property. With these spaces removed, the site plan would be deficient by 15 spaces, providing only 10 when 25 are required.

The applicant has provided a parking study. The study states that 15 spaces should be required based on other facilities in the area and their existing parking space counts compared with their number of kennels and square footage. We believe the study is sound and provides good guidance on parking demand. Consequently, we support the applicant receiving a parking modification to permit a reduced number of spaces. However, we believe the applicant should remove the five proposed spaces along the east facade and replace them with additional spaces in the proposed main parking lot. These five spaces would be ineffectual and would not safely or efficiently serve the property. We would support a parking modification of 11 spaces if the applicant were to add four additional spaces to the main lot, consolidating the proposed parking and very nearly matching the average number of spaces provided by other commercial kennels in the area.

**Items to be Addressed:** Remove the five parallel parking spaces to the east and expand the main parking area to 14 spaces, obtaining a modification of 11 spaces from the Planning Commission.

## **NATURAL RESOURCES**

The site is previously developed and contains no natural features. The proposed plan would not impact any protected natural features, and will actually improve the natural condition of the site by adding a refreshed landscaped area.

*Items to be Addressed: None.*

## **LANDSCAPING**

A landscape plan has been submitted as part of this application. The plan includes 6 new trees to satisfy the frontage tree requirement (1 tree for every 30 linear feet of frontage =  $160 \text{ feet} / 30 = 5.3 = 6 \text{ trees}$ ). The site plan also provides adequate greenbelt along Temple City Drive. The site plan includes 12.6 percent landscaped area in the front and side yards, not including the greenbelt, exceeding the minimum 10 percent requirement.

The applicant has stated that the dog play area of the site will be screened with opaque fencing, although no details are provided to ensure the screening selected will meet this requirement. A detail of proposed fencing must be provided given the importance of screening for this use.

*Items to be Addressed: Provide fencing details.*

## **LIGHTING**

The applicant has not provided a photometric plan or any lighting details for this project. Full lighting details will be provided for final site plan approval.

*Items to be Addressed: None.*

## **SPECIAL USE REVIEW**

For any special 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.

### Required Information

In the M-1 District, commercial kennels are permitted by Section 28.30.07 as a special use. As such, a special use permit must be issued to allow the project to move forward, in accordance with Section 03.31.00. Section 03.33.00 establishes the information required for a special use application. All required information has been provided.

### Use Standards

Section 28.30.07 lists two conditions for kennels within the M-1 District. They are as follows:

*A. The site shall be no closer than three hundred (300) feet from any residentially zoned or used property. This distance provision shall not apply to residentially zoned land which is developed or committed for uses other than the construction of residential dwellings.*

*B. A Commercial Kennel establishment may include ancillary uses such as pet grooming and pet obedience training.*

The proposed facility is not within 300 feet of residential property and may include ancillary uses. The use-specific standards of special use approval for a commercial kennel have been met.

#### Standards of Approval

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 by the site plan is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. The only outstanding concern that we believe merits consideration is the possibility of noise from barking dogs. Given that the adjacent properties are all zoned M-1 District and are used for non-residential purposes, and that the applicant has taken measures to screen the property, we do not believe that dog noise will create a significant disturbance. The Planning Commission, however, should discuss this possibility with the applicant. The majority of the time the dogs spend at the kennel will be spent indoors, where barking will not be audible from adjacent sites.

The City Engineer had no comment with regard to public services and facilities.

**Items to be addressed:** *Discuss noise concerns with the Planning Commission.*

### **SUBMITTAL REQUIREMENTS**

Section 3.43.01 establishes the requirements for preliminary site plan approval. The minimum standards necessary for review have been met.

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

### **RECOMMENDATIONS**

This project cannot move forward as designed without several revisions to the proposed parking arrangement. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can address the items noted herein. Should the applicant provide a solution acceptable to the Planning Commission, we do not object to

Planning Commission approval of the request, conditioned on the applicant submitting a revised set of plans reflecting the proposed parking solution.

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**



**PROFESSIONAL ENGINEERING ASSOCIATES, INC.**

CIVIL ENGINEERS / LAND SURVEYORS / LANDSCAPE ARCHITECTS

2430 Rochester Court, Suite 100, Troy, MI 48083-1872

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President

David E. Cole, PS

Vice President

Wendy E. Graham, PE

Vice President

David N. Hunter, PE, PS, LEED AP

Vice President

July 2, 2010

Ms. Rita Dunker  
1022 Waterfall Court  
Birmingham, MI 48009

REC'D

JUL 12 2010

PLANNING DEPT.

**RE: Parking Analysis Regarding the Proposed Barkshire in Troy, Michigan**

Dear Ms. Dunker:

Pursuant to your request, Professional Engineering Associates (PEA) has completed an analysis of the parking requirements for the proposed Barkshire development. Our assignment in the matter was to determine the appropriate number of parking spaces for this proposed use based on the related attributes of similar developments in the area. The following sections present the analyses, associated results, and recommendations of this study.

## ANALYSIS

### General Information

Based on conversations with the development architect, review of the City of Troy Ordinance, and observation of the operation of several similar developments, the development team believed that the number of parking spaces (25) required by the City of Troy was excessive. Conversations with the City of Troy staff resulted in the need to provide an analytical approach toward supporting our reduced parking request. To that end we developed a scope of work for this study that was sent to the City staff for concurrence. The scope involved the following:

- Identifying similar developments in the immediate area,
- Determining the important attributes of each development, i.e. number of parking spaces, number of kennels, number of employees, gross square footage of building, services offered and hours of operation.

Based on this information, an average parking space requirement would be calculated based on the number kennels and another based on the gross square footage of the building. Then these requirements would be applied to the same attributes of the proposed Barkshire.

### Parking Analysis

In the immediate area of the proposed Barkshire, three similar developments were identified, two in the City of Troy and one in the City of Royal Oak. The following table is a summary of these developments.

*2009 American Society of Landscape Architects-Michigan Chapter "Firm of the Year"*

**Howell Office** 2900 E. Grand River Avenue, Howell, MI 48843 • (517) 546-8583 • Fax (517) 546-8973

• Municipal Engineering • Traffic Engineering • Asset Management • Sustainable Design • Geotechnical Engineering • Site Development • Wetland Services

## Barkshire Parking Analysis

Facility	Pet Suite Retreat	All American Pet Resort	Camp Bow Wow
City	Troy	Royal Oak	Troy
# Kennels	100	160	58
# Employees	2	4	3
Square Footage	12600	8500	8000
# Spaces	15	13	9
Hours of Operation	Sat-TH 8 to 8 Fri - 8 to 7	Mon-Sat - 9 to 7 Sun - Noon to 7	Mon-Fri 6:30 to 7 Sat-Sun 8 to 11 & 5 to 8

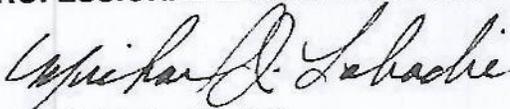
Based on this information, two parking rates were calculated, an average number of spaces per 15 kennels and average number of spaces per 450 sq ft of gross building size. These developments average 1.93 parking spaces per 15 kennels and they average 0.58 parking spaces per 450 sq ft of gross building size. The proposed Barkshire development will have 106 kennels and will be 11,340 gross square feet in size. Applying the average rates calculated from the similar developments to the Barkshire proposal results in 14 spaces required based on the proposed number of kennels and 15 spaces required based on gross square footage.

### RECOMMENDATION

Based on the results of the analysis described above, PEA recommends that this development as proposed, include 15 parking spaces in the development proposal. This recommendation will require a 10 parking space waiver from the City of Troy.

Sincerely,

**PROFESSIONAL ENGINEERING ASSOCIATES, INC.**



Michael J. Labadie, P.E.  
Senior Transportation Engineer

REC'D

JUL 12 2010

PLANNING DEPT.

**From:** [Francis Engelhardt](#)  
**To:** [Planning](#)  
**Cc:** [Francis Engelhardt](#)  
**Subject:** Reference Public Hearing Planning File # SU-382 The Barkshire  
**Date:** Saturday, July 31, 2010 3:39:56 PM

---

This is in reference to a application for a Special Use file # SU-382 at 1501 Temple City Drive.

I am the owner of a 6-unit multi-tenant building at 1490 Premier Road 88-20-29-476-018, which is located to the south of the subject property.

Since there are five tenants that utilize my building, I am concerned about the noise that a dog kennel will produce at 1501 Temple City Drive directly to the north of my property. I have tenants who have expressed their concern also to me and I do not want a special use which produces objectionable noise to cause my tenants to vacate their suites.

Since I am unable to attend the August 10 hearing, please register my objection to this "Special Use" request to the Planning Commission.

Sincerely,

Francis A. Engelhardt, member  
Engelwood Resources L.L.C.  
P. O. Box 412  
Birmingham, Michigan

**From:** [Joe Del](#)  
**To:** [Planning](#)  
**Cc:** [Dhawal Zatakia](#)  
**Subject:** SU-382 THE BARKSIRE  
**Date:** Tuesday, July 27, 2010 1:07:18 PM

---

Relative to Parcel No. 88-20-29-476-002  
1501 Temple City Drive

Pls accept the following comments relative to the above:

I have experienced the noise level barking dogs in close proximity of kennel  
This continuous barking is noise pollution to neighboring businesses and  
is disruptive in the daily work process.

In one case I know is a business in the Rochester Area that had to move  
because a kennel moved in next door...common wall.....strip  
mall....barking noise levels where distracting....

It is the continuously barking that creates the problem...pollution

I have nothing against anyone running a business, but this kind of a  
business should be noise isolated from the businesses nearby

Thank You

Joe Del

for

AMERICAN HYDROSTATICS

1750 BLANEY RD

TROY

48084

**From:** [Jarvis Williams](#)  
**To:** [Planning](#)  
**Subject:** file SU-382 THE BARKSHIRE  
**Date:** Friday, July 23, 2010 5:19:52 PM

---

AS OWNER OF THE PROPERTY @1450 TEMPLE CITY DR, WE ARE DEAD SET AGAINST HAVING SUCH A BUSINESS ON OUR STREET. THIS WILL CREATE A CONSTANT NOISE AND BE INCONSISTENT WITH OUR INDUSTRIAL ZONING. SUCH A BUSINESS MUST BE LOCATED OUTSIDE OF MAJOR POPULATION AREAS. SHOULD YOU HAVE ADDED CONCERN PLEASE ADVISE.  
RESPECTFULLY  
JARVIS WILLIAMS MGR  
TEMPLE CITY INV LLC

**From:** [Jerry Williams](#)  
**To:** [Planning](#)  
**Subject:** Planning File # SU-382 The Barkshire : Parcel # 88-20-29-476-002  
**Date:** Friday, July 23, 2010 4:45:12 PM

---

Re: Planning File # SU-382 The Barkshire : Parcel # 88-20-29-476-002

Dear Planning Department,

I am the tenant/owner of 1450 Temple City Drive and am across the street and 2 buildings down from the proposed parcel zone change.

I am strongly opposed to this zoning request change. I can appreciate the desire of the individual to start or move a business, however I feel this would further reduce the value of our property and deter further investment or expansion by other's on the street.

Please do not allow this zoning change request.

Respectfully,

Jerry Williams  
Vice President  
[Detection Systems & Engineering Co.](#)



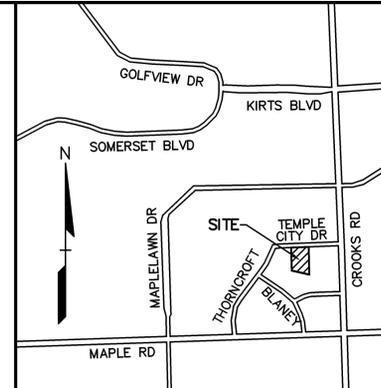
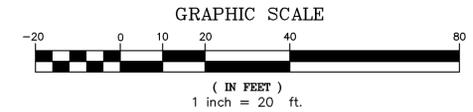
**ZONING:**  
 The current zoning classification is M-1 Light Industrial District.  
 (Per City of Troy Online Zoning Map)  
 Required setbacks (per City of Troy Zoning Ordinance, Chapter 39, Article XXVIII and XXX):  
 M-1 Zoning:  
 Front Yard: 50 FT  
 Side Yard: 20 FT least one, 40 FT total two  
 Rear Yard: 20 FT  
 Maximum Building Height: 3 Stories, 40 FT

**BENCHMARKS:**  
**BM #1:**  
 Arrow on hydrant, south side of Temple City Drive, approx. 58 feet north of the northeast building corner of building #1501.  
 Elev. = 704.878 NAVD88  
**BM #2:**  
 Set benchmark in easterly face of utility pole, approx. 10 feet east and 30 feet south of the southeast building corner of building #1521.  
 Elev. = 705.072 NAVD88

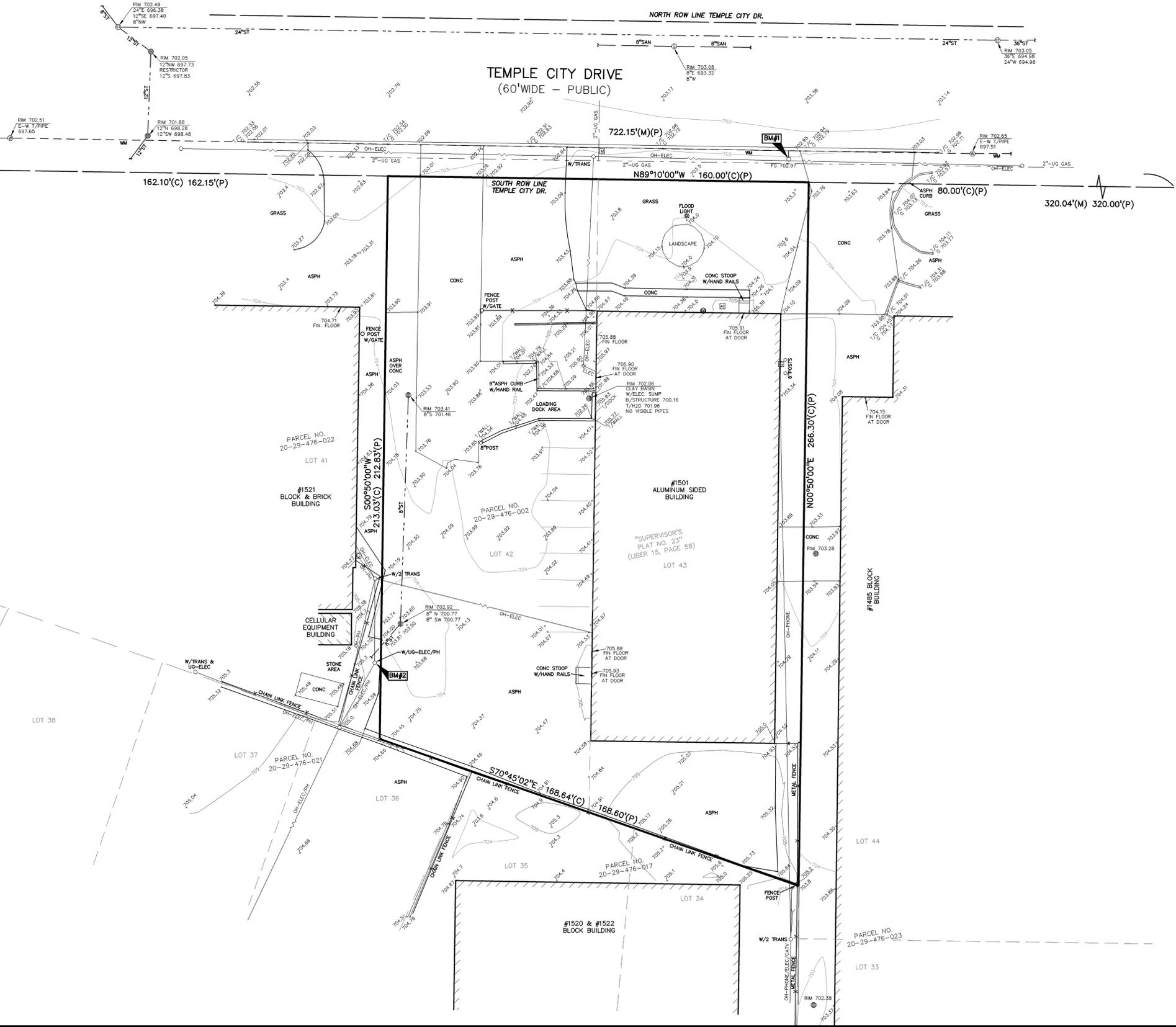
**LEGAL DESCRIPTION**  
 (Per City of Troy Tax Assessing Records)

**PARCEL NO 20-29-476-002**  
 Town 2 North, Range 11 East, Section 29, Lots 42 & 43 of "Supervisor's Plat No. 23", as recorded in Liber 15 of Plats, Page 58, Oakland County Records.

**FLOODPLAIN:**  
 Subject parcels are in "Areas determined to be outside of the 0.2% annual chance floodplain." (Zone X) per Flood Insurance Rate Map Number 26125C-0541F, Effective September 29, 2006.



NO.	BY	CHK DESCRIPTION	DATE



**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	○ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	○ MEASURED
⊗ NAIL & CAP SET		○ CALCULATED

**EXISTING**

- OH-ELEC-W-O: ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE: TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.S. CABLE, MANHOLE, METER & HANDHOLE
- WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE

**AS BUILT ELEVATION**

- 670: CONCRETE
- 670: ASPHALT
- 670: WETLAND
- 670: GRAVEL SHOULDER

**REFERENCE DRAWINGS**

- CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971
- CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971
- CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971
- ITC TRANSMISSION - NO FACILITIES ON SITE, ERIN KEELER, RECEIVED 6-3-10
- "SITE OUTSIDE SALES PRODUCT MAP #15-35" DETROIT EDISON, ROBIN O'CONNELL, RECEIVED 5-25-10
- VERIZON/GO COMMUNICATIONS - NO FACILITIES, JOHN BACHOLDER, RECEIVED 6-4-10
- "TAT HAND SKETCH OF UTILITIES" AT&T, GREG HILLS, RECEIVED 6-11-10
- BUCKEYE PIPELINE - NO FACILITIES ON SITE, TERRANN FOLEY, RECEIVED 5-24-10
- CONSUMERS ENERGY - M&S 02-25-10-4 DATED 5-21-10" CONSUMERS ENERGY, MIRON KEELER, RECEIVED 5-24-10
- SUNOCO PIPELINE - NO FACILITIES ON SITE, TRACY HOFFMAN, RECEIVED 5-26-10
- "COMCAST PRINT - 1501 TEMPLE CITY" COMCAST, CHRIS CYR, RECEIVED 6-9-10

**CAUTION!**  
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CONTRACTOR/CONTRACTOR AGENTS THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR/CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ASSESSING THE CONDITION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL ENGINEER.

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 Fax: (248) 689-1044  
 website: www.peainc.com

**RITA DUNKER LTD., LLC**  
 1022 WATERFALL CIRCLE  
 BIRMINGHAM, MI 48409

**TOPOGRAPHIC SURVEY THE BARKSHIRE**  
 1501 TEMPLE CITY DRIVE  
 CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES. PB DN. SUR. KTR. P.M. SAS

ORIGINAL  
 ISSUE DATE: JULY 12, 2010  
 PEA JOB NO. 2010-095  
 SCALE: 1" = 20'  
 DRAWING NUMBER:  
**P-1.0**

XREF: L:\2010095\DWG\TOPBASE-10095.DWG  
 XREF: L:\2010095\DWG\SITE PLANS\PSAISE-10095.DWG  
 XREF: L:\2010095\DWG\SITE PLANS\TLK-10095.DWG

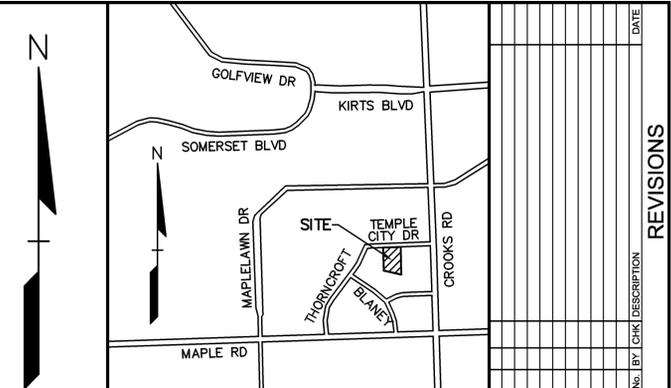
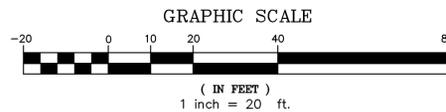
**ZONING:**  
The current zoning classification is M-1 Light Industrial District. (Per City of Troy Online Zoning Map)  
Required setbacks (per City of Troy Zoning Ordinance, Chapter 39, Article XXVIII and XXX).  
M-1 Zoning:  
Front Yard: 50 FT  
Side Yard: 20 FT least one, 40 FT total two  
Rear Yard: 20 FT  
Maximum Building Height: 3 Stories, 40 FT

**BENCHMARKS:**  
BM #1:  
Arrow on hydrant, south side of Temple City Drive, approx. 58 feet north of the northeast building corner of building #1501.  
Elev. = 704.878 NAVD83  
BM #2:  
Set benchline in easterly face of utility pole, approx. 10 feet east and 30 feet south of the southeast building corner of building #1521.  
Elev. = 705.072 NAVD88

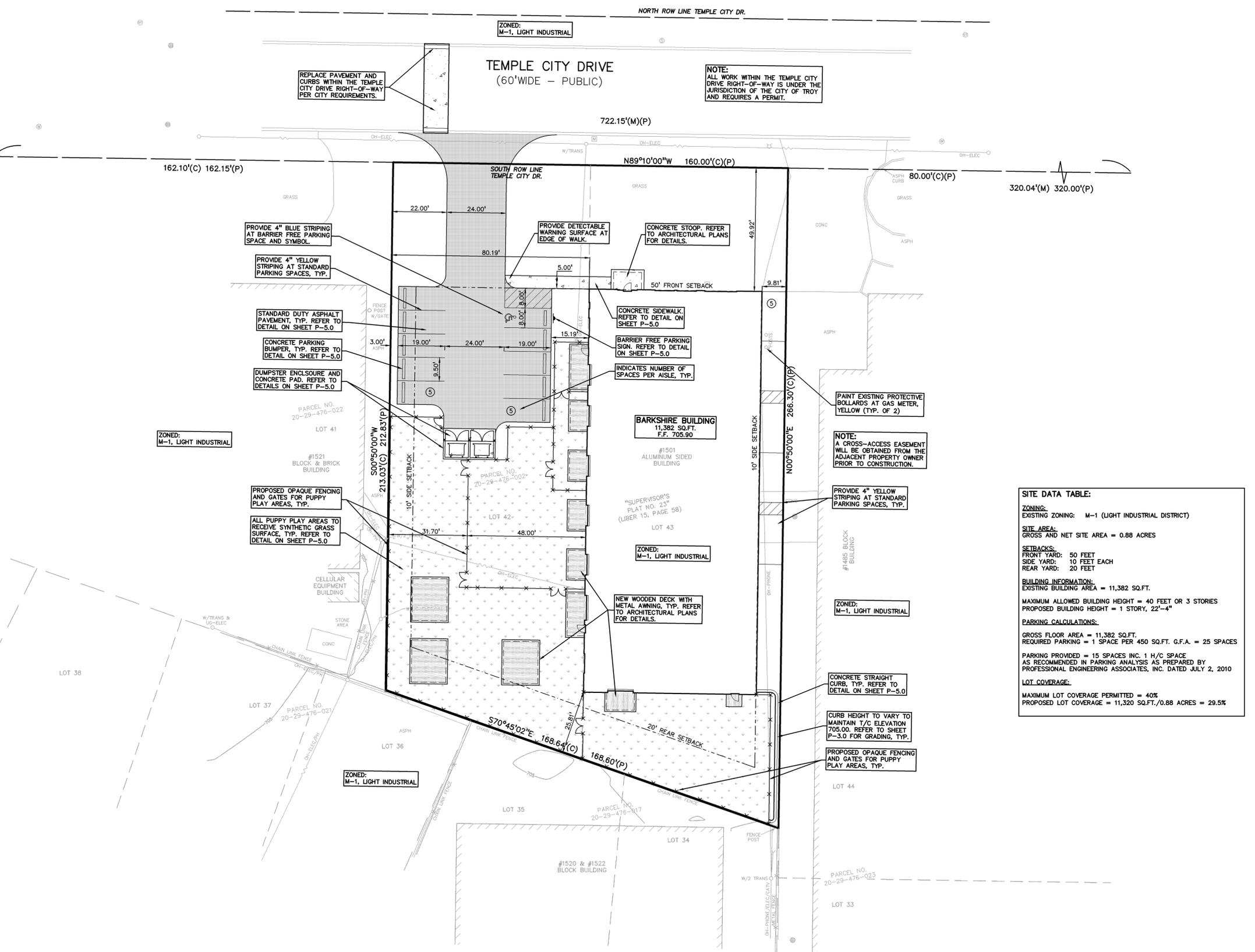
**LEGAL DESCRIPTION**  
(Per City of Troy Tax Assessing Records)

PARCEL NO 20-29-476-002  
Town 2 North, Range 11 East, Section 29, Lots 42 & 43 of "Supervisor's Plat No. 23", as recorded in Liber 15 of Plats, Page 58, Oakland County Records.

**FLOODPLAIN:**  
Subject parcels are in "Areas determined to be outside of the 0.2% annual chance floodplain." (Zone X) per Flood Insurance Rate Map Number 26125C-0541F, Effective September 29, 2006.



NO.	BY	CHK DESCRIPTION	DATE



**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
○ IRON SET	○ MONUMENT FOUND	○ RECORDED
● NAIL FOUND	○ MONUMENT SET	○ MEASURED
○ NAIL & CAP SET	○ CALCULATED	○ CALCULATED

**EXISTING**

- OH-ELEC-W-O ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV UG-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE UG-PHONE TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- UG-ELEC UG-ELEC ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
- WATERMAN, HYD. GAS VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- W/LET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE

**PROPOSED**

- SPOT ELEVATION
- AS BUILT ELEVATION
- CURB LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

**REFERENCE DRAWINGS**

CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971  
CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971  
CITY OF TROY PLANS FOR TEMPLE CITY DRIVE, DATED MAY 1971  
ITC TRANSMISSION - NO FACILITIES ON SITE, ERIN KEELER, RECEIVED 6-3-10  
"SITE OUTSIDE SALES PRODUCT MAP #15-36" DETROIT EDISON  
ROBIN O'CONNELL, RECEIVED 5-25-10  
SERVICEMAX COMMUNICATIONS - NO FACILITIES, JOHN BACHMELDER, RECEIVED 6-4-10  
BUCKEYE PIPELINE - NO FACILITIES ON SITE, TERRANN FOLEY, RECEIVED 5-24-10  
CONSUMERS ENERGY - MAE Q2-25-10 DATED 5-21-10 CONSUMERS ENERGY  
MIRON KEZLE, RECEIVED 5-24-10  
SUNDOG PIPELINE - NO FACILITIES ON SITE, TRACY HOFFMAN, RECEIVED 5-26-10  
"COMCAST PRINT - 1501 TEMPLE CITY" COMCAST, CHRIS CYR, RECEIVED 6-9-10

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Fax: (248) 689-1044  
website: www.peainc.com

**SITE DATA TABLE:**

**ZONING:**  
EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)

**SITE AREA:**  
GROSS AND NET SITE AREA = 0.88 ACRES

**SETBACKS:**  
FRONT YARD: 50 FEET  
SIDE YARD: 10 FEET EACH  
REAR YARD: 20 FEET

**BUILDING INFORMATION:**  
EXISTING BUILDING AREA = 11,382 SQ.FT.  
MAXIMUM ALLOWED BUILDING HEIGHT = 40 FEET OR 3 STORIES  
PROPOSED BUILDING HEIGHT = 1 STORY, 22'-4"

**PARKING CALCULATIONS:**  
GROSS FLOOR AREA = 11,382 SQ.FT.  
REQUIRED PARKING = 1 SPACE PER 450 SQ.FT. G.F.A. = 25 SPACES  
PARKING PROVIDED = 15 SPACES INC. 1 H/C SPACE  
AS RECOMMENDED IN PARKING ANALYSIS AS PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, INC. DATED JULY 2, 2010

**LOT COVERAGE:**  
MAXIMUM LOT COVERAGE PERMITTED = 40%  
PROPOSED LOT COVERAGE = 11,320 SQ.FT./0.88 ACRES = 29.5%

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - REFER TO SHEET P-5.0 FOR ON-SITE PAVING DETAILS.
  - "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

**RITA DUNKER LTD., LLC**  
1022 WATERFALL CIRCLE  
BIRMINGHAM, MI 48409

**PRELIMINARY SITE PLAN  
THE BARKSHIRE**  
1501 TEMPLE CITY DRIVE  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES. PB DN. SUR. KTR. P.M. SAS

ORIGINAL  
ISSUE DATE: JULY 12, 2010  
PEA JOB NO. 2010-095  
SCALE: 1" = 20'  
DRAWING NUMBER:  
**P-2.0**

XREF: L:\2010095\DWG\TOP\BASE-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\PSAISE-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\TLK-10095.DWG

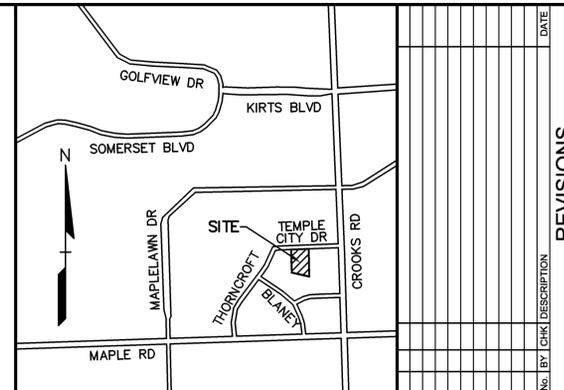
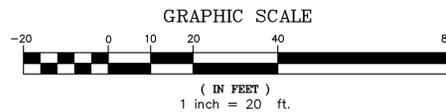
**ZONING:**  
The current zoning classification is M-1 Light Industrial District. (Per City of Troy Online Zoning Map)  
Required setbacks (per City of Troy Zoning Ordinance, Chapter 39, Article XXVIII and XXX).  
M-1 Zoning:  
Front Yard: 50 FT  
Side Yard: 20 FT least one, 40 FT total two  
Rear Yard: 20 FT  
Maximum Building Height: 3 Stories, 40 FT

**BENCHMARKS:**  
BM #1:  
Arrow on hydrant, south side of Temple City Drive, approx. 58 feet north of the northeast building corner of building #1501.  
Elev. = 704.878 NAVD83  
BM #2:  
Set benchline in easterly face of utility pole, approx. 10 feet east and 30 feet south of the southeast building corner of building #1521.  
Elev. = 705.072 NAVD88

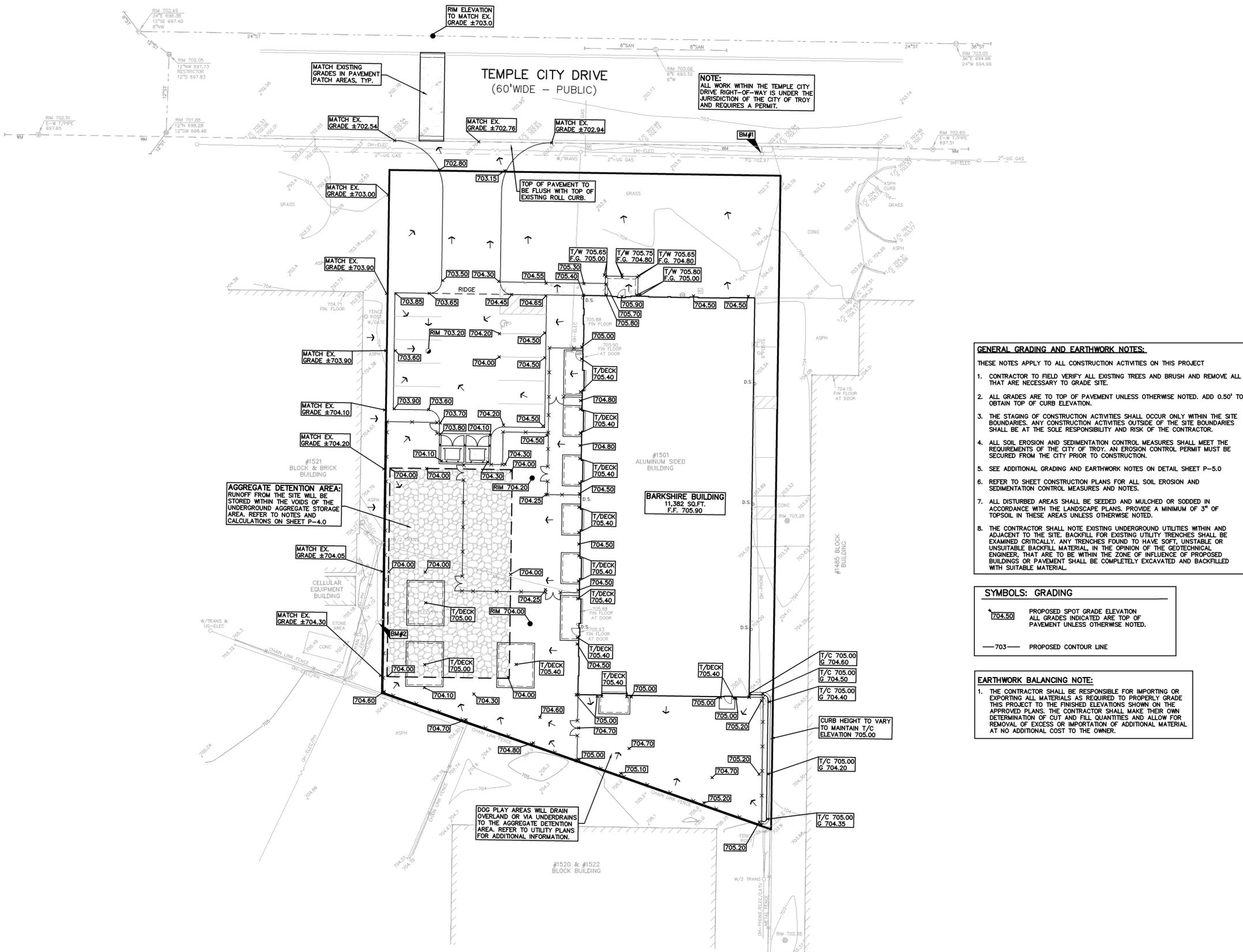
**LEGAL DESCRIPTION**  
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PARCEL NO 20-29-476-002  
Town 2 North, Range 11 East, Section 29, Lots 42 & 43 of "Supervisor's Plat No. 23", as recorded in Liber 15 of Plats, Page 58, Oakland County Records.

**FLOODPLAIN:**  
Subject parcels are in "Areas determined to be outside of the 0.2% annual chance floodplain." (Zone X) per Flood Insurance Rate Map Number 26125C-0541F, Effective September 29, 2006.



NO.	BY	CHK DESCRIPTION	DATE



**NOTE:**  
ALL WORK WITHIN THE TEMPLE CITY DRIVE RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF TROY AND REQUIRES A PERMIT.

**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
○ IRON SET	○ MONUMENT FOUND	○ RECORDED
○ NAIL FOUND	○ MONUMENT SET	○ MEASURED
○ NAIL & CAP SET	○ MONUMENT SET	○ CALCULATED

**EXISTING**

- OH-ELEC—W—O— ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV— UG-CATV
- UG-PHONE— UG-PHONE
- UG-ELEC— UG-ELEC
- WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE

**PROPOSED**

- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC.
- ASPH.
- WETLAND
- GRAVEL SHOULDER

**REFERENCE DRAWINGS**

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SITE OUTSIDE SALES PRODUCT MAP #153-354 DETROIT EDISON  
ROBIN O'CONNELL, RECEIVED 5-25-10  
SERVICEMAX COMMUNICATIONS - NO FACILITIES, JOHN BACHLEDER, RECEIVED 6-4-10  
BUCKEYE PIPELINE - NO FACILITIES ON SITE, TERRANN FOLEY, RECEIVED 5-24-10  
CONSUMERS ENERGY - NO FACILITIES ON SITE, RECEIVED 5-24-10  
MIRON KEZELLE, RECEIVED 5-24-10  
SUNCOO PIPELINE - NO FACILITIES ON SITE, TRACY HOFFMAN, RECEIVED 5-26-10  
"COMCAST PRINT" - 1501 TEMPLE CITY COMCAST, CHRIS CYR, RECEIVED 6-9-10

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

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATION.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF TROY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET P-5.0
- REFER TO SHEET CONSTRUCTION PLANS FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

**SYMBOLS: GRADING**

704.50 PROPOSED SPOT GRADE ELEVATION  
ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

703 PROPOSED CONTOUR LINE

**EARTHWORK BALANCING NOTE:**

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

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**PRELIMINARY GRADING PLAN THE BARKSHIRE**  
1501 TEMPLE CITY DRIVE  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES. PB DN. SUR. KTR. P.M. SAS

ORIGINAL  
ISSUE DATE: JULY 12, 2010  
PEA JOB NO. 2010-095  
SCALE: 1" = 20'  
DRAWING NUMBER:  
**P-3.0**

XREF: L:\2010095\DWG\TOPBASE-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\PSAISE-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\TLK-10095.DWG



**GENERAL NOTES:**

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE 1990 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

**PAVING NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

**GENERAL UTILITY NOTES:**

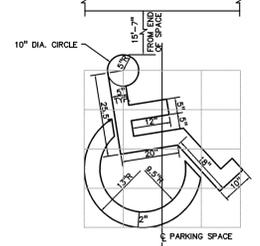
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
6. REFER TO CITY OF TROY STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

**STORM SEWER NOTES:**

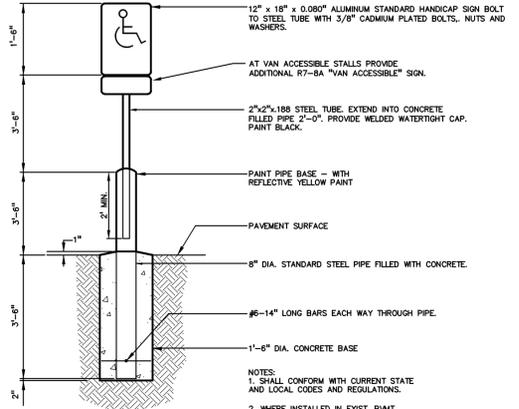
1. ALL RCP CL-IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
4. REFER TO CITY OF TROY STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



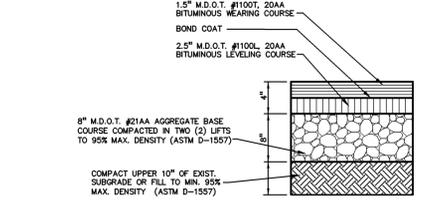
**BARRIER FREE PARKING SIGN DETAIL**  
NOT TO SCALE



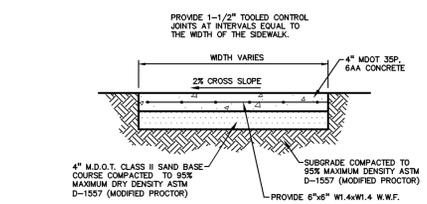
**STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE**  
NOT TO SCALE



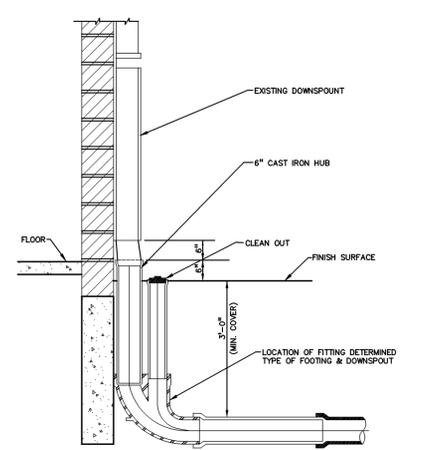
**SIGN AND POST INSTALLATION**  
NOT TO SCALE



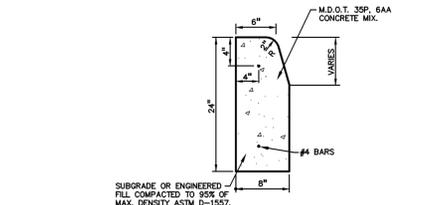
**STANDARD DUTY ASPHALT DETAIL**  
NOT TO SCALE



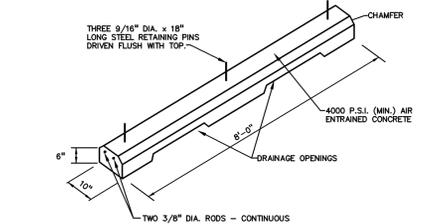
**CONCRETE SIDEWALK**  
NOT TO SCALE



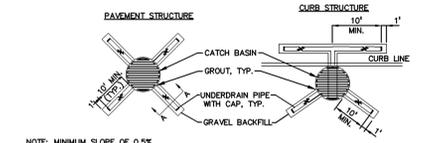
**TYPICAL ROOF CONDUCTOR CONNECTION**  
NOT TO SCALE



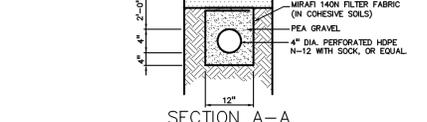
**CONCRETE STRAIGHT CURB**  
NOT TO SCALE



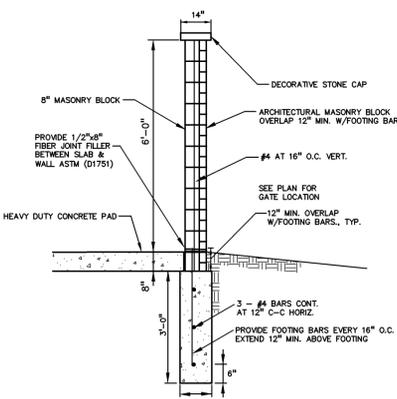
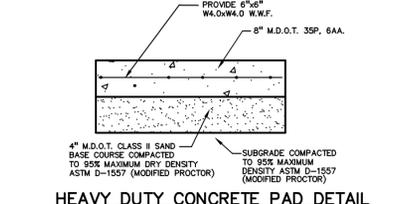
**CONCRETE PARKING BUMPER**  
NOT TO SCALE



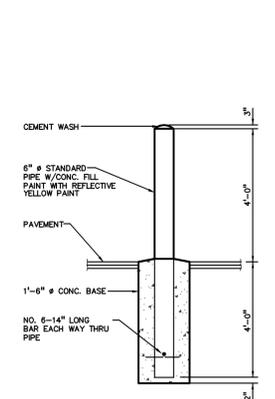
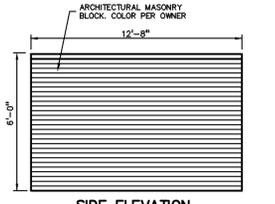
**UNDERDRAIN DETAIL**  
NOT TO SCALE



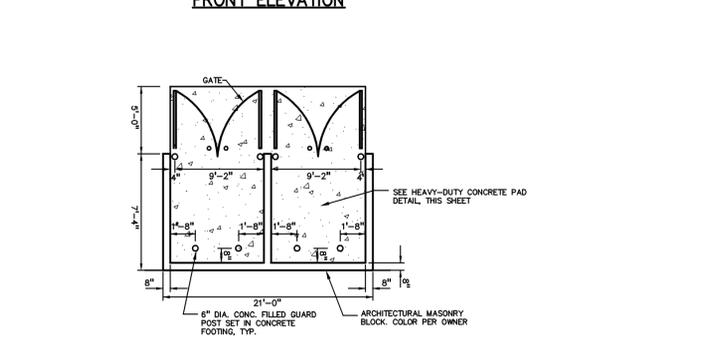
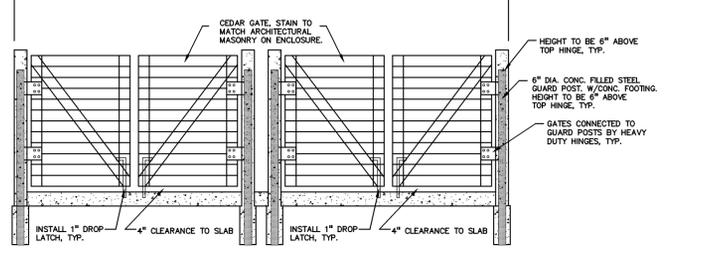
**SYNTHETIC GRASS SURFACE DETAIL**  
NOT TO SCALE



**DUMPSTER ENCLOSURE WALL CROSS SECTION**



**6" DIA. GUARD POST DETAIL**



**DOUBLE DUMPSTER ENCLOSURE DETAIL**

NO.	BY	CHK	DESCRIPTION	DATE

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

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

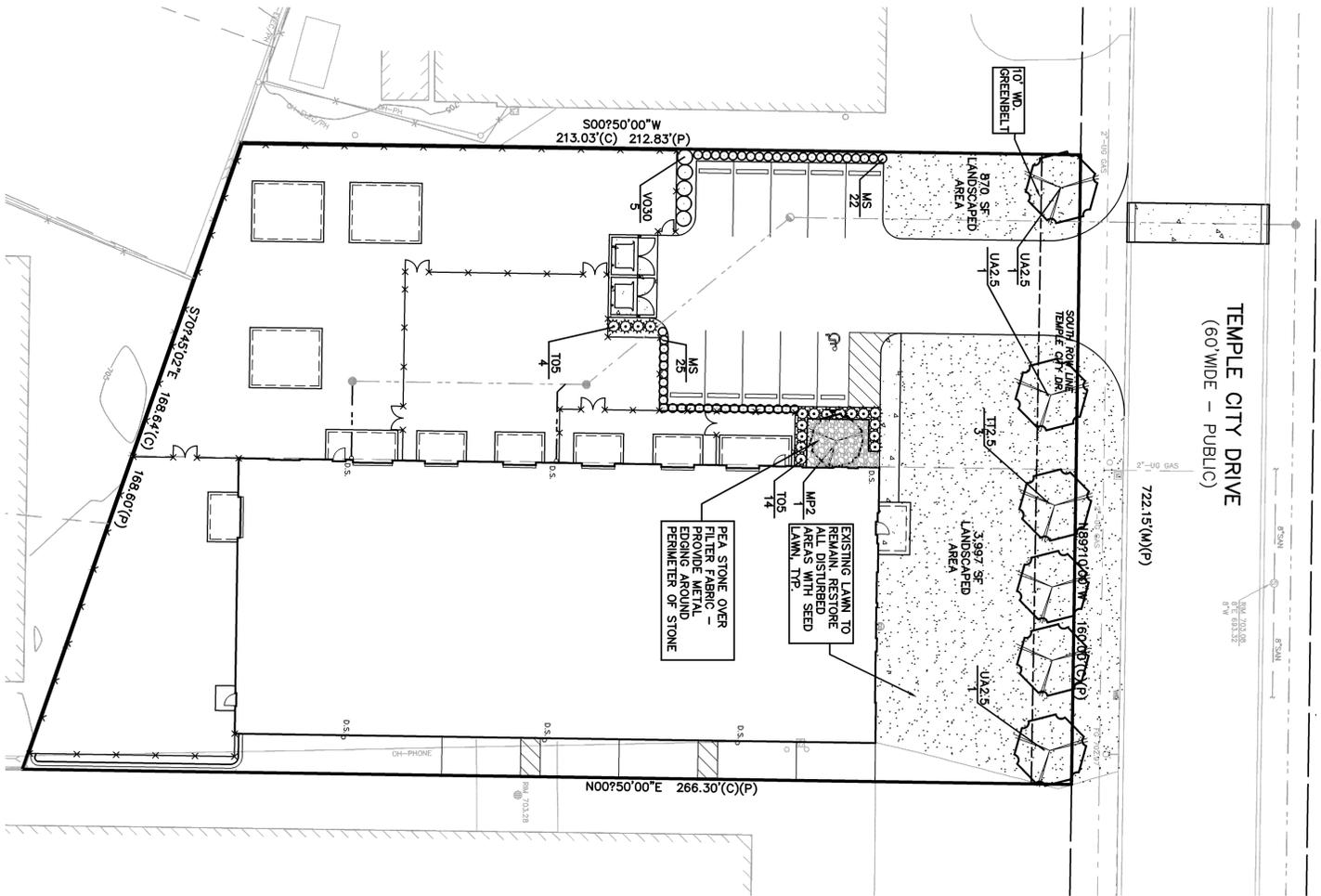
**RITA DUNKER LTD., LLC**  
1022 WATERFALL CIRCLE  
BIRMINGHAM, MI 48409

**NOTES AND DETAILS THE BARKSHIRE**  
1501 TEMPLE CITY DRIVE  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES.	PB	DN	PB	SUR.	KTR	P.M.	SAS
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ORIGINAL  
ISSUE DATE: JULY 12, 2010  
PEA JOB NO. 2010-095  
SCALE: 1" = 20'  
DRAWING NUMBER:  
**P-5.0**

XREF: L:\2010095\DWG\TOP\BASE-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\PSA5-10095.DWG  
XREF: L:\2010095\DWG\SITE PLANS\TLK-10095.DWG



**LANDSCAPE KEY:**

- PROPOSED TREE
- PROPOSED SHRUBS
- EXISTING LAWN WITH SEED LAWN

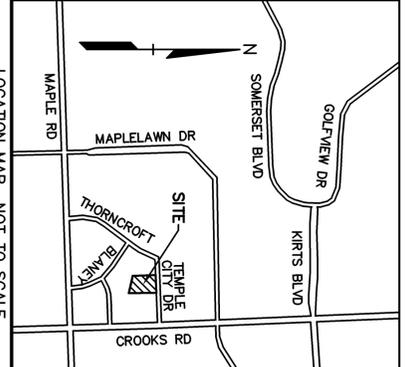
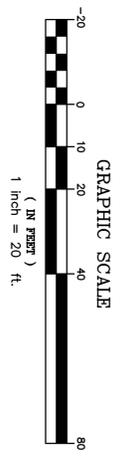
**LANDSCAPE REQUIREMENTS:**  
 TOTAL SITE AREA: 0.88 ACRES  
 ZONING: LIGHT INDUSTRIAL DISTRICT (M-1)  
**SITE LANDSCAPING:**  
 REQUIRED: 10% OF THE SITE AREA SHALL BE LANDSCAPED. (FRONT AND SIDE YARDS ONLY)  
 38,333 SF \* 0.10 = 3,833 SF LANDSCAPED AREA REQUIRED  
 PROVIDED: 4,897 SF OR 12.6% SITE LANDSCAPED AREA (CALCULATION DOES NOT INCLUDE LAND WITHIN GREENBELT, AT REAR OF BUILDING, OR LANDSCAPE AREAS LESS THAN 5' WIDE OR 200 SF)  
 4,897 SF TOTAL LANDSCAPED AREA PROVIDED ON SITE  
**GREENBELT:**  
 REQUIRED: 10' WIDE GREENBELT ALONG ANY PUBLIC STREET  
 1 TREE FOR EVERY 30 LF OF ROAD FRONTAGE  
 TEMPLE CITY DRIVE = 180'  
 180' / 30' = 6 TREES REQUIRED  
 PROVIDED: 10' WIDE GREENBELT ALONG TEMPLE CITY DRIVE FRONTAGE  
 6 TREES  
**TREE PRESERVATION:**  
 THERE ARE NO EXISTING TREES LOCATED ON THE SITE.

**PLANT LIST:**

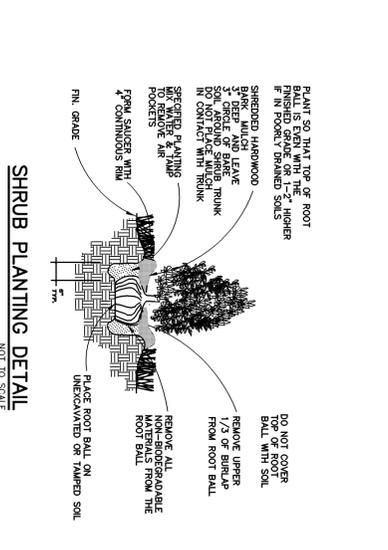
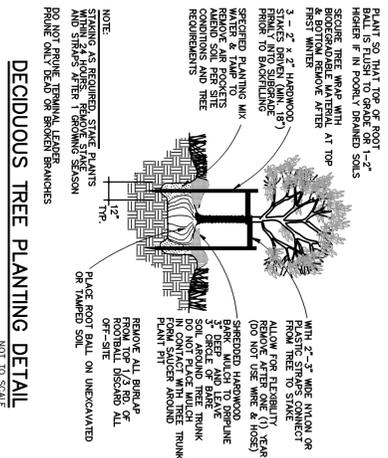
DECIDUOUS TREES			
QUAN.	KEY	COMMON BOTANICAL NAME	SIZE
3	TT2 S	Shining Silver Laburnum	2.5' CAL.
3	UA2 S	Valley Forge American Elm	2.5' CAL.
		<i>Ulmus americana</i> 'Valley Forge'	BBB
ORNAMENTAL TREES			
1	MP2	Parrotia Chinensis	2.0' CAL.
		<i>Parrotia chinensis</i>	Cont.
SHRUBS			
18	TOS	Norfolk Hornbeam	5' HL.
		<i>Fraxinus excelsior</i>	Cont.
5	VO30	Compact Euonymus Candytu Yellow	30" HL.
		<i>Viburnum c. Yellow</i>	Cont.
PERENNIALS			
47	MS	Shiner Mexican Grass	1 Gal.
		<i>Miscanthus sinensis</i> 'Grassblume'	Cont.

**PRELIMINARY COST ESTIMATE:**

QUAN.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ITEM PRICE
6	Deciduous Trees	2.5' CAL.	\$300.00	\$1,800.00
1	Ornamental Tree	2.0' CAL.	\$250.00	\$250.00
47	Perennials	EA	\$12.00	\$564.00
23	Shrubs	30" HL. 5' HL.	\$80.00	\$1,840.00
6	3" Deep Shredded Hardwood Bark Mulch	CY	\$45.00	\$270.00
200	Seed Lawn Restoration	SY	\$3.50	\$700.00
1	Pea Stone over filter fabric w/ metal edging	LUMP	\$600.00	\$600.00
	<b>TOTAL:</b>			<b>\$8,024.00</b>



- GENERAL PLANTING NOTES:**
1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
  2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1-800-482-7171. Any damage or interruption of services shall be the responsibility of the contractor. Contractor shall be held responsible for any damage to other utilities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
  3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurseryman standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade, free of pests and diseases. Plant material shall be installed to the standards of the City of Troy.
  4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
  5. The owner's representative reserves the right to reject any plant material not meeting specifications.
  6. All single stem shade trees to have straight trunks and symmetrical crowns.
  7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
  8. All multi stem trees shall be heavily pruned and have open crowns shall not be accepted.
  9. All trees to have clay or clay loam balls, trees with sand balls WILL BE REJECTED.
  10. Low growing shrubs shall have a minimum spread of twenty-four (24) inches at time of planting.
  11. No mulch/soil is to be used within the drip line of existing trees. Hand grade all lawn areas within the drip line of existing trees.
  12. All tree locations shall be staked by Landscape Architect prior to installation of the plant material.
  13. Install sod in all areas indicated on plan. Sod to be well established, minimal growth, no peat sod will be allowed. Sod being shall consist of the following bluegrass types: 55% berona, 15% meadow, 15% glada, and 15% dabbey or approved equivalent. Acceptance and guarantee notes shall apply to all sod. Sod must be installed completely installed and approved by the Project Representative.
  14. It is mandatory that positive drainage is provided away from from all buildings.
  15. All planting beds shall receive 3" shredded hardwood bark mulch over weed barrier filter fabric, see specifications. Shredded mulch and dead mulch will not be accepted.
  16. All tree pits must be tested for proper drainage prior to planting trees. A drainage system must be installed if planting pit does not drain sufficiently. Required in heavy clay soils.
  17. Contractor will provide finished grade and acreage as necessary to supply all landscaped and lawn areas with 4" composted topsoil.
  18. Acceptance of grading and sod shall be by the Landscape Architect and/or Project Representative. The Contractor shall assume maintenance responsibility for a minimum of one (1) year. Upon final acceptance by Landscape Architect and/or Project Representative, the Owner shall assume all maintenance responsibilities.
  19. All landscaped areas shall be irrigated. The automatic irrigation system shall provide 100% coverage for all landscaped areas.
  20. GUARANTEE OF PLANTS for one (1) year shall begin after acceptance by Landscape Architect and/or Project Representative. The contractor shall guarantee (1) plants following acceptance, replacement shall be without cost to Owner, any dead or unacceptable plants as determined by Project Representative during and at the end of the guarantee period.
  21. All plant material shall be mulched in good condition by mowing, watering, mulching, etc., so as to present a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead material shall be replaced within (1) year or the next appropriate planting season.
  22. See specifications for additional comments, requirements, planting procedures, planting timing, and warranty standards.



**REVISIONS**

No.	BY	CHK	DESCRIPTION	DATE

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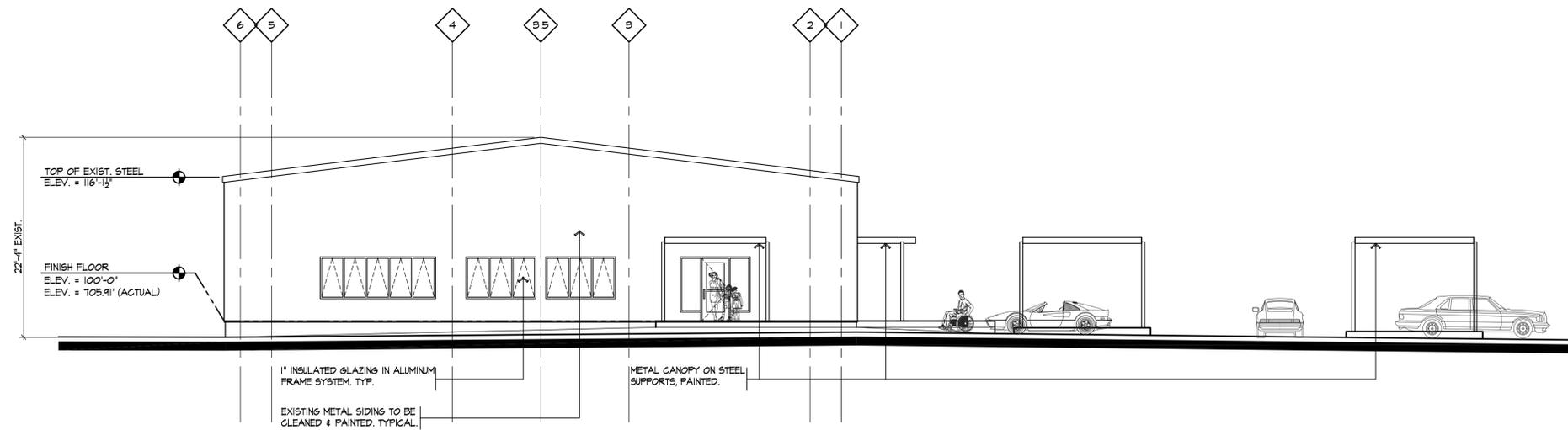
**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct., Suite 100  
 Troy, MI 48063-1872  
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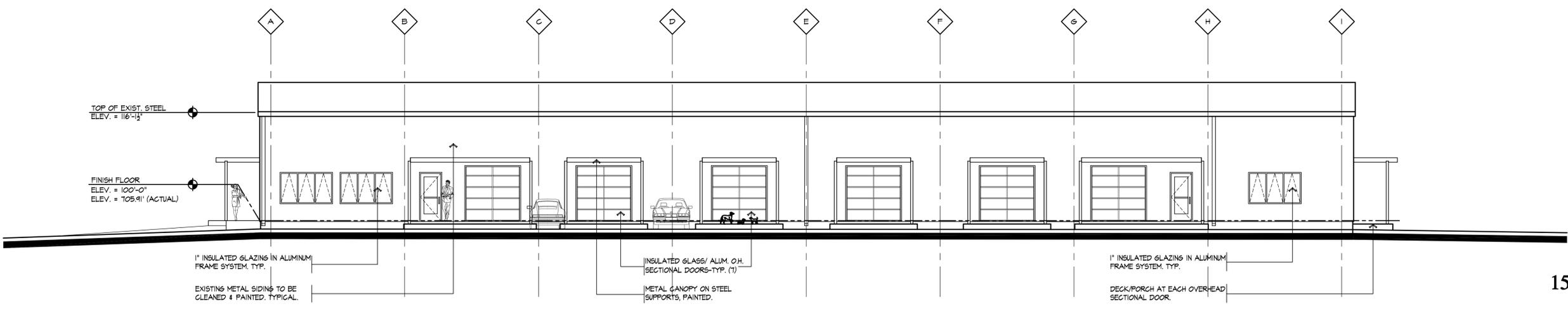
**PRELIMINARY LANDSCAPE PLAN THE BARKSHIRE**  
 1501 TEMPLE CITY DRIVE  
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. PB DN. PB SUR. KTR P.M. SAS

ORIGINAL  
 ISSUE DATE: JUNE 18, 2010  
 PEA JOB NO. 2010-095  
 SCALE: 1" = 20'  
 DRAWING NUMBER:  
**L-1.0**



FRONT (NORTH) ELEVATION



SIDE (WEST) ELEVATION

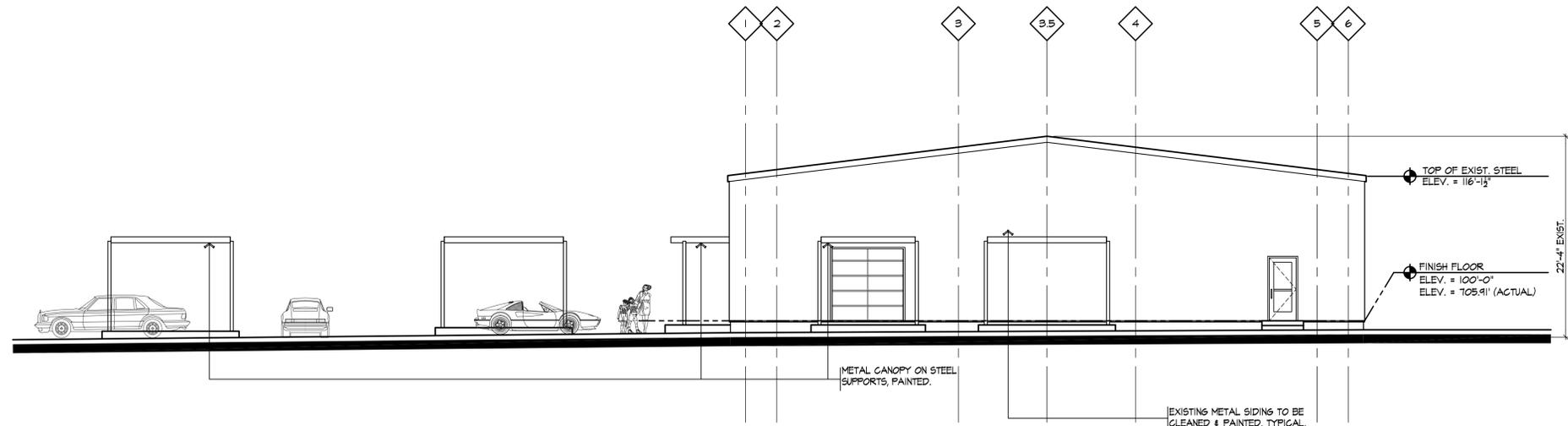
The  
Barkshire

ELEVATIONS

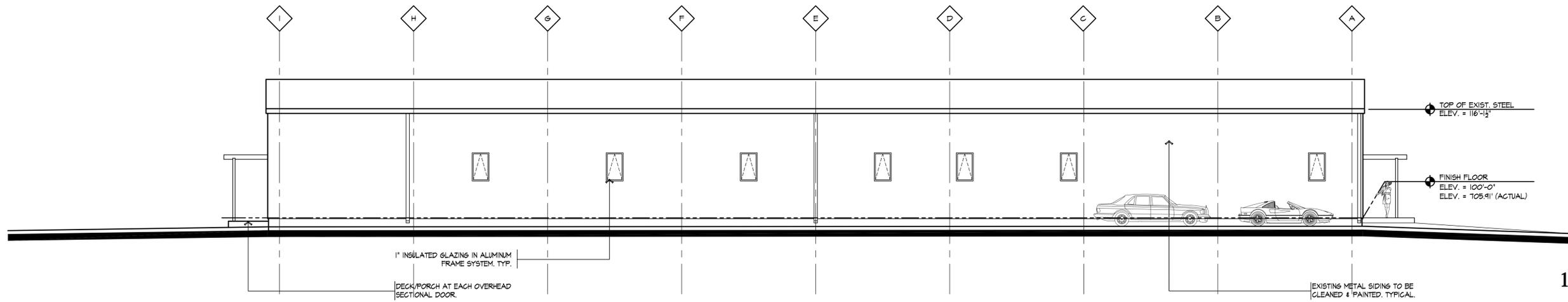
1501 Temple City Drive  
Troy, Michigan

Scale: 1/8" = 1'-0"  
Date: July 9, 2010

Victor Saroki & Associates Architects PC  
430 North Old Woodward Avenue / Birmingham, Michigan 48009  
T: 248.258.5707 F: 248.258.5515



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

The  
Barkshire

ELEVATIONS

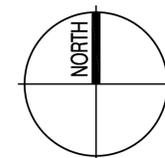
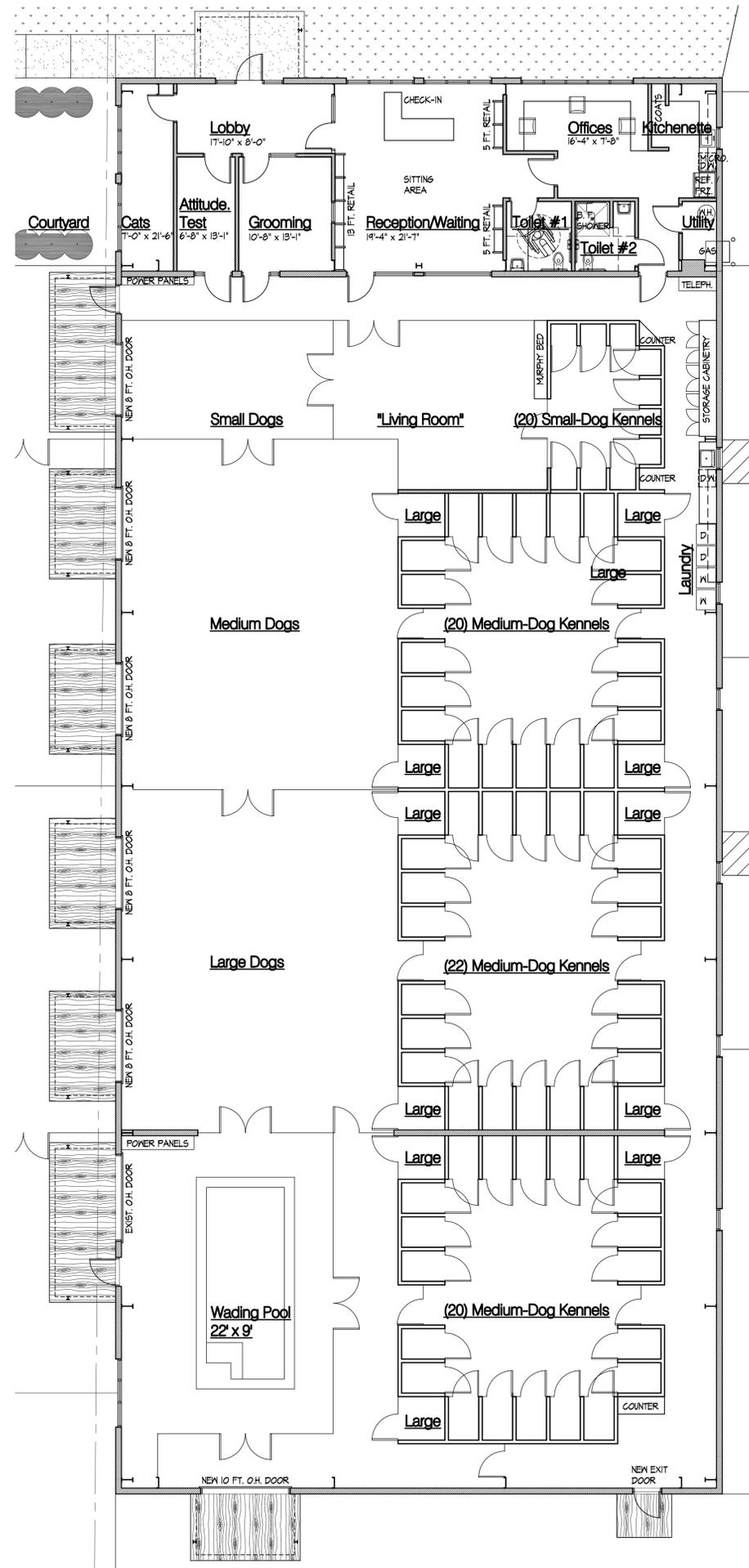
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Victor Saroki & Associates Architects PC

430 North Old Woodward Avenue / Birmingham, Michigan 48009  
T: 248.258.5707 F: 248.258.5515



# The Barkshire

FLOOR PLAN

1501 Temple City Drive  
Troy, Michigan

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

Date: July 9, 2010

Victor Saroki & Associates Architects PC

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