1. Agenda

Documents: MAY 10, 2016 PLANNING COMMISSION MEETING AGENDA.PDF

1.I. Item B

Documents: DRAFT PLANNING COMMISSION MINUTES FOR APRIL 12, 2016.PDF

1.II. Item D1

Documents: SITE PLAN 16-05-08 AND CONDITIONAL REZONING - 707-711 EAST FOURTH.PDF

1.III. Item D2

Documents: SPECIAL LAND USE AND SITE PLAN 16-05-09 - 1910 NORTH WASHINGTON - ASSURED SENIOR LIVING.PDF

1.IV. Item D3

Documents: SPECIAL LAND USE AND SITE PLAN 16-05-10 - 31200 WOODWARD - VILLAGE JEEP.PDF

1.V. Item D4

Documents: SPECIAL LAND USE AND SITE PLAN 16-05-11 - 2554-2616 CROOKS - PLANET FITNESS.PDF

1.VI. Item D5

Documents: SITE PLAN 16-05-12 - 211-235 EAST HARRISON.PDF

1.VII. Item D6

Documents: SITE PLAN 16-05-13 - SECOND STREET PARKING DECK.PDF

PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN
www.romi.gov

Tuesday, May 10, 2016
7:30 P.M.
Room 315

AGENDA

A. Call to Order

B. Approval of Minutes for April 12, 2016

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Conditional Rezoning** from **Mixed Use 2** to **General Business** and associated **Site Plan (SP 16-05-08)** to establish automobile dealership for classic and antique vehicles within existing building at **707-711 E. Fourth St.** (parcel no. 25-22-132-019)
   LBI Limited, Petitioner
   CG Emerson Real Estate Group, Owner
   Roger J. Berent Architects, Architect

2. **Public Hearing – Special Land Use & Site Plan (SP 16-05-09)** to expand and renovate assisted-living senior housing facility (Assured Senior Living) at **1910 N. Washington Ave.** (parcel no. 25-09-480-017)
   Assured Senior Living Group, Petitioner & Owner
   Edmund London & Associates, Inc., Architect

3. **Public Hearing – Special Land Use & Site Plan (SP 16-05-10)** to expand showroom for automobile dealership with service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001)
   Village Chrysler Jeep, Inc., Petitioner & Owner
   Dorchen/Martin Associates, Inc., Architect

4. **Public Hearing – Special Land Use & Site Plan (SP 16-05-11)** to expand existing building and establish fitness center (Planet Fitness) within former grocery store at **2554-2616 Crooks Rd.** (parcel no. 25-09-154-017 & 19)
   Essco of Royal Oak, Petitioner & Owner
   K&M Building, Inc., Contractor
   Nowak & Frauss, Engineer
   Daniel Biber Associates, Architect

5. **SP 16-05-12 – Site Plan** to construct 39 multiple-family dwelling units within four-story building (47 ft. 10 in. height) at **211-235 E. Harrison Ave.** (parcel nos. 25-22-303-024, 25-22-303-025, & 25-22-303-048)
   KASCO Equities, Petitioner & Owner
   Saroki Architecture, Architect

6. **SP 16-05-13 – Site Plan** to construct new seven-level municipal parking deck (80-ft. height) on **south side of W. Second St. between S. Washington Ave. and S. Center St.** (parcel no. 25-21-232-001)
   City of Royal Oak, Petitioner & Owner
   Rich & Associates, Inc., Engineer & Architect

E. Other Business

Individuals with disabilities requiring special aids or services should contact the City Clerk at 211 Williams St., PO Box 64, Royal Oak, MI 48068-0064 or call (248) 246-3050. Call (248) 246-3010 for telecommunications device for the deaf (TDD).

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, April 12, 2016
7:30p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for March 15, 2016

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – SP 16-04-05 – Amendment** to **Final Planned Unit Development (PUD) Site Plan** (SP 15-03-06) to construct 10,240-sq. ft. shopping center with restaurants, outdoor cafés, barber shop / hair salon, optometrist, and urgent care clinic on Outlot "A" at **southeast corner of E. Twelve Mile Rd. & N. Edgeworth Ave.** (parcel no. 25-14-126-009)
   Versa Development, LLC, Petitioner & Owner
   Giffels-Webster, Engineer
   Rogvoy Architects, Architect

2. **Public Hearing – Conditional Rezoning** from **Mixed Use 2** to **Neighborhood Business** and associated **Site Plan (SP 16-04-06)** to construct 2,929-sq. ft. financial institution with drive-through ATM (Community Choice Credit Union) at **1722-1740 Crooks Rd.** (parcel nos. 25-16-204-001 & 004)
   Community Choice Credit Union, Petitioner & Owner
   Facilinet Services, Inc., Representative
   SA+A Architects, Architect

3. **Public Hearing – Conditional Rezoning** from **One Family Residential** to **Multiple Family Residential** and associated **Site Plan (SP 16-04-07)** to construct 6 multiple-family dwelling units in 3-story building (31-ft. height) at **326 Oakland Ave.** (parcel no. 25-16-477-021)
   Jeff Dawkins Architect, LLC, Petitioner & Architect
   R. Coburn, Owner

E. Other Business

1. **SV 16-04-03 – Sign Variance** request to install wall sign for hospital (Beaumont Health System) at **3601 W. Thirteen Mile Rd.** (parcel no. 25-07-251-024) with variance to waive 170 sq. ft. from maximum permitted 150-sq. ft. wall sign area.
   Phillips Sign & Lighting, Inc., Petitioner & Contractor
   Beaumont Health System, Owner

2. **Preliminary Report to Establish L.A. Young Historic District**

3. **City of Troy Master Plan**

4. **City of Southfield Master Plan**

5. **Adopted Capital Improvements Program for 2016-2017 Fiscal Year**

6. **Administrative Site Plan Approvals**

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Present
Rebecca Black
Robert Bruner
Jeffrey Chase
Sharlan Douglas, City Commissioner
Jim Ellison, Mayor
Clyde Esbri, Chairperson
Dan Godek

Absent
Gary Quesada
Anne Vaara, Vice-Chairperson

Staff
Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Esbri called the April 12, 2016 regular meeting of the Planning Commission to order at 7:30 p.m.

B. Approval of Minutes for March 15, 2016

Moved by Mr. Chase
Supported by Mr. Godek

To approve the minutes of the March 15, 2016 regular meeting of the Planning Commission as **presented**.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Esbri invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Esbri closed the public comment portion of the agenda.

D. New Business

1. **Public Hearing – SP 16-04-05 – Amendment** to **Final Planned Unit Development (PUD) Site Plan** (SP 15-03-06) to construct 10,240-sq. ft. shopping center with restaurants, outdoor cafés, barber shop / hair salon, optometrist, and urgent care clinic on Outlot "A" at **southeast corner of E. Twelve Mile Rd. & N. Edgeworth Ave.** (parcel no. 25-14-126-009)
   Versa Development, LLC, Petitioner & Owner
   Giffels-Webster, Engineer
   Rogvoy Architects, Architect

   Moved by Mayor Ellison
   Supported by Mr. Godek

   To recommend that the City Commission **approve SP 16-04-05,** an **amendment** to a **final planned unit development (PUD) site plan** (SP 15-03-06) to construct a 10,240-square foot shopping center with restaurants, outdoor cafés, a barber shop / hair salon, an optometrist, and an urgent care clinic on Outlot "A" at the **southeast corner of East Twelve Mile Road** and **North Edgeworth Avenue** (parcel no. 25-14-126-009), with the following **contingencies**:

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a. The petitioner shall prepare and submit an application for review of the final PUD site plan amendment by the City Commission containing all information required under § 770-99 (C) of the Zoning Ordinance, including a draft amendment to the development agreement. The final PUD site plan amendment to be reviewed by the City Commission shall comply with the Zoning Ordinance (Chapter 770) unless otherwise specified within these contingencies.

b. Prior to review by the City Commission, the final PUD site plan amendment shall be revised to include the following items:

   1) The dimensions and floor area of the shopping center and outdoor cafés shall be consistent on all plan sheets.
   2) The usable floor area and required off-street parking for all uses shall be as calculated by staff.
   3) A joint access agreement shall be submitted verifying permanent access will be maintained between outlot "A" (the shopping center) and the development parcel (Kroger).
   4) Additional deciduous trees with a minimum caliper of 2.5 inches and proper spacing shall be added to the landscaped area along the south boundary of outlot "A."
   5) A master signage plan shall be included and all signage shall comply with the required provisions of Sign Area 1 in § 607-10 of the Sign Ordinance.

c. The final PUD site plan amendment to be reviewed by the City Commission shall include separate boundaries, dimensions, and a legal description for outlot "A" and the proposed shopping center, specifying both the ownership and party responsible for future maintenance of outlot "A."

d. The amendments to the final PUD site plan and/or development agreement to be reviewed by the City Commission shall include, as required under § 770-99 (C)(1)(c) and (d) of the Zoning Ordinance, a specific schedule of the intended development and construction details, including phasing or timing, a staging plan, and a specific schedule of general improvements, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.

e. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer. All electrical, telephone, and similar utilities shall be placed underground.

f. A performance bond shall be posted in an amount to be determined by the Building Official.

g. The final PUD site plan amendment shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), and the City Commission shall approve an amendment to the associated development agreement, **prior** to issuance of **any** building or right-of-way permits.

Motion adopted unanimously.

2. **Public Hearing – Conditional Rezoning** from **Mixed Use 2** to **Neighborhood Business** and associated **Site Plan (SP 16-04-06)** to construct 2,929-sq. ft. financial institution with drive-through ATM (Community Choice Credit Union) at **1722-1740 Crooks Rd.** (parcel nos. 25-16-204-001 & 004)
Community Choice Credit Union, Petitioner & Owner
Facilinet Services, Inc., Representative
SA+A Architects, Architect

Moved by Mr. Godek
Supported by Commissioner Douglas

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Be it resolved, that the request to conditionally rezone **1722-1740 Crooks Road** (parcel nos. 25-16-204-001 & 25-16-204-001004) from **Mixed Use 2** to **Neighborhood Business** in order to construct a 2,929-square foot financial institution with a drive-through ATM (Community Choice Credit Union) is hereby referred to the City Commission with a **recommendation for approval,** based upon the following:

a. Although the requested Neighborhood Business zone is not entirely consistent with the site's planned future use of "Mixed Use – Residential/Office/Commercial," adjacent properties with the same planned future use designation are developed with similar and identical commercial uses. The proposed use is consistent with the characteristics of surrounding buildings and uses.

b. The site's physical and other environmental features are compatible with the proposed use.

c. The proposed use is compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, traffic volumes, aesthetics, infrastructure, and potential influence on property values.

d. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed use.

e. The capacity of public utilities and services is sufficient to accommodate the proposed use without compromising the city's health, safety and welfare.

Be it further resolved, that **SP 16-04-06**, a site plan to construct a 2,929-square foot financial institution with a drive-through ATM (Community Choice Credit Union) at **1722-1740 Crooks Road** (parcel nos. 25-16-204-001 & 25-16-204-001004), is hereby referred to the City Commission with a **recommendation of approval** with the following **contingencies**:

a. Prior to review by the City Commission, a conditional zoning agreement between the petitioner and the city shall be submitted for review and approval by the City Attorney specifying all conditions voluntarily offered by the petitioner and all requested waivers from required Zoning Ordinance and Sign Ordinance standards.

b. Prior to review by the City Commission, a revised site plan shall be submitted by the petitioner that includes all contingencies required by the Planning Commission, including a master signage plan. Signage may include: (1) a wall sign with 16 square feet of sign area placed partially above the building's roofline on the east side façade; and (2) a monument sign with a height of approximately 6 feet 4 inches, a sign area of approximately 20 square feet, and a setback of 10 feet from the northwest parcel boundary at the intersection of Twelve Mile Road and Crooks Road. All other signage shall comply with the required provisions of Sign Area 1 in § 607-10 of the Sign Ordinance.

c. Exterior lighting fixtures shall be modified to comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

d. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer.

e. A performance bond shall be posted in an amount to be determined by the Building Official.

f. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, **prior** to issuance of **any** building permit. Such requirements include, but are not limited to, the Michigan Building Code and the Stormwater Detention Ordinance (Chapter 644).

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Motion adopted unanimously.

3. **Public Hearing – Conditional Rezoning** from **One Family Residential** to **Multiple Family Residential** and associated **Site Plan (SP 16-04-07)** to construct 6 multiple-family dwelling units in 3-story building (31-ft. height) at **326 Oakland Ave.** (parcel no. 25-16-477-021)
Jeff Dawkins Architect, LLC, Petitioner & Architect
R. Coburn, Owner

Moved by Mr. Chase
Supported by Mr. Bruner

Be it resolved, that the request to conditionally rezone **326 Oakland Avenue** (parcel no. 25-16-477-021) from **One Family Residential** to **Multiple Family Residential** in order to construct six multiple-family dwelling units in a three-story building (31-foot height) is hereby referred to the City Commission with a **recommendation for approval,** based upon the following:

a. Although the requested Multiple Family Residential zone is not consistent with the site's planned future use of "Single Family Residential – Medium Density," adjacent properties with the same planned future use designation are developed with multiple-family dwelling units that are defined as conforming uses within the One Family Residential Overlay District. The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.

b. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.

c. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.

d. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number multiple-family dwelling units.

e. The capacity of public utilities and services is sufficient to accommodate the proposed number multiple-family dwelling units without compromising the city's health, safety and welfare.

f. There is an apparent demand in the city for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.

g. The requested Multiple Family Residential zone does not create an isolated and unplanned spot zone as adjacent properties to the south and west are zoned Multiple Family Residential and there are surrounding multiple-family uses within the One Family Residential Overlay District.

Be it further resolved, that **SP 16-04-07**, a site plan to construct a six multiple-family dwelling units in a three-story building (31-foot height) at **1722-1740 Crooks Road 326 Oakland Avenue** (parcel no. 25-16-477-021), is hereby referred to the City Commission with a **recommendation of approval** with the following **contingencies**:

a. Prior to review by the City Commission, a conditional zoning agreement between the petitioner and the city shall be submitted for review and approval by the City Attorney specifying all conditions voluntarily offered by the petitioner and all requested waivers from required Zoning Ordinance standards.

b. Prior to review by the City Commission, the petitioner shall submit a revised site plan that includes all revisions or contingencies required by the Planning Commission, and also a detailed landscaping plan containing all elements required under § 770-90 (C)(1) through (7) of the Zoning Ordinance.

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c. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer.

d. Any exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

e. A performance bond shall be posted in an amount to be determined by the Building Official.

f. The site plan shall meet all other Code and Ordinance requirements, as determined by the Building Official, Fire Marshall, and City Engineer, **prior** to issuance of **any** building permit. Such requirements include, but are not limited to, the Michigan Building Code, the Fire Prevention Ordinance (Chapter 340), and the Stormwater Detention Ordinance (Chapter 644).

Motion adopted unanimously.

E. Other Business

1. SV 16-04-03 – Sign Variance request to install wall sign for hospital (Beaumont Health System) at **3601 W. Thirteen Mile Rd.** (parcel no. 25-07-251-024) with variance to waive 170 sq. ft. from maximum permitted 150-sq. ft. wall sign area.
Phillips Sign & Lighting, Inc., Petitioner & Contractor
Beaumont Health System, Owner

Moved by Mayor Ellison
Supported by Mr. Chase

To grant SV 16-04-03, a **sign variance** request to install wall sign for a hospital (Beaumont Health System) at **3601 West Thirteen Mile Road** (parcel no. 25-07-251-024) with a variance to waive 170 square feet from maximum permitted 150-square foot wall sign area.

Motion adopted unanimously.

2. Preliminary Report to Establish L.A. Young Historic District

Moved by Mr. Bruner
Supported by Commissioner Douglas

Be it resolved, that the Planning Commission has no objection to the designation of the **L.A. Young Historic District** located on **North Altadena Avenue**, Royal Oak, Michigan, as a **Local Historic District**.

Motion adopted unanimously.

3. City of Troy Master Plan

Notices from the City of Troy and Oakland County regarding proposed amendments to Troy's Master Plan were presented as required by state law. No further action was taken.

4. City of Southfield Master Plan

Notices from the City of Southfield and Oakland County regarding proposed amendments to Southfield's Master Plan were presented as required by state law. No further action was taken.

5. Adopted Capital Improvements Program for 2016-2017 Fiscal Year

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The capital improvements program for the 2016-2017 fiscal year as adopted by the City Commission was presented. No further was taken

6. Administrative Site Plan Approvals

A list of site plans administratively approved by the Planning Division during the first quarter of 2016 was presented. No further action was taken.

F. Adjournment

Moved by Commissioner Douglas
Supported by Mayor Ellison

To **adjourn** the April 12, 2016 regular meeting of the Planning Commission at 9:17 p.m.

Motion adopted unanimously.

Clyde Esbri
Chairperson, Planning Commission

Timothy E. Thwing
Director of Community Development

DRAFT

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **Conditional Rezoning** from **Mixed Use 2** to **General Business** and associated **Site Plan (SP 16-05-08)** to establish automobile dealership for classic and antique vehicles within existing building at **707-711 E. Fourth St.** (parcel no. 25-22-132-019)
LBI Limited, Petitioner
CG Emerson Real Estate Group, Owner
Roger J. Berent Architects, Architect

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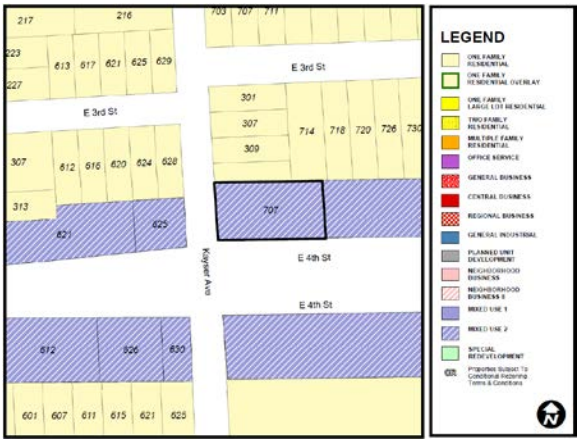
1. Location & Existing Conditions

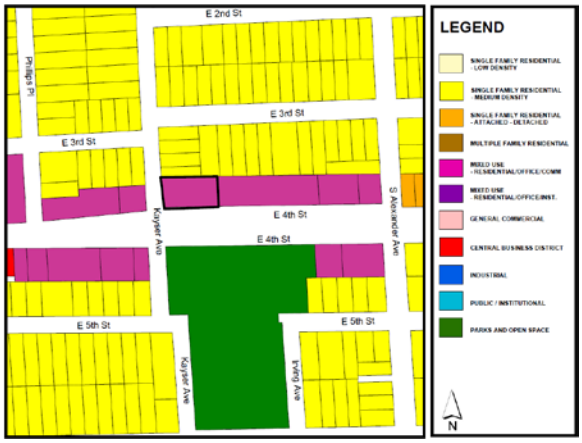
The property is located at the northeast corner of East Fourth Street and Kayser Avenue. The parcel has a lot width and frontage of 168.5 feet along Fourth Street, a lot depth and frontage of 100 feet along Kayser Avenue, and a lot area of approximately 14,997 square feet or 0.34 acres. The site is developed with a one-story building that was previously occupied by various industrial uses. The adjacent residential parcel to the north is owned by the same petitioner and currently vacant except for rows of planting beds.

2. Zoning & Future Land Use

The site is zoned “Mixed Use 2” (left) while its planned future use on the Future Land Use Map of the city’s Master Plan is designated as “Mixed Use – Residential / Office / Commercial” (right).



Zoning Map



Future Land Use Map

According to the Master Plan, areas designated as "Mixed Use – Residential / Office / Commercial" are intended to provide for a mixture of residential, office, and lower-intensity commercial uses. They are designed to maintain and promote the flexible redevelopment of certain areas of the city. Upper-floor dwelling units above retail sales, personal services, or offices are encouraged.

3. Road Classification

The Master Plan's Functional Road Classification System identifies Fourth Street as an urban collector. The primary function of urban collectors is to provide access and mobility within residential, commercial, or industrial areas rather than through travel movements. Kayser Avenue is identified as a local street. Local streets are intended to carry low volumes of traffic and provide access to individual properties with limited continuity and mobility.

4. Conditional Rezoning

The petitioner is proposing to change the zoning of the parcel from Mixed Use 2 to General Business as a conditional rezoning under Section 405 of the Michigan Zoning Enabling Act [Act 110 of 2006]. A site plan is also proposed as part of the conditional rezoning to establish an automobile dealership for classic and antique vehicles within the existing building.

Under Section 405 of the Zoning Enabling Act, a petitioner may voluntarily offer in writing and the city may approve certain uses and development of property as a condition to rezoning land. Such conditions must be offered voluntarily by a petitioner; the city may not require a petitioner to offer conditions as a prerequisite for rezoning property. The conditions proposed by a petitioner as part of a conditional rezoning are supposed to result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

As part of a conditional rezoning request, the petitioner needs to specify what conditions they offer, what recognizable and material benefits these conditions will achieve that cannot be realized under the site's existing zoning, and how these benefits justify the rezoning and outweigh having certain aspects of their proposed site plan not meet required Zoning Ordinance standards.

In approving conditions to a rezoning, the city may establish a time period during which the conditions apply. If the conditions are not satisfied within the time specified then the land reverts to its former zoning classification. During the approved time period, the city can neither add to nor alter the conditions. The time period can be extended by mutual agreement between the city and petitioner.

As part of a conditional rezoning, the city may waive required standards of the Zoning Ordinance if they feel the conditions proposed by the petitioner and the benefits that would result from them outweigh the need to meet such standards. Conversely, compliance with some or all Zoning Ordinance standards may be required by the city.

5. Proposed Use & Site Plan

A. Proposed Use. The petitioner proposes to establish an automobile dealership for classic and antique vehicles within the existing building. The operational characteristics of the petitioner's dealership are described within their attached plan of operation.

Under § 770-8 of the Zoning Ordinance, an automobile dealership is defined as a building or premises used primarily for the sale of new or used automobiles. No distinction is made for antique or classic automobiles.

Automobile dealerships are not included among the permitted and special land uses allowed within the site's existing Mixed Use 2 zoning. Dealerships for automobiles and other vehicles are allowed as a special land use in the General Business zoning district and also in the General Industrial zoning district under certain conditions.

B. Loading. The petitioner's initial site plan reviewed by staff included re-opening of an overhead door on the south front façade of the building. The overhead door formerly at this location had been closed and converted into a pedestrian door at some point in the past. The overhead door would presumably be used for loading and unloading for-sale vehicles into the building from Fourth Street.

Loading and unloading of vehicles by an automobile dealership is not permitted within a street right-of-way and must take place entirely on site according to § 770-63 (I) of the Zoning Ordinance. The Planning and Engineering Divisions therefore recommended that this door remain a pedestrian door and that any overhead door be placed on the building's west side façade. Loading and unloading of vehicles could then be accommodated from the parking lot on the west side of the building.

The petitioner revised their site plan as recommended and it now shows an overhead door on the west side façade of the building. The former overhead door on the south front façade will be modified into a recessed entrance for pedestrians only.

C. Off-Street Parking. The gravel parking lot on the west side of the building would be redeveloped and contain eight parking spaces according to the site plan. All parking lots must be hard surfaced with asphalt or concrete according to § 770-109 (A) of the Zoning Ordinance, however no paving details are provided on the site plan. The parking spaces and maneuvering aisle in this lot would comply with dimensions for 90° parking required in § 770-109 (F).

Three parallel parking spaces are shown in the east side parking lot. This lot is currently paved with concrete. The parallel parking spaces shown on the site plan would not comply with required maneuverability standards as there is no way to pull forward and exit these spaces. Additionally, one parallel space has a depth of only 20 feet while the minimum required depth under § 770-109 (F) is 25 feet.

Converting the parallel spaces to a 90° parking pattern would also not comply with required dimensions. The paved area for the east side parking lot is only 31 feet 5 ½ inches at its widest point. A width of 40 feet would be required to provide 90° parking spaces that met minimum dimensions required in § 770-109 (F).

The proposed site plan would provide eight off-street parking spaces that would comply with required dimensional standards. The building would have 6,440 square feet of usable floor area according to staff's calculations based on a review of the submitted floor plan. That amount of usable floor area would require 33 off-street parking spaces for an automobile dealership according to § 770-107 of the Zoning Ordinance (one parking space for every 200 square feet of usable floor area).

The Planning Commission will therefore need to grant a waiver for the minimum required amount of off-street parking as part of any conditional rezoning, and possibly additional waivers if there is to be any parking on the east side of the building.

D. Vehicular Access. The parking lot on the west side of the building would be accessed via the existing driveway from Fourth Street. The site plan notes that the approach would be modified and reconfigured according to the Engineering Division's required standards. No vehicular access is proposed to Kayser Avenue from the west side parking lot. The driveway to the parking lot on the east side of the building from Fourth Street would remain unchanged.

E. Landscaping & Screening. The adjacent property to the north is zoned One Family Residential and the west parking lot is directly adjacent to Kayser Avenue. Screening in accordance with § 770-90 (D) and (E)(2) of the Zoning Ordinance would therefore be required along the north rear and west side lot lines even though the adjacent residential property to the north is owned by the petitioner.

A landscaped evergreen buffer, masonry wall, or combination of the two with a minimum height of six feet is required along the north lot line according to § 770-90 (D). The required screening may be lowered to a height of 30 inches within the front yard setback from Kayser Avenue. The petitioner proposes a row of Arborvitae between the east and west parking lots and the north rear lot line. A continuous row of shrubs with a height of 30 inches would be placed along the north rear lot line within the front yard setback from Kayser Avenue. No screening or landscaping would be placed behind the building.

Landscaping, a masonry wall, or a combination of the two with a minimum height of 30 inches is required between the west side parking lot and both Kayser Avenue and Fourth Street under § 770-90 (E)(2). A continuous row of shrubs with a height of 30 inches is proposed by the petitioner.

Street trees are also proposed within the Fourth Street and Kayser Avenue curb lawns as required by the Engineering Division's right-of-way standards.

The Planning Commission will need to determine if the landscaping and screening proposed by the petitioner are adequate or if additional measures are necessary.

F. Standards for Automobile Dealerships. All for-sale vehicles would be stored within the building according to the site plan; no vehicles offered for sale would be displayed outside within the parking lot. The site plan indicates a class "B" dealership license would be required from the State of Michigan and that such a license does not require the provision of outdoor storage spaces for vehicles.

A note on the site plan states that the dealership will maintain compliance with the standards required for automobile dealerships in § 770-63 of the Zoning Ordinance. Subparagraph (F) of that section requires that the Planning Commission determine during site plan review whether the lot area and frontage of a site are adequate to support the operation of a dealership.

G. Waste Storage & Disposal. No exterior waste receptacles are shown on the site plan. All waste must therefore be contained within the building. If any exterior receptacles are added they must be screened with a six-foot masonry wall and gate according to § 770-90 (I) of the Zoning Ordinance.

H. Deviations from Required Standards. The following is a list of deviations from required Zoning Ordinance standards identified by staff that would be required as part of the conditional rezoning proposed by the petitioner:

- *Minimum required number of off-street parking spaces. [§ 770-107]*
- *Minimum required parking space and maneuvering aisle dimensions. [§ 770-109 (F)]*

6. Results of Approval

Following a public hearing, the Planning Commission may recommend approval or denial of a conditional rezoning request to the City Commission including the conditions voluntarily offered by the petitioner. The Planning Commission may also request additional information from the petitioner and postpone making recommendation. A recommendation for approval or denial will be forwarded to the City Commission who must conduct two readings in order to change the zoning of any property.

7. Recommendations

In reviewing an application for an amendment to the Zoning Map, the Planning Commission shall consider the following criteria as contained in § 770-129 of the Zoning Ordinance, among other factors they may deem appropriate, in making their findings, recommendation, and decision:

A. The requested zone should be consistent with the goals, policies and future land use map of the Master Plan, including any location-specific or corridor studies. If conditions have changed since the Master Plan was adopted, as determined by the Planning Commission or City Commission, the consistency with recent development trends in the site's area shall be considered.

B. The site's physical, geological, hydrological and other environmental features should be compatible with the host of principal permitted and special land uses in the proposed zone.

C. Evidence should document the applicant cannot receive a reasonable return on investment through developing the property with one or more of the principal permitted and special land uses under the current zoning.

D. The potential uses allowed in the proposed zone should be compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.

E. The street system should be capable of safely and efficiently accommodating expected traffic volumes generated by potential uses in the requested zone.

F. The capacity of public utilities and services should be sufficient to accommodate the potential uses in the requested zone without compromising the City's health, safety and welfare.

G. There should be an apparent demand in the City for the types of potential uses in the requested zone in relation to the amount of land in the City currently zoned and available to accommodate the demand.

H. The requested zone shall not create an isolated and unplanned spot zone.

I. Other criteria as determined by the Planning Commission or City Commission which would protect the public health, safety and welfare, protect public and private investment in the City, promote implementation of the goals, objectives and policies of the Master Plan and any amendments thereto, and enhance the overall quality of life in the City.

Should the Planning Commission recommend approval of the conditional rezoning and its associated site plan by the City Commission, the Planning Division recommends the following contingencies:

A. Prior to review by the City Commission, a conditional zoning agreement between the petitioner and the city shall be submitted for review and approval by the City Attorney specifying all conditions voluntarily offered by the petitioner, including no outside storage or display of vehicles, and all requested waivers from required Zoning Ordinance standards.

B. Prior to review by the City Commission, a revised site plan and landscaping plan shall be submitted by the petitioner that includes all revisions or contingencies required by the Planning Commission, as well as the following:

(1) Pavement details for all off-street parking lots, driveways, curbs, gutters, etc.; and
(2) A detailed landscaping plan containing all elements required under § 770-90 (C)(1) through (7) of the Zoning Ordinance.

C. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer.

D. Any exterior waste receptacles must be screened in accordance with § 770-90 (I) of the Zoning Ordinance.

E. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

F. All signage shall comply with § 607-10 Permitted Signs in Sign Area 1, (A) Wall Signs, of the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.

G. A performance bond shall be posted in an amount to be determined by the Building Official.

H. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official, Fire Marshall, and City Engineer, prior to issuance of any building permit. Such requirements include, but are not limited to, the Michigan Building Code, the Fire Prevention Ordinance (Chapter 340), and the Stormwater Detention Ordinance (Chapter 644).

Attachment

cc: Dennis Griffin, CG Emerson Real Estate Group
Roger J. Berent, Roger J. Berent Architects
Keith Koscak, LBI Limited

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

707 - 711 E. FOURTH ST.

CITY OF ROYAL OAK		ROYAL OAK ZONING ORIDNACE CHAPER 770
CURRENT ZONING		MIXED USE 2
PROPOSED CONDITIONAL REZONING		GENERAL BUSINESS - SPECIAL LAND USE VEHICAL SALES NO OUTSIDE SALES PROPOSED
BUILDING CODE SUMMARY		2012 MICHIGAN BUILDING CODE
SITE AREA		14,997 S.F. (0.34 ACRES)
LOT FRONTAGE		50.0' REQUIRED 168' PROVIDED
BUILDING HEIGHT ALLOWED		3 STORY / 30' TO MID PEAK 1 STORY PROVIDED
ADDRESS 707 GROSS FLOOR AREAS: USABLE FLOOR AREAS:	GRADE LEVEL GRADE LEVEL	 7,540 SQFT 6,805 SQFT
PARKING DATA:		
1 PER 200 S.F. OF USABLE FLOOR AREA		
USABLE FLOOR AREA = 6,805 S.F. / 200 = 34 PARKING SPACES		
PARKING SPACES PROVIDED = 10 STANDARD SPACES, 1 BARRIER FREE		
TOTAL PARKING = 11 SPACES PROVIDED, 34 REQUIRED		
SETBACKS PROVIDED:		
WEST:	EXISTING TO REMAIN	
SOUTH:	EXISTING TO REMAIN	
NORTH:	EXISTING TO REMAIN	
EAST:	EXISTING TO REMAIN	

SITE PLAN NOTES

1. A MASTER SIGNAGE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT. ALL SIGNAGE SHALL COMPLY WITH THE SIGN ORDINANCE (CHAPTER 607 SIGNS - ARTICLE II SIGN REGULATIONS) OR RECEIVE NECESSARY VARIANCES FROM THE PLANNING COMMISSION.

2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 770-96 (B) OF THE ZONING ORDINANCE AND THE OTHER CITY CODES AND ORDINANCES, INCLUDING BEING DIRECTED DOWNWARD AND SHIELDED SO AS NOT TO SHINE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY, AND ALSO WITHIN MAXIMUM PERMITTED FIXTURE HEIGHTS AND ILLUMINATION LEVELS.

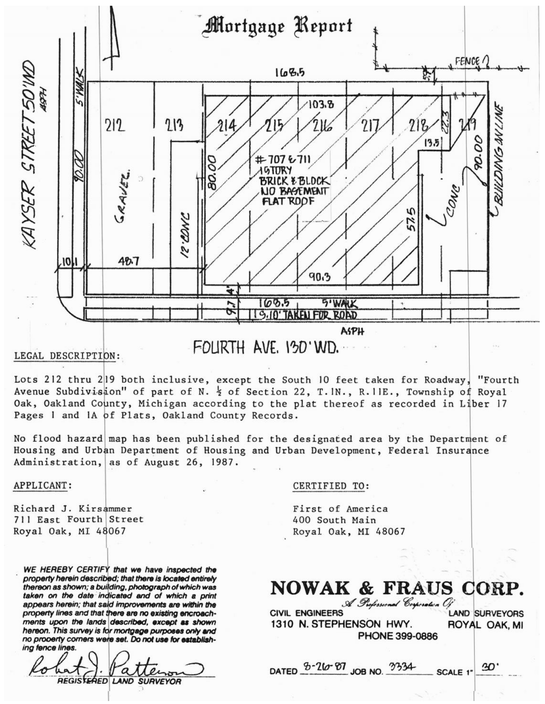
3. ALL WORK AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY ENGINEER.

4. A PERFORMANCE BOND SHALL BE POSTED IN AN AMOUNT TO BE DETERMINED BY THE BUILDING OFFICIAL.

5. THE SITE PLAN SHALL MEET ALL OTHER CODE AND ORDINANCE REQUIREMENTS, AS DETERMINED BY THE BUILDING OFFICIAL AND CITY ENGINEER, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING, BUT NOT LIMITED TO, THE MICHIGAN BUILDING CODE AND THE CITY'S STORMWATER DETENTION ORDINANCE (CHAPTER 644).

NOTE:
COMPLIANCE WITH ALL STANDARDS
FOR AUTOMOBILE DEALERSHIPS REQUIRED UNDER § 770-63 OF THE ZONING ORDINANCE WILL
BE MAINTAINED UNLESS WAIVED BY THE PLANNING COMMISSION AS PART OF A
~~INTERNATIONAL FIRE CODE~~
~~314.4 VEHICLES.~~
LIQUID- OR GAS-FUELED VEHICLES, BOATS OR OTHER MOTORCRAFT SHALL NOT BE LOCATED INDOORS EXCEPT AS FOLLOWS:

1. BATTERIES ARE DISCONNECTED.
2. FUEL IN FUEL TANKS DOES NOT EXCEED ONE-QUARTER TANK OR 5 GALLONS (19 L) (WHICHEVER IS LEAST).
3. FUEL TANKS AND FILL OPENINGS ARE CLOSED AND SEALED TO PREVENT TAMPERING.
4. VEHICLES, BOATS OR OTHER MOTORCRAFT EQUIPMENT ARE NOT FUELED OR DEFUELED WITHIN THE BUILDING.



LEGAL DESCRIPTION:

Lots 212 thru 219 both inclusive, except the South 10 feet taken for Roadway, "Fourth Avenue Subdivision" of part of N. ½ of Section 22, T.1N., R.11E., Township of Royal Oak, Oakland County, Michigan according to the plat thereof as recorded in Liber 17 Pages 1 and 1A of Plats, Oakland County Records.

No flood hazard map has been published for the designated area by the Department of Housing and Urban Department of Housing and Urban Development, Federal Insurance Administration, as of August 26, 1987.

APPLICANT:

Richard J. Kirsammer
711 East Fourth Street
Royal Oak, MI 48067

CERTIFIED TO:

First of America
400 South Main
Royal Oak, MI 48067

WE HEREBY CERTIFY that we have inspected the property herein described; that there is located entirely thereon as shown; a building, photograph of which was taken on the date indicated and of which a print appears herein; that said improvements are within the property lines and that there are no existing encroachments upon the lands described, except as shown hereon. This survey is for mortgage purposes only and no property corners were set. Do not use for establishing fence lines.

Robert J. Patterson
REGISTERED LAND SURVEYOR

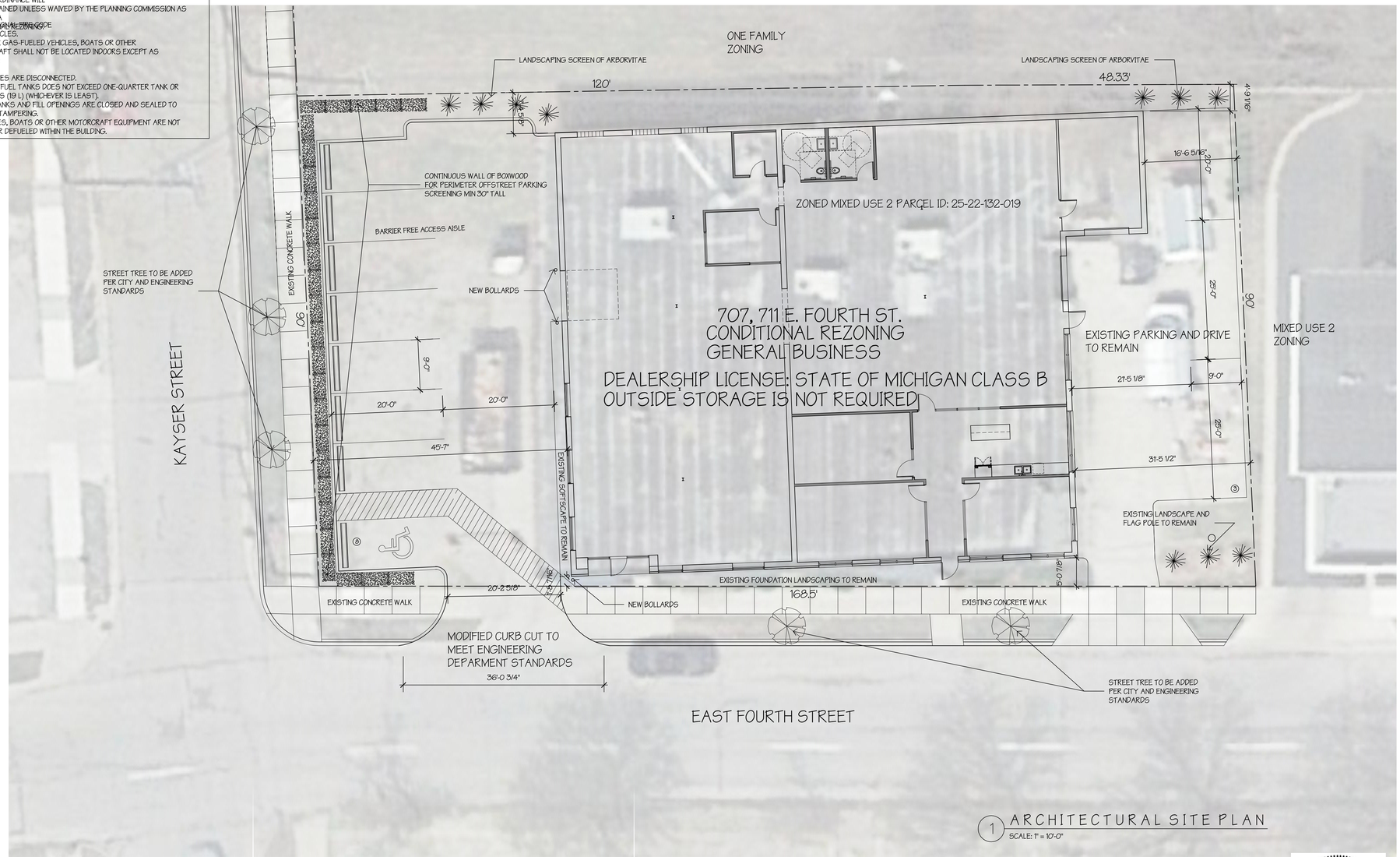
NOWAK & FRAUS CORP.
A Professional Corporation
CIVIL ENGINEERS LAND SURVEYORS
1310 N. STEPHENSON HWY. ROYAL OAK, MI
PHONE 399-0886

DATED 5-26-87 JOB NO. 7334 SCALE 1" = 30'

2 SURVEY
SCALE: 1" = 30'

LIMITED
NEXT GENERATION CAR GUYS

707 E. FOURTH ST., ROYAL OAK MI



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

Architect: ROGER J. BERENT ARCHITECTS	6435 Apple Orchard Lane Rochester Hills, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	
Owner/Developer:	711 FOURTH, LLC 520 N. MAIN ST. ROYAL OAK, MI 48067	
These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.		

Drawing Issue:

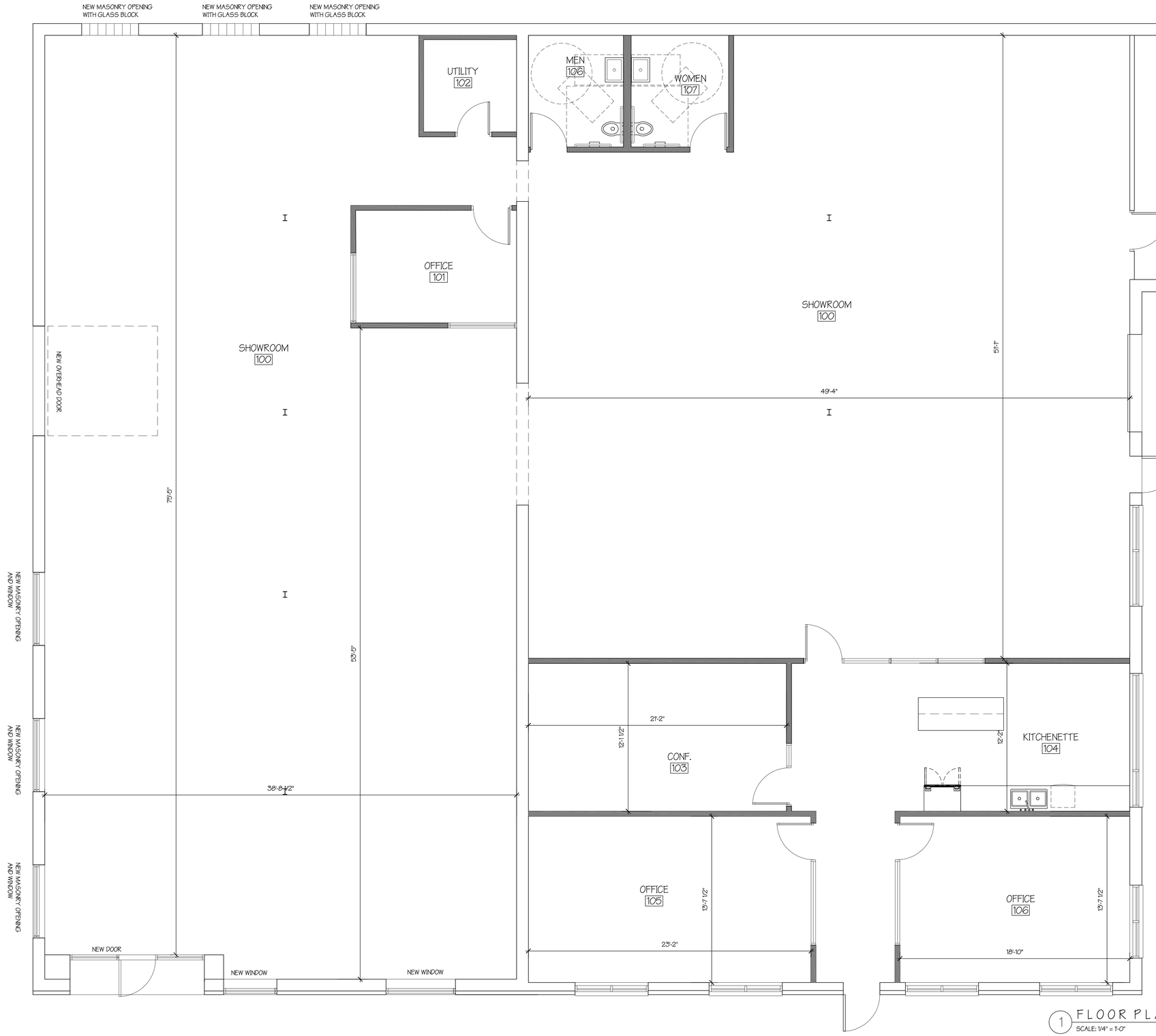
No.	Date	Description
	4.18.16	SITE PLAN SUBMISSION
	3.31.16	SITE PLAN SUBMISSION

LBI LIMITED
707 E. FOURTH ST.
16.05

Date:	Drawn By:
Scale:	Checked By:
DRAWING TITLE: SITE PLAN, SURVEY, DATA	

Drawing Number: A1.0

STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 52381
LICENSED ARCHITECT



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

LB LIMITED
NEXT GENERATION CAR GUYS

SHOWROOM LOOK AND FEEL

Architect:
ROGER J. BERENT ARCHITECTS
6435 Apple Orchard Lane
Rochester Hills, MI 48306
ph: 248.805.1024
rogerberent@gmail.com

Owner/Developer:
711 FOURTH, LLC
520 N. MAIN ST.
ROYAL OAK, MI 48067

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Drawing Issue:

No.	Date	Description
	4.18.16	SITE PLAN SUBMISSION
	3.31.16	SITE PLAN SUBMISSION

LB LIMITED
NEXT GENERATION CAR GUYS

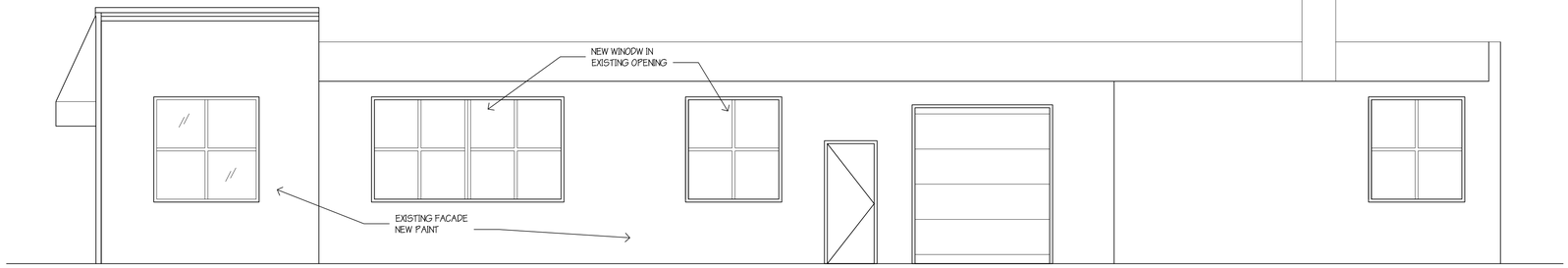
LBILIMITED
707 E. FOURTH ST.
16.05

Date:	Drawn By:
Scale:	Checked By:

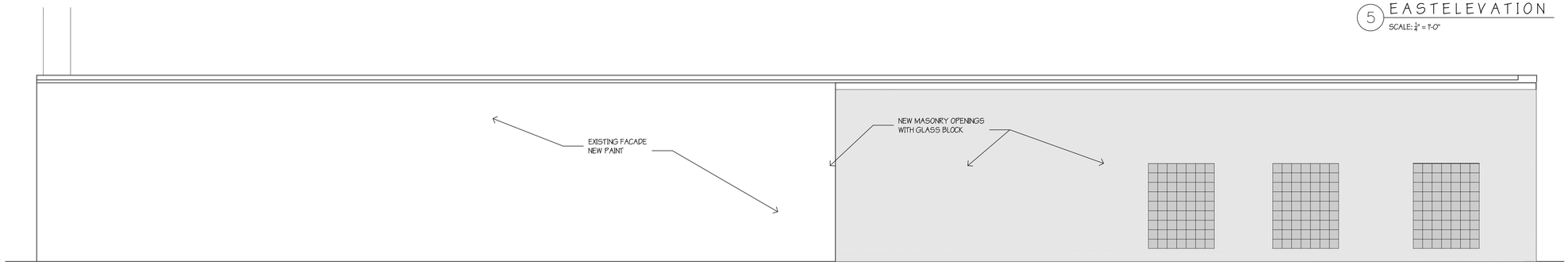
DRAWING TITLE:
PLAN AND ELEVATIONS

Drawing Number:
A2.0

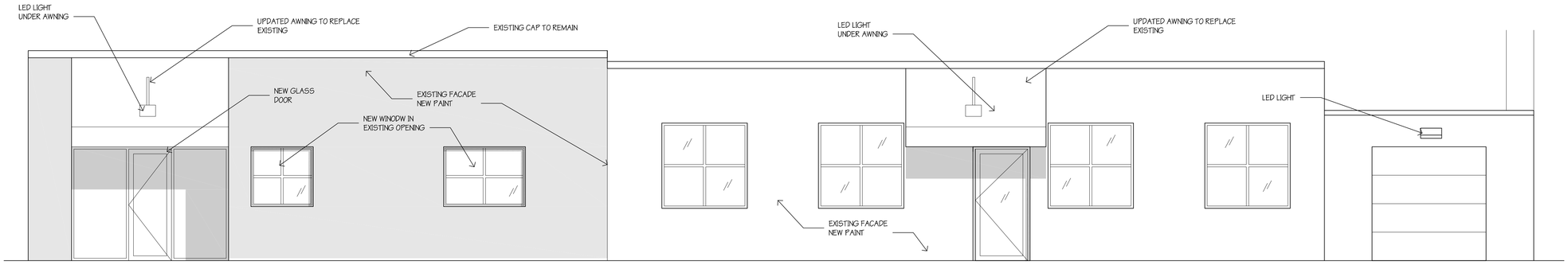
STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 52381
LICENSED ARCHITECT



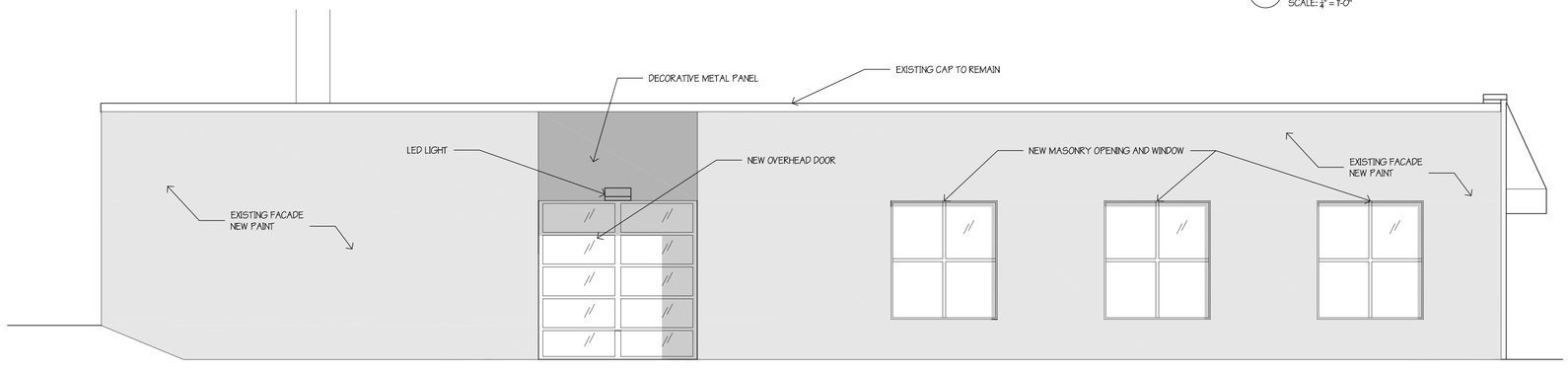
5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

LIMITED
NEXT GENERATION CAR GUYS

SHOWROOM LOOK AND FEEL

Architect:
ROGER J. BERENT ARCHITECTS
6435 Apple Orchard Lane
Rochester Hills, MI 48306
ph: 248.805.1024
rogerberent@gmail.com

Owner/Developer:
711 FOURTH, LLC
520 N. MAIN ST.
ROYAL OAK, MI 48067

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Drawing Issue:		
No.	Date	Description
	4.18.16	SITE PLAN SUBMISSION
	3.31.16	SITE PLAN SUBMISSION

LIMITED
NEXT GENERATION CAR GUYS

LB LIMITED
707 E. FOURTH ST.
16.05

Date:	Drawn By:
Scale:	Checked By:

DRAWING TITLE:
ELEVATIONS

Drawing Number:
A3.0

STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 52381
REGISTERED ARCHITECT

CONCEPTUAL RENDERING 707 - 711 E. FOURTH ST.

ROGER J. BERENT ARCHITECTS

www.rogerberent.com

LB
LIMITED
NEXT GENERATION CAR GUYS

LIMITED

NEXT GENERATION CAR GUYS

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NEXT GENERATION CAR GUYS

LBI Limited was founded in 2009 by Andrew Mastin and Adolfo Massari. We specialize in the sales, brokerage, and collection management of fine, special interest automobiles. These include but are not limited to Porsche, Ferrari, Jaguar, Alfa-Romeo, and Lamborghini from the period between the early 1950s to the mid-1990s. We are a company established and operated based on enthusiasm and passion for the classic car hobby. As lifelong car enthusiasts, we created LBI Limited as an extension of our deep love of anything automotive. This has formed a foundation for our steadfast commitment to aggressively pursue all opportunities in which we are presented with whether that entails the purchase of a car or the new business venture we are about to embark on with the city of Royal Oak, MI.

For the past ten years, special interest automobiles have experienced value increases of over 469% with European classics leading the way according to the Knight Frank Luxury Investment Index. Now described as its own alternative investment class, this segment is outperforming fine art. With nearly 500 cars sold over the past 7 years and $10 million in revenue for 2015 alone (this included the sale of a 1963 Ferrari 250GTL for an impressive $1.9 Million) we are sure to be a staple industry leader bringing a new, creative content marketing aspect coupled with a full disclosure sales process to an otherwise outdated industry.

Our primary location, a late 1800s textile mill nestled in the Franklord section of Philadelphia, Pennsylvania truly exhibits the boutique, art gallery type setting we have created for the special automobiles we trade in. We are primarily an internet-based business looking to extend our reach to the Royal Oak area, specifically 707 E. 4th St. The immediate surrounding areas account for a large portion of car collectors and enthusiasts. Just a short drive away from some of Michigan's most wealthy towns and in close proximity to the new M1 Concourse, Royal Oak provides for an excellent location at a phenomenal value for LBI Limited.

LBI Limited's presence in Royal Oak will continue to further the current growth, adding something unique to the landscape of greater Detroit. There will be great emphasis on inviting clients from all over the Globe to visit us at our new location in Royal Oak. Bringing a diverse affluent demographic to experience Royal Oak, there will be numerous residual & positive effects on an already intriguing small town. We see Royal Oak as a destination, and we intend to be part of the attraction.

The first step in this process is approval for a Michigan dealer's license, which puts a heavy emphasis on city board approval. Enclosed in the following proposal are facts, photos, and examples of who we are as a company and what we are attempting to achieve. Consideration to our business venture is much appreciated and we look forward to working with the City of Royal Oak.

Sincerely,

LBI Limited- Adolfo Massari | Andrew Mastin | Keith Koscak

LIMITED
NEXT GENERATION CAR GUYS

ANDREW MASTIN
SPECIALIST & FOUNDER

Andrew was born and raised in South Eastern Pennsylvania. His first words, "car keys" made his interests evident and a ride in a Ferrari 328 GTS at the age of five defined his future. Needless to say, Andrew's interest in cars was inevitable and extremely enthusiastic; which was the premise on which he and Adolfo founded LBI. Today he is an active, aggressive member of the team and collector car community.

He is constantly looking to grow, expand, educate himself (and others) all while enjoying the cars which he is so fortunate to be a part of every day. His areas of interest are certainly sports cars from the 1960's, but he also has a great appreciation and understanding for Pre-War European and American classics. On the off chance you find Andrew not at the office or on the road in pursuit of the next find, you might find him on the lawn at Pebble Beach or Amelia Island with his family, or out on some back roads behind the wheel.

"This industry is a constant learning experience, and as long as you're at the forefront, keep it all about the cars and the people, you'll have the best time imaginable with success as the by product"

LIMITED
NEXT GENERATION CAR GUYS

ADOLFO MASSARI
SPECIALIST & CO-FOUNDER

Adolfo is also a Pennsylvania native raised in the suburbs of Philadelphia. His interest in cars started at a young age when his father would take him to a local classic car dealership every Saturday morning. At age five, he could name the make and model of any car by looking at the front bumper.

Presently, Adolfo is a recent Temple University graduatepursuing his long lived dream of turning his passion into a business at LBI. He also enjoys traveling the world, golf, tennis, and snowboarding. Adolfo specializes in post war sports cars with a concentration in Mercedes-Benz, Jaguar, Alfa-Romeo, and Austin-Healey. His early passion for cars has increased, and now serves as the foundation for LBI's creation, expansion, and recognition in the collector car market.

"LBI doesn't just sell cars, we sell an experience in moving works of art."

LIMITED
NEXT GENERATION CAR GUYS

KEITH KOSCAK
SPECIALIST & PARTNER

Keith Koscak recently joined the LBI Limited team at the end of 2015 as a Partner and Specialist within the company. Born and raised in the suburbs of Detroit, Keith has a degree in Political Science from the University of Michigan and attended the highly acclaimed Cranbrook Schools from Kindergarten through High School.

A life-long auto aficionado, his passion for fine automobiles started early in life when a family friend allowed Keith to help prepare collector cars for various shows and Concours events around the country. Keith has worked in a variety of roles over the years, including the management of a large private collection, as well as working for the RM Sotheby's group of companies from 2000-2015. There he worked in many capacities, eventually becoming a Car Specialist and also working as an Auction Manager where he was responsible for the consignment and sales of collector cars for the company. While growing up in the Detroit area, Keith developed an early love for muscle cars as well as Corvettes and 50's and 60's classics. Over the years he has also developed a passion for European sports and racing cars as well as pre-war classics.

As LBI looked to continue its growth in the sales of collector cars, Keith was a natural choice for the company to take on as a partner and will oversee and run the new office and showroom in Royal Oak, Michigan.

"Growing up in the Motor City I was instantly born into car culture, my passion has only grown over time and evolved into my career. This was a natural partnership that allows me to return to my roots while helping grow our business and the community as well."

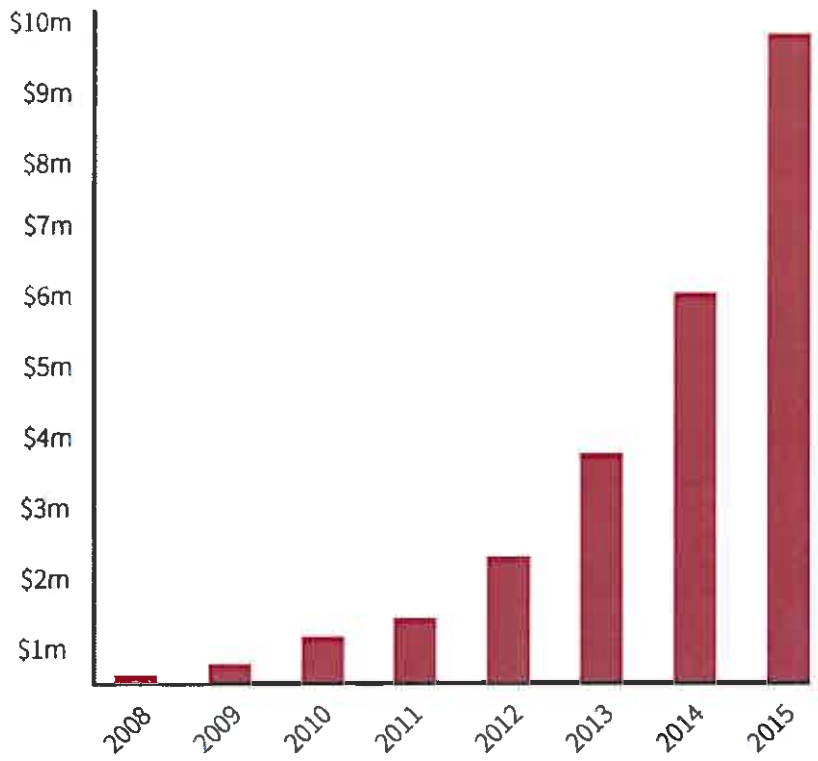
LIMITED
NEXT GENERATION CAR GUYS

VALUE PROPOSITION

The City of Royal Oak is in many ways is a proven fund, worth while to invest in, believe in, and grow with as a thriving staple city of Michigan, the Midwest, and the United States. LBI Limited desires to be part of Royal Oak, MI, and as such there is tremendous value in LBI Limited's presence and investment in Royal Oak. The obvious statistics and nature of our business tell a story of rare and interesting exotic cars of a by-gone era. More importantly they focus on a niche market of clientele that remains focused on a hobby that today is an asset class all its own. Often compared to fine art, the special interest investment grade automobile market is gaining traction as a widely recognized alternative investment. LBI Limited's careful balance with this fact and our true car-guy oriented team provides a recipe for understanding the full spectrum of the market place. Ultimately, these facts yield to the reality that LBI Limited is a destination for many of our clientele and fans; and LBI Limited, we hope, will be synonymous with Royal Oak, MI. Embracing the strong car-centric culture of the greater Detroit area. LBI Limited will prove to bring value as a prime resource within the hobby, and industry. Much like that of the major US Auto Manufacturers we are proud to be added to the list within this industry and continue a long-standing tradition that greater Metropolitan Detroit has become known for.

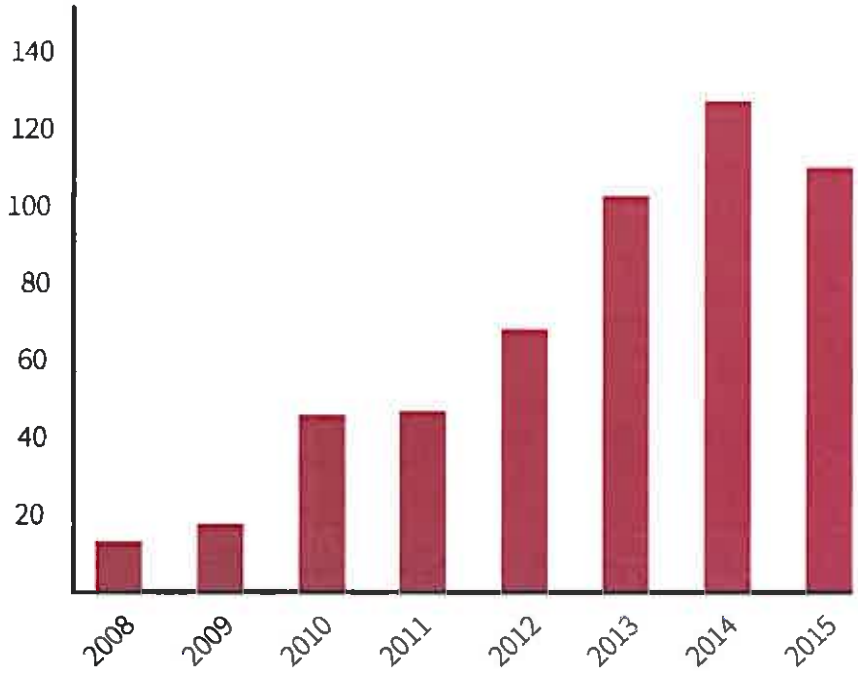
LIMITED
NEXT GENERATION CAR GUYS

TOTAL SALES VOLUME



LIMITED
NEXT GENERATION CAR GUYS

TOTAL CARS SOLD



2015 resembles the first year of achieving LBI Limited's long term strategy of higher revenue with lower volume while focusing on value and quality.

LIMITED
NEXT GENERATION CAR GUYS

CLIENTELE

Whether it is a first time buyer looking to get into the hobby or an astute collector with a large collection, LBI personally advises clients' in many capacities ranging from sheer driving enjoyment to diversified investment purposes.

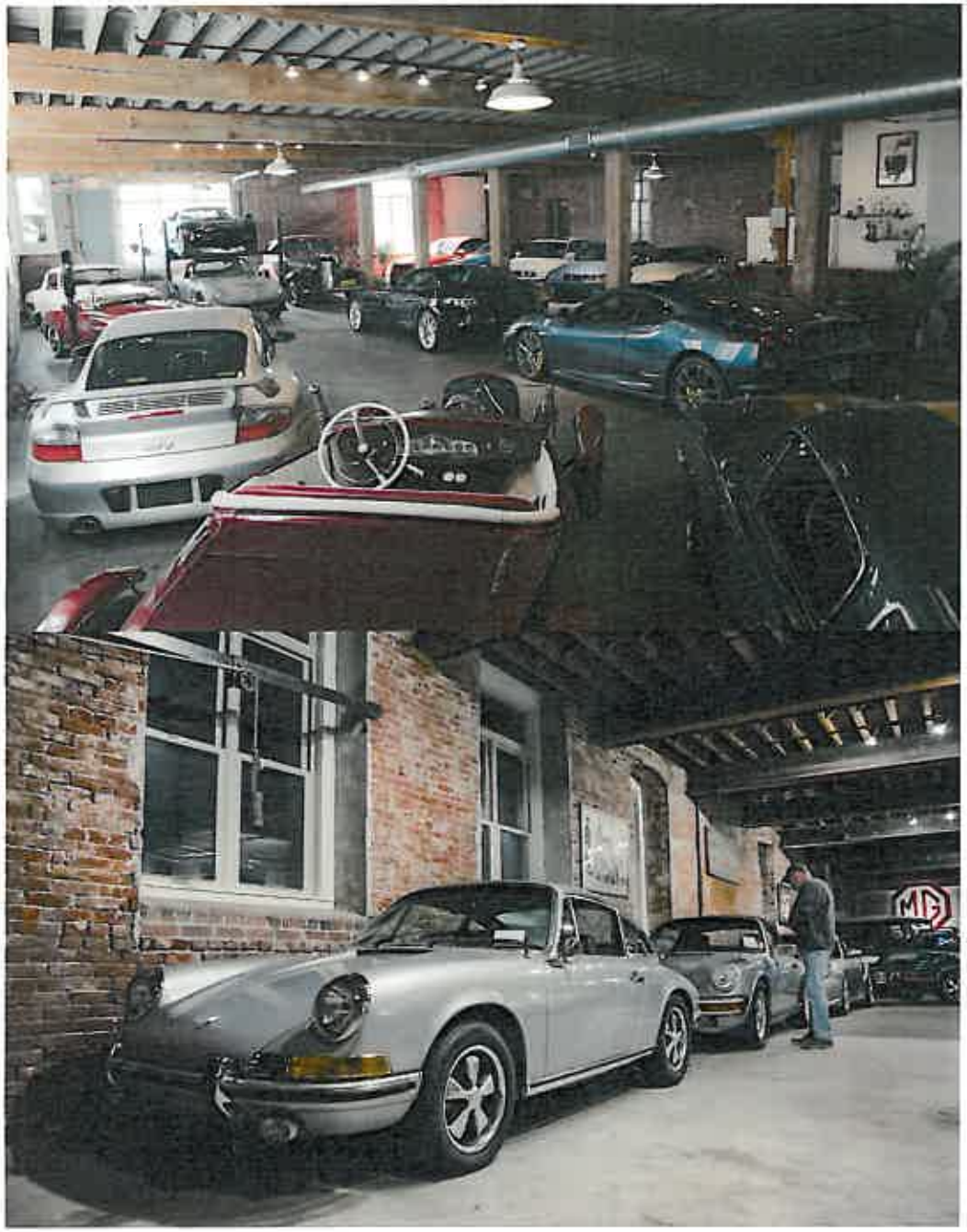
From CEO's of multinational companies to hedge fund managers, and small business owners alike, LBI's clients are global with very diverse backgrounds. One thing they have in common is a passion for cars in which they entrust LBI Limited to advise them on the best possible purchase, specific to their individual needs and desires.

LBI will be attracting wealthy clients with disposable income to the downtown area of Royal Oak, MI, who may have never intended to step foot within the city limits. This will positively impact the consistent growth of Royal Oak's economy.

Furthermore, LBI would be available to work with the city in its efforts to improve the community by showcasing its vintage car gallery. Whether it's to show the gallery to potential community investors or other new businesses looking to relocate or expand, the presence of LBI in Royal Oak will be a useful tool, as needed, for the city to showcase its ever growing attractiveness for interesting boutique businesses.

LIMITED
NEXT GENERATION CAR GUYS

MG
AUSTIN HEALE



OFFERINGS

The single most integral part of our business is inventory. Our owned inventory accounts for approximately 80% of cars available for purchase. The remaining 20% consist of consignments and longer-term storage of client vehicles that will eventually be available for sale through us. On average we sell 7 to 8 cars per month between consignments, brokerage sales, and owned inventory for resale. We hope to increase this number by opening our new location through continuing our "quality over quantity" business model. In keeping the margins high and the volume on the lower end, this further emphasizes the importance of buying cars of the utmost quality and correctness with appropriate margins. Practicing a full disclosure process including over 150 photos of each offering, lengthy description, and quite often a video, clients purchasing directly from our website in a sight unseen sale have full confidence in their decision.

We specialize in what we like; classic European autos from the 1950s through the mid 1990s following value trends as they happen. Much like fine art, collectable cars go through popularity highs and lows. At the pinnacle of collectability is Ferrari. Alternatively, the lower end of the spectrum consists of common 1950s American built cars. With Ferrari being the "blue chip" investment marque, then following closely behind are the likes of Porsche, Mercedes-Benz, Jaguar, Lamborghini, Aston Martin, and Alfa-Romeo. This upper echelon of the collector car market is where we focus our business.

Over the past 15 years, there has been a shift in the collector car industry as a whole. What was once a hobby has now also become an alternative investment class with an influx of new money being spent on cars as investments. As such, we cater to these "investors" and enthusiasts alike. This allows us to advise our clients from both a car guy perspective, and an alternative investment standpoint allowing clients to enjoy the right car for them while doubling as a smart investment.

Notable past offerings include-

- 1963 Ferrari 250 GT Lusso- $2,000,000
- 1986 Porsche 959 Komfort- $1,000,000
- 1980 Lamborghini Countach LP400S- $390,000
- 1958 Lancia B24S Convertible- $365,000
- 1971 Ferrari 365 GTC/4- $325,000
- 1963 Maserati 3500GTi Sebring- $220,000
- 1969 Ferrari 365 GT 2+2- $165,000

LIMITED
NEXT GENERATION CAR GUYS

1963 Ferrari 250 GT Lusso
SOLD FOR $2,000,000

All photography produced in-house by LBI Limited

1986 Porsche 959 Komfort
SOLD FOR $1,000,000

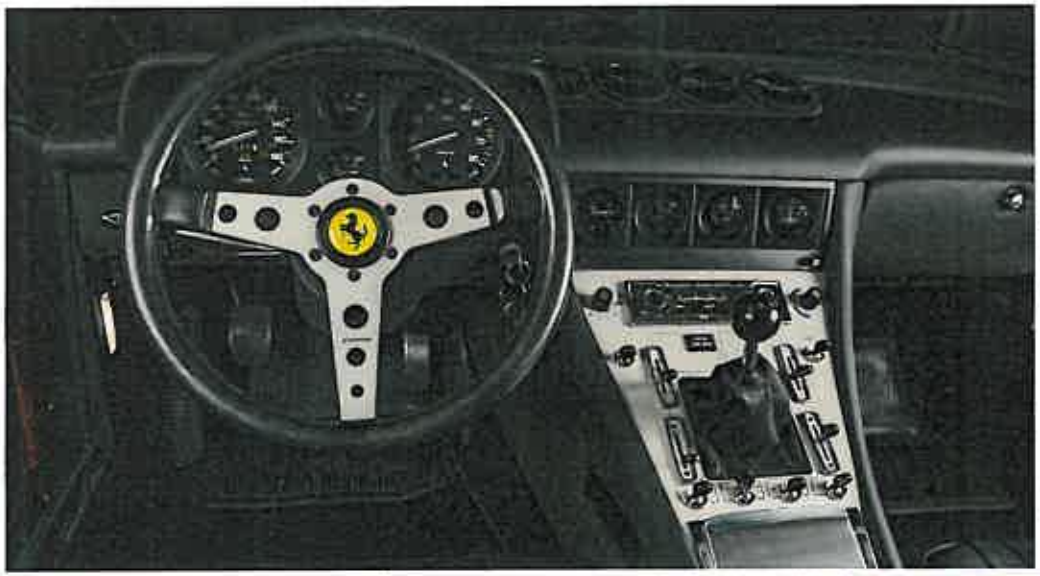
All photography produced in-house by LBI Limited

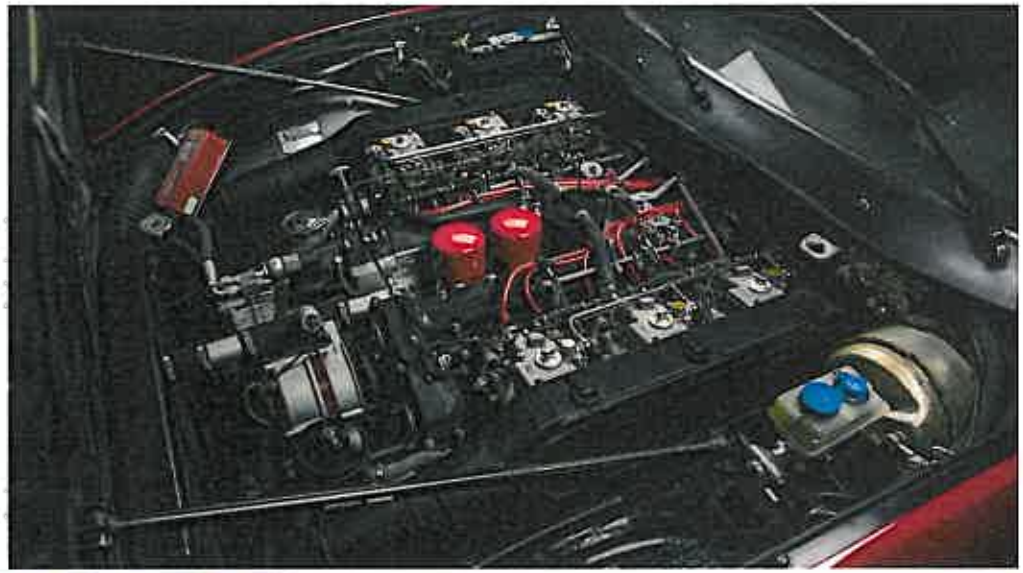
1980 LAMBORGHINI COUNTACH LP400S
SOLD FOR $390,000

All photography produced in-house by LBI Limited

1958 Lancia B24S Convertible
SOLD FOR $365,000

All photography produced in-house by LBI Limited





1971 Ferrari 365 GTC/4
SOLD FOR $325,000

All photography produced in-house by LBI Limited

1963 Maserati 3500GTi Sebring
SOLD FOR $220,000

All photography produced in-house by LBI Limited

1969 Ferrari 365 GT 2+2
SOLD FOR $165,000

All photography produced in-house by LBI Limited

CONCLUSION

Conclusions are for novels, the relationship of LBI Limited and Royal Oak, MI is a story that is just starting; a symbiotic opportunity of investment and growth while staying true to the automotive roots of a great American City. We look forward to the many discussions, possibilities, and calling Royal Oak home for LBI Limited.

LIMITED
NEXT GENERATION CAR GUYS

CONTACT

Andrew Mastin
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LIMITED
NEXT GENERATION CAR GUYS

Prepared by:

MotorCar
STUDIOS

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

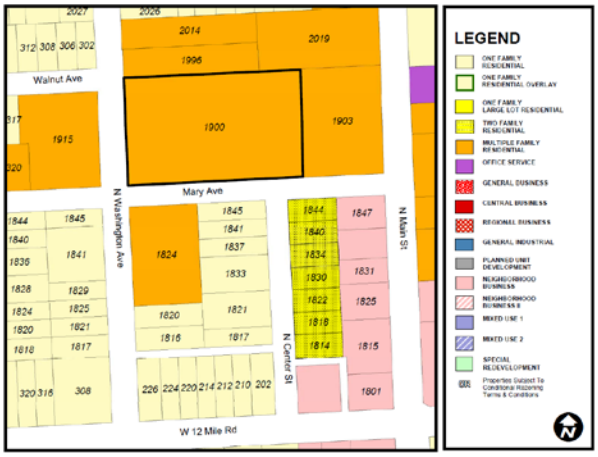
TO: Planning Commission

FROM: Planning Division

SUBJECT: **Special Land Use & Site Plan (SP 16-05-09)** to expand and renovate assisted-living senior housing facility (Assured Senior Living) at **1910 N. Washington Ave.** (parcel no. 25-09-480-017)
Assured Senior Living Group, Petitioner & Owner
Edmund London & Associates, Inc., Architect

---

1. Zoning Map & Aerial Photograph



2. Zoning Ordinance Provisions

ARTICLE IV Zone Regulations & General Provisions – § 770-37 Multiple Family Residential, (C) Special Land Uses (2): Senior housing including assisted-living facilities are special land uses in the Multiple Family Residential zoning district according to § 770-37 (C)(2) of the Zoning Ordinance, subject to the required standards in § 770-72, Senior Housing, Adult Foster Care Congregate Facilities, and Convalescent Centers.

ARTICLE V Special Provisions – § 770-72 Senior Housing, Adult Foster Care Congregate Facilities, and Convalescent Centers: This section contains design standards and operational requirements for various types of senior housing facilities.

3. Compatibility with Master Plan

The planned future use for the property is designated as “Multiple Family Residential” on the Future Land Use map of the city’s Master Plan. Areas planned as Multiple Family Residential are intended to provide for multiple-family dwelling units with 2,400 to 4,800 square feet of site area for each dwelling.

4. Other Findings

A. Location & Site Characteristics. The property is located at the northeast corner of North Washington Avenue and Mary Avenue, one block north of West Twelve Mile Road and west of North Main Street. The parcel has a lot width and frontage of 237.2 feet along Mary Avenue, a lot depth and frontage of 333 feet along Washington Avenue, and approximately 34,017 square feet or 2.1 acres of lot area.

The site is developed with a one-story building occupied by an assisted living facility with 60 units. Off-street parking is located to the east and north of the building with one driveway each to Mary Avenue and Washington Avenue.

B. Proposed Use & Construction. The petitioner proposes to construct five separate additions to the building. Two of the additions would connect portions of the building that are currently open and provide pedestrian access to interior courtyards. These additions would include additional activity and dining rooms. Other additions would expand the vestibule for the entrance on the north side of the building, expand another dining room, and provide a new elevator.

Along with the additions, the layout of the building's floor plan would be revised. The number of units would be reduced from 60 to 55. Additional offices, nurse stations, and storage rooms would also be provided.

C. Vehicular Access. No additional driveways are proposed. The driveway to Washington Avenue would be shifted to the north to accommodate a reconfigured parking pattern on north side of the building.

D. Landscaping & Screening. All existing landscaping would remain. Two greenbelts would be added along both sides of the driveway to Mary Avenue as recommended staff. A six-foot masonry wall would be installed on the north and east sides of the waste receptacle located next to the storage garage at the northeast corner of the site.

E. Off-Street Parking. Assisted-living facilities are required to provide one-half of an off-street parking space for every unit according to § 770-107 of the Zoning Ordinance. Fifty-five units would therefore require 28 parking spaces. The parking lots would contain 53 parking spaces once the additional greenbelts are installed at the driveway to Mary Avenue.

F. Signage. There is an existing monument sign at the corner of Mary Avenue and Washington Avenue. The site is not located within a designated sign area. Monument signs are allowed for institutional uses outside of a designated sign area according to § 607-14 (I)(2)(a) of the Sign Ordinance but only if the site is located along a major street.

Neither Washington Avenue nor Mary Avenue is designated as a major street at this location. Therefore, the sign is nonconforming and any changes to it will require a separate sign variance from the Planning Commission.

G. Design & Operational Standards. Each unit within an assisted-living facility is required to have at least 250 square feet of floor area according to § 770-72 (B)(3) of the Zoning Ordinance. Additionally, at least 14 units or 25% need to have more than 250 square feet under that same subparagraph.

Units range in size from 204 square feet (unit type D) to 265 square feet (unit type B). Only eight of the 55 proposed units (unit types B and E) have more than 250 square feet of floor area. However, any units being altered under the proposed floor plan (unit types B and C) are being increased in size. All other units would remain unchanged.

H. Result of Approval. If the petitioner's request for a special land use permit is approved then site plan review may proceed.

5. Recommendations

The Planning Commission may grant special land use permits at its discretion. Following the required public hearing, the commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in §770-11, Basis of Determination, which reads as follows:

> *The Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:*
>
> *(a) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.*
> *(b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*

(c) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
(d) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.
(e) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
(f) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.
(g) Will be consistent with the intent and purposes of this Ordinance, and comply with all applicable provisions and standards, which are established for said use by this Ordinance and other applicable codes.

cc: Vijay Sahore, Assured Senior Living Group
Terry Clark, RA, LEED-AP, Edmund London & Associates, Inc.
Jordan London, AIA, RA, Edmund London & Associates, Inc.

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2106
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **SP 16-05-09 – Site Plan** to expand and renovate assisted-living senior housing facility (Assured Senior Living) at **1910 N. Washington Ave.** (parcel no. 25-09-480-017)
Assured Senior Living Group, Petitioner & Owner
Edmund London & Associates, Inc., Architect

The above-referenced site plan and its associated special land use permit are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. All improvements and work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.

2. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

3. A performance bond shall be posted in an amount to be determined by the Building Official.

4. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

cc: Vijay Sahore, Assured Senior Living Group
Terry Clark, RA, LEED-AP, Edmund London & Associates, Inc.
Jordan London, AIA, RA, Edmund London & Associates, Inc.

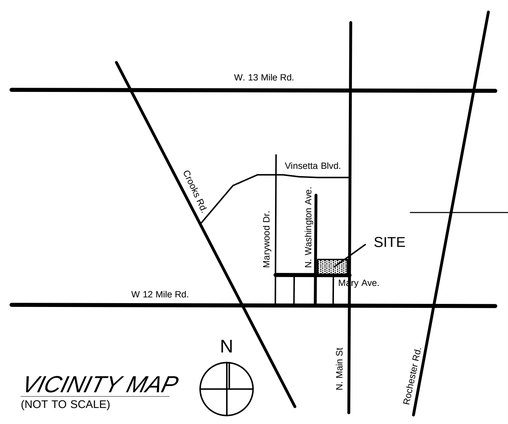
It is recommended that the petitioner or a representative attend the May 10, 2106 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

Additions and Alternations to the Assured Senior Living - Royal Oak Facility

Royal Oak, Michigan

SHEET INDEX

A-0.0	COVER SHEET
AE-1.0	EXISTING SITE PLAN
AE-2.0	EXISTING FIRST FLOOR PLAN
AE-2.1	EXISTING BASEMENT AND SECOND FLOOR PLANS
A-1.0	ARCHITECTURAL SITE PLAN
A-1.1	LANDSCAPING NOTES
A-2.0	FIRST FLOOR PLAN
A-2.1	BASEMENT AND SECOND FLOOR PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS



VICINITY MAP
(NOT TO SCALE)

Owner: ASSURED SENIOR LIVING GROUP
25180 LASHER ROAD
SOUTHFIELD, MI 48033
PHONE: 248-821-1192

Property: ASSURED SENIOR LIVING - ROYAL OAK
1900 N. WASHINGTON AVE.
ROYAL OAK, MI

KEY DESIGNATION

DETAIL NUMBER — X — XXXXXX — DRAWING TITLE
X.X — XXXXXXX — DRAWING SCALE
DETAIL APPEARS ON THIS SHEET NUMBER

applicant:

jordan london, AIA RA
president
edmund london & associates, inc.
20750 civic center drive, #610
southfield, michigan 48076
phone: 248-353-4820
email: server@ela-architects.com

signed: _____

edmund london & associates, inc.
architects & planners
20750 civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4820 email: server@ela-architects.com

ela

Additions and Alterations to the
Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

cover / general info

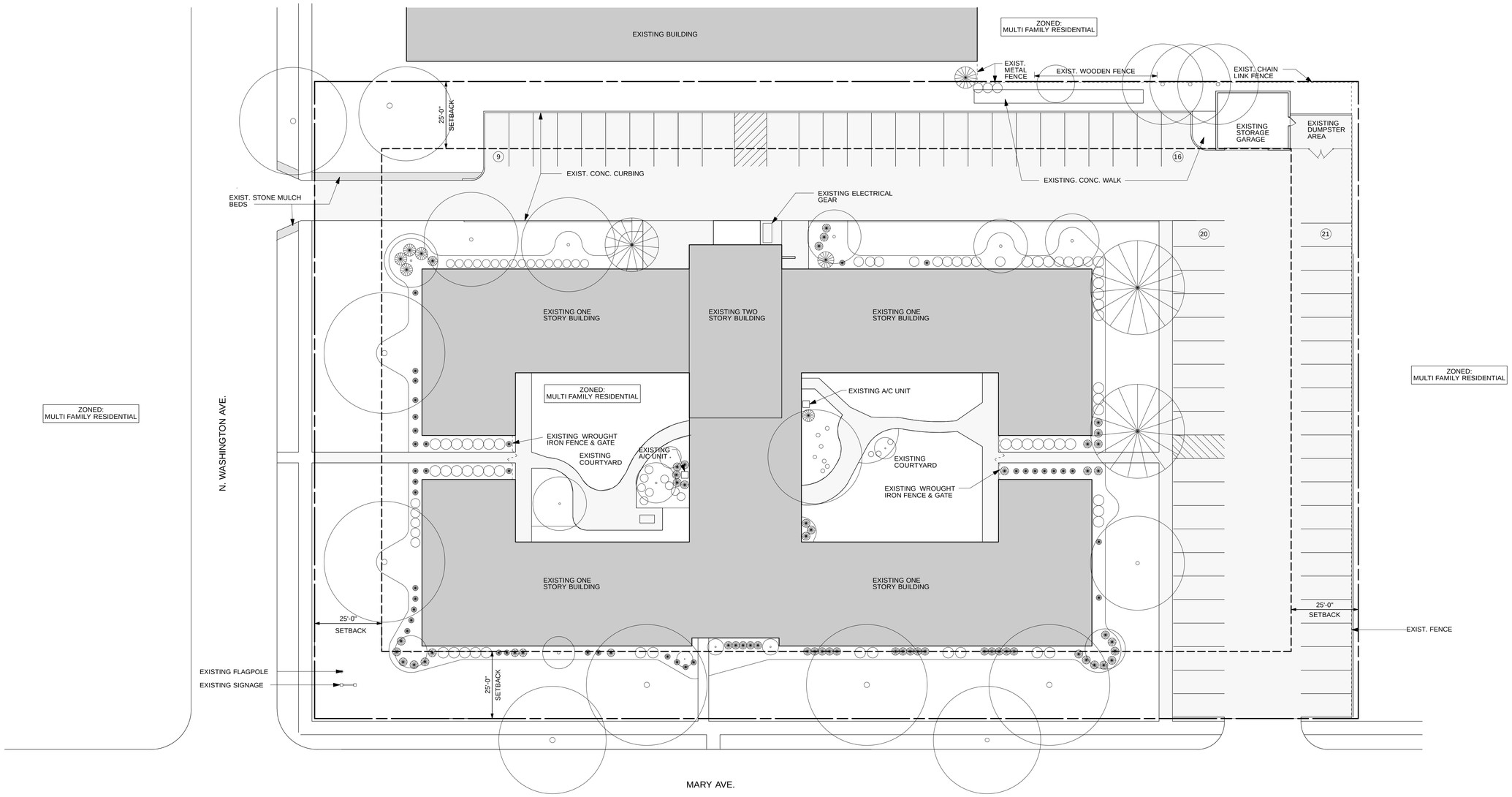
ISSUED:
03/29/16 - Site Plan Approval
04/19/16 - Site Plan Approval

DRAWN BY:
TC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
COVER



N

EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

0 10 20 40 60 80 FT

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edmund london & associates, inc.
architects & planners
20750 civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4820 email: server@ela-architects.com

ela

Additions and Alterations to the
Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

existing architectural
site plan

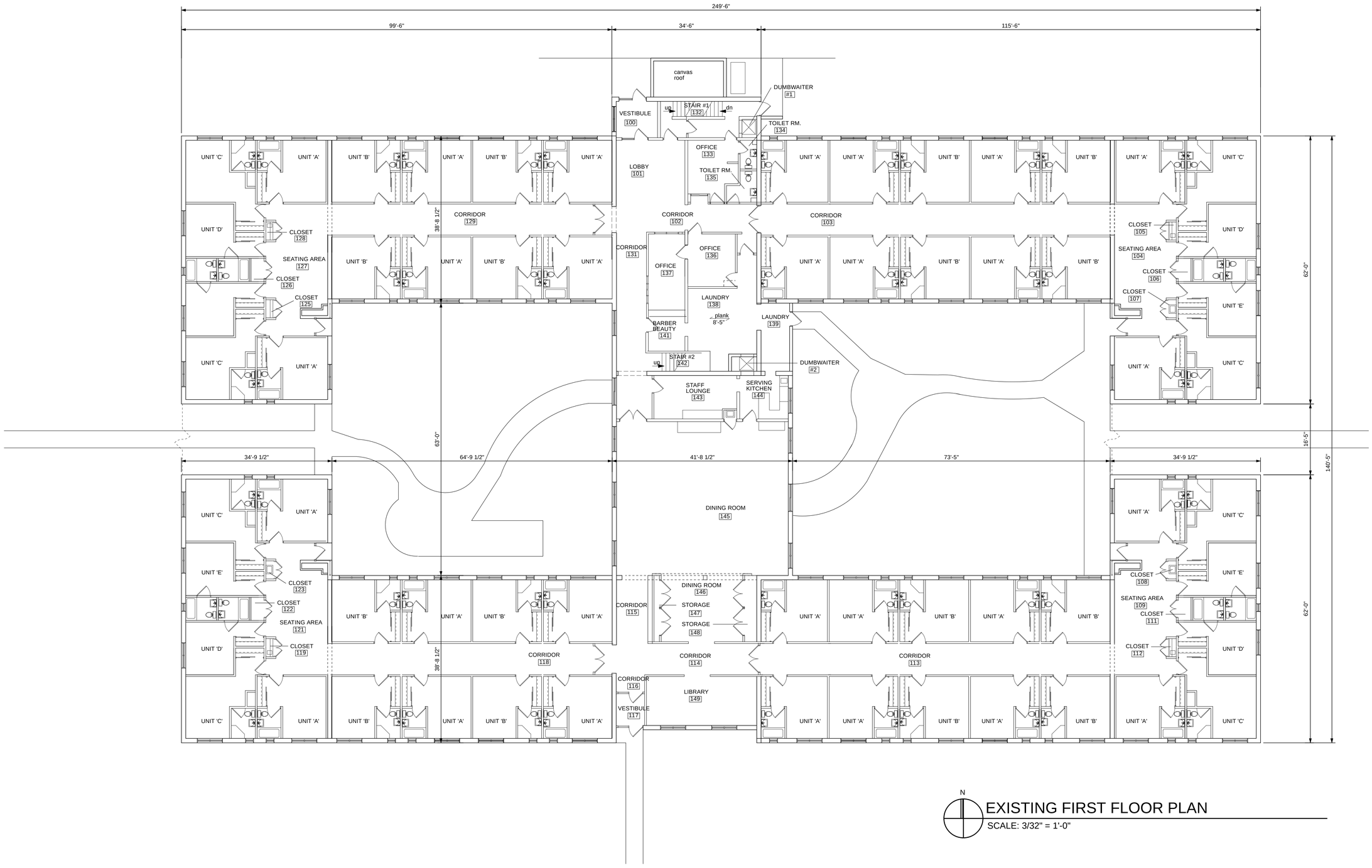
ISSUED:
04/19/16 - Site Plan Approval

DRAWN BY:
TC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
AE-1.0



edmund london & associates, inc.
architects & planners
20750, civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4020 email: server@ela-architects.com

ela

Additions and Alterations to the
Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

existing first floor plan

ISSUED:
04/19/16 - Site Plan Approval

DRAWN BY:
TC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
AE-2.0

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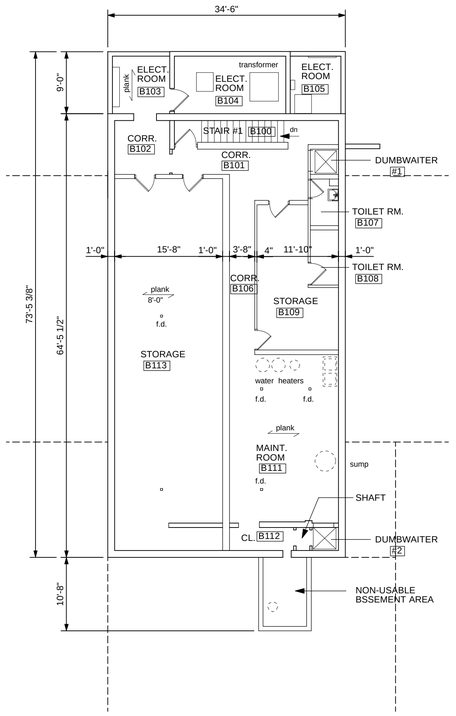
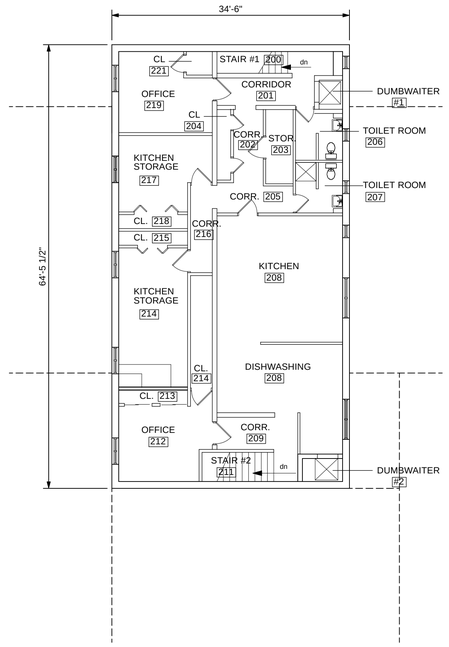


N

EXISTING BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"



N

EXISTING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

edmund london & associates, inc.
architects & planners
20750 civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4820 email: server@ela-architects.com

ela

Additions and Alterations to the
Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

existing basement & second floor plans

ISSUED:
04/19/16 - Site Plan Approval

DRAWN BY:
TC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
AE-2.1

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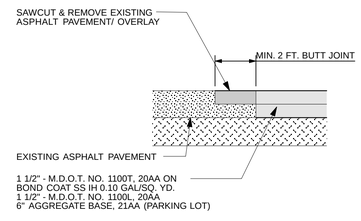
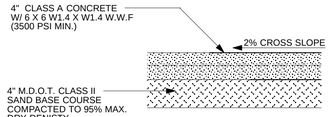
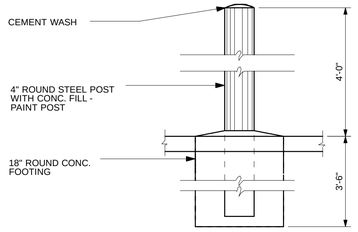


3 A1.1 PAVEMENT DETAIL
NO SCALE

PROVIDE 1 1/2" TOOLED CONTROL JOINTS AT INTERVALS EQUAL TO THE WDITH OF THE SIDEWALK



2 A1.0 CONCRETE WALK DETAIL
NO SCALE



1 A1.0 PIPE BOLLARD DETAIL
NO SCALE

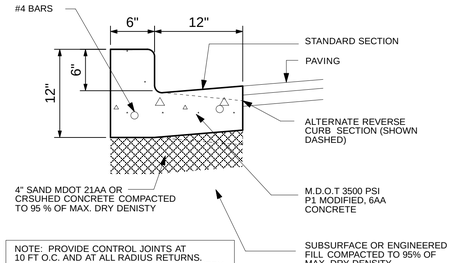
LEGAL DESCRIPTION:

PART OF THE S.E. 1/4 OF OF THE S.E. 1/4 OF SECTION 9, T. 1N., R.11E., CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SECTION 9; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 556.50 FEET TO A POINT; THENCE N. 89°38'30"W, 33.00 FEET TO A POINT; THENCE N 89°38'30" W, 180.00 FT TO A POINT OF BEGINNING; THENCE N 89°38'30" W, 55.70 FEET TO A POINT; THENCE S 89°32'30" W 333.00 FT TO A POINT, THENCE N 00°34'30"W, 237.20 FEET TO A POINT; THENCE N 89°46'00"E, 391.15 FEET TO A POINT, THENCE DUE SOUTH IN A STRAIGHT LINE A DISTANCE OF 236.47 FT TO THE POINT OF BEGINNING.

LANDSCAPE KEY

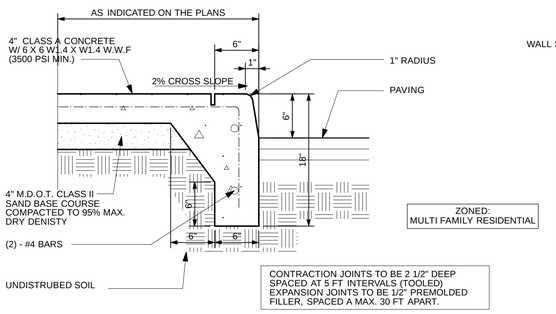
	EXISTING DECIDUOUS TREES TO REMAIN		EXISTING DECIDUOUS SHRUBS TO REMAIN
	EXISTING EVERGREEN TREES TO REMAIN		EXISTING EVERGREEN SHRUBS TO REMAIN
	NEW EVERGREEN SHRUBS		NEW CONCRETE ENTRY AND WALKS
	NEW DECIDUOUS TREE		

NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINAGE AWAY FROM CURB.



NOTE: PROVIDE CONTROL JOINTS AT 10 FT O.C. AND AT ALL RADIUS RETURNS. PROVIDE EXPANSION JOINT MATERIAL EVERY 30 FT.

4 A1.1 STANDARD CURB DETAIL
NO SCALE



ZONED: MULTI FAMILY RESIDENTIAL

CONTRACTION JOINTS TO BE 2 1/2" DEEP SPACED AT 5 FT INTERVALS (TOOLED) EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER, SPACED A MAX. 30 FT APART.

5 A1.1 STANDARD INTEGRAL CURB DETAIL
NO SCALE

SOIL EROSION CONTROL NOTE:

NON-WOVEN GEOTEXTILE FABRIC TYPE 801 SYNTHETIC OR 111F EROSION 5 PRODUCED BY SYNTHETIC INDUSTIRIES OR APPROVED EQUIVLANT MAY BE USED.

TYPE 600R INLET FILTERS SHALL BE USED FOR SOIL EROSION CONTROL.

SOIL EROSION AND SEDIMENTATION CONTROL:

ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ROYAL OAK AND OAKLAND COUNTY.

DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.

EROSION AND SEDIMENTATION WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION SEDIMENT PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.

ALL MUD/DIRT TRACKED ONTO EXISTING CITY OR COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. LIKEWISE ALL MUD/DIRT TRACKED OR SPILLED ON PAVED ROADS/SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

MAINTENANCE SCHEDULE

SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR AND SHALL BE INSPECTED ON A WEEKLY BASES AND/OR WITHIN 24 HOURS OF A RAIN EVENT. DEFICIENCES SHALL BE FIXED OR REPAIRED IMMEDIATELY. THE FOLLOWINGS STEPS SHOULD BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.

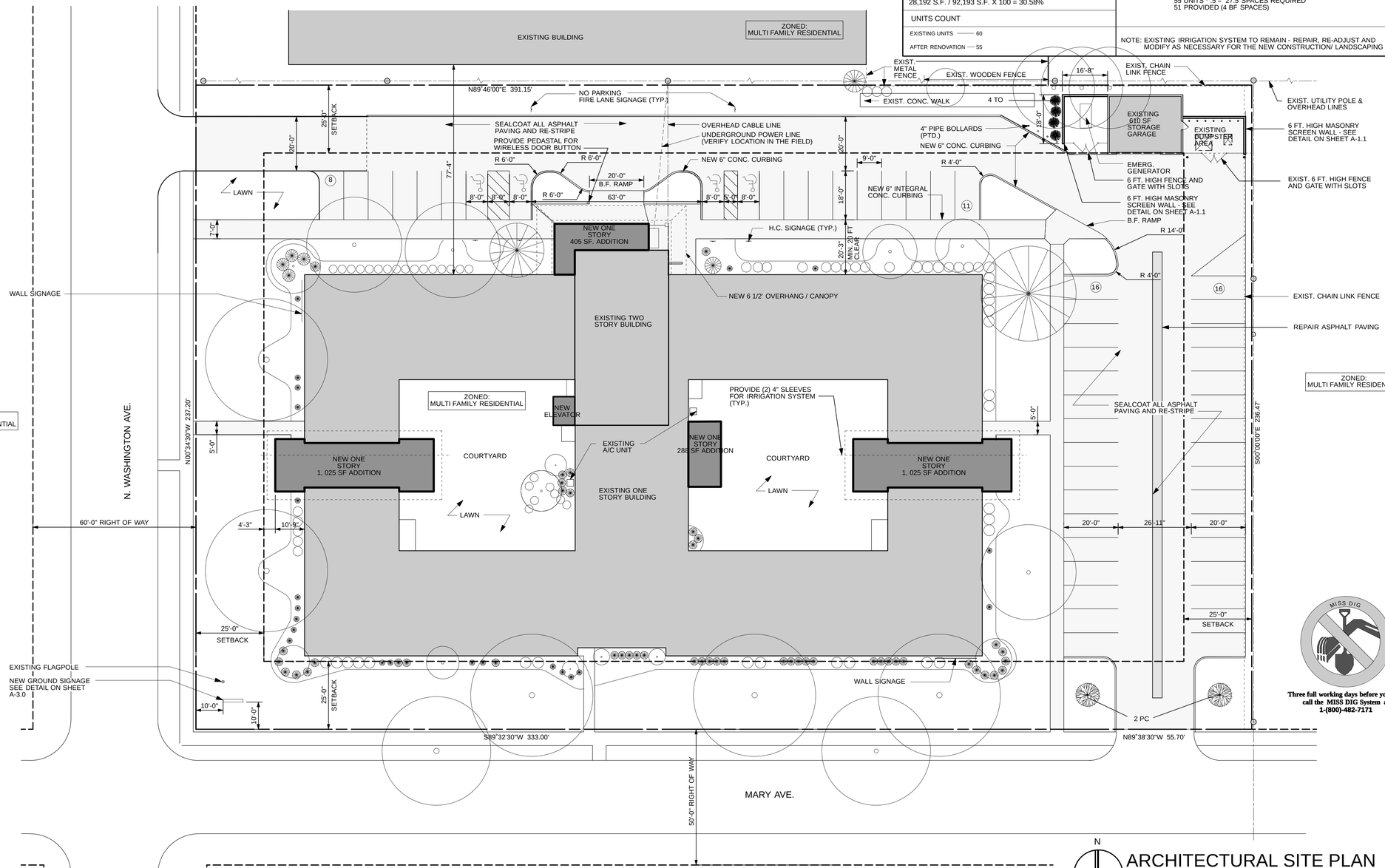
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY. TO KEEP THEM, EFFECTIVE, NEW LAYERS OF STONE MAY BE ADDED, AS OLD LAYERS BECOME COMPACTED, STEPS SHOULD ALSO BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.

- SEEDING SHOULD BE PREPARED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR/ INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED AREAS THAT ARE BARE OR NOT MULCHED PROPERLY WILL NEED TO BE SPOT SEEDED AND/OR RE-MULCHED.

- SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED. OR STAKED ACCORDING TO THE SEDIMENT MANUFACTURER RECOMMENDATIONS. WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE REPLACE RETRENCH OR REBACKFILL THE FENCE IF IT FALLS, IT WOULD ASLO BE NECESSARY TO RE-INSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

- INLET FILTERS SHOULD BE INSPECTED FOR BUILD-UP OF SILT AND OTHER DEBRIS, THIS EVIDENT IF GEOTEXTIEL/ STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL.

ZONED: ONE FAMILY RESIDENTIAL



ARCHITECT / APPLICANT / OWNER CONTACT INFORMATION

CONTACT PERSON (ARCHITECT): JORDAN LONDON, PRESIDENT, AIA
EDMUND LONDON & ASSOCIATES
20750 CIVIC CENTER DR., STE. 610
SOUTHFIELD, MI 48076
PH. (248) 353-4820
FAX (248) 353-2920
EMAIL: SERVER@ELA-ARCHITECTS.COM

APPLICANT: ASSURED SENIOR LIVING
ROYAL OAK FACILITY
25180 LASHER ROAD.
SOUTHFIELD, MI 48033
PH. : 248-821-1192

OWNER: ASSURED SENIOR LIVING GROUP
25180 LASHER ROAD
SOUTHFIELD, MI 48033
PH. : 248-821-1192

SITE AND BUILDING DATA

ZONING & CURRENT USE

SITE: 1900 N. WASHINGTON AVE.
ROYAL OAK, MI 48073

PARCEL: 25-09-480-017
ACREAGE: 2.1 ACRES
ZONED - MULTI FAMILY RESIDENTIAL
SPECIAL LAND USE - SENIOR HOUSING

GROSS / USABLE BUILDING AREA :

	EXISTING	NEW	OVERALL
FIRST FLOOR	25,395 SF	2,797 SF	28,192 SF
SECOND FLOOR	2,223 SF	85 SF	2,308 SF
BASEMENT	2,534 SF	85 SF	2,616 SF

OVERALL TOTAL: 33,116 SF

OPEN SPACE PERCENTAGE :
34,017 S.F. / 92,193 S.F. X 100 = 36.90%

LOT COVERAGE PERCENTAGE:
28,192 S.F. / 92,193 S.F. X 100 = 30.58%

UNITS COUNT

EXISTING UNITS — 60

AFTER RENOVATION — 55

SETBACK AND BUILDING HEIGHT REQUIREMENTS

SETBACKS: SECTION 770-72B.1
NOT LESS THAN 25 FT FROM ANY PUBLIC ROW,50 FT FROM ANY ADJACENT PROPERTY ZONED FOR SINGLE FAMILY, AND 25 FT FROM ALL OTHER PROPERTY LINES

BUILDING HT: NO PRINCIPAL BUILDING SHALL EXCEED 30 FT IN HEIGHT
* ROOF PITCH SHALL BE NO LESS THAN 5:12

MINIMUM FLOOR AREA:
ONE RESIDENT UNIT 250 SF
EACH ADDITIONAL RESIDENT PER UNIT 150 SF
* AT LEAST 25% OF THE UNITS IN EACH CATEGORY SHALL BE 10% LARGER THAN THE MINIMUM

LIGHTING 770-96:
LIGHT FIXTURES SHALL NOT EXCEED A HEIGHT OF 20 FEET. IN PORTIONS ADJACENT TO RESIDENTIAL AREAS, LIGHT FIXTURES SHALL NOT EXCEED A HEIGHT OF 15 FT.

PARKING 770-107:
ASSISTED LIVING FACILITY 0.5 PER EACH DWELLING UNIT
55 UNITS * .5 = 27.5 SPACES REQUIRED
51 PROVIDED (4 BF SPACES)

NOTE: EXISTING IRRIGATION SYSTEM TO REMAIN - REPAIR, RE-ADJUST AND MODIFY AS NECESSARY FOR THE NEW CONSTRUCTION/ LANDSCAPING

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

0 10 20 40 60 80 FT

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MISS DIG

Three full working days before you dig, call the MISS DIG System at 1-(800)-482-7171

edmund london & associates, inc.
architects & planners
20750 civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4820 email: server@ela-architects.com

ela

Additions and Alterations to the Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

architectural site plan

ISSUED:
04/19/16 - Site Plan Approval

DRAWN BY: TC

APPROVED BY: JL

JOB NUMBER: 3502

SHEET NUMBER: A-1.0

LANDSCAPE NOTES AND REQUIREMENTS

1. DESCRIPTION OF WORK
THE LANDSCAPE CONTRACTOR (LC) SHALL PROVIDE LANDSCAPE CONSTRUCTION AS PART OF HIS CONTRACT AS SHOWN ON THE DRAWINGS AS WELL AS COMPLETE MAINTENANCE FOR 90 DAYS FROM ACCEPTANCE.
ALL WORKMANSHIP, INSTALLATIONS, PRODECURES, MATERIALS, ETC. ARE TO MEET THE STANDARDS OF OAKLAND COUNTY AND THE CITY OF ROYAL OAK. ALL PERMITS, FEES, INSPECTIONS, ETC. ARE THE RESPONBILITY OF THE CONTRACTOR.
2. CONTRACTOR'S UNDERSTANDING.
THE LC, UPON SUBMITTING HIS PROPOSAL, CONFIRMS HIS EXAMINATION OF THE SITE AS WELL AS DRAWINGS AND IS SATISFIED AS TO THE NATURE OF THE WORK, HAS CONFIRMED SITE/SOIL CONDITIONS AND MATERIALS AND EQUIPMENT NECESSARY FOR THE EXECUTION OF THE WORK. UNLESS OTHERWISE STIPULATED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND PAY FOR ALL MATERIALS, LABOR, WATER, POWER, EQUIPMENT, TRANSPORTATION NECESSARY FOR COMPLETION OF THE WORK.
3. PROTECTION EXISTING FACILITIES
THE LC SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FACILITIES INCLUDING UTILITIES, STRUCTURES, CURBS, WALKS, STREETS AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO THESE DURING HIS OPERATIONS.
4. PERMITS AND FEES
THE LC IS RESPONSIBLE FOR ALL LOCAL FEES, PERMITS AND TAXES FOR THE PERFORMANCE OF HIS WORK.
5. BID PROPOSAL
THE LC MUST PROVIDE UNIT PRICES ON ALL MATERIALS AND PLANTS AS A BREAK DOWN TO THE LUMP SUM BID. THESE UNIT PRICES WOULD APPLY TO ANY ADJUSTMENTS TO THE CONTRACT.
6. VERIFICATION
PLANT QUANTITIES HAVE BEEN PROVIDED ONLY AS A CONVENIENCE AND SHALL NOT BE CONSIDERED ABSOLUTE. THE LC IS RESPONSIBLE FOR VERIFICATION OF ALL MATERIAL QUANTITIES CALLED FOR ON THE DRAWINGS AND SHALL NOT HOLD THE OWNER/ARCHITECT RESPONSIBLE FOR IMPROPER COUNTS.
7. WARRANTY
ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM WRITTEN ACCEPTANCE, DURING THIS ACCEPTANCE PERIOD, PLANT MATERIALS NOT IN A HEALTH OR VIGORIOUS GROWING CONDITION ARE TO BE IMMEDIATELY REPLACED. FINAL ACCEPTANCE OF THE WORK ALSO CONSTITUTES THE BEGINNING OF THE 90 DAY MAINTENANCE PERIOD.
8. MAINTENANCE PERIOD
THE 90 DAY ACCEPTANCE PERIOD SHALL COMMENCE AT THE TIME OF WRITTEN ACCEPTANCE OF THE WORK AND SHALL OCCUR DURING A NORMAL GROWING SEASON AND MAY EXTEND INTERRUPTED INTO THE FOLLOWING SPRING. MAINTENANCE SHALL INCLUDE HAND WATERING, FERTILIZING, TRIMMING, AND STRAIGHTENING OF PLANTS AND ALSO INCLUDE ALL MOWING, TRIMMING, FERTILIZING AND WATERING OF LAWNS UNTIL SOD IS WELL KNITTED AND SEEDED AREAS ARE DENSELY ESTABLISHED. REPAIR BARE AREAS OVER ONE SQUARE FOOT IN SIZE. MAINTAIN GRASS AT BETWEEN 2" TO 3" IN HEIGHT.
9. LAYOUT
ALL WORK SUCH AS BEDS, TREE ALIGNMENTS SHALL BE LAID OUT AND STAKED BY THE LC PROR TO BEGINNING INSTALLATION FOR APPROVAL BY THE OWNER/ ARCHITECT. REFER QUESTIONS TO THE ARCHITECT.
10. PLANT MATERIALS
ALL PLANT MATERIALS SHALL EXCEED THE MINIMUM SIZING REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, FULL NATURAL FORM, HEAVY BRANCHED PLANTS AND BE TRUE TO STANDARD BOTANICAL NOMENCLATURE. ONLY NURSERY GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND GROWN UNDER SIMILAR CLIMATIC CONDITIONS WILL BE ACCEPTED. SUBSTITUTIONS, ALTERNATES OR PLANTS OF INFERIOR SIZE MAY NOT BE USED IN PLACE OF SPECIFIED MATERIAL WITHOUT WRITTEN APPROVAL OF THE OWNER/ARCHITECT. DO NOT PLANT/ LOCATE PLANT MATERIALS CLOSER THAN 5FT. TO UTILITY LINES NOR THE CENTERS OF PLANTS CLOSER THAN 5 FT. TO THE CURBS, WALKS STREETS UNLESS SPECIFICALLY DIRECTED.

PLANTING TIMES: APRIL - JUNE, AUG. - OCT.

SEED TIMES: APRIL 15 - JUNE 1, AUG. 30 - OCT. 1.

IMMEDIATELY REMOVE ANY DEAD PLANT MATERIALS. REPLACE DURING NORMAL PLANTING TIMES AS APPROVED BY THE OWNER.
11. INSPECTIONS
THE OWNER/ARCHITECT RESERVE THE RIGHT TO INSPECT ALL WORK AND PLANT MATERIALS PRIOR TO OR DURING OPERATIONS FOR COMPLIANCE WITH THE PLANS AND TO REJECT UNSATISFACTORY MATERIALS OR WORKMANSHIP AT ANY TIME. WRITTEN FINAL ACCEPTANCE OF COMPLETED WORK MUST BE REQUESTED.
12. GRADING
REMOVAL OF DEBRIS, ROUGH GRADE TO .30 OF FINISH GRADE AND BACKFILL IS BY SITE CONTRACTOR U.N.O. THE LC IS TO PROVIDE CROWNS, BERMS, DRAINAGE SWALES AS SHOWN ON THE DRAWINGS. PROVIDE POSITIVE DRAINAGE WITH MINIMUM 1% SLOPES AWAY FROM THE BUILDING, TYPICAL. SLOPE TO YARD DRAINS AND/OR CURBS IN ALL SITUATIONS. SLOPE SUBGRADE OF BEDS TOWARD DRAIN TILE. FINISH/FINE GRADE IS TO BE WITHIN .10 GRADE OF THE PLANS. OBTAIN APPROVAL OF THE FINISH GRADE PRIOR TO SEEDING/SODDING.
13. TOPSOIL
PROVIDE NATURAL, ORGANIC, FERTILE, FRIABLE, DARK LOAM TOPSOIL FREE FROM CLAY, CLODS, STICKS, ROOTS, DEBRIS, ETC. OR STONES LARGER THAN 1" DIA. THE LC CONTRACTOR IS TO PROVIDE AMENDMENTS TO PROPERLY CONDITION THE SOIL FOR USE. THESE SHALL BE DETERMINED THROUGH TESTING BY LOCAL AGRICULTURE EXTENSION SERVICE. TESTING REPORTS ARE REQUIRED TO BE SUBMITTED FOR APPROVAL.
14. CLEAN UP
ON A DAILY BASIS, CLEAN AREAS OF WORK INCLUDING WALKS, STREETS AND DRIVES. STORE MATERIALS IN A NEAT ORGANIZED MANNER IN APPROVED DESIGNATED AREAS. REMOVE DEBRIS, RUBBISH AS IT ACCUMULATES. AT THE COMPLETION OF OPERATIONS, THOROUGHLY CLEAN ALL AREAS, WASH WALKS AND STREETS. IF NECESSARY, CLEAN UP NOT PERFORMED BY LC WILL BE CHARGED TO HIM.
15. SOD
PROVIDE AN APPROVED TOPSOIL GROWN SOD OF KENTUCKY BLUEGRASS VARIETIES. BUTT AND STAGGER JOINTS MINIMUM 2'. TRIM AND CUT ALL EDGES, ROLL TO FIRM BED. LAY EVENLY TO TOP OF CURBS, WALKS AND STRUCTURES. CUT IN ALL EDGES (UNEVEN BEDS ARE TO BE CORRECTED), WATER, CUT, TRIM THROUGH MAINTENANCE PERIOD. SEED OR SOD ALL DISTURBED AREAS AS SHOWN WITHIN THE GENERAL LIMITS OF WORK. REMOVE DEBRIS, RUBBLE, STONE, EXCESS SOILS AND BLEND AREAS TO MEET EXISTING GRADES. PROVIDE POSITIVE DRAINAGE @ 1.5% MIN.
16. PLANTING SOIL MIX FOR BEDS
EXCAVATE PLANTING BEDS 15" DEEP AND REPLACE WITH PLANTING SOIL MIX. CROWN BEDS 4" HIGH, ALLOW FOR MULCH. MULCH FLOWER AND GROUND COVER BEDS. SOIL MIX: 1/2 TOPSOIL, 1/4 SPHAGNUM PEAT, 1/4 SAND, 10 POUNDS OF UPSTART TYPE FERTILIZER PER CUBIC YARD MIX. ADJUSTMENT MUST BE APPROVED IN WRITING.
17. FERTILIZER
TO ALL PLANTING AREAS, APPLY AN ORGANIC SLOW RELEASE COMPLETE FERTILIZER (SUCH AS OSMOCOTE) CONTAINING MINERALS; CALCIUM, SULFUR AND MAGNESIUM AS RECOMMENDED. TO LAWNS APPLY A NATURAL 12-12-12 FERTILIZER.
18. MULCH
ALL BEDS AREAS AND TREE RINGS SHALL RECIEVE 4" DEEP OF APPROVED SHREDDED CYPRES OR HARDWOOD BARK MULCH. SEE DETAILS ON THIS SHEET. APPLY AFTER BEDS HAVE SETTLED. MULCH IS TO BE AGED AND PROCESSED TO UNIFORM SHAPE AND SIZE. FORM A TOPSOIL SAUCER RING 5' DIA. AROUND TREE WELLS AND MULCH OVER PLANTING PITS AND ROOT BALLS UNSING 4" DEEP OF PROCESSED SHREDDED BARK. HOLD MULCH BACK 6" FROM THE TREE TRUNKS. MULCH PERNNNIALS AND GROUND COVER WITH BAGGED SPHAGNUM PEAT MOSS AT 2" THICK AMD WORK IN TOP 2" OF PLANTING SOIL. REFRESH MULCH AROUND EXISTING TREES WITH 4" DEEP PROCESSED SHREDDED HARCWEAOOD BARK. REFRESH SHRUB BEDS WITH 3" DEEP MULCH AND FLOWER/ GROUND COVER BEDS WITH 2" DEEP MULCH. TREE GRINGS ARE TO BE MIN. 5 FEET DIAMETER CIRCLE EVENLY FORMED. ELIMIANTE WEEDS AND REFRESH EXISTING LANDSCAPING BEDS AS NECESSARY.
19. INSTALLATION
IMMEDIATELY INSTALL PLANTS UPON DELIVERY TO SITE. THOROUGHLY WATER IN PLANTS WHEN PLANTING. THE HEIGHTS OF TREE BALLS SHALL NOT EXCEED 4" ABOVE SURROUNDING FINISH GRADE. ROOT WELLS ARE TO BE DUG 24" WIDER THAT ROOT BALL FOR TREES AND 12" WIDER FOR SHRUBS.
DO NOT INSTALL PLANT MATERIALS, TREES WHICH HAVE BROKEN BRANCHES, MISSHAPEN OR UNEVEN HEADS, CROOKED OR DAMAGED TRUNKS, BROKEN OR DRY ROOT BALLS, ETC. THESE CONDITIONS ARE SUBJECT TO THE PLANTS REJECTED AND REPLACED AT THE CONTRACTOR EXPENSE.
20. STAKING
ALL TREES ARE TO BE STAKED THROUGH THE WARRANTY PERIOD. AT THE END OF WARRANTY PERIOD IN MID SPRING, REMOVE STAKES IF TREES ARE SUFFICIENTLY ESTABLISHED TO WITHSTAND WIND CONDITIONS. TREES DAMAGED FROM INSUFFICIENT OR POOR STAKING ARE TO BE REPLACED.
21. PRUNING
REMOVE UP TO 1/3 OF BRANCHING TO BALANCE GROWTH, MAINTAIN NATURAL SHAPE, REMOVE DEAD WOOD, UNSIGHTLY OR CROWDED LIMBS AND DAMAGED BRANCHES. CENTRAL LEADERS ARE NOT TO BE CUT. UNIFORMLY TRIM ONLY TOPS OF SHRUBS OR TO IMPROVE SHAPE. REMOVE ALL TWINE AND WRAP FROM ROOT BALLS, TRUNKS, ETC. CUT OPEN AND REMOVE BURLAP FROM AROUND THE TOP 1/3 OF THE ROOT BALL. SLICE BURLAP ON FOUR (4) SIDES. STAKE OR GUY ALL TREES UNIFORMLY IN THREE (3) DIRECTIONS.
22. BED EDGING
BEDS (INCLUDING ANNUALS BED) ARE TO BE EDGED WITH 1/8" X 4" BLACK STEEL AND STAKED AT 2'-4' CENTERS. TOP IS TO BE MAXIMUM 1/2" ABOVE SOD.
23. SPACING OF PLANTS
PRIOR TO PLANTING, LAY OUT AND STAKE BEDS, HEDGES AND SHRUB LOCATIONS TO DETERMINE SPACING AND BED SIZES. CENTER HEDGES OVER A GIVEN RUN. IN BED AREAS, BEGIN BY SPACING THE LAYOUT OF THE FACING ROW AND FILL IN BEHIND. CENTER PLANTINGS AND ADJUST ACCORDINGLY. WHERE CARS OVERHANG CURBS, HOLD PLANTS BACK 3 1/2" TYPICALLY FROM FACE OF CURB, 2" ADJACENT TO WALKS AND 2'-3' FROM EDGES OF BEDS DEPENDING UPON THE GROWTH SIZE OF THE PLANT.
24. SITE STRUCTURES
MAINTAIN REQUIRED CLEARANCE OF HYDRANTS, TRANSFORMERS, INTERSECTION VISIBILITY, BUILDING WALLS AND DOORS AND SETBACKS FROM WALKS AND CURBS.
25. LOCAL ORDINANCES
ALL WORK, INSTALLATIONS AND OPERATIONS ARE TO MEET AND CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS.
26. PROTECT EXISTING VEGETATION AND AREAS OUTSIDE THE GENERAL WORK AREAS. REPAIR AND SEED ALL AREAS DAMAGED FROM CONSTRUCTION ACTIVITIES.
27. IRRIGATION - EXISTING SITE IRRIGATION TO REMAIN - REPAIR AND RE-ADJUST HEAD TYPES AND LOCATION AS NECESSARY TO PRIOVDE A WORK SYSTEM
28. ANY TREES/SHRUB/SOD DAMAGED OR REMOVED DURING CONSTRUCTION IS TO BE REPLACED DURING THE NEXT PLANTING SEASON.
29. EXISTING TREES ARE TO REMAIN UNDISTRUBED, PROVIDED TREE PROTECTION PER THE CITY OF ROCHESTER HILLS REQUIREMENTS. PRUNE TREES AS REQUIRED ACCORDING TO PRUNING GUIDELINES
30. RELOCATING TREES AND SHRUBS:
A. CONTRACTOR TO DETERMINE WHICH TREES/SHRUBS, LOCATED ADJACENT TO THE EXTERIOR WALLS, THAT WILL BE REQURIED TO BE REMOVED PRIOR TO THE DEMOLITION OF THE EXISTING BUILDING FACADE.
B. CONTRACTOR TO DETERMINE WHICH OF THE TREES/SHRUBS SCHEDULED FOR REMOVAL CAN BE SAVED AND REPLANTED ACCORDING TO THE GUIDELINES BELOW. NOTIFY ARCHITECT WHICH TREES WILL BE SAVED AND THE TYPE OF TEMPORARY CONTAINER/ PLANTER THAT WILL BE USED.
C. CONTRACTOR TO NOTIFY ARCHITECT WHICH TREES/SHRUBS CAN NOT BE SAVED.

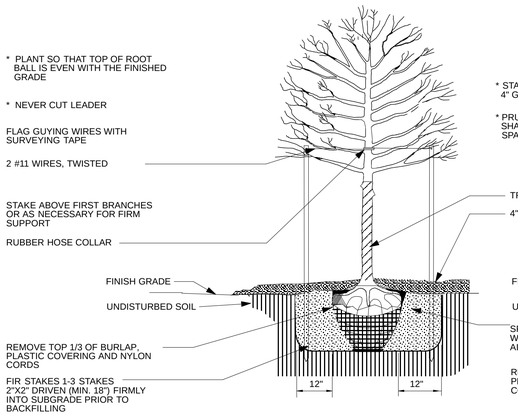
PREPARATION:
A. ROOT PRUNE THE TREE WITH A SHARP SHOVEL 6 - 12 MONTHS PRIOR TO TRANSPLANTING. CUT THE ROOTS A FEW INCHES CLOSER TO THE TREES THAN THE EDGE OF THE ROOT BALL. NEW ROOTS WILL DEVELOP IN CLOSE TO SUPPORT THE TREE AND REDUCE STRESS WHEN TRANSPLANTED.
B. WATER THE TREE WELL 2 - 3 DAYS BEFORE TRYING TO DIG. THIS WILL MAKE IT EASIER TO DIG AND REDUCE THE STRESS AT TRANSPLANTING.
C. REDUCING THE SIZE OF THE TOP OF THE TREE OR SHRUB MAY BE NECESSARY DEPENDING ON HOW LARGE THE ROOT BALL WILL BE. PRUNING AND NOT TOPPING, ESPECIALLY WITH HARDWOOD TREES, IS THE BEST METHOD. IF THE TREE OR SHRUB IS LARGE IT MAY BE BEST TO USE A SPADE TO DO THE TRANSPLANT. TO DETERMINE
D. PREPARE A TEMPORARY CONTAINER/PLANTER ACCORDING TO PLANTING GUIDELINES AS REQUIRED FOR EACH TYPE OF RELOCATED PLANT.
E. CARE FOR THE PLANT IN THE TEMPORARY CONATINER/PLANTER AS REQUIRED TO KEEP PLANT VIABLE.
F. PREPARE NEW HOLE AS FOR B & B OR CONTAINER PLANTS.

MOVE:
A. TIE A FLAG TO ONE SIDE OF THE TREE IN RELATION TO THE NORTH SIDE. WHEN PLANTING THE TREE TRY TO REORIENT IT SO THE FLAG IS IN THE SAME DIRECTION IT WAS ORIGINALLY.
B. CAREFULLY DIG OUT AROUND THE ROOT BALL. SLIP BURLAP UNDERNEATH AND TIE UP AROUND THE TRUNK TO KEEP THE ROOT BALL TOGETHER WHEN MOVING.
C. USE BURLAP TO KEEP THE SOIL BALL INTACT DURING REMOVAL FROM THE ORIGINAL LOCATION. DISRUPTION OF THE SOIL-ROOT INTERFACE DESTROYS THE CRITICAL FEEDER ROOTS AND DECREASES WATER UPTAKE CAPACITY. DO NOT ALLOW THE ROOT BALL TO DRY OUT.
D. USE HEAVY TWINE OR BURLAP TO TIE BACK THE BRANCHES WHILE MOVING THE TREE TO KEEP FROM DAMAGING THEM. THIS IS ESPECIALLY IMPORTANT IF TRANSPORTING THE TREE SOME DISTANCE. ALSO WRAP THE PLANT IN BURLAP OR PLASTIC TO PROTECT IT FROM WIND BURN IF BEING TRANSPORTED IN AN OPEN VEHICLE.
E. TRANSPLANT WHEN THE PLANT IS DORMANT AND THE AIR TEMPERATURE IS COOL. THIS REDUCES STRESS AND WATER LOSS. KEEP THE TIME THE TREE ROOTS ARE EXPOSED AS SHORT AS POSSIBLE.

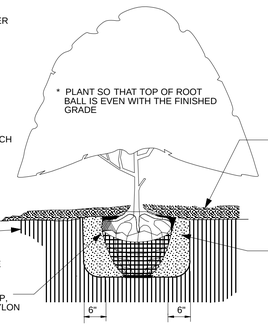
CARE:
A. RELOCATED PLANT WILL NEED TO CARED FOR THE SAME AS A B & B OR CONTAINER TRANSPLANTED TREE.

PLANT MATERIALS:

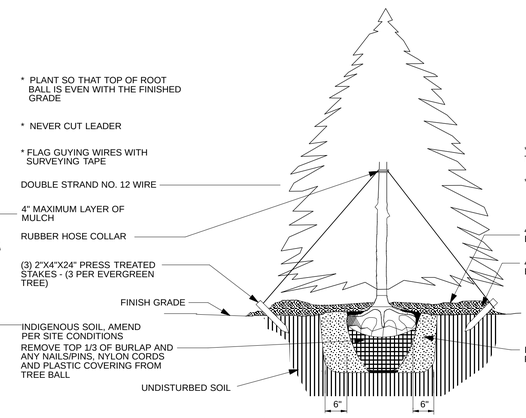
COUNT*	KEY	COMMON NAME	MIN. SIZE	SPACING	NOTES
2	PC	COMMON PEAR (PYRUS COMMUNIS L.)	6-8' HT. 7-9 STEM	B&B SPECIMEN	
4	TO	EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS)	4.5' HT.	B&B	CONFIRM QUANTITY REQUIRED AFTER EXIST. ARE RELOCATED



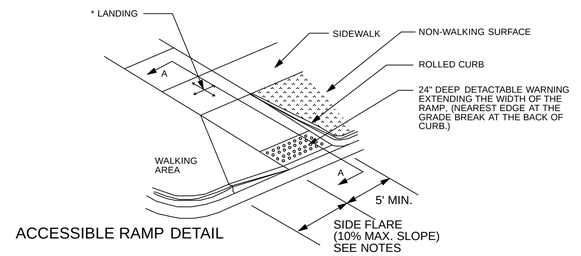
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN PLANTING DETAIL

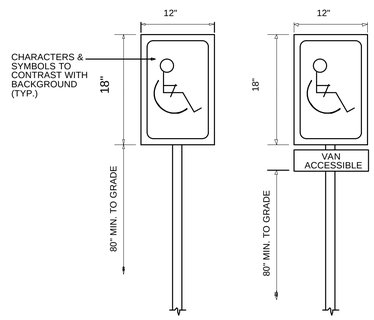


ACCESSIBLE RAMP DETAIL

SECTION A-A

B.F. SIDEWALK RAMP DETAIL

NO SCALE



ACCESSIBLE PARKING SIGNAGE

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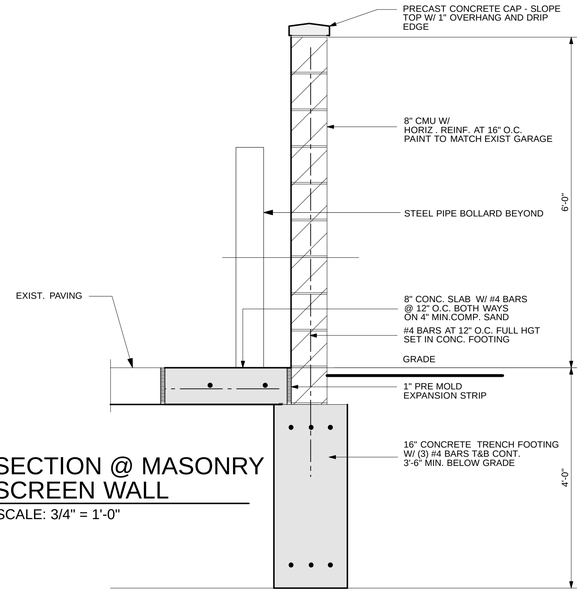
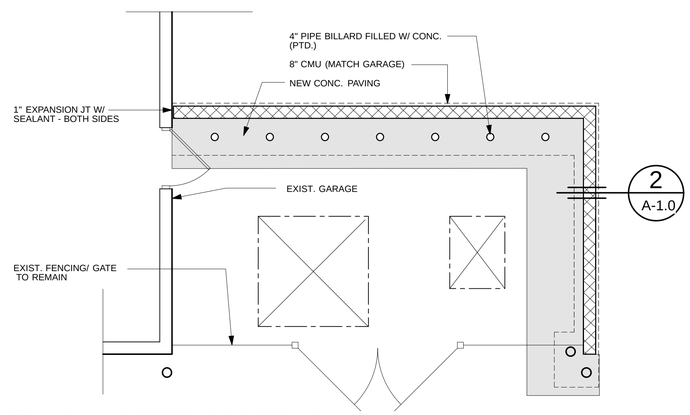


2 A-1.1 SECTION @ MASONRY SCREEN WALL

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



1 A-1.0 DUMPSTER SCREEN PLAN

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

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Additions and Alterations to the Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

landscaping notes

ISSUED:
04/19/16 - Site Plan Approval

DRAWN BY:
TC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
A-1.1

COMPOSITE FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

N

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Additions and Alterations to the
Assured Senior Living
Royal Oak Facility

composite floor plans

ISSUED:
03/29/16 - Site Plan Approval
04/19/16 - Site Plan Approval

DRAWN BY:
TC / RC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
A-2.0

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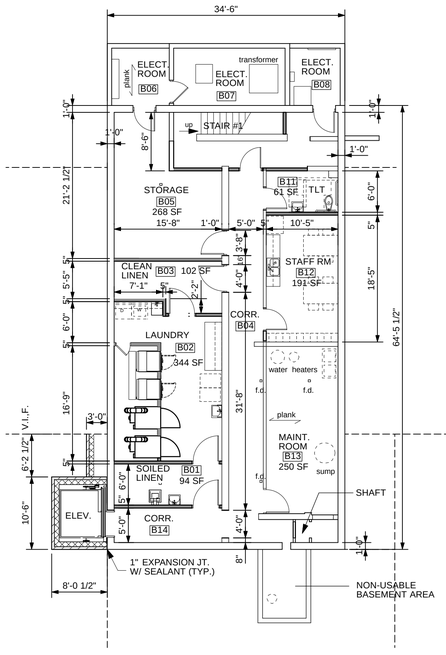
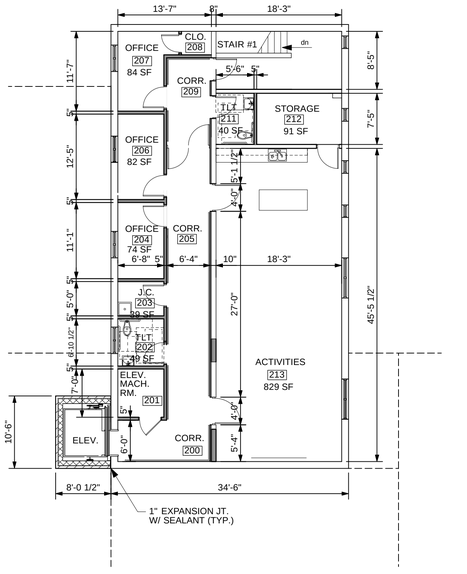


2 A-2.1 BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 A-2.1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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Additions and Alterations to the
Assured Senior Living
Royal Oak Facility

basement & second floor plan

ISSUED:
03/29/16 - Site Plan Approval
04/19/16 - Site Plan Approval

DRAWN BY:
TC / RC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
A-2.1

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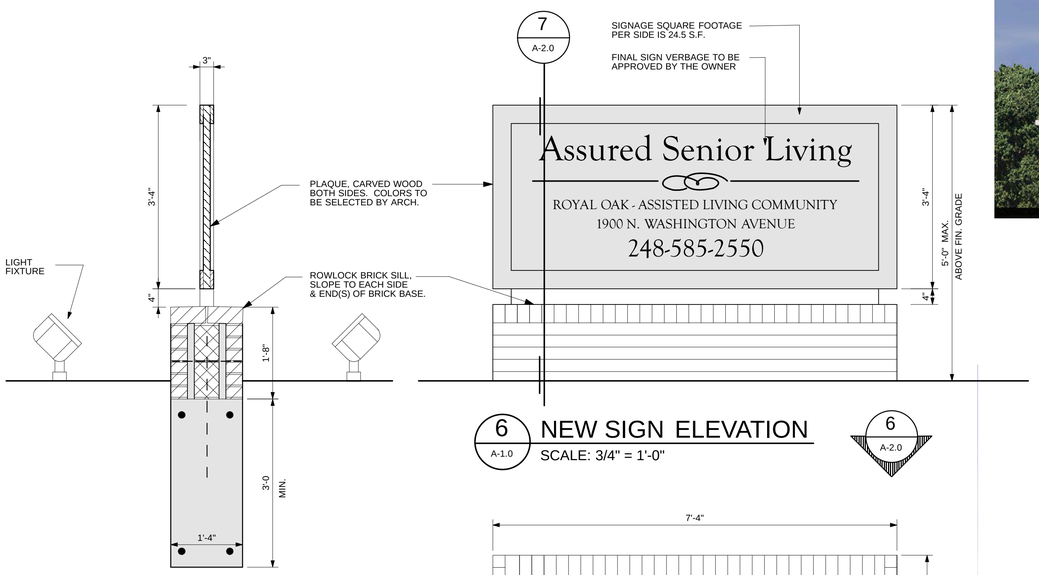
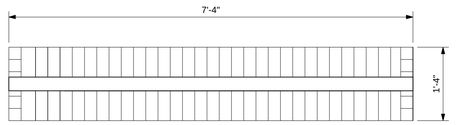


7 A-1.0 GROUND SIGN SECTION
SCALE: 3/4" = 1'-0"

6 A-1.0 NEW SIGN ELEVATION
SCALE: 3/4" = 1'-0"

6 A-2.0



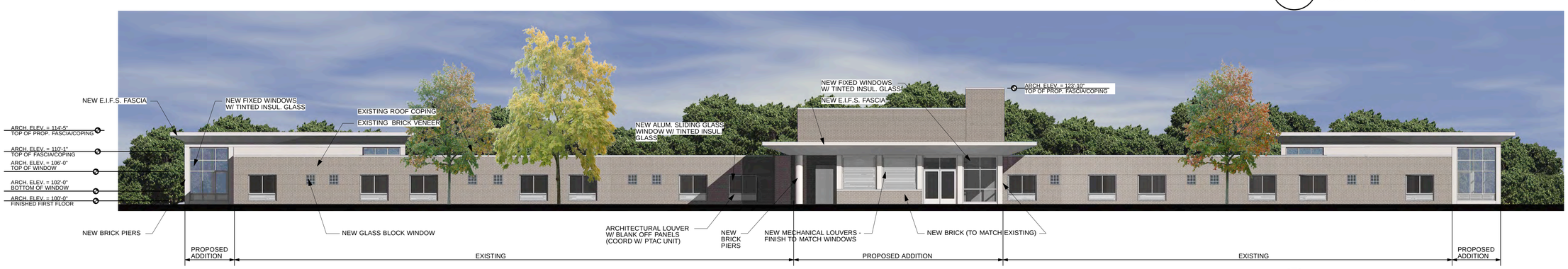
5 A-1.0 PLAN VIEW @ NEW SIGN
SCALE: 3/4" = 1'-0"

6 A-2.0

4 A-2.0 WEST ELEVATION
SCALE 3/32" = 1'-0"

3 A-2.0 EAST ELEVATION
SCALE 3/32" = 1'-0"

2 A-2.0 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



1 A-2.0 NORTH ELEVATION
SCALE 3/32" = 1'-0"

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Additions and Alterations to the Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

exterior elevations

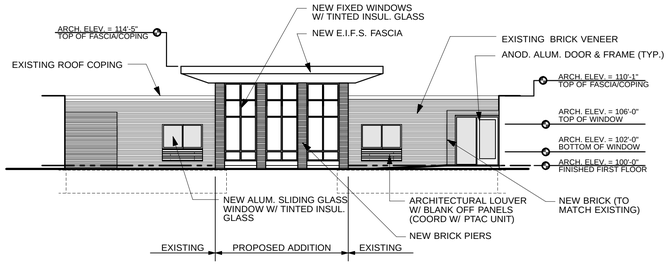
ISSUED:
03/29/16 - Site Plan Approval
04/14/16 - Signage Permit Application
04/19/16 - Site Plan Approval

DRAWN BY: TC / RC / MC

APPROVED BY: JL

JOB NUMBER: 3502

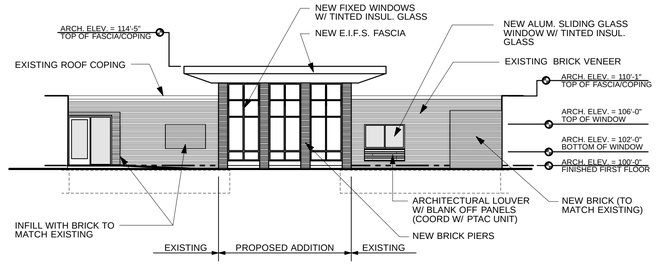
SHEET NUMBER: A-3.0



10 / A-2.0

COURTYARD ELEVATION (EAST COURTYARD)

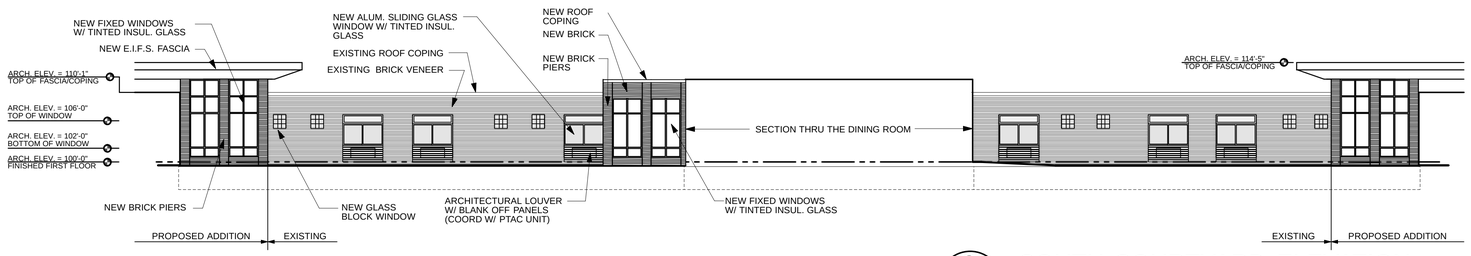
SCALE 3/32" = 1'-0"



9 / A-2.0

COURTYARD ELEVATION (WEST COURTYARD)

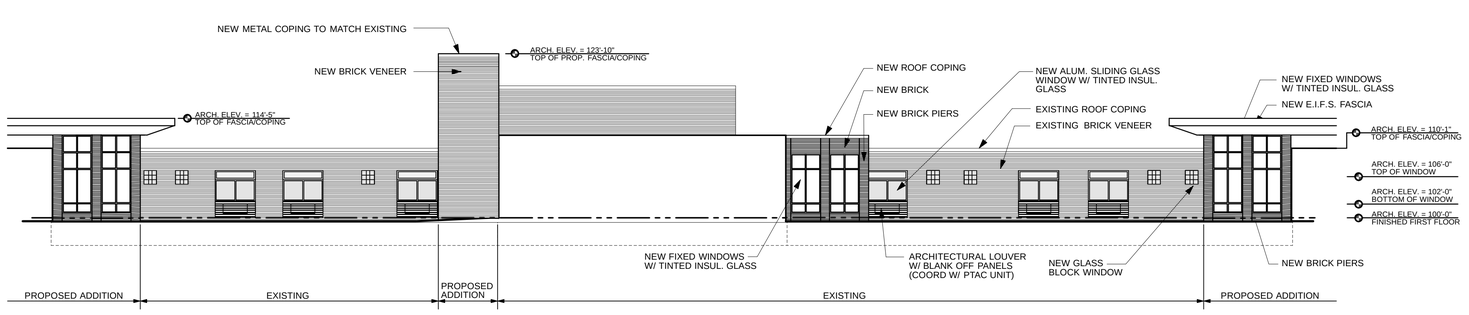
SCALE 3/32" = 1'-0"



8 / A-2.0

SOUTH COURTYARD ELEVATION

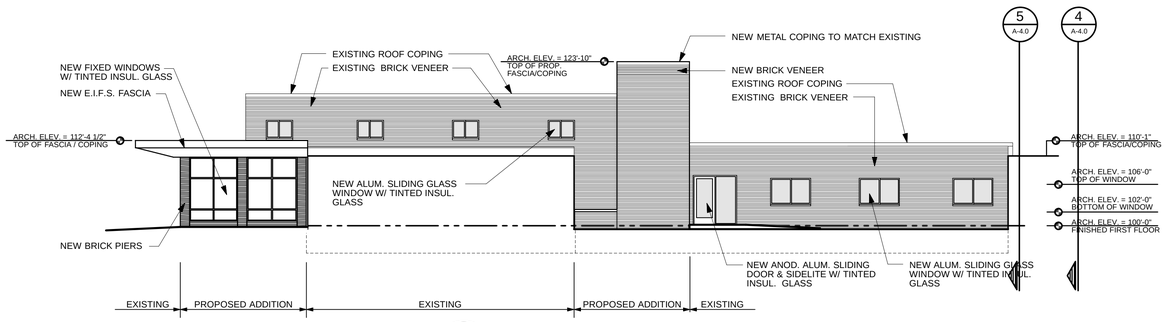
SCALE 3/32" = 1'-0"



7 / A-2.0

NORTH COURTYARD ELEVATION

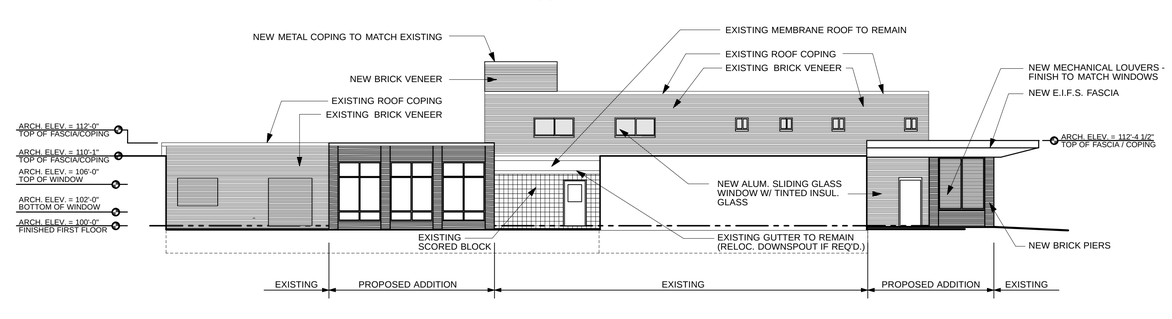
SCALE 3/32" = 1'-0"



6 / A-2.0

WEST COURTYARD (EAST ELEVATION)

SCALE 3/32" = 1'-0"



5 / A-2.0

EAST COURTYARD (WEST ELEVATION)

SCALE 3/32" = 1'-0"

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20750 civic center drive, suite 610, southfield, michigan 48076
tel: 248-353-4820 email: server@ela-architects.com

ela

Additions and Alterations to the
Assured Senior Living
Royal Oak Facility
Royal Oak, Michigan

courtyard elevations

ISSUED:
03/29/16 - Site Plan Approval
04/19/16 - Site Plan Approval

DRAWN BY:
TC / RC / MC

APPROVED BY:
JL

JOB NUMBER
3502

SHEET NUMBER
A-3.1

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M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **Special Land Use & Site Plan (SP 16-05-10)** to expand showroom for automobile dealership with service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001)
Village Chrysler Jeep, Inc., Petitioner & Owner
Dorchen/Martin Associates, Inc., Architect

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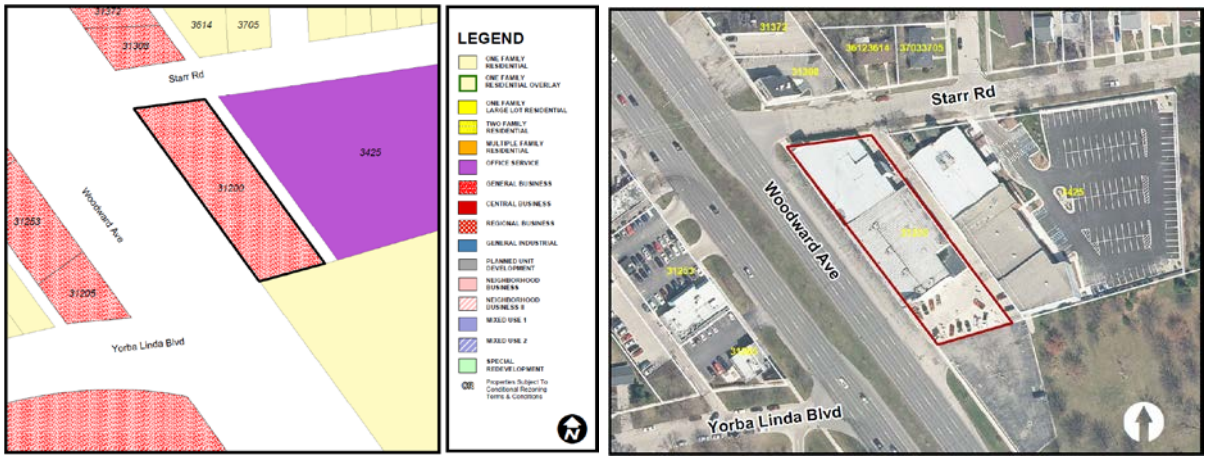
1. Zoning Map & Aerial Photograph



2. Zoning Ordinance Provisions

ARTICLE IV Zone Regulations & General Provisions – § 770-41 General Business, (C) Special Land Uses (3): Automobile dealerships with or without accessory uses such as service centers and/or repair garages are a special land use in the General Business zoning district subject to the required standards in § 770-63, Vehicle Dealers.

ARTICLE V Special Provisions – § 770-63 Vehicle Dealers: This section contains design standards and operational requirements for automobile dealerships and other vehicle dealers. Additional standards for accessory uses such as service centers in § 770-65, Automobile Service Stations, or repair garages in § 770-66, Automobile Repair Garages, may also apply.

3. Compatibility with Master Plan

The planned future use for the property is designated as "General Commercial" on the Future Land Use map of the city's Master Plan. Areas planned as General Commercial are intended to provide suitable locations for commercial establishments typically developed along major roads that rely on a market area larger than that of the city. This designation is

meant to include uses such as large supermarkets, shopping centers, and automobile dealerships. Most properties along the Woodward Avenue corridor are designated as General Commercial.

4. Other Findings

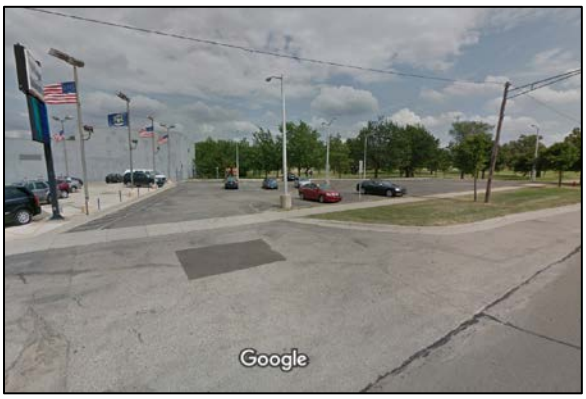
A. Location & Site Characteristics. The site is located at the southeast corner of Woodward Avenue and Starr Road, one block north of West Thirteen Mile Road. A 20-foot wide public alley runs along the northeast rear lot line. The parcel has 340.37 feet of lot width and frontage along Woodward Avenue, a lot depth and frontage of 113.13 feet along Starr Road, and approximately 33,203 square feet or 0.762 acres of lot area.

The property is developed with an automobile dealership that includes an accessory service center or repair garage. A parking deck is located on the north side of the showroom and service building for the display and storage of vehicles offered for sale. Site plans for an automobile dealership at this location were approved by the Planning Commission in 1984 and 1989.

B. Proposed Use & Construction. The petitioner proposes to expand the showroom of the dealership. The ground-level addition would be placed on the north side of the existing showroom area and measure 46 feet 6 inches by 27 feet 5 inches. The addition would expand the showroom into the ground floor of the parking deck and be contained within the deck's current footprint.

C. Off-Street Parking. There are nine off-street parking spaces on the south side of the building. At the direction of staff, the petitioner removed seven spaces along the northeast rear lot line that were placed within the public alley. Four other spaces are located at the rear of the parking deck and accessed from the alley.

The adjacent parking lot to the south is also used by the petitioner. This is a municipal parking lot with 43 spaces that is part of Memorial Park. It has historically been used by dealerships at this location since an initial site plan was approved in 1984. However, the Planning Division has no record of a current lease or license agreement for use of this parking lot by the petitioner. A lease was approved for the site plan approved by the city in 1984 but it expired prior the revised site plan that was approved in 1989.



The required off-street parking for the existing dealership and the proposed addition as calculated by staff is as follows:

	Usable Floor Area	Service Bays	# Per	Spaces Required
Showroom & Related Areas				
Existing	3,664	-	200	19
Proposed Addition	1,275	-	200	7
Subtotal	4,938			26
Service Center / Repair Garage				
Floor Area	1,521	-	800	2
Service Bays	-	15	1.5	23
Subtotal				25
Total				**51**
Spaces Provided				**56**
Surplus / (Deficiency)				**5**

There are 56 off-street parking spaces on the site plan including spaces in the adjacent municipal parking lot. Without use of the municipal lot the petitioner would only have 13 off-street parking spaces. The petitioner should therefore obtain a license agreement from the City Commission to continue to use the municipal parking lot. If a license agreement is not obtained then the petitioner will need to make other arrangements to provide required off-street parking. This could be accomplished by using spaces within the parking deck for required parking instead of displaying for-sale vehicles. Otherwise, a variance from the Zoning Board of Appeals may be necessary.

D. Vehicular Access. The site has a driveway to Woodward Avenue on the south side of the building. It shares a 63-foot wide approach with the driveway for the adjacent municipal parking to the south that serves Memorial Park. No changes are proposed to either of these driveways or the approach.

E. Use of Right-of-Way. A portion of the Woodward Avenue right-of-way in front of the building contains on-street parking in a 45° pattern along with an access aisle. The parking spaces and access aisle do not meet the minimum required dimensions for angled parking. The Engineering Division therefore directed the petitioner to convert the spaces into a parallel parking pattern.

As an alternative, the Planning Commission could require that all parking be taken out of the right-of-way and a curb lawn or landscaping be installed instead. A separate driveway from Woodward Avenue to the parking deck would possibly be necessary if the on-street parking is removed.

The Engineering Division also directed the petitioner to reconfigure the curb radius and exit approach at the intersection of Woodward Avenue and Starr Road to current city and MDOT standards. This includes replacing the existing curb, expanding the curb radius, modifying the raised island, and constructing a barrier-free sidewalk ramp.

F. Landscaping & Screening. The site currently has no landscaping or screening. A bed of lava rocks in front of the building could be converted into foundation landscaping should the Planning Commission desire to add any landscaping to the site.

G. Signage. Three wall signs are proposed on the west front façade, one of which encroaches above the roofline of the building. Only one wall sign with no more than 100 square feet of sign area is allowed under § 607-11 (A) of the Sign Ordinance and roof signs are prohibited under § 607-16 (F). The proposed wall signs will require the petitioner to submit an application for separate sign variances from the Planning Commission.

There is also an existing freestanding sign that includes an electronic message center. It is not evident if the freestanding sign is nonconforming. If it is then variances may also be required to replace its panels.

H. Result of Approval. If the petitioner's request for a special land use permit is approved then site plan review may proceed.

5. Recommendations

The Planning Commission may grant special land use permits at its discretion. Following the required public hearing, the commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in §770-11, Basis of Determination, which reads as follows:

The Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

(a) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
(b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
(c) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
(d) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.
(e) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
(f) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.
(g) Will be consistent with the intent and purposes of this Ordinance, and comply with all applicable provisions and standards, which are established for said use by this Ordinance and other applicable codes.

cc: Frank Z. Martin, AIA, NCARB, Dorchen/Martin Associates, Inc.
William Hahn, Jr., Village Chrysler Jeep, Inc.

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
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DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **SP 16-05-10 – Site Plan** to expand showroom for automobile dealership with service center/repair garage (Village Jeep) at **31200 Woodward Ave.** (parcel no. 25-06-476-001)
Village Chrysler Jeep, Inc., Petitioner & Owner
Dorchen/Martin Associates, Inc., Architect

The above-referenced site plan and its associated special land use plan are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. A license agreement for use of the Memorial Park municipal parking lot by the petitioner shall be approved by the City Commission.

2. The petitioner shall maintain compliance with all required standards for automobile dealerships and repair garage in the Zoning Ordinance, including § 770-63 Vehicle Dealers and § 770-66 Automobile Repair Garages.

3. Additional landscaping and screening shall be installed in accordance with § 770-90 of the Zoning Ordinance as determined necessary and advisable by the Planning Commission.

4. A parallel parking pattern shall be established within the Woodward Avenue right-of-way in accordance with the specifications and standards of the City Engineer as presented on the site plan, unless removal of on-street parking (including restoration of the right-of-way) or reconfiguration into an alternative configuration is determined to be necessary and advisable by the Planning Commission.

5. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

6. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.

7. A performance bond shall be posted in an amount to be determined by the Building Official.

8. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), and any outstanding code

and ordinances issues must be resolved (i.e., unscreened waste receptacles, outdoor tire storage, etc.), **prior** to issuance of **any** building or right-of-way permits.

cc: Frank Z. Martin, AIA, NCARB, Dorchen/Martin Associates, Inc.
William Hahn, Jr., Village Chrysler Jeep, Inc.

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LOTS 1 THROUGH 15, BOTH INCLUSIVE OF "ASHDOWN SUBDIVISION" OF PART OF THE SOUTHEAST ¼ OF SECTION 6, T.1.N., R.11.E., ROYAL OAK TOWNSHIP (NOW CITY OF ROYAL OAK), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 33, PAGE 26, OF OAKLAND COUNTY RECORDS.

LEGEND

- REMOVE EXISTING LIGHT POLE
- EXISITNG LIGHT POLE TO REMAIN
- NEW BARRIER FREE SIGN
- EXISTING FLAG POLE

SITE DATA

PARKING CALCULATIONS

AUTO DEALER FOR SALES AND RENTAL

FIRST FLOOR =	5,415 U.F.A.
SECOND FLOOR =	319 U.F.A.
TOTAL SALES U.F.A. =	5,734 U.F.A.

5,734 U.F.A. / 200 S.F. = 28.6 = 29 REQUIRED PARKING SPACES

AUTOMOBILE REPAIR

TOTAL SERVICE AREA =	7,995 U.F.A.
NUMBER OF SERVICE STALLS =	15

7,995 U.F.A. / 800 S.F. = 9.9 = 10 REQUIRED PARKING SPACES

15 STALLS x 1.5 = 22.5 = 23 REQUIRED PARKING SPACES

TOTAL PARKING REQUIRED = 29 + 10 + 23 = 62 PARKING SPACES

PARKING PROVIDED:

ON SITE =	13 (NOT IN GARAGE)
IN R.O.W. =	11
IN ROYAL OAK PARKING LOT =	43

TOTAL AVAILABLE PARKING = 67 SPACES

NOTE: SERVICE VEHICLES AND INVENTORY ARE PARKED IN THE PARKING DECK.

SETBACKS

LOCATION	ORIENTATION	REQUIRED	PROVIDED
REAR	EAST	Ø FT	Ø FT
SIDE	SOUTH	Ø FT	Ø FT
FRONT	NORTH	Ø FT	Ø FT
FRONT	WEST	Ø FT	Ø FT

LOT COVERAGE

EXISTING 72 %

ZONING CLASSIFICATION

EXISTING:	GB	GENERAL BUSINESS
PROPOSED:	GB	GENERAL BUSINESS

LAND USE

EXISTING	AUTOMOBILE DEALERSHIP/SERVICE
PROPOSED	AUTOMOBILE DEALERSHIP/SERVICE

LEGAL DESCRIPTION

LEGAL DESCRIPTION: SEE LEGAL DESCRIPTIONS ON THIS SHEET

LOT AREA

EXISTING 33,203 SF .762 ACRES

BUILDING AREA

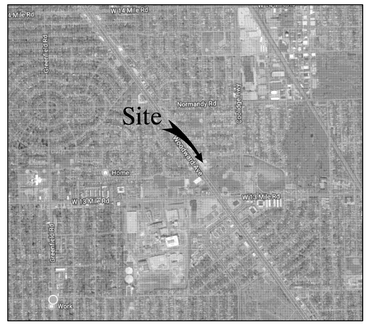
EXISTING BUILDING AREA	16,006 SF
PROPOSED BUILDING AREA (1,281 S.F. DISPLAY ENCLOSED)	17, 287 SF
MAXIMUM BUILDING HEIGHT:	30'
PROPOSED BUILDING HEIGHT	26'-3"

SIGN NOTE:

PROPOSED SIGNS ARE UNDER A SEPARATE PERMIT AND MUST COMPLY WITH PROPOSED SIZE AND SETBACKS

EXISTING SITE/UTILITY NOTES

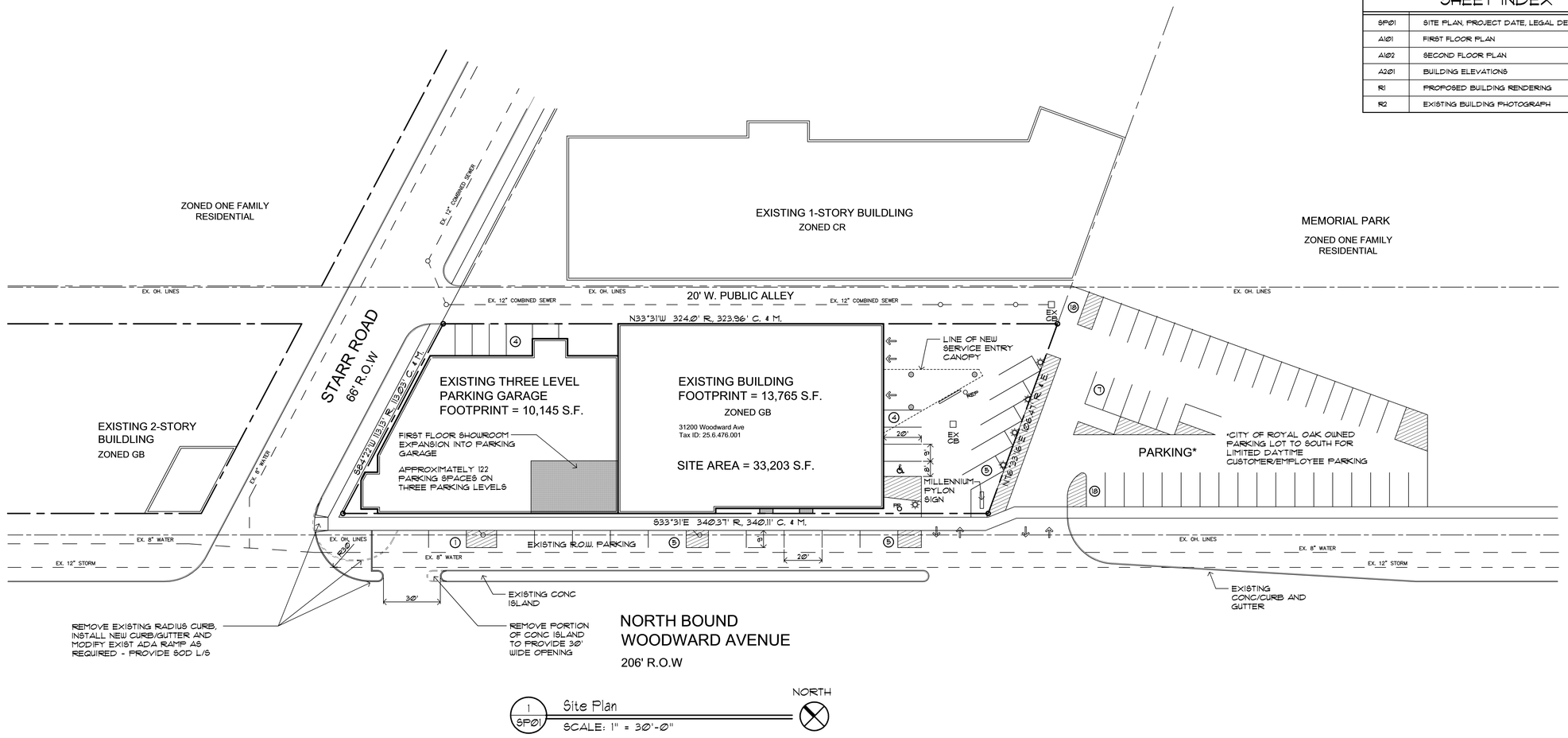
1. ALL UTILITY LEADS AND UTILITY SERVICES TO THE EXISTING BUILDING TO REMAIN.
2. EXISTING CONCRETE PAVING AND PARKING TO REMAIN.



Location Map
N.T.S.

SHEET INDEX

SP01	SITE PLAN, PROJECT DATE, LEGAL DESCRIPTION
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	BUILDING ELEVATIONS
R1	PROPOSED BUILDING RENDERING
R2	EXISTING BUILDING PHOTOGRAPH



1 SP01 Site Plan
SCALE: 1" = 30'-0"

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issue / revision date	
03/29/16	SPA
04/14/16	SPA Revisions

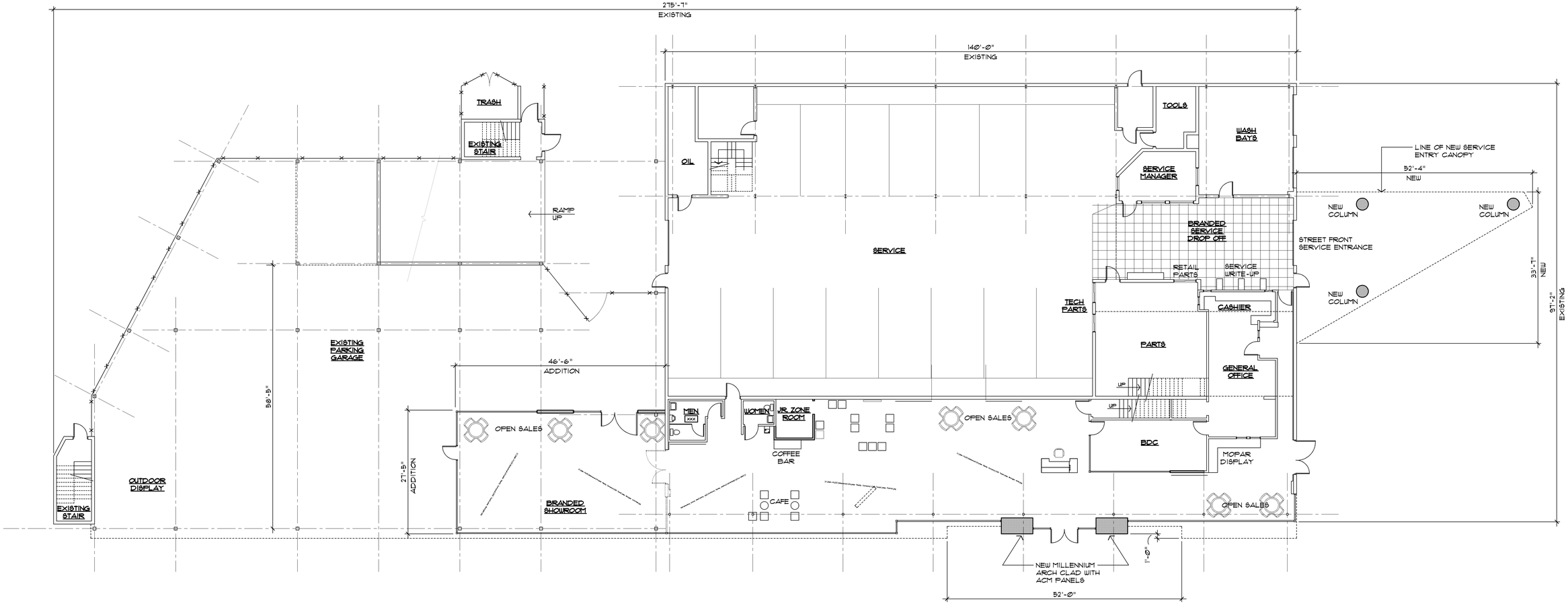
drawn by	checked by

project: Village Jeep, 31200 Woodward Ave., Royal Oak, MI

sheet title: Site Plan, Project Data/Legal Description

Dorchen/Martin Associates, Inc.
Architects/Planners
29895 Greenfield Rd., Suite 107
Southfield, Michigan 48076
(248) 557-1062
Fax: (248) 557-1231

job no.	sheet no.
15048A	SP01



1 / A101 FIRST FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

NORTH

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issue / revision date
03/29/16 SPA
04/14/16 SPA Revisions

drawn by	checked by

project: Village Jeep, 31200 Woodward Ave., Royal Oak, MI

sheet title: First Floor Plan

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Architects/Planners
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job no.	sheet no.
15048A	A101

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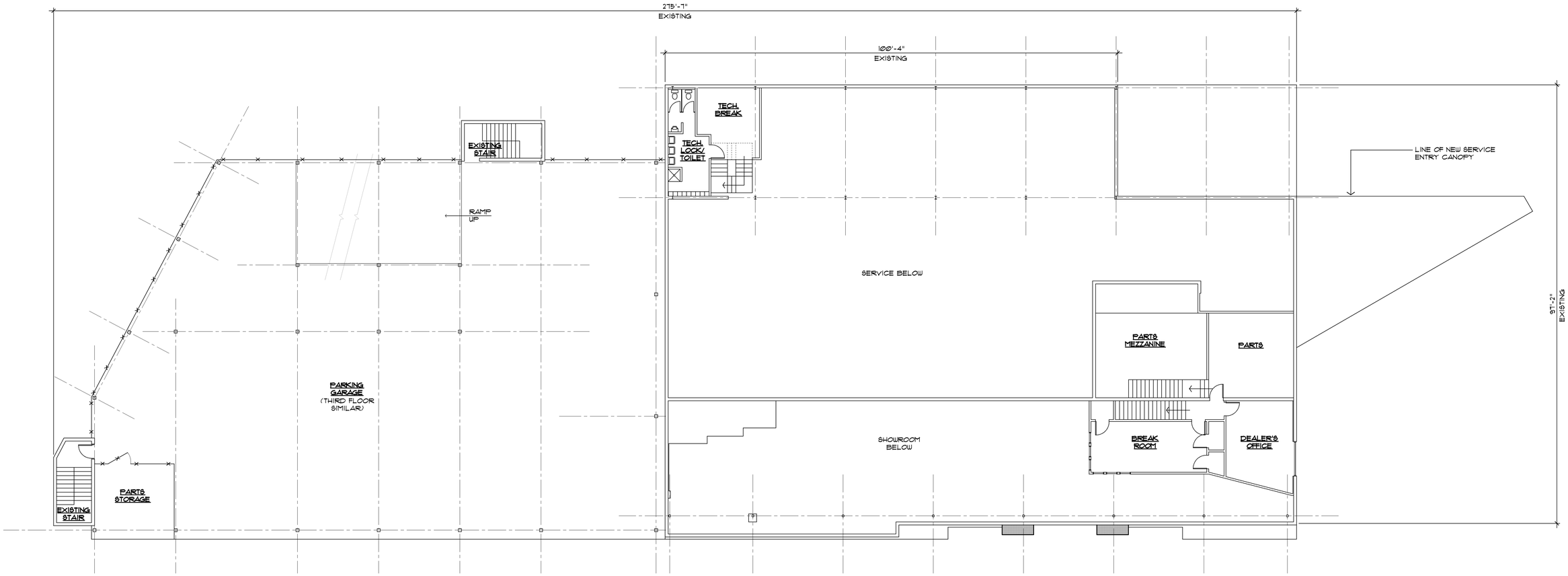

1 / A101 SECOND FLOOR PLAN - PROPOSED
SCALE: 3/32" = 1'-0"

NORTH

issue / revision date	
03/29/16	SPA
04/14/16	SPA Revisions

drawn by	checked by

project: Village Jeep
31200 Woodward Ave.
Royal Oak, MI

sheet title: Second Floor Plan

Dorchen/Martin Associates, Inc.
Architects/Planners
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job no.	sheet no.
15048A	A102

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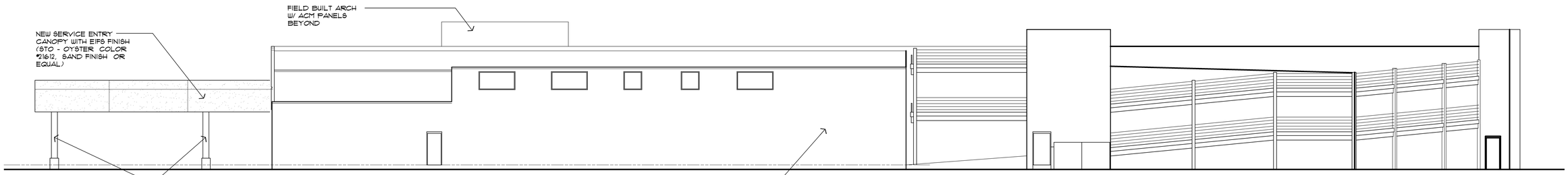
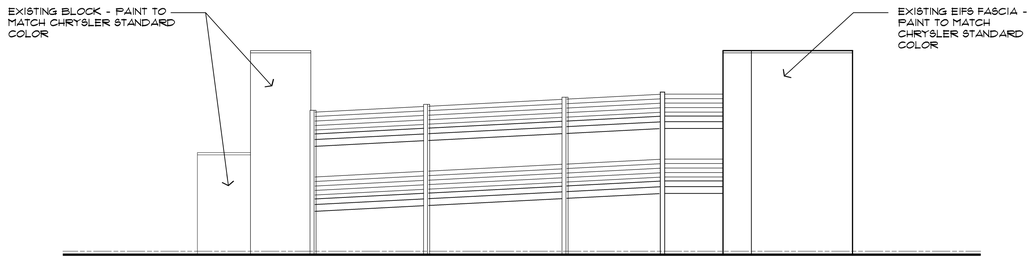
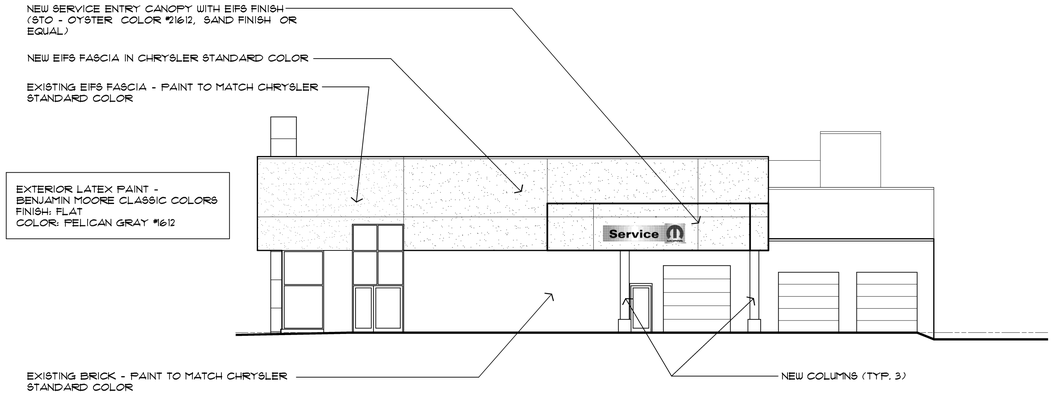


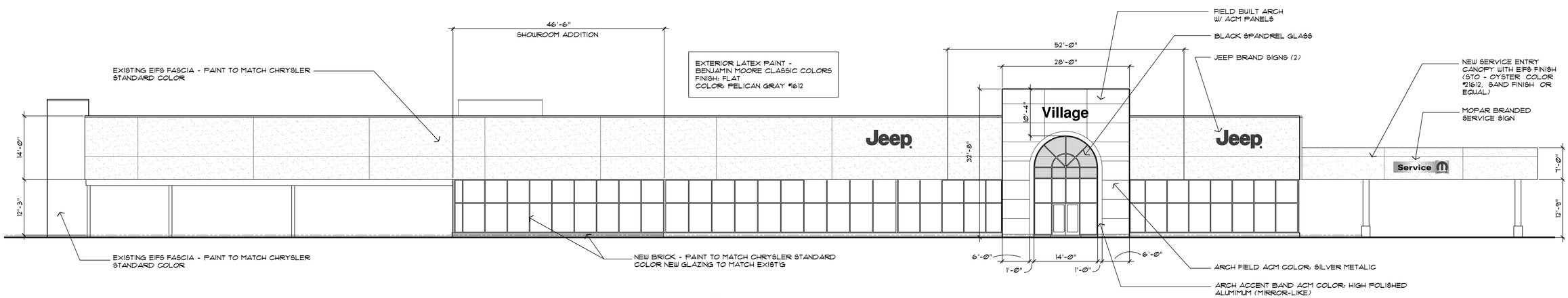
4 A101 EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



3 A101 NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



2 A101 SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



1 A201 WEST (FRONT) ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:

STANDARDIZED MATERIALS AND FINISHES ARE TO BE USED IN ACCORDANCE WITH FIAT-CHRYSLER ASSOCIATION MATERIAL GUIDELINES

NOTE:

MILLENIUM CORPORATE DEALER IDENTITY AND EXTERIOR DIRECTIONAL SIGNAGE

issue / revision	date	
03/29/16	SPA	
04/14/16	SPA	Revisions

drawn by	checked by

project: Village Jeep
31200 Woodward Ave.
Royal Oak, MI

sheet title: Elevations - Proposed

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job no.	sheet no.
15048A	A201

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1 R1 Proposed Building Rendering

issue / revision	date	
03/29/16	SPA	
04/14/16	SPA	Revisions

drawn by	checked by

project: Village Jeep
31200 Woodward Ave.
Royal Oak, MI

sheet title: Proposed Building Rendering

Dorchen/Martin Associates, Inc.
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29895 Greenfield Rd., Suite 107
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(248) 557-1062
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15048A	R1

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03/29/16	SPA
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drawn by	checked by

project: Village Jeep
31200 Woodward Ave.
Royal Oak, MI

sheet title: Existing Building Photograph

Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Rd., Suite 107
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job no.	sheet no.
15048A	R2

1 R2 Existing Building Photograph

P:\2015 Projects\15048A Village Jeep Renovations\Dwgs\Spa\15048A-R2.dwg, 4/14/2016 9:17:24 AM, FMartin, 1:1

ADDENDUM TO VILLAGE CHRYSLER JEEP, INC.
SITE PLAN AND SPECIAL LAND USE APPLICATION

I. Introduction

Village Chrysler Jeep, Inc. ("Village Jeep") is contemplating a significant renovation to its vehicle dealership at 31200 Woodward Avenue. The renovation is in anticipation of converting the current used vehicle business to a **new** and used vehicle dealership.

National standards developed by Jeep for new vehicle dealerships require Village Jeep to convert a portion of its covered outdoor display area for 4 vehicles at the north end of the Village Jeep building into an indoor display/sales area for 2 vehicles.

As identified in the attached site plan, Village Jeep proposes to enclose 1,281.5 sq. ft. of that portion of its covered parking deck on the 1st floor adjacent to the currently enclosed adjacent display/sales area and, accordingly, is seeking site plan and special land use approval to enclose the current outdoor display area into an indoor display/sales area.

II. CJ Village Property, Surrounding Property, Zoning And Master Plan

The Village Jeep dealership is located on the eastside of Woodward, south of Starr Road. The property is landlocked by Woodward to the west, Starr Road to the north, a public alley to the east, and the City of Royal Oak parking lot to the south. Since the public alley also services the CR zoned medical office to the east, the alley may not be vacated to increase the size of Village Jeep property.

The property is .762 acres, or 33,203 sq. ft. It is developed with a single building for vehicle sales and service. The building contains a 3 level parking deck used for vehicle display on the street level and for vehicle inventory storage on the second level and third levels. The balance of the building contains a total of 17,287 sq. ft. consisting of an indoor display/sales area, a customer lounge, office space, service stalls and a parts storage area. The balance of the dealership property south of the building contains an entrance to the property, an entrance into the service area and a surface parking lot consisting of 10 parking spaces. The balance of the open space on the property on the north east side of the building and adjacent to the alley contains land for 4 surface parking spaces.

Immediately west of and adjacent to the dealership property is an MDOT right of way, which contains 19 parking spaces which are solely used by Village Jeep.

Immediately south of the Village Jeep property is a City of Royal Oak parking lot containing 43 parking spaces. The City parking lot has been historically used by the public to access the adjacent park, and by Village Jeep for employee and customer parking.

To the east and adjacent to the dealership property is a public alley which contains 6 parking spaces, which have been traditionally used by the dealership employees

As revealed by the site plan, the dealership property is landlocked and cannot expand beyond the current boundary lines.

The dealership property is zoned General Business ("GB"). The purpose of GB is to accommodate office business services and retail areas at a larger scale than the Neighborhood Business Zone . . ." (Sec. 770.41).

Village Jeep is immediately west of and adjacent to an office service zoned property which is developed as medical offices and, is immediately north of one-family residential zoned property owned by the City of Royal Oak which is developed as a park and is immediately south of GB zoned land across Starr Road which is developed as a salon. Opposite and west across Woodward Ave. which is a MDOT major thoroughfare is property also zoned GB and developed with a restaurant, car wash and other GB businesses.

In 2012, the City of Royal Oak amended its Master Plan ("Master Plan"). The Master Plan sets forth a number of planning goals and strategies to implement the planning goals.

Objective 5.7 for the Woodward Corridor has its stated goal:

> "Maintain a healthy and vibrant retail and institutional mix that allows Woodward to be sought after business address..." (pg. 27)

Strategies to achieve this goal include the promotion of uses that will maintain or increase the commercial tax base, and/or include identifying buildings and sites with outmoded characteristics that can be creatively redeveloped.

In addition to being located on the Woodward Corridor, Village Jeep is also located in the Subarea 2 planning area. The Subarea 2 plan sets forth, as a priority, improvements to Woodward that can be accomplished by addressing the appearance and quality of businesses.

The Master Plan recognizes that implementation of the strategies, and goals of the Woodward Corridor Plan and Subarea 2 plan should result in a strong economic role of the Woodward Avenue corridor, which along with other areas of the City, is vital to the future of Royal Oak (Pg. 95).

III. Village Jeep Redevelopment Plan

In anticipation of its transition to a dealership selling new Jeep vehicles, Village Jeep proposes to renovate its façade and, convert 1,281.5 sq. ft. of outdoor vehicle display area into an indoor display/sales area. The small change in the footprint of the

building and the significant façade improvements are depicted in the attached site plan and proposed building elevations. The proposed renovations are estimated to cost $500,000.00.

The proposed renovations are not only intended to enhance the physical appearance of the property, but will also enable the dealership to display new vehicles in an attractive climate controlled showroom.

Currently, the indoor display and sales area is only large enough to display 3 vehicles. By comparison, the typical new Jeep showroom is designed to display 5 vehicles. The conversion of a part of the current outdoor display area will enable Village Jeep to display an additional 2 vehicles within a climate controlled setting. While the number of added vehicles displayed indoors seems small, the conversion of the first floor outdoor display area will almost double the number of vehicles displayed indoors. Considering the weather and climate for northern dealerships, both Jeep and the dealership deem this conversion essential to the viability of the dealership at the current location.

Due to the inherent limitations of the property, Village Jeep does not have the ability to expand its footprint to achieve compliance with the new dealership national requirements. This conversion of space will help Village Jeep to provide an excellent environment for displaying and selling of new vehicles, which is essential to the success of Village Jeep as it transitions to new vehicle sales.

Finally, it should be noted that the conversion of the outdoor display area to an indoor display/sales area will only require the relocation of a part of the northern and western exterior walls. Such relocation of exterior walls will not result in or cause any physical addition of floor area to the building on the dealership property.

IV. Special Land Use and Site Plan Criteria

Village Jeep is located in the GB District which designates a vehicle dealership as special land use pursuant to Section 770-41 C. (3). Accordingly, certain site plan changes are subject to review by the Planning Commission in accordance with special land use approval criteria in Section 7-111 A. (1) through (7) and in Section 770-63 A. through I., and the site plan review criteria in Section 770-12 B. (3) (A) through (i). Based upon the foregoing summary of the Village Jeep property and surrounding property characteristics, the applicable criteria contained in the Zoning Ordinance and the planning goals of the Master Plan, Village Jeep believes that the conversion of part of the outdoor vehicle display area into an indoor display/sales area satisfies the criteria for the special land use and site plan approval as discussed below.

A. General Special Land Use Criteria, Section 770-11 C. (1) through (7)

(1) The proposed conversion of space on the dealership property is in accordance with the general and specific objectives of the Master Plan.

The dealership is located in the Master Plan's Woodward Corridor Subarea 2 planning area. As stated above, Objective 5.7 provides that strategies should be implemented to maintain Woodward as a healthy and vibrant retail/institutional corridor, and that such strategies should promote the creative redevelopment and the quality of appearance for outmoded buildings and sites to maintain and increase the vibrancy of the Woodward Corridor, and to maintain and increase the commercial tax base. The Master Plan recognized the pursuing of such positive redevelopment strategies were essential to the Corridor and vital to the future of Royal Oak. (See pages 27 and 95 of the Master Plan.)

Village Jeep's proposed façade changes and conversion of outdoor space to indoor space, within the footprint of the current building, reflects creative planning and will enhance the quality of the appearance of the dealership. These changes meet the Master Plan's objectives of sustaining a long time business on the Corridor as a vibrant business that is compatible with the existing and planned general businesses use on the Corridor.

(2) The façade redesign and the conversion of the building footprint outdoor display area into an indoor display/sales area is designed to be harmonious and appropriate in appearance, and use with the characteristics of the surrounding area, and will not change the character of surrounding area.

Examination of the site plan submittal elevations confirms a significant improvement to the exterior appearance of the dealership property which is in harmony with the surrounding area, and will not deter future redevelopment of the surrounding area. The conversion of the current building footprint from outdoor to indoor space will have no negative impact on the surrounding properties, and will not alter the essential characteristics of the neighborhood. The changes will allow the dealership to be operated and maintained in a manner which will have no negative impact on the surrounding businesses, the residents on Starr Road, and those persons using the park. Other than the customers of the dealership, who would prefer an indoor display area, the surrounding community will likely not be aware of the conversion of the display area, and clearly will not be negatively impacted by the conversion of the space.

(3) The enhanced change in the façade, and the conversion of the building footprint from outdoor display area into indoor display/sales area, will not disturb existing and future land uses in the area.

Simply stated, the surrounding land businesses and residents will benefit from the enhanced façade improvements and will not be disturbed by the conversion of the building footprint. The conversion of the space will not alter any operational aspect of the dealership business, other than to move vehicles currently displayed outdoors within the building footprint to being displayed indoors.

(4) The improvements to the façade and conversion of space will be an improvement to the property and surrounding neighborhood.

First, the appearance of the dealership will be enhanced by the significant and attractive façade changes. Second, the conversion of the vehicle display area allows for minor creative redevelopment, which will enable the dealership to accommodate their customer's demands for a climate controlled display area without any negative impact to the surrounding area.

(5) The change in the building façade and conversion of the outdoor display area, within the building footprint, to an indoor display/sales area will not impact essential public services.

As confirmed by the site plan and an inspection of the dealership property and surrounding area, the proposed enhancements will not require any public improvements, will not require any additional utilities, and will not require any additional essential services including, but not limited to, police, fire, and other public services.

(6) The proposed façade improvements and conversion of the outdoor display area within the building footprint to an indoor display/sales area will not cause any public cost, much less excessive public cost and will not be detrimental to the economic welfare of the City.

The dealership's proposed improvements will not require any public expenditure and will have a positive impact on the economic welfare of the City. The proposed site plan and elevation improvements will enable the dealership to convert from the sale of used vehicles to new vehicles, and will enable the dealership to sustain its long term presence as a business on the Woodward Corridor.

(7) The proposed site and elevation changes to the dealership building are consistent with intent and purposes of the Zoning Ordinance and City Codes.

It is the intent of the Zoning Ordinance to advance the public welfare by allowing for compatible uses to be maintained and improved, with the zoning district allowing for those uses. With regard to the pending application, Village Jeep seeks to improve its property in a manner that will sustain and enhance the dealership use, while doing so in a manner that will not have any negative impact on the surrounding neighborhood and the City as a whole.

B. Vehicle Dealer Special Land Use Criteria, Section 770-63 A. through H.

A. The proposed site plan and façade plans do not include strings of flags, pennants or bare bulbs.

B. The proposed site plan parking area is designed in accordance with Section 770-109, and contains proper aisles and ingress and egress. The outdoor display area, except for the conversion of a small area, will still accommodate pedestrian traffic and provide for maneuvering of vehicles solely on the dealership property.

C. The driveways to and from the dealership property are being retained "as is". The current driveways can accommodate the volume of traffic to and from the dealership and have not resulted in traffic congestion or traffic safety issues.

D. Because of the zero set back preexisting development of the current dealership, the absence of landscape greenbelt would be deemed a lawful nonconformity. Additionally, the Planning Commission has the authority to waive such requirements pursuant to 770-90 M., where strict application of the landscape greenbelt can be waived without impact to the public, and where strict application of the greenbelt requirements is impacted because of the special characteristics of the site. With regard to the dealership location, all vehicles which are displayed for sale are within the building footprint and either screened by a wall along Woodward, or located within the indoor display/sales area. Simply stated, the current design of the building provides for proper screening, as intended by the Zoning Ordinance, and it is not possible, short of tearing down the entire building to create a greenbelt setback.

E. The proposed site plan and façade plan does not include continuous music or announcements via an outdoor speaker system.

F. The site area and frontage along Woodward is adequate to support the dealership use, as demonstrated by its history on the dealership property.

G. Village Jeep will continue to comply with any applicable zoning requirement governing accessory uses.

H. The location of all vehicle inventory for sale will continue to remain the same, except for the conversion of the outdoor display area to the indoor display/sales area, which is identified in the site plan.

C. Site Plan Criteria, Section 770-12 (3) (a) through (i)

(a) The site plan complies with the Zoning Ordinance.

Examination of the site plan confirms that the site and building comply with applicable zoning dimensional and use requirements. The one question that might be raised is whether the conversion of the outdoor display area within the current building footprint into an indoor display/sales area will require additional parking. It is Village Jeep's position that additional parking is not required.

The intent of off-street parking requirements in the Zoning Ordinance, as stated in Section 770-104, "is to ensure the provision of off-street parking facilities that are sufficient in numbers, adequately sized and properly designed to meet the range of parking needs and demands that are associated with local uses now in place. . ."

Currently, Village Jeep has 14 on-site parking spaces and access to 49 parking spaces in the City parking lot and alley, and is the only entity that uses the parking 19 spaces adjacent to the dealership within the MDOT right of way, to satisfy the parking demands and needs of employees and customers. Converting the existing outdoor

display area into an indoor display area will not change that demand or need. The conversion of display area will not increase the dealership building footprint, and will not change a non-display area into a display area. All that is occurring is the relocation of a part of the exterior walls within the footprint of the current building, to enable the dealership to provide a climate controlled display area with an enhanced interior design to better display the new Jeep vehicles.

While this conversion will not fully satisfy the Jeep standards for new vehicle dealerships, without this conversion the long-term viability of a new vehicle dealership at this location will be highly challenging, particularly when compared to other new vehicle dealerships in the greater metro area.

Simply stated, the conversion of space does not alter the parking needs of the dealership.

(b) All required site plan information is included with the application

(c) As established above, the proposed conversion of floor space, and the proposed façade improvements, will not be injurious to the surrounding area, and will promote public health, safety and welfare.

(d) As discussed above, the proposed site plan does change driveways to and from the dealership property, will not impair emergency vehicle access, and complies with the parking design requirements of Section 770-109.

(e) The proposed site plan does not change the location of the building, which has been compatible with the surrounding land uses.

(f) The proposed site plan does not impact the natural resources.

(g) The proposed site plan does negatively impact the storage of hazardous material, wastes, fuels, chemicals and salts, as the plan merely converts outdoor floor area into indoor floor area.

(h) The waiver and/or non-applicability of landscaping was discussed above. Again the vehicle inventory is screened.

(i) The dealership as it now exists, and has proposed to change by reason of the façade enhancement and conversion of floor space, complies with applicable codes and ordinances.

V. Conclusion

For the reasons outlined above, Village Jeep respectfully asks that the Planning Commission approve the special use permit and site plan.

FCA

FIAT CHRYSLER AUTOMOBILES

April 13, 2016

Planning Commission
City of Royal Oak
211 Williams Street / P.O. Box 64
Royal Oak, Michigan, 48068-0064

Re: Site Plan/Special Land Use Application Submitted by Village Jeep for 31200 Woodward Avenue, Royal Oak, Michigan 48073

Dear Planning Commissioners,

As you may be aware, FCA US LLC, f/k/a Chrysler Group LLC ("FCA") entered into a Letter of Intent ("LOI") with Village Jeep for the sale and service of Jeep vehicle line inclusive of new vehicles and pre-owned vehicles at dealership's current location at 31200 Woodward Avenue, Royal Oak, Michigan 48073.

Pursuant to the customary and usual facility and branding requirements set forth by FCA in the LOI, Village Jeep submitted to this Commission on March 28, 2016 an application for permit to expand the showroom and other modifications to the façade of the building as required by FCA for an image compliant facility. FCA is writing to express support of the dealer's request, as the facility requirements are usual and customary to FCA's image requirements and to ensure that the dealer will have adequate facility such as showroom area, to be in position to properly represent the Jeep brand in a competitive manner within the marketplace.

Should you have any questions regarding this letter or the request referenced, please contact me at 313.967.0058 or email at eric.wong@fcagroup.com.

Sincerely,

Eric K Wong

Sr. Manager, Dealer Network
Great Lakes Business Center
FCA US LLC

CC: Village Automotive

Great Lakes Business Center
719 Griswold St., Suite 2200
Detroit, MI 48226

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **Special Land Use & Site Plan (SP 16-05-11)** to expand existing building and establish fitness center (Planet Fitness) within former grocery store at **2554-2616 Crooks Rd.** (parcel nos. 25-09-154-017 & 19)
Essco of Royal Oak, Petitioner & Owner
K&M Building, Inc., Contractor
Nowak & Frauss, Engineer
Daniel Biber Associates, Architect

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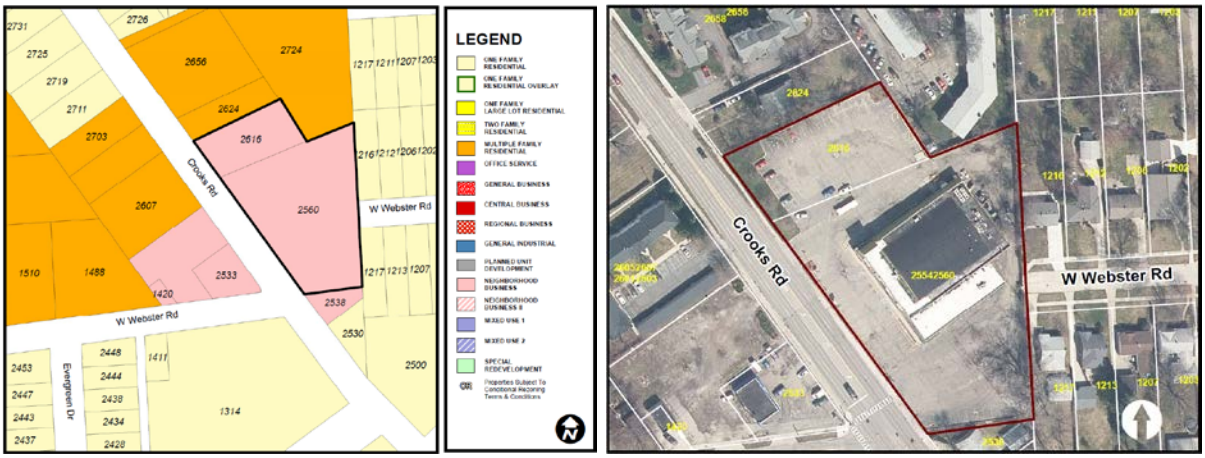
1. Zoning Map & Aerial Photograph



2. Zoning Ordinance Provisions

ARTICLE IV Zone Regulations & General Provisions – § 770-39 Neighborhood Business, (C) Special Land Uses (13): Fitness centers and training studios with more than 2,500 square feet of gross floor area are a special land use in the Neighborhood Business zoning district.

3. Compatibility with Master Plan

The planned use for this property on the Future Land Use Map of the city's Master Plan is "Mixed Use – Residential / Office / Commercial" (right). According to the Master Plan, these areas are intended to provide for a mixture of residential, office, and lower-intensity commercial uses. They are designed to maintain and promote the flexible redevelopment of certain areas of the city. Upper-floor dwelling units above retail sales, personal services, or offices are encouraged.

4. Other Findings

A. Location & Site Characteristics. The site consists of two parcels on the east side of Crooks Road at the intersection of West Webster Road. Both lots have a total frontage of 414.73 feet along Crooks Road and a total lot area of approximately 73,104.51 square feet or 1.678 acres. The site is developed with a one-story building most recently occupied by a grocery store and pharmacy. Off-street parking lots are located along the north, west, and south sides of the building.

B. Proposed Use & Construction. The petitioner proposes to establish a fitness center within the existing building (Planet Fitness). Construction of an addition on the north side of the building with 5,184 square feet of ground floor area is also proposed. The parking lot on the south side of the building would be reconstructed and include new curbed islands with landscaping.

C. Vehicular Access. The two remaining driveways to Crooks Road would remain. Landscaped islands would be added to both sides of the driveway on the south side of the building at the intersection of Wester Road to narrow and better define the driveway approach. No changes would be made to the driveway near the proposed addition on the north side of the building.

D. Off-Street Parking. Fitness centers are required to provide one off-street parking space for every four people based on maximum occupancy. According to the petitioner the building would have a maximum occupancy of 447 people and require 112 off-street parking spaces. When redeveloped, the site would have 114 off-street parking spaces.

E. Screening. There are several trees but no screening wall along the east rear lot line between the parking lot on the south side of the building and the adjacent single-family dwelling to the east (1217 West Webster Road). Currently there is one large deciduous tree, several smaller trees, and a 4-foot chain link fence in this location. The fence sits atop a two-foot concrete foundation wall. Both the fence and wall are in poor condition and tilt toward the parking lot.

There is also a six-foot wooden fence along another portion of the east rear lot line between the rear of the building and an adjacent single-family dwelling to the east (1216 West Webster Road). This fence also extends along a portion of the north side lot line next to an apartment complex to the north (2720 Crooks Road). Both sections of the wooden fence are placed on top of a two-foot concrete foundation wall. Sections of the fence and wall are in poor condition and tilt away from the building towards adjacent properties.

A six-foot concrete panel wall is located between the parking lot on the north side of the building and the adjacent single-family dwelling to the north (2624 Crooks Road) along with several mature trees. The wall also extends along a portion of the east rear lot line next to the apartment complex although there are fewer trees in this area. This wall is in good condition.

The parking lot on the east side of the building is separated from Crooks Road by a 30-inch high concrete panel wall. Portions of this wall between the parking spaces and public sidewalk are damaged and in poor condition.

A landscaped evergreen buffer, masonry wall, or combination of the two with a minimum height of six feet is required along the east rear and north side lot lines according to § 770-90 (D) of the Zoning Ordinance due to the adjacent One Family Residential and Multiple Family Residential zoning. The petitioner proposes to install a six-foot wooden fence along the east rear lot line adjacent to 1217 West Webster Road where there are currently only trees and a chain link fence. The fence would stop short of the large deciduous tree at the southeast corner of the site so that it would not have to be removed as recommended by staff. The existing foundation wall and chain link fence would be removed.

The existing wooden fence between the rear of the building adjacent to 1216 West Webster Road and the apartment complex at 2720 Crooks Road would remain according the site plan and landscaping plan. The plans indicate the fence would be repaired where necessary.

The Planning Commission will need to determine if the screening proposed by the petitioner along the east rear lot line is adequate or if additional measures are necessary. Staff would recommend a more permanent form of screening such as a six-foot masonry wall rather than a wooden fence. Staff would further recommend that any fence or wall placed along the east rear lot line next to 1217 West Webster Road be setback away from the property line to preserve as many existing trees as possible.

The existing concrete panel wall along the north side lot line and a portion of the east rear lot line would remain with no additions or modifications.

The adjacent property to the south is zoned Neighborhood Business and currently occupied by a professional office, therefore no screening is required at the south side lot line under § 770-90 (D). Perimeter parking lot screening is required, however, according to § 770-90 (E)(2), and the petitioner proposes to add a greenbelt with five deciduous trees along this boundary.

Landscaping, a masonry wall, or a combination of the two with a minimum height of 30 inches is required between the parking lot in front of the building and Crooks Road under § 770-90 (E)(2). The petitioner proposes to repair the existing 30-inch concrete panel wall where necessary. Staff recommends that this wall be completely replaced due to its poor condition instead of only repairing damaged concrete panels.

A landscaped greenbelt is already in placed between the parking lot on the north side of the building and Crooks Road as allowed under § 770-90 (E)(2). The petitioner proposes to add more deciduous trees and shrubs to this greenbelt.

F. Landscaping. The reconstruction of the south parking lot would include additional landscaping. New deciduous trees, shrubs, and sod would be placed on both sides of the driveway to Crooks Road. More deciduous trees and sod would be placed at the end of each row of parking and also along the south side lot line. The new landscaping would be placed in curbed islands.

New deciduous trees and shrubs would be added to the existing greenbelt between the parking lot on the north side of the building and Crooks Road. Additional deciduous trees would also be placed at the driveway near the building entrance and at the corners of the row of parking along the north side lot line.

G. Pedestrian Access. There is an opening in the wooden fence along the east rear lot line to allow pedestrians and bicycles access to West Webster Road and the residential neighborhood to the east. The opening is placed near the center line of the street where it meets the property boundary. A planter box with a shrub and bollards are placed at the opening to prevent vehicular traffic. This access is frequently used by cyclists to continue traveling west on Webster Road through the signalized intersection at Crooks Road and the south driveway to the site.

According to the site plan and landscaping plan the pedestrian access point would remain but be relocated to align with the public sidewalk on the south side of Webster Road. The existing planter box and bollards would be removed.

H. Result of Approval. If the petitioner's request for a special land use permit is approved then site plan review may proceed.

5. Recommendations

The Planning Commission may grant special land use permits at its discretion. Following the required public hearing, the commission may approve, approve with conditions, or deny a special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in §770-11, Basis of Determination, which reads as follows:

The Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

(a) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
(b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
(c) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
(d) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.
(e) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
(f) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.
(g) Will be consistent with the intent and purposes of this Ordinance, and comply with all applicable provisions and standards, which are established for said use by this Ordinance and other applicable codes.

cc: James Esshaki, Essco of Royal Oak
Daniel Biber, AIA, Daniel Biber Associates
Brad W. Brickel, PE, Nowak & Frauss Engineers
Aaron Kales, K&M Building, Inc.

It is recommended that the petitioner or a representative attend the May 10, 2106 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **SP 16-05-11 – Site Plan** to expand existing building and establish fitness center (Planet Fitness) within former grocery store at **2554-2616 Crooks Rd.** (parcel nos. 25-09-154-017 & 19)
Essco of Royal Oak, Petitioner & Owner
K&M Building, Inc., Contractor
Nowak & Frauss, Engineer
Daniel Biber Associates, Architect

The above-referenced site plan and its associated special land use permit are scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. The petitioner shall combine both existing lots into a single parcel.

2. Screening in the form of a new six-foot masonry wall, or an alternative form of screening as determined necessary and advisable by the Planning Commission, shall be installed along the east rear lot line adjacent to 1217 West Webster Road (parcel 25-09-326-001) and 1216 West Webster Road (parcel 25-09-179-005), and also the portion of the north side lot line adjacent to 2720 Crooks Road (parcel 25-09-154-018), in accordance with § 770-90 (D) of the Zoning Ordinance.

3. Screening along the east rear lot line shall be installed, and the parking lot on the south side of the building reconstructed, in such a manner that the deciduous tree at the southeast corner of the site labeled "#6" on the site plan will not be removed. All other landscaping screening shall be installed as determined necessary and advisable by the Planning Commission in accordance with § 770-90 (D) and (E) of the Zoning Ordinance.

4. The existing concrete panel wall along the west front lot line adjacent to Crooks Road between both driveways shall be replaced with a new 30-inch masonry wall, or an alternative form of screening as determined necessary and advisable by the Planning Commission, in accordance with § 770-90 (E)(2) of the Zoning Ordinance.

5. All work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.

6. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

7. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.

8. A performance bond shall be posted in an amount to be determined by the Building Official.

9. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

cc: James Esshaki, Essco of Royal Oak
Daniel Biber, AIA, Daniel Biber Associates
Brad W. Brickel, PE, Nowak & Frauss Engineers
Aaron Kales, K&M Building, Inc.

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

Planet Fitness Royal Oak
Business Description

LOCATION: 2554 Crooks Road
Royal Oak, MI

SIZE: 19,200 sq. ft. (plus additional 2,500 sq. ft. proposed addition)

INVESTMENT: $2,500,000

CORP. DESCRIPTION: Nationwide, Planet Fitness has achieved enormous growth – 1200 clubs and over 7 million members – by focusing on the needs of first-time health club members rather than hard-core fitness fanatics. Membership fees at Planet Fitness are extremely low, and people can join for just $10 a month. In addition to the $10-a-month membership, Planet Fitness also offers the PF Black Card® membership which costs $19.99 a month and includes use of massage chairs, Hydromassage® beds, Total Body Enhancement booths, multi-level tanning, 50 percent off cooler drinks, the ability to bring a guest for free every day, and reciprocal use of all clubs in the Planet Fitness chain nationwide.

Billed as The Judgement Free Zone®, Planet Fitness stands apart from other health clubs by providing a relaxed, non-intimidating atmosphere. This includes a low tolerance for bodybuilders and a commitment to helping people of various fitness levels. The philosophy transcends everything at Planet Fitness, including details such as the Lunk Alarm®, a purple siren on the wall intended to deter members from the hard-core, look-at-me behavior found in too many gyms.

CLUB DESCRIPTION: The club will feature over 100 pieces of high-quality cardio equipment including treadmills, ellipticals, stair-climbers, arc trainers, and stationary bikes. Every cardio machine is iPod® compatible and connected to an entertainment system consisting of multiple widescreen HD televisions. Planet Fitness also offers a full complement of upper and lower body strength machines, a 30-minute PF Express circuit, 12-minute ab circuit, and new PF360 multi-function training unit. The club includes a designated PF Black® Card spa area, which features HydroMassage® beds, massage chairs, Total Body Enhancement booths and multi-level tanning. In addition, free fitness instruction is included with all memberships. A certified fitness trainer is on staff weekdays to assist members with workout programs at no additional charge.

STORE HOURS: Planet Fitness is open and fully staffed 24 hours, seven days a week.

STAFFING: 20 – 25 employees, including full and part-time (with 4 – 8 at any given time)

Owner / Developer

K&M BUILDING INC.
3090 HARTSLOCK WOODS DRIVE
WEST BLOOMFIELD, MI 48322
CONTACT:
MR. AARON KALES
248.851.7784 - PHONE
248.561.6300 - MOBILE

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
CONTACT: MR. BRAD W. BRICKEL, P.E.
TEL. (248) 332-7931
FAX. (248) 332-8257

Architect

DANIEL BIBER ASSOCIATES
10135 LINCOLN AVENUE
HUNTINGTON WOODS, MI 48070
CONTACT: MR. DANIEL BIBER
TEL: (248) 302-1413
FAX: (248) 547-0991

UTILITY CONTACTS

PLANNING DEPARTMENT
211 S Williams Street
Room 311
Royal Oak MI 48067
Ph. (248) 246-3280

WATER & SEWER DEPARTMENT
Department of Public Service
1600 N. Campbell Rd.
Royal Oak MI 48067
Ph. (248) 246-3300

ENGINEERING DEPARTMENT
211 S Williams Street
Royal Oak MI 48067
Ph. (248) 246-3260

GAS
Consumers Energy Company
One Energy Plaza
Jackson, Mi 49201-2276
Ph. (800) 477-5050

ELECTRIC
The Detroit Edison Company
2000 Second Avenue
Detroit, MI 48226
Ph. (313) 235-8000
Fx. (313) 235-6776

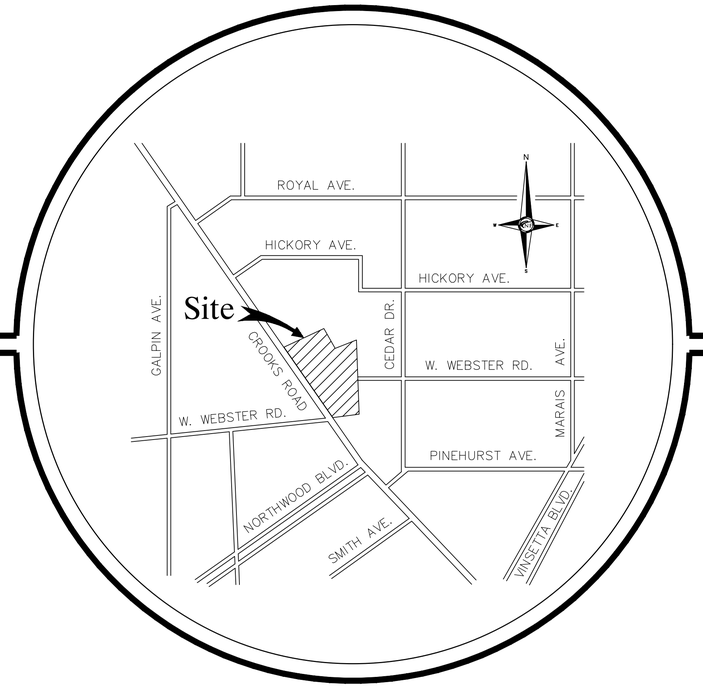
CABLE / TELEPHONE
AT&T
54 North Mill
Pontiac, MI 48342
Ph. (248) 456-0841
Fx. (248) 975-4075

CABLE / TELEPHONE
Comcast
25626 Telegraph Road
Southfield, MI 48034
Ph. (248) 809-2706

CABLE / TELEPHONE
Wide Open West (WOW)
37177 Mound Road
Sterling Heights, MI 48310
Ph. (586) 268-7284

City of Royal Oak, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Essco of Royal Oak

PART OF THE NE. 1/4 OF SECTION 9,
T. 1 NORTH, R. 11 EAST, CITY OF ROYAL OAK,
OAKLAND COUNTY, MICHIGAN



LOCATION MAP

Project Name

Planet Fitness

LEGAL DESCRIPTION

PARCEL 1:

LAND SITUATED IN THE CITY OF ROYAL OAK, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 5, ASSESSOR'S PLAT NO. 40, AS RECORDED IN LIBER 57 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 25-09-154-019

ADDRESS: 2554 CROOKS ROAD, ROYAL OAK, MI

CONTAINING: 73,104.51 SQ. FT. OR 1.678 ACRES OF LAND

PARCEL 2:

LAND SITUATED IN THE CITY OF ROYAL OAK, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 4, EXCEPT THE EASTERLY PART MEASURED 170.08 FEET ON THE NORTH LOT LINE AND 111.24 FEET ON THE SOUTH LOT LINE, ASSESSOR'S PLAT NO. 40, AS RECORDED IN LIBER 57 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 25-09-154-017

ADDRESS: 2616 CROOKS ROAD, ROYAL OAK, MI

CONTAINING: 22,060.63 SQ. FT. OR 0.506 ACRES OF LAND

SHEET INDEX

SP0 Cover Sheet
SP1 Boundary / Topographic / Tree Survey
SP2 General Site Plan
L1 Landscape Plan
A-1 Architectural Floor Plan
A-2 Architectural Exterior Elevations
A-3 Architectural Elevation Rendering

REVISIONS:
03-29-16 ISSUED FOR SITE PLAN REVIEW
04-18-16 REVISED PER CITY REVIEW

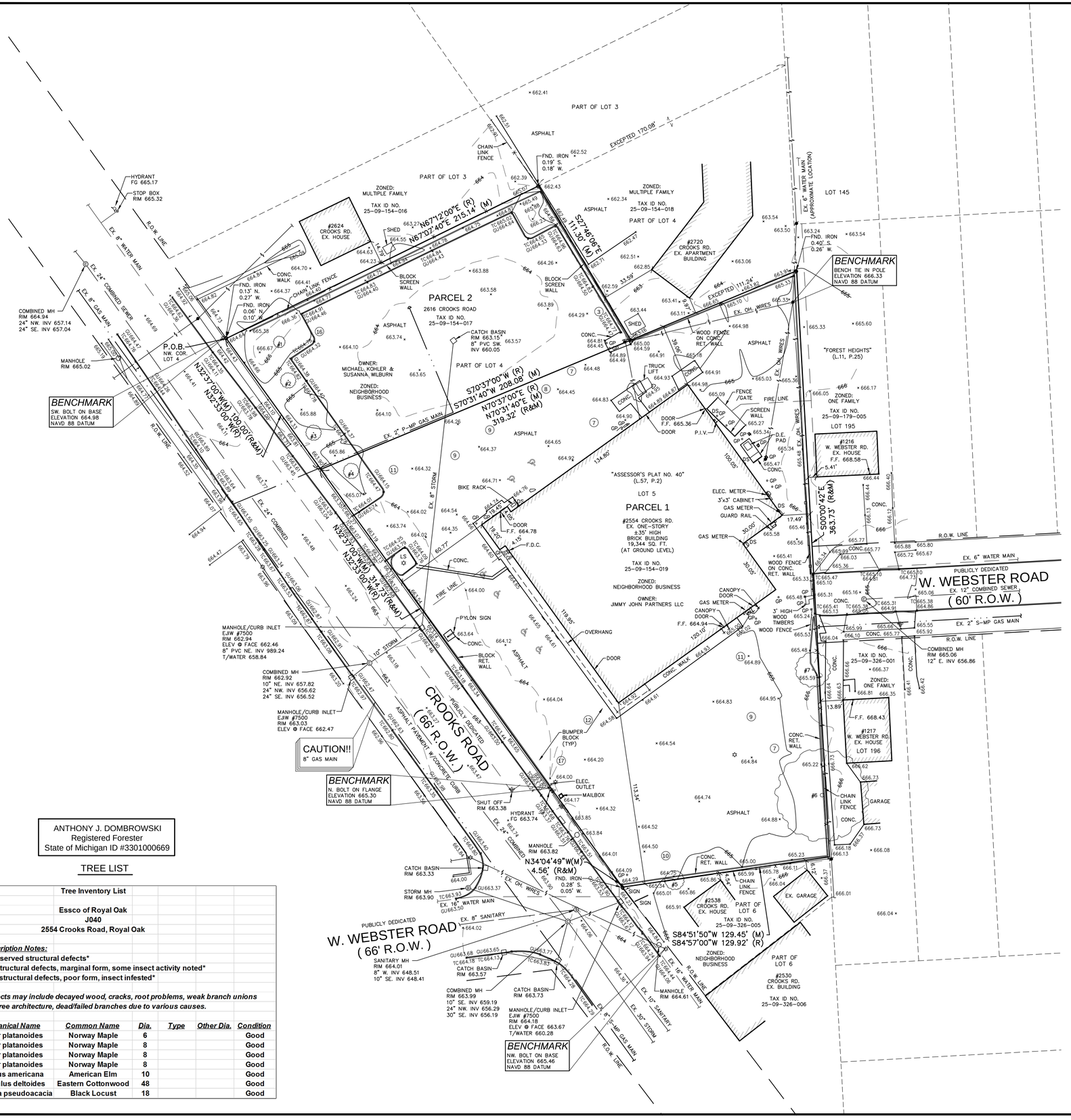
Know what's below Call before you dig.

N & F JOB #J040

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER
Brad Brickel

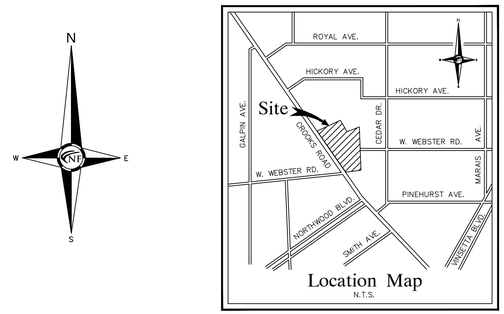
NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



TREE LIST

Tree Inventory List						
Client Name:	**Essco of Royal Oak**					
Job Number:	**J040**					
Job Location:	**2554 Crooks Road, Royal Oak**					
Condition Description Notes:						
"Good" - no observed structural defects*						
"Fair" - minor structural defects, marginal form, some insect activity noted*						
"Poor" - major structural defects, poor form, insect infested*						
***Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.**						
Tree #	***Botanical Name***	***Common Name***	***Dia.***	***Type***	***Other Dia.***	***Condition***
1	Acer platanoides	Norway Maple	6			Good
2	Acer platanoides	Norway Maple	8			Good
3	Acer platanoides	Norway Maple	8			Good
4	Acer platanoides	Norway Maple	8			Good
5	Ulmus americana	American Elm	10			Good
6	Populus deltoides	Eastern Cottonwood	48			Good
7	Robinia pseudoacacia	Black Locust	18			Good



SITE DATA

SITE AREA:
PARCEL 1: 73,104.51 SQUARE FEET OR 1.678 ACRES
PARCEL 2: 22,060.63 SQUARE FEET OR 0.506 ACRES

ZONING:
PARCEL 1: NEIGHBORHOOD BUSINESS
PARCEL 2: NEIGHBORHOOD BUSINESS

TOTAL PARKING SPACES (PARCELS 1 & 2):
130 REGULAR PARKING SPACES AND 6 DISABLED SPACES

LEGAL DESCRIPTION - PARCEL 1

LAND SITUATED IN THE CITY OF ROYAL OAK, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 5, ASSESSOR'S PLAT NO. 40, AS RECORDED IN LIBER 57 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 25-09-154-019

ADDRESS: 2554 CROOKS ROAD, ROYAL OAK, MI

CONTAINING: 73,104.51 SQ. FT. OR 1.678 ACRES OF LAND

LEGAL DESCRIPTION - PARCEL 2

LAND SITUATED IN THE CITY OF ROYAL OAK, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 4, EXCEPT THE EASTERLY PART MEASURED 170.08 FEET ON THE NORTH LOT LINE AND 111.24 FEET ON THE SOUTH LOT LINE, ASSESSOR'S PLAT NO. 40, AS RECORDED IN LIBER 57 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 25-09-154-017

ADDRESS: 2616 CROOKS ROAD, ROYAL OAK, MI

CONTAINING: 22,060.63 SQ. FT. OR 0.506 ACRES OF LAND

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF "ASSESSOR'S PLAT NO. 40" AS RECORDED IN LIBER 57 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS. (S.00°00'42"E.)

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN MAP NO.: 26125C0543F, ACCORDING TO THE MAP INDEX FOR OAKLAND COUNTY, MICHIGAN, MAP NO.: 26125C0543F IS NOT PRINTED AND IS INDICATED AS BEING A NO SPECIAL FLOOD HAZARD AREA.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

KEVIN NAVAROLI, P.S. NO. 53503 — 3-7-2016 DATE

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
HYDRANT / GATE VALVE	EXISTING WATER MAIN
MANHOLE / CATCH BASIN(CB)	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE / GUY POLE / GUY WIRE / UP	OVERHEAD (OH.) LINES
LP	LIGHT POLE
SIGN	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
R.O.W.	RIGHT-OF-WAY
TYP	TYPICAL
(R)	RECORD
(M)	MEASURED
D.E.	DETROIT EDISON
P/L	PROPERTY LINE
S.I.	SET IRON
LS	LANDSCAPE
GP	GUARD POST
DS	DOWNSPOUT
F.D.C.	FIRE DEPARTMENT CONNECTION
P.I.V.	PRESSURE INCREASE VALVE
RET. WALL	RETAINING WALL

NF ENGINEERS
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LAND SURVEYORS
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PONTIAC, MI 48342-5032
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FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN — KEVIN NAVAROLI — PROFESSIONAL SURVEYOR NO. 53503 — LICENSED PROFESSIONAL SURVEYOR

PROJECT
Planet Fitness Renovation -
2554 Crooks Road
Royal Oak, MI 48073-3352

CLIENT
K&M Building Inc.
3090 Hartslock Woods Drive
West Bloomfield, MI 48322
Contact:
Mr. Aaron Kales
248.851.7784 - Phone
248.561.6300 - Mobile

PROJECT LOCATION
Part of the NE 1/4
of Section 9
T.1N., R.11E.
City of Royal Oak,
Oakland County, Michigan

SHEET
Boundary / Topographic / Tree Survey

Know what's below Call before you dig.

REVISIONS
03-29-16 ISSUED FOR SITE PLAN REVIEW
04-18-16 REVISED PER CITY REVIEW

DRAWN BY: M. Carnaghi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: March 7, 2016
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. J040 — SHEET NO. SP1

Weighted Run-off Coefficient Calculation - Proposed Site					
Site Area:	28,637.00	S.F.	or	0.657	Acres
Surface No. 1 - Pavement:	18,003.00	S.F.	or	0.413	Acres
Surface No. 2 - Building:	5,184.00	S.F.	or	0.119	Acres
Surface No. 3 - Landscape:	5,450.00	S.F.	or	0.125	Acres
Surface No. 4 - Other:	0.00	S.F.	or	0.000	Acres
Sum of Individual Areas:	28,637.00	S.F.	or	0.657	Acres
Surface No. 1 - Coefficient:	0.90				
Surface No. 2 - Coefficient:	0.90				
Surface No. 3 - Coefficient:	0.15				
Surface No. 4 - Coefficient:	0.00				

Required Formula:

C (Average) = (Area 1 * C1 + Area 2 * C2 + Area 3 * C3 + Area 4 * C4) / (Area 1 + Area 2 + Area 3 + Area 4)

C (Average) = 0.757

Detention Calculations - Oakland County Method (10) Year Storm Event - With Outlet (Orifice)		
Contributing Area:	0.660	Acres
Allowable Outflow, Qa :	0.300	CFS
Runoff Coefficient, C :	0.760	Imperviousness
Maximum Allowable Outflow, Qo :	0.598	CFS / Acre * Imperv.
Ts Storage Time (10 Yr):	79.750	Minutes
Vs Storage Time (10 Yr):	6,086.139	CF / Acre * Imperv.
Vt Total Volume (10 Yr):	3,052.807	Cubic Feet
Volume Required :	3,052.807	Cubic Feet

Detention Volume Calculation - Underground Pipe Storage		
Formula: V = 3.14159 x (Pipe Radius)2 x Length of Pipe		
Pipe Diameter	48.00	Inch
Length, L:	250.00	Linear Feet
Radius, R:	2.00	Feet
Volume Provided:	3,141.59	Cubic Feet

6" MONOLITHIC CURB AND WALK
N.T.S.

GENERAL PAVING NOTES

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

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

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

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

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

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

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

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

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

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

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

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

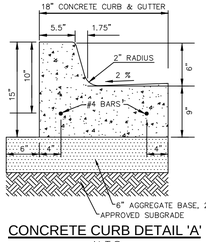
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

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

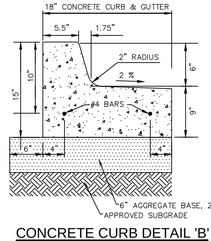
ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

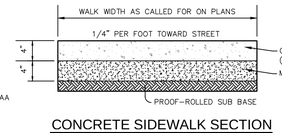
COMMERCIAL CONCRETE SIDEWALK DETAIL
N.T.S.



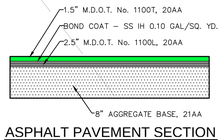
CONCRETE CURB DETAIL 'A'
N.T.S.



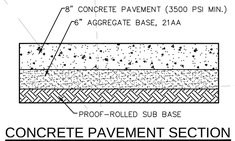
CONCRETE CURB DETAIL 'B'
N.T.S.



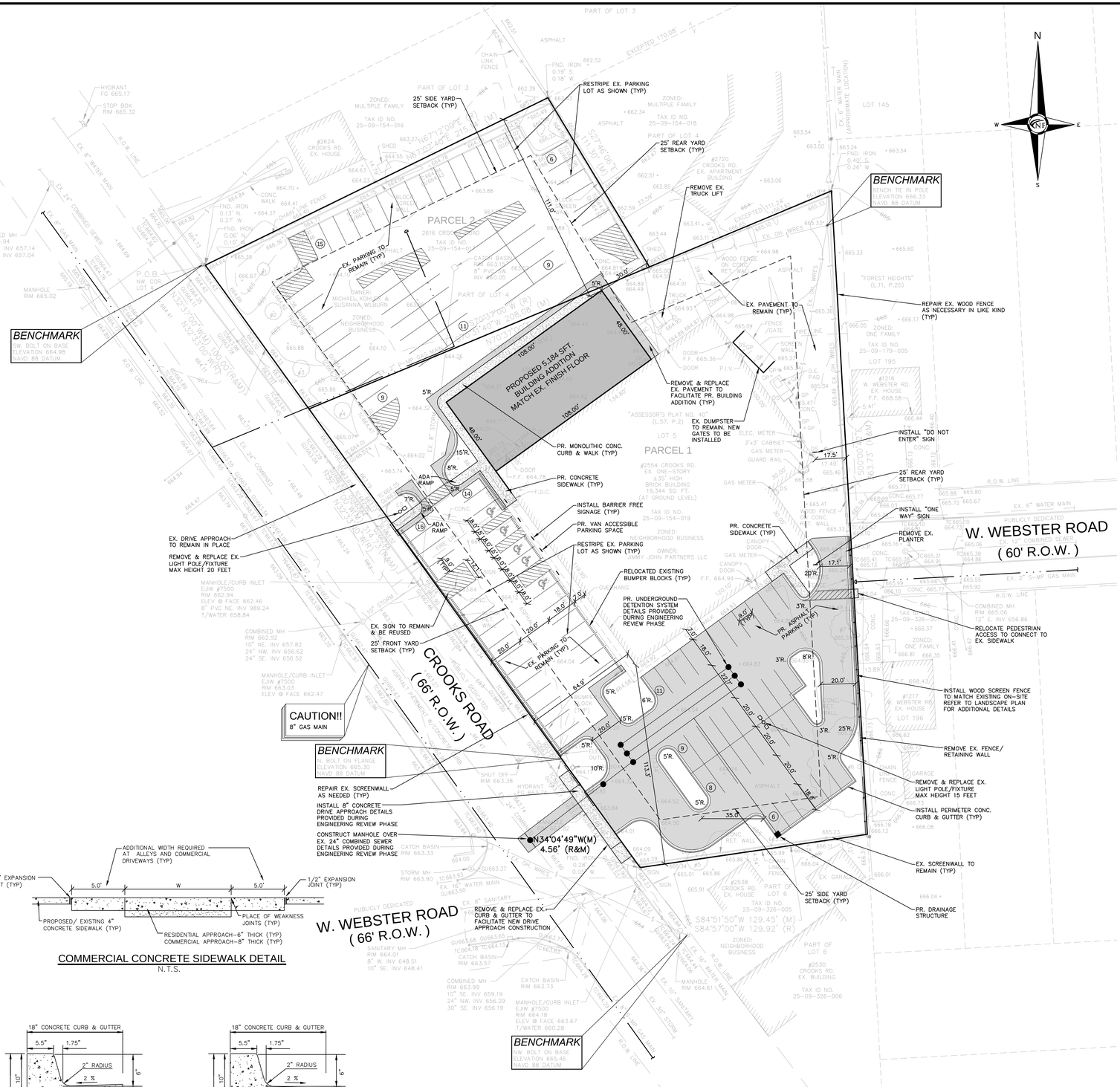
CONCRETE SIDEWALK SECTION
N.T.S.



ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)

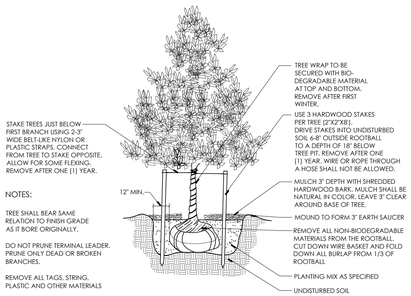


CONCRETE PAVEMENT SECTION
N.T.S.


BENCHMARK
SW. BOLT ON BASE
ELEVATION 664.98
NAVD 88 DATUM
BENCHMARK
BENCH TIE IN POLE
ELEVATION 666.33
NAVD 88 DATUM
BENCHMARK
N. BOLT ON FLANGE
ELEVATION 665.30
NAVD 88 DATUM
BENCHMARK
NW. BOLT ON BASE
ELEVATION 665.46
NAVD 88 DATUM
CAUTION!!
8" GAS MAIN
PROPOSED 5,184 SFT. BUILDING ADDITION MATCH EX. FINISH FLOOR
PARCEL 1
PARCEL 2
CROOKS ROAD
(66' R.O.W.)
W. WEBSTER ROAD
(66' R.O.W.)
W. WEBSTER ROAD
(60' R.O.W.)
N34°04'49"W(M)
4.56' (R&M)
S84°51'50"W 129.45' (M)
S84°57'00"W 129.92' (R)
N
S
E
W
RESTRIPE EX. PARKING LOT AS SHOWN (TYP)
25' SIDE YARD SETBACK (TYP)
25' REAR YARD SETBACK (TYP)
REMOVE EX. TRUCK LIFT
EX. PAVEMENT TO REMAIN (TYP)
REPAIR EX. WOOD FENCE AS NECESSARY IN LIKE KIND (TYP)
EX. PARKING TO REMAIN (TYP)
REMOVE & REPLACE EX. PAVEMENT TO FACILITATE PR. BUILDING ADDITION (TYP)
EX. DUMPSTER TO REMAIN. NEW GATES TO BE INSTALLED
PR. MONOLITHIC CONC. CURB & WALK (TYP)
PR. CONCRETE SIDEWALK (TYP)
INSTALL BARRIER FREE SIGNAGE (TYP)
PR. VAN ACCESSIBLE PARKING SPACE
RESTRIPE EX. PARKING LOT AS SHOWN (TYP)
EX. DRIVE APPROACH TO REMAIN IN PLACE
REMOVE & REPLACE EX. LIGHT POLE/FIXTURE MAX HEIGHT 20 FEET
EX. SIGN TO REMAIN & BE REUSED
25' FRONT YARD SETBACK (TYP)
EX. PARKING TO REMAIN (TYP)
RELOCATED EXISTING BUMPER BLOCKS (TYP)
PR. UNDERGROUND DETENTION SYSTEM DETAILS PROVIDED DURING ENGINEERING REVIEW PHASE
REPAIR EX. SCREENWALL AS NEEDED (TYP)
INSTALL 8" CONCRETE DRIVE APPROACH DETAILS PROVIDED DURING ENGINEERING REVIEW PHASE
CONSTRUCT MANHOLE OVER EX. 24" COMBINED SEWER DETAILS PROVIDED DURING ENGINEERING REVIEW PHASE
REMOVE & REPLACE EX. CURB & GUTTER TO FACILITATE NEW DRIVE APPROACH CONSTRUCTION
INSTALL "DO NOT ENTER" SIGN
INSTALL "ONE WAY" SIGN
REMOVE EX. PLANTER
RELOCATE PEDESTRIAN ACCESS TO CONNECT TO EX. SIDEWALK
INSTALL WOOD SCREEN FENCE TO MATCH EXISTING ON–SITE REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAILS
REMOVE EX. FENCE/ RETAINING WALL
REMOVE & REPLACE EX. LIGHT POLE/FIXTURE, MAX HEIGHT 15 FEET
INSTALL PERIMETER CONC. CURB & GUTTER (TYP)
EX. SCREENWALL TO REMAIN (TYP)
25' SIDE YARD SETBACK (TYP)
PR. DRAINAGE STRUCTURE
EX. 24" COMBINED SEWER
EX. 8" WATER MAIN
EX. 16" WATER MAIN
EX. 8" SANITARY SEWER
EX. 10" STORM
EX. 6" WATER MAIN
EX. 12" WATER MAIN
EX. 8" GAS MAIN
EX. 30" STORM
EX. 10" SANITARY
EX. 6" WATER MAIN
EX. 8" GAS MAIN
EX. 12" E. INV 656.86
EX. 6" WATER MAIN
EX. 8" GAS MAIN
EX. 6" WATER MAIN
EX. 8" GAS MAIN
EX. 6" WATER MAIN
EX. 8" GAS MAIN

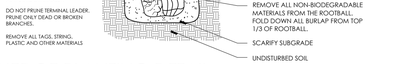
GENERAL LANDSCAPE NOTES

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



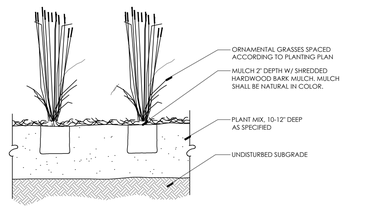
DECIDUOUS TREE PLANTING DETAIL

NTS



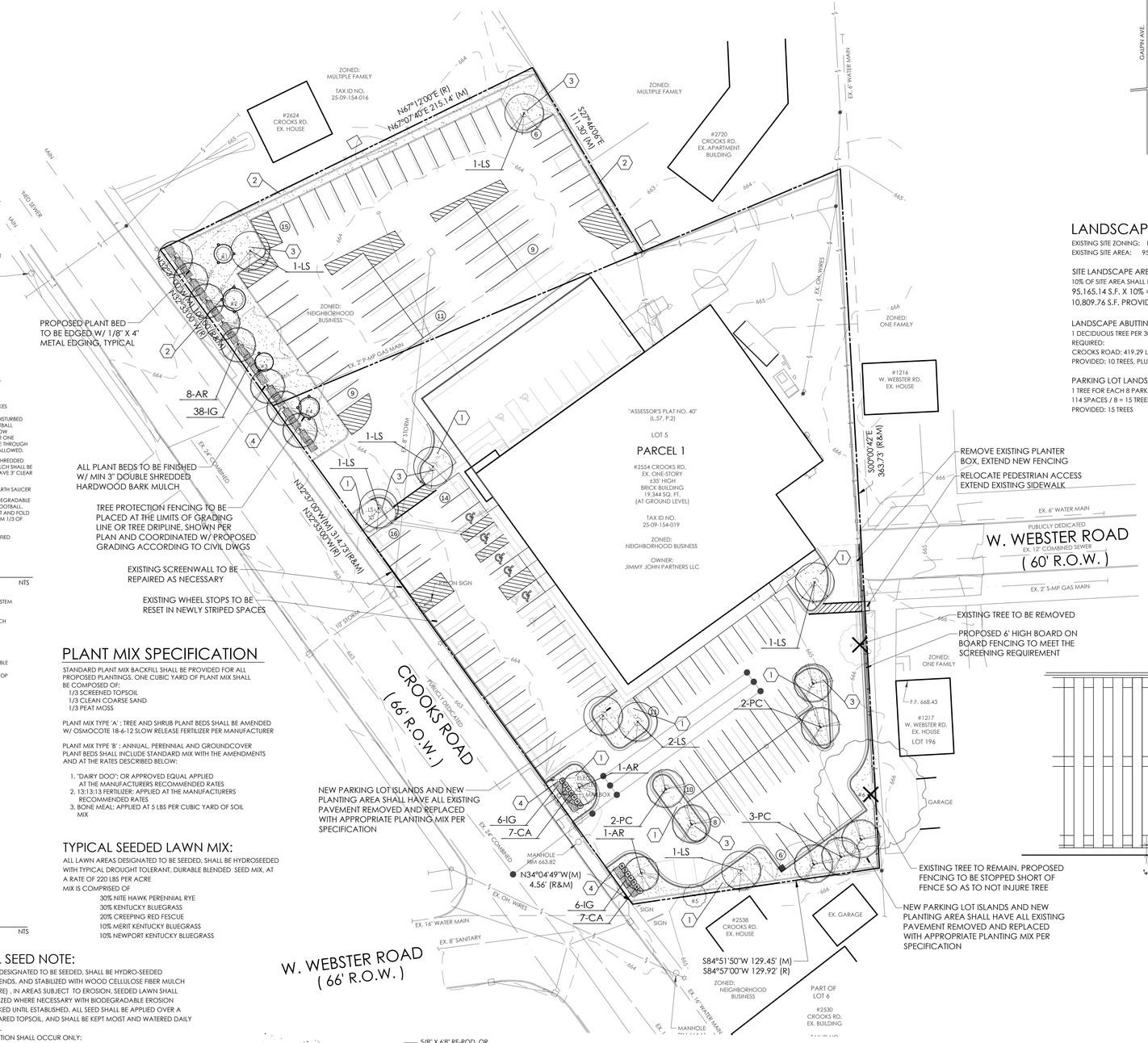
HEDGE PLANTING DETAIL

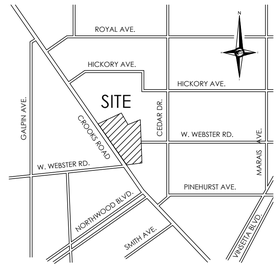
NTS



ORNAMENTAL GRASS PLANTING DETAIL

NTS





LOCATION MAP

N.T.S.

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: NEIGHBORHOOD BUSINESS DISTRICT
EXISTING SITE AREA: 95,165.14 S.F. OR 2.18 ACRES

SITE LANDSCAPE AREA
10% OF SITE AREA SHALL BE LANDSCAPE AREA
95,165.14 S.F. X 10% = 10,468.17 S.F. REQUIRED
10,809.76 S.F. PROVIDED

LANDSCAPE ABUTTING A R.O.W.
1 DECIDUOUS TREE PER 30 L.F. OF ROAD FRONTAGE
REQUIRED:
CROOKS ROAD: 419.29 L.F. OF FRONTAGE / 30 L.F. = 13.98 OR 14 TREES REQUIRED
PROVIDED: 10 TREES, PLUS 4 EXISTING TO REMAIN

PARKING LOT LANDSCAPE REQUIREMENTS
1 TREE FOR EACH 8 PARKING SPACES
114 SPACES / 8 = 15 TREES REQUIRED
PROVIDED: 15 TREES

PLANT MIX SPECIFICATION

STANDARD PLANT MIX BACKFILL SHALL BE PROVIDED FOR ALL PROPOSED PLANTINGS. ONE CUBIC YARD OF PLANT MIX SHALL BE COMPOSED OF:
1/3 SCREENED TOPSOIL
1/3 CLEAN COARSE SAND
1/3 PEAT MOSS

PLANT MIX TYPE 'A' : TREE AND SHRUB PLANT BEDS SHALL BE AMENDED W/ OSMOCOTE 18-6-12 SLOW RELEASE FERTILIZER PER MANUFACTURER

PLANT MIX TYPE 'B' : ANNUAL, PERENNIAL AND GROUNDCOVER PLANT BEDS SHALL INCLUDE STANDARD MIX WITH THE AMENDMENTS AND AT THE RATES DESCRIBED BELOW:

1. "DAIRY DOO": OR APPROVED EQUAL APPLIED AT THE MANUFACTURERS RECOMMENDED RATES
2. 13:13:13 FERTILIZER; APPLIED AT THE MANUFACTURERS RECOMMENDED RATES
3. BONE MEAL; APPLIED AT 5 LBS PER CUBIC YARD OF SOIL MIX

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

GENERAL SOD NOTE:

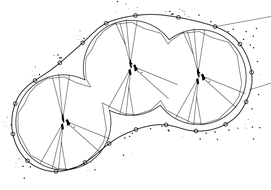
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) , IN AREAS SUBJECT TO EROSION. SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	10	Acer rubrum 'Scarlet Sentinel' Scarlet Sentinel Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LS	8	Liquidambar styraciflua 'Moraine' Moraine Sweet Gum	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PC	7	Pyrus calleryana 'Glen's Form' Chanticleer Pear	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
IG	50	Ilex glabra 'Nordic' Nordic Holly	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
GROUNDCOVERS/PERENNIALS						
CA	14	Calamagrostis a. var. brachytricha Fall Blooming Feather Reed Grass	3 GAL	30" OC	CONT	



TREE PROTECTION DETAIL-PLAN

NTS

GROUNDCOVER KEY

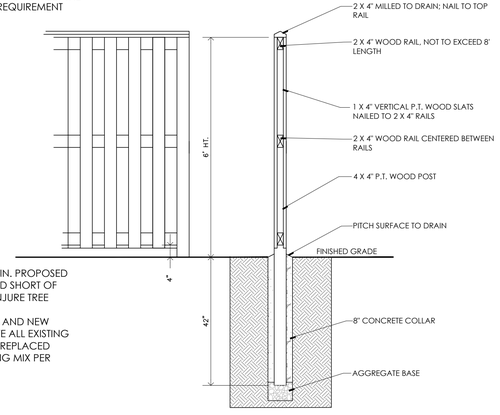
1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
3. 3-4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH

TREE REMOVAL LEGEND:

TREES TO BE REMOVED

TREES TO REMAIN

TREE PROTECTION FENCING



6' HT OPAQUE WOOD FENCE

NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Planet Fitness Renovation -
2554 Crooks Road
Royal Oak, MI 48073-3352

CLIENT
K&M Building Inc.
3090 Hartslock Woods Drive
West Bloomfield, MI 48322

Contact:
Mr. Aaron Kales
248.851.7784 - Phone
248.561.6300 - Mobile

PROJECT LOCATION
Part of the NE 1/4
of Section 9
T.1N., R.11E.
City of Royal Oak,
Oakland County, Michigan

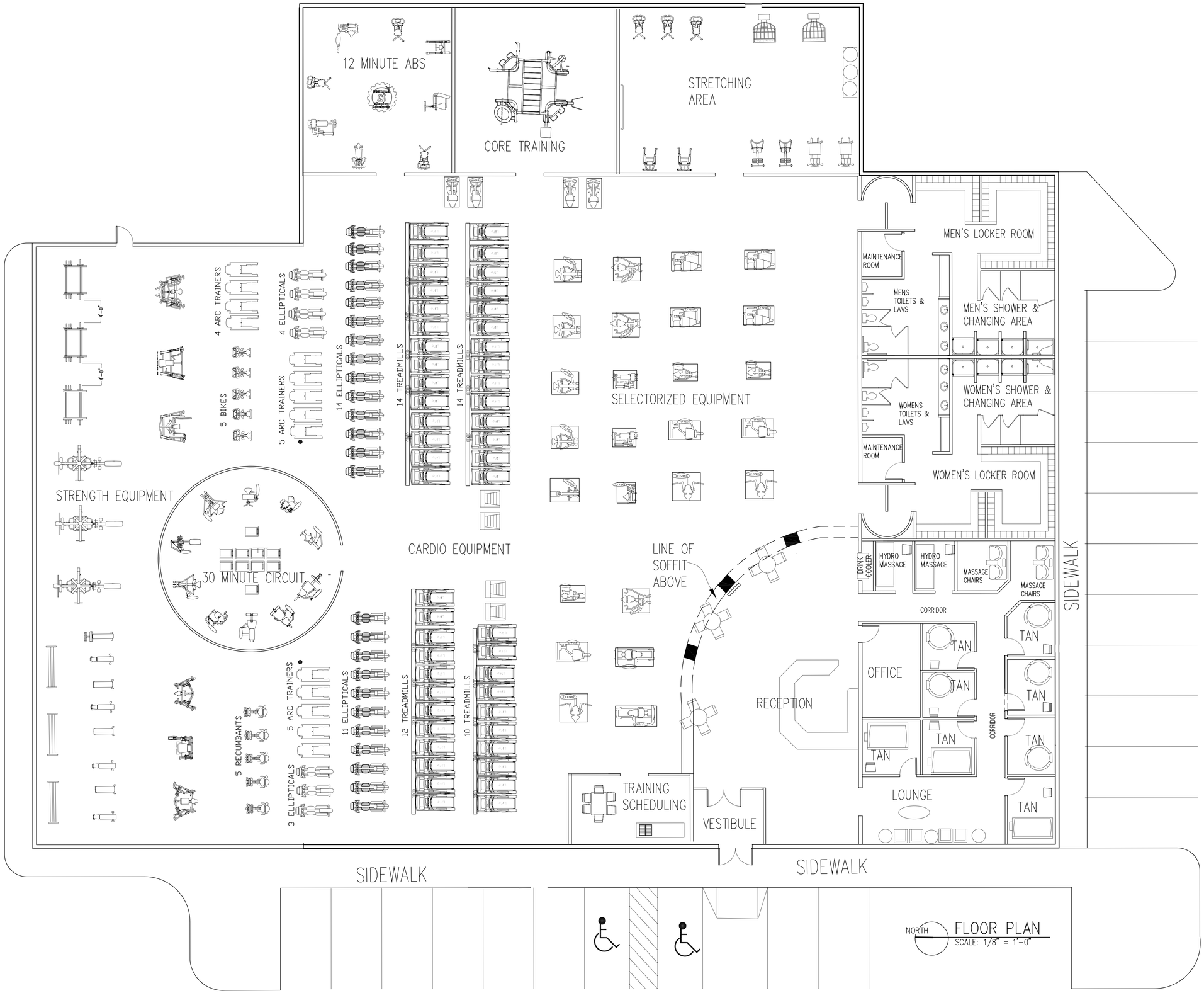
SHEET
Landscape Plan

811 Know what's below Call before you dig.

REVISIONS
03-29-16 ISSUED FOR SITE PLAN REVIEW
04-18-16 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
March 7, 2016
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. J040
SHEET NO. L1



NORTH

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

DBA
Daniel Biber Associates
Architecture and Planning, Inc.
19135 LINCOLN
HUNTINGTON WOODS, MICHIGAN 48070
Tel 248-302-1413 FAX 248-547-0991

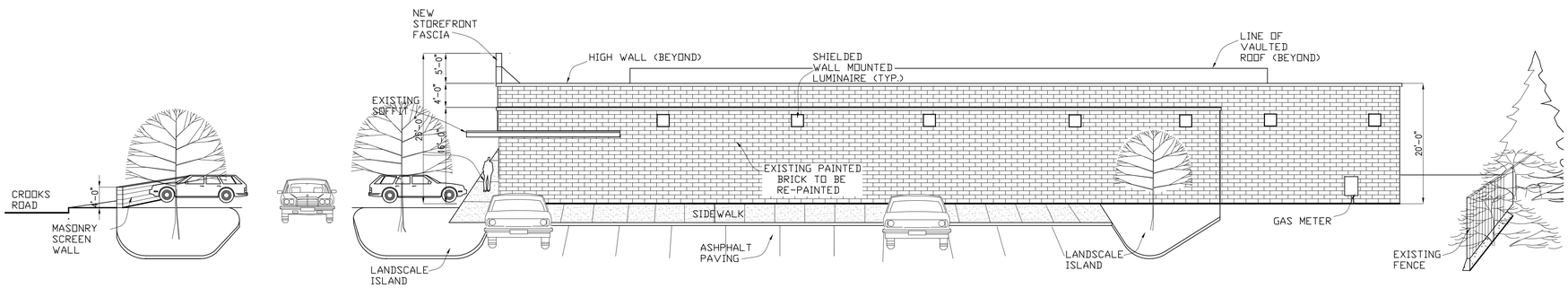
FLOOR PLAN

Project
PRELIMINARY SITE FOR
PROPOSED PLANET FITNESS FACILITY
2554 CROOKS RD.
ROYAL OAK, MICHIGAN

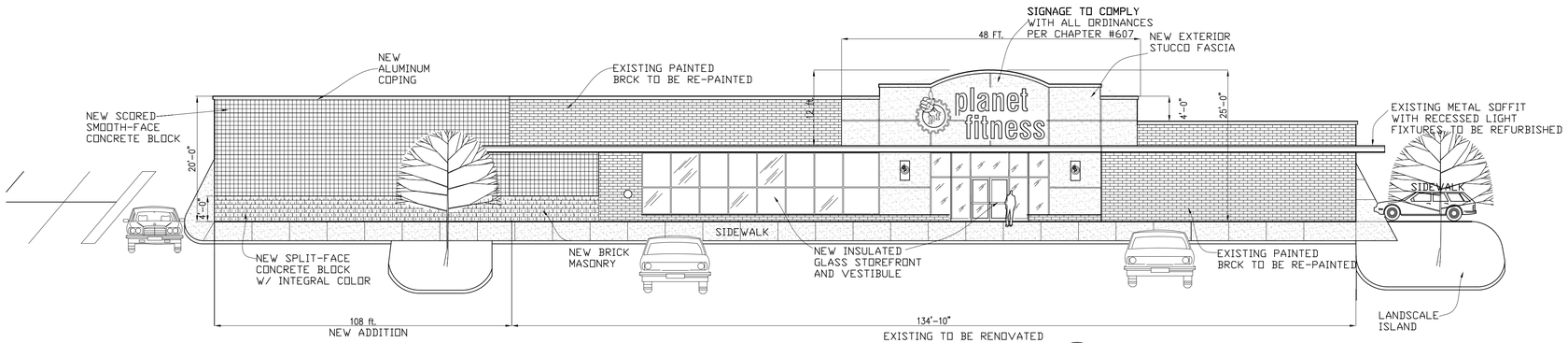
Date: 3-8-16
Issued for: REFERENCE

Sheet No.
A-2

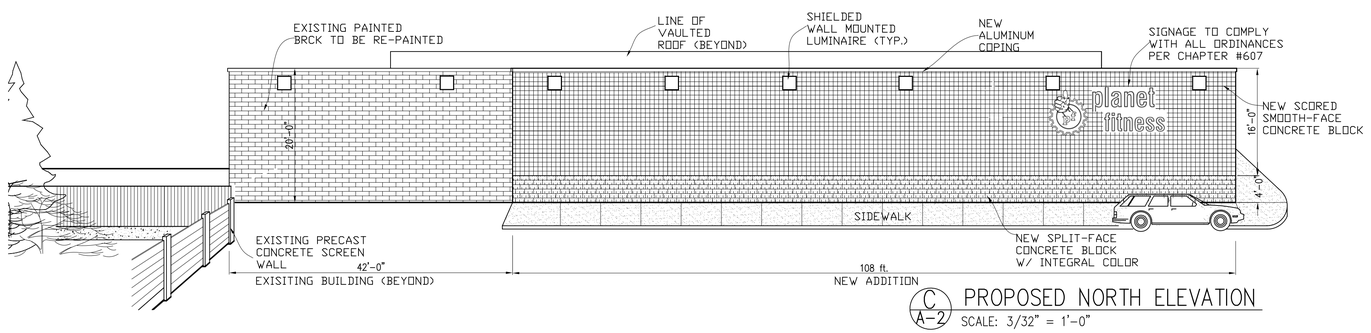
Project No.



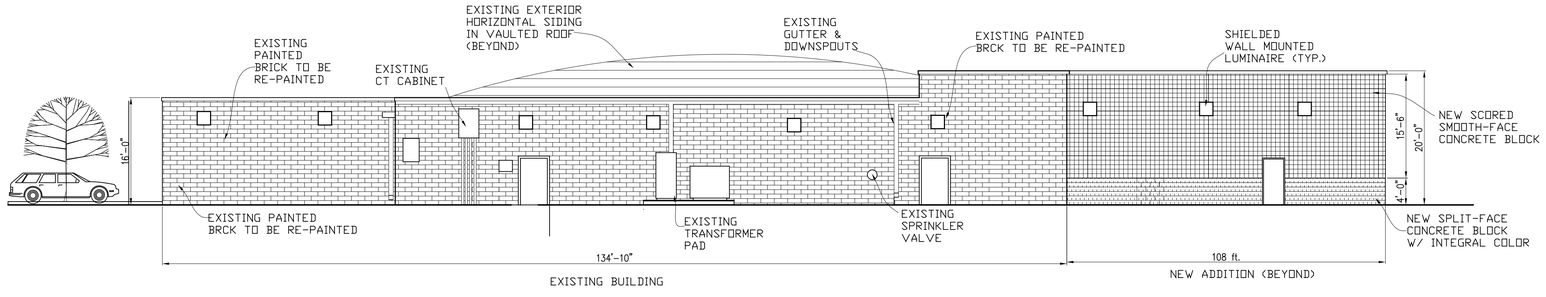
A A-2 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



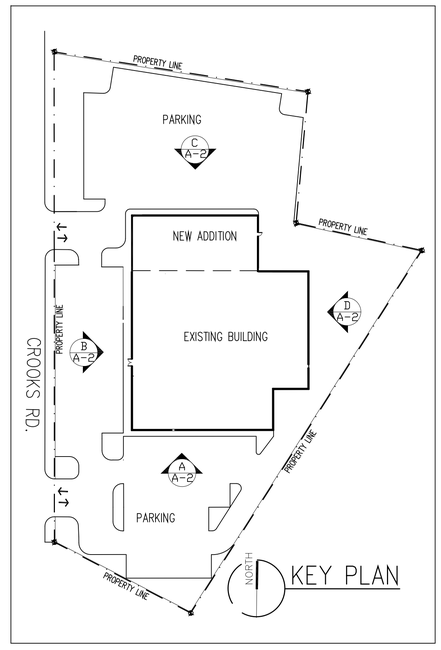
B A-2 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



C A-2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



D A-2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



Daniel Biber Associates
Architecture and Planning, Inc.
10135 LINCOLN
HUNTINGTON WOODS, MICHIGAN 48070
Tel 248-302-1413 FAX 248-547-0991

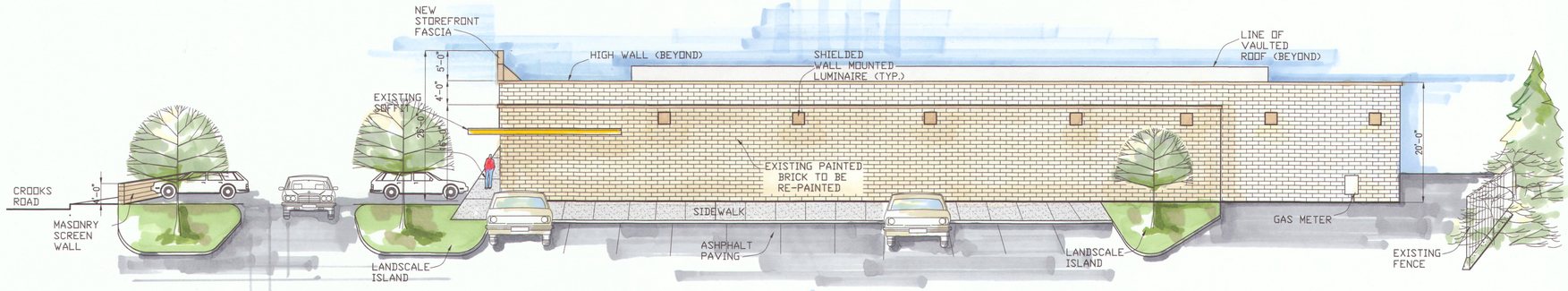
PROPOSED EXTERIOR ELEVATIONS

Project
PRELIMINARY PLAN FOR
PROPOSED PLANET FITNESS FACILITY
2554 CROOKS RD.
ROYAL OAK, MICHIGAN

Date: 3-29-16
Issued for: APPROVAL

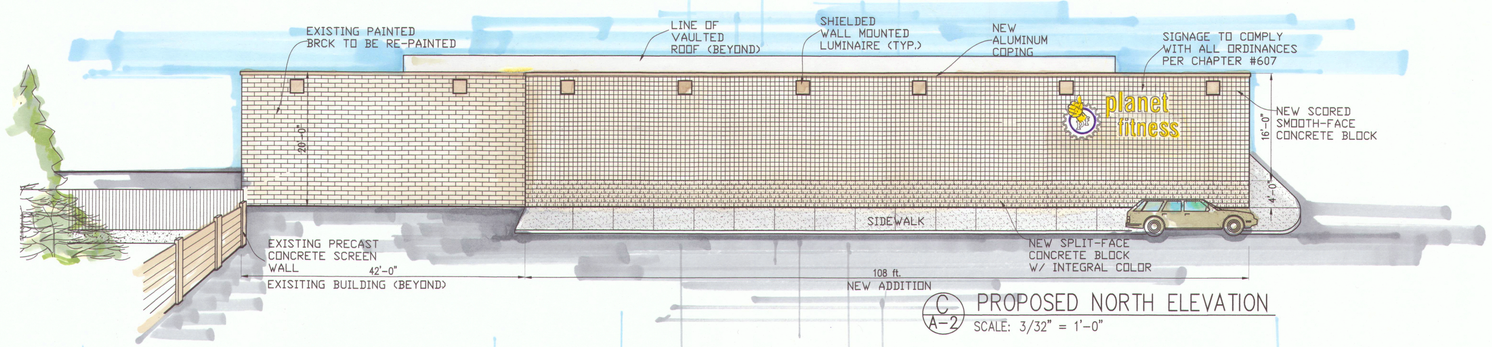
Sheet No.
A-3

Project No.

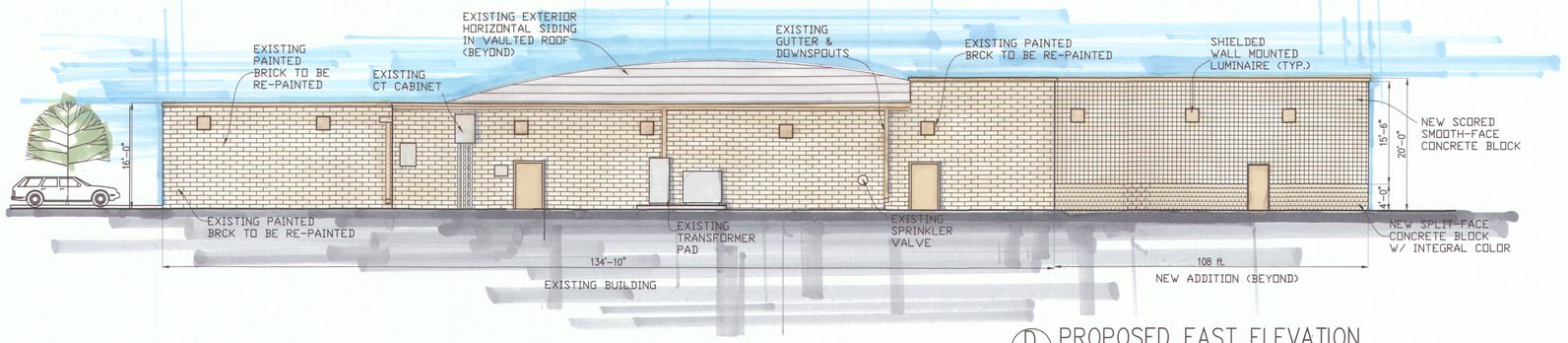


A/A-2 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

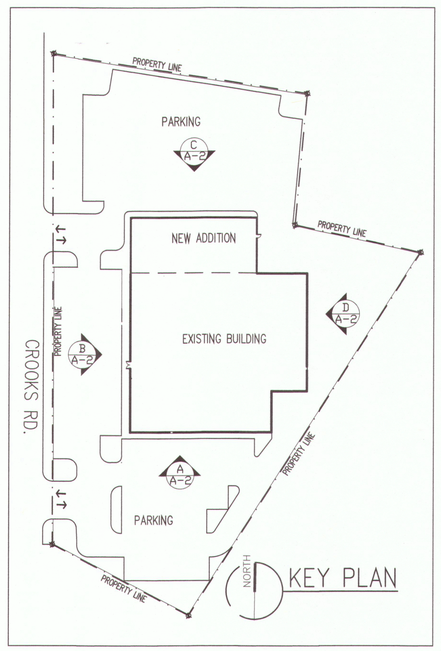
B/A-2 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



C/A-2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



D/A-2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

DBA
Daniel Biber Associates
Architecture and Planning, Inc.
10135 LINCOLN
HUNTINGTON WOODS, MICHIGAN 48070
Tel 248-302-1413 FAX 248-547-0991

PROPOSED EXTERIOR ELEVATIONS

Project
PRELIMINARY PLAN FOR
PROPOSED PLANET FITNESS FACILITY
2554 CROOKS RD.
ROYAL OAK, MICHIGAN

Date: 3-29-16
Issued for: APPROVAL

Sheet No.
A-3

Project No.

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **SP 16-05-12 – Site Plan** to construct 39 multiple-family dwelling units within four-story building (47 ft. 10 in. height) at **211-235 E. Harrison Ave.** (parcel nos. 25-22-303-024, 25-22-303-025, & 25-22-303-048)
KASCO Equities, Petitioner & Owner
Saroki Architecture, Architect

The above-referenced site plan is scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. Planning Commission approval of an 85.71% density bonus permitted under § 770-46 (B)(3) of the Zoning Ordinance necessary to construct 39 multiple-family dwelling units [21 units are allowed without a density bonus per § 770-37 (D)(3)(a)].

2. Zoning Board of Appeals approval of all necessary variances, i.e., the minimum required number of off-street parking spaces, hard surface paving of the fire lane, etc.

3. A land division and combination application shall be filed with the City Assessor to create two separate parcels out of 226 East Hudson Avenue (parcel 25-22-303-048), 211 East Harrison Avenue (parcel 22-22-303-024), and 217 East Harrison Avenue (parcel 22-22-303-025), described as follows:

   a) Lots 6, 7, 8, 9, and 10, inclusive, Assessor's Plat No. 16 (211-235 East Harrison Avenue); and

   b) Lots 13, 14, 15, 16, and 17, inclusive, and the easterly 40 feet of Lot 18, Baldwin Addition (226 East Hudson Avenue).

4. The pedestrian and overhead doors on the south rear façade of the building at 226 East Hudson Avenue shall be closed and replaced with a three-hour rated fire wall in accordance with the Michigan Building Code.

5. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer.

6. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.

7. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.

8. A performance bond shall be posted in an amount to be determined by the Building Official.

9. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), and a land division and combination application creating the two separate parcels described above shall be approved and recorded, **prior** to issuance of **any** building or right-of-way permits.

cc: Jim DiMercurio, AIA, NCARB, LEED AP, Saroki Architecture
Stephen Kassab, Kasco Equities, LLC

It is recommended that the petitioner or a representative attend the May 10, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

SAROKI
ARCHITECTURE

April 25, 2016

Project Address:	211-235 E. Harrison, Troy, MI
Owner:	Kasco Equities LLC
	Stephen Kassab

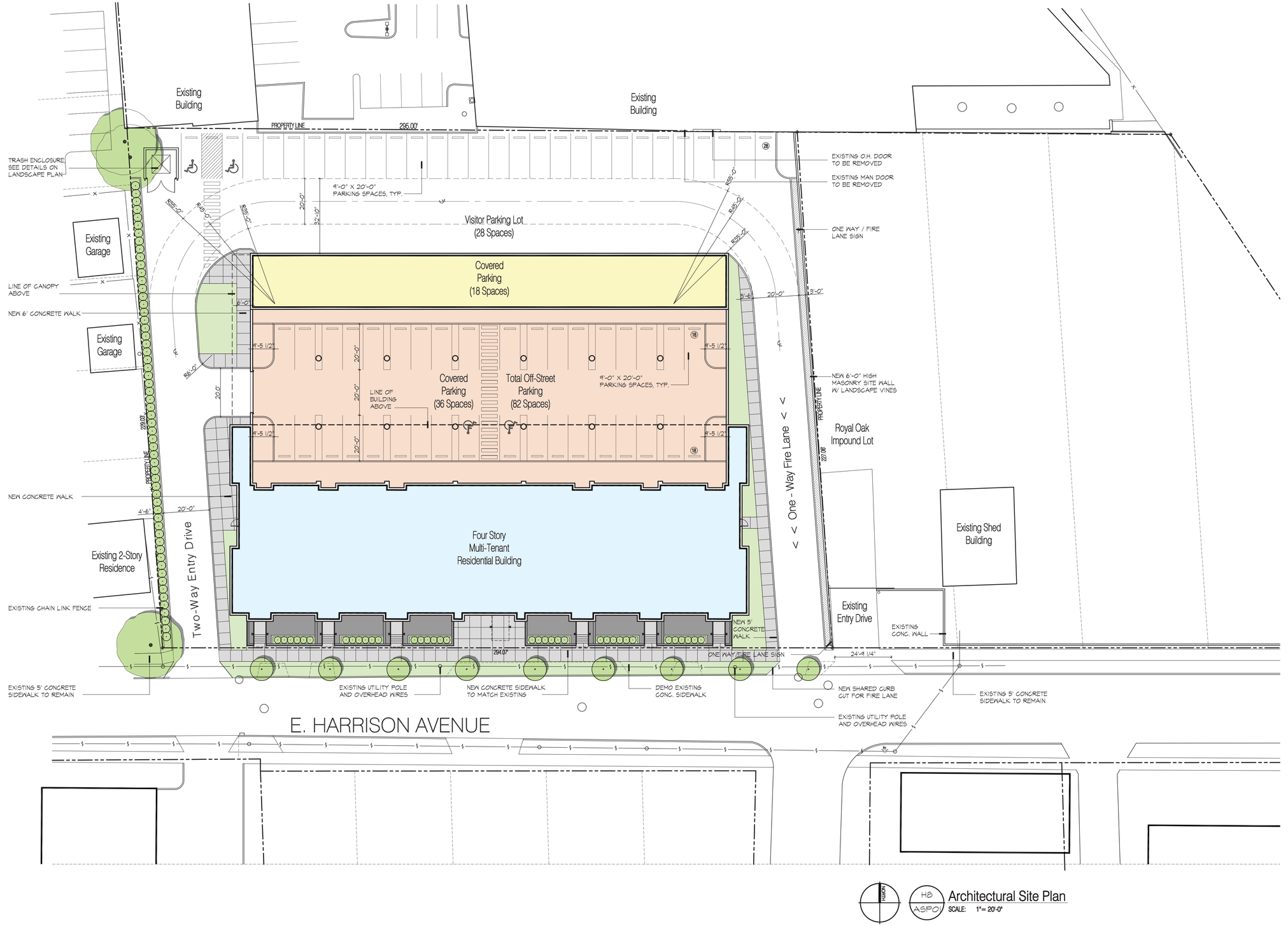
Project Description:

The project calls for the development of 211-235 E. Harrison (Lots 6-10) into a multi-story, multi-tenant, high-end residential building. The building will have a total of thirty-nine (39) residential units across four levels above grade and one level below grade. All units will be for rent only. At grade, there are six row house units with private entrances facing E. Harrison. Each row house features a lower level with a large terrace. At grade, the building also features a centrally located public entrance and lobby for access to the other thirty-three (33) units located on levels two through four. All off-street parking is at grade behind the building. Parking includes twenty-four (28) visitor spaces, eighteen (18) spaces in private garages, and 36 covered spaces within a parking garage – for a grand total of seventy-eight (82) parking spaces. Four (4) of these spaces are marked for handicap use. The roof of the parking garage is a landscaped terrace with direct access from inside the building on the second level. Additional amenities include a community recreation room, fitness room, and lower level private storage rooms for each unit.

Conditioned Building Areas (square feet):

Lower Level	12,694
First Level	13,265
Second Level	19,120
Third Level	19,120
Fourth Level	14,497
Total	78,696

430 N. OLD WOODWARD, BIRMINGHAM, MI 48009
P 248 258 5707 F 248 258 5515
SarokiArchitecture.com



Architectural Site Plan

SCALE: 1" = 20'-0"

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

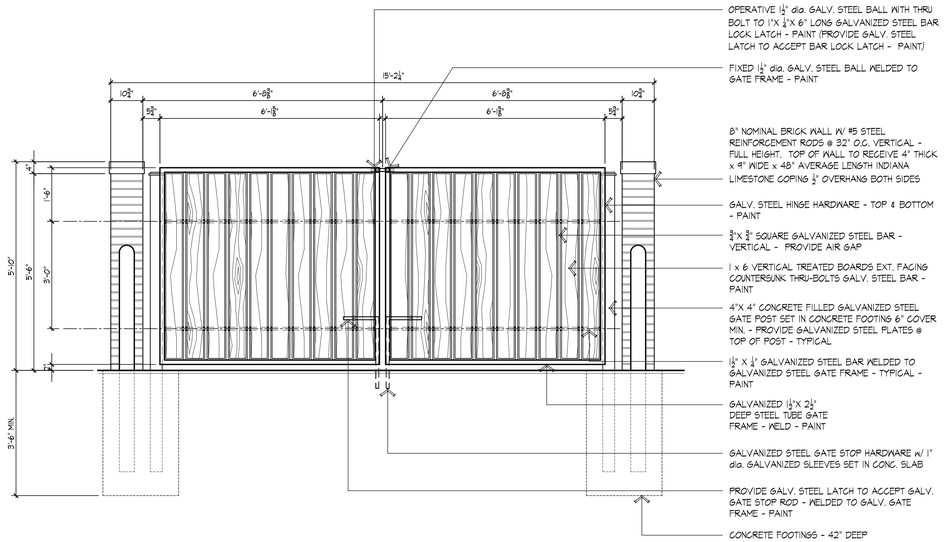
211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
03-29-2016	SITE PLAN REVIEW
04-25-2016	SITE PLAN REVIEW REVISIONS PER CITY COMMENTS

Sheet No.:

ASP01

SITE PLAN

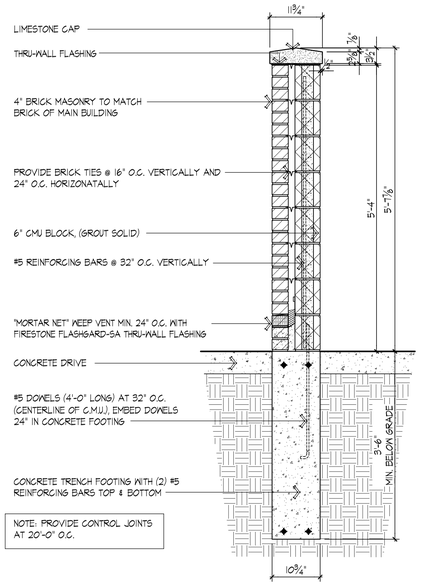


C2 / L1 **Trash Enclosure Elevation**
SCALE: 1/2"= 1'-0"

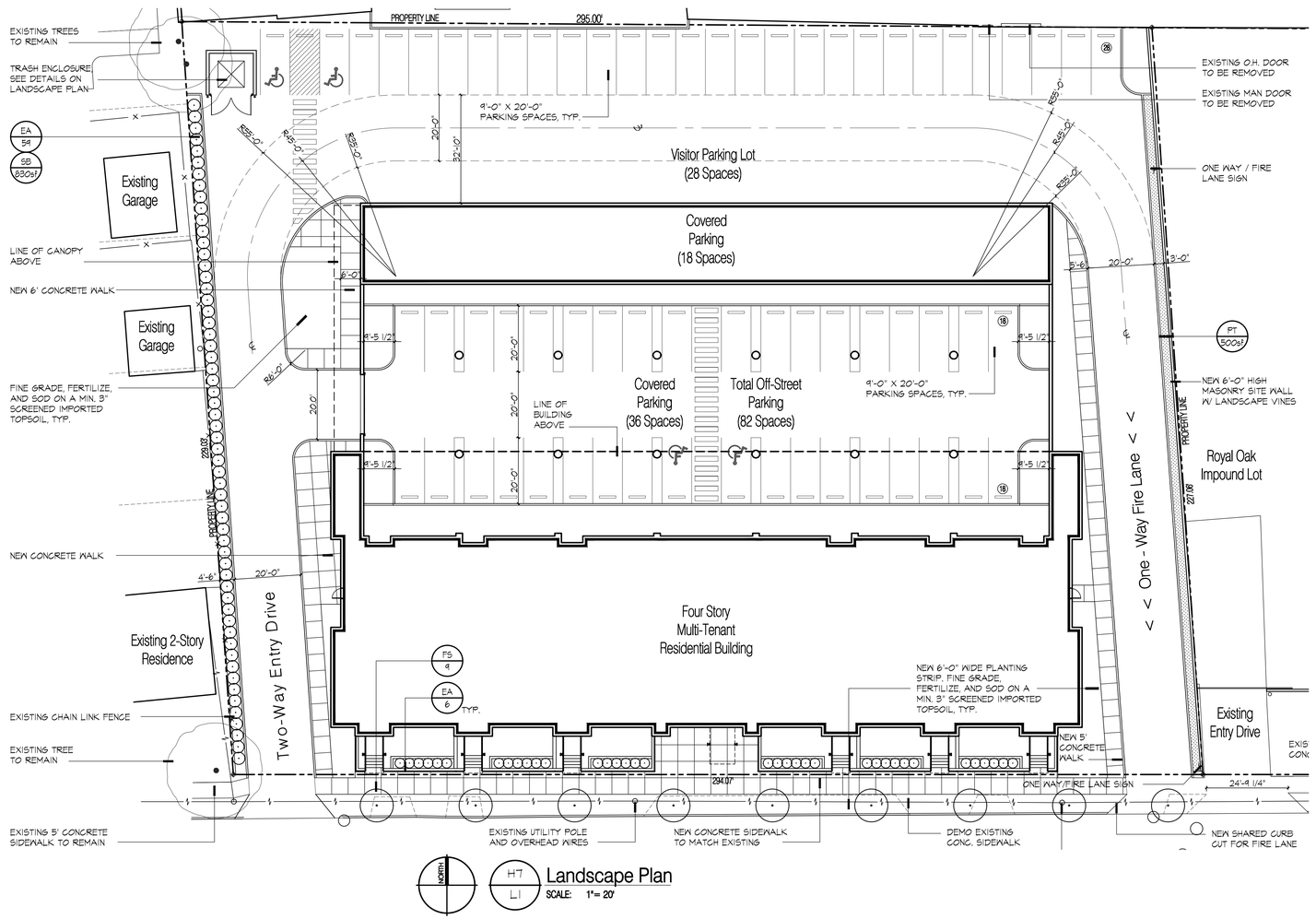
PLANT & MATERIAL SCHEDULE					
Sym.	Qty.	Botanical Name	Common Name	Size	Root
		Deciduous Trees			
FS	6	Fagus Sylvatica 'Red Obelisk'	Red Columnar Beech	3 - 3 1/2" cal.	B & B
		Evergreen Trees			
EA	95	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' - 8' ht.	B & B
		Shrubs			
		n/a			
		Groundcovers			
PT	500 sf	Pachysandra terminalis	Japanese Pachysandra	6" - 12"	
		Materials			
SB	36 cy	Shredded hardwood bark mulch (seasoned, dark brown)			Install 4" deep

FS / 9 — SYMBOL / QUANTITY

C8 / L1 **Plant and Material Schedule**
SCALE: None



H2 / L1 **Section at Trash Enclosure**
SCALE: 3/4"= 1'-0"



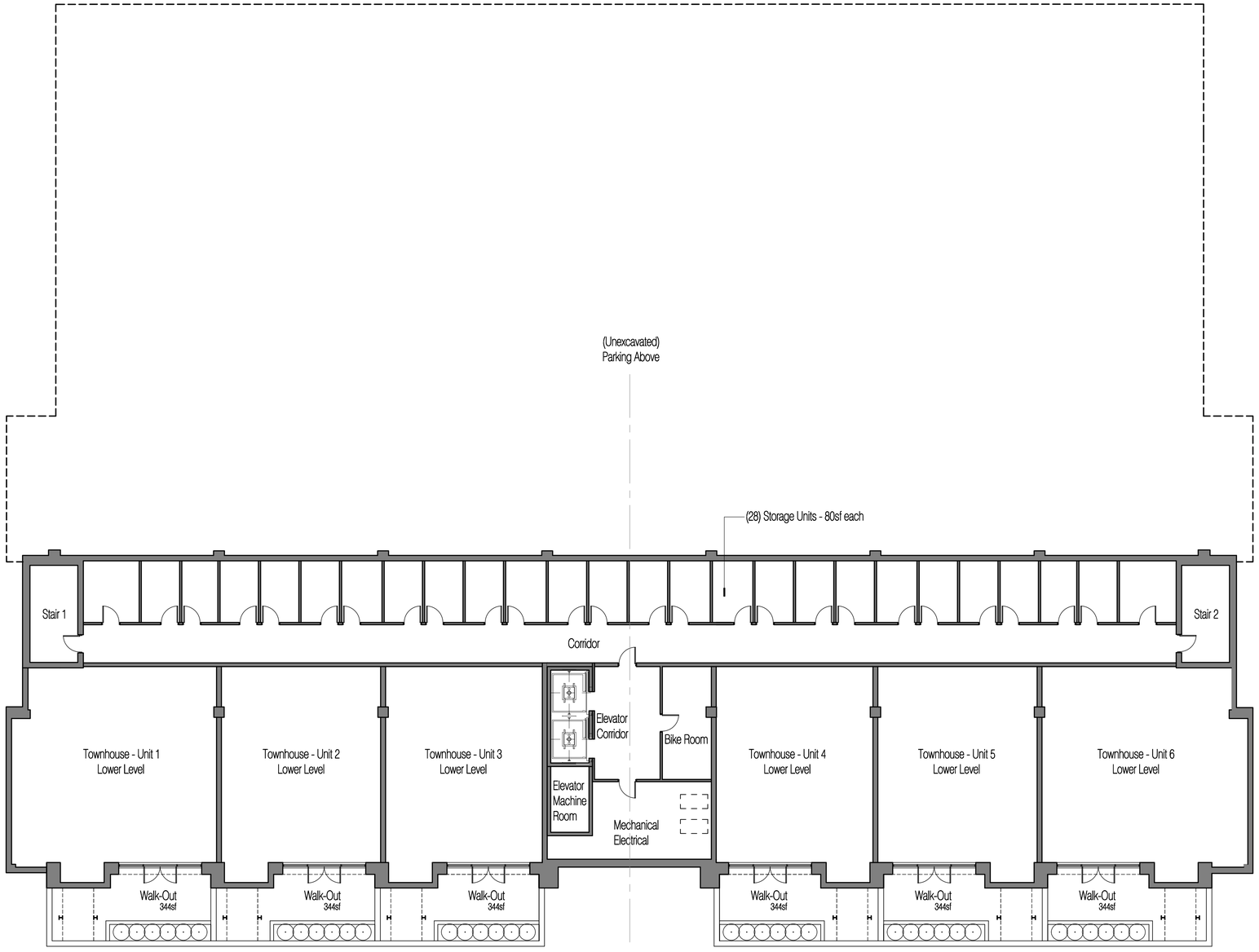
H7 / L1 **Landscape Plan**
SCALE: 1"= 20'

SAROKI ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
04-25-2016	SITE PLAN REVIEW REVISIONS PER CITY COMMENTS

Sheet No.:
L1
LANDSCAPE PLAN



NORTH

H8 / A100 Lower Level Floor Plan

SCALE: 3/32"= 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

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Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date: **Issued For:**

03-29-2016	SITE PLAN REVIEW
04-25-2016	SITE PLAN REVIEW REVISIONS PER CITY COMMENTS

Sheet No.:

A100

LOWER LEVEL FLOOR PLAN

7' HIGH X 18' WIDE DOOR, TYPICAL

Garage Unit 1 500 sf | Garage Unit 2 500 sf | 22.75' Garage Unit 3 500 sf | Garage Unit 4 500 sf | Garage Unit 5 500 sf | Garage Unit 6 500 sf | Garage Unit 7 500 sf | Garage Unit 8 500 sf | Garage Unit 9 500 sf

22.25'

CANOPY OVER WALKWAY

PARKING GARAGE ENTRY

LINE OF BUILDING ABOVE

9'-0" X 20'-0" PARKING SPACES (TYPICAL)

Storage 211 sf

Mech. 211 sf

PARKING ENTRY

DN

Stair 1

Stair 2

Trash/ Recycle

Janitor

Mail/ Package

Fire Command Center

Lobby

FIREPLACE

WELCOME DESK

Vestibule

Townhouse - Unit 1

First Level	1,800 sq.ft.
Lower Level	1,350 sq.ft.
Total	3,150 sq.ft.

Townhouse - Unit 2

First Level	1,600 sq.ft.
Lower Level	1,050 sq.ft.
Total	2,650 sq.ft.

Townhouse - Unit 3

First Level	1,600 sq.ft.
Lower Level	1,050 sq.ft.
Total	2,650 sq.ft.

Townhouse - Unit 4

First Level	1,600 sq.ft.
Lower Level	1,050 sq.ft.
Total	2,650 sq.ft.

Townhouse - Unit 5

First Level	1,600 sq.ft.
Lower Level	1,050 sq.ft.
Total	2,650 sq.ft.

Townhouse - Unit 6

First Level	1,800 sq.ft.
Lower Level	1,350 sq.ft.
Total	3,150 sq.ft.

Walk-Out 274sf

NEW CONCRETE WALK

ENTRY CANOPY

STREET ENTRY

PROPERTY LINE

RAISED PLANTER WITH SCREENING SHRUBS

NEW 6' WIDE PLANTING STRIP

NEW 5' CONCRETE WALK

DEMO EXISTING CONCRETE SIDEWALK

NEW CONCRETE SIDEWALK TO MATCH EXISTING

NORTH

H8 A110

First Level Floor Plan

SCALE: 3/32" = 1'-0"

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

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Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
03-29-2016	SITE PLAN REVIEW
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Sheet No.:

A110

FIRST LEVEL FLOOR PLAN

HUDSON

H8 A120

Second Level Floor Plan

SCALE: 3/32" = 1'-0"

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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F. 248.258.5515

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Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

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Sheet No.:

A120

SECOND LEVEL FLOOR PLAN

NORTH

H8 A130

Third Level Floor Plan

SCALE: 3/32"= 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

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03-29-2016	SITE PLAN REVIEW
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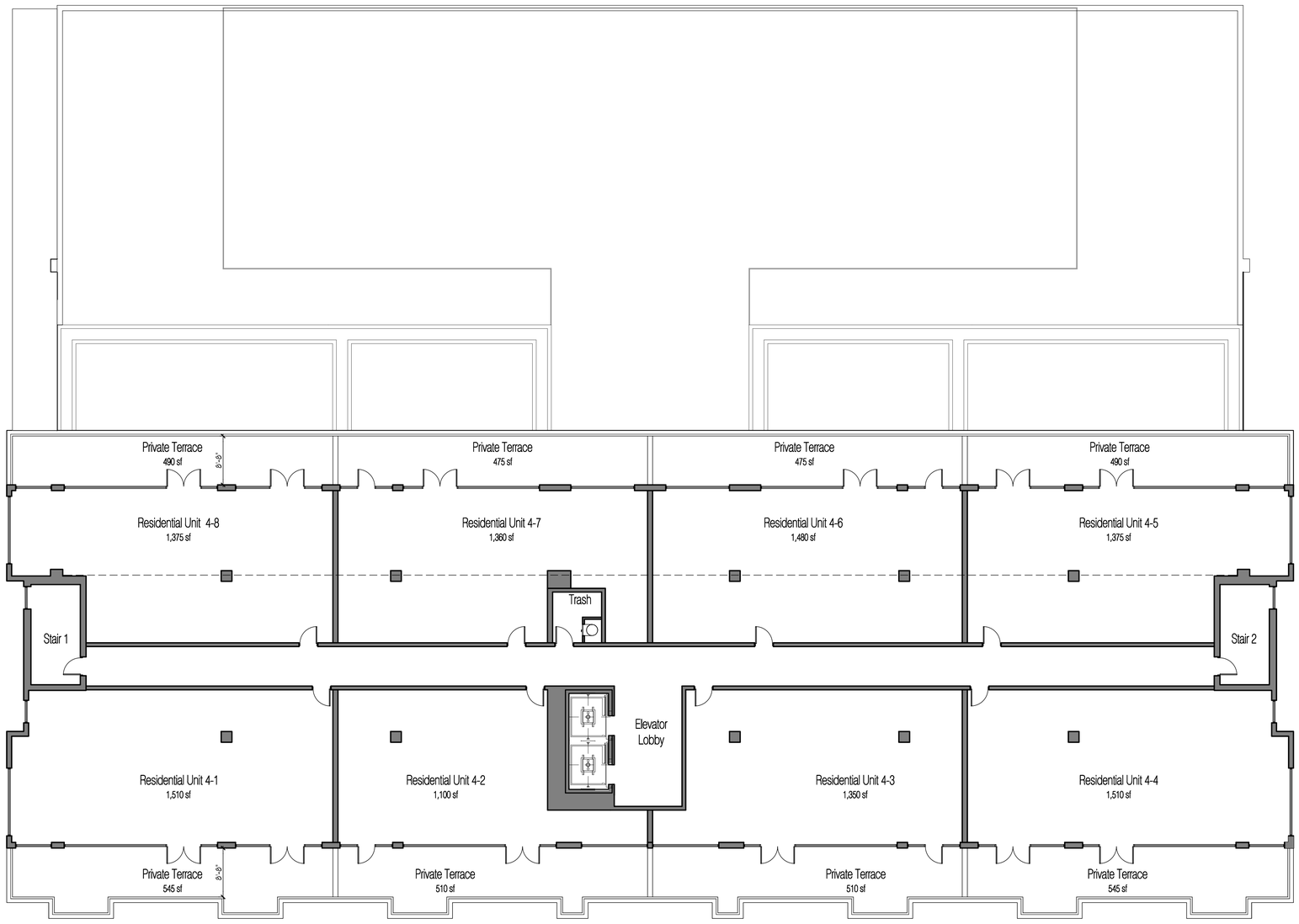
Sheet No.:

A130

THIRD LEVEL FLOOR PLAN



NORTH

H8 / A140

Fourth Level Floor Plan

SCALE: 3/32" = 1'-0"

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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F. 248.258.5515

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Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

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A140

FOURTH LEVEL FLOOR PLAN

D6 / A200 North Elevation

SCALE: 3/32"= 1'-0"

H6 / A200 South Elevation

SCALE: 3/32"= 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
03-29-2016	SITE PLAN REVIEW
04-25-2016	SITE PLAN REVIEW REVISIONS PER CITY COMMENTS

Sheet No.:

A200

SOUTH & NORTH ELEVATION

D6 / A201 **East Elevation**
SCALE: 3/32"= 1'-0"

H6 / A201 **West Elevation**
SCALE: 3/32"= 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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Project:

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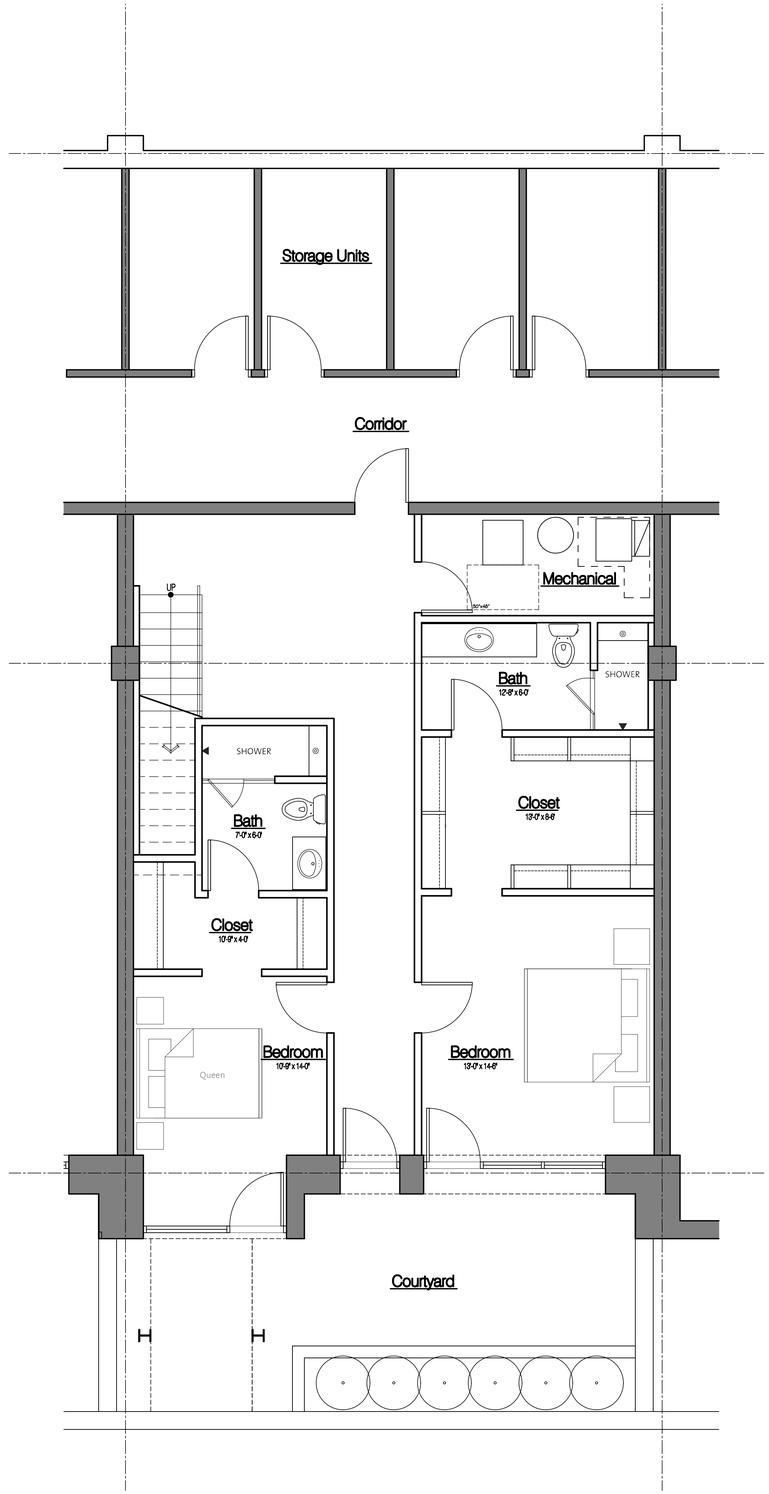
Sheet No.:

A201

WEST & EAST ELEVATION



H6 / A300 Typical Floor Plan - Lower Level

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

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
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Project:

211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
03-29-2016	SITE PLAN REVIEW
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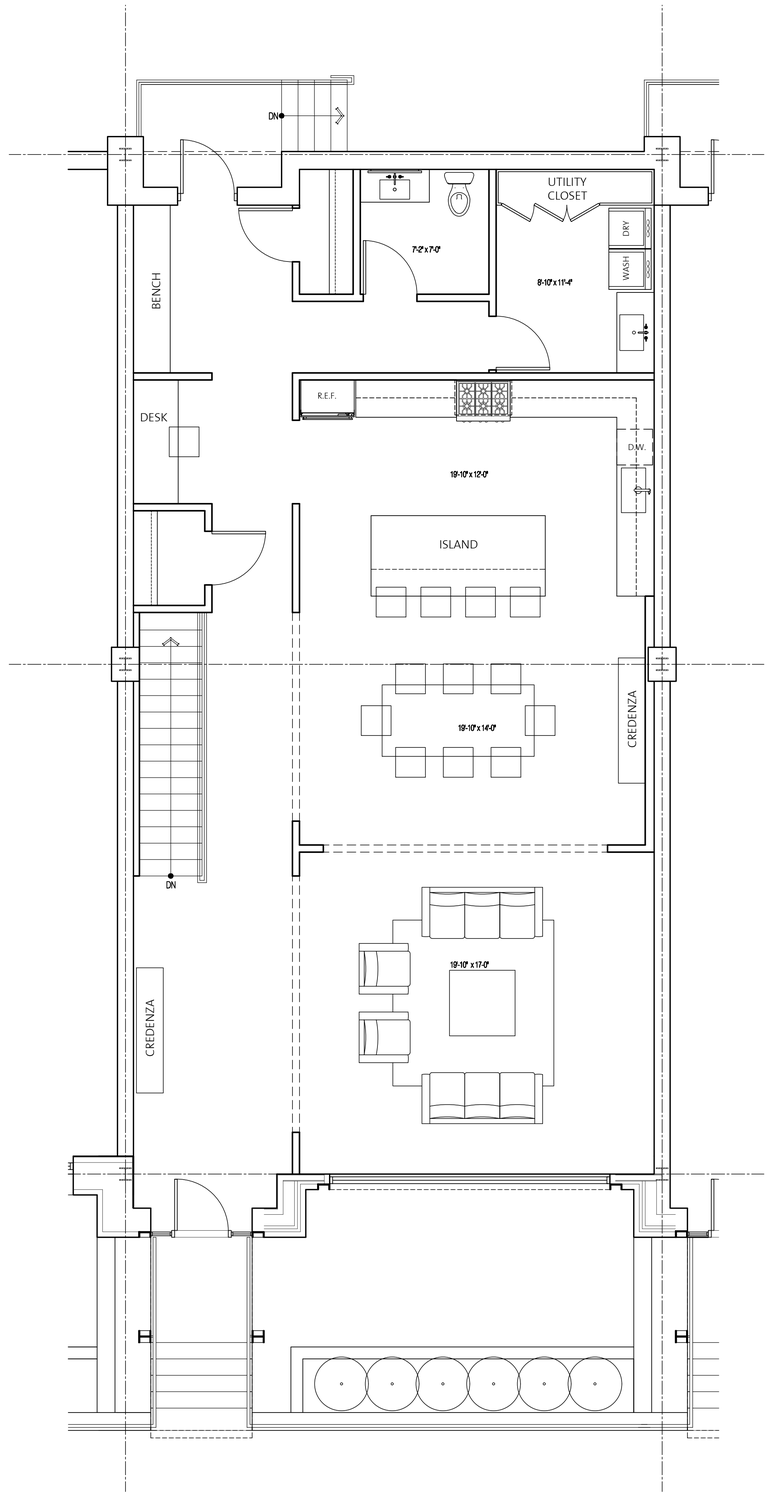
Sheet No.:

A300

TYPICAL FLOOR PLAN



Typical Floor Plan - First Level

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

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

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Project:

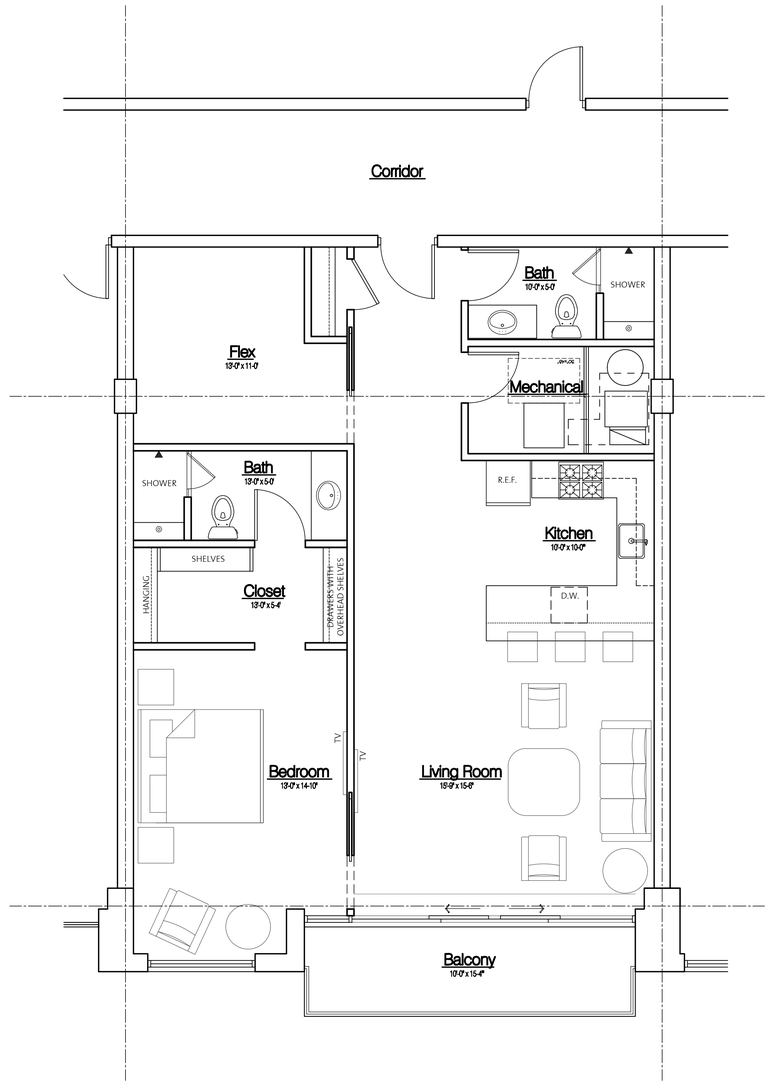
211-235 E. HARRISON AVE.
Royal Oak, MI 48067

Date:	Issued For:
03-29-2016	SITE PLAN REVIEW
04-25-2016	SITE PLAN REVIEW REVISIONS PER CITY COMMENTS

Sheet No.:

A310

TYPICAL FLOOR PLAN



Typical Floor Plan
One Bedroom with Flex Space

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

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

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Project:

211-235 E. HARRISON AVE.
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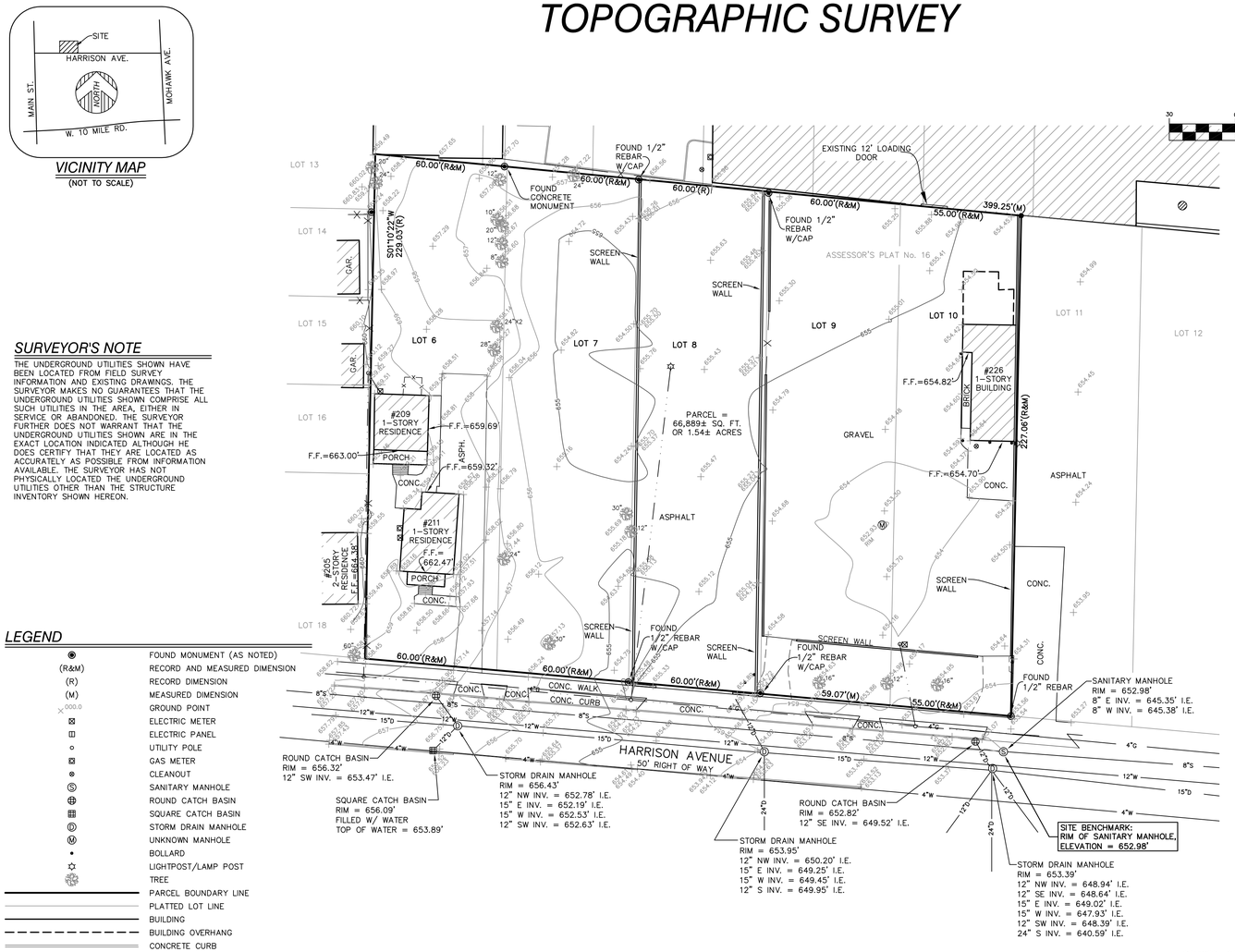
Sheet No.:

A320

TYPICAL FLOOR PLAN

TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTE

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.

LEGEND

◉	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
× 000.0	GROUND POINT
⊠	ELECTRIC METER
◫	ELECTRIC PANEL
○	UTILITY POLE
⊠	GAS METER
⊗	CLEANOUT
Ⓢ	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
▦	SQUARE CATCH BASIN
Ⓓ	STORM DRAIN MANHOLE
Ⓜ	UNKNOWN MANHOLE
•	BOLLARD
☼	LIGHTPOST/LAMP POST
	TREE
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	BUILDING
	BUILDING OVERHANG
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF BRICK
	EDGE OF GRAVEL
x	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE

PROPERTY DESCRIPTION

LOT 13, EXCEPT THE EASTERLY PORTION THEREOF, BEING 16.51 FEET ON THE NORTH LINE OF 17.72 FEET ON THE SOUTH LINE AND ALL OF LOTS 14 TO 17, INCLUSIVE, AND THE EASTERLY 40.00 FEET OF LOT 18, BALDWIN ADDITION TO THE VILLAGE OF ROYAL OAK (NOW CITY OF ROYAL OAK), OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE 10, OAKLAND COUNTY RECORDS, ALSO LOTS 6, 7, 8, 9, AND 10, ASSESSORS PLAT NO. 16, CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52 OF PLATS, PAGE 37, OAKLAND COUNTY RECORDS.
INCLUDING ANY AND ALL RIGHTS TO RAILWAY SIDE-TRACK AND UNDER SIDE-TRACK AGREEMENTS. PROPERTY CONTAINS 137,367± SQUARE FEET OR 3.15± ACRES.

SURVEYOR'S CERTIFICATION

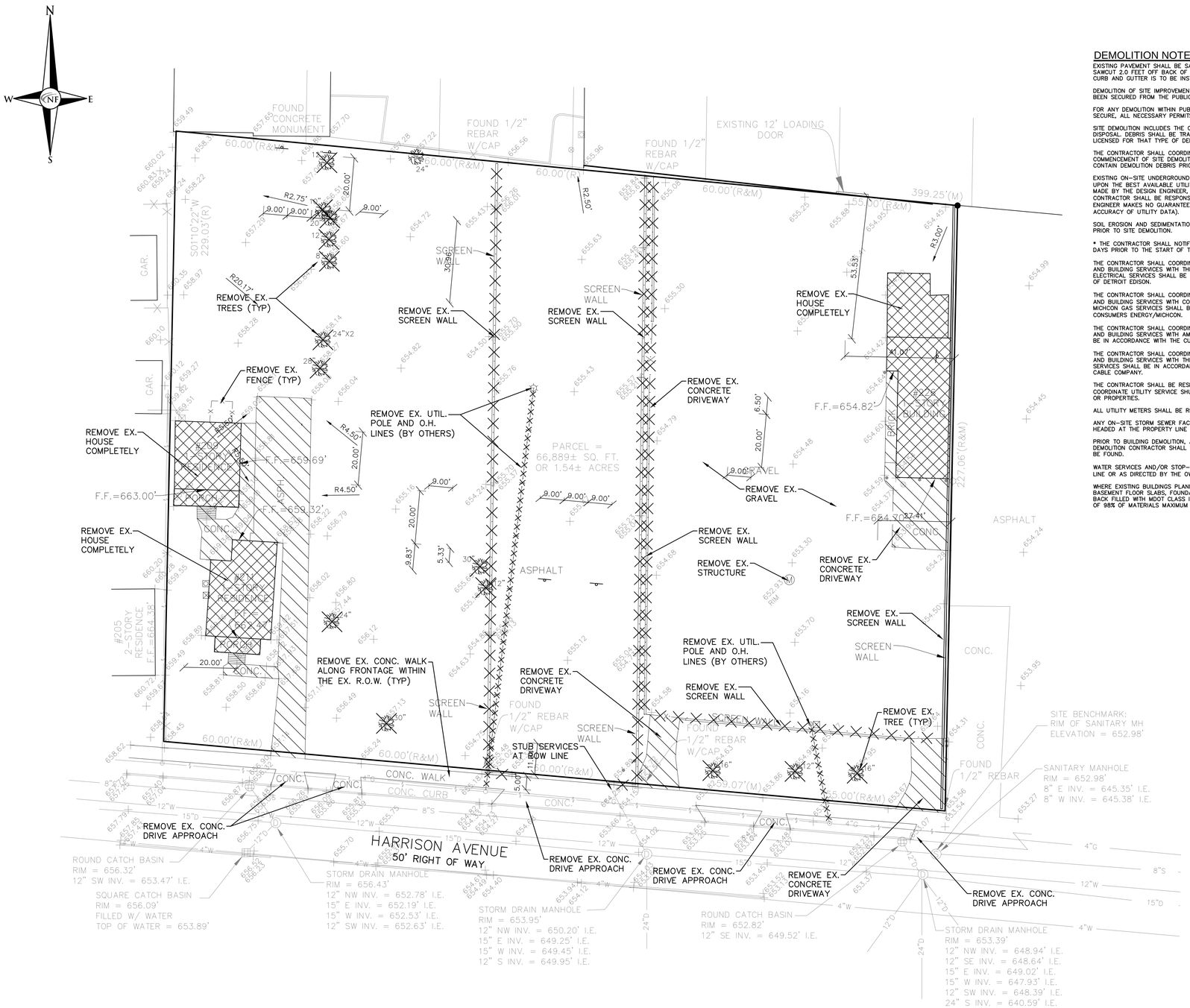
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

REVISED: SEPTEMBER 29, 2015 – PER REVIEW COMMENTS

KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586)772-2222 * (800)295-7222 * FAX (586)772-4048

CERTIFIED TO: KASCO, INC.	
DATE: AUGUST 17, 2015	JOB #: 13-03093
SCALE: 1" = 30'	SHEET: 1 OF 1
DRAWN BY: RCE	REV.: SEPTEMBER 29, 2015



DEMOLITION NOTES

EXISTING PAVEMENT SHALL BE SAW CUT FULL DEPTH PRIOR TO REMOVAL. PAVEMENT SHALL BE SAWCUT 2.0 FEET OFF BACK OF CURB WHERE CONCRETE CURB AND GUTTER IS TO BE INSTALLED, UNLESS OTHERWISE INDICATED.

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

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

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/ MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

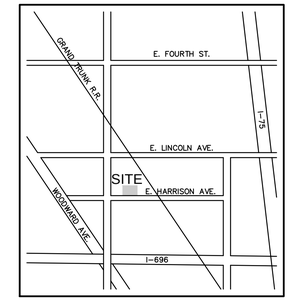
ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.



LOCATION MAP
N.T.S.

LEGEND

- EXISTING SANITARY SEWER (CLEAN-OUT, MANHOLE)
- EXISTING WATER MAIN (HYDRANT, GATE VALVE)
- EXISTING STORM SEWER (INLET, RYCB, MANHOLE, CB)
- EXISTING BURIED CABLES
- EXISTING GAS MAIN
- EXISTING OVERHEAD LINES (UTILITY POLE, GUY POLE, GUY WIRE)
- EXISTING LIGHT POLE, EXISTING SIGN
- PR. SANITARY SEWER (C.O., MANHOLE)
- PROPOSED WATER MAIN (HYDRANT, GATE VALVE)
- PROPOSED STORM SEWER (INLET, RYCB, MANHOLE, CB)
- PR. SAND BACKFILL (COMPACT TO 95% MAX. DENSITY)
- UTILITY CROSSING (A)
- PR. TOP OF CURB ELEVATION (TC 600.00)
- PROPOSED GUTTER ELEVATION (GU 600.00)
- PR. TOP OF WALK ELEVATION (TW 600.00)
- PR. TOP OF PAVEMENT ELEV. (TP 600.00)
- PROPOSED FINISH GRADE (FG 600.00)
- PROPOSED CONTOUR (600)
- PROPOSED SWALE
- PR. DRAINAGE DIRECTION
- PROPOSED INLET FILTER
- DRAINAGE AREA LIMITS
- PROPOSED SILT FENCE
- LIMITS OF SOIL DISRUPTION

DEMOLITION LEGEND

- INDICATES LIMITS OF COMPLETE BUILDING REMOVAL AND DEMOLITION.
- INDICATES LIMITS OF ASPHALT AND CONCRETE PAVEMENT, SIDEWALK AND GRAVEL REMOVAL AND DEMOLITION.
- INDICATES REMOVAL OF EXISTING UNDERGROUND OR OVERHEAD UTILITY LINE.
- INDICATES REMOVAL OF EXISTING SCREEN WALL OR FENCE.

NOTES

1. ALL PUBLIC SIDEWALKS SHALL REMAIN IN PLACE UNTIL JUST PRIOR TO CONSTRUCTION OR UTILITY WORK.
2. SIDEWALK SHALL BE MAINTAINED AND USABLE W/TEMP. MATERIALS (STONE & ASPHALT) UNTIL PERMANENT RESTORATION IS ACHIEVED.
3. ALL R.O.W. PAVEMENTS SHALL BE SAWCUT FULL DEPTH, PRIOR TO REMOVAL. REMOVALS SHALL BE TO THE CLOSEST JOINT BEYOND THE REQUIRED LIMIT, OR AS DIRECTED BY CITY.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 47031
LICENSED PROFESSIONAL

PROJECT
KASCO
Mixed Use Building

CLIENT
KASCO Construction
226 East Hudson
Royal Oak, MI 48067

Contact:
Mr. Stephan Kassab
Phone: (248) 547-1210

PROJECT LOCATION
211-235 S. Harrison Ave.
Royal Oak, Oakland County
Michigan 48067

SHEET
Demolition Plan

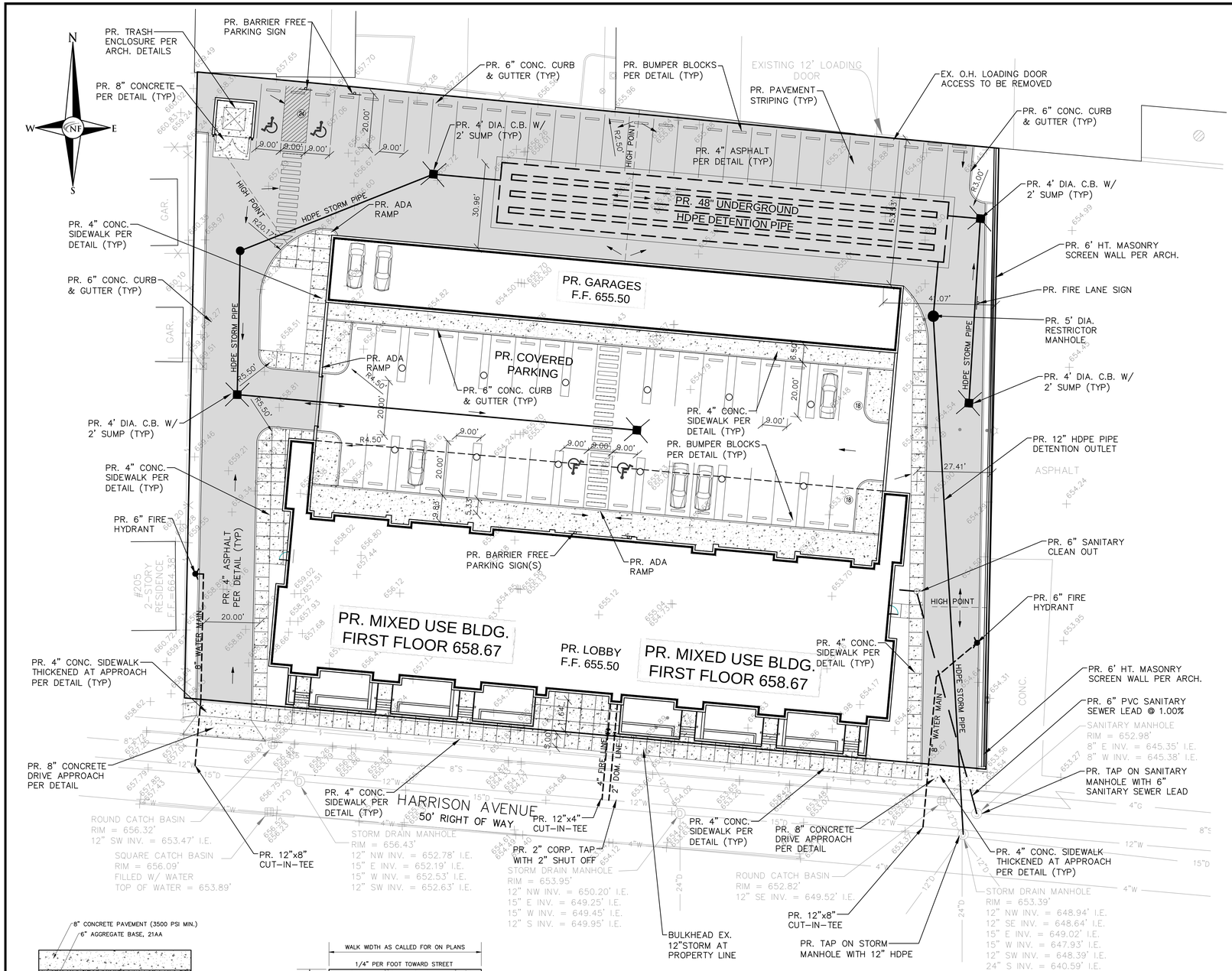
Know what's below
Call before you dig.

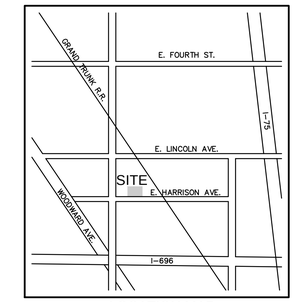
DATE	ISSUED / REVISED

DRAWN BY:
A. Wiseman
DESIGNED BY:
A. Wiseman
APPROVED BY:
P. Williams
DATE:
01-28-14
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. J114
SHEET NO. SP-2





LOCATION MAP
N.T.S.

LEGEND

- EXISTING SANITARY SEWER (CLEAN-OUT, MANHOLE)
- EXISTING WATER MAIN (HYDRANT, GATE VALVE)
- EXISTING STORM SEWER (INLET, RYCB, MANHOLE, CB)
- EXISTING BURIED CABLES
- EXISTING GAS MAIN
- EXISTING OVERHEAD LINES (UTILITY POLE, GUY POLE, GUY WIRE)
- EXISTING LIGHT POLE, EXISTING SIGN
- PR. SANITARY SEWER (C.O., MANHOLE)
- PROPOSED WATER MAIN (HYDRANT, GATE VALVE)
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- PR. TOP OF PAVEMENT ELEV. (TP 600.00)
- PROPOSED FINISH GRADE (FG 600.00)
- PROPOSED CONTOUR (600)
- PROPOSED SWALE
- PR. DRAINAGE DIRECTION
- PROPOSED INLET FILTER
- DRAINAGE AREA LIMITS
- PROPOSED SILT FENCE
- LIMITS OF SOIL DISRUPTION

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN — PATRICK J. WILLIAMS — ENGINEER NO. — REGISTERED PROFESSIONAL

PROJECT
KASCO
Mixed Use Building

CLIENT
KASCO Construction
226 East Hudson
Royal Oak, MI 48067

Contact:
Mr. Stephan Kassab
Phone: (248) 547-1210

PROJECT LOCATION
211-235 S. Harrison Ave.
Royal Oak, Oakland County
Michigan 48067

SHEET
Construction Site Plan

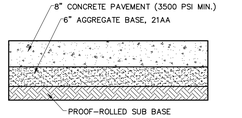
Know what's below Call before you dig.

DATE	ISSUED / REVISED

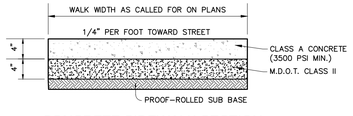
DRAWN BY:
A. Wiseman
DESIGNED BY:
A. Wiseman
APPROVED BY:
P. Williams
DATE:
04-25-16
SCALE: 1" = 20'

20 10 0 10 20 30

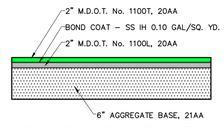
NFE JOB NO. J114
SHEET NO. SP-3



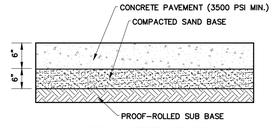
CONCRETE PAVEMENT SECTION
N.T.S.



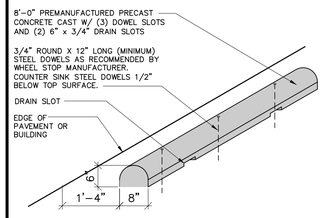
CONCRETE SIDEWALK SECTION
N.T.S.



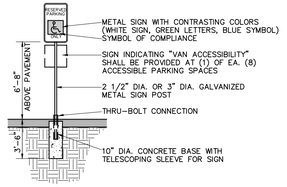
ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



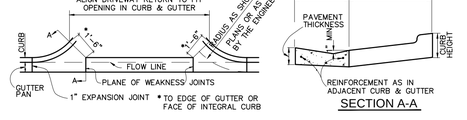
6" CONCRETE SECTION
(PRIVATE PROPERTY ONLY)



CONCRETE WHEEL STOP DETAIL
(PRIVATE PROPERTY ONLY)

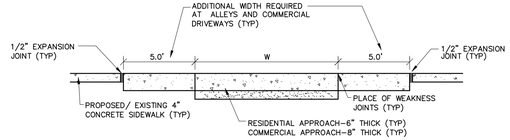


BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space

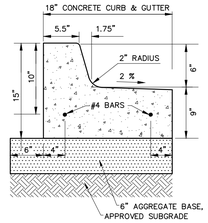


MDOT DRIVEWAY OPENING DETAIL 'M'
N.T.S.

SECTION A-A



COMMERCIAL CONCRETE SIDEWALK DETAIL
N.T.S.



CONCRETE CURB DETAIL 'B'
N.T.S.

GENERAL PAVING NOTES

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

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

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

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

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

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

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

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

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

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

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

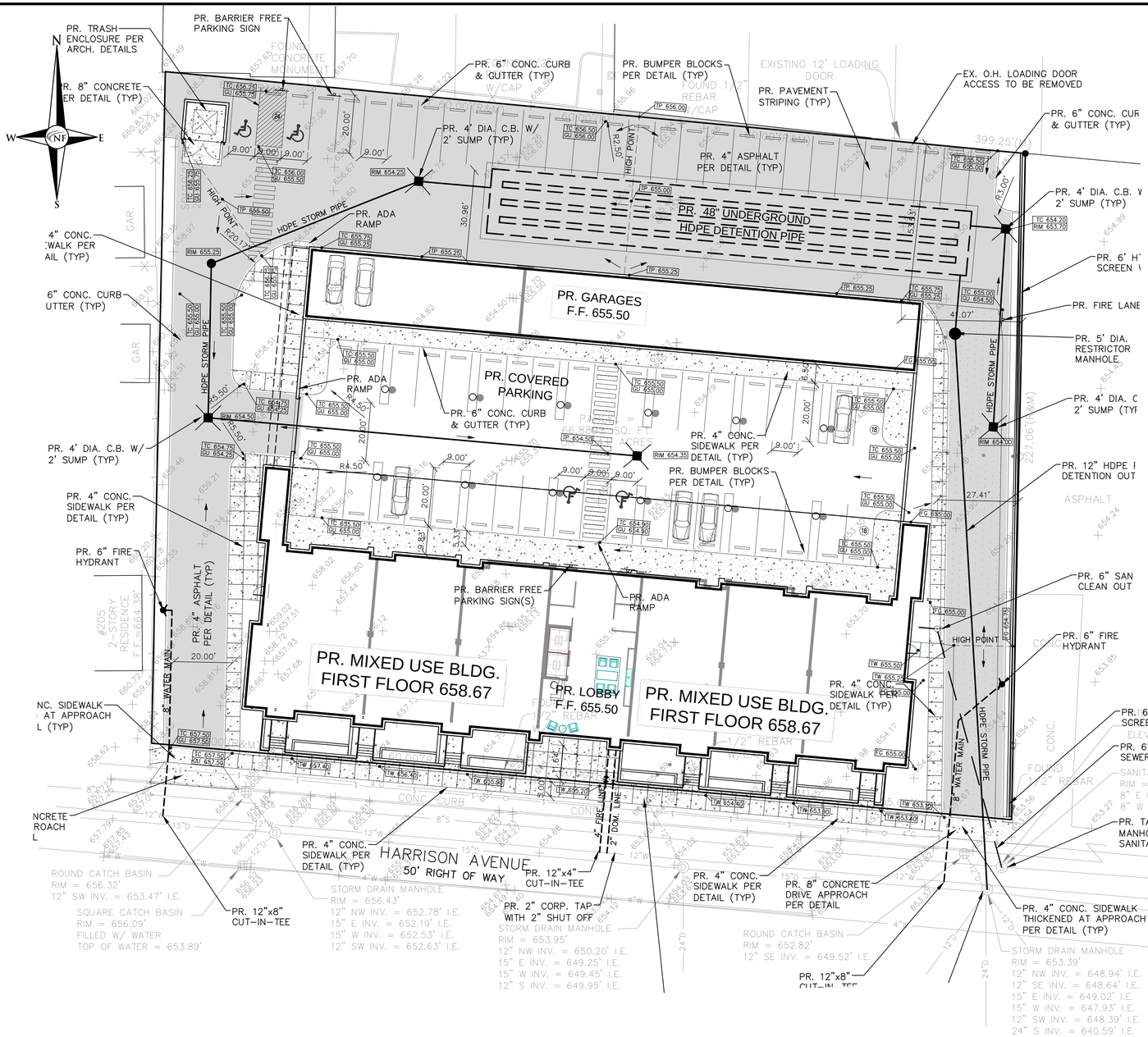
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

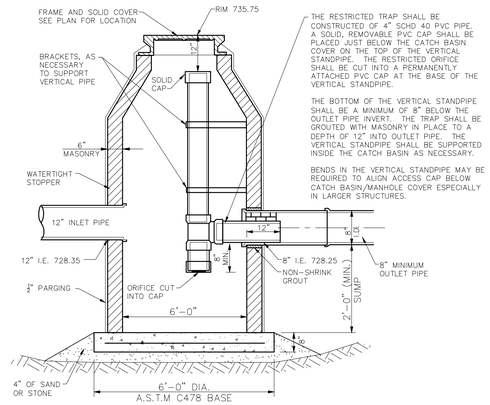
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

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

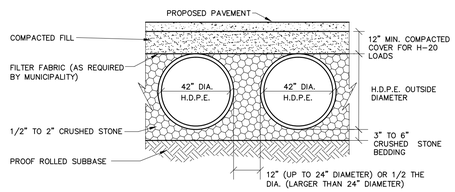
ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

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



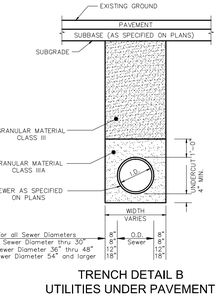


MH #2 - 6' DIA RESTRICTOR MANHOLE W/ 2' SUMP



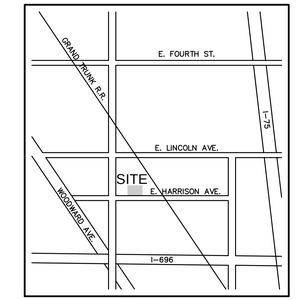
DETENTION SYSTEM CROSS SECTION

N.T.S.



TRENCH DETAIL B UTILITIES UNDER PAVEMENT

N.T.S.



LOCATION MAP

N.T.S.

LEGEND

CLEAN-OUT / MANHOLE	EXISTING SANITARY SEWER
HYDRANT / GATE VALVE	EXISTING WATER MAIN
INLET / R'YCB / MANHOLE / CB	EXISTING STORM SEWER
	EXISTING BURIED CABLES
	EXISTING GAS MAIN
UTILITY POLE / GUY POLE / GUY WIRE	EXISTING OVERHEAD LINES
EXISTING LIGHT POLE / EXISTING SIGN	
C.O. / MANHOLE	PR. SANITARY SEWER
HYDRANT / GATE VALVE	PROPOSED WATER MAIN
INLET / R'YCB / MANHOLE / CB	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY	PR. SAND BACKFILL
A	UTILITY CROSSING
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PROPOSED GUTTER ELEVATION
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF PAVEMENT ELEV.
FG 600.00	PROPOSED FINISH GRADE
600	PROPOSED CONTOUR
	PROPOSED SWALE
	PR. DRAINAGE DIRECTION
	PROPOSED INLET FILTER
	DRAINAGE AREA LIMITS
	PROPOSED SILT FENCE
	LIMITS OF SOIL DISRUPTION

ESTIMATED QUANTITIES

STORM SEWER

DESCRIPTION	QUANTITY	UNITS
42" H.D.P.E. DETENTION PIPE	210	L.F.
12" H.D.P.E. STORM PIPE	35	L.F.
8" PVC SDR 23.5 STORM PIPE	104	L.F.
4' DIA. CATCH BASIN W/ 2' SUMP	2	EA.
6' DIA. RESTRICTOR MANHOLE	1	EA.
8" TAP ON EXISTING MANHOLE	1	EA.
8" STORM CLEAN OUT	2	EA.

STORM STRUCTURE SCHEDULE

1. TAP EX. MANHOLE
   EX. RIM 735.02
   PR. 8" NE INV. 728.10
   EX. 12" N. INV. 726.17
2. 6' DIA. RESTRICTOR MH WITH SOLID COVER (SEE DETAIL)
   RIM 735.75
   8" SW INV. 728.25
   12" N INV. 728.35
3. 4' DIA CATCH BASIN W/2' SUMP
   RIM 735.20
   12" N INV. 729.86
4. 4' DIA CATCH BASIN W/2' SUMP
   RIM 735.20
   12" S INV. 729.90

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN — PATRICK J. WILLIAMS — ENGINEER NO. — REGISTERED PROFESSIONAL

PROJECT
KASCO
Mixed Use Building

CLIENT
KASCO Construction
226 East Hudson
Royal Oak, MI 48067

Contact:
Mr. Stephan Kassab
Phone: (248) 547-1210

PROJECT LOCATION
211-235 S. Harrison Ave.
Royal Oak, Oakland County
Michigan 48067

SHEET
Storm Drainage Plan

Know what's below Call before you dig.

DATE	ISSUED / REVISED
10-20-14	Per City Review

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: 04-25-16
SCALE: 1" = 20'

NFE JOB NO. J114
SHEET NO. SP-4

Weighted Run-off Coefficient Calculation "C"

1. Proposed Roof:	37,585.38	S.F.	or	0.863 Acres
2. Proposed Pavement:	18,984.20	S.F.	or	0.436 Acres
3. Pr.Landscape:	10,319.68	S.F.	or	0.237 Acres
Sum of Individual Areas:	66,889.26	S.F.	or	1.5356 Acres
Roof Coefficient 1	0.90			
Pavement Coefficient 2	0.90			
Landscape Coefficient 3	0.15			

"C" (Average) = Area 1*C1 + Area 2*C2 + Area 3*C3 / Area 1 + Area 2 + Area 3

"C" = 0.78

Detention Calculations (10) Year Storm Event

Contributing Area:	1.535	Acres
Allowable Outflow, Qa :	0.200	CFS
Runoff Coefficient, C :	0.72	Imperviousness
Maximum Allowable Outflow, Qo :	0.181	CFS / Acre * Imperv.
Ts Storage Time (10 Yr):	165.432	Minutes
Vs Storage Time (10 Yr):	7,924.074	CF / Acre * Imperv.
Vt Total Volume (10 Yr):	8,757.687	Cubic Feet
Volume Required :	**8,758**	**Cubic Feet**

PROVIDED DETENTION IN PIPE STORAGE CALCULATIONS

Pipe Dia (inches)	X-sec area (sq. ft.)	Length (LF)	Volume Provided (Cubic Feet)
48	12.57	700	8800.0

Volume Provided (Cu. Ft.) 8,800

RESTRICTOR CALCULATIONS

Contributing Acreage, A:	1.535	Acres
Allowable Outflow / Acre, Q_a:	0.20	CFS
Storage Elevation:	653.00	Feet
Outlet Elevation:	649.00	Feet
Depth of Storage, h:	4.00	Feet
Maximum Allowable Outflow, Q_o:	0.30	CFS
Required Restrictor Size:	0.03	Square Feet
Design Restrictor Diameter:	2.35	Inch Diameter
Minimum Restrictor allowed by City:	2.50	Inch Diameter

Provide 2.50" restrictor in Manhole #2

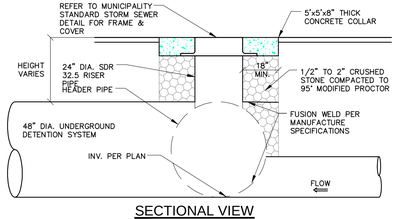
Q100 CALCULATION - OAKLAND COUNTY METHOD

CONTRIBUTING ACREAGE:	1.535	ACRES
Qa ALLOWABLE OUTFLOW:	0.20	CFS/ACRE
C RUNOFF COEFFICIENT:	0.78	IMPERVIOUSNESS
Qo MAXIMUM ALLOWABLE OUTFLOW:	0.167	CFS/(ACRE*IMPER.)
Ts STORAGE TIME (100 YEAR):	223.467	MINUTES

Overflow Weir Spillway (100) Year Storm Event

CONTRIBUTING ACREAGE:	1.535	ACRES
RUNOFF COEFFICIENT (C):	0.78	IMP.
TIME OF CONCENTRATION (Tc):	223.47	MINUTES
INTENSITY (100yr), I:	1.11	INCHES/HR.
FLOW RATE (100YR), Q:	1.33	CFS
TOP OF BANK ELEV.:	653.50	FEET
SPILLWAY (CREST) ELEV.:	653.30	FEET
HEAD ABOVE WEIR CREST, H:	0.20	FEET
REQUIRED LENGTH OF SPILLWAY; L =	**4.4**	**FEET**

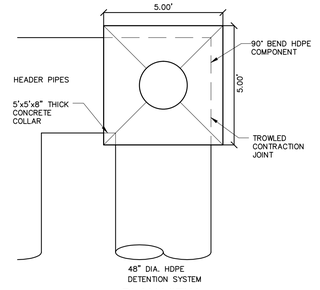
Required Formulae:
Q = CIA Intensity(100yr) = 275/(Tc + 25)
Q = 3.367 * L * H^(3/2) (Cipoletti Weir)



SECTIONAL VIEW

ACCESS RISER DETAIL

N.T.S.



PLAN VIEW

M E M O R A N D U M

Community Development Department

City of Royal Oak, Michigan

Meeting Date: May 10, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: April 29, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: **SP 16-05-13 – Site Plan** to construct new seven-level municipal parking deck (80-ft. height) on **south side of W. Second St. between S. Washington Ave. and S. Center St.** (parcel no. 25-21-232-001)
City of Royal Oak, Petitioner & Owner
Rich & Associates, Inc., Engineer & Architect

The above-referenced site plan is scheduled for consideration by the Planning Commission at the next regular meeting. According to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), the Planning Commission is required to review and approve plans for the construction of new streets, parks, playgrounds, public buildings, and other public structures such as municipal parking decks. Section 61(1) of Act 33 reads as follows:

MICHIGAN PLANNING ENABLING ACT (EXCERPT)
Act 33 of 2008

125.3861 Construction of certain projects in area covered by municipal master plan; approval; initiation of work on project; requirements; report and advice.

Sec. 61. (1) A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission. The planning commission shall submit its reasons for approval or disapproval to the body having jurisdiction. If the planning commission disapproves, the body having jurisdiction may overrule the planning commission by a vote of not less than 2/3 of its entire membership for a township that on the enactment date of this act had a planning commission created under former 1931 PA 285, or for a city or village, or by a vote of not less than a majority of its membership for any other township. If the planning commission fails to act within 35 days after submission of the proposal to the planning commission, the project shall be considered to be approved by the planning commission.

Construction of a new seven-level parking deck is proposed on the south side of Second Street between Center Street and Washington Avenue. The deck will replace the existing surface parking lot across Second Street from the Post Office and provide 521 parking spaces.

The new deck will have seven levels and a height of approximately 80 feet to its top level. Stair and elevator towers will project another 17 feet at the northwest and northeast corners.

Entrance and exit lanes are provided to Center Street and Washington Avenue. The new structure will connect to the existing Center Street parking deck on the ground level. The entrance and exit lanes to Center Street from the existing deck will be closed. All access to the existing deck will then be provided from the new entrance and exit lanes.

The new parking deck is designed in such a manner that it can be connected to a new deck when the existing deck is replaced.

Another feature of the deck is space on the ground level that can be leased to a retailer or similar tenant. The leasable space would be located at the northeast corner of the deck's ground level and have approximately 5,000 square feet of floor area. Ground-level retail frontage is required for downtown parking decks according to § 770-30 (E)(6)(a) of the Zoning Ordinance, although the Planning Commission may except or modify that standard during site plan review.

The design and building materials of the new deck's façade elevations were selected to give it the appearance of a traditional building rather than that of a typical parking structure. The intent is to ensure the deck is compatible with the rest of the downtown. An architectural design that is compatible with adjacent buildings is required for downtown parking decks under § 770-30 (E)(6)(d).

Streetscape improvements will also be included as part of the new parking deck. The downtown's established streetscape pattern will be installed on all three sides of the new deck and also on the north side of Second Street in front of the Post Office. Second Street will also be reconfigured to have two lanes of one-way west-bound traffic and on-street parking on the north side next to the Post Office.

Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. All work within public rights-of-way shall be in accordance with the specifications and standards of the City Engineer.

2. The site plan shall meet all code and ordinance requirements, as determined by the Building Official, prior to issuance of any permits, including, but not limited to, the Michigan Building Code.

2nd STREET PARKING STRUCTURE

FOR THE

CITY OF ROYAL OAK

ROYAL OAK, MICHIGAN

DRAWING INDEX

30% OWNER REVIEW 03-31-2016

CIVIL

C-0.0	CIVIL COVER SHEET
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C-1.0	REMOVAL PLAN
C-2.0	GENERAL PLAN
C-3.0	UTILITY PLAN
C-4.0	PAVING AND GRADING PLAN
C-4.1	GEOMETRICS JOINTING AND STREETSCAPE PLAN
C-5.0	SIGNAGE AND STRIPING PLAN
C-7.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN

ARCHITECTURAL

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A-1.2	SECOND LEVEL FLOOR PLAN
A-1.3	THIRD LEVEL FLOOR PLAN
A-1.4	FOURTH LEVEL FLOOR PLAN
A-1.5	FIFTH & SIXTH LEVEL FLOOR PLAN
A-1.6	SEVENTH LEVEL (ROOF) FLOOR PLAN
A-3.1	PARKING STRUCTURE ELEVATIONS
A-4.1	LONGITUDINAL SECTION
A-4.2	LONGITUDINAL SECTION
A-5.1	WALL SECTIONS
A-6.1	NORTHEAST STAIR/ELEVATOR TOWER PLANS

SIGNAGE AND STRIPING

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PS-1.3	THIRD LEVEL SIGNAGE AND STRIPING PLAN
PS-1.4	FOURTH LEVEL SIGNAGE AND STRIPING PLAN
PS-1.5	FIFTH & SIXTH LEVEL SIGNAGE AND STRIPING PLAN
PS-1.6	SEVENTH LEVEL (ROOF) SIGNAGE AND STRIPING PLAN

30% OWNER REVIEW 03-31-2016

STRUCTURAL

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S-0.2	SPECIAL INSPECTION REQUIREMENTS
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S-1.3	FOUNDATION ELEVATIONS
S-1.4	FOUNDATION SECTION
S-2.1	GROUND LEVEL FRAMING PLAN
S-2.2	SECOND LEVEL FRAMING PLAN
S-2.3	THIRD LEVEL FRAMING PLAN
S-2.4	FOURTH LEVEL FRAMING PLAN
S-2.5	FIFTH & SIXTH LEVEL FRAMING PLAN
S-2.6	SEVENTH LEVEL FRAMING PLAN
S-3.1	PRECAST SECTIONS
S-5.1	NE STAIR/ELEVATOR TOWER FRAMING PLANS

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ELECTRICAL

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E-1.5	FIFTH & SIXTH LEVEL ELECTRICAL PLAN
E-1.6	SEVENTH LEVEL (ROOF) ELECTRICAL PLAN
E-6.1	ELECTRICAL SCHEDULES AND DETAILS
E-6.2	ELECTRICAL SCHEDULES AND DETAILS

ISSUE ACTION LEGEND

- ■ ISSUED
- □ NOT ISSUED
- [R] REFERENCE ONLY
- [D] DELETED
- [C] DRAWINGS CHANGED BUT NOT ISSUED
- [S] SKETCH ISSUED FROM SHEET

OWNER

CITY OF ROYAL OAK
ROYAL OAK, MICHIGAN

PARKING CONSULTANT / ARCHITECT / STRUCTURAL ENGINEER

RICH & ASSOCIATES, INC.
SOUTHFIELD, MICHIGAN

MECHANICAL / ELECTRICAL / FIRE PROTECTION ENGINEER

STRATEGIC ENERGY SOLUTIONS
BERKLEY, MICHIGAN

CIVIL ENGINEER

ANDERSON, ECKSTEIN, and WESTRICK, INC.
SHELBY TWP., MICHIGAN

PROGRESS PRINT
NOT FOR CONSTRUCTION

CAR COUNT SUMMARY

LEVELS	STANDARD	BARRIER FREE	TOTAL
GROUND LEVEL	23	1	24
SECOND LEVEL	67	2	69
THIRD LEVEL	85	2	87
FOURTH LEVEL	85	2	87
FIFTH LEVEL	86	2	88
SIXTH LEVEL	86	2	88
SEVENTH LEVEL	78	0	78
TOTALS	510	11	521

CODE : MICHIGAN BUILDING CODE 2012

CLASSIFICATION : OPEN PARKING STRUCTURE
(NON-SPRINKLED - DRY STANDPIPE SYSTEM)

USE GROUP : LOW-HAZARD STORAGE S-2
USE GROUP : BUSINESS / MERCANTILE B / M

TYPE OF CONSTRUCTION : IIB

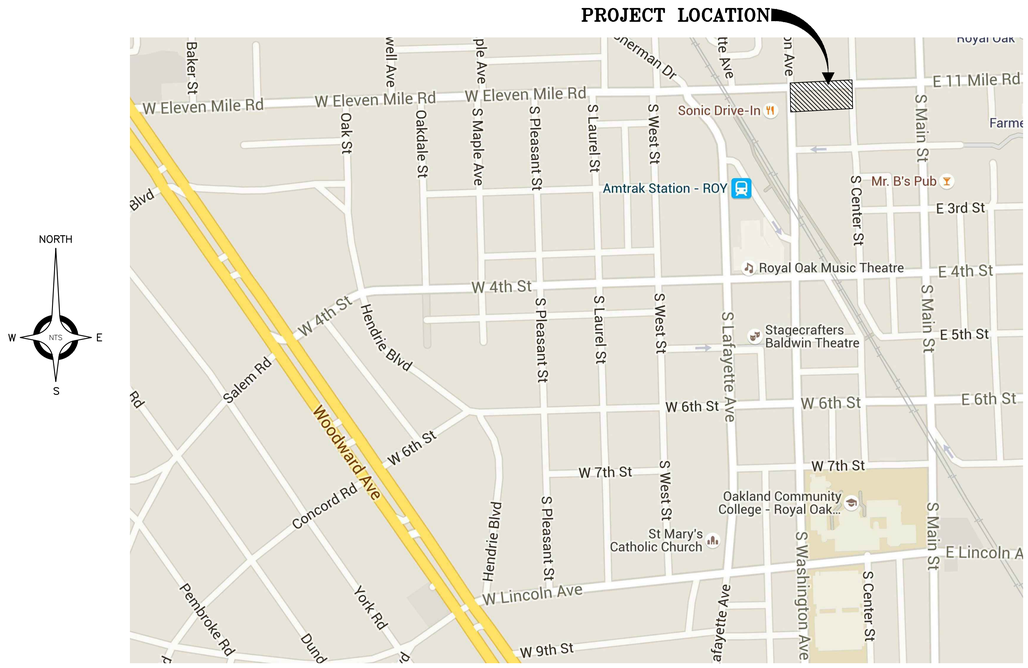
* 2 HR. VERTICAL AND HORIZONTAL FIRE SEPARATION BETWEEN USE GROUPS.

30% OWNER REVIEW
DATE ISSUED: March 31, 2016

2nd STREET PARKING STRUCTURE

FOR THE

CITY OF ROYAL OAK, MICHIGAN



LOCATION MAP

GENERAL NOTES

1. WORK SHALL CONFORM TO THE REQUIREMENTS OF GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVINGS AND MATERIALS SHALL COMPLY WITH MDOT STANDARDS AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
2. DIMENSIONS SHOWN ON THESE PLANS ARE TO BACK OF CURBS, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTER OF STRUCTURES OR SIGN UNLESS NOTED OTHERWISE.
3. NO DIMENSION MAY BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
4. ELECTRONIC CAD FILES ARE AVAILABLE UPON REQUEST. ELECTRONIC CAD FILES ARE FOR REFERENCE ONLY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS AND LICENCES REQUIRED TO PERFORM ALL REQUIRED WORK. CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES (EXCEPT AS SPECIFIED IN THE CONTRACT DOCUMENTS), PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS PROJECT.

INDEX TO SHEETS

COVER SHEET C0.0
TOPOGRAPHIC SURVEY C0.1
REMOVAL PLAN C1.0
GENERAL PLAN C2.0
UTILITY PLAN C3.0
PAVING AND GRADING PLAN C4.0
SIGNAGE AND STRIPING PLAN C5.0
PROJECT DETAILS C6.0
SOIL EROSION AND SEDIMENTATION CONTROL PLAN C7.0

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

2nd STREET PARKING STRUCTURE
FOR THE
CITY OF ROYAL OAK
ROYAL OAK, MI

RICH & ASSOCIATES
Parking Consultants
Architects · Engineers
Planners
26877 Northwestern Hwy., Suite 208
Southfield, Michigan 48033
Tel: 248.353.5080
Fax: 248.353.3830
Lutz, Florida
Tel: 813.949.9860
www.RichAssoc.com

Civil Engineers
Surveyors
Architects
Engineering Strong Communities
ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 Schoenherr Road
Shelby Township
Michigan 48315
Phone 586 726 1234
Fax 586 726 8780
www.aewinc.com

AEW Job No. 1433-0001

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

CALL MISS DIG (811)

Date	ISSUED FOR:	By
03-31-2016	30% OWNER REVIEW	JS

Sheet Title:

CIVIL
COVER SHEET

Drawn By	KJP
Checked By	JS
File Name	01_ENGPLANS.DWG
Plot Date	3/29/2016

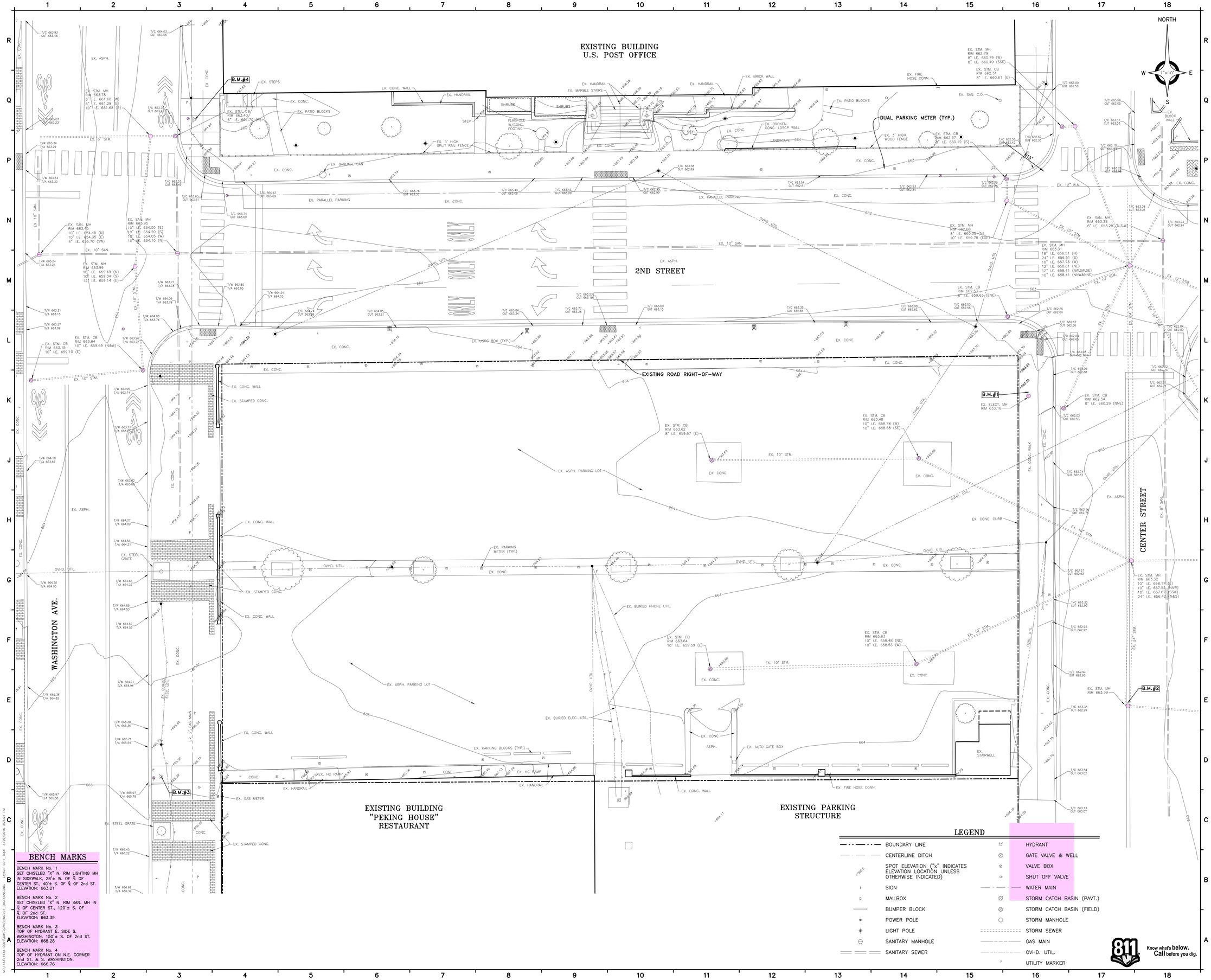
All matter contained hereon, including drawings, written matter, ideas or concepts, are the creation of Rich and Associates, Inc. for the specific project and shall remain the property of Rich and Associates, Inc. No disclosure thereof in any form whatsoever shall be made to any person, firm, corporation, agency or organization, including news media without the written consent of Rich and Associates, Inc. except as required for the physical completion of the specific project.

File No	
Date	
Scale	1" = 10'
Last Rev.	

Sheet Number:

C0.0

M:\1433\1433-001\PLANS\CIVIL\DWG\01_ENGPLANS.DWG Layout: C0.0_Cover 3/29/2016 3:43:11 PM



BENCH MARKS

BENCH MARK No. 1
SET CHISELED "X" N. RIM LIGHTING MH IN SIDEWALK, 28'± W. OF ℄ OF CENTER ST., 40'± S. OF ℄ OF 2nd ST.
ELEVATION: 663.21

BENCH MARK No. 2
SET CHISELED "X" N. RIM SAN. MH IN ℄ OF CENTER ST., 120'± S. OF ℄ OF 2nd ST.
ELEVATION: 663.39

BENCH MARK No. 3
TOP OF HYDRANT E. SIDE S. WASHINGTON, 150'± S. OF 2nd ST.
ELEVATION: 668.28

BENCH MARK No. 4
TOP OF HYDRANT ON N.E. CORNER 2nd ST. & S. WASHINGTON.
ELEVATION: 666.76

LEGEND

BOUNDARY LINE	HYDRANT
CENTERLINE DITCH	GATE VALVE & WELL
SPOT ELEVATION ("x" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)	VALVE BOX
SIGN	SHUT OFF VALVE
MAILBOX	WATER MAIN
BUMPER BLOCK	STORM CATCH BASIN (PAVT.)
POWER POLE	STORM CATCH BASIN (FIELD)
LIGHT POLE	STORM MANHOLE
SANITARY MANHOLE	STORM SEWER
SANITARY SEWER	GAS MAIN
	OVHD. UTIL.
	UTILITY MARKER

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

2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

ROYAL OAK, MI

RICH & ASSOCIATES
Parking Consultants
Architects · Engineers
Planners
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Fax: 248.353.3830
Lutz, Florida
Tel: 813.949.9860
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Surveyors
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Strong
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ANDERSON, ECKSTEIN AND WESTRICK, INC.
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Shelby Township
Michigan 48315
Phone 586 726 1234
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www.aewinc.com

AEW Job No. 1433-0001

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Sheet Title:

TOPOGRAPHIC SURVEY

Drawn By	KJP
Checked By	JS
File Name	01_ENGPLANS.DWG
Plot Date	3/29/2016

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File Nº	
Date	
Scale	1" = 10'
Last Rev.	

NORTH

Sheet Number:

C0.1

2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

ROYAL OAK, MI

BLACK OUT EX. CROSSWALK STRIPING & SHARROW

SAWCUT & REMOVE EX. CONC. PAVT. (TYP.)

PROTECT EX. SPLIT RAIL FENCE (TYP.)

REMOVE EX. TRASH RECEPTACLE (TYP.) (RETURN TO CITY OF ROYAL OAK)

SAWCUT & REMOVE EX. ASPH. PAVT. AND BASE (TYP.)

EXISTING BUILDING U.S. POST OFFICE

REMOVE & SALVAGE EX. SIGNS & POSTS WITHIN CONSTRUCTION LIMITS (TYP.) (RETURN TO CITY OF ROYAL OAK)

REMOVE & SALVAGE EX. PARKING METERS & POSTS (TYP.) (RETURN TO CITY OF ROYAL OAK)

PROTECT EX. HYDRANT AND VALVE

DUAL PARKING METER (TYP.)

SAWCUT LINE

MILL TOP 2" OF ASPH. PAVT.

SAWCUT LIMITS (TYP.)

2ND STREET

EXISTING ROAD RIGHT-OF-WAY

SAWCUT & REMOVE EX. CONC. WALK (TYP.)

REMOVE EX. STORM SEWER & STRUCTURES AS INDICATED (TYP.)

REMOVE EX. ASPH. PAVT. AND BASE (TYP.)

REMOVE EX. CONC. WALL AND FOUNDATION (TYP.)

REMOVE EX. TREES & STUMPS WITHIN CONSTRUCTION LIMITS (TYP.)

REMOVE EX. CONC. CURB (TYP.)

REMOVE EX. CONC. PAVT. (TYP.)

OVERHEAD & UNDERGROUND ELECT. UTILITIES & POLES TO BE REMOVED BY OTHERS (TYP.) (COORDINATE WITH UTILITY OWNER)

REMOVE EX. CURBS

PROPOSED BUILDING FOOTPRINT

DEMOLISH & REMOVE EX. STAIRWELL

SAWCUT & REMOVE EX. CURB AND WALK

PROTECT EX. HYDRANT AND VALVE

REMOVE & SALVAGE EX. BUMPER BLOCKS (TYP.) (RETURN TO CITY OF ROYAL OAK)

REMOVE & SALVAGE EX. PARKING METERS & POSTS (TYP.) (RETURN TO CITY OF ROYAL OAK)

COORDINATE REMOVAL OF UTILITIES WITH UTILITY OWNER

EXISTING BUILDING "PEKING HOUSE" RESTAURANT

EXISTING PARKING STRUCTURE

WASHINGTON AVE.

CENTER STREET

B.M.#1 — EX. ELECT. MH RIM 653.16

B.M.#2 — EX. STM. MH RIM 663.39

B.M.#3 — TOP OF HYDRANT E. SIDE S. WASHINGTON, 150'± S. OF 2nd ST. ELEVATION: 668.28

B.M.#4 — EX. STEPS

BENCH MARKS

BENCH MARK No. 1
SET CHISELED "X" N. RIM LIGHTING MH IN SIDEWALK, 28'± W. OF ℄ OF CENTER ST., 40'± S. OF ℄ OF 2nd ST.
ELEVATION: 663.21

BENCH MARK No. 2
SET CHISELED "X" N. RIM SAN. MH IN ℄ OF CENTER ST., 120'± S. OF ℄ OF 2nd ST.
ELEVATION: 663.39

BENCH MARK No. 3
TOP OF HYDRANT E. SIDE S. WASHINGTON, 150'± S. OF 2nd ST.
ELEVATION: 668.28

BENCH MARK No. 4
TOP OF HYDRANT ON N.E. CORNER 2nd ST. & S. WASHINGTON.
ELEVATION: 666.76

LEGEND

- MILL EX. ASPHALT PAVT.
- REMOVE EXIST. BITUMINOUS PAVT.
- REMOVE EXIST. CONC. WALK
- REMOVE EXIST. STM. SWR.
- REMOVE EXIST. MISC. UTILITY
- SAWCUT LINE
- REMOVE EXIST. TREE, STRUCTURE, POST, UTILITY BOX, AND MISC. SITE FEATURES.

Know what's below. Call before you dig.

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CALL MISS DIG (811)

Date	ISSUED FOR:	By
03-31-2016	30% OWNER REVIEW	JS

Sheet Title:

REMOVAL PLAN

Drawn By	KJP
Checked By	JS
File Name	01_ENGPLANS.DWG
Plot Date	3/30/2016

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File NO	
Date	
Scale	1" = 10'
Last Rev.	

Sheet Number:

C1.0

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EXISTING BUILDING
U.S. POST OFFICE

PROPOSED PARKING STRUCTURE

EXISTING BUILDING
"PEKING HOUSE"
RESTAURANT

EXISTING PARKING
STRUCTURE

2ND STREET

WASHINGTON AVE.

CENTER STREET

B.M.#1

B.M.#2

B.M.#3

B.M.#4

PARKING SPACE (TYP.)

DUAL PARKING METER (TYP.)

MAIL BOX (TYP.)

LIGHT POLE (TYP.)

TREE W/GRATE (TYP.)

TRASH RECEPTACLE (TYP.)

PROPOSED ROAD RIGHT-OF-WAY

EXISTING ROAD RIGHT-OF-WAY

BRICK PAVERS (TYP.)

234.3'

124.3'

47.1'

30' TAPER

EX. STEPS

EX. CONC.

EX. PATIO BLOCKS

EX. CONC. WALL

EX. HANDRAIL

EX. MARBLE STAIRS

EX. BRICK WALL

EX. FIRE HOSE CONN.

EX. SAN. C.O.

SHRUBS

STEP

FLAGPOLE W/CONC. FOOTING

EX. 3' HIGH SPLIT RAIL FENCE

EX. BROKEN CONC. LDSCP WALL

LANDSCAPE

EX. 3' HIGH WOOD FENCE

EX. BLOCK WALL

EX. ASPH.

EX. STEEL GRATE

EX. GAS METER

EX. STAMPED CONC.

CONC.

EX. HC RAMP

EX. HANDRAIL

EX. CONC. WALL

EX. FIRE HOSE CONN.

NORTH

W E S

1"=10'

LEGEND

- BITUMINOUS PAVEMENT
- BITUMINOUS PAVT. OVER MILLED SURFACE
- 8" CONC. PAVEMENT
- 4" CONCRETE SIDEWALK
- F-2 CONC. CURB & GUTTER
- F-2 MODIFIED CONC. CURB & GUTTER

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Date	ISSUED FOR:	By
03-31-2016	30% OWNER REVIEW	JS

Sheet Title:

GENERAL PLAN

Drawn By	KJP
Checked By	JS
File Name	01_ENGPLANS.DWG
Plot Date	3/29/2016

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File No	
Date	
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Sheet Number:

C2.0

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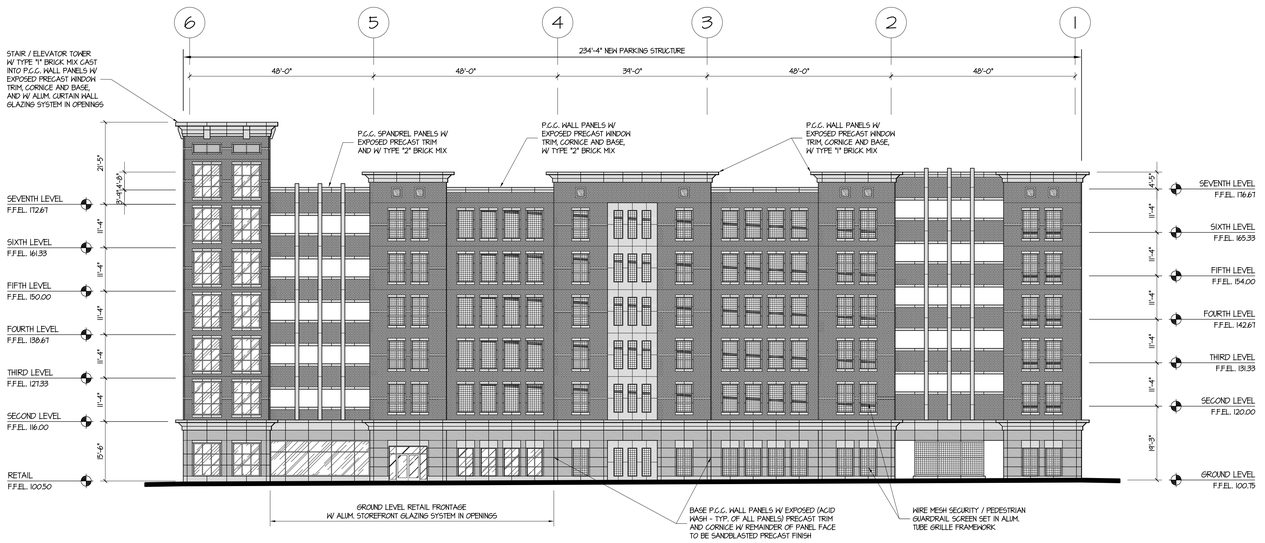
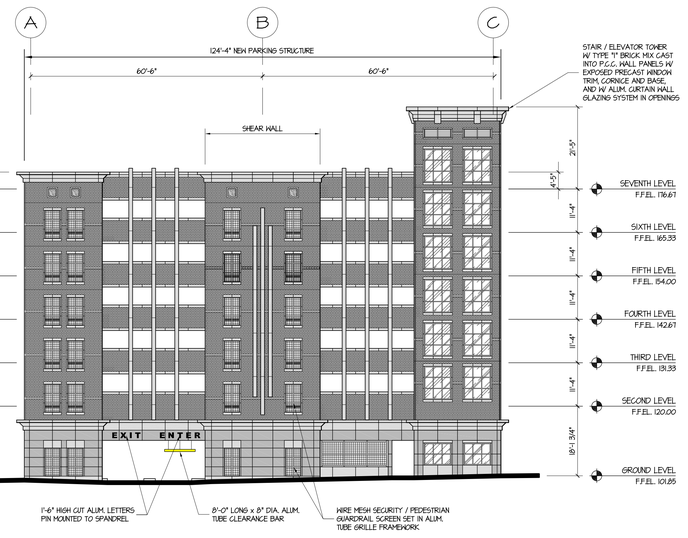


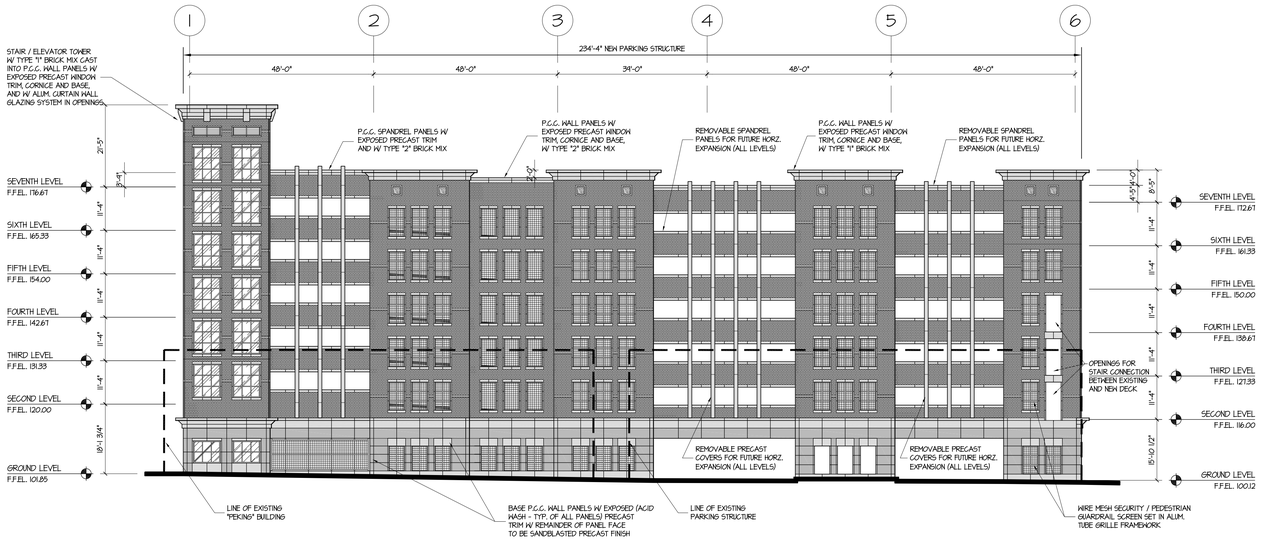
NORTH (2ND STREET) ELEVATION

SCALE: NONE



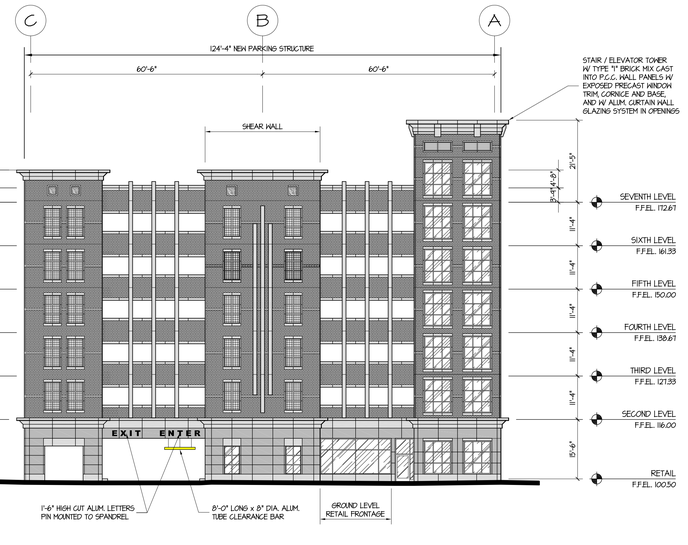
WEST (WASHINGTON) ELEVATION

SCALE: NONE



SOUTH ELEVATION

SCALE: NONE



EAST (CENTER ST.) ELEVATION

SCALE: NONE

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BUILIDING ELEVATIONS

Drawn By	PMH
Checked By	RWK
File Name	1614A-3_1
Plot Date	03-31-2016

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File NO	1614
Date	03-31-2016
Scale	AS NOTED
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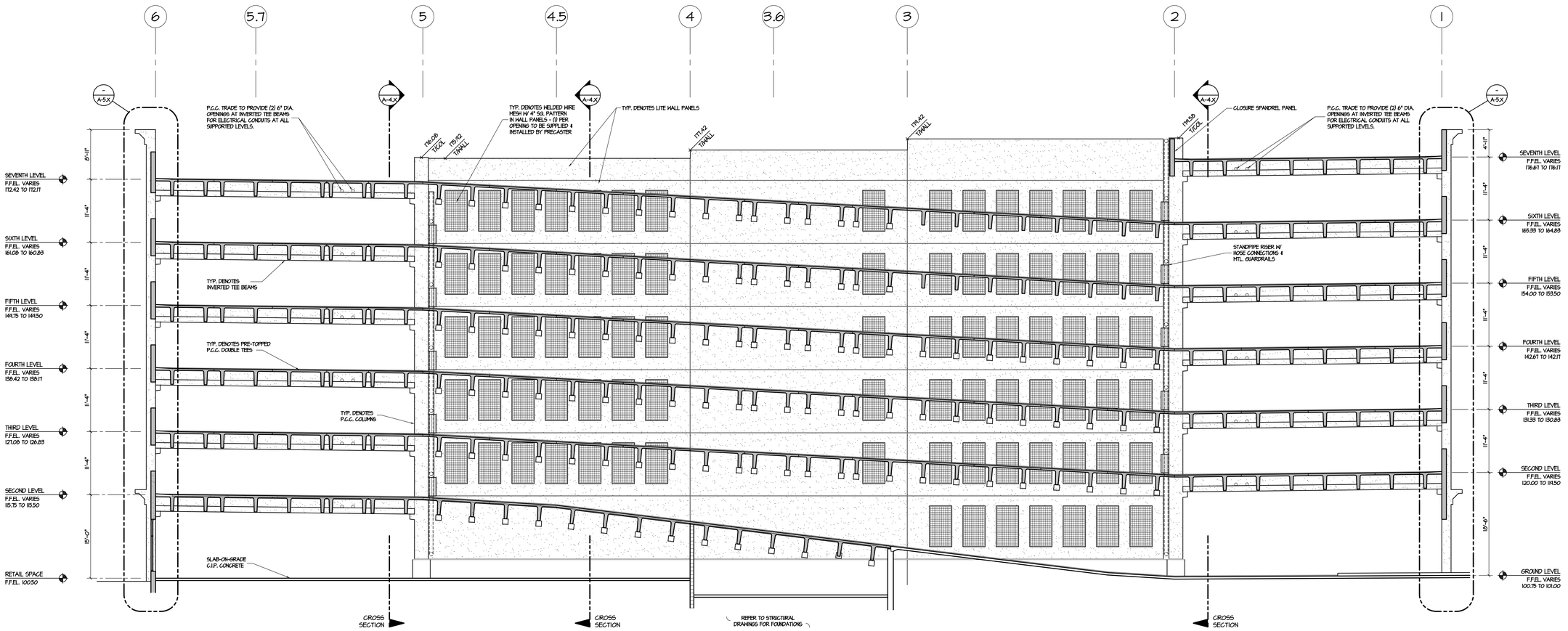

LONGITUDINAL SECTION

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

1 / A-4.1

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ROYAL OAK, MI

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LONGITUDINAL SECTION

Drawn By	RTH/THA
Checked By	RAK
File Name	1614A-4_1
Plot Date	03-31-2016

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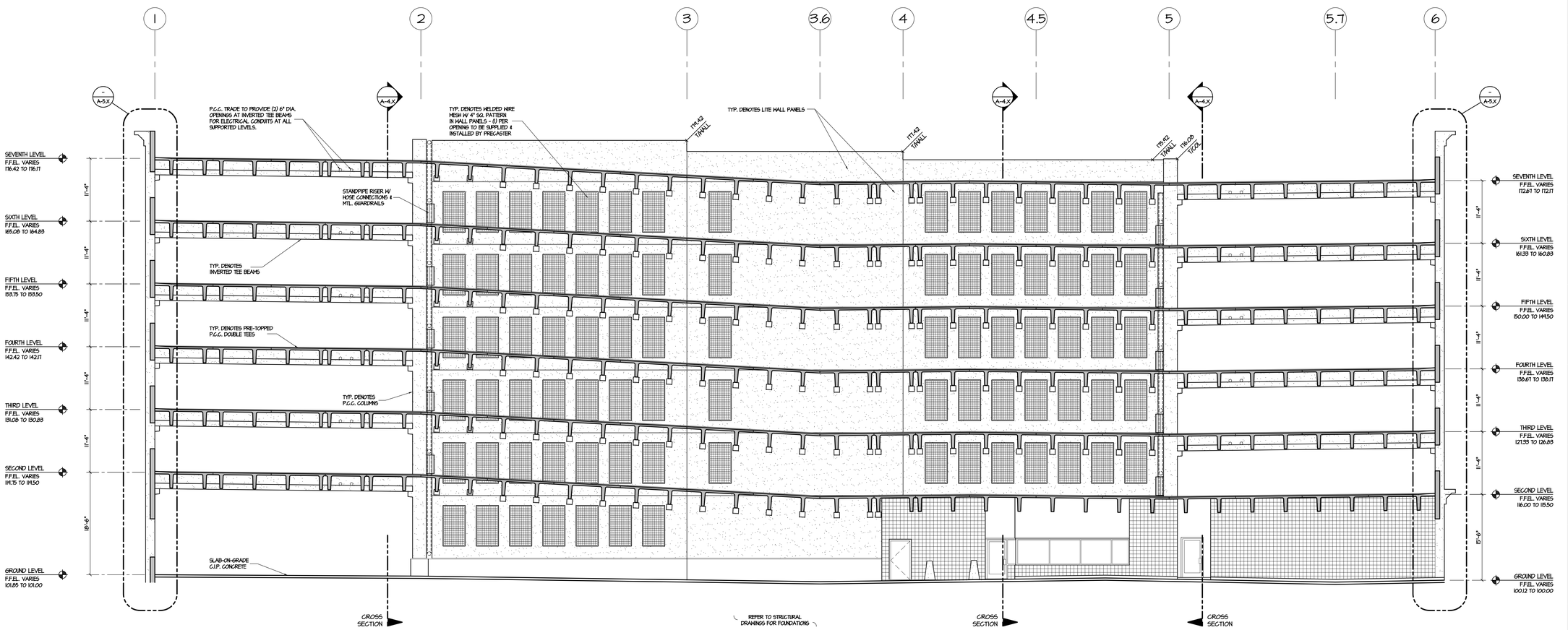

LONGITUDINAL SECTION

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

1 / A-4.2

2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

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LONGITUDINAL SECTION

Drawn By	RTH/THA
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File Name	1614A-4_2
Plot Date	03-31-2016

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File NO	1614
Date	03-31-2016
Scale	1/8" = 1'-0"
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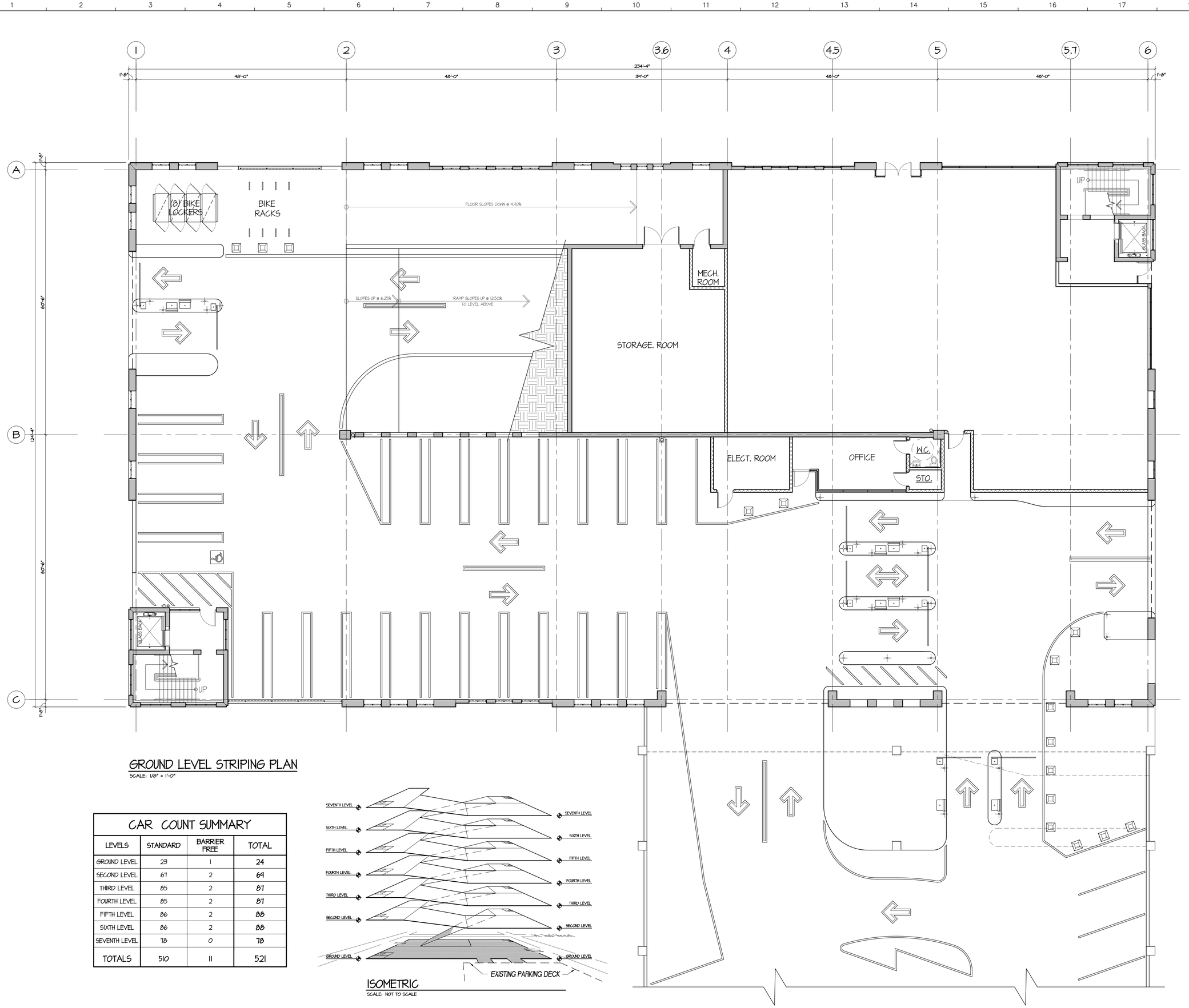
A - 4.2



GROUND LEVEL STRIPING PLAN

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

CAR COUNT SUMMARY			
LEVELS	STANDARD	BARRIER FREE	TOTAL
GROUND LEVEL	23	1	24
SECOND LEVEL	67	2	69
THIRD LEVEL	85	2	87
FOURTH LEVEL	85	2	87
FIFTH LEVEL	86	2	88
SIXTH LEVEL	86	2	88
SEVENTH LEVEL	78	0	78
TOTALS	510	11	521

ISOMETRIC

SCALE: NOT TO SCALE

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Sheet Title:

GROUND LEVEL STRIPING PLAN

Drawn By	RTH
Checked By	RWK
File Name	1614PS-1_1
Plot Date	03-31-2016

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File NO	1614
Date	03-31-2016
Scale	1/8" = 1'-0"
Last Rev.	

NORTH

Sheet Number:

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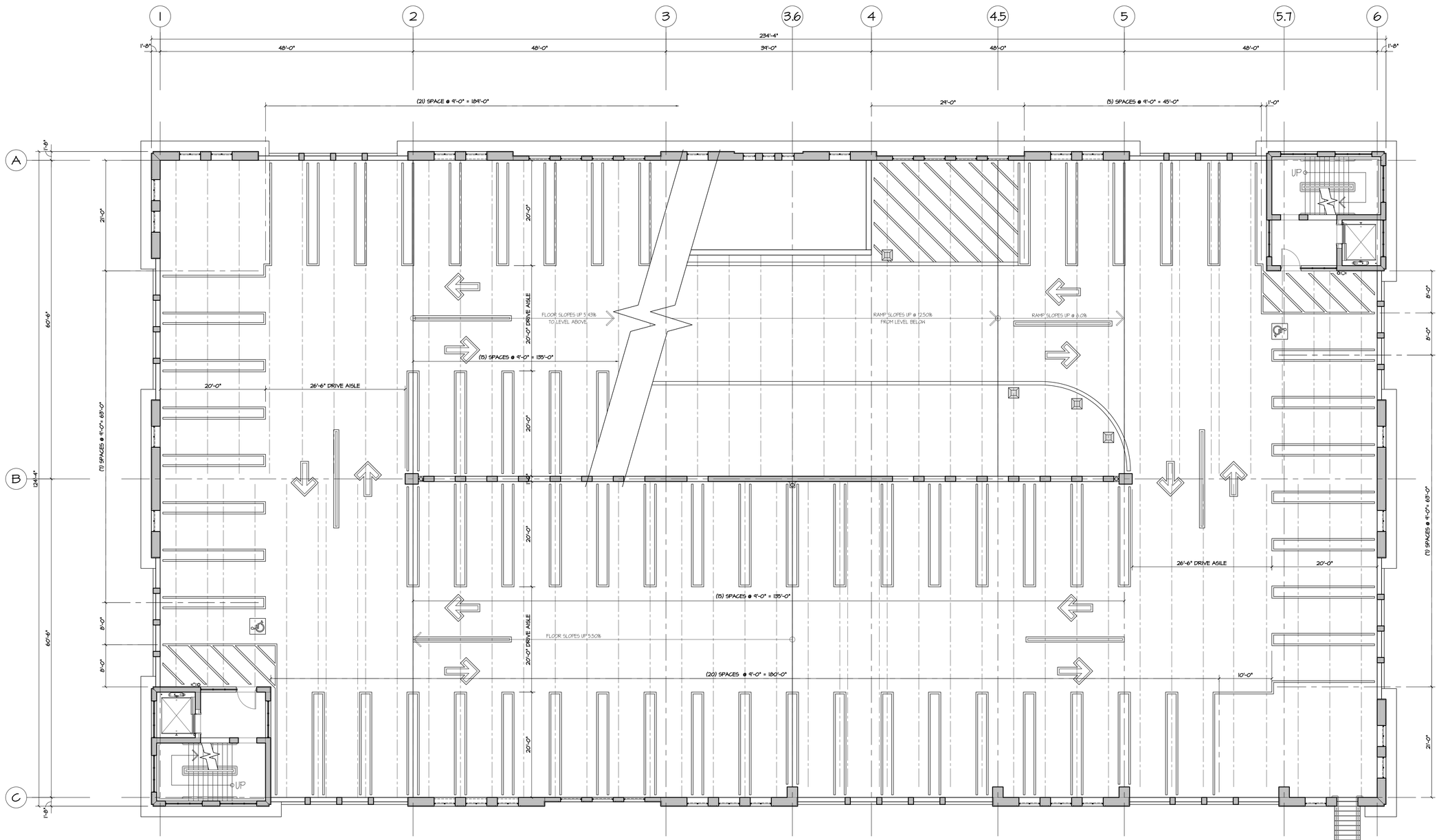
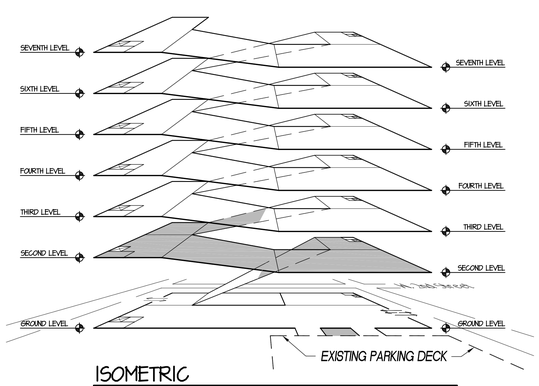


SECOND LEVEL STRIPING PLAN

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



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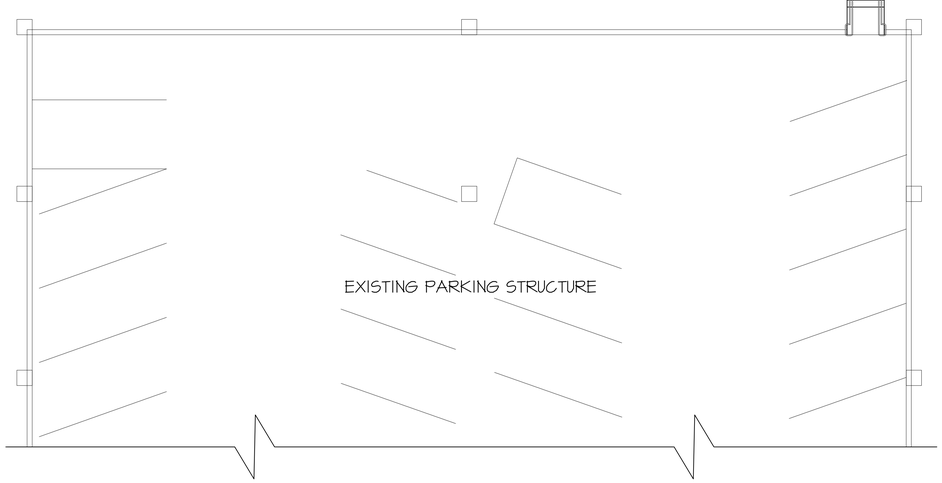

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Sheet Title:

SECOND LEVEL STRIPING PLAN

Drawn By	RTH
Checked By	RWK
File Name	1614PS-1_2
Plot Date	03-31-2016

Detail Number / Detail Sheet

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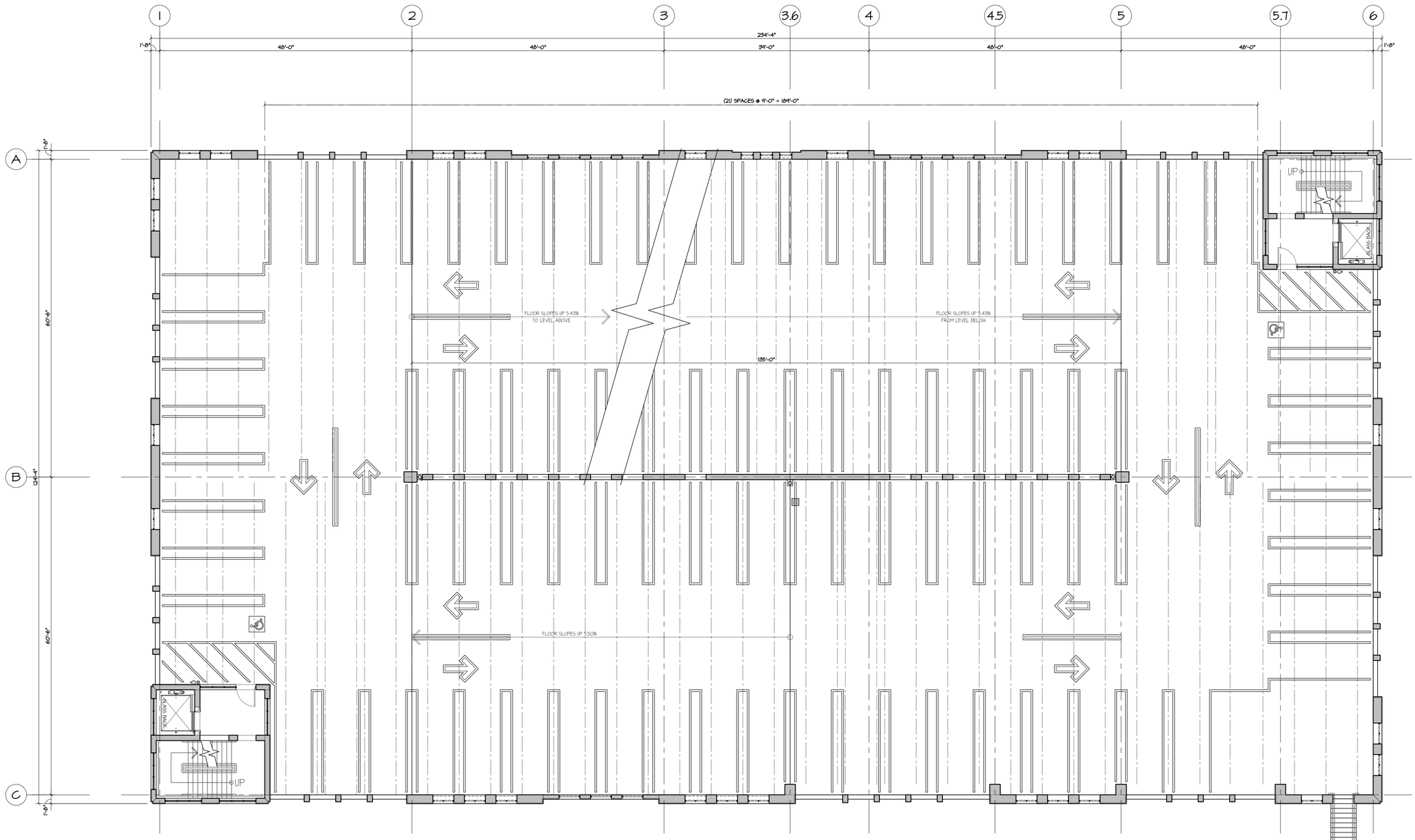
NORTH

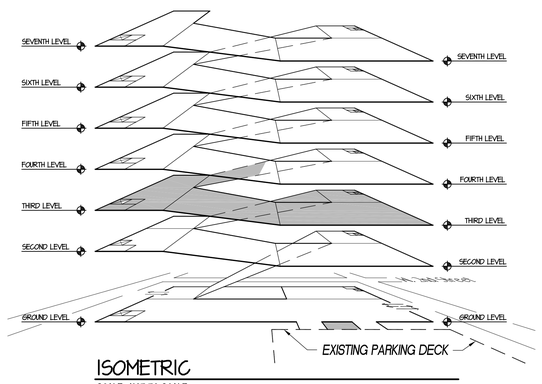
Sheet Number:

PS - 1.2



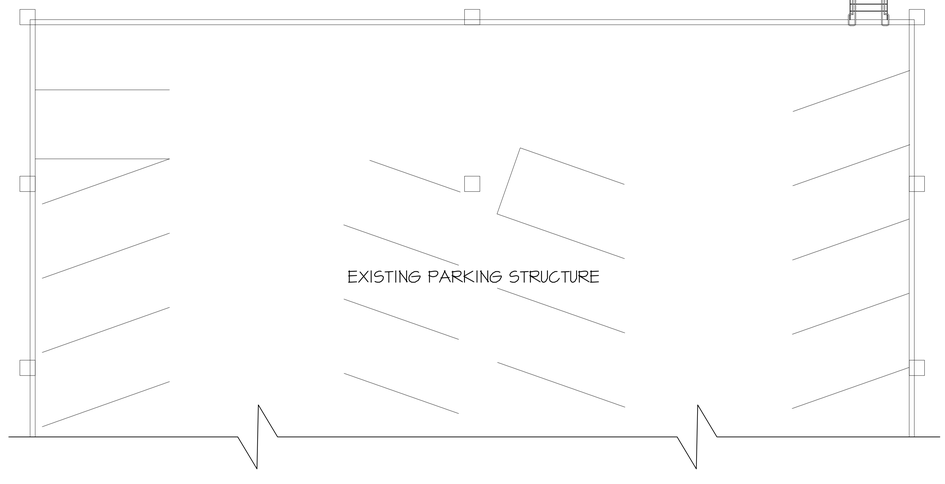
THIRD LEVEL STRIPING PLAN

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



ISOMETRIC

SCALE: NOT TO SCALE



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Sheet Title:

THIRD LEVEL STRIPING PLAN

Drawn By	RTW
Checked By	RWK
File Name	1614A-1_3
Plot Date	03-31-2016

Detail Number

Detail Sheet

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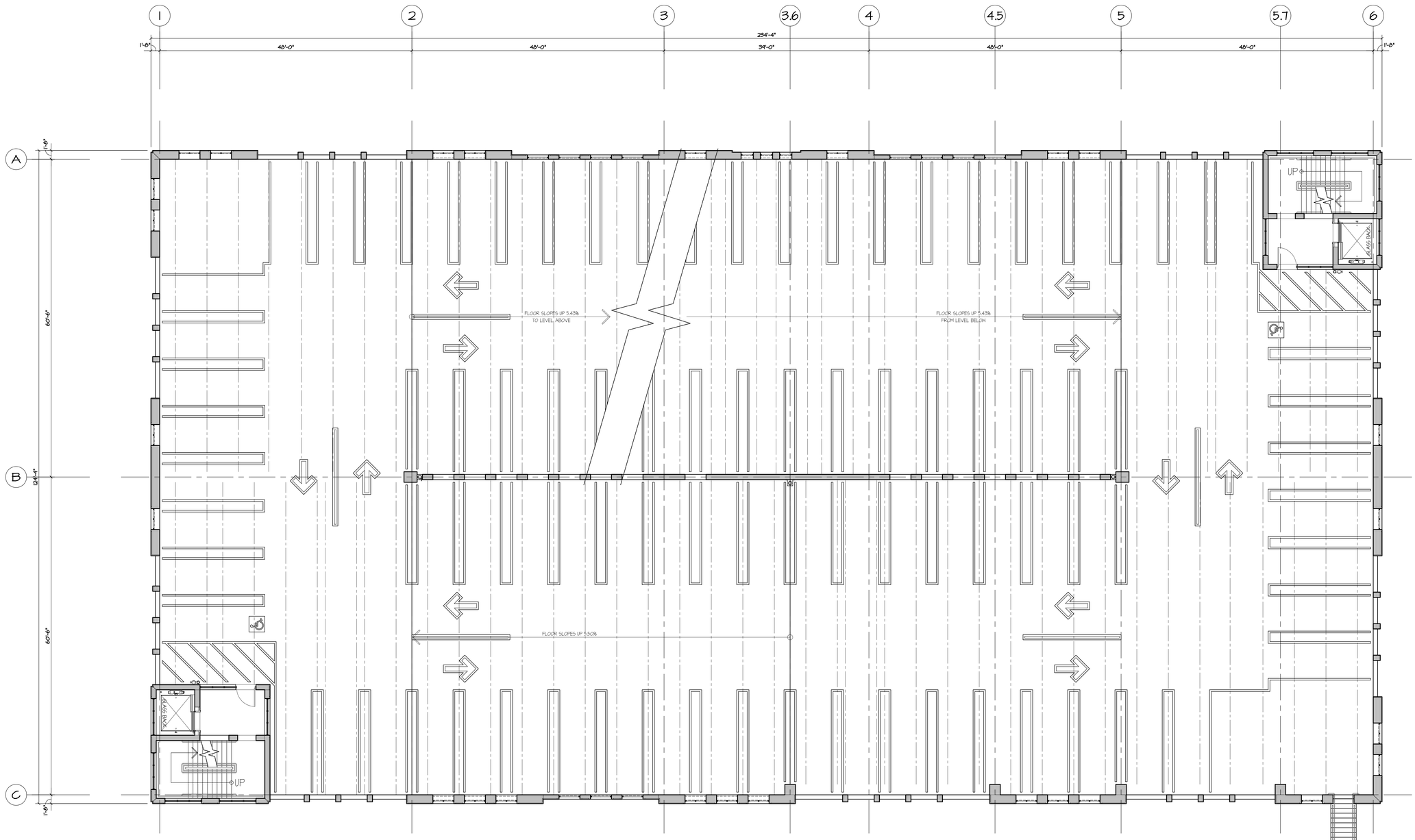
Last Rev.	

NORTH

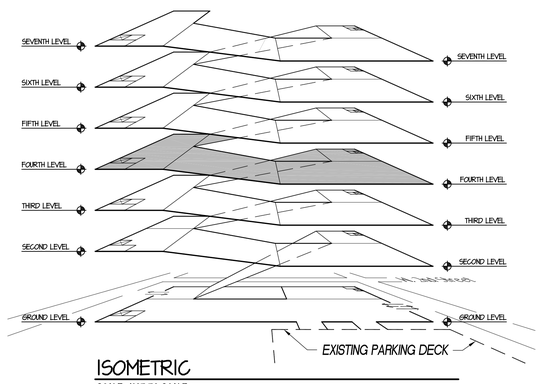
Sheet Number:

PS - 1.3



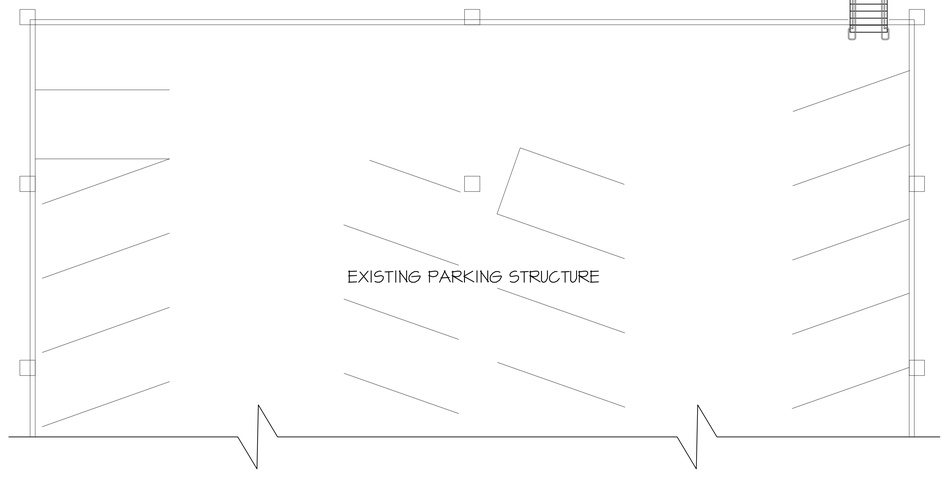
FOURTH LEVEL STRIPING PLAN

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



ISOMETRIC

SCALE: NOT TO SCALE



2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

ROYAL OAK, MI

RICH & ASSOCIATES

Parking Consultants
Architects · Engineers
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Date	ISSUED FOR:	By
03-31-2016	30% OWNER REVIEW	

Sheet Title:

FOURTH LEVEL STRIPING PLAN

Drawn By	RTW
Checked By	RWK
File Name	1614PS-1_4
Plot Date	03-31-2016

Detail Number

Detail Sheet

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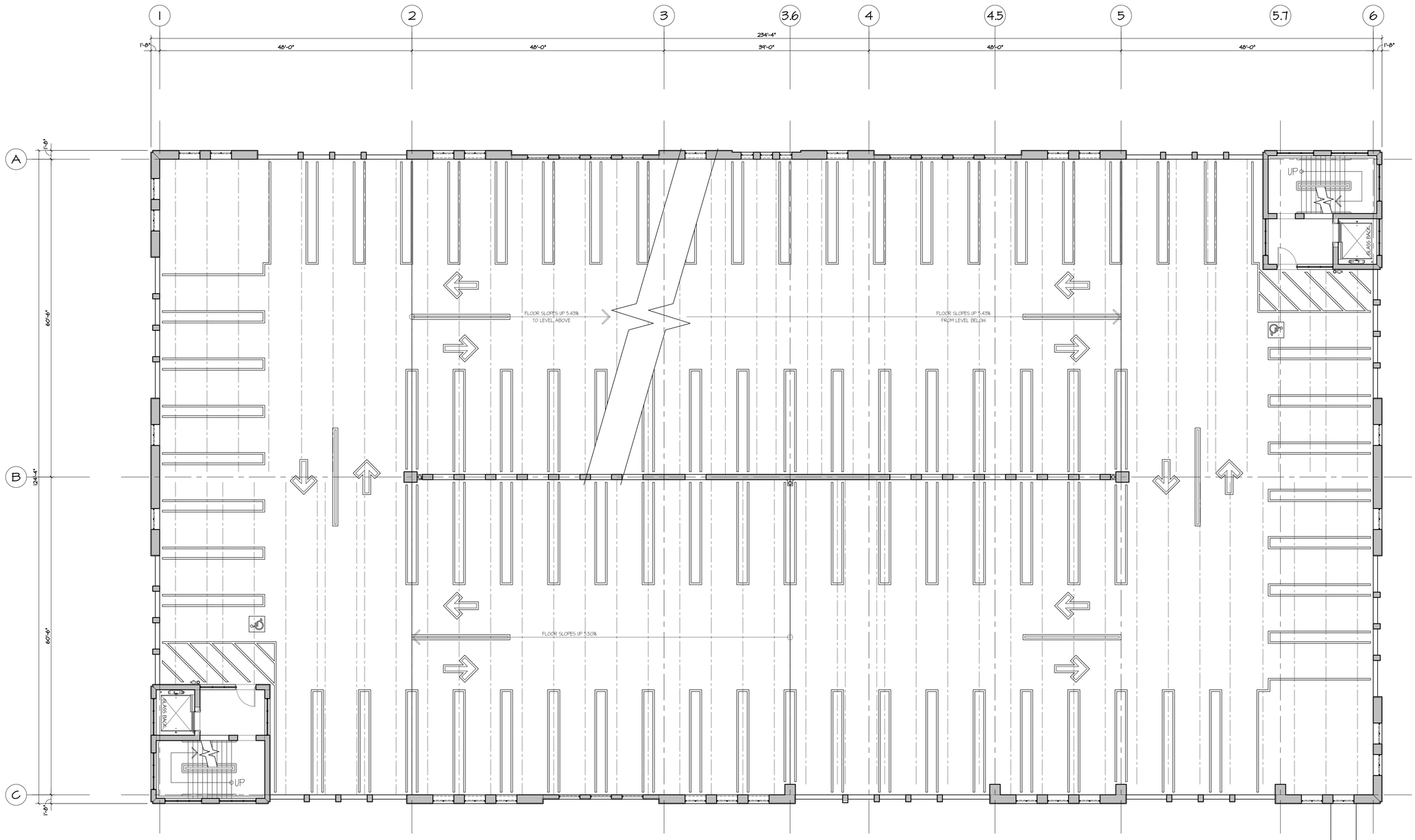
File No	1614
Date	03-31-2016
Scale	1/8" = 1'-0"
Last Rev.	

NORTH

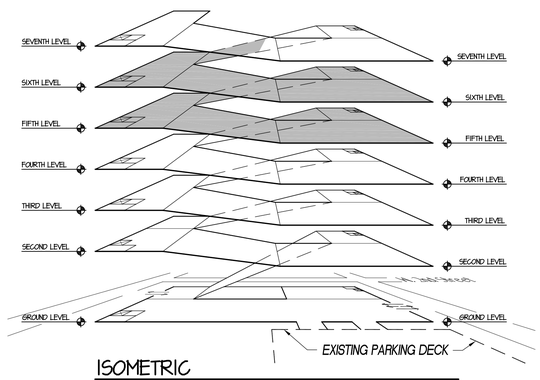
Sheet Number:

PS - 1.4



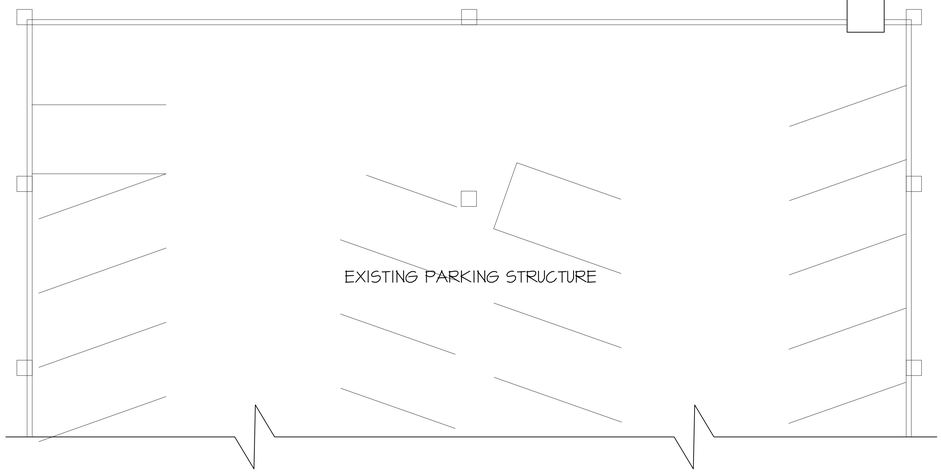
FIFTH & SIXTH LEVEL STRIPING PLANS

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



ISOMETRIC

SCALE: NOT TO SCALE



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Sheet Title:

FIFTH + SIXTH LEVEL STRIPING PLANS

Drawn By	RTW
Checked By	RWK
File Name	1614PS-1_5
Plot Date	03-31-2016

Detail Number

Detail Sheet

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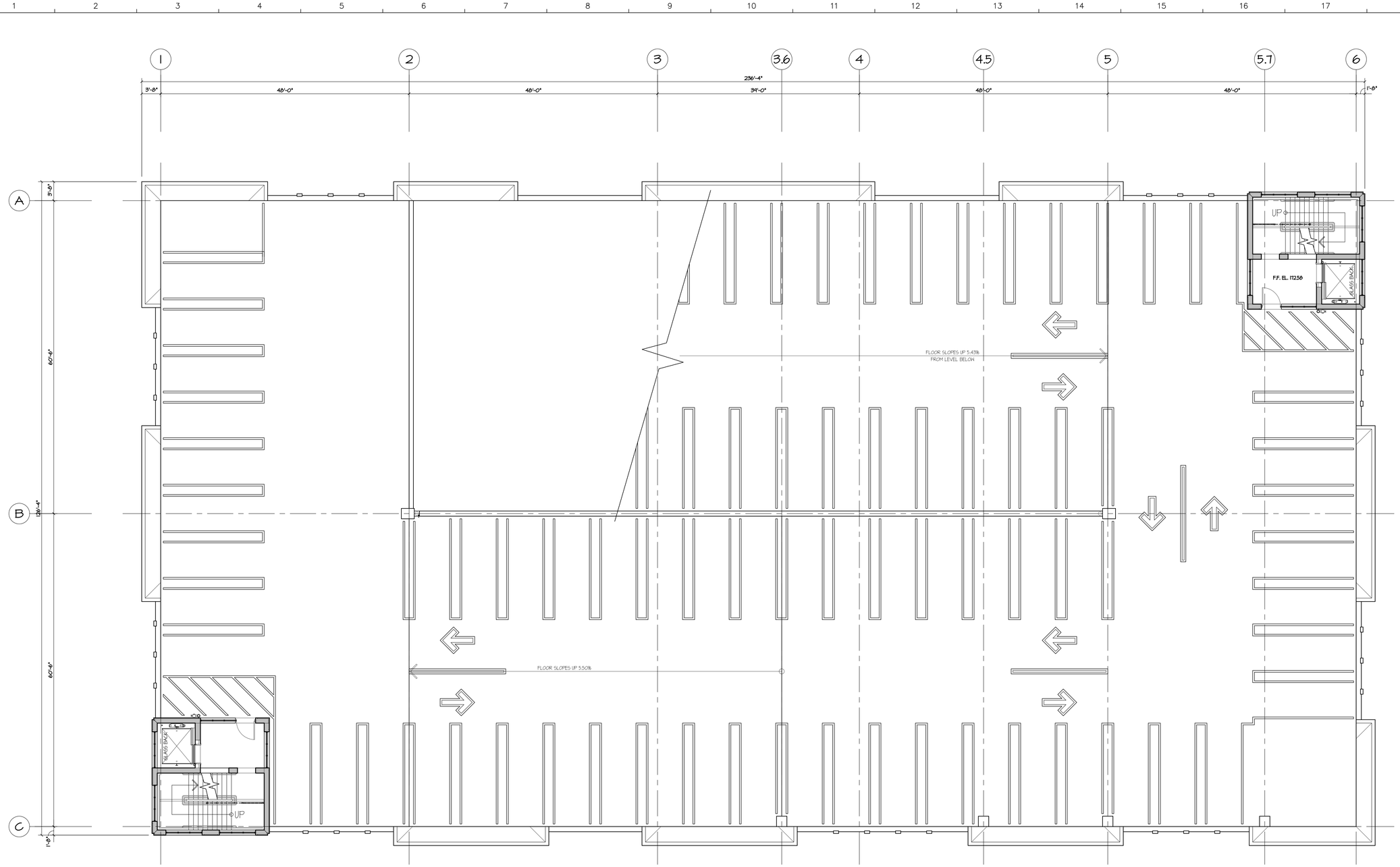
File No	1614
Date	03-31-2016
Scale	1/8" = 1'-0"
Last Rev.	

NORTH

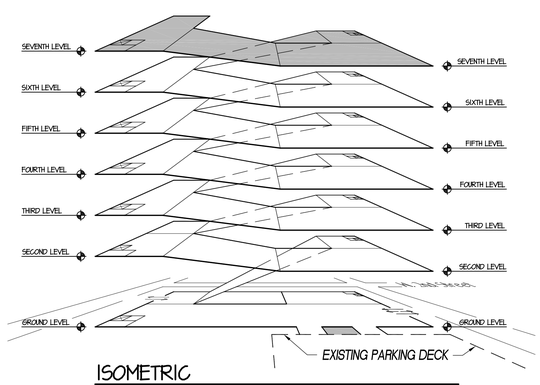
Sheet Number:

PS - 1.5



SEVENTH LEVEL STRIPING PLAN

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



ISOMETRIC

SCALE: NOT TO SCALE

EXISTING PARKING STRUCTURE

2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

ROYAL OAK, MI

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Sheet Title:

SEVENTH LEVEL (ROOF) STRIPING PLAN

Drawn By	RTH
Checked By	RWK
File Name	1614PS-1_6
Plot Date	03-31-2016

Detail Number / Detail Sheet

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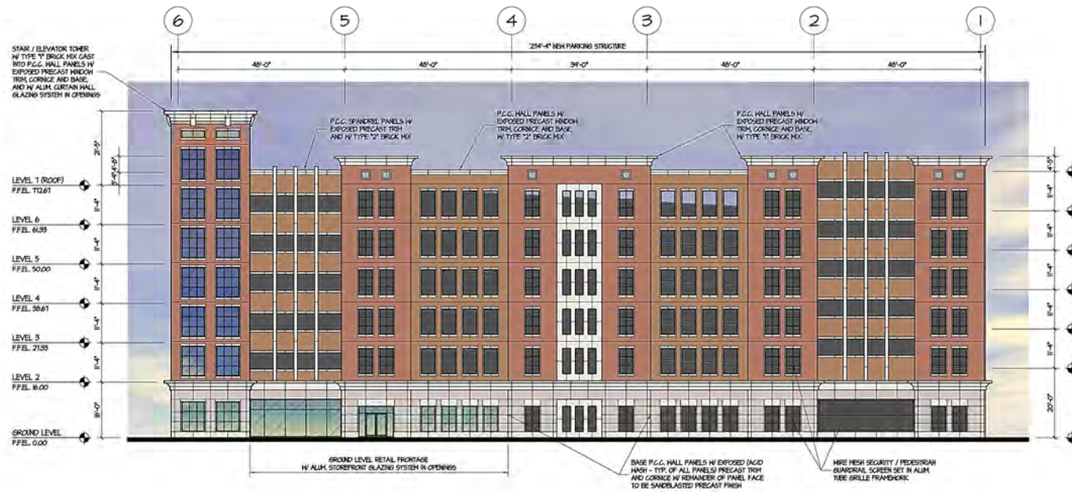
File NO	1614
Date	03-31-2016
Scale	1/8" = 1'-0"
Last Rev.	

NORTH

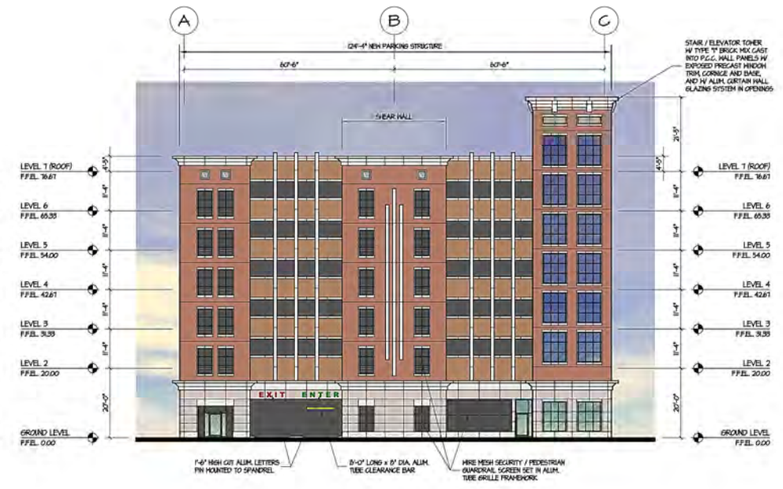
Sheet Number:

PS - 1.6



NORTH (2ND STREET) ELEVATION OPTION 1B

SCALE: NONE



WEST (WASHINGTON) ELEVATION OPTION 1B

SCALE: NONE

EAST (CENTER ST.) ELEVATION OPTION 1B

SCALE: NONE

2nd STREET PARKING STRUCTURE FOR THE CITY OF ROYAL OAK

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Date	ISSUED FOR:	By

Sheet Title:

ELEVATIONS W/ FUTURE DECK OPTION 1B

Drawn By	PMH
Checked By	
File Name	
Plot Date	

Detail Number / Detail Sheet

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File NO	1614
Date	02-08-16
Scale	AS NOTED
Last Rev.	

Sheet Number:

OPTION 1B

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view looking southeast
Royal Oak, Michigan

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view looking southwest
Royal Oak, Michigan

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© 2nd Street Parking Structure
view looking southwest (future expansion)
Royal Oak, Michigan

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