PLANNING COMMISSION
MEETING AGENDA
SPECIAL/STUDY MEETING

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

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

October 22, 2013 **7:00 P.M.** **Council Board Room**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES – October 8, 2013 Regular Meeting

4. PUBLIC COMMENT – For Items Not on the Agenda

5. ZONING BOARD OF APPEALS (ZBA) REPORT

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

7. PLANNING AND ZONING REPORT

POSTPONED ITEMS

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

9. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

OTHER BUSINESS

10. POTENTIAL DEVELOPMENT PROJECT – Hi-Lex Property (1055 W. Square Lake Road), Southwest corner of Square Lake Road and Crooks Road, Section 8, Currently Zoned RC (Research Center) District

11. JOINT PLANNING COMMISSION/CITY COUNCIL MEETING – November 26, 2013

12. PUBLIC COMMENT – Items on Current Agenda

13. PLANNING COMMISSION COMMENT

ADJOURN

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

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 8 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

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

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

2. APPROVAL OF AGENDA

Resolution # PC-2013-10-076
Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-10-077
Moved by: Krent
Seconded by: Kempen

RESOLVED, To approve the minutes of the September 24, 2013 Special/Study meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

POSTPONED ITEM

5. CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Mr. Carlisle said the application was postponed at two prior meetings to give the applicant an opportunity to address some site planning issues as well as concerns expressed by adjacent neighbors. Mr. Carlisle highlighted the revisions to the application since it was last reviewed by the Planning Commission. He recommended approval of the Site Plan and Special Use Request and further recommended that the Planning Commission recommend to City Council approval of the Conditional Rezoning. Mr. Carlisle said any Planning Commission approval of the Site Plan and Special Use Request is contingent upon the City Council granting the Conditional Rezoning. He noted if City Council grants the Conditional Rezoning, the applicant shall address the items as noted in his report, dated September 30, 2013, at Final Site Plan approval.

Present to represent the applicant were Victor Saroki of Victor Saroki and Associates and Andy Wakeland of Giffels Webster. Akram Namou of A&M Hospitality was also present.

Mr. Saroki reviewed the revisions to the site plan. He addressed the actions taken to mitigate concerns expressed by the residents. Mr. Saroki said details are being worked out with Marriott corporate office and committed to the entire first floor of the Fairfield Inn being masonry. Mr. Saroki said they understand that final approval is through City Council and the site plan is conditioned on the items as itemized by the Planning Consultant at Final Site Plan review.

PUBLIC HEARING OPENED

The following people spoke in opposition to the proposed development. Concerns expressed related to employee parking, wetlands, lighting, safety, occupancy rates and home values.

Cynthia Wilsher, 369 E Maple
Sally Wilsher, 350 Redwood
Mary Jo Austin, 242 Redwood
Nick Penchoff, 302 Redwood,
Kay Vavruski, 278 Redwood
Suzanne Ciminelli, 254 Redwood
Mike Davey, 325 Redwood

PUBLIC HEARING CLOSED

There was discussion on:

- Marriott brand hotels.
- Conditions offered by applicant to mitigate concerns of adjacent property owners.
- Photometric Plan; no spillage of lighting.
- Homes for sale in subdivision.
- Wetlands; drainage.
- City revenue.

Mr. Saroki said they would work with the resident on the north end of the proposed development (278 Redwood) to extend the 8 foot concrete privacy fence across the rear yard, should the homeowner desire that.

Resolution # PC-2013-10-078
Moved by: Schultz
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to OM conditional rezoning request, which incorporates Preliminary Site Plan Approval and Special Use Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Stephenson Highway, north of 14 Mile Road (333 Stephenson Highway), within Section 35, being approximately 4.5 acres in size, be granted, subject to the following conditions:

1. Place light pole locations on the site plan;
2. Confirm that there is no building lighting above the first floor on the rear and side elevations, and note such on the photometric plan.
3. Add screen/noise wall detail to plans.
4. Revise elevations to include Fairfield Inn first floor masonry details as part of the final site plan submittal.

Yes: All present (9)

MOTION PASSED

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Belleclaire Estates, 15 units/lots, East of Rochester, North of Wattles, South side of Lamb, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application. Mr. Carlisle said the site plan layout has not changed since the Board granted approval for the original 9 units. The applicant purchased additional property and he is now seeking approval for 15 units. Mr. Carlisle reported the only item to address are the number and location of trees to be planted along Belleclaire Court. Mr. Carlisle said the revised application meets Zoning Ordinance requirements, and it is recommended that the Planning Commission approve the Preliminary Site Condominium application, conditioned on items as itemized in his report dated September 26, 2103.

The petitioner Joseph Maniaci was present.

Resolution # PC-2013-10-079
Moved by: Krent
Seconded by: Schultz

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Belleclaire Estates Site Condominium, 15 units/lots, East of Rochester, North of Wattles, Section 14, currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. That the trees along Belleclaire Court meet Zoning Ordinance requirements.
2. Provide seed mix for detention facility.

Yes: All present (9)

MOTION CARRIED

7. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Brooke View Site Condominium, 9 units/lots, North of Square Lake, West of Dequindre (6308 Evanswood), Section 1, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application. He said the plan is a conventional layout and noted there are no changes in the plan since it was previously approved, but has since expired. He addressed:

- New road design that makes 6232 Evanswood a corner lot.
- 6322 Evanswood should it be developed in the future.
- Applicant seeking sidewalk waiver for portion of required public sidewalk.

Mr. Carlisle recommended the Planning Commission approve the Preliminary Site Condominium application, as conditioned to the requirements outlined in his report dated, September 25, 2013, as part of the Final Site Plan submittal.

Project Engineer Fazal Khan was present to represent the property owner. Mr. Khan said if a sidewalk variance is granted, the corner house could be screened more. He indicated the site plan before the Board this evening shows the required 5 foot sidewalk and asked for the Board's approval.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-10-080
Moved by: Schultz
Seconded by: Edmunds

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Brooke View Site Condominium, 9 units/lots, North of Square Lake, West of Dequindre (6308 Evanswood), Section 1, currently zoned R-1D (One Family Residential) District, be granted, subject to the following:

1. Correct all zoning information on site plan sheet.
2. Include tree preservation details on the Landscape Plan.
3. Engineering and Fire to approve the turnaround as part of Final Site Plan review.
4. Amend site plan to show turnaround.
5. If sidewalk waiver is granted, the applicant shall work with City Staff to identify a satisfactory landscaping treatment in the area of the waived sidewalk.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

8. PUBLIC COMMENTS – For Items on Current Agenda

Daniel Trotta of 1182 Lamb addressed agenda item #6, Belleclaire Estates Site Condominium. He circulated photographs/drawings to express his concerns of potential flooding with the development in relation to his property.

Chair Tagle assured Mr. Trotta that a developer must legally retain water within a development. He urged Mr. Trotta to address his concerns directly with the Engineering Department.

Mr. Savidant said the developer of Belleclaire Estates is still in the audience and heard the concerns expressed by Mr. Trotta. Mr. Savidant reiterated that a development must have no negative impact on adjacent properties.

Jeff Denard of 1256 Lamb confirmed the area has flooding/drainage issues.

9. PLANNING COMMISSION COMMENTS

There were general comments with respect to the MAP conference and Michigan Citizen Planner classes.

Mr. Savidant announced a joint meeting with City Council and the Planning Commission is scheduled on November 26, 2013. The joint meeting will begin at 6:00 p.m. and the regularly scheduled Special/Study session will follow at 7:00 p.m.

The topics for discussion with City Council are:

- City of Troy Master Plan amendments
- Infill development, including residential
- Big Beaver Road development not meeting increased density
- Sober Living Facilities
- Maximum building height in GB General Business District
- Other

The Regular meeting of the Planning Commission adjourned at 8:13 p.m.

Respectfully submitted,

_____
John J. Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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DATE: October 17, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

The petitioner Faith Lutheran Church submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the addition to the Youth Center, a detached Recreation Building and sports fields. The application was considered by the Planning Commission at the July 23, 2013 Special/Study meeting and the September 24, 2013 Special/Study meeting. The item was postponed to the October 22, 2013 Special/Study meeting to provide time for the applicant to revise the site plan and address issues raised at the meetings.

The applicant revised the site plan to reflect comments made by neighbors and the Planning Commission.

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

Attachments:

1. Maps
2. Minutes from July 23, 2013 Planning Commission Special/Study meeting
3. Minutes from September 24, 2013 Planning Commission Special/Study meeting
4. Report prepared by Carlisle/Wortman Associates, Inc.
5. Public Comment

cc: Applicant
File/ SU 409

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PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Resolution # PC-2013-10-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the improvements proposed for Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District be (granted, subject to the following conditions):

1. Hours of field use are limited to no later than 9:00 p.m.
2. Fencing shown on Sheet 1 is binding; Landscape Plan shall be revised to be made consistent with fencing shown on Sheet 1 prior to Final Site Plan Approval.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

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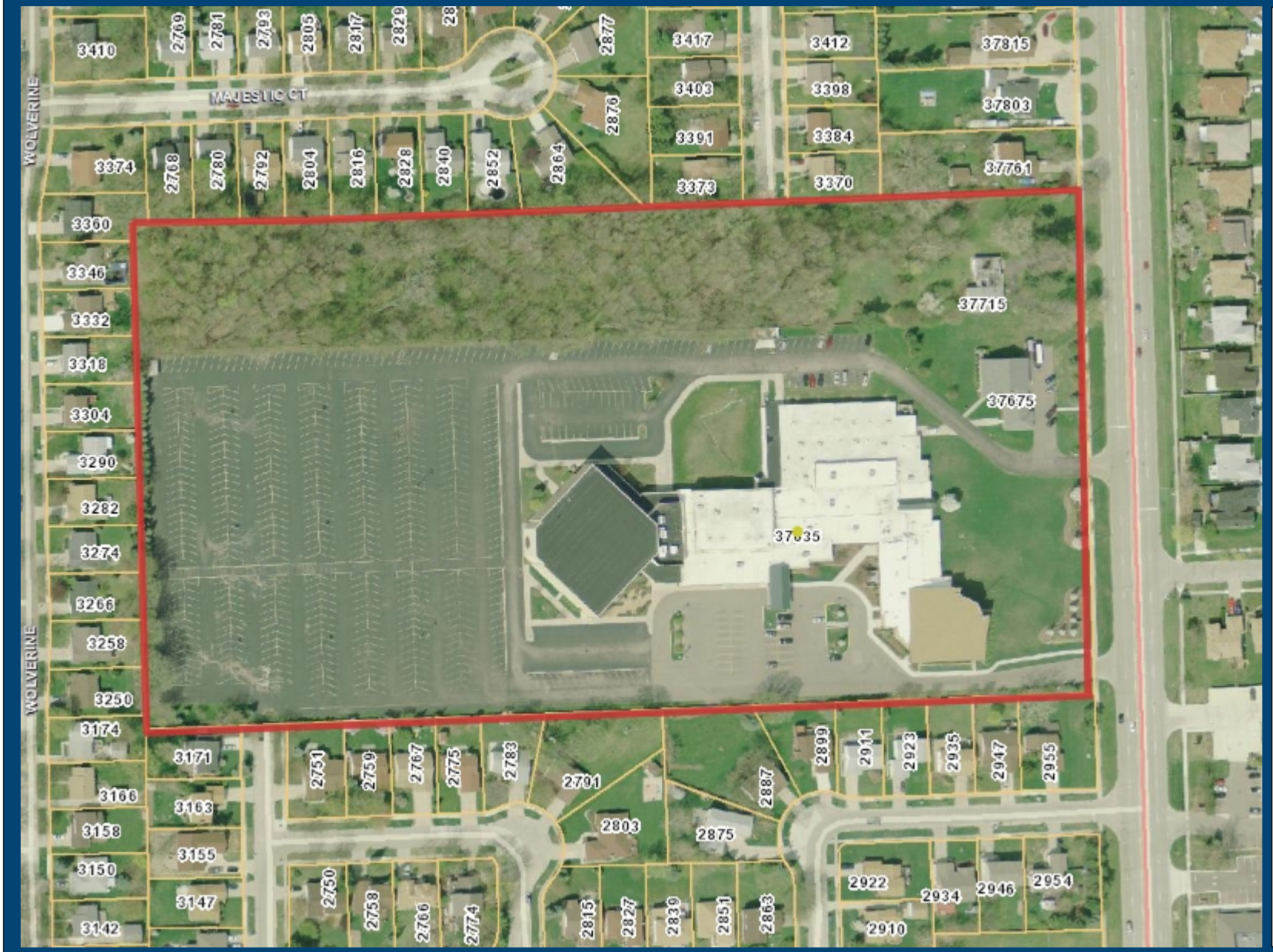
FAITH LUTHERAN CHURCH SU 409

City of Troy Planning Department



Legend:

526 0 263 526 Feet

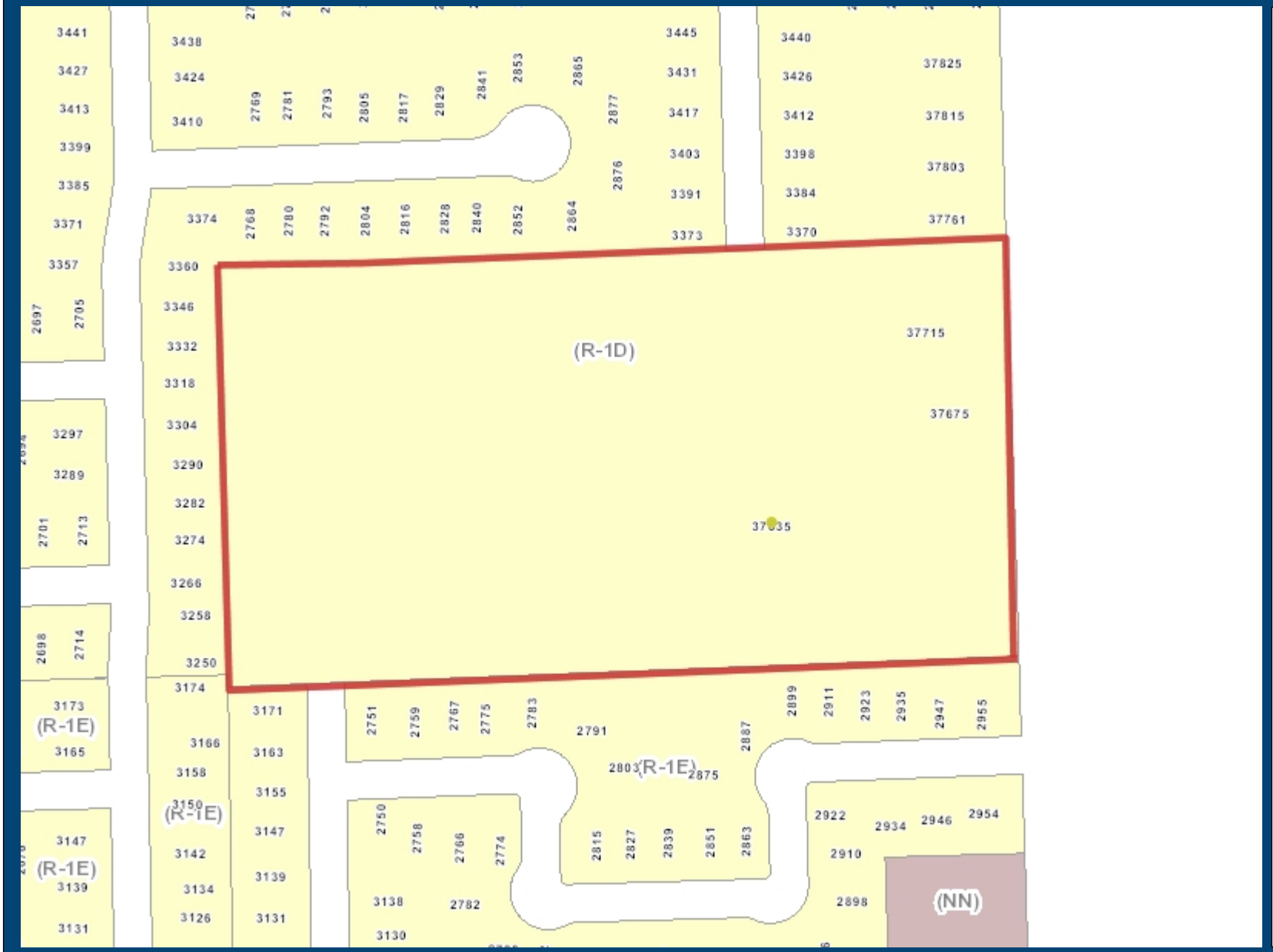
Scale 1: 3,154

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

Printed: 6/19/2013

FAITH LUTHERAN CHURCH SU 409

City of Troy Planning Department



Legend:

Form Based Zoning (Current)

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

631 0 315 631 Feet

Scale 1: 3,784

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

Printed: 6/19/2013

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

8. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the application seeking approval to add a youth center building, indoor recreation building and sports fields. He addressed the proposed screening to mitigate the potential impact on adjacent residential. Mr. Carlisle said a late submittal of a tree inventory lists only types of existing trees; not size or quality. He said the history of previous proposals by the church reveals concerns from adjacent neighbors for the loss of wooded areas within and to the periphery of the site. Mr. Carlisle said consideration should be given whether the preservation of the tree "collar" around the perimeter, or the installation of a wall and new trees, would better mitigate potential impact on adjacent neighbors.

Mr. Carlisle asked the applicant to address the issues cited in his report dated July 11, 2013 prior to the Planning Commission granting Preliminary Site Plan and Special Use approval.

Mr. Savidant said the department received four written correspondences in general opposition of the proposed application. He noted also that the petitioner submitted correspondence relating to the species of trees on site.

There was brief discussion on:
- Environmental protection of area.
- Wall and landscape screening as relates to Zoning Ordinance requirements.

The petitioner, Joseph Casiglia, and Nathan Robinson, the project engineer, were present.

Mr. Casiglia said they propose to continue the existing style of boundary for continuity around the entire perimeter of the property. Mr. Casiglia said there are a number of residential fences along the northern border but not one continuous fence. He said the physical wall would provide protection for the users of the sports fields and adjacent residents.

PUBLIC HEARING OPENED

Richard Beltz, 2422 Kingsbury, present to represent son David Beltz of 3373 Auburn and Mike Bobay of 3370 Auburn. He expressed concerns with the proposed masonry wall being so close to the side yard configurations of the homes on Auburn. Mr. Beltz circulated photographs and an alternative plan for the placement of the wall and landscaped screening.

Kevin Geyer, 2816 Majestic Court, voiced opposition to the masonry wall; he wants to preserve the existing trees and vegetation.

Carol Kiger, 37761 Dequindre, said the site plan does not show the wall and landscaping extending to her property, and asked if it should be. She addressed concerns with noise.

Charles Snell, 2987 Winter, asked the Board to grant approval of the plan as submitted this evening. Mr. Snell said he wanted trees preserved and a landscape buffer for the subdivision that went in behind his property, but the parcel was clear cut for construction.

Mike Bobay, 3370 Auburn, said the wall would have an adverse impact on his property value and recommended an alternate plan as suggested by Mr. Beltz.

Christina Beltz, 3373 Auburn, said she would like the trees to remain because they help buffer sound from various church activities.

PUBLIC HEARING CLOSED

Mr. Carlisle confirmed the petitioner is required to provide and the site plan must reflect the extension of the screening treatment to Dequindre. Mr. Carlisle addressed the differences of screening requirements for a site condominium development and a special use request.

Mr. Robinson said the intent is to clear cut the property and place a masonry wall on the church side of the property line. He addressed the existing tree types with respect to screening and stormwater management. He also addressed the church's desire for the wall as relates to safety and liability, particularly after the hours the sports fields would be used. Mr. Robinson said sports equipment would be mobile and stored in the recreation building when not in use. He said there would be no bleachers.

There was discussion on:

- Type of screening treatment; wall, landscape, combination of both.
- Effectiveness of wall, landscaping as sound barrier.
- Location, placement of wall; i.e., offset from property line; color of wall.
- Maintenance of area around wall if offset from property line.
- Protection of existing trees during construction.
- Aesthetics of area.

Chair Tagle advised the petitioner that a minimum of five affirmative votes are required for approval and with the absence of two Board members, a postponement could be requested until a full board is present.

Mr. Casiglia said he would like to proceed.

After a brief discussion, it was the consensus of the Board to postpone the item so the petitioner could come back with a revised site plan to address the items as discussed. They specifically asked the petitioner to provide additional landscaping for screening, provide a sample (cut sheet) of the masonry wall, submit a full tree survey and revise the site plan to show the full length of the masonry wall to the Dequindre.

Resolution # PC-2013-07-060
Moved by: Schultz
Seconded by: Krent

RESOLVED, To postpone the item to the September 24, 2013 Special/Study meeting.

Yes: All present (7)
Absent: Hutson, Schepke

MOTION CARRIED

8. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the revisions to the site plan relating to the proposed combination 6-foot high masonry wall and landscaping and the preservation of the 20-foot wide tree buffer by the wall and sports field. Mr. Carlisle recommended approval of the Special Use Request and Preliminary Site Plan application contingent upon adding a 6-foot high wall from the southwest corner of 37635 Dequindre, east to the 40-foot setback on Dequindre Road, on the Final Site Plan and limiting the hours of field use to no later than 9:00 p.m.

The petitioner, Joseph Casiglia, and Nathan Robinson, the project engineer, were present.

Mr. Robinson addressed the proposed wall relationship with adjacent properties and the agreement to omit the wall from the two properties on Auburn that have side relationships with the church property.

Mr. Casiglia said he personally met with the residents on Auburn and replied to an email he received from a resident at 2780 Majestic.

There was discussion on:

- Contact with all adjacent property owners; receive input, address concerns.
- Existing underbrush.
- Wall vs landscaping as relates to noise barrier.
- Stormwater management; engineering review revealed no concerns at this time.

PUBLIC HEARING OPENED

Bill Flint of 2220 Michelle, addressed maintenance of existing underbrush.

Colleen Geyer of 2816 Majestic (Lot 268), addressed preservation of natural landscape, diminished property values, would like opportunity to address concerns with church.

Devin Fox of 2512 Waltham, addressed church as property owner.

Mike Bobay of 3370 Auburn, supports revised site plan.

Richard Beltz, spoke on behalf of son David Beltz of 3373 Auburn (also present), supports revised site plan.

Kevin Geyer of 2816 Majestic, would like opportunity to address concerns with church.

Sally Wolgast of 3332 Wolverine, would like opportunity to address concerns with church.

Carol Kiger of 37761 Dequindre, requested masonry wall to continue across her property.

Mike Neher of 3346 Wolverine, would like opportunity to address concerns with church, prefer more buffer.

John McNaughton of 2840 Majestic, expressed how wall might affect his trees and existing fence.

Laurianne Robinson of 2804 Majestic (Lot 269), addressed existing wildlife and potential to flood.

PUBLIC HEARING CLOSED

Discussion continued on:
- Construction of wall in relation to existing vegetation, landscaping.
- Grading, stormwater management.
- Notification to public of Public Hearing.
- Neighborly gesture by church to reach out to all adjacent property owners.
- Concerns relate to visual impact versus sound barrier.

Resolution # PC-2013-09-073
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To postpone the Special Use Approval and Preliminary Site Plan application to the October 22, 2013 Special/Study meeting.

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

MOTION CARRIED

CARLISLE | WORTMAN associates, inc.

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

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

Date: July 11, 2013
September 17, 2013
October 15, 2013

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

Applicant:	Joseph Casiglia
Project Name:	Faith Lutheran Church – Youth Center Addition, Recreation Building, and Sports Fields
Plan Date:	October 10, 2013
Location:	37635 Dequindre Road
Zoning:	R-1D, Single Family Residential
Action Requested:	Preliminary Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

The existing Faith Lutheran Church is seeking approval to add the following facilities to their site on Dequindre Road:

- A 4,000 sq/ft addition to their youth center building;
- A new 3,400 sq/ft indoor recreation building; and
- 2 volleyball courts, 2 soccer fields, 2 baseball fields, and 1 football field.

All improvements are located on the north side of the property. The area where the recreation building and fields are proposed is located on a parcel that was recently purchased by the church. The existing single-family home on this parcel will be demolished, and the existing curb cut on Dequindre will be removed. There are no proposed changes to the existing church building and the site's 764 space

parking lot. The applicant notes that the use of the fields is limited to church member only and will not be open to the general public. The applicant notes that the use of the youth center and recreation building will not be conducted during worship hours and thus the existing site parking can accommodate all existing and proposed uses on site. Places of Worship, and associated uses, are permitted in the R-1D District subject to Special Use approval. As set forth in Section 9.04, the Planning Commission may at its discretion impose additional conditions when it is determined that such increases in standards or additional conditions are required to achieve or assure compatibility with adjacent uses and/or structures or to implement the Master Plan.

Location of Subject Property

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

Size of Subject Property:

The overall size of the subject property is 18.8 acres.

Current Zoning:

The property is currently zoned R-1D, Single-Family Residential

Direction	Zoning	Use
North	R-1D, Single-Family Residential	Single-Family Residential
South	R-1E, Single-Family Residential	Single-Family Residential
East	City of Sterling Heights	Single-Family Residential
West	R-1D, Single-Family Residential	Single-Family Residential

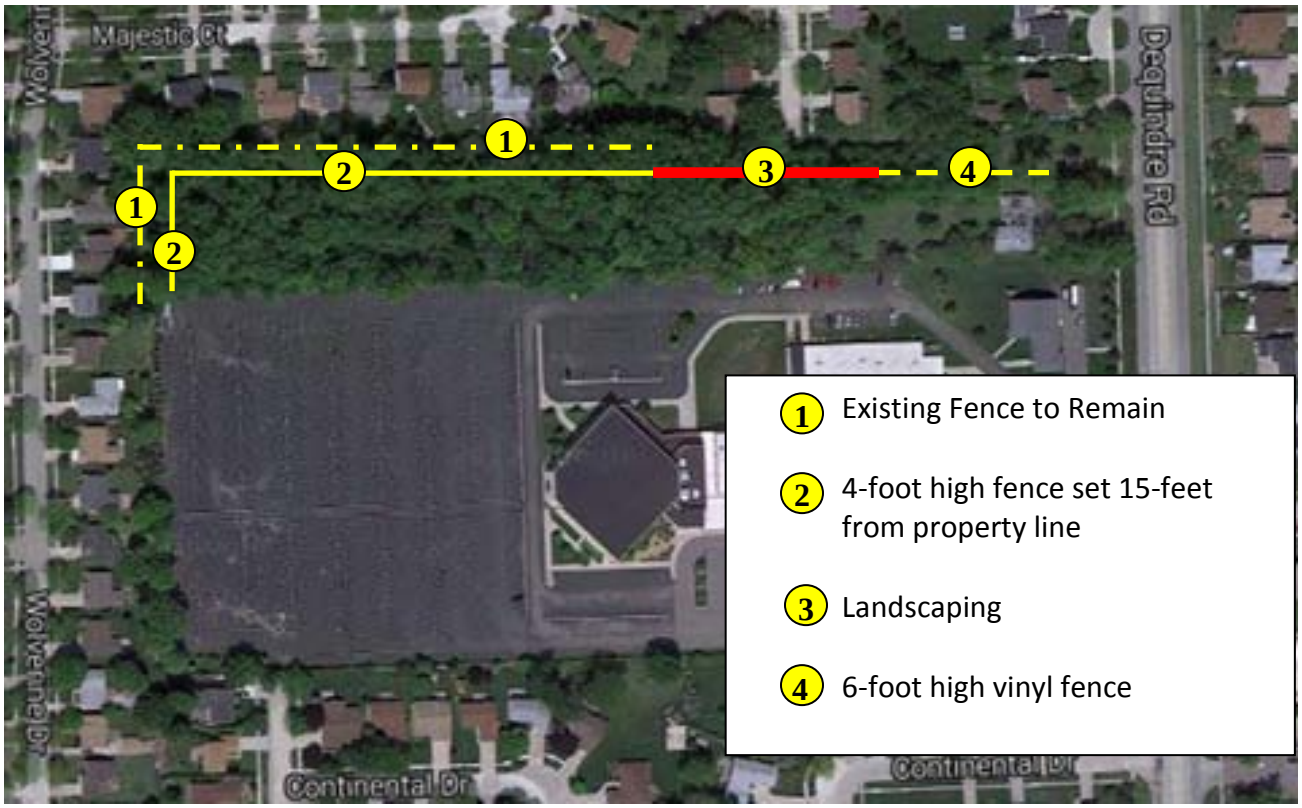
PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission last considered this matter at the September 24, 2013 meeting.
At the meeting, the Planning Commission and neighboring properties discussed:

- Type of screening treatment; wall, landscape, combination of both.
- Effectiveness of wall, landscaping as sound barrier.
- Location, placement of wall; i.e., offset from property line; color of wall.
- Maintenance of area around wall if offset from property line.
- Protection of existing trees during construction.
- Aesthetics of area.

RESUBMITTAL

At the September 24th meeting, the application was continued so that the applicant could meet adjacent neighbors and come to some solution regarding screening. As directed by the Planning Commission the applicant met with adjacent property owners on October 5th. The proposed solution presented by the applicant is a combination of preserving the existing fence(s) on adjacent single-family residential, preserving a 25-foot tree buffer, installation of a new 4-foot high chainlink fence to be set 15-feet from the property line on the Faith Lutheran property, increased landscaping adjacent to Auburn Drive, and a 6-foot high white vinyl fence adjacent to the property that fronts on Dequindre. See graphic below:



Items to be Addressed: *None*

SPECIAL USE

Standards of Approval

Places of Worship, and associated uses, are permitted in the R-1D District subject to Special Use approval. For any special use, according to Section 9.02.D, the Planning Commission shall *"…review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."*

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

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

The proposed use of the property remains a place of worship. By maintaining a tree buffer, providing a new chainlink and vinyl fence, and increased landscaping, the expansion of the use of the property is compatible with adjacent uses.

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

The Master Plan designates the subject site and the surrounding area as single-family residential. The applicant is not altering the primary use of the property. The continuation of the existing use is compatible with the goals and objectives of the City of Troy Master Plan. Furthermore, a primary goal of the Master Plan is the preservation and protection of single-family neighborhoods. As noted, the applicant has made the necessary site plan improvements including tree preservation, increased landscaping, and installation of a fence to mitigate impact upon adjacent properties.

3. ***Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.***

The proposed use of the property remains a place of worship. Adding sports fields and a recreation building should not cause an increase in site traffic.

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

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

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

The site complies with all zoning ordinance standards.

6. **Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.**

The applicant has submitted a tree survey. The applicant proposes to preserve a "tree collar" around between the fields and wall to serve as an additional buffer between the fields and adjacent neighbors. No other site natural features exist. The applicant plans to clean up the underbrush.

7. **Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.**

The applicant has met all Special Use Specific Requirements.

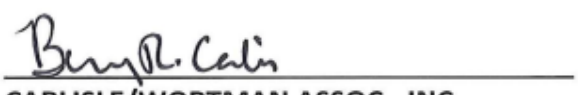
Items to be addressed*: None*.

RECOMMENDATION

We recommend Special Use approval and Preliminary Site Plan approval contingent upon the following conditions:

1. *Hours of field use are limited to no later than 9:00 p.m.*

Sincerely,



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

#225-02-1317

Cc:

HORIZON
ENGINEERING LLC

P.O. Box 182158
Shelby Twp., MI 48318
Phone 586.453.8097
Fax 586.580.0053

October 7, 2013

Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Revised Plans
Special Use Request for #37635 Dequindre Road
"Faith Lutheran Church"
Section 24, City of Troy

Dear City of Troy Planning Department:

The enclosed two (2) sets of Site Plan drawings have been revised in response to the last Planning Commission meeting of September 24th and are being submitted to your office in anticipation of our next meeting with the Planning Commission scheduled for October 22, 2013. The following is a summary of actions taken towards arriving at the current set of plans.

Subsequent to being tabled by the Planning Commission on September 24, 2013, the Applicant issued a letter to each of the seventeen (17) neighbors lying directly adjacent to the proposed development area. These neighbors were invited to attend a meeting held at the church on October 5, 2013, to discuss the project and, specifically, the screening along the shared property line. A copy of the Applicant's letter, as well as certified mail receipts and tracking information is included with this submission.

Of the seventeen (17) invitees, nine (9) were present at the meeting held on October 5th. The attached sign-in sheet indicates those that attended (please note that one gentleman arrived after commencement and did not sign in, hence only eight signatures). It is further noted that it appears that possibly two (2) homes are rentals (owned by out-of-state entities), and that one (1) other home may be abandoned. Although invited to the meeting, attendance by these three (3) owners was not expected. Lastly, it appeared from the discussion that one neighbor was speaking on behalf of three (3) other neighbors that were not able to attend. In summary, it is believed that most of the neighbors were reasonably represented at the meeting.

Discussion consisted of a general synopsis of the project, the Site Plan that had previously been submitted, and the discussions that had taken place during the two past Planning Commission / Public Hearing meetings. Below is a bullet-point listing of each of the topics and decisions made as they relate to the attached revised Site Plans:

- **Property line screening**:
    - It was generally agreed upon by all neighbors that a masonry wall was not acceptable. Some neighbors currently have a chain link fence along the property line and were content with leaving the fence as-is. Those neighbors that did not have a physical barrier were content with having a fence installed. The new chain link fence would essentially fill in the gaps between existing fences, be placed on the property line, be four (4) feet in height, and would run along the west and north property lines of the church property and end at the southwest corner of Lot 235.
    - The owners of Lots 235 and 232 were content with having no physical barrier along the property line.
    - The owner of Lot 234 requested that an opaque barrier be provided and it was agreed upon that a six (6) feet high solid vinyl fence be provided to a point sixty (60) feet from the front property line on Dequindre (approximately in line with the front of their garage where a fence currently exists).
- **Existing trees and vegetation:**
    - It was generally agreed upon that the Applicant's measure to remove and preserve specific trees as indicated on the plans was acceptable as-is.
    - It was also agreed upon that it was <u>not</u> acceptable to leave an undisturbed greenbelt. The neighbors would prefer to have the entire area "cleaned up" (i.e., all underbrush and miscellaneous vegetation removed, all garbage and other debris removed, and gaps between preserved trees filled in with new plantings as previously proposed).

The enclosed revised Site Plan drawings incorporate the above changes. We look forward to presenting the revised plans to the Planning Commission on October 22, 2013, and feel that we have resolved the neighbors' concerns. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: Joseph Casiglia, Executive Pastor

attachments

Faith
Lutheran Church

Bringing Christ to People...
Building Christ Followers

September 26, 2013

Dear Neighbor,

In order for me to better understand your thoughts and concerns about the development of the land on the north end of our property, I am inviting you to attend a meeting on Saturday, October 5, at 10 am in the Chapel at Faith Lutheran Church.

I have heard some of your concerns, but I'm sure not all of them, and I would also like the opportunity to more fully communicate what it is that Faith is hoping to accomplish through the improvement of our property.

I look forward to seeing you on October 5.

Sincerely,

Joe Casiglia
Executive Pastor

Senior Pastor
Warren Arndt

Executive Pastor
Joe Casiglia

Associate Pastors
Paul Arndt
Tony Boos

37635 Dequindre . Troy . MI 48083-5709
Phone: 248.689.4664 Fax: 248.689.1554
faithtroy.org

Faith Lutheran Church of Troy, Neighborhood Meeting
October 5, 2013 10am

Please sign in:

Carol Kiger,
37761 Dequindre Rd., Troy, MI 48083

Michael & Vera Bobay,
3370 Auburn Dr., Troy, MI 48083

David Beltz,
3373 Auburn Dr., Troy, MI 48083

John & Dorothy Cranford,
2876 Majestic, Troy, MI 48083

Abdulaziz Makkiya,
2864 Majestic Ct., Troy, MI 48083

John & Mark Ho & Jane Lin,
2852 Majestic Ct., Troy, MI 48083

John & Beverly McNaughton,
2840 Majestic Ct., Troy, MI 48083

John & Lori Mandarino,
2828 Majestic Ct., Troy, MI 48083

Kevin & Colleen Geyer,
2816 Majestic Ct., Troy, MI 48083

Edward Robinson,
2804 Majestic Ct., Troy, MI 48083

Frederick & Linda Sorrell Trust,
2792 Majestic Ct., Troy, MI 48083

Richard & Kia Zager,
2780 Majestic Ct., Troy, MI 48083

Makram Meawad,
2768 Majestic Ct., Troy, MI 48083

3360 Wolverine, Troy, MI 48083

Michael Neher,
3346 Wolverine Dr., Troy, MI 48083

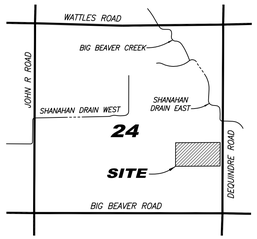
Gerald Wolgast & Sally Seltzer,
3332 Wolverine Dr., Troy, MI 48083

Larry March,
3318 Wolverine Dr., Troy, MI 48083

Solid Privacy

~~Spaced Privacy~~

~~Picket~~



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 10 MINUTES 36 SECONDS EAST 1320.45 FEET ALONG THE EAST LINE OF SECTION 24; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 60.00 ALONG THE NORTH LINE OF "GOLDEN GATE SQUARE SUB." AS RECORDED IN LIBER 163, PAGES 9 AND 10 OF OAKLAND COUNTY RECORDS TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "GOLDEN GATE SQUARE SUB." SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 1245.38 FEET TO THE NORTHWEST CORNER OF SAID "GOLDEN GATE SQUARE SUB." AND THE EAST LINE OF "BEAVER TRAIL SUB." AS RECORDED IN LIBER 130 OF PLATS, PAGES 35 AND 36 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 659.41 FEET ALONG THE EAST LINE OF SAID "BEAVER TRAIL SUB." AND "BEAVER TRAIL SUB. NO. 2" AS RECORDED IN LIBER 134, PAGES 20-23 OF OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS EAST 1244.76 FEET ALONG THE SOUTH LINE OF SAID "BEAVER TRAIL SUB. NO. 2" TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST 659.82 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE DEQUINDRE ROAD TO THE POINT OF BEGINNING.

SITE CRITERIA

- PARCEL SUMMARY:
  - ADDRESS: 37635 DEQUINDRE ROAD
  - PARCEL ID NO.: 20-24-430-006
  - EXISTING ZONING: R-1D (SINGLE FAMILY RESIDENTIAL)
  - ADJACENT ZONINGS: R-1D (NORTH AND WEST), R-1E (SOUTH & S.W.)
  - GROSS AND NET SITE AREA: 821,230 S.F. (18.853 ACRES)
- BUILDING & USE SUMMARY:
  - EXISTING & PROPOSED USE: PLACE OF WORSHIP (CHURCH)
  - TOTAL BUILDING FOOTPRINT AREA:

EXISTING CHURCH:	93,290 S.F. ±
EXISTING YOUTH CENTER:	3,814 S.F.
PROPOSED YOUTH CENTER ADDITION:	4,050 S.F.
PROPOSED RECREATION BUILDING:	3,440 S.F.
TOTAL BUILDING FOOTPRINT AREA = 104,594 S.F. (APPROX.)	

- SETBACK SUMMARY:

BUILDINGS & FIELDS:	REQUIRED:	PROVIDED:
FRONT:	50'	75.6' (MINIMUM, EXISTING)
REAR:	50'	50' (PROPOSED)
SIDE (NORTH):	50'	50' (PROPOSED)

- PARKING SUMMARY:
  - SPACES REQUIRED: 1 SPACE FOR EACH 3 SEATS IN WORSHIP UNIT. 1400 SEATS / 3 = 467 SPACES
  - SPACES PROVIDED: 764 SPACES EXISTING.
  - NOTE: USE AND OCCUPATION OF THE RECREATION BUILDING AND YOUTH CENTER DOES AND SHALL NOT OCCUR DURING WORSHIP SERVICE TIME FOR THE MAIN CHURCH BUILDING. THE PARKING REQUIREMENTS SHOWN ABOVE ARE BASED ON THE MORE RESTRICTIVE SCENARIO OF OCCUPATION OF WORSHIP HALL DURING REGULAR SERVICE TIME.
- LANDSCAPING SUMMARY:
  - LANDSCAPE OPEN SPACE REQUIRED: 20%
  - LANDSCAPE OPEN SPACE PROVIDED: 343,915 S.F./821,230 = 41.9%

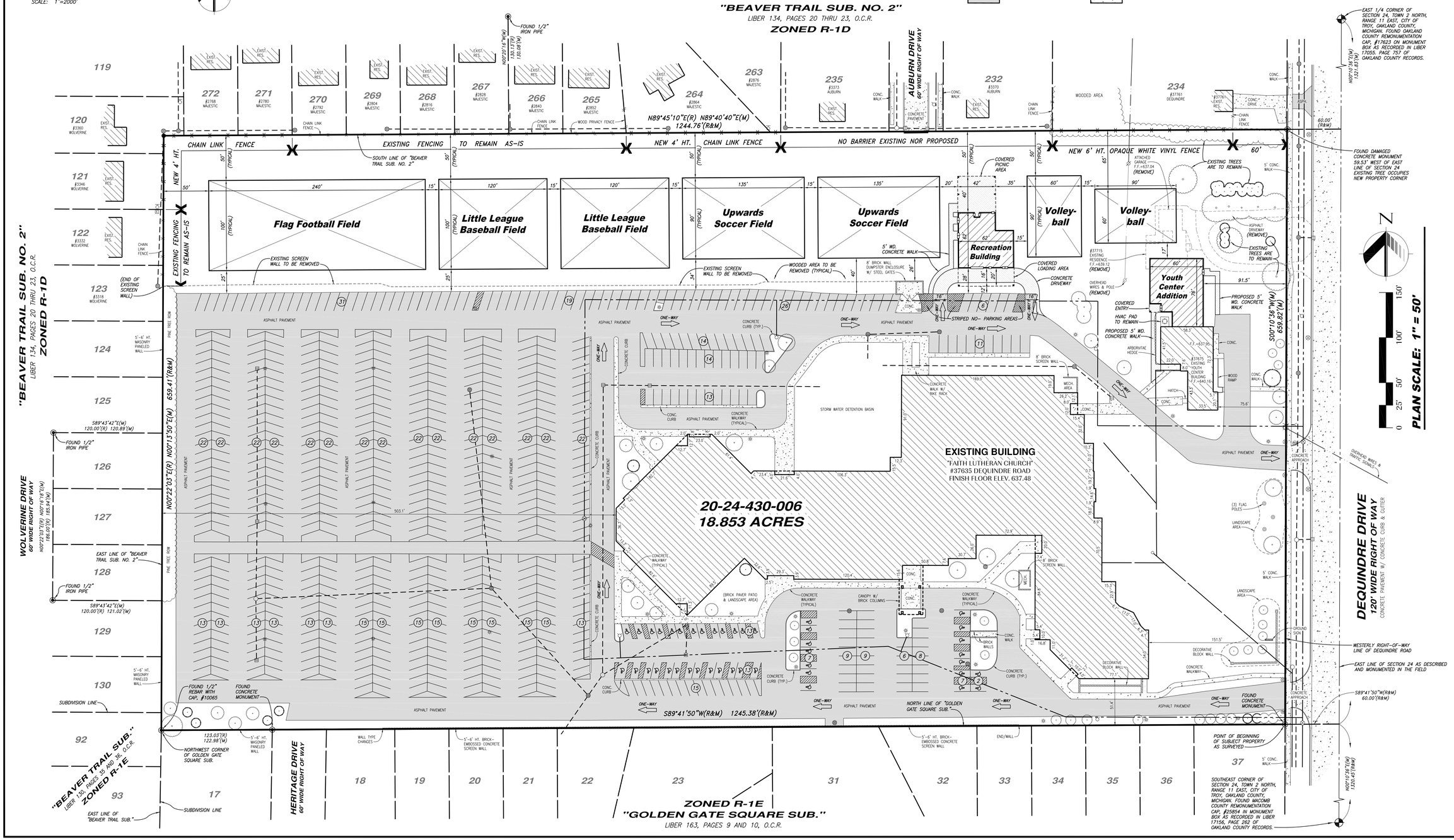
LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- UTILITY RISER
- LIGHT POLE
- SIGN POST
- FLAG POLE
- AIR-CONDITIONING UNIT
- SEWER MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- END OF PIPE
- FIRE HYDRANT
- GATEWELL/WATER SHUTOFF
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- BARRIER-FREE PARKING STALL
- PARKING STALL COUNT
- OVERHEAD LINES
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING TREE LINE TO REMAIN
- EXISTING TREE LINE TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CONCRETE PAVEMENT TO REMAIN

SHEET INDEX

1. SITE PLAN.
2. TREE INVENTORY.
3. TREE PRESERVATION & LANDSCAPE PLAN.
4. PRELIMINARY GRADING & UTILITY PLAN.
5. SITE LIGHTING & PHOTOMETRIC PLAN.

SUPPLEMENTALS:
- TOPOGRAPHIC SURVEY.



REVISIONS:
6-12-13 REVISED PER PLANNING DEPT.
8-26-13 REVISED PER PLANNING COMMISSION.
10-8-13 REVISED PER PLANNING COMMISSION.

CLIENT:
MARK CASCIGNA
FAITH LUTHERAN CHURCH
37635 DEQUINDRE RD.
TROY, MI 48083
(248) 304-4883

JOB NO: 12-156
DATE: 5-24-13
DRAWN BY: N.P.R.

SEAL:

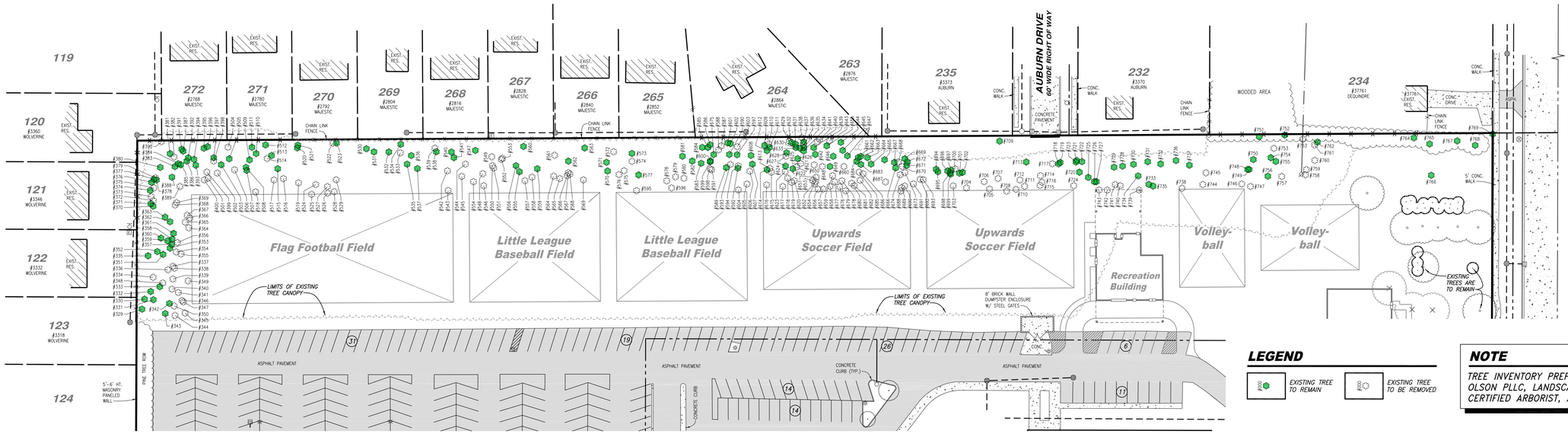
HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24, T2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Site Plan

SHEET: 1 OF: 5

MUNICIPAL REVIEW NUMBERS:



LEGEND

#000 — EXISTING TREE TO REMAIN

#000 — EXISTING TREE TO BE REMOVED

NOTE

TREE INVENTORY PREPARED BY ERIC A. OLSON PLLC, LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST, AUGUST 5, 2013.

Tree #	d.b.h.	Secondary stem(s)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated	Remove?
329	24		*Quercus spp.*	Oak (red family)	fair	- Dead branches	N (size)	NO
330	11		*Tilia americana*	American Linden	good		N (size)	NO
331	11		*Quercus spp.*	Oak (red family)	fair	- Epicormic branching	N (size)	NO
332	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
333	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
334	5	4	*Ulmus americana*	American Elm	fair	- Poor crotch	N (species)	Yes
335	12		*Quercus spp.*	Oak (red family)	good		N (size)	NO
336	12		---	---	dead		N (condition)	Yes
337	10		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
338	4		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
339	14		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
340	4		*Crataegus spp.*	Hawthorn	good			Yes
341	9		*Acer x freemanii*	Red/Silver Maple	good			Yes
342	12		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
343	10		*Acer saccharinum*	Silver Maple	good		N (species)	NO
344	9		*Ulmus americana*	American Elm	good		N (species)	Yes
345	6		*Carya ovata*	Shagbark Hickory	good			Yes
346	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
347	4		---	---	dead		N (condition)	Yes
348	4		*Ulmus americana*	American Elm	fair	- Poor crotch	N (species)	Yes
349	18		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
350	8		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
351	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
352	10		*Acer x freemanii*	Red/Silver Maple	fair	- Contorted crown		NO
353	18		*Acer saccharinum*	Silver Maple	good		N (size)	NO
354	5		*Acer rubrum*	Red Maple	good			Yes
355	7		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
356	17		*Acer saccharinum*	Silver Maple	poor	- Nearly dead	N (size)	Yes
357	5		*Acer x freemanii*	Red/Silver Maple	good			NO
358	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
359	10		*Acer x freemanii*	Red/Silver Maple	good			NO
360	7		*Crataegus spp.*	Hawthorn	good			NO
361	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
362	5		*Tilia americana*	American Linden	good			NO
363	4		*Tilia americana*	American Linden	good			NO
364	4		---	---	dead		N (condition)	Yes
365	11		*Acer x freemanii*	Red/Silver Maple	good		N (size)	Yes
366	6		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
367	12		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
368	11		*Acer x freemanii*	Red/Silver Maple	good		N (size)	Yes
369	16		*Acer saccharinum*	Silver Maple	fair	- Declining	N (size)	Yes
370	8		*Acer x freemanii*	Red/Silver Maple	good			NO
371	14		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
372	5		---	---	dead		N (condition)	Yes
373	7		*Acer x freemanii*	Red/Silver Maple	poor	- Half dead	N (condition)	Yes
374	8		*Acer x freemanii*	Red/Silver Maple	good			Yes
375	20		*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
376	10		*Acer x freemanii*	Red/Silver Maple	good			NO
377	10	5	*Acer x freemanii*	Red/Silver Maple	good			NO
378	13		*Acer saccharinum*	Silver Maple	good		N (size)	NO
379	8		---	---	dead		N (condition)	Yes
380	5		*Acer saccharinum*	Silver Maple	fair	- Leaning	N (species)	NO
381	5		*Acer x freemanii*	Red/Silver Maple	fair	- Contorted crown		NO
382	13	9	---	---	dead		N (condition)	Yes
383	9		*Acer x freemanii*	Red/Silver Maple	fair	- Epicormic branching		NO
384	14		*Acer saccharinum*	Silver Maple	good		N (size)	NO
385	5		*Acer saccharinum*	Silver Maple	fair	- Epicormic branching	N (species)	NO
386	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
387	20		*Acer saccharinum*	Silver Maple	good		N (size)	NO
388	14		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
389	6		*Acer x freemanii*	Red/Silver Maple	good			Yes
390	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
391	4		*Acer x freemanii*	Red/Silver Maple	good			NO
392	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
393	13		*Acer saccharinum*	Silver Maple	good		N (size)	NO
394	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
395	8		*Acer saccharinum*	Silver Maple	good		N (species)	NO
396	5		*Acer x freemanii*	Red/Silver Maple	good			NO
397	11		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
398	9		---	---	dead	- Falling over	N (condition)	Yes
399	8		*Acer x freemanii*	Red/Silver Maple	good			Yes
400	17		---	---	dead		N (condition)	Yes
501	14		*Acer x freemanii*	Red/Silver Maple	good		N (size)	Yes
502	10		*Acer x freemanii*	Red/Silver Maple	good			Yes
503	20		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
504	16		*Acer saccharinum*	Silver Maple	fair	- Dead branches	N (size)	Yes
505	6		*Acer x freemanii*	Red/Silver Maple	good			NO
506	13		---	---	dead		N (condition)	Yes
507	9		*Acer saccharinum*	Silver Maple	good		N (species)	NO
508	16		*Acer saccharinum*	Silver Maple	good		N (size)	NO
509	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
510	6		*Acer saccharinum*	Silver Maple	good		N (species)	NO
511	16		*Acer saccharinum*	Silver Maple	good		N (size)	NO
512	20		*Acer saccharinum*	Silver Maple	good		N (size)	NO
513	17		*Acer saccharinum*	Silver Maple	fair	- Contorted crown	N (size)	NO

Tree #	d.b.h.	Secondary stem(s)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated	Remove?
514	15		---	---	dead		N (condition)	Yes
515	10		*Acer saccharinum*	Silver Maple	good		N (species)	NO
516	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
517	19		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
518	20		*Acer saccharinum*	Silver Maple	fair	- Declining	N (size)	Yes
519	4		*Crataegus spp.*	Hawthorn	fair	- Rot in trunk		Yes
520	7		*Tilia americana*	American Linden	good			NO
521	8		*Tilia americana*	American Linden	fair	- Contorted crown		NO
522	10	10	*Tilia americana*	American Linden	fair	- Poor crotch and contorted crown		Yes
523	31		*Acer saccharinum*	Silver Maple	good		N (size)	NO
524	16		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
525	5		*Ulmus americana*	American Elm	good		N (species)	Yes
526	17		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
527	8		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
528	7		*Ulmus americana*	American Elm	good		N (species)	Yes
529	9		*Tilia americana*	American Linden	fair	- Leaning		Yes
530	14	4/3	*Tilia americana*	American Linden	fair		N (size)	NO
531	4		*Acer x freemanii*	Red/Silver Maple	good			NO
532	15		*Carya ovata*	Shagbark Hickory	good		N (size)	NO
533	23		*Acer saccharinum*	Silver Maple	poor	- Severe rot throughout trunk	N (size)	Yes
534	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
535	14		*Acer saccharum*	Sugar Maple	good		N (size)	NO
536	19		*Acer saccharinum*	Silver Maple	good		N (size)	NO
537	20		*Quercus spp.*	Oak (white family)	good		N (size)	NO
538	15		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
539	13	12	*Acer x freemanii*	Red/Silver Maple	fair	- Poor crotch	N (size)	Yes
540	14	4	*Acer saccharinum*	Silver Maple	good		N (size)	NO
541	18		*Acer saccharinum*	Silver Maple	fair	- Leaning	N (size)	NO
542	10	10	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	Yes
543	18		*Acer saccharinum*	Silver Maple	poor	- Top missing	N (size)	Yes
544	8	4	*Tilia americana*	American Linden	fair	- Fallen tree(s) leaning on it		Yes
545	11		---	---	dead	- Falling over	N (condition)	Yes
546	21		*Acer saccharinum*	Silver Maple	poor	- Severe decline	N (size)	Yes
547	5	4	*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
548	11		*Ulmus americana*	American Elm	fair	- Declining	N (size)	Yes
549	8		---	---	dead		N (condition)	Yes
550	6		*Tilia americana*	American Linden	poor	- Being knocked over by fallen tree(s)	N (condition)	Yes
551	11		---	---	dead		N (condition)	Yes
552	11		---	---	dead		N (condition)	Yes
553	14	2/2	---	---	dead		N (condition)	Yes
554	5		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
555	20		*Tilia americana*	American Linden	good		N (size)	NO
556	6		*Tilia americana*	American Linden	fair	- Poor crotch		NO
557	17		*Populus deltoides*	Cottonwood	good		N (size)	Yes
558	20		*Acer saccharum*	Sugar Maple	good		N (size)	Yes
559	8		*Quercus spp.*	Oak (red family)	good			NO
560	10		*Tilia americana*	American Linden	good			NO
561	11		---	---	dead		N (condition)	Yes
562	4		*Acer saccharum*	Sugar Maple	good			NO
563	4		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
564	6		*Tilia americana*	American Linden	fair	- Contorted crown		Yes
565	12		*Tilia americana*	American Linden	good		N (size)	Yes
566	12		*Prunus serotina*	Black Cherry	fair	- Contorted crown	N (size)	Yes
567	4		---	---	dead		N (condition)	Yes
568	4		*Tilia americana*	American Linden	poor	- Being knocked over by fallen tree(s)	N (condition)	Yes
569	14	12/3	*Tilia americana*	American Linden	fair	- Poor crotch	N (size)	Yes
570	11	8/5	*Tilia americana*	American Linden	good		N (size)	NO
571	15		*Acer saccharinum*	Silver Maple	good		N (size)	NO
572	8	6	*Acer negundo*	Boxelder	fair	- Poor crotch and contorted crown	N (species)	Yes
573	4		*Acer saccharinum*	Silver Maple	fair		N (species)	NO
574	8		---	---	dead		N (condition)	Yes
575	12		*Acer saccharinum*	Silver Maple	fair	- Rot in trunk	N (size)	Yes
576	15	4	*Acer saccharinum*	Silver Maple	good		N (size)	Yes
577	25		*Acer saccharinum*	Silver Maple	good		N (size)	NO
578	20		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
579	12		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
580	20		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
581	5		*Ulmus americana*	American Elm	good		N (species)	NO
582	10		*Ulmus americana*	American Elm	fair	- Leaning	N (species)	NO
583	6		*Ulmus americana*	American Elm	good		N (species)	NO
584	11		*Ulmus americana*	American Elm	fair	- Leaning	N (size)	NO
585	6		*Ulmus americana*	American Elm	good		N (species)	NO
586	16	8	*Ulmus americana*	American Elm	good		N (size)	NO
587	8	5	---	---	dead		N (condition)	Yes
588	7		---	---	dead		N (condition)	Yes
589	5		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
590	10		*Acer x freemanii*	Red/Silver Maple	good			NO
591	4		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	Yes
592	7		*Ulmus americana*	American Elm	good		N (species)	NO
593	22		*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
594	5		---	---	dead		N (condition)	Yes
595	4		*Prunus serotina*	Black Cherry	fair	- Contorted crown		Yes
596	4		*Acer saccharum*	Sugar Maple	fair	- Declining		Yes
597	4		*Ulmus americana*	American Elm	good		N (species)	NO
598	7		*Ulmus americana*	American Elm	good		N (species)	Yes

Tree #	d.b.h.	Secondary stem(s)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated	Remove?
599	9		*Ulmus americana*	American Elm	good		N (species)	NO
600	6		*Ulmus americana*	American Elm	fair	- Leaning	N (species)	NO
601	4		*Ulmus americana*	American Elm	good		N (species)	NO
602	19		*Acer saccharinum*	Silver Maple	good		N (size)	NO
603	15	9/5/4	*Ulmus americana*	American Elm	fair	- Poor crotch and contorted crown	N (size)	Yes
604	4		*Ulmus americana*	American Elm	fair	- Epicormic branching	N (species)	Yes
605	10		*Ulmus americana*	American Elm	good		N (species)	Yes
606	4		*Ulmus americana*	American Elm	good		N (species)	Yes
607	6		*Ulmus americana*	American Elm	good		N (species)	NO
608	5		*Ulmus americana*	American Elm	good		N (species)	NO
609	5		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
610	18	15/5/4	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
611	5		*Acer x freemanii*	Red/Silver Maple	good			NO
612	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
613	10		*Acer x freemanii*	Red/Silver Maple	fair	- Rot in trunk		Yes
614	11		*Acer x freemanii*	Red/Silver Maple	good		N (size)	NO
615	14	12	*Acer saccharinum*	Silver Maple	fair	- Rot in trunk	N (size)	Yes
616	12		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
617	7		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
618	15		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
619	12		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
620	12		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
621	10		*Acer saccharinum*	Silver Maple	fair	- Scarred trunk	N (species)	Yes
622	7		*Acer saccharinum*	Silver Maple	good		N (species)	NO
623	4		*Acer x freemanii*	Red/Silver Maple	good			Yes
624	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
625	8		*Acer x freemanii*	Red/Silver Maple	fair	- Scarred trunk & epicormic branching		Yes
626	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
627	4		---	---	dead		N (condition)	Yes
628	9		*Acer x freemanii*	Red/Silver Maple	fair	- Epicormic branching		NO
629	21		*Acer saccharinum*	Silver Maple	fair	- Poor crotch and contorted crown	N (size)	Yes
630	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
631	4		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
632	4		*Acer x freemanii*	Red/Silver Maple	good			NO
633	10		*Acer saccharinum*	Silver Maple	good		N (species)	NO
634	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
635	6		*Acer saccharinum*	Silver Maple	good		N (species)	NO
636	4		---	---	dead		N (condition)	Yes
637	5		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
638	14	11	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
639	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
640	12	9	*Acer saccharinum*	Silver Maple	fair	- Poor crotch and contorted crown	N (size)	Yes
641	10	9/4	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	Yes
642	13	9	*Acer saccharinum*	Silver Maple	good		N (size)	NO
643	12	10/6	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
644	15		*Ulmus americana*	American Elm	fair	- Contorted crown	N (size)	NO
645	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
646	13		*Acer saccharinum*	Silver Maple	good		N (size)	NO
647	16		*Acer saccharinum*	Silver Maple	good		N (size)	NO
648	13		*Acer x freemanii*	Red/Silver Maple	fair	- Scarred trunk	N (size)	Yes
649	10		*Acer saccharinum*	Silver Maple	good		N (species)	NO
650	5		---	---	dead		N (condition)	Yes
651	5	3	*Acer saccharinum*	Silver Maple	fair	- Smallest stem dead	N (species)	Yes
652	12		*Acer saccharinum*	Silver Maple	fair	- Rot in trunk	N (size)	Yes
653	4		*Ulmus americana*	American Elm	good		N (species)	Yes
654	11	11	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
655	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
656	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
657	4		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
658	9		*Acer saccharinum*	Silver Maple	fair	- Epicormic branching	N (species)	Yes
659	11		*Acer saccharinum*	Silver Maple	fair	- Scarred trunk	N (size)	Yes
660	9	5	*Acer x freemanii*	Red/Silver Maple	fair	- Smallest stem dead		Yes
661	4		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
662	9		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
663	19		*Acer saccharinum*	Silver Maple	good		N (size)	NO
664	6		*Ulmus americana*	American Elm	good		N (species)	NO
665	8		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
666	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
667	5		*Ulmus americana*	American Elm	good		N (species)	NO
668	13	12/12/10	*Acer saccharinum*	Silver Maple	fair	- Smallest stem dead	N (size)	Yes
669	20	4	*Acer saccharinum*	Silver Maple	good		N (size)	NO
670	4		---	---	dead		N (condition)	Yes
671	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
672	7		*Ulmus americana*	American Elm	good		N (species)	NO
673	12	5	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
674	16		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
675	4		*Ulmus americana*	American Elm	good		N (species)	NO
676	14		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
677	5		---	---	dead		N (condition)	Yes
678	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
679	6		*Acer saccharinum*	Silver Maple	fair	- Leaning	N (species)	Yes
680	15		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
681	5		*Acer saccharinum*	Silver Maple	fair	- Scarred trunk	N (species)	Yes
682	6		---	---	dead		N (condition)	Yes
683	7		*Acer saccharinum*	Silver Maple	fair	- Epicormic branching	N (species)	NO

Tree #	d.b.h.	Secondary stem(s)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated	Remove?
684	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
685	13		*Acer saccharinum*	Silver Maple	fair	- Epicormic branching	N (size)	Yes
686	11		*Acer saccharinum*	Silver Maple	fair	- Crack in trunk	N (size)	Yes
687	9	7	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	Yes
688	6		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
689	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
690	15	14/8	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
691	7		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
692	12		*Acer saccharinum*	Silver Maple	good		N (size)	NO
693	7		---	---	dead		N (condition)	Yes
694	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
695	5	4/2	*Acer saccharinum*	Silver Maple	good		N (species)	NO
696	5		*Acer saccharinum*	Silver Maple	fair	- Contorted crown	N (species)	NO
697	6		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
698	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
699	6		*Acer saccharinum*	Silver Maple	good		N (species)	NO
700	18	18	*Populus deltoides*	Cottonwood	fair	- Poor crotch	N (size)	Yes
701	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
702	21		*Populus deltoides*	Cottonwood	fair	- Sparse crown	N (size)	NO
703	9		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
704	5		*Acer saccharinum*	Silver Maple	fair	- Scarred trunk	N (species)	Yes
705	6		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
706	7	3	*Acer saccharinum*	Silver Maple	good		N (species)	Yes
707	4		*Ulmus americana*	American Elm	good		N (species)	Yes
708	14	12/8	---	---	dead		N (condition)	Yes
709	19		*Acer saccharinum*	Silver Maple	good		N (size)	NO
710	4		*Ulmus americana*	American Elm	good		N (species)	Yes
711	11		*Acer saccharinum*	Silver Maple	good		N (size)	Yes
712	4		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
713	10	7	*Acer saccharinum*	Silver Maple	good		N (species)	NO
714	5		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
715	7		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
716	4		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
717	5		*Acer saccharinum*	Silver Maple	fair	- Leader missing	N (species)	Yes
718	4		*Acer saccharinum*	Silver Maple	good		N (species)	NO
719	7		*Acer saccharinum*	Silver Maple	good		N (species)	NO
720	5		*Acer x freemanii*	Red/Silver Maple	good			NO
721	5		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
722	5		*Rhamnus cathartica*	Common Buckthorn	good		N (species)	NO
723	8		*Acer x freemanii*	Red/Silver Maple	good			NO
724	9		*Acer x freemanii*	Red/Silver Maple	good			Yes
725	5		*Populus deltoides*	Cottonwood	good		N (species)	NO
726	6		*Acer saccharinum*	Silver Maple	good		N (species)	NO
727	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
728	7		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
729	6		*Crataegus spp.*	Hawthorn	fair	- Leaning		NO
730	4		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
731	4		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	NO
732	4		*Rhamnus cathartica*	Common Buckthorn	good		N (species)	NO
733	5		*Ulmus americana*	American Elm	good		N (species)	NO
734	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
735	4		*Ulmus americana*	American Elm	good		N (species)	NO
736	4	4/2/2	*Rhamnus cathartica*	Common Buckthorn	fair	- Epicormic branching	N (species)	NO
737	8		*Ulmus americana*	American Elm	good		N (species)	NO
738	4		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	Yes
739	4		*Ulmus americana*	American Elm	good		N (species)	Yes
740	7		*Acer saccharinum*	Silver Maple	good		N (species)	NO
741	4	2	*Rhamnus cathartica*	Common Buckthorn	poor	- Top broken	N (species)	Yes
742	6		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
743	6		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
744	5	5	*Rhamnus cathartica*	Common Buckthorn	fair	- Poor crotch	N (species)	Yes
745	4		*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	Yes
746	8		*Acer saccharinum*	Silver Maple	good		N (species)	Yes
747	4		*Ulmus americana*	American Elm	good		N (species)	Yes
748	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
749	10		*Acer saccharinum*	Silver Maple	good		N (species)	NO
750	11		*Acer saccharinum*	Silver Maple	good		N (size)	NO
751	6		*Ulmus americana*	American Elm	good		N (species)	NO
752	6	4	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	NO
753	7	5	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	Yes
754	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
755	5		*Ulmus americana*	American Elm	fair	- Contorted crown	N (species)	NO
756	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
757	11	9/etc.	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (size)	Yes
758	4	4/4	*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	Yes
759	7	6/6	*Rhamnus cathartica*	Common Buckthorn	fair	- Contorted crown	N (species)	Yes
760	4		*Ulmus americana*	American Elm	poor	- Gnarled and vine-choked	N (species)	Yes
761	4	4/3	*Acer saccharinum*	Silver Maple	fair	- Poor crotch	N (species)	Yes
762	5		*Acer saccharinum*	Silver Maple	good		N (species)	NO
763	6	5/5/3/3	*Acer saccharinum*	Silver Maple	fair	- Growing into overhead utility lines	N (species)	Yes
764	4		*Morus spp.*	Mulberry	good			NO
765	9		*Picea glauca*	White Spruce	fair	- Dead branches		NO
766	12	7	*Pinus sylvestris*	Scotch Pine	good		N (size)	NO
767	9		*Ulmus pumila*	Siberian Elm	fair	- Declining	N (species)	NO
768	5		*Picea glauca*	White Spruce	good			NO
769	21		*Acer saccharinum*	Silver Maple	good		N (size)	NO

REVISIONS:
10-8-13 REVISED PER PLANNING COMMISSION.

CLIENT:
MR. JOE CASIGLIA
FAITH LUTHERAN CHURCH
2635 DEQUINDRE RD.
TROY, MI 48083
(248) 404-6248

JOB NO: 12-156
DATE: 8-20-13
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.3097 Fax 586.500.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24, T2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

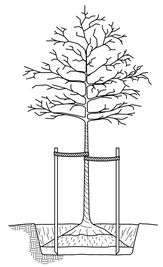
PLAN:
Tree Inventory

SHEET:
2 OF: **5**

MUNICIPAL REVIEW NUMBERS:

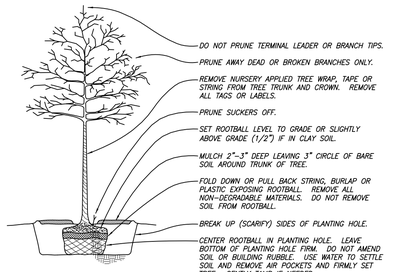
PLANTING NOTES

1. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE ORDINANCE STANDARDS.
3. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
4. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
5. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
6. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
7. LAWN TREES TO BE MULCHED WITH A 2' WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
8. PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS OR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
9. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
10. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
11. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
12. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
    a). SHADE TREES.....5 FT.
    b). ORNAMENTAL AND EVERGREEN TREES.....10 FT. (CRAB, PINE, SPRUCE, ETC.)
    c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY.....2 FT.
13. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES.
14. ALL LANDSCAPING SHALL BE MAINTAINED IN A REASONABLE HEALTHY CONDITION, FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF DAMAGE OR DEATH OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.



DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:

- STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" – 8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2" – 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
- REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.



TREE PLANTING DETAIL

(NO SCALE)

PLANT SCHEDULE & COST ESTIMATE

SYMBOL:	QUANTITY:	BOTANICAL NAME:	COMMON NAME:	SIZE:	NOTES:	UNIT PRICE:	INSTALLATION:	UNIT TOTAL:
	55 EACH	PICEA PUNGENS	COLORADO SPRUCE	5'-6' HT.	B&B	@ $225.00	@ $50.00	$15,125.00
	4 EACH	PINUS SYLVESTRIS	SCOTCH PINE	5'-6' HT.	B&B	@ $225.00	@ $50.00	$1,100.00
	5 EACH	TILIA TOMENTOSA	STERLING SILVER LINDEN	2.5" CAL.	B&B	@ $200.00	@ $50.00	$1,250.00
	50 EACH	TAXUS HICKSII	HICKS YEW	2'-3' HT.		@ $50.00	@ $25.00	$3,750.00

SUBTOTAL COST: $21,225
5% CONTINGENCY: $1,060
TOTAL ESTIMATE: $22,285

GENERAL NOTES

1. SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 12-255, DATED 3-15-2013.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
3. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
4. ANY WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION OF OAKLAND COUNTY.

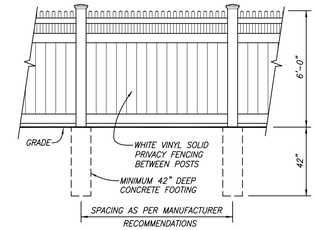
LEGEND

EXISTING TREE TO REMAIN

NOTES

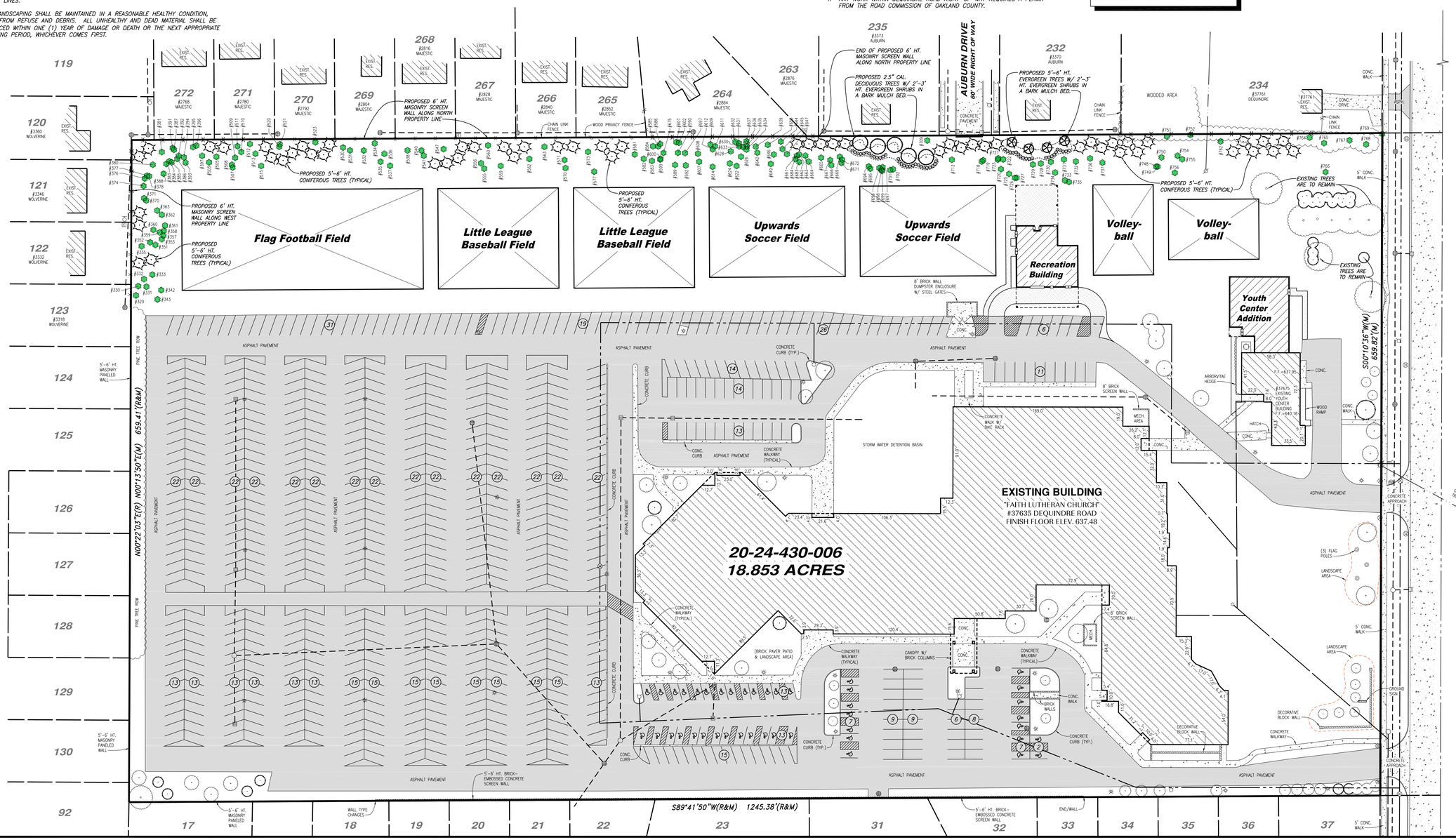
REFER TO SHEET 1 FOR LEGEND OF SYMBOLS AND LINETYPES USED ON THIS PLAN.

REFER TO SHEET 2 FOR DETAILED TREE INVENTORY.



VINYL FENCE DETAIL (NO SCALE)

(EXACT DESIGN TO BE VERIFIED BY THE OWNER)



REVISIONS:
6-17-13 REVISED PER PLANNING DEPT.
8-28-13 REVISED PER PLANNING COMMISSION.
10-9-13 REVISED PER PLANNING COMMISSION.

CLIENT:
MR. JOE CASIGLIA
FAITH LUTHERAN CHURCH
37635 DEQUINDRE RD.
TROY, MI 48083
(248) 404-6248

JOB NO: 12-156
DATE: 5-24-13
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING:
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.500.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Tree Preservation & Landscape Plan

SHEET: 3 OF: 5

MUNICIPAL REVIEW NUMBERS:

CONTRACTOR'S NOTE

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

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

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

GRADING LEGEND

- 635.00 — *EXISTING GRADE*
- 635 — *EXISTING CONTOURS, 1' INTERVAL*
- 635.00 — *PROPOSED GRADE*
- *DIRECTION OF SURFACE DRAINAGE*

NOTE

REFER TO SHEET 1 FOR LEGEND OF SYMBOLS AND LINETYPES USED ON THIS PLAN.

0 15' 30' 60' 90'

PLAN SCALE: 1" = 30'

N

UTILITY SUMMARY

SANITARY SEWER:

YOUTH CENTER ADDITION TO BE SERVICED FROM SEWER WITHIN EXISTING BUILDING.

RECREATION BUILDING TO BE SERVICED FROM EXISTING SANITARY SEWER WITHIN "BEAVER TRAIL SUB. NO. 2" AT THE SOUTH END OF EXISTING AUBURN DRIVE. SANITARY SEWER TO BE EXTENDED AS REQUIRED AND ALL NECESSARY CITY, COUNTY, AND STATE PERMITS SHALL BE APPLIED FOR. ALL WORK OFFSITE SHALL BE DONE WITHIN EXISTING PUBLIC EASEMENTS AND/OR RIGHTS-OF-WAY.

WATER MAIN:

YOUTH CENTER ADDITION TO BE SERVICED FROM WATER WITHIN EXISTING BUILDING.

RECREATION BUILDING TO BE SERVICED FROM EXISTING WATER MAIN LOCATED WITHIN THE EXISTING DRIVEWAY SOUTH OF THE PROPOSED BUILDING. ALL TAPS SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS.

STORM SEWER:

STORM SEWER SHALL BE EXTENDED ON SITE FROM EXISTING STORM SEWER WITHIN DEQUINDRE ROAD RIGHT-OF-WAY AND/OR EXISTING STORM SEWERS ON-SITE. STORM WATER DETENTION ANALYSIS AND CALCULATIONS SHALL BE PROVIDED DURING THE ENGINEERING PERMITTING PHASE OF THE PROJECT AND IS ANTICIPATED TO CONSIST OF STORAGE WITHIN THE STORM SEWER PIPE AND/OR AT THE SURFACE LEVEL WITHIN DESIGNATED DRAINAGE SWALES. ALL OUTLETS TO EXISTING STORM SEWERS SHALL BE RESTRICTED AS REQUIRED. ALL WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY SHALL BE PERMITTED THRU THE ROAD COMMISSION FOR OAKLAND COUNTY.

GENERAL NOTES

1. *SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 12-255, DATED 3-15-2013.*
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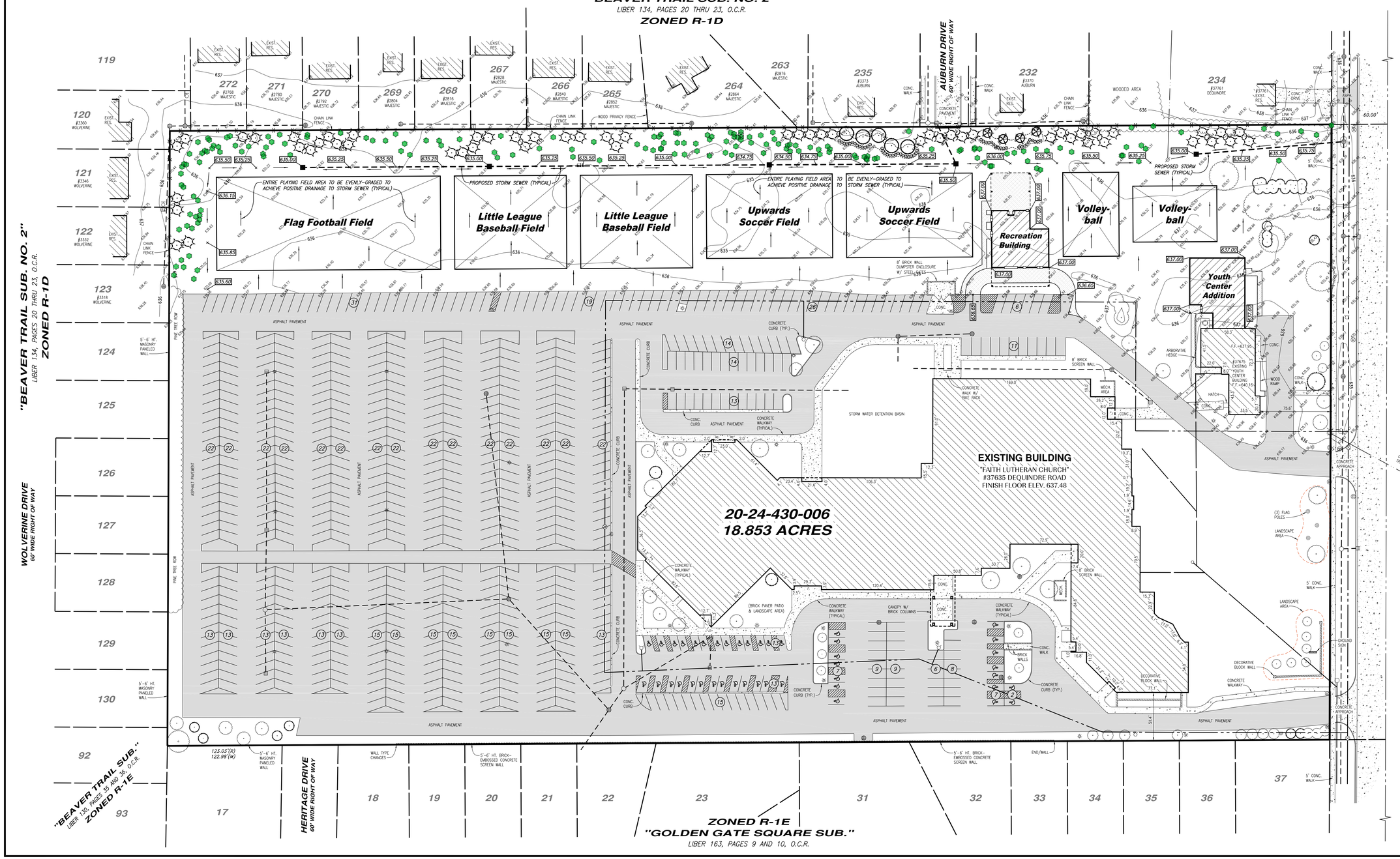
4. *ANY WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION OF OAKLAND COUNTY.*
5. *UTILITY AND GRADING LAYOUT AND DESIGN SHOWN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING THE ENGINEERING PERMITTING PHASE OF THE PROJECT.*



REVISIONS:
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CLIENT:
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2525 DEQUINDRE RD.
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(248) 404-6248

JOB NO: 12-156
DATE: 5-24-13
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.500.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Preliminary Grading & Utility Plan

SHEET: **4** OF: **5**

MUNICIPAL REVIEW NUMBERS:

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.
Finish: Standard finish is textured dark bronze (DDBT) polyester powder finish, with other architectural colors available.

OPTICS — Hydroformed reflector for superior uniformity and control. Vertical lamp orientation for improved lamp output and life.

ELECTRICAL — HID 70W-150W utilizes a high-reactance, high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Super CWA Pulse Start ballasts, 88% efficient and ESA Ingelistion compliant, are required for 151-200W (must order SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. 200M is only available with SCWA. HEB maximum wattage 100M. Quick-disconnect plugs easily disconnect reflector from ballast and fixture from supply wires. Ballasts are precision-wound and 100% factory tested. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.
Socket: For HID porcelain, medium-base socket (G12 for 70MHC16) with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation.

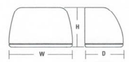
LISTINGS — CSA Certified to U.S. and Canadian standards. Down orientation only. NOM Certified (see Options). **IP65 rated.** HID-175W and below-listed to 40° C ambient. 200W listed to 25° C ambient. The ELED option is listed to 25°C ambient. ELED: U.S. Patent No. 7,737,640.
Note: Specifications subject to change without notice.

Wall-Mounted Luminaire

TWF1

METAL HALIDE: 70M-200M
HIGH PRESSURE SODIUM: 70S-150S

Specifications



Width: 16 (40.6)
Height: 10 1/16 (25.6)
Depth: 9-5/8 (24.4)
***Weight:** 24 lbs (10.9 kg)
All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

LIGHTTIME PROPERTY
Certified to meet IDA's guide to green lighting™ criteria for light pollution reduction.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** TWF1 100M TB LP1

TWF1								
Series	**Wattage**	**Voltage**	**Ballast**	**Mounting**	**Options**		**Finish**[16]	**Lamp**[17]
TWF1	Metal halide 70M 100M 150M 175M 200M Ceramic metal halide[1] 70MHC 100MHC 150MHC 70MHC16 High pressure sodium 70S 100S 150S	120 208[2] 240[2] 277 347 480[2] TB[2] 230SBKZ*	(blank) Magnetic ballast CWI Constant wattage isolated HEB Electronic ballast[3] Pulse Start METAL HALIDE SCWA Super CWA pulse start ballast[4] Note: For shipments to U.S. territories, SCWA must be specified to comply with ESA.	(blank) Surface mount Shipped separately[7] BBW Surface mount[8]	Shipped installed in fixture SF Single fuse (120, 277, 347V, n/a TB) DF Double fuse (208, 240, 480V, n/a TB) QRSTD Quartz restrike with time delay[9,10] QRS Quartz restrike system[9,10] EC Emergency circuit[9,10] ELED Emergency LED secondary source battery pack (.4°F min. operating temperature) [10, 11, 12] 2ELED Emergency LED secondary source (two modules) battery pack (-4°F min. operating temperature)[10, 11, 12, 13] DC12 Emergency circuit 12-volt (35W lamp included)[10, 14] 2DC12 Emergency circuit 12-volt (two 35W lamp included)[10, 14] DC2012 Emergency circuit 12-volt (20W lamp included)[10, 14] 2DC2012 Emergency circuit 12-volt (two 20W lamp included)[10, 14, 15] PE Photoelectric cell-button type (n/a TB or 480V)[9, 10] CSA CSA certified NOM NOM certified* INTL International shipment for 175M Shipped separately[7] WG Wire guard VG Vandal guard	(blank) Dark bronze, textured DSST Sandstone, textured DNAT Natural aluminum, textured DWHG White, textured DBLB Black, textured CR Corrosion-resistant finish CRT Non-stick protective coating (black only)	LPI Lamp included LALP Less lamp

Notes:
1 Must be ordered with lamp included (LPI). 70MHC16 requires HEB ballast option.
2 Must specify CWI in Canada.
3 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada—ships as 120/347).
4 Consult factory for availability.
5 Available in 70W or 100W metal halide only. HEB voltage must be specified as MVOLT, 120, 208, 240 or 277 only.
6 Not available with HPS, 70M or 100M.
7 May be ordered as an accessory. Prefix with TWF1.
8 Must specify finish when ordered as an accessory. Not available with ELED or 2ELED.
9 Maximum allowable wattage lamp included.
10 Cannot be ordered with any other emergency option.
11 Maximum wattage 100M and 70S. Only available in 120V or 277V.
12. Must specify voltage.
13 Not available with SF or DF.
14 Consult factory for maximum HID wattage available with this option.
15 Must be ordered with fixture; cannot be field installed.
16 See www.lithonia.com/archeolers for additional color options.
17 Must be specified.

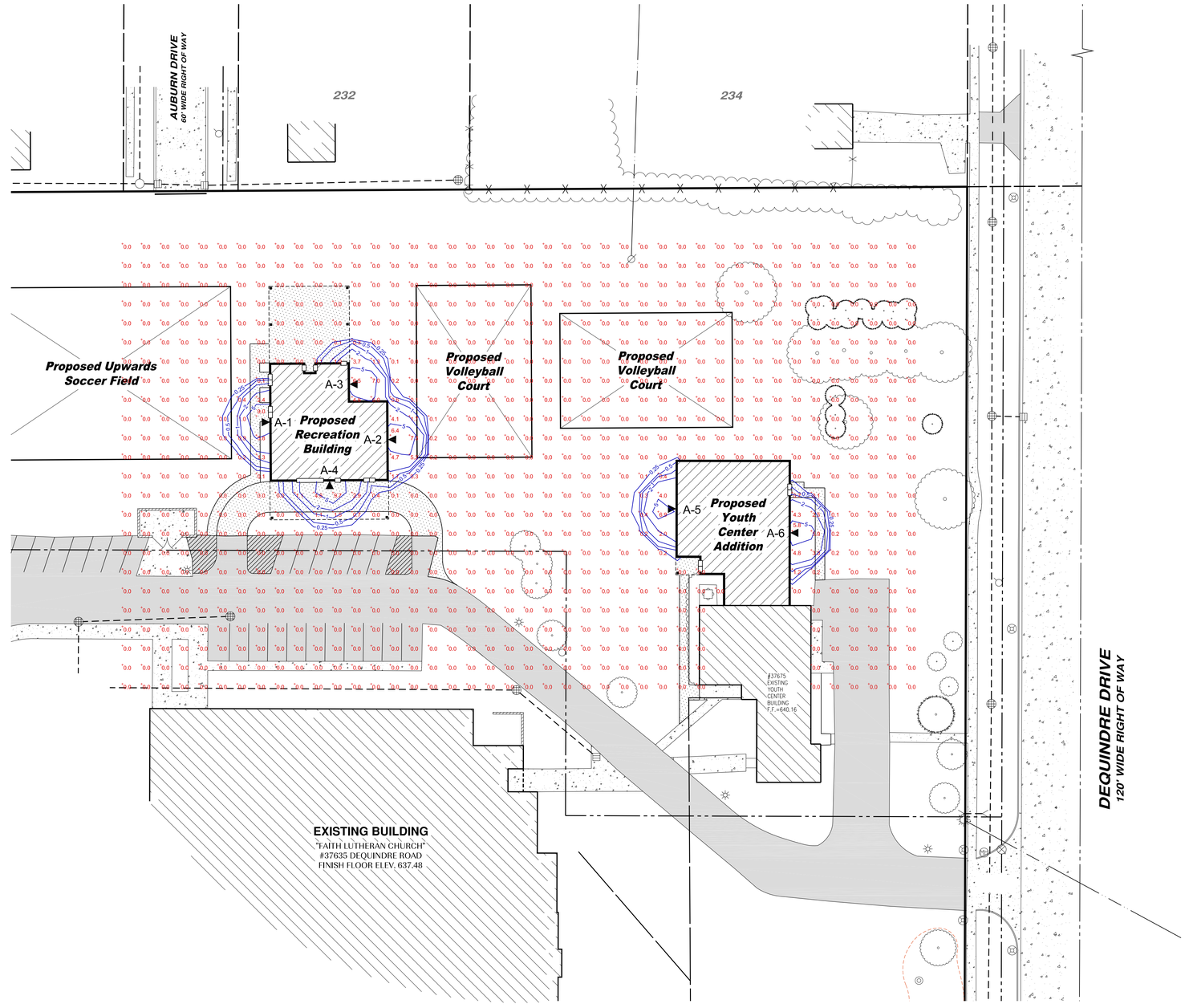
OUTDOOR TWF1-M-S

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▶	A	6	TWF1 70M T6	BUILDING MOUNTED LUMINAIRE WITH VERTICAL LAMP ORIENTATION (T6 70 WATT CERAMIC MH LAMP)	ONE 70-WATT CLEAR T6 CERAMIC METAL HALIDE, VERTICAL BASE UP POS.	TWF1_70M_T6 .Jes	6600	1.00	80

LIGHTING NOTES

1. *THIS PLAN DEPICTS NEW LIGHTING ONLY. NO EXISTING LIGHT FIXTURES ON SITE WERE CONSIDERED FOR PURPOSES OF THIS PLAN.*
2. *THE BUILDER SHALL VERIFY ALL LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS WITH THE MANUFACTURER, ARCHITECT, AND LANDOWNER PRIOR TO INSTALLATION. ANY DEVIATIONS FROM THIS PLAN SHALL BE REVIEWED BY THE ENGINEER AND CITY OF TROY PLANNING DEPARTMENT PRIOR TO ACCEPTANCE.*
3. *MOUNTING HEIGHT FOR EACH FIXTURE IS SET TO EIGHT (8) FEET ABOVE GRADE. ACTUAL MOUNTING HEIGHT SHALL BE VERIFIED BY THE BUILDER.*
4. *CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE OR AT SPECIFIED SURFACE.*
5. *THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.*
6. *THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE BUILDER IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.*



N

0 15' 30' 60' 90'

PLAN SCALE: 1" = 30'

REVISIONS:
8-20-13 REVISED PER PLANNING COMMISSION.
10-8-13 REVISED PER PLANNING COMMISSION.

CLIENT:
MR. JOE CASIGLIA
FAITH LUTHERAN CHURCH
2525 DEQUINDRE ROAD
TROY, MI 48083
(248) 404-6248

JOB NO: 12-156
DATE: 6-17-13
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.500.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24, T2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Site Lighting & Photometric Plan

SHEET: **5** OF: **5**

MUNICIPAL REVIEW NUMBERS:

DATE: October 18, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

The petitioner Windemere of Troy Land Holdings LLC submitted the above referenced Preliminary Site Plan Approval application for a 92 bed assisted living/memory care facility within the R-1A One Family Residential District. The site is presently vacant.

The Planning Commission considered this item at the September 24, 2013 Special/Study meeting and postponed the item to provide an opportunity for the applicant to provide a revised site plan.

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

Attachments:

1. Maps
2. Minutes from the September 24, 2013 Special/Study meeting
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Public comment

G:\SITE PLANS\SP 985 Oakland Troy Senior Project\SP-985 PC Memo 09 24 2013.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Resolution # PC-2013-10-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the improvements proposed for Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District be (granted, subject to the following conditions):

1. Hours of field use are limited to no later than 9:00 p.m.
2. Fencing shown on Sheet 1 is binding; Landscape Plan shall be revised to be made consistent with fencing shown on Sheet 1 prior to Final Site Plan Approval.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 409 Faith Lutheran Church Sec 24\Proposed Resolution SU 409 2013 10 22.doc

10. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle reviewed the application stating the site layout seems inefficient as relates to parking, relationship of building to intersection and the full service drive around the building. Mr. Carlisle reported the Planning Department received a revised plan today that addresses some of the inefficiencies indicated, but a full site plan review could not be conducted in time for tonight's meeting. Mr. Carlisle said the City's Traffic Consultant lists minor amendments of which the applicant can address. He further addressed parking and landscaping.

There was discussion on:

- Parking adequacy (residents, visitors, employees, volunteers).
- Request for parking deviation.
- Use of facility is for assisted living and memory care; not rehabilitation.
- Traffic Consultant's review.
- Sunoco pipeline utility easement project.

Lorenzo Cavaliere was present to represent the applicant.

Mr. Hutson asked who and what is Windemere of Troy Land Holdings LLC, the name on the preliminary site plan application.

Mr. Cavaliere replied it is an entity created for the development of the project.

Mr. Hutson said the State shows no registration or has any knowledge of the limited liability company.

Edward Mancini, developer and property owner, said he met with his attorney who said the paperwork for the limited liability company was filed. Mr. Mancini said he would confirm the filing and bring confirmation of such at the next meeting.

Mr. Mancini addressed the ongoing Sunoco pipeline utility easement project. He gave permission to access his property to conduct the work but indicated in no way would the pipeline installation interfere with development of the project.

Mr. Cavaliere addressed the number of beds in relation to the proposed parking spaces. He said the Zoning Ordinance parking requirement could be met but history at other facilities dictates the need for fewer parking spaces. He estimates approximately 4 residents out of the 46 assisted living beds would have vehicles on the premises. Mr. Cavaliere stated there are 2 residents with vehicles at one of their existing assisted living facility that has 74 beds. He also addressed the entrance doors and covered patios. Mr. Cavaliere identified one

of their existing facilities is in Warren, Windemere Park on Van Dyke Road, north of 13 Mile.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Members requested Mr. Savidant to provide room/parking ratio of similar facilities in Troy at the next meeting.

Resolution # PC-2013-09-075
Moved by: Schultz
Seconded by: Krent

RESOLVED, To postpone the Preliminary Site Plan application until such time as a revised site plan has been submitted and staff and the Planning Consultant has the opportunity to review and provide to the Planning Commission for action.

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

MOTION CARRIED

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

Date: August 26, 2013
October 16, 2013

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	Windemere of Troy Land Holdings LLC
Project Name:	Oakland
Plan Date:	10/5/2013
Location:	Southeast corner of Square Lake Road and Adams Road
Zoning:	R-1A
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

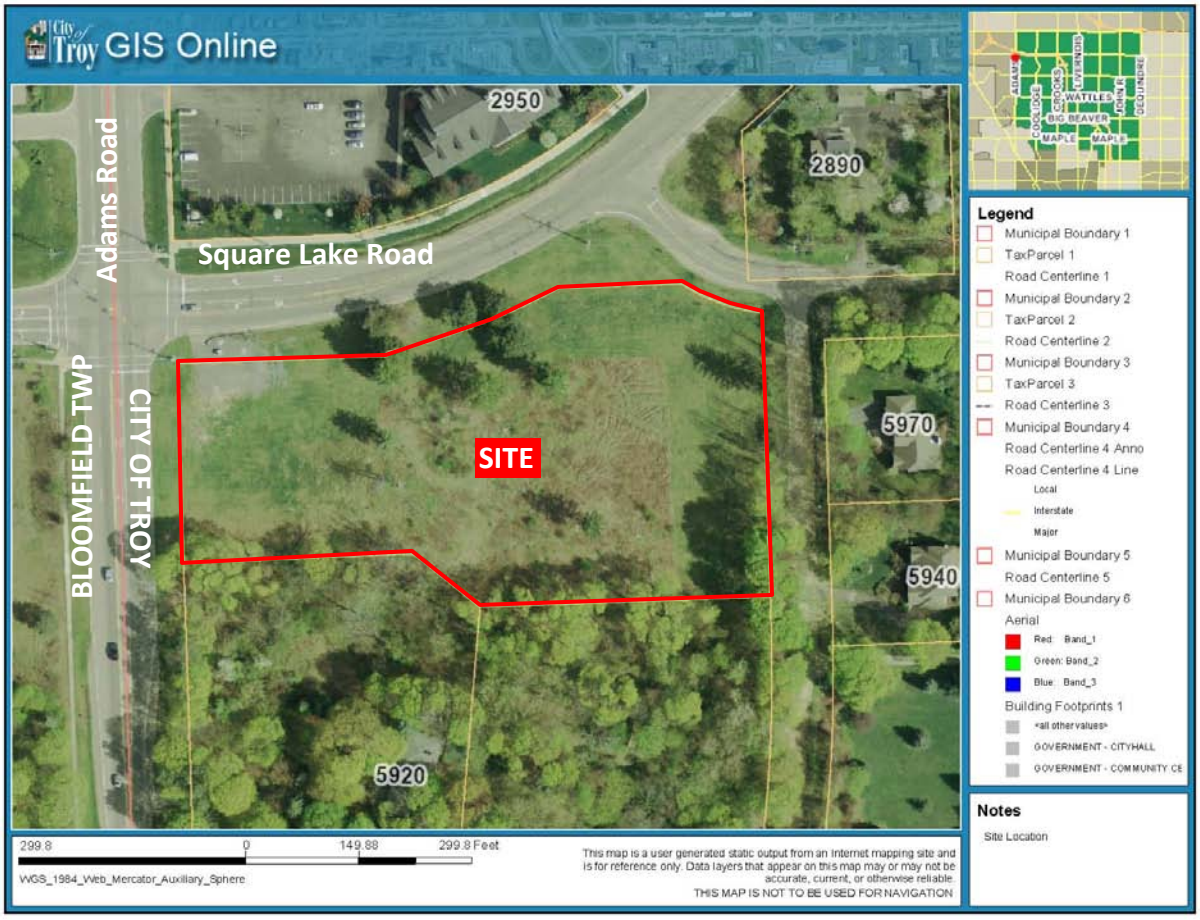
PROJECT AND SITE DESCRIPTION

The applicant is proposing a 92-bed assisted living/memory care facility for the 3.26 acre parcel zoned One Family Residential R-1A. The R-1A District is intended to preserve and improve upon the quality of residential neighborhoods while permitting a limited number of other compatible uses which support residential neighborhoods. Senior assisted living is permitted in the R1-A district.

The site is currently unimproved and slopes gradually from the south west to the north east. The property is located off Adams Road, the municipal boundary between the City of Troy and Bloomfield Township to the west.

Location of Subject Property:
The property is located at the southeast corner of Adams and Square Lake Road.

Approximate Location of Site Development



Source: City of Troy GIS Online 2013

Size of Subject Property:
The property is 3.26 acres.

Current Use of Subject Property:
The site is currently unimproved.

Current Zoning:
The property is located in a One Family Residential District R-1A.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1A One Family Residential	Commercial/Office
South	R-1A One Family Residential	Single family residential
East	R-1A One Family Residential	Single family residential
West	R-3 Single Family Residential (Bloomfield Twp)	Single family residential

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission first considered this matter at the September 24, 2013 meeting. Please review our August 26, 2013 memo for a complete site plan review.

At the meeting, the Planning Commission discussed:

- Site Arrangement
- Parking adequacy (residents, visitors, employees, volunteers).
- Landscaping
- Building Access in relation to the parking lot.
- Access and Circulation

At the September 24, 2013 meeting, the application was continued so that the applicant was able to address the following items:

1. Site Arrangement

Per Section 6.25 Senior Assisted/Independent/Living/Congregate, applicant shall apply the height, lot coverage, and setback requirements of the Multiple Family Residential District as set forth in Section 4.08. Requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance:
Front	30 feet	+65 feet	Complies
Rear	30 feet	30 feet	Complies
Parking	30 feet front / 20 feet side or rear	30 feet on Adams, Arlund Way Road, and Sussex Road. 21 feet in rear yard	Complies
Lot Width	120 feet	195+ feet	Complies
Maximum Height	25 feet (2 stories)	25 feet (mid-point of roof)	Complies
Maximum Lot Area Covered by Buildings	35%	22%	Complies
Site Area per Bed*	1,500 square feet	1,543 square feet	Complies

All bulk, area, and height perimeters as set forth in Section 4.08 have been met.

Items to be addressed: *None*

2. Parking

Section 13.06 provides the following parking requirements:

	Required	Provided	Compliance
One (1) space for each 0.65 dwelling unit plus One (1) space for each employee at peak shift hours.	58 bed spaces + 30 employee spaces = 88 total spaces	88 spaces	Non-Compliant
Barrier Free	4	4	Compliant
Bicycle Parking	2	2	Non-Compliant
Loading	0	1	Compliant

At the last meeting the Planning Commission discussed the adequacy of parking. One of the issues of discussion regarding parking was if the applicant was going to provide auxiliary services such as rehabilitation. The applicant noted that the facility will only be used for senior housing and will not provide any other services which would require additional parking. The applicant has provided the required 88 parking spaces.

Items to be addressed: *None*

3. Building Access in Relation to Parking Lot

The Planning Commission was concerned that the location of most of the site parking does not provide safe nor convenient access to the primary building entrance. Most of the parking is located to the side or rear of the building, which is served by limited side and rear entrances accessible only to staff and residents. Visitors are required to enter the building at the front. In order to provide better access and circulation, the applicant shall either make the rear entrance accessible to visitors, which may not be possible due to security concerns, or provide better pedestrian circulation around the side and rear of the building to allow visitors to park in the side or rear of the building and safely walk to the front of the building.

Items to be addressed: *Make the rear entrance accessible to visitors or provide better pedestrian circulation around the side and rear of the building.*

4. Landscaping

The landscape requirements are regulated by Section 13.02.

	Required:	Provided:	Compliance:
Greenbelt Trees (Square Lake Road)	One deciduous tree for every 30 lineal feet. 504 feet = 17 trees	17 trees	Complies
Greenbelt Trees (Adams Road)	One deciduous tree for every 30 lineal feet. 193 feet = 6 trees	6 trees	Complies
Greenbelt Trees (Arlund Way)	One deciduous tree for every 30 lineal feet. 85 feet = 3 trees	3 trees	Complies
Greenbelt Trees (Sussex Drive)	One deciduous tree for every 30 lineal feet. 274 feet = 9 trees	9 trees	Complies
Landscape Buffer (South property line)	One large evergreen tree per three lineal feet. 591 feet = 59 trees	59 trees	Complies
Parking Lot Screening-East (Sussex Drive) Property Line	Parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved, where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm.	None	Non-Compliant

The applicant is required to screen the parking that is adjacent to the east (Sussex Drive) property line. The applicant shows twenty-one (21) spaces where the headlights face the existing single family homes on Sussex Drive. The applicant must plant a berm, or alternative landscape planting or three-foot wall. To ensure that the headlights are screened, we encourage the applicant to install either a three (3) foot tall masonry knee wall or a three (3) foot tall decorative fence with shrubs.

Items to be Addressed*: Provide screening along east (Sussex Drive) property line. We encourage the applicant to install either a three (3) foot tall masonry knee wall or a three (3) foot tall decorative fence with shrubs.*

5. Access and Circulation

The primary site access will be off Square Lake Road, with a secondary service access off Adams Road. Access has been reviewed by the City's Traffic Engineering Consultant, OHM, who recommends the following access considerations:

- Provide ADA-compliant sidewalk ramps at all areas where the sidewalk crosses or adjoins the parking lot or driveway.
- Indicate if internal traffic circulation signage will be used.
- Provide the AM and PM peak hour trips to allow for an analysis of the traffic impact.
- Square Lake Road Improvements: Extend the center turn lane along Square Lake Road through the site driveway so that the site traffic can make left turns without blocking the westbound through traffic and for the storage of left turning vehicles. With the existing roadway geometry, the site driveway at Square Lake Road will be located just east of the end of the left turn lane taper for the westbound left turn lane at the intersection of Square Lake Road and Adams Road.

Pedestrian

The applicant shows an 8-foot sidewalk along Adams and Square Lake and a 5-foot sidewalk along Arlund Way. In addition, the applicant has shown a pedestrian connection from Square Lake to the main entrance.

Items to be addressed: *Address the recommendations of the Traffic Consultant's review.*

RECOMMENDATION

Overall we support the project and find that this site is a suitable location for the proposed use. We recommend preliminary site plan approval with the following conditions:

1. *Make the rear entrance accessible to visitors or provide better pedestrian circulation around the side and rear of the building.*
2. *Provide screening along east (Sussex Drive) property line. We encourage the applicant to install either a three (3) foot tall masonry knee wall or a three (3) foot tall decorative fence with shrubs.*
3. *Address the recommendations of the Traffic Consultant's review.*

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

#225-02-1327

Cc:

October 14, 2013

RECEIVED
OCT 16 2013
PLANNING

Mr. R. Brent Savidant, Planning Director
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084

Re: October 22, 2013 Planning Commission Meeting

Dear Mr. Savidant:

I am writing about a proposal to build a 92-bed Senior Living Residence on Adams Road, south of Square Lake Road. I am concerned about a number of issues and since I will be out of town on the date of that meeting, I would like you to know of the concerns I have.

Increased Traffic: The facility will have a 24/7 staff I would imagine and that means there will be an increase of vehicular traffic day and night. Additionally, I am sure there will be visitors which will also add to the numbers. Both Adams and Square Lake are two lane roads - along with the surrounding streets - not meant for an increase in traffic.

Noise Levels: Ambulances probably will become more frequent - adding to the noise levels. Any plans to address that issues? I am thinking of landscaping and/or buffer zones - what are the plans for that situation?

Zoning: As I look at the Master Plan for the area, it appears to be zoned single family residential, therefore a variance would be required. If that is the case, I would not support such a variance.

I thank you for the opportunity to express my issues and please do not hesitate to contact me with any questions or concerns (248.267.8444).

Sincerely,

Annette L. Saylor
2833 Arlund Way Drive
Troy, Michigan 48098

Windemere Park
Senior Community

RECEIVED
OCT - 8 2013
PLANNING

October 4, 2013

City of Troy
Planning Department
500 W. Big Beaver Road
Troy, MI 48084

Dear Mr. Savidant and Mr. Carlisle:

I am writing in response to parking analysis requested for the Oakland Troy Senior Project at Square Lake and Adams Road. We are **providing 88 parking spaces as required by the ordinance**. Also some historical background is provided below reflecting the parking patterns of a similar facility of ours.

Below are numbers reflecting peak times for parking lot use on a building we have had in service for nearly ten years. It is a 74 bed facility.

Employees – 30 spaces
Visitors – 10 spaces
Residents – 5 spaces
Total for 74 beds is 45 spaces

Based on these numbers and factoring for a 92 bed facility, the total parking spaces needed to accommodate our employees, residents and visitors would be a minimum of 56 parking spaces. We are providing 88 spaces which are in excess of this requirement and meet the ordinance requirements.

If you have any questions, please feel free to contact me at 586-563-1500.

Best regards,

Vijay Shenoy
Project Manager

31800 Van Dyke Avenue, Warren, Michigan 48093

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

September 12, 2013

Mr. William Huotari, PE
Deputy City Engineer
City of Troy
500 W Big Beaver Road
Troy, MI 48084

Re: Oakland Troy Senior Project – Site Plan Review

We have reviewed the site plan submitted for the proposed Oakland Troy Senior Project. At this time, we offer the following comments:

1. ADA Ramps: ADA-compliant sidewalk ramps with detectable warnings should be provided at all areas where the sidewalk crosses or adjoins the parking lot or driveway.

2. Driveway Dimensions: The driveway throat width and radii should be clearly labeled.

3. Traffic Signs: A plan sheet showing the location of all proposed traffic signs should be included, as well as a traffic sign quantity table. Each barrier free parking stall should be provided with the standard R7-8 sign (RESERVED PARKING), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional sign R7-8a (VAN ACCESSIBLE) should be provided at van accessible spaces.

4. Parking Spaces: The parking spaces provided (61) are less than the parking spaces required (88) based on the parking calculations.

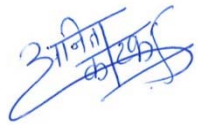
5. Trip Generation: We recommend computing the AM and PM peak hour trips to analyze the traffic impact due to the entering and exiting traffic to and from the proposed development during these hours.

6. Square Lake Road Improvements: We recommend extending the center turn lane along Square Lake Road through the site driveway so that the site traffic can make left turns without blocking the westbound through traffic and for the storage of left turning vehicles. With the existing roadway geometry, the site driveway at Square Lake Road will be located just east of the end of the left turn taper for the westbound left turn lane at the intersection of Square Lake Road and Adams Road.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

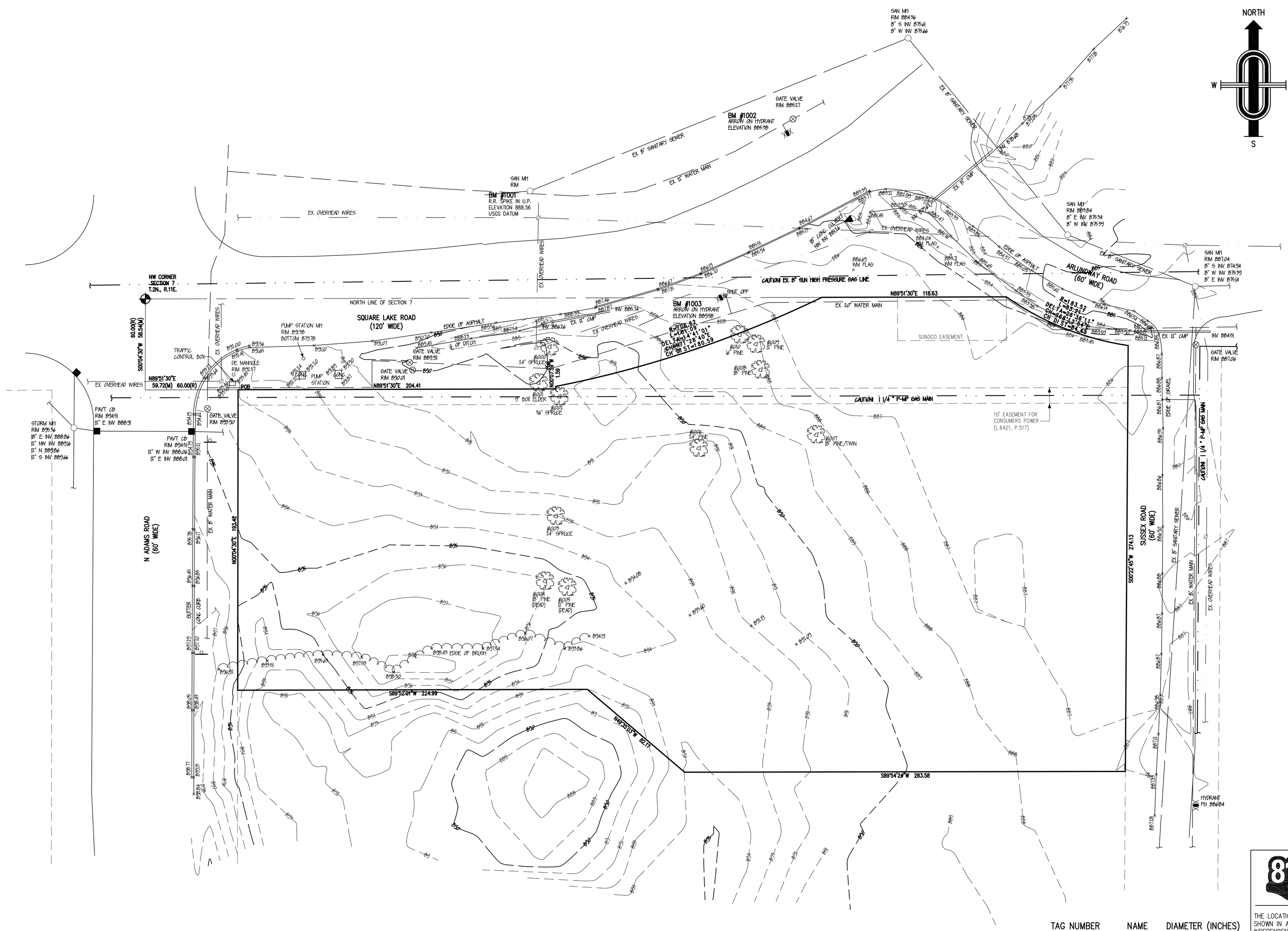
If you have any concerns or questions, please feel free to contact us at 734-522-6711.

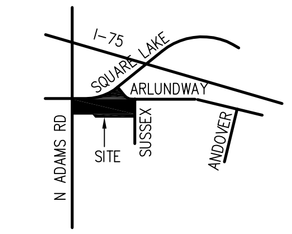
Sincerely,
Orchard, Hiltz & McCliment, Inc.



_____

Anita S. Katkar, P.E.
Traffic Project Engineer





LOCATION MAP

NOT TO SCALE

TAG NUMBER	NAME	DIAMETER (INCHES)
1000	SPRUCE	24
1001	BOX ELDER	9
1002	SPRUCE	36
1003	SPRUCE	24
1004	PINE (DEAD)	18
1005	PINE (DEAD)	12
1006	PINE	24
1007	PINE/TWIN	18
1008	PINE	18
1009	PINE	12
1010	PINE	16
1011	PINE	18

	PERMIT #	APPROVAL DATE	EXP. DATE	AGENCY APPROVALS
WDEQ ACT 451 PA 1994 P.3H - P.303	02-50-0024P	12/17/2002	12/17/2007	
SOIL EROSION	65118	4/30/2003	4/30/2004	
FIRE MO				
FIRE MARSHAL				
SANITARY				
WATERMAIN				
STORM				
DETROIT EDISON				
OTHERS				

811 Know what's **below.** **Call** before you dig.

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

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JJ ASSOCIATES, INC.
Civil Engineering and Surveying
1050 South Boulevard E. – Suite 200, Rochester Hills, MI 48307
Telephone: (586) 726-9111 Fax: (248) 852-7707
Website: www.jjassociates.net

REV.	DATE	DESCRIPTION
	09/13/2013	SITE PLAN APPROVAL
	10/05/2013	SITE PLAN APPROVAL

DATE 08/09/2013
DRAWN BY J.L.S.
CHECKED BY J.J.J.

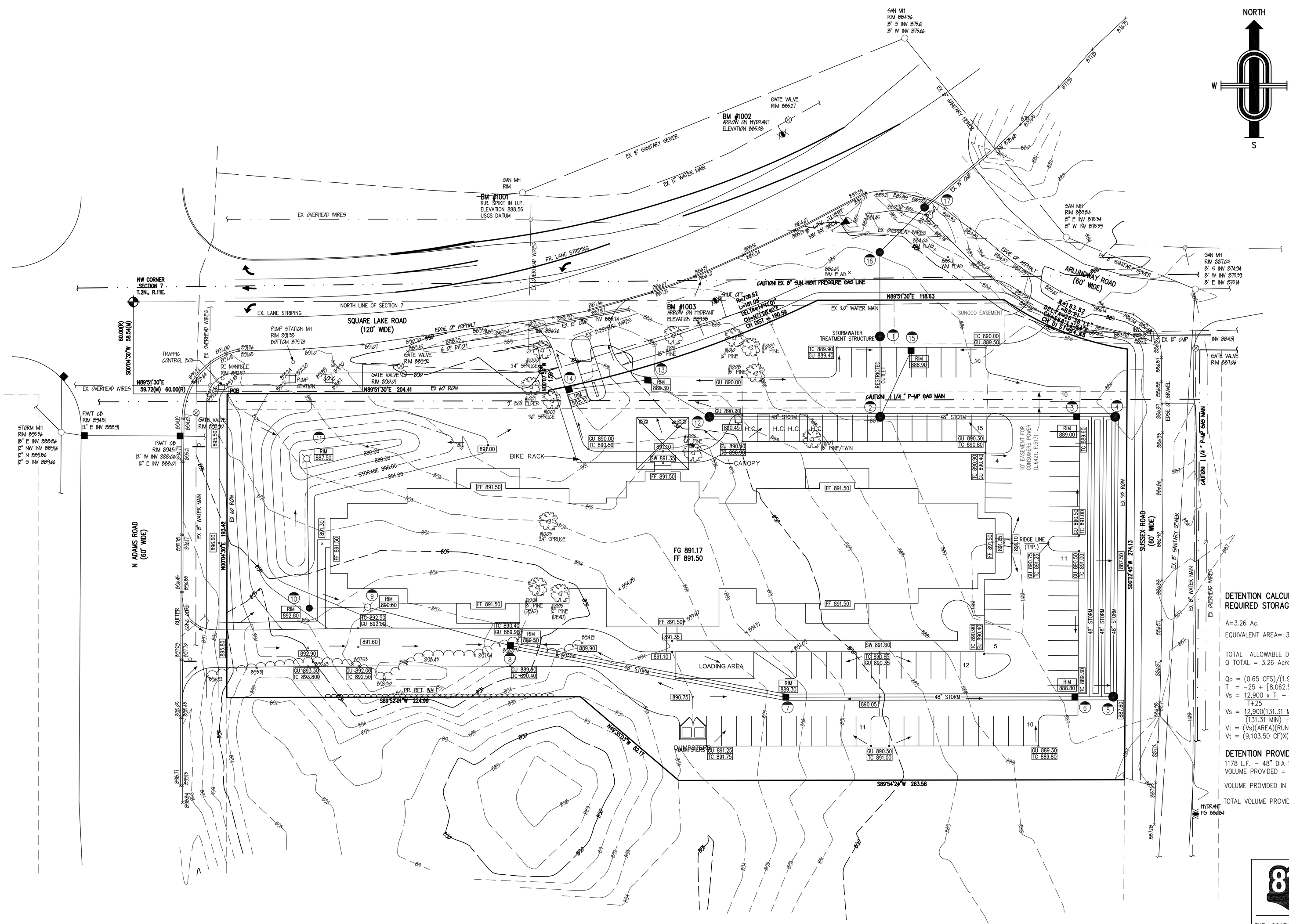
"OAKLAND TROY SENIOR CENTER"

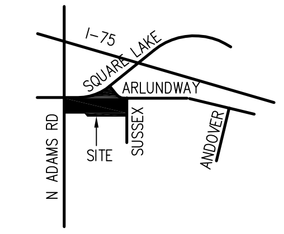
PART OF THE NW. 1/4 OF SECTION 7
T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SCALE 1" = 30' HOR 1"=50' VER 1"=5'
CITY #
DRAWING PS-13-901

C-1





LOCATION MAP
NOT TO SCALE

DETENTION CALCULATIONS – 25 YEAR STORM
REQUIRED STORAGE PER O.C.D.C. STANDARDS:

A=3.26 Ac. C=0.60

EQUIVALENT AREA= 3.26Ac.x0.6 = 1.96 Ac.

TOTAL ALLOWABLE DISCHAGE FROM DEVELOPMENT:
Q TOTAL = 3.26 Acres X 0.2 CFS/ACRE = 0.65 CFS

Qo = (0.65 CFS)/(1.96 Ac.) = 0.33
T = –25 + [8,062.50/0..33]^0.5 = 131.31 MIN
Vs = $\frac{12{,}900 \times T}{T+25}$ – 40 x Q x T
Vs = $\frac{12{,}900(131.31\ MIN)}{(131.31\ MIN) + 25}$ – 40(0.33)(131.31 MIN) = 9,103.50 CF
Vt = (Vs)(AREA)(RUNOFF COEF)
Vt = (9,103.50 CF)X(3.26 Ac)X(0.60) = 17,806.45 CF

DETENTION PROVIDED:
1178 L.F. – 48" DIA STORM SEWER
VOLUME PROVIDED = 1178' x 3.14 x 2' x 2' = 14,796 C.F.

VOLUME PROVIDED IN POND = 3666 C.F.

TOTAL VOLUME PROVIDED = 18,462 C.F.

TAG NUMBER	NAME	DIAMETER (IN.)	SAVE/REMOVE
1000	SPRUCE	24	REMOVE
1001	BOX ELDER	9	SAVE
1002	SPRUCE	36	SAVE
1003	SPRUCE	24	REMOVE
1004	PINE (DEAD)	18	REMOVE
1005	PINE (DEAD)	12	REMOVE
1006	PINE	24	REMOVE
1007	PINE/TWIN	18	REMOVE
1008	PINE	18	REMOVE
1009	PINE	12	SAVE
1010	PINE	16	SAVE
1011	PINE	18	SAVE

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Website: www.jjassociates.net

REV.	DATE	DESCRIPTION
	08/02/2013	UPDATE LAYOUT (JLS)
	09/13/2013	SITE PLAN APPROVAL
	10/05/2013	SITE PLAN APPROVAL

DATE 08/09/2013
DRAWN BY J.L.S.
CHECKED BY J.J.J.

"OAKLAND TROY SENIOR CENTER"

PART OF THE NW. 1/4 OF SECTION 7
T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

ENGINEERING SITE PLAN
TREE PRESERVATION PLAN

SCALE 1" = 30' HOR 1"=50' VER 1"=5'
CITY #
DRAWING PS-13-901

C–2

landscape plan for:

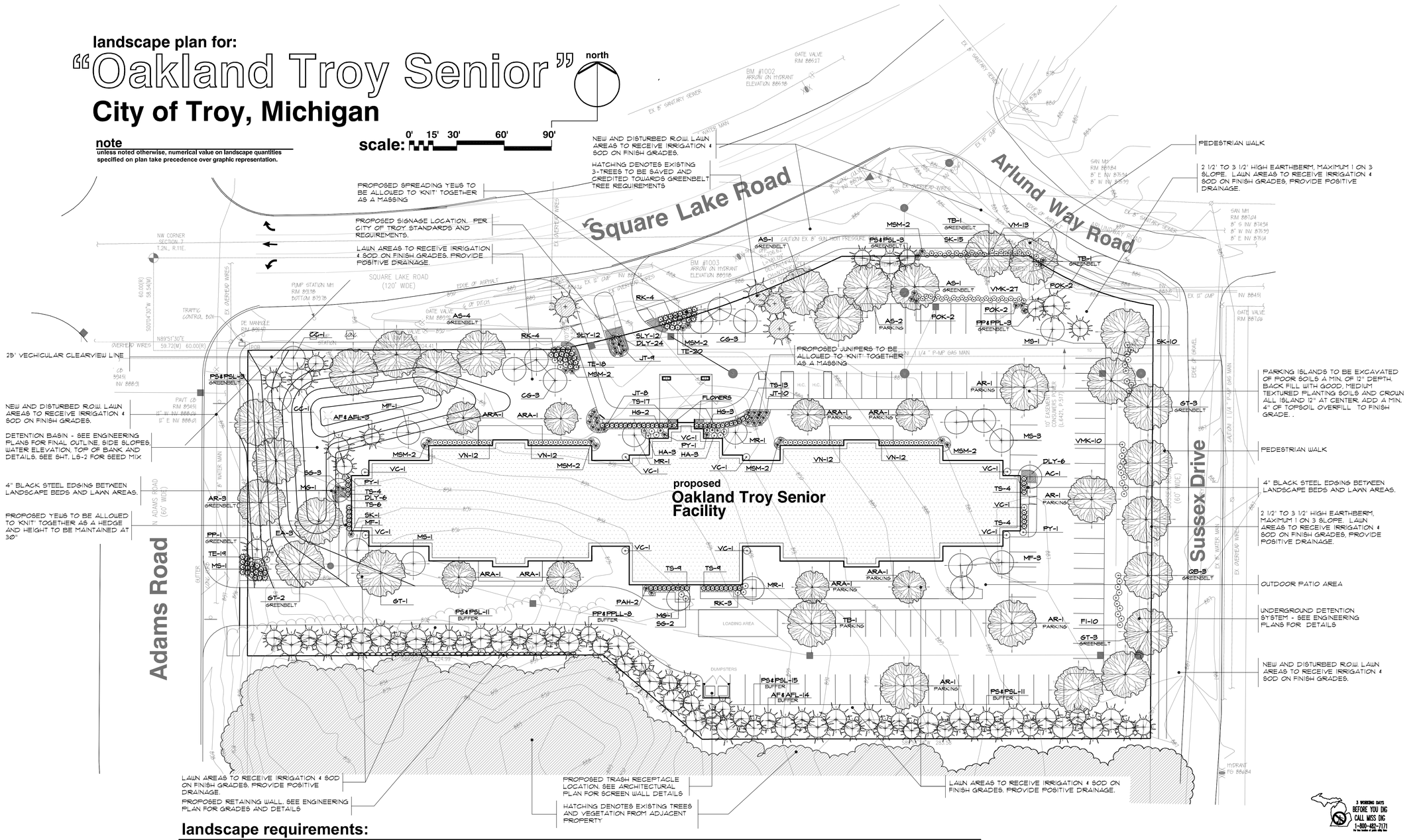
"Oakland Troy Senior"

City of Troy, Michigan

north

scale: 0' 15' 30' 60' 90'

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



landscape requirements:

greenbelt requirements

	REQUIRED	PROVIDED
NO. OF GREENBELT TREES (SQUARE LAKE ROAD) (504' SQUARE LAKE ROAD FRONTAGE / 1-TREE PER 30' = 16.8 TREES)	17	14+ 3-EXISTING
NO. OF GREENBELT TREES (ADAMS ROAD) (143' ADAMS ROAD FRONTAGE / 1-TREE PER 30' = 6.43 TREES)	6	6
NO. OF GREENBELT TREES (ARLUND WAY) (85' SUSSEX DR = 85' FRONTAGE / 1-TREE PER 30' = 2.83 TREES)	3	3
NO. OF GREENBELT TREES (SUSSEX DRIVE) (274' SUSSEX DR = 274' FRONTAGE / 1-TREE PER 30' = 9.13 TREES)	9	9

parking lot landscape

	REQUIRED	PROVIDED
NO. OF PARKING SPACES 88		
NO. OF PARKING LOT TREES (1-TREE PER 8-SPACES (88-SPACES/8-SPACES X 1-TREES =11 TREES)	11	11

site landscape area

TOTAL AREAS OF RETAIL SITE 148,898 S.F.

AREAS OF SITE LANDSCAPE AREAS REQUIRED 29,780 S.F.
(20% OF SITE = 148,898 S.F. X .20 = 29,780 S.F.)

AREAS OF SITE LANDSCAPE AREAS PROVIDED 72,858 S.F. (49%)
(SITE AREA 148,898 S.F. - 76,040 S.F. NON LANDSCAPE AREAS = 72,858 S.F.)

TOTAL NON-LANDSCAPED AREA 76,040 S.F.
BUILDING AREA 29,398 S.F.
WALKS, PARKING & DRIVES AREA 46,642 S.F.

buffer requirements

	REQUIRED	PROVIDED
TOTAL LINEAL FT. BUFFER (SOUTH PROPERTY LINE) 591'±		
591' @ 1-EVERGREEN TREE PER 10' = 59.1.8 EVERGREEN TREES	59	59

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Road, Suite G
Farmington Hills, Michigan 48075

ph. (248) 557-5588
fax. (248) 557-5416

seal:

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

client:

WINDEMERE OF TROY LAND HOLDING, LLC
6850 19-Mile Road
Sterling Heights , Michigan 48314
ph. (586) 685-1000
ph. (586) 685-1001

project:

OAKLAND TROY SENIOR

project location:
Square Lake Road, Adams Road and Sussex Drive
City of Troy, Michigan

sheet title:
Conceptual Landscape Plan

rev job no./issue/revision date:

LS13.067.07	review	8-7-2013
LS13.067.07	city	8-8-2013
LS13.067.09	city	9-13-2013
LS13.067.10	city	10-5-2013

drawn by:
JP, CZ
checked by:
FP
date:
7-30-2013

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

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Do Not scale drawings. Use figured dimensions only

project no:
LS13.067.08

sheet no:
LS-1 of 2

CALVIN HALL & ASSOCIATES
ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS
24333 Orchard Lake Road, Suite 100
Farmington Hills, Michigan 48335
Phone: (248) 553-2020
Fax: (248) 553-2099

plant material list

quantities

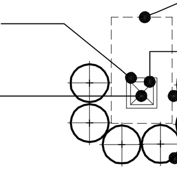
key	SHT.L-1			botanical name	common name	size	comments
				LARGE AND SMALL DECIDUOUS TREES			
AR	7			ACER RUBRUM	RED MAPLE	3" BB	
AS	8			ACER SACCHARUM	SUGAR MAPLE	3" BB	
TB	3			TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	3" BB	
GT	9			GLEDITSIA TRI. INERMIS 'SHADEMASTER'	SHADEMASTER THORLESS HONEYLOCUST	3" BB	
ARA	8			ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
MG	2			MALUS SARGENTII	SARGENT CRABAPPLE	2" BB	
CC	3			CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	10' BB	
MF	5			MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
AC	1			AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY (MULTI-STEM)	10' BB	
MS	6			MALUS X. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" BB	
MR	3			MALUS 'ROYALTY	ROYALTY FLOWERING CRABAPPLE	2" BB	
CG	6			CRATAEGUS CRUSGALLI 'CRUSADER'	CRUSADER COCKPUR HAWTHORN	2" BB	
				SHRUBS			
EA	3			EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED BURNING BUSH	3' BB	
FI	10			FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	3' BB	
VMK	37			VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' BB	
VM	13			VIBURNUM P.T. 'MARIESI'	MARIESI DOUBLEFILE VIBURNUM	3' BB	
SK	26			SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' BB	
RK	11			ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3 CONT	
SG	6			SPIRAEA X.B. 'GOLD FLAME'	GOLD FLAME SPIRAEA	#3 CONT	
HG	5			HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#3 CONT	
HA	6			HYDRANGEA M. 'ANNABELLE'	ANNABELLE HYDRANGEA	#3 CONT	
VN	48			VIBURNUM OPULUS 'NANA'	NANA VIBURNUM	#5 CONT	
VC	10			VIBURNUM CARLESII	KOREN SPICE VIBURNUM VIBURNUM	3' BB	
PY	3			PYRACANTHA COCCINEA 'MOHAVE'	MOHAVE FIRETHORN	3' BB	

key	SHT.L-1			botanical name	common name	size	comments
				LARGE AND SMALL EVERGREENS			
JT	27			JUNIPERUS S. 'TAMARISAFOLIA'	TAM'S JUNIPER	24" BB	
TE	73			TAXUS X.M. 'EVERLOW'	EVERLOW YEW	30" BB	
TS	53			TAXUS X.M. 'SEBIAN'	SEBIAN YEW	30" BB	
AF	2			ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB	
AFL	1			ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB O	
PS	26			PINUS STROBUS	EASTERN WHITE PINE	8' BB	
PSL	17			PINUS STROBUS	EASTERN WHITE PINE	10' BB O	
PP	15			PICEA PUNGENS	COLORADO GREEN SPRUCE	8' BB	
PPL	11			PICEA PUNGENS	COLORADO GREEN SPRUCE	10' BB O	

key	SHT.L-1	SHT.L-2		botanical name	common name	size	comments
				PERENNIALS AND GRASSES			
MSM	14			MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	
PAH	2			PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT	
POK	6			PENNISETUM ORIENTALE 'KARLEY ROSE'	'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS	#3 CONT	

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    a). SHADE TREES ____ 5 FT.
    b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) ____ 10 FT.
    c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY. ____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.
18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.



transformer pad planting detail

SCALE 1'=20'-0"

A MINIMUM OF 2' SEPERATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-17-98)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS. TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.

detention basin seed mix:

Sedge Meadow Mix: *(Edge Zone)*

A mix of sedges, grasses and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the capillary zone in our Lake Edge Enhancement System.

Sedge Meadow Mix oz/acre

1 Carex comosa (Bristly Sedge)
1 Carex cristatella (Crested Sedge)
6 Carex frankii (Frank's Sedge)
2 Carex hystericina (Porcupine Sedge)
4 Carex lurida (Lurid Sedge)
2 Carex stipata (Awl-Fruited Sedge)
2 Carex tribuloides (Pointed Oval Sedge)
6 Carex vulpinoidea (Fox Sedge)
64 Elymus virginicus (Virginia Wild Rye)
6 Glyceria striata (Fowl Manna Grass)
8 Leersia oryzoides (Rice Cut Grass)
8 Panicum virgatum (Switchgrass)
2 Scirpus atrovirens (Dark Green Bulrush)
112

Forbs oz/acre

Alisma subcordatum (Water plantain)
Angelica atropurpurea (Angelica)
Aster novae-angliae (New England Aster)
1 Aster puniceus (Swamp Aster)
1 Aster umbellatus (Flat-topped Aster)
3 Cassia hebecarpa (Wild Senna)
2 Eupatorium maculatum (spotted Joe-Pye Weed)
2 Eupatorium perfoliatum (Boneset)
2 Helenium autumnale (Autumn Sneezeweed)
2 Liatris spicata (Dense Blazing Star)
1 Lobelia cardinalis (Cardinal Flower)
1 Lobelia siphilitica (Great Blue Lobelia)
2 Penstemon digitalis (Foxglove Beardtongue)
1 Pycnanthemum virginianum (Mountain Mint)
3 Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
4 Rudbeckia hirta (Black-Eyed Susan)
3 Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
2 Silphium integrifolium (Rosinweed)
2 Silphium perfoliatum (Cupplant)
2 Silphium terebinthinaceum (Prairie Dock)
1 Solidago patula (Swamp Goldenrod)
2 Solidago riddellii (Riddell's Goldenrod)
2 Verbena hastata (Blue Vervain)
2 Vernonia fasciculata (Smooth Ironweed)
1 Veronicastrum virginicum (Culver's Root)
1 Zizia aurea (Golden Alexanders)
48

	Components per acre
Sedge Meadow	8 lbs grasses and sedges, 3 lbs forbes

annual cover: *(Edge, Upland & Dry Upland Zones)*

50% Temporary Grasses: will contain two of the following species.

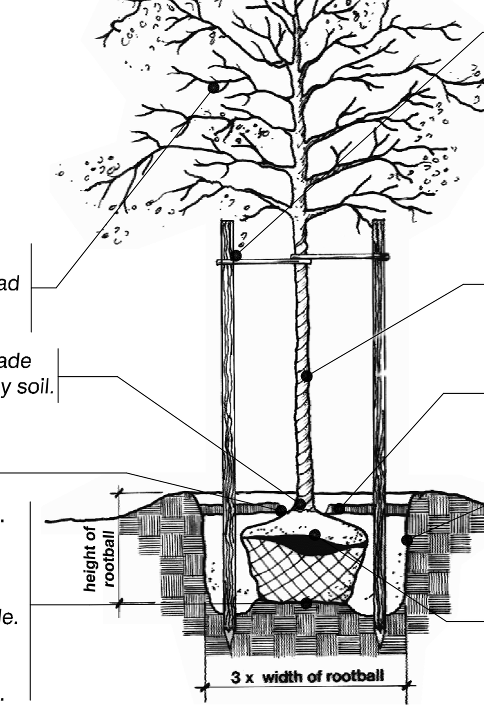
Seed Oats	*Avena sativa*
Annual Rye	*Lolium multiflorum*
Winter Wheat	*Triticum aestivum*
American Slough Grass	*Beckmannia syzigachne*

SOURCE:
NATIVESCAPE L.L.C
P.O. BOX 122
MANCHESTER, MICHIGAN 48158
ph: 517.456.9696
www.nativescape.net

landscape maintenance notes:

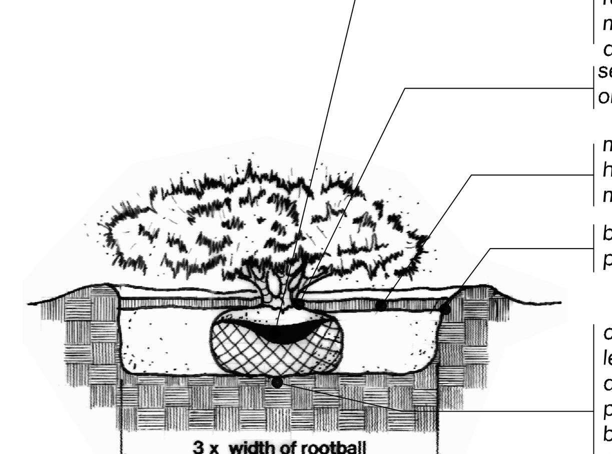
THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:

1. LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
2. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
3. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
4. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

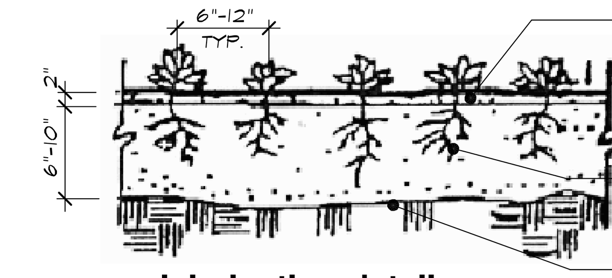


tree planting detail
no scale

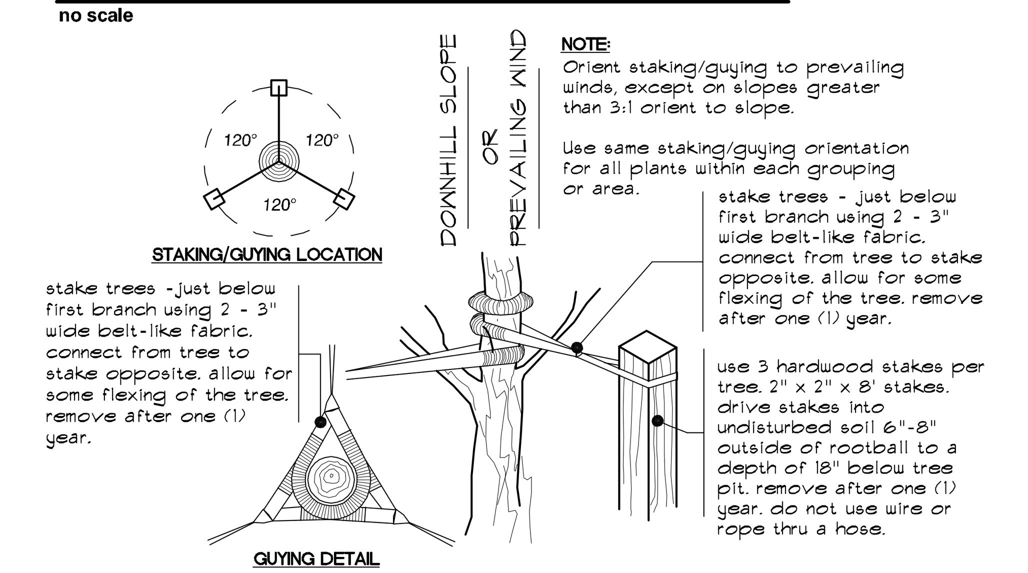
evergreen planting detail
no scale



shrub planting detail
no scale



perennial planting detail
no scale



tree staking detail
no scale

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

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

Plant Material List, Planting Details and Notes

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

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Road, Suite G
Farmington Hills, Michigan 48075
ph. (248) 557-5588
fax. (248) 557-5416

seal:

client:

WINDEMERE OF TROY LAND HOLDING, LLC
6850 19-Mile Road
Sterling Heights , Michigan 48314
ph. (586) 685-1000
ph. (586) 685-1001

project:

OAKLAND TROY SENIOR

project location:
Square Lake Road, Adams Road and Sussex Drive

City of Troy, Michigan

sheet title:
plant material list and details

rev. job no./issue/rev. date:

LS13.067.07	review	8-7-2013
LS13.067.07	city	8-8-2013
LS13.067.09	city	9-13-2013
LS13.067.10	city	10-5-2013

drawn by:
JP, CZ

checked by:
FP

date:
7-30-2013

notice:

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Do Not scale drawings. Use figured dimensions only

project no:
LS13.067.08

sheet no:
LS-2 of 2

SITE AND BUILDING DATA

ZONING	LOT COVERAGE
SITE IS ZONED: R-1A ONE FAMILY RESIDENTIAL NORTH: R-1A ONE FAMILY RESIDENTIAL SOUTH: R-1A ONE FAMILY RESIDENTIAL EAST: R-1A ONE FAMILY RESIDENTIAL WEST: O-1 OFFICE BUILDING DISTRICT (BLOOMFIELD TOWNSHIP)	SITE CONTAINS 3.26 ACRES = 141,987 SQ. FT. TOTAL PROPOSED BUILDING AREA = 30,725 SQ. FT. LOT COVERAGE = 22% **SETBACK AND BUILDING HEIGHT REQUIREMENTS** FRONT: 30'-0" BUILDING & PARKING SIDE YARD: 30'-0" BUILDING & PARKING REAR YARD: 30'-0" BUILDING & 20'-0" PARKING MAXIMUM HEIGHT OF STRUCTURES: 25'-0" TO THE MIDPOINT OF THE MANSARD ROOF

CONTACT PERSON (ARCHITECT): ROBERT ZABOWSKI, RA
EDMUND LONDON & ASSOCIATES
20750 CIVIC CENTER DR., STE. 610
SOUTHFIELD, MI 48076
PH. (248) 353-4820
FAX (248) 353-2920

APPLICANT:
WINDEMERE PARK OF TROY LAND HOLDINGS LLC
6850 NINETEEN MILE ROAD
STERLING HEIGHTS, MI 48314
PH. (586) 685-1000
FAX (586) 685-1001

OWNER:
MANCINI ENTERPRISES, LLC
6850 NINETEEN MILE ROAD
STERLING HEIGHTS, MI 48314
PH. (586) 685-1000
FAX (586) 685-1001

PARKING CALCULATION

USE	REQUIREMENT	BEDS / SQUARE FEET	PARKING SPACES REQUIRED
ASSISTED LIVING	1 SPACE EVERY 0.62 UNITS + 1 SPACE EACH EMPLOYEE ON LARGEST TYPICAL SHIFT	92 BEDS	(92 X 0.62) + 30 = 87.04 = 88 SPACES

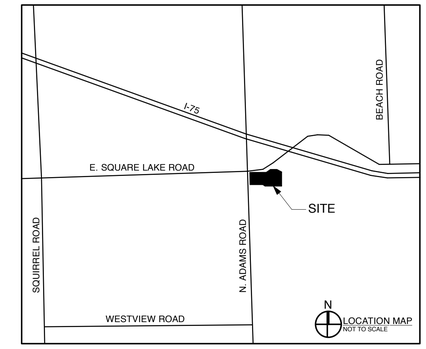
TOTAL PARKING SPACES REQUIRED = 88 SPACES
TOTAL PARKING SPACES PROVIDED = 76 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 4 SPACES (1 VAN ACCESSIBLE)
ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES (1 VAN ACCESSIBLE)

LEGAL DESCRIPTION

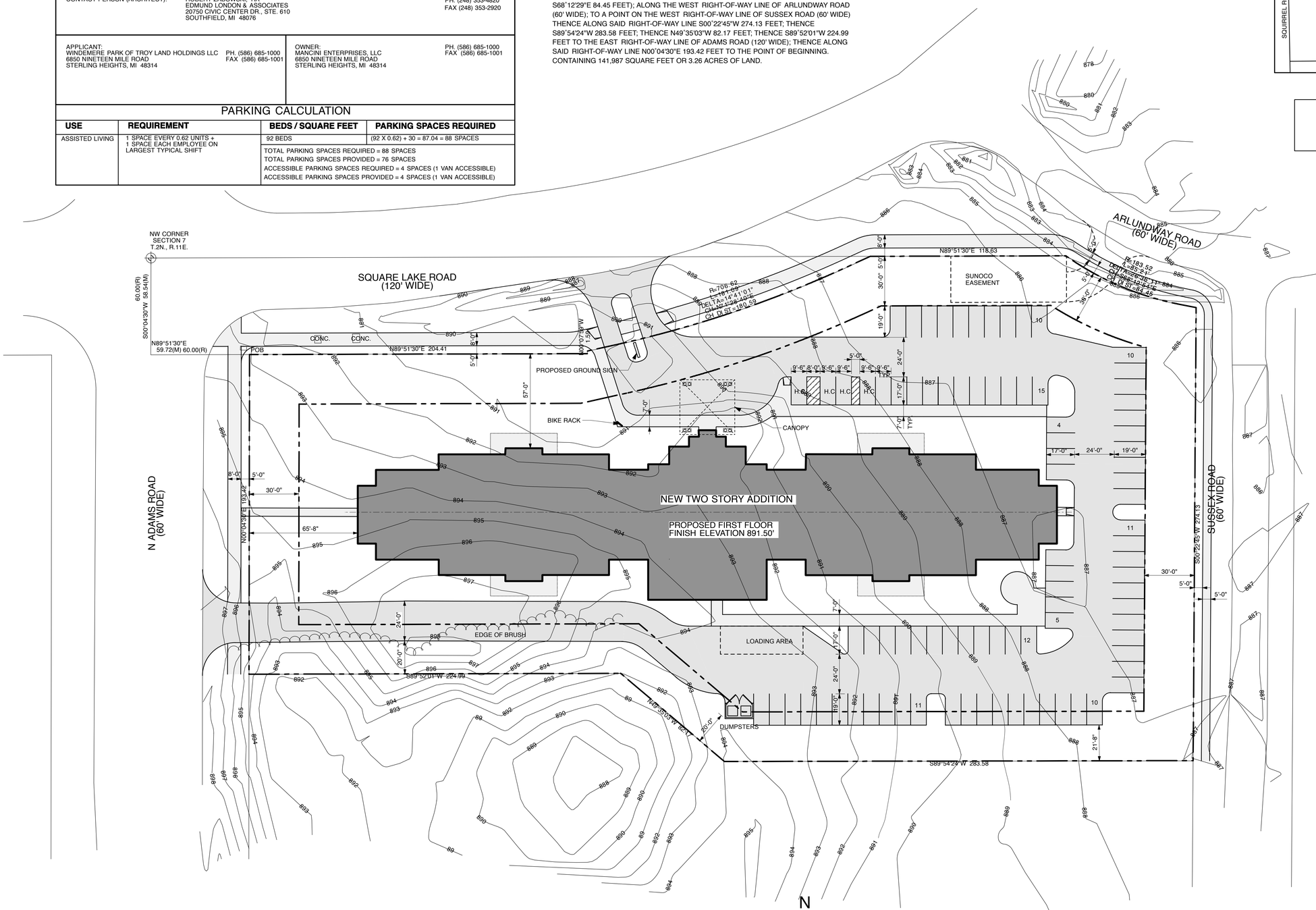
LAND IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:
LOT 1, MIDDLESEX COUNTRY HOME SITES, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, T.2N.,R.11E TROY TWP (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 44, PAGE 12 OF PLATS, OAKLAND COUNTY RECORDS, AND PART OF VACATED ARLUNDWAY ROAD (60' WIDE), MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7 THENCE S00˚04'30"W 58.54 FEET (RECORDED AS 60.00 FEET) ALONG SAID SECTION LINE (ALSO BEING THE CENTERLINE OF ADAMS ROAD); THENCE N89˚51'30"E 59.72 FEET (RECORDED AS 60.00 FEET) TO THE POINT OF BEGINNING; THENCE N89˚51'30"E 204.41 ALONG THE NORTH LINE OF LOT 1; THENCE N00˚07'59"W 1.59 FEET; THENCE 181.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 706.62', CHORD BEARS N71˚28'40"E 108.59 FEET; TO A POINT ON THE NORTH LINE OF SECTION 7; THENCE CONTINUING ALONG SAID LINE N89˚51'30"E 118.63 FEET; THENCE 85.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 183.52 FEET, CHORD BEARS S68˚12'29"E 84.45 FEET); ALONG THE WEST RIGHT-OF-WAY LINE OF ARLUNDWAY ROAD (60' WIDE); TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUSSEX ROAD (60' WIDE) THENCE ALONG SAID RIGHT-OF-WAY LINE S00˚22'45"W 274.13 FEET; THENCE S89˚54'24"W 283.58 FEET; THENCE N49˚35'03"W 82.17 FEET; THENCE S89˚52'01"W 224.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF ADAMS ROAD (120' WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N00˚04'30"E 193.42 FEET TO THE POINT OF BEGINNING. CONTAINING 141,987 SQUARE FEET OR 3.26 ACRES OF LAND.

GENERAL SITE NOTES

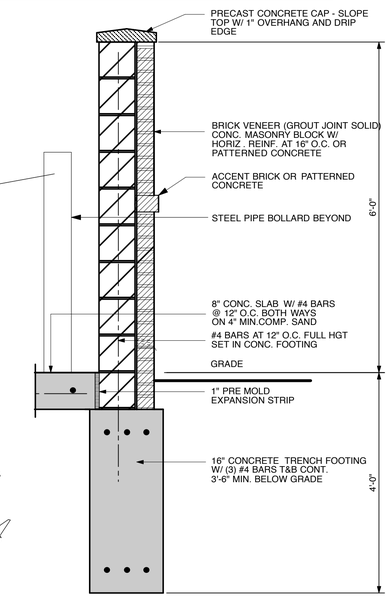
1) REFER TO CIVIL DRAWINGS FOR ALL PARKING LOT AND SIDEWALK DIMENSIONS
2) REFER TO ELELCTRICAL DRAWINGS FOR ALL SITE LIGHT LOCATIONS



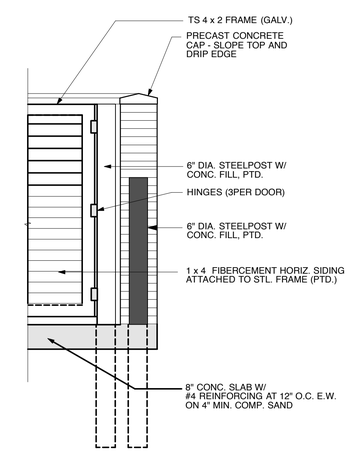
NOTE: REFER TO CIVIL DRAWINGS FOR NEW GRADES



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



SECTION @ DUMPSTER SCREEN
SCALE: 3/4" = 1'-0"



DUMPSTER DOOR DETAIL
SCALE: 1/2" = 1'-0"

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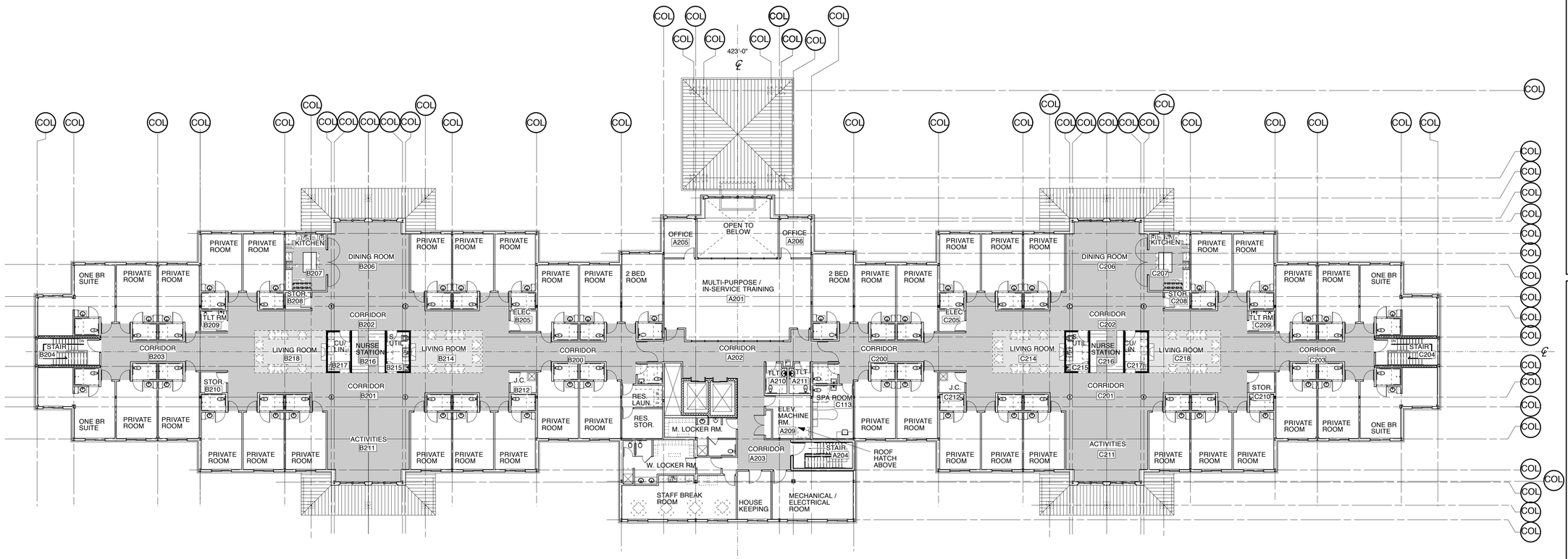
architects & planners
20750 civic center drive, suite 610, southfield, michigan 48076 tel.: 248-353-4820 fax.: 248-353-2920

Oakland Troy Senior Project
Troy, Michigan

composite site plan

ISSUED:
SITE PLAN APPR. 08/09/13
OWNER REVIEW 08/27/13
SITE PLAN APPR. 09/13/13
REVISED 09/24/13
SITE PLAN APPR. 10/05/13

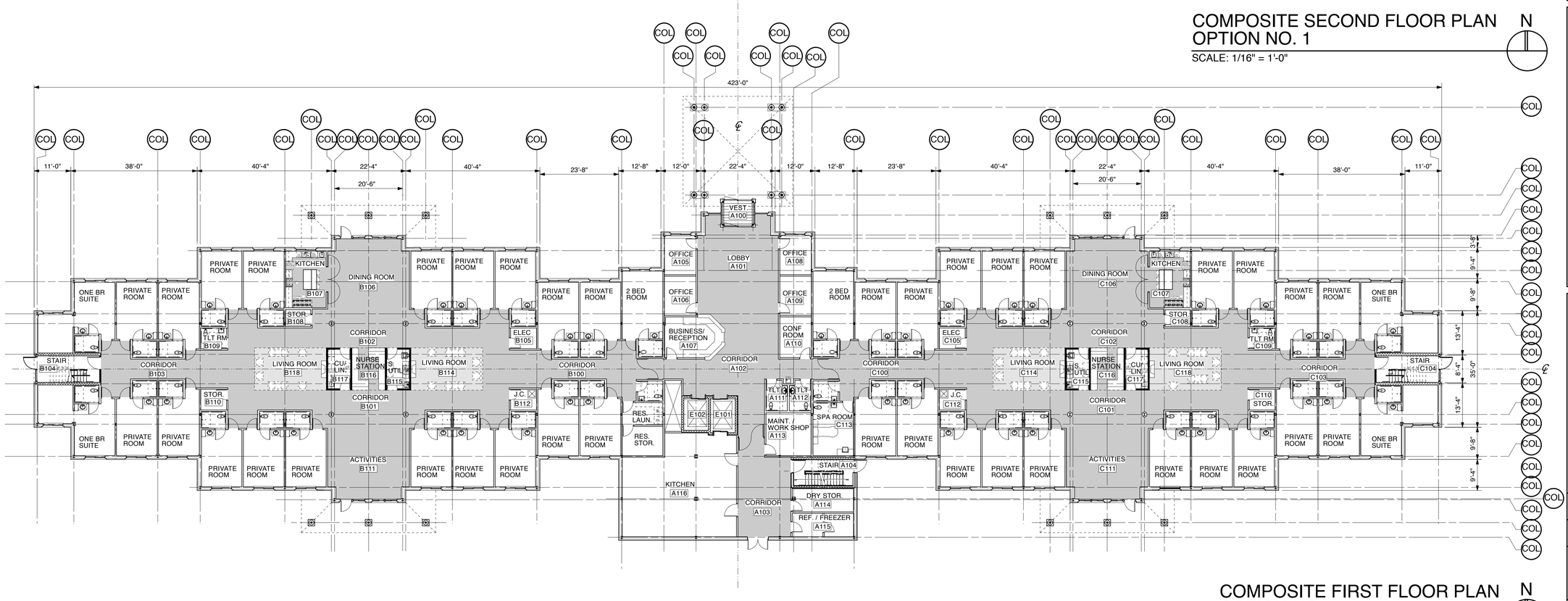
DRAWN BY: MEC
APPROVED BY: RZ
JOB NUMBER 3301
SHEET NUMBER A-1.0



COMPOSITE SECOND FLOOR PLAN
OPTION NO. 1

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

N



COMPOSITE FIRST FLOOR PLAN
OPTION NO. 1

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

N

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20750 civic center drive, suite 010, southfield, michigan 48076 tel: 248-353-4820 fax: 248-353-2820

Oakland Troy Senior Project
Troy, Michigan

first & second floor plan

ISSUED:
SITE PLAN APPR. 08/09/13
OWNER REVIEW 08/27/13
SITE PLAN APPR. 09/13/13
SITE PLAN APPR. 10/05/13

DRAWN BY: MEC

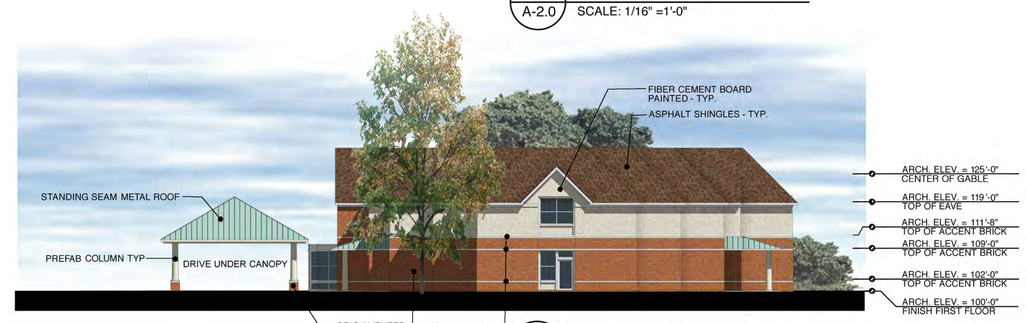
APPROVED BY: RZ

JOB NUMBER: 3301

SHEET NUMBER: A-2.0

1 A-2.0 NORTH ELEVATION
SCALE: 1/16" =1'-0"

2 A-2.0 SOUTH ELEVATION
SCALE: 1/16" =1'-0"



3 A-2.0 WEST ELEVATION
SCALE: 1/16" =1'-0"

4 A-2.0 EAST ELEVATION
SCALE: 1/16" =1'-0"

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edmund london & associates, inc.
architects & planners
21750 civic center drive, suite 410, southfield, michigan 48076 tel: 248-353-4031 fax: 248-353-3923

Oakland Troy Senior Project
Troy, Michigan

exterior elevations

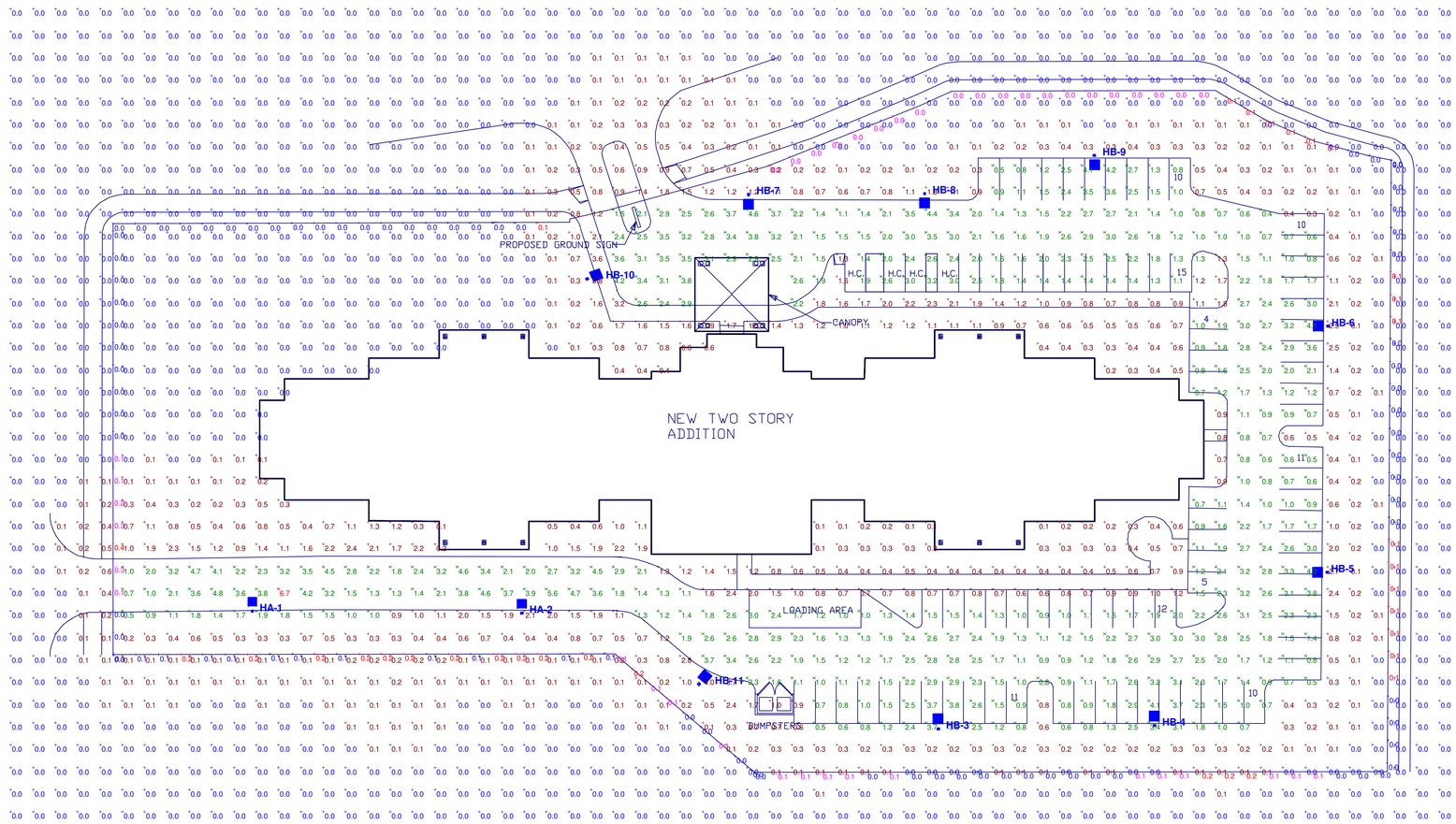
ISSUED:
SITE PLAN
APPROVAL
9/13/13

DRAWN BY:
MEC

APPROVED BY:
RZ

JOB NUMBER
3301

SHEET NUMBER
A-3.0



Plan View

Scale 1" = 30'

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	HA	-783.6	187.8	25.0	0.0	0.0
2	HA	-662.9	186.9	25.0	0.0	0.0
3	HB	-476.3	135.0	25.0	0.0	0.0
4	HB	-379.4	136.4	25.0	0.0	0.0
5	HB	-301.9	205.3	25.0	-90.0	0.0
6	HB	-301.6	315.6	25.0	-90.0	0.0
7	HB	-561.2	374.6	25.0	180.0	0.0
8	HB	-482.3	375.1	25.0	180.0	0.0
9	HB	-406.3	392.2	25.0	180.0	0.0
10	HB	-633.6	336.8	25.0	68.7	0.0
11	HB	-583.5	155.1	25.0	39.2	0.0

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	HA	2	LITHONIA #KSF2 400M R3 HS	Specification Area Luminaire, 400W Metal Halide, R3 Reflector with houseside shield, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R3_HS.ies	38000	0.72	456
	HB	9	LITHONIA #KSF2 400M R4SC	Specification Area Luminaire, 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R4SC.ies	38000	0.72	456

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT		2.1 fc	6.7 fc	0.4 fc	16.8:1	5.3:1
PROPERTY LINE AT 5' ON A VERTICAL PLANE	+	0.1 fc	0.4 fc	0.0 fc	N / A	N / A

NOTES

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

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS.
POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS.
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

VISUAL

OAKLAND TROY SENIOR PROJECT

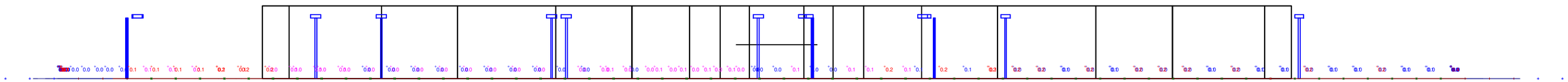
TYPICAL LTG VALUES AT GRADE
GASSER BUSH ASSOCIATES

Designer
LK/KJS

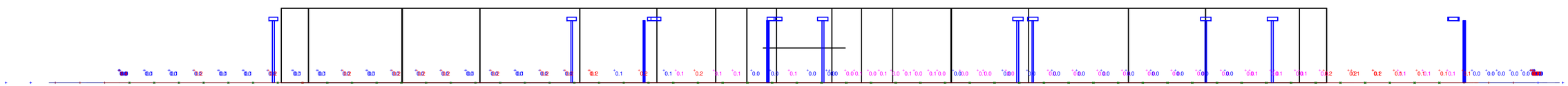
Date
OCT 4 2013

Scale
AS SHOWN

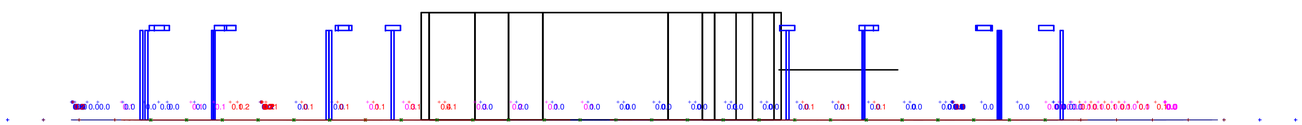
Drawing No.
#13-17286-V5



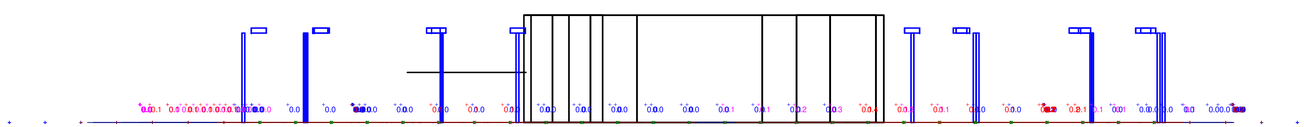
North Elevation
Scale 1" = 20'



South Elevation
Scale 1" = 20'



East Elevation
Scale 1" = 20'



West Elevation
Scale 1" = 20'

VISUAL

OAKLAND TROY SENIOR PROJECT

TYPICAL LTG VALUES AT GRADE

GASSER BUSH ASSOCIATES

Designer
LK/KJS

Date
OCT 4 2013

Scale
AS SHOWN

Drawing No.
#13-17286-V5

October 14, 2013

RECEIVED
OCT 16 2013
PLANNING

Mr. R. Brent Savidant, Planning Director
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084

Re: October 22, 2013 Planning Commission Meeting

Dear Mr. Savidant:

I am writing about a proposal to build a 92-bed Senior Living Residence on Adams Road, south of Square Lake Road. I am concerned about a number of issues and since I will be out of town on the date of that meeting, I would like you to know of the concerns I have.

Increased Traffic: The facility will have a 24/7 staff I would imagine and that means there will be an increase of vehicular traffic day and night. Additionally, I am sure there will be visitors which will also add to the numbers. Both Adams and Square Lake are two lane roads - along with the surrounding streets - not meant for an increase in traffic.

Noise Levels: Ambulances probably will become more frequent - adding to the noise levels. Any plans to address that issues? I am thinking of landscaping and/or buffer zones - what are the plans for that situation?

Zoning: As I look at the Master Plan for the area, it appears to be zoned single family residential, therefore a variance would be required. If that is the case, I would not support such a variance.

I thank you for the opportunity to express my issues and please do not hesitate to contact me with any questions or concerns (248.267.8444).

Sincerely,

Annette L. Saylor
2833 Arlund Way Drive
Troy, Michigan 48098

DATE: October 18, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL DEVELOPMENT PROJECT – Hi-Lex Property (1055 W. Square Lake Road), Southwest corner of Square Lake Road and Crooks Road, Section 8, Currently Zoned RC (Research Center) District

The owner of 1055 W. Square Lake seeks direction from the Planning Commission on a potential development project.

The parcel is approximately 2.3 acres in area and is zoned RC Research Center. The parcel is somewhat unique in that it is bordered on all dies by relatively wide rights-of-way (Crooks, Square Lake and I-75), and is therefore somewhat isolated. A two-story building presently sits on the property. The building, which is presently vacant, has 20-foot ceilings on the first floor and offices on the second floor.

The owner has tried unsuccessfully to sell the property for a number of years. A gymnastics club is interested in utilizing the first floor for a gymnastics facility. However, indoor commercial recreation is not a permitted use in the RC district.

Options for utilizing the building for indoor commercial recreation include the following:

1. Rezone the property to a district which permits indoor commercial recreation

   Districts which permit this use are CB Community Business, GB General Business and IB Integrated Industrial and Business districts. The owner may be willing to voluntarily condition a rezoning on limiting the uses on the site to uses appropriate for the area.

2. Amend the Zoning Ordinance text to permit indoor commercial recreation in the RC district

   A question to consider would be, is this appropriate in all similarly zoned property in the City of Troy?

3. Seek a use variance from the Zoning Board of Appeals

   This would be a challenge, as the applicant would need to demonstrate undue hardship, which is a high standard to meet.

The owner seeks input from the Planning Commission on this matter. Please be prepared to discuss this item at the October 22, 2013 Special/Study meeting.

Attachments:

1. Maps
2. Letter (via email) from Ron Reynolds, Attorney representing the property owner
3. City of Troy Master Plan (excerpt)

G:\REZONING REQUESTS\Potential Rezonings\1055 W Square Lak\PC Memo 10 22 2013.docx

City of Troy GIS Online

1,529 0 764 1,529 Feet

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.

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From: Ronald E. Reynolds
To: Brent Savidant; "bcarlisle@cwaplan.com"
Subject: 1055 W. Square Lake Rd; Hi-Lex Property
Date: Monday, October 14, 2013 4:07:44 PM

Dear Mr. Savidant and Mr. Carlisle,

This email is in follow up to our meetings and conversations relating to the property located at 1055 W. Square Lake Rd., parcel no. 20-08-226-002. You have suggested that we attend the October 22 study session of the Troy Planning Commission to discuss potential alternatives for this property.

The subject property is unique, in that it is located at the southwest corner of Square Lake Rd. and Crooks Rd., and is essentially isolated on a triangular, island-like parcel bounded by Square Lake Rd. to the north; Crooks Rd. to the East, and the I-75 expressway to the south. The subject property is currently zoned in the Research Center District (RC). The uses allowed for RC are consistent with the City of Troy Master Plan, as it is located within the Northridge District. The subject property contains a two-story building comprising approximately 31,000 square feet.

The property was built for and purchased by Hi-Lex Controls for research and development use in the late 1990's. Hi-Lex's operations outgrew the building and it moved to a larger building in the Spring/Summer of 2007. The subject property has been vacant since that time, despite being marketed aggressively for both lease and sale for RC use by Signature Associates. Notwithstanding the active marketing of the property for RC use, as well as substantive reductions to the asking prices pricing it below other RC zoned properties in the area, the subject property remains vacant.

The owner has been approached by a gymnastics school interested in leasing the subject property. The building, with a couple simple interior changes, is well suited for the school's use due to the high first floor ceiling and open floor plan on the second floor. The potential tenant also plans to utilize the space for similar activity-oriented uses such as martial arts training and like uses.

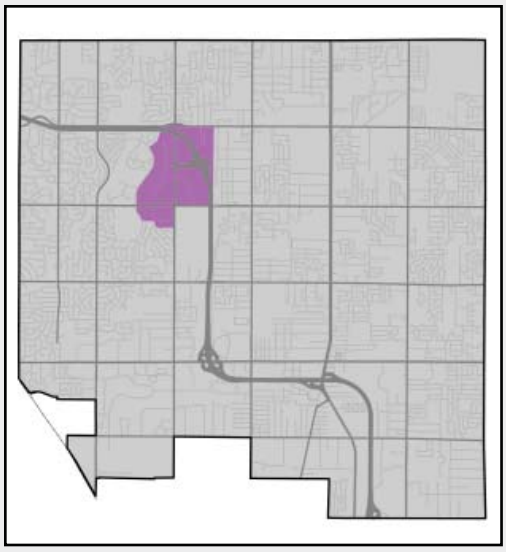
Hi-Lex seeks to work with the City to find the best way to broaden the uses for the property to allow for the gymnastics school tenant, as well as other consistent uses currently desired by the market, while retaining the flexibility to return to a use envisioned for the RC district in the longer term, consistent with the City's Master Use Plan for the Northridge Area as market demand strengthens. I have suggested various alternatives to accomplish this, including rezoning, text amendment change and conditional rezoning. You have suggested that the study session may be a good forum to further discuss this property.

Thank you for your consideration. Please let me know if you have any questions or are in need of any further information. Please also confirm when and where you would like our team present to further discuss this matter.

Ron Reynolds

Ronald E. Reynolds
Vercruysse Murray & Calzone PC
Direct: 248.901.0301
rreynolds@vmclaw.com

Northfield: A Focus On Innovation



- *A complement to the Smart Zone, but with an even broader mix of uses*
- *Outlot development to provide services to workers in the area*
- *Consistent site design throughout the District to create a unique identity*

The Master Plan identifies two primary districts for the encouragement of 21st Century, Knowledge Economy business development. The Smart Zone is situated along Big Beaver Road and an area to the south, along Interstate 75. **Northfield, the second office and research area, is similar to the Smart Zone in its makeup, but will reflect its own unique style of development.**

In terms of use, the emphasis in Northfield will be placed on office and planned research-office uses. Other uses primarily relating to the support of workers and activities in Northfield, such as supporting commercial uses, will also be considered on a limited basis. Residential uses, traditional industrial uses, and regional commercial uses will be encouraged within mixed-use developments only when they are designed to support the primary function of the Northfield area.

Medical, professional, general, service-related office uses, and research –based uses, especially those planned in a campus or park-like setting, will be the primary focus in Northfield. These uses are intended to be enclosed within a building, and in the case of research and development uses, external effects are not to be experienced beyond their property boundaries.

DESIGN CONCEPT

- The contemporary architectural image should be continued.
- Infill construction will provide a physical link between semi-isolated towers.
- Demarcated crosswalks, an internal and external walk system and plazas/pocket parks will support physical linkages.
- Higher-density housing of twenty units per acre will be encouraged at the immediate periphery.
- Streets will be framed and the public right-of-way space will be delineated.

SITE DESIGN ATTRIBUTES

- Primary parking areas will be within rear or interior side yards and separated into modest-sized components by storm water management and landscaping.
- Walks will connect businesses, adjacent developments and public sidewalks.
- Storm water detention should be captured in pedestrian friendly landscape designs.
- Outdoor cafes, plazas, pocket parks and similar pedestrian amenities will be key features.
- Mass transit stops should be accommodated (see page 115).

BUILDING DESIGN ATTRIBUTES

- Ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades should be half transparent glass.
- Entries should be well-defined.
- Fenestration on the ground level should be highlighted through the use of awnings, overhangs or trim detailing.

Successful infill development providng services to office developments in Northfield; Photo by Brent Savidant

DATE: October 18, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: JOINT PLANNING COMMISSION/CITY COUNCIL MEETING – November 26, 2013

At the request of City Council, a joint meeting of the City Council and Planning Commission has been scheduled for Tuesday, November 26 at 6:00 PM in the Council Board Room of Troy City Hall. The Planning Commission Special/Study meeting will follow immediately after the joint meeting.

The topics to be discussed at the meeting include the following:

1. City of Troy Master Plan amendments
2. Infill development, including residential
3. Big Beaver Road development not meeting increased density
4. Sober Living Facilities
5. Maximum building height in GB General Business District
6. Other

There are two issues for Planning Commission consideration, prior to the joint meeting:

- What are the points that the Planning Commission wish to highlight for each topic?
- Are there any additional topics that the Planning Commission wishes to discuss with Council?

Please be prepared to discuss this item at the October 22, 2013 Special/Study meeting.

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