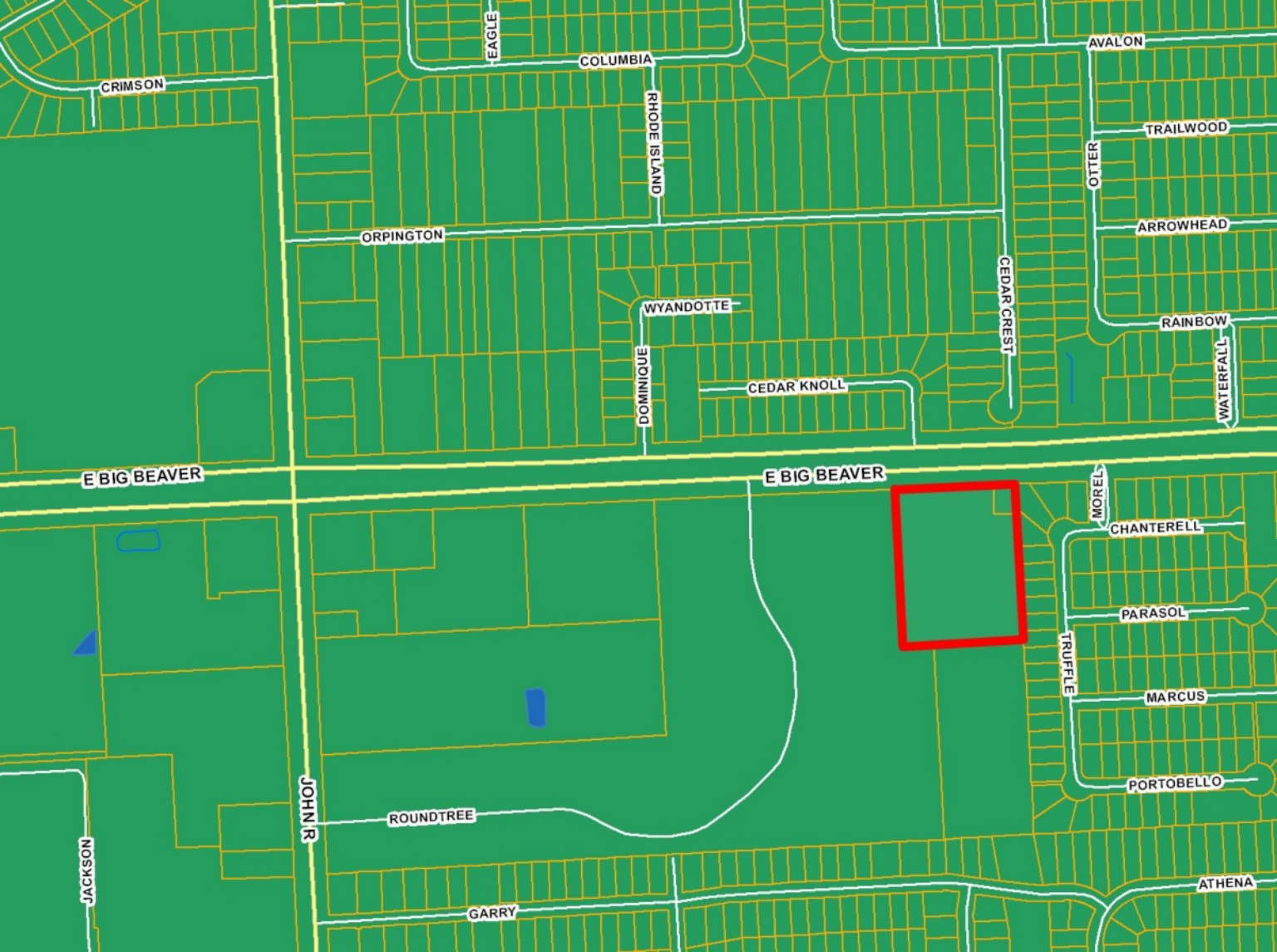


3. HEARING OF CASES

B. **VARIANCE REQUEST, MONSIGNOR ZOUHAIR TOMA KAJBOU, 2442 E. BIG BEAVER ROAD, ST. JOSEPH CHALDEAN CATHOLIC CHURCH –**

In order to construct an addition to the church and a new driveway: 1) An 8 foot variance from the requirement that the addition be set back 50 feet from the west property line, 2) a 43 foot variance from the requirement that the proposed driveway be set back at least 50 feet from the west property line, and 3) a variance from the requirement that a landscaped berm be provided between the proposed driveway and the west property line.

SECTION: 10.30.04 (B), (E), (F)





E BIG BEAVER

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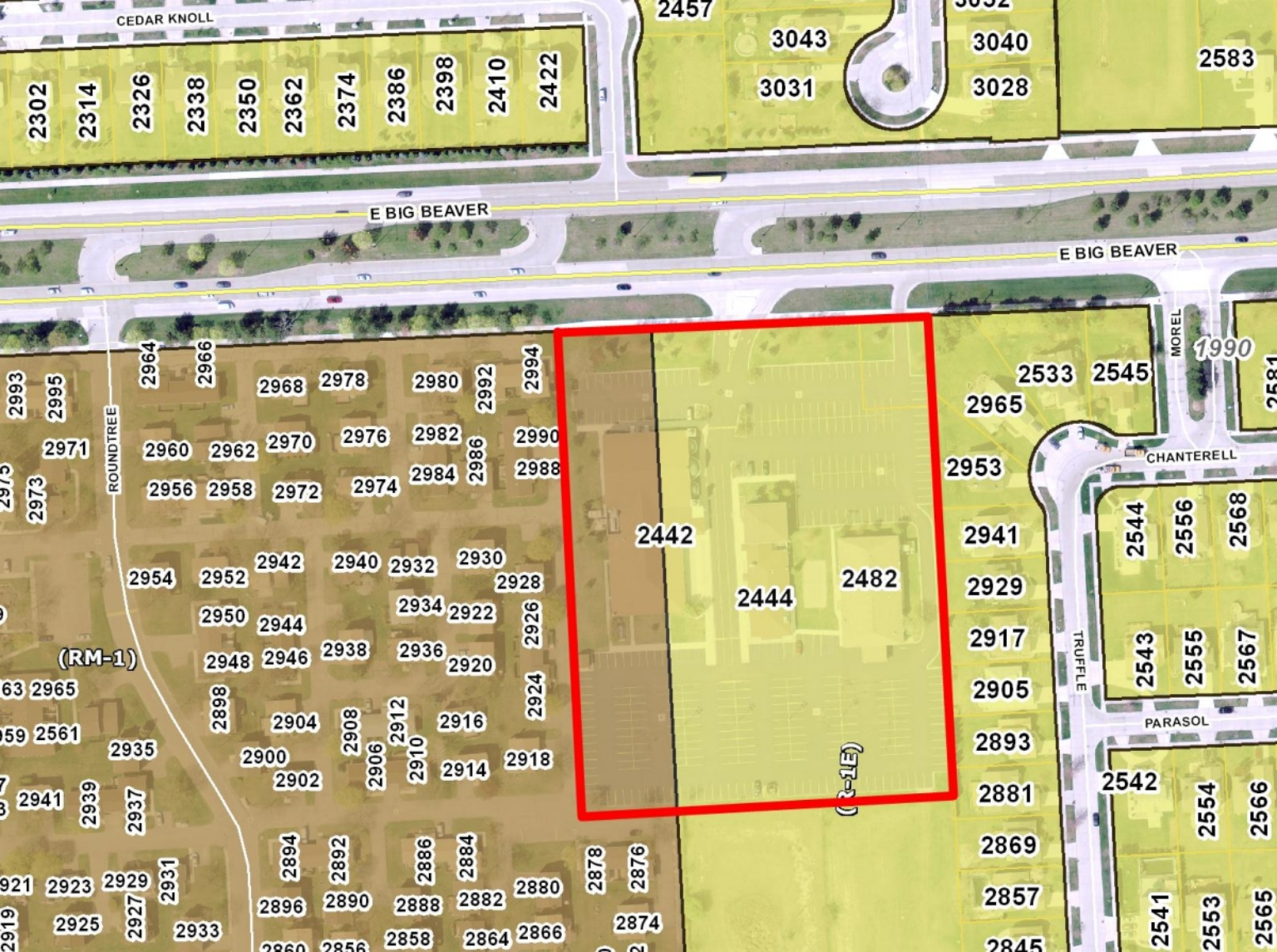
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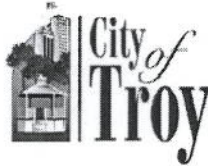
CITY OF TROY

FEB 11 2011

BOARD OF ZONING APPEALS APPLICATION

PLANNING DEPT.

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



FILE NUMBER 2442 BIG BEAVER EAST
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$650.00) _____

ST JOSEPH CHALDEAN CATHOLIC CHURCH**NOTICE TO THE APPLICANT**

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **TWENTY-SEVEN (27) DAYS BEFORE** THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 2442 E. BIG BEAVER ROAD, TROY, MI 48083
LOT NO. _____ SUBDIVISION _____
LOCATED ON THE SOUTH SIDE OF (ROAD) BIG BEAVER ROAD
BETWEEN DEQUINDRE ROAD AND JOHN R. ROAD
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-25-126-024
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: SECTION 6.21 E AND F
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____

6. APPLICANT INFORMATION:

NAME Monsignor Zouhair Toma Kajbou

COMPANY St. Joseph Chaldean Catholic Church

ADDRESS 2442 E. Big Beaver Road

CITY Troy STATE MI ZIP 48083

TELEPHONE 248-528-3676

E-MAIL _____

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: _____

8. OWNER OF SUBJECT PROPERTY:

NAME Monsignor Zouhair Toma Kajbou

COMPANY St. Joseph Chaldean Catholic Church

ADDRESS 2442 E. Big Beaver Road

CITY Troy STATE MI ZIP 48083

TELEPHONE 248-528-3676

E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, Monsignor Zouhair Toma Kajbou (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT



DATE 2/11/2011

PRINT NAME:

Msgr. Zouhair Toma

SIGNATURE OF PROPERTY OWNER

DATE

PRINT NAME:



**Residential
Commercial
Industrial**

Architects / Engineers / Planners

February 10, 2011

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

RE: St. Joseph's Chaldean Catholic Church
2442 E. Big Beaver Road
Troy, MI 48083

Mr. Paul Evans,

We are requesting variances for the following items in regards to the Troy Zoning Ordinance Section 6.21, subsections E and F:

1. The proposed vestibule relates to subsection E, which states that there shall be a minimum of a 50'-0" side yard setback. The proposed vestibule area will encroach on the setback by approximately 7'-6", which we are asking for a variance on. This new vestibule area would serve as a covered area for the rear entry door.
2. The proposed drive relates to subsection F, which states that the side yard area abutting a residential district will be maintained as open landscaped area. The proposed new drive will violate this part of the ordinance, which we are asking for a variance on. The new drive will conform to the landscape requirements set forth in the zoning ordinance. This drive will alleviate the congestion and traffic on Big Beaver because it will become a second entrance to the site. The current entrance has a drop off area which tends to create backups onto Big Beaver. The new drive does not have a drop off area and will be a straight access to the parking lot at the rear of the site.

Please feel free to contact me if you have any questions or concerns. (248-985-9101)
Thank you.

Respectfully submitted,

Dan Swiontoniowski
Project Manager

31471 Northwestern Highway, Suite 2
Farmington Hills, Michigan 48334-2575
Phone 248-985-9101
Fax 248-985-9105

720 Ann Arbor, Ste. 312
Flint, Michigan 48502
Phone: 810-238-9140
Fax: 810-238-9142

Website: GAVASSOCIATES.COM

JAD JOB NO.:1007

ROCHESTER RD.
E. WATTLE RD.
JOHN ST.
DEQUINDE RD.
BIG BEAVER RD.
SITE
MAPLE RD.

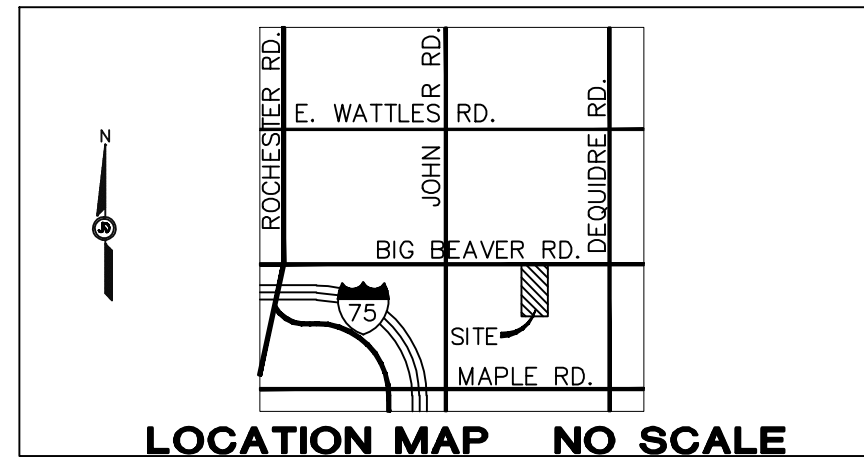
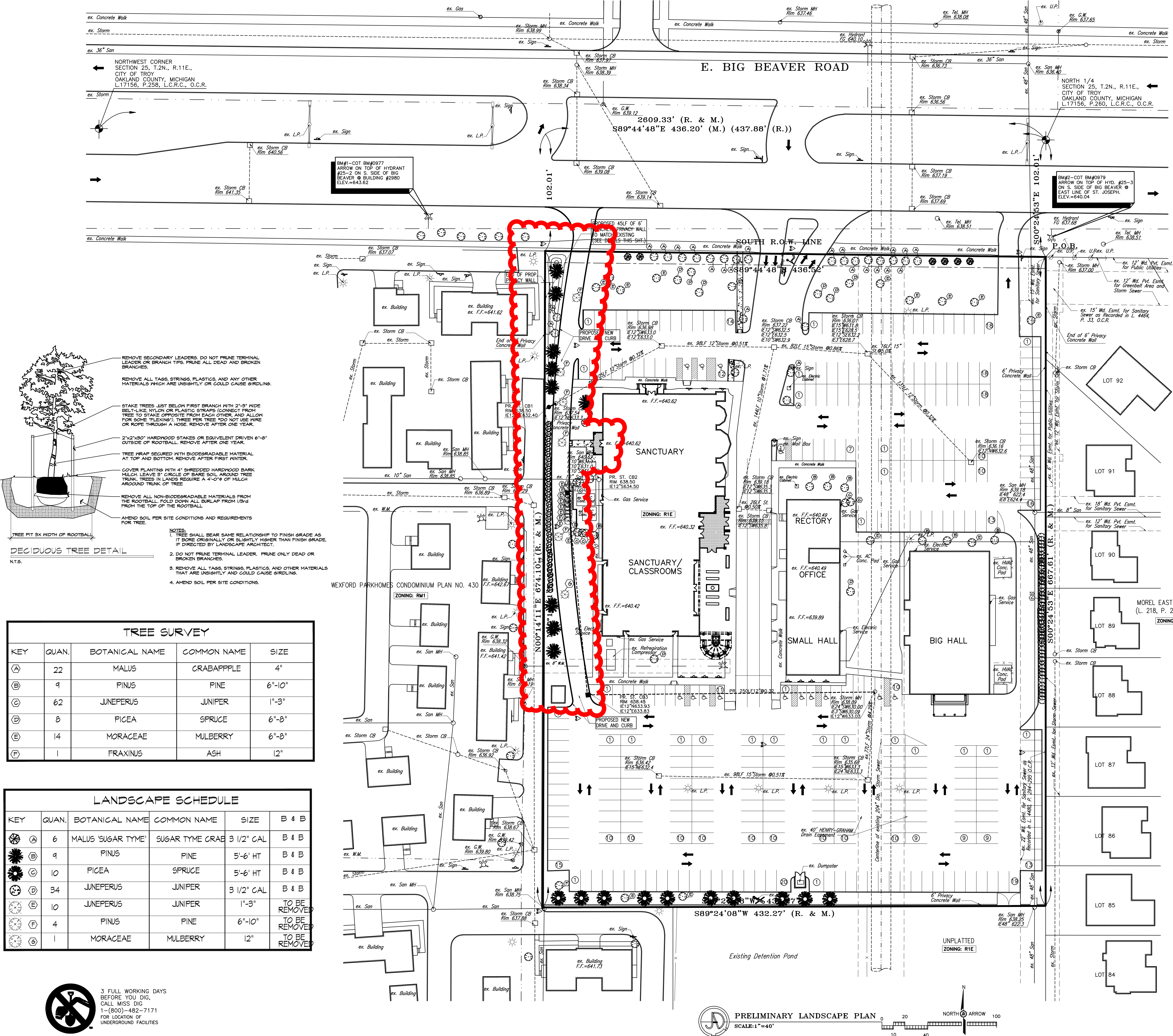
LOCATION MAP NO SCALE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LATEST APPROVED PLANS BY THE THE MUNICIPALITY AND ALL OTHER GOVERNMENTAL AGENCIES, CONSULTANTS WHOSE JURISDICTION APPLY TO THIS PROJECT.

THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ENGINEERS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

CITY OF TROY FILE NUMBER: SU 385



LEGAL DESCRIPTION
A PARCEL OF LAND BEING PART OF THE NORTHWEST CORNER OF SECTION 25, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; S.00°24'53"E., 102.01 FEET ALONG THE N.-S. 1/4 LINE TO THE P.O.B.; THENCE CONTINUING ALONG SAID LINE S.00°24'53"E., 555.60 FEET; THENCE S.89°24'08"W., 432.27 FEET; THENCE N.00°14'11"E., 572.10 FEET TO THE SOUTH R.O.W. LINE OF BIG BEAVER ROAD (102.00' 1/2 WD.); THENCE ALONG SAID S. R.O.W. LINE S.89°44'48"E., 437.88 FEET (M.) TO THE P.O.B. CONTAINING 5.712 ACRES OF LAND.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS, IF ANY.
ALSO KNOWN AS PARCEL IDENTIFICATION NUMBER: 20-25-126-024.

DESCRIPTION	EXISTING	PROPOSED
STORM/SEWER	MANHOLE CB	MANHOLE CB
SANITARY/SEWER	MANHOLE	MANHOLE
WATER LINE	3" GAS VALVE	3" GAS VALVE
UTILITY POLE/POWER LINE	4" GAS	4" GAS
UTILITY POLE W/GUY WIRE	4" GAS	4" GAS
GAS LINE	4" GAS	4" GAS
CONCRETE PAVEMENT	4" GAS	4" GAS
SILT FENCE	4" GAS	4" GAS
FENCE	4" GAS	4" GAS
FABRIC FILTER FENCE	4" GAS	4" GAS
LOT IDENTIFICATION NO.	LOT 178	LOT 178
PARCEL IDENTIFICATION NO.	11-30-277-078	11-30-277-078
FIRST FLOOR ELEVATION	FF=987.7	PROP. FF=987.7
BASEMENT FLOOR ELEV.	BF=987.7	PROP. BF=987.7
GARAGE FLOOR ELEVATION	GF=987.7	PROP. GF=987.7
CENTERLINE OF PAVEMENT	4" GAS	4" GAS
SPOT ELEVATION	4" GAS	4" GAS
CONTOUR LINE	4" GAS	4" GAS
BOTT. SWALE ELEV.	987.7	987.7
TOP OF STAIRS ELEV.	987.775	987.775
BOTTOM OF STAIRS ELEV.	987.785	987.785
TOP OF CURB ELEVATION	4" GAS	4" GAS
EASEMENT	4" GAS	4" GAS
SURFACE DRAINAGE FLOW	4" GAS	4" GAS

FLOOD ZONE DETERMINATION
F.I.R.M. CITY OF TROY-OAKLAND COUNTY-MICHIGAN
PANEL# 261250-0553G (NORTH PART OF PROPERTY)
PANEL# 261250-0561G (SOUTH PART OF PROPERTY)
MAP REVISED JANUARY 16-2009
PROPERTY DOES LIE WITHIN A MINIMAL OR NO IMPACT FLOOD ZONE.

TOPO NOTES
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE DERIVED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

BENCH MARK-NAVD88 DATUM
THE BENCHMARK DESCRIPTIONS, ELEVATIONS, AND LABELS CONTAINED ON THIS LIST IS SUBJECT TO CHANGE, WITHOUT PRIOR NOTICE AT ANY TIME DUE TO ONGOING CONSTRUCTION AND MAINTENANCE PROJECTS THROUGHOUT THE CITY OF TROY. IT IS STRONGLY ADVISED TO FIELD MEASURE THE ELEVATION DIFFERENCE BETWEEN A MINIMUM OF TWO BENCHMARKS TO VERIFY A BENCHMARK ELEVATION BEFORE USE ON THIS PROJECT.

LANDSCAPE REQUIREMENTS
ZONING ORDINANCE-SEC. 39.80.02
1. STRIP OF LAND 10' IN WIDTH ADJACENT ANY PUBLIC STREET/FREEWAY OR R.O.W. LANDSCAPED WITH A MINIMUM OF ONE (1) TREE FOR EACH (20) LINEAR FEET OF PROPERTY ABUTTING SAID R.O.W.
TWO (2) TREES REQUIRED IN 10' STRIP ABUTTING R.O.W.
10' STRIP=35.42/20=1.77 TREES=2 TREES (USE 22 TREES REQUIRED)
(TREES PROVIDED: 12 TREES)

ZONING ORDINANCE-SEC. 39.80.03
1. ALL PARKING AREAS OCCURRING WITHIN THE DEVELOPMENT AREA SHALL BE PROVIDED WITH A MIN. FIVE (5) FOOT CONCRETE SIDEWALK BETWEEN THE SUBJECT PARKING AREAS AND THE RESIDENTIAL DEVELOPMENT.
(PROVIDED)

ZONING ORDINANCE-SEC. 39.80.04
1. SCREENING WALLS SHALL BE PROVIDED BETWEEN PARKING AREAS AND ADJACENT RESIDENTIAL PROPERTIES IN ACCORDANCE WITH SECTION 39.10.00
(PROVIDED)

ZONING ORDINANCE-SEC. 39.80.05
1. IN ADDITION TO ANY LANDSCAPE BUFFER REQUIRED BY SEC. 39.80.02, TEN (10) PERCENT OF THE NET SITE AREA SHALL BE DEVELOPED AS LANDSCAPED OPEN SPACE. SAID LANDSCAPED OPEN SPACE SHALL BE COUNTED ONLY WHEN LOCATED IN THE FRONT OR SIDE YARDS, PEDESTRIAN WALKS, PLANTERS, AND OTHER DECORATIVE ELEMENTS MAY BE INCLUDED IN SUCH LANDSCAPED AREAS, NO MORE THAN TWENTY (20) PERCENT OF THE REQUIRED LANDSCAPED AREA MAY CONSIST OF DURABLE NON-LIVING LANDSCAPED MATERIAL.
LANDSCAPED AREAS SHALL BE COUNTABLE ONLY WHEN SUCH ARE TWO HUNDRED (200) SQUARE FEET OR MORE IN AREA, AND WHEN TYPICALLY FIVE (5) FEET OR MORE IN WIDTH.
TOTAL NET AREA = 248,803.35 SQ.FT./100=
OPEN SPACE REQUIRED = 248,803.35 SQ.FT./100= 248,803.35 SQ.FT.
EXISTING OPEN SPACE PROVIDED = 47,125 SQ.FT.
(PROVIDED)

PARKING REQUIREMENTS
ZONING ORDINANCE-SEC. 40.21.21 RELIGIOUS WORSHIP FACILITIES
ONE (1) FOR EACH (3) SEATS OR SIX (6) FEET OF BENCH SEATING IN THE MAIN UNIT OF WORSHIP.
EXISTING SEATING CAPACITY IN SANCTUARY = 800 SEATS
REQUIRED PARKING SPACES FOR SANCTUARY = 800/3 = 266.7/USE 267 SPACES.
ZONING ORDINANCE-SEC. 40.21.31.B BANQUET ROOM
ONE (1) FOR EACH TWO (2) PERSONS WITH THE SEATING CAPACITY OF THE ESTABLISHMENT, PLUS ONE (1) EMPLOYEE PARKING SPACE FOR EACH TEN (10) SEATS WITHIN THE SEATING CAPACITY ON ONE (1) FOR EACH TWENTY (20) SQUARE FEET OF BANQUET AREA, WHICHEVER IS GREATER.
EXISTING SEATING CAPACITY IN BANQUET ROOM = 325 SEATS
REQUIRED PARKING SPACES FOR GUESTS = 325/2 = 162.5/USE 163 SPACES.
REQUIRED PARKING SPACES FOR EMPLOYEES = 325/10 = 32.5/USE 33 SPACES.
TOTAL REQUIRED PARKING SPACES FOR BANQUET ROOM = 196 SPACES
ZONING ORDINANCE-SEC. 40.21.71 BUSINESS AND PROF. OFFICES
ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF USABLE FLOOR AREA, AS INDICATED IN SECTION 04-20.63.
REQUIRED PARKING SPACES FOR GUESTS = 1,000/200 = 5 SPACES.
ZONING ORDINANCE-SEC. 40.21.12 ONE-FAMILY ATTACHED
TWO (2) FOR EACH DWELLING UNIT.
MAXIMUM PARKING REQUIREMENT FOR SINGLE USEAGE = 267 SPACES
EXISTING PARKING PROVIDED = 321 SPACES

J.A.D. Engineering Services, Inc.

4197 Court Anthony
Waterford, MI 48328

Telephone: (248) 739-9955
JAD222@SBCGLOBAL.NET

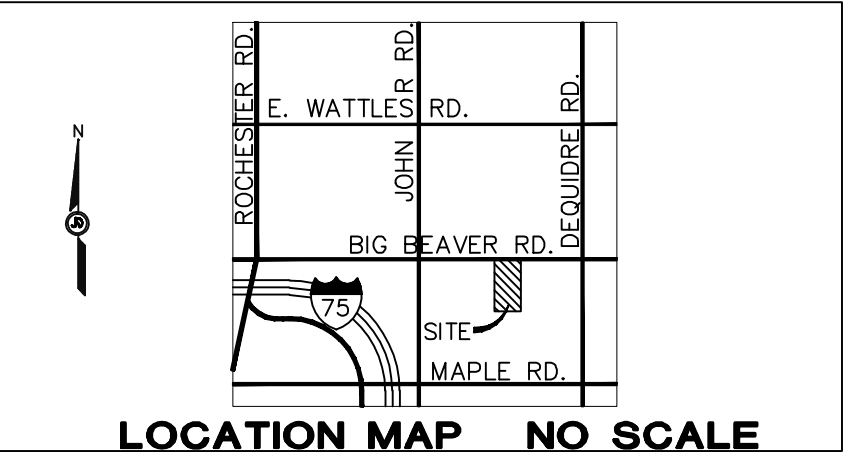
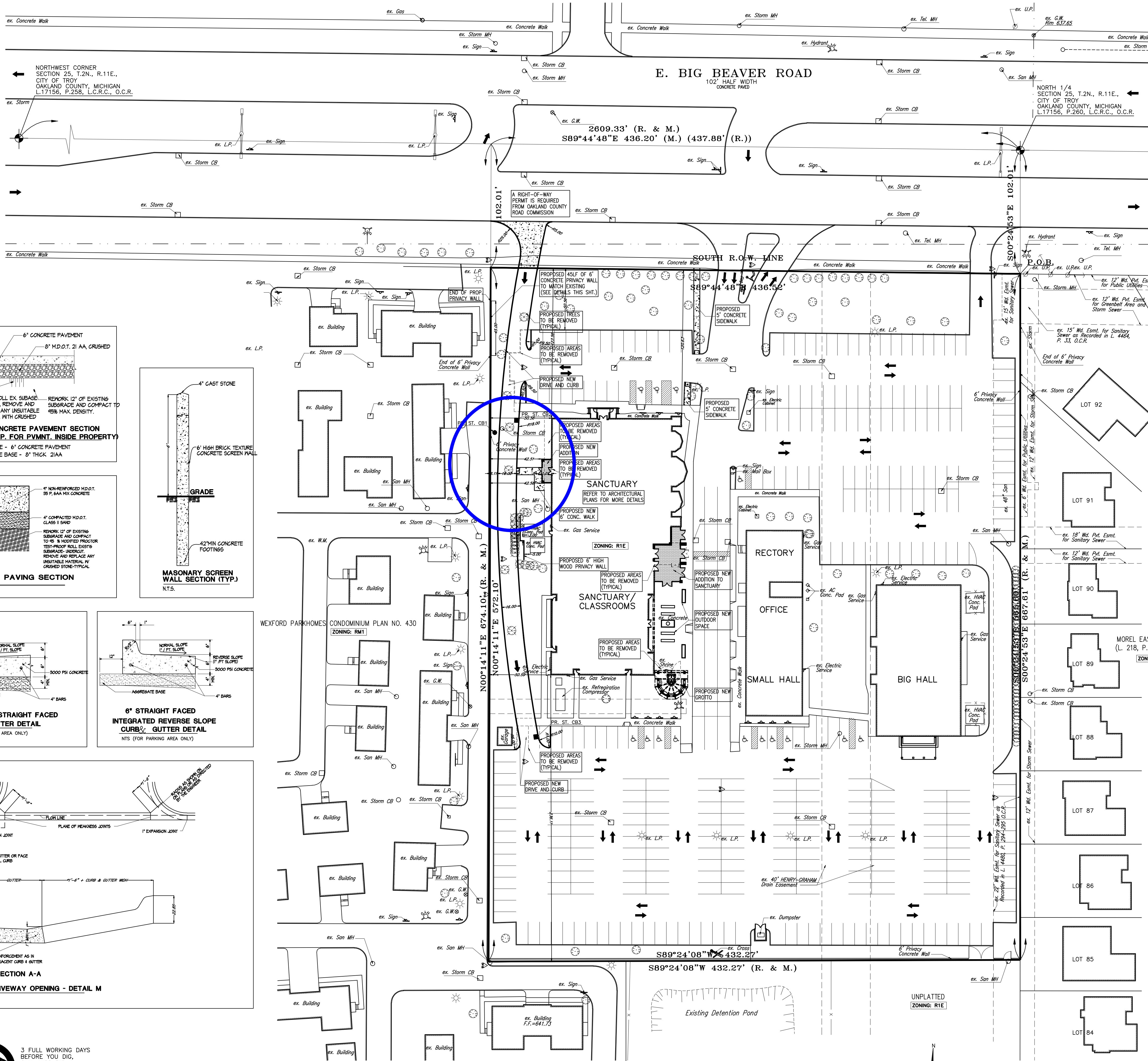
CLIENT: **ST. JOSEPH CHALDEAN CATHOLIC CHURCH**
2440-44 EAST BIG BEAVER ROAD
CITY OF TROY, MICHIGAN
TELEPHONE: 248-689-4242
REVEREND MONSIGNOR ZOUHAIR TOMA KAJOUB
TELEPHONE: 248-528-3676
FACSIMILE: 248-524-1957

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**
PROJECT TITLE: **ST. JOSEPH CHALDEAN CATHOLIC CHURCH**
2440-44 EAST BIG BEAVER ROAD
NW 1/4 OF SEC. 25, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PROJECT NO.: 1007
DRAWN JAD
CHECKED JAD
APPROVED JAD

ISSUED FOR DATE
TOPO SURVEY 10-03-10
PRELIM SITE PLAN 11-01-10
PRELIM SP-REV1 01-10-11
PRELIM SP-REV2 01-14-11
PRELIM SP-TREE 01-26-11
BZA 02-09-11

SCALE: 1"=40'
SHEET NO: **PC-4**



ZONING: R1-E: ONE FAMILY RESIDENTIAL DISTRICT
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NORTHWEST CORNER OF SECTION 25, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS : COMMENCING AT THE NORTH 1/4 CORNER OF SSAD SECTION; S.00°24'53"E., 102.01 FEET ALONG THE N.-S. 1/4 LINE TO THE P.O.B.; THENCE CONTINUING ALONG SAID LINE S.00°24'53"E., 565.60 FEET, THENCE S.89°24'08"W., 432.27 FEET, THENCE N.00°14'11"E., 572.10 FEET TO THE SOUTH R.O.W. LINE OF BIG BEAVER ROAD (102.00' 1/2 WD.); THENCE ALONG SAID S. R.O.W. LINE S.89°44'48"E., 437.88 FEET (M.) TO THE P.O.B. CONTAINING 5.712 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS, IF ANY. ALSO KNOWN AS PARCEL IDENTIFICATION NUMBER: 20-25-126-024.

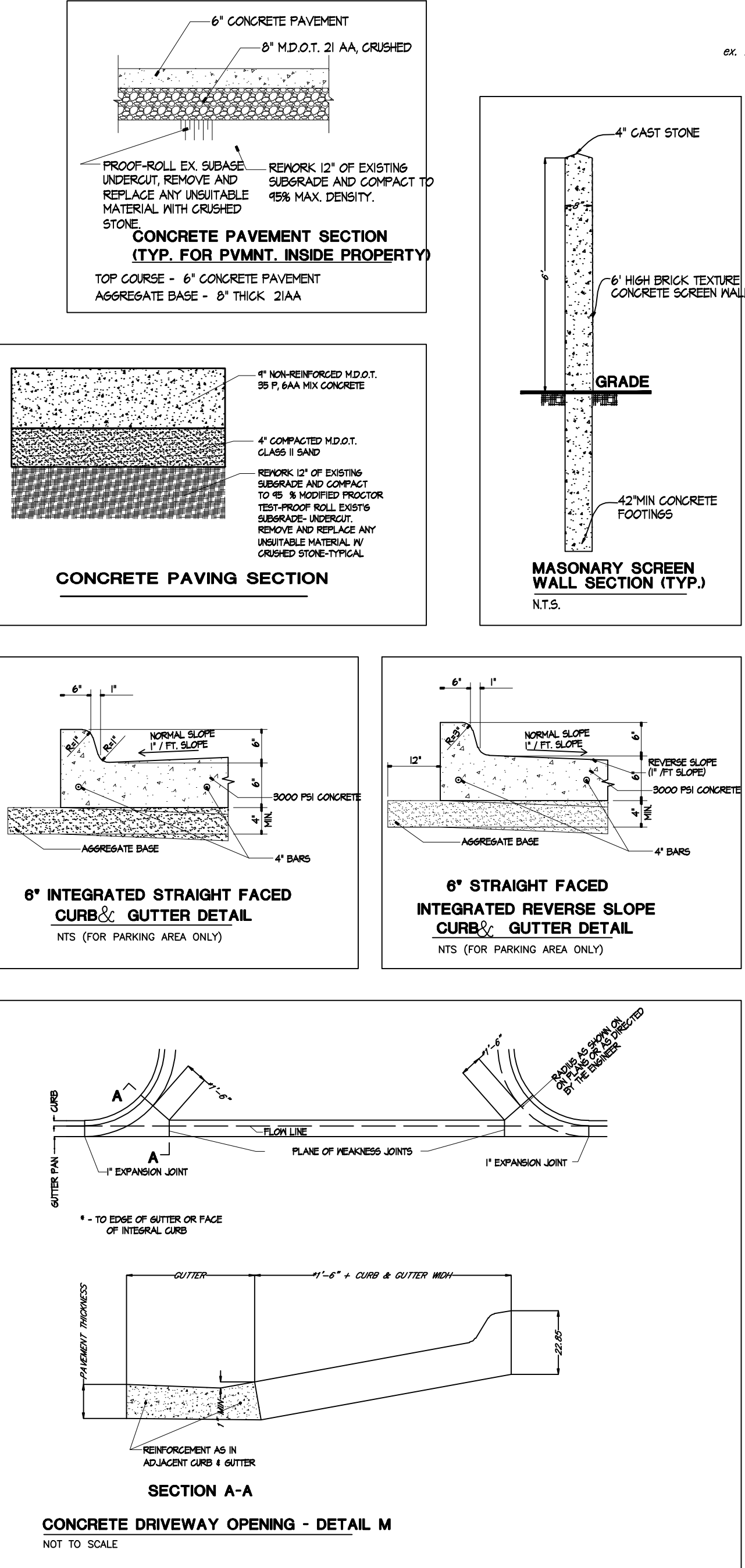
LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STORM/SEWER	MANHOLE	MANHOLE
SANITARY/SEWER	MANHOLE	MANHOLE
WATER LINE	GATE VALVE	GATE VALVE
UTILITY POLE/POWER LINE	UTILITY POLE W/GUY WIRE	UTILITY POLE W/GUY WIRE
GAS LINE	GAS LINE	GAS LINE
CONCRETE PAVEMENT	CONCRETE PAVEMENT	CONCRETE PAVEMENT
SILT FENCE	SILT FENCE	SILT FENCE
FENCE	FENCE	FENCE
FABRIC FILTER FENCE	FABRIC FILTER FENCE	FABRIC FILTER FENCE
LOT IDENTIFICATION NO.	LOT 178	LOT 178
PARCEL IDENTIFICATION NO.	11-30-277-078	11-30-277-078
FIRST FLOOR ELEVATION	FF=987.7	PROP. FF=987.7
BASEMENT FLOOR ELEV.	BF=987.7	PROP. BF=987.7
GARAGE FLOOR ELEVATION	GF=987.7	PROP. GF=987.7
CENTERLINE OF PAVEMENT	CENTERLINE OF PAVEMENT	CENTERLINE OF PAVEMENT
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
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BOTT. SWALE ELEV.	987.7	987.7
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BOTTOM OF STAIRS ELEV.	987.785	987.785
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
EASEMENT	EASEMENT	EASEMENT
SURFACE DRAINAGE FLOW	SURFACE DRAINAGE FLOW	SURFACE DRAINAGE FLOW

FLOOD ZONE DETERMINATION
F.I.S.M. CITY OF TROY-OAKLAND COUNTY-MICHIGAN
PANEL# 261250-0553G (NORTH PART OF PROPERTY)
PANEL# 261250-0561G (SOUTH PART OF PROPERTY)
MAP REVISED JANUARY 16-2009
PROPERTY DOES LIE WITHIN A MINIMAL OR NO IMPACT FLOOD ZONE.

TOPO NOTES
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE DERIVED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

BENCH MARK-NAVD88 DATUM
B.M.2 (CITY OF TROY BM0977)
TOP OF ARROW ON HYDRANT #25-2 LOCATED ON THE SOUTH SIDE OF BIG BEAVER AT BUILDING #3880
ELEV.=440.621 (DATED 07/08/2005)

B.M.2 (CITY OF TROY BM0979)
TOP OF ARROW ON HYDRANT #25-3 LOCATED ON THE S. SIDE OF BIG BEAVER AT EAST LINE OF ST. JOSEPH CHURCH
ELEV.=440.041 (DATED 07/08/2005)



3 FULL WORKING DAYS BEFORE YOU DIG, CALL MISS DIG 1-(800)-482-7171 FOR LOCATION OF UNDERGROUND FACILITIES



J.A.D. Engineering Services, Inc.

4197 Court Anthony
Waterford, MI 48328

Telephone: (248) 739-9955
JAD222@SBCGLOBAL.NET

CLIENT: **ST. JOSEPH CHALDEAN CATHOLIC CHURCH**
2440-44 EAST BIG BEAVER ROAD
CITY OF TROY, MICHIGAN
TELEPHONE: 248-689-4242
REVEREND MONSIGNOR ZOUBAIR TOMA KAIBOU
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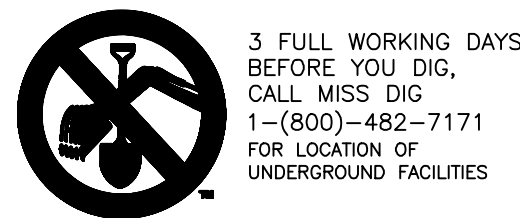
SHEET TITLE: **PRELIMINARY SITE PLAN**
PROJECT TITLE: **ST. JOSEPH CHALDEAN CATHOLIC CHURCH**
2440-44 EAST BIG BEAVER ROAD
NW 1/4 OF SEC. 25, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PROJECT NO.: 1007
DRAWN JAD
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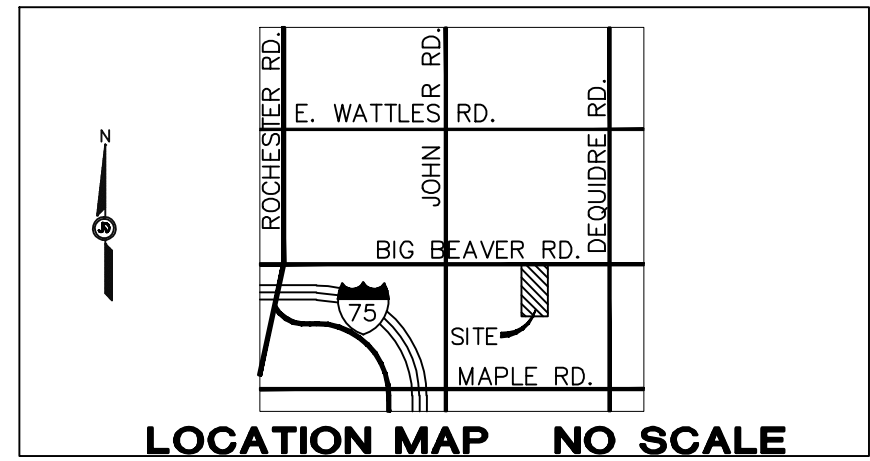
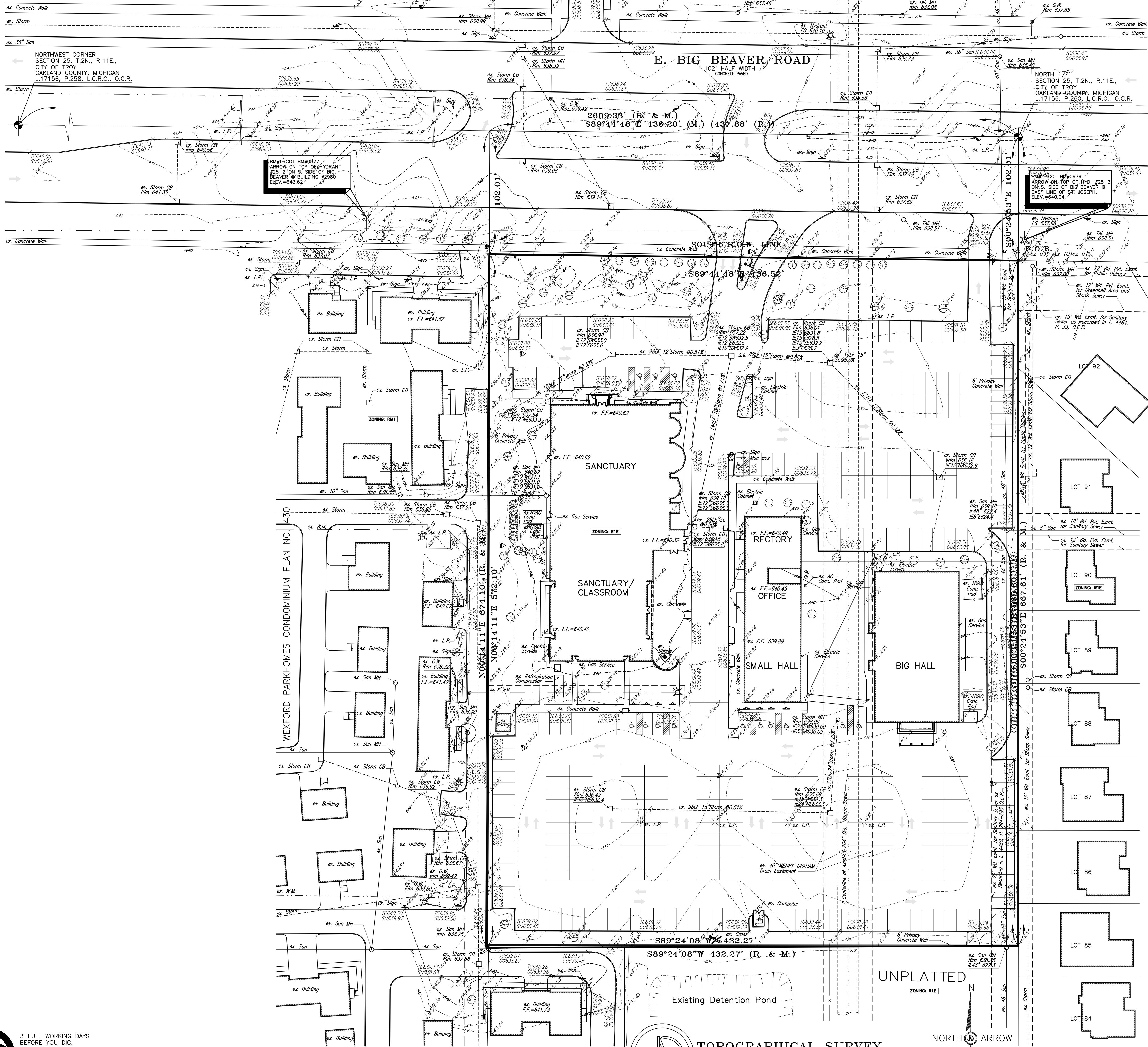
ISSUED FOR DATE
TOPO SURVEY 10-03-10
PRELIM SITE PLAN 11-01-10
PRELIM SP-REV1 01-10-11
PRELIM SP-REV2 01-14-11
BZA 02-09-11

SCALE: 1"=40'
SHEET NO:

PC-2



3 FULL WORKING DAYS
BEFORE YOU DIG,
CALL MISS DIG
1-(800)-482-7171
FOR LOCATION OF
UNDERGROUND FACILITIES



LOCATION MAP NO SCALE

ZONING: R1-E: ONE FAMILY RESIDENTIAL DISTRICT

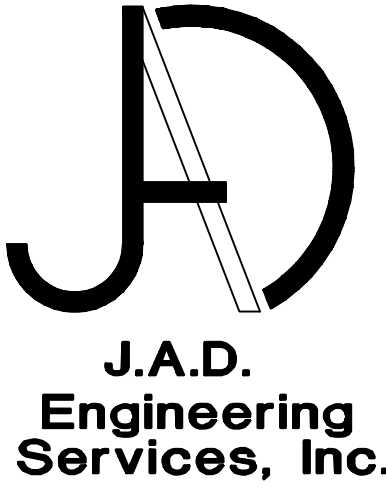
LEGAL DESCRIPTION:

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DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
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SANITARY/SEWER	MANHOLE	MANHOLE
WATER LINE	GATE VALVE	GATE VALVE
UTILITY POLE/POWER LINE	POLE	POLE
UTILITY POLE W/GUY WIRE	GUY WIRE	GUY WIRE
GAS LINE	GAS	GAS
CONCRETE PAVEMENT	CONCRETE	CONCRETE
SILT FENCE	SILT FENCE	SILT FENCE
FENCE	FENCE	FENCE
FABRIC FILTER FENCE	FABRIC FILTER FENCE	FABRIC FILTER FENCE
LOT IDENTIFICATION NO.	LOT 178	LOT 178
PARCEL IDENTIFICATION NO.	11-30-277-078	11-30-277-078
FIRST FLOOR ELEVATION	FF=987.7	PROP. FF=987.7
BASEMENT FLOOR ELEV.	BF=987.7	PROP. BF=987.7
GARAGE FLOOR ELEVATION	GF=987.7	PROP. GF=987.7
CENTERLINE OF PAVEMENT	CENTERLINE	CENTERLINE
SPOT ELEVATION	SPOT	SPOT
CONTOUR LINE	CONTOUR	CONTOUR
BOTT. SWALE ELEV.	987.7	987.7
TOP OF STAIRS ELEV.	987.775	987.775
BOTTOM OF STAIRS ELEV.	987.785	987.785
TOP OF CURB ELEVATION	TOP OF CURB	TOP OF CURB
EASEMENT	EASEMENT	EASEMENT
SURFACE DRAINAGE FLOW	FLOW	FLOW

FLOOD ZONE DETERMINATION	TOPO NOTES
F.I.S.M. CITY OF TROY-OAKLAND COUNTY-MICHIGAN PANEL# 261250-0553G (NORTH PART OF PROPERTY) PANEL# 261250-0561G (SOUTH PART OF PROPERTY) MAP REVISED JANUARY 16-2009 PROPERTY DOES LIE WITHIN A MINIMAL OR NO IMPACT FLOOD ZONE.	THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE DERIVED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

BENCH MARK-NAVD88 DATUM	
THE BENCHMARK DESCRIPTIONS, ELEVATIONS, AND LABELS CONTAINED ON THIS LIST IS FOR INFORMATION PURPOSES WITHIN 90 DAYS NOTICE AT ANY TIME DUE TO ONGOING CONSTRUCTION AND MAINTENANCE PROJECTS THROUGHOUT THE CITY OF TROY. IT IS STRONGLY ADVISED TO FIELD MEASURE THE ELEVATION DIFFERENCE BETWEEN A MINIMUM OF TWO BENCHMARKS TO VERIFY A BENCHMARK ELEVATION BEFORE USE ON THIS PROJECT.	
BM#1 (CITY OF TROY BM0977) TOP OF ARROW ON HYDRANT #25-2 LOCATED ON THE S. SIDE OF BIG BEAVER AT BUILDING #2380 ELEV.=643.621 (DATED 07/08/2005)	BM#2 (CITY OF TROY BM0979) TOP OF ARROW ON HYDRANT #25-3 LOCATED ON THE S. SIDE OF BIG BEAVER AT EAST LINE OF ST. JOSEPH CHURCH. ELEV.=640.041 (DATED 07/08/2005)



1747 Henbert Street
West Bloomfield, MI 48324

Telephone: (248) 739-9955
Facsimile: (248) 363-4639
JAD222@SBCGLOBAL.NET

CLIENT:
ST. JOSEPH CHALDEAN CATHOLIC CHURCH
2440-44 EAST BIG BEAVER ROAD
CITY OF TROY, MICHIGAN
TELEPHONE: 248-689-4242
REVEREND MONSIGNOR ZOUHAIR TOMA KAJOUB
TELEPHONE: 248-528-3676
FACSIMILE: 248-524-1957

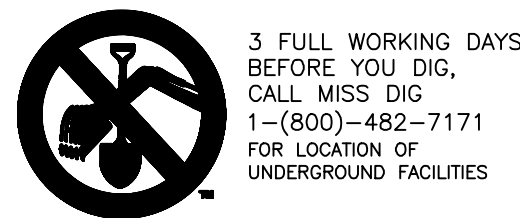
SHEET TITLE:
TOPOGRAPHICAL SURVEY
PROJECT TITLE:
ST. JOSEPH CHALDEAN CHURCH
2440-44 EAST BIG BEAVER ROAD
NW 1/4 OF SEC. 25, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PROJECT NO.:
1007
DRAWN JAD
CHECKED JAD
APPROVED JAD

ISSUED FOR DATE
TOPO SURVEY 10-03-10
PRELIM SITE PLAN 11-01-10
PRELIM SP-REV1 01-10-11
PRELIM SP-REV2 01-14-11
BZA 02-09-11

SCALE: 1"=40'
SHEET NO:

PC-1



3 FULL WORKING DAYS
BEFORE YOU DIG,
CALL MISS DIG
1-(800)-482-7171
FOR LOCATION OF
UNDERGROUND FACILITIES

AREA	STRUCTURE	AREA	C	EQUIV	TOTAL	INTENSITY	FLOW	DIA	SLOPE	LENGTH	VELOCITY	TIME	CAPACITY
FROM MH TO MH	ADRES	AREA		AREA	AREA	TIME	TIME	PIPE	HQ.	FT	FT/SEC	MH	C.F.S.
1	CB2	CB3	0.24	0.66	0.16	0.24	15	4.38	0.69	12	0.32	177	2.57
2	CB3	EX-MH	0.10	0.56	0.06	0.34	16.15	4.25	0.91	12	0.32	250	2.57

DETENTION VOLUME PROVIDED

$$V_d = (A_d + A_s + 2A_w + A_v)^{2/3} \cdot 1/3$$
$$V_{dmax} = (4 + 3,500 + 2 \cdot 4 + 3,500)^{2/3} \cdot 1/3 = 584 \text{ C.F.T.}$$
$$V_{dmin} = (3,500 + 11,600 + 2 \cdot 4 + 3,500)^{2/3} \cdot 1/3 = 2,517 \text{ C.F.T.}$$
$$V_d = 584 + 2,517 = 3,101 \text{ C.F.T. TO BE DETAINED.}$$

PRE-DEVELOPMENT DETENTION CALCULATIONS: 10-YEAR STORM

AREA UNDER DEVELOPMENT = 19,930 SFT.
IMPERVIOUS AREA = 4,288 SFT.
GRASS/LANDSCAPE = 15,642 SFT.
 $C = 4.288 \cdot (0.9) + 15,642 \cdot (0.2) = 0.35$
 $Q_a = 0.20 \text{ SFT.}$
 $Q_a = 0.20 = 0.57$
 $T = -25 + \frac{16,562.5}{0.57} = 82.32 \text{ MIN.}$
 $V_s = 10,500 \cdot (82.32) - 40(82.32)(0.57) = 6,177.15$
 $V_t = V_{sAC} = (6,177.15)(0.46)(0.35) = 995 \text{ CFT. REQ'D.}$

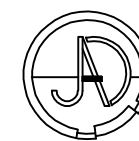
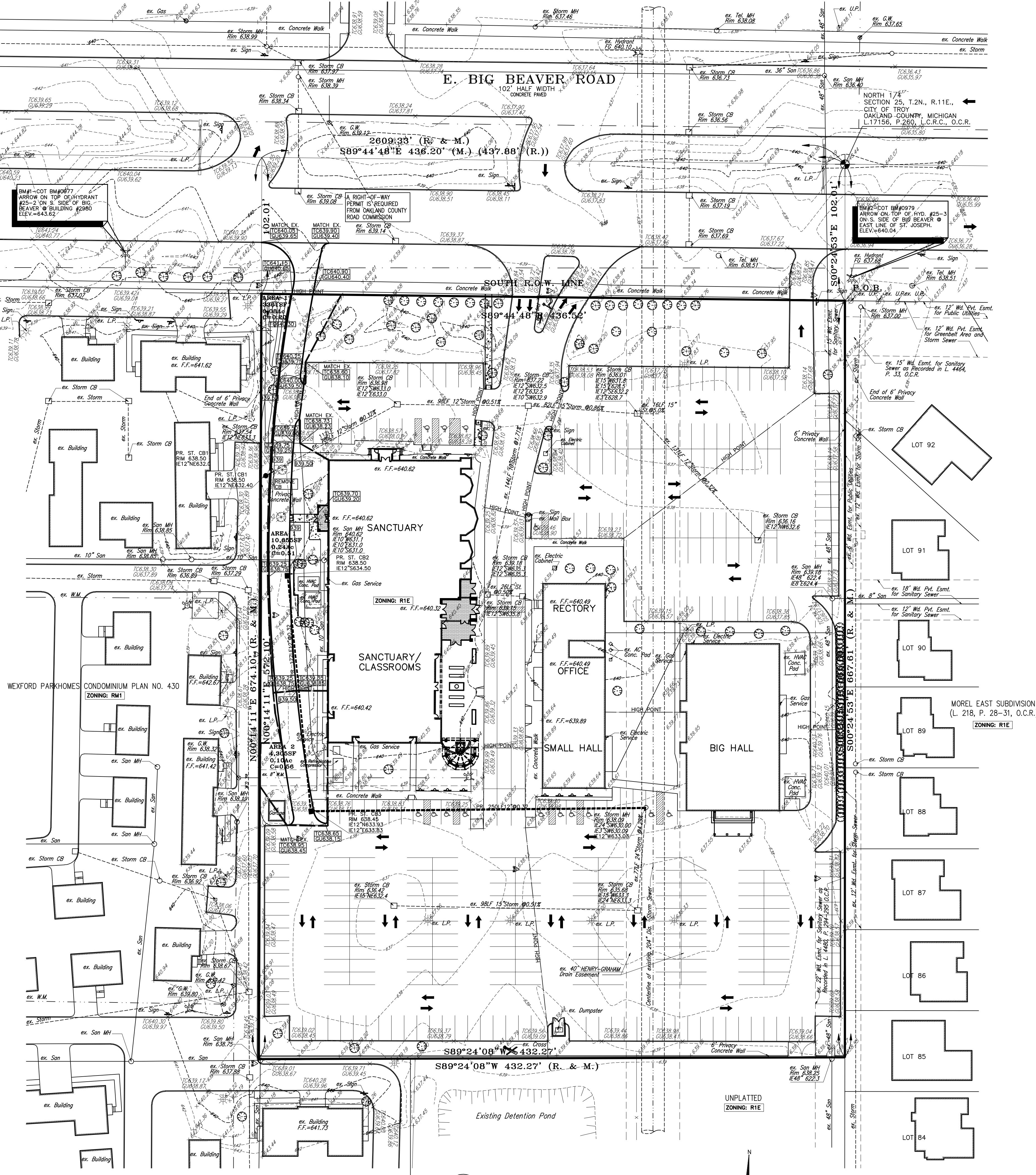
POST-DEVELOPMENT DETENTION CALCULATIONS: 25-YEAR STORM

AREA UNDER DEVELOPMENT = 19,930 SFT.
IMPERVIOUS AREA = 12,220 SFT.
GRASS/LANDSCAPE = 7,710 SFT.
 $C = 12,220 \cdot (0.9) + 7,710 \cdot (0.2) = 0.63$
 $Q_a = 0.20 \text{ SFT.}$
 $Q_a = 0.20 = 0.32$
 $T = -25 + \frac{16,062.5}{0.32} = 133.73 \text{ MIN.}$
 $V_s = 12,900 \cdot (133.73) - 40(133.73)(0.32) = 9,157$
 $V_t = V_{sAC} = (9,157)(0.46)(0.63) = 2,654 \text{ CFT. REQ'D.}$

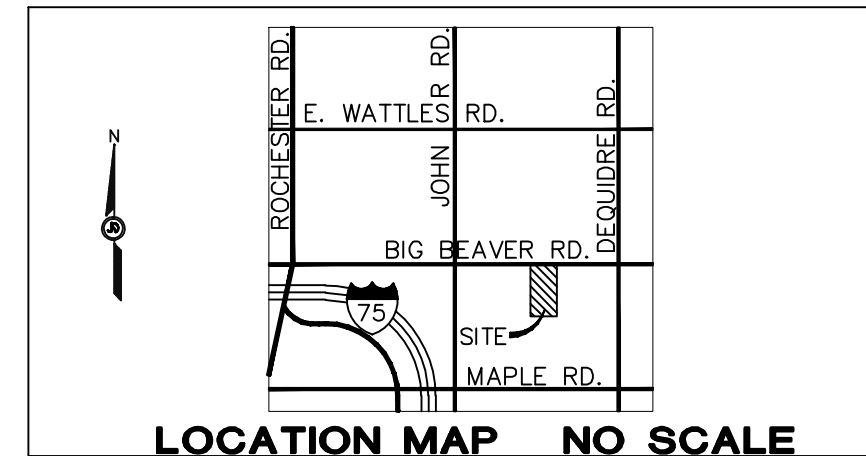
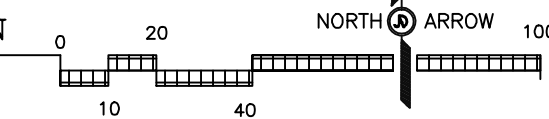
REQUIRED NET DETENTION VOLUME

$V_{net} = 2,654 - 995 = 1,659 \text{ CFT. REQ'D.}$

WEXFORD PARKHOMES
CONDOMINIUM PLAN NO. 430
ZONING: RM1



PRELIMINARY GRADING PLAN
SCALE: 1"=40'



LOCATION MAP NO SCALE

ZONING: R1-E: ONE FAMILY RESIDENTIAL DISTRICT

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NORTHWEST CORNER OF SECTION 25, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SSAD SECTION; S.00°24'53"E., 102.01 FEET ALONG THE N.-S. 1/4 LINE TO THE P.O.B.; THENCE CONTINUING ALONG SAID LINE S.00°24'53"E., 565.60 FEET, THENCE S.89°24'08"W., 432.27 FEET, THENCE N.00°14'11"E., 572.10 FEET TO THE SOUTH R.O.W. LINE OF BIG BEAVER ROAD (102.00' 1/2 WD.); THENCE ALONG SAID S. R.O.W. LINE S.89°44'48"E., 437.88 FEET (M.) TO THE P.O.B. CONTAINING 5.712 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS, IF ANY, ALSO KNOWN AS PARCEL IDENTIFICATION NUMBER: 20-25-126-024.

DESCRIPTION	EXISTING	PROPOSED
STORM/SEWER	MANHOLE CB	MANHOLE CB
SANITARY/SEWER	MANHOLE CB	MANHOLE CB
WATER LINE	GATE VALVE	GATE VALVE
UTILITY POLE/POWER LINE	UTILITY POLE W/GUY WIRE	UTILITY POLE W/GUY WIRE
GAS LINE	GAS LINE	GAS LINE
CONCRETE PAVEMENT	CONCRETE PAVEMENT	CONCRETE PAVEMENT
SILT FENCE	SILT FENCE	SILT FENCE
FENCE	FENCE	FENCE
FABRIC FILTER FENCE	FABRIC FILTER FENCE	FABRIC FILTER FENCE
LOT IDENTIFICATION NO.	LOT 178	LOT 178
PARCEL IDENTIFICATION NO.	11-30-277-078	11-30-277-078
FIRST FLOOR ELEVATION	FF=987.7	PROP. FF=987.7
BASEMENT FLOOR ELEV.	BF=987.7	PROP. BF=987.7
GARAGE FLOOR ELEVATION	GF=987.7	PROP. GF=987.7
CENTERLINE OF PAVEMENT	CENTERLINE OF PAVEMENT	CENTERLINE OF PAVEMENT
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
CONTOUR LINE	CONTOUR LINE	CONTOUR LINE
BOTT. SWALE ELEV.	987.7	987.7
TOP OF STAIRS ELEV.	987.775	987.775
BOTTOM OF STAIRS ELEV.	987.785	987.785
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
EASEMENT	EASEMENT	EASEMENT
SURFACE DRAINAGE FLOW	SURFACE DRAINAGE FLOW	SURFACE DRAINAGE FLOW

FLOOD ZONE DETERMINATION

F.I.R.M.
CITY OF TROY-OAKLAND COUNTY-MICHIGAN
PANEL# 261250-0553G (NORTH PART OF PROPERTY)
PANEL# 261250-0561G (SOUTH PART OF PROPERTY)
MAP REVISED JANUARY 16-2009
PROPERTY DOES LIE WITHIN A MINIMAL OR NO IMPACT FLOOD ZONE.

TOPO NOTES

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE DERIVED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

BENCH MARK-NAVD88 DATUM

THE BENCHMARK DESCRIPTIONS, ELEVATIONS, AND LABELS CONTAINED ON THIS LIST IS SUBJECT TO CHANGE, WITHOUT PRIOR NOTICE, AT ANY TIME DUE TO ONGOING CONSTRUCTION AND MAINTENANCE PROJECTS THROUGHOUT THE CITY OF TROY. IT IS STRONGLY ADVISED TO FIELD MEASURE THE ELEVATION DIFFERENCE BETWEEN A MINIMUM OF TWO BENCHMARKS TO VERIFY A BENCHMARK ELEVATION BEFORE USE ON THIS PROJECT.

BM#1 (CITY OF TROY BM0977)
TOP OF ARROW ON HYDRANT #25-2
LOCATED ON THE S. SIDE OF BIG BEAVER
AT EAST LINE OF ST. JOSEPH CHURCH.
ELEV.=643.62 (DATED 07/08/2005)

BM#2 (CITY OF TROY BM0979)
TOP OF ARROW ON HYDRANT #25-3
LOCATED ON THE S. SIDE OF BIG BEAVER
AT EAST LINE OF ST. JOSEPH CHURCH.
ELEV.=640.04 (DATED 07/08/2005)

PROJECT NO.:
1007
DRAWN JAD
CHECKED JAD
APPROVED JAD

ISSUED FOR DATE
TOPO SURVEY 10-03-10
PRELIM SITE PLAN 11-01-10
PRELIM SP-REV1 01-10-11
PRELIM SP-REV2 01-14-11
BZA 02-09-11

SCALE: 1"=40'
SHEET NO:

PC-3

PRELIMINARY GRADING PLAN
PROJECT TITLE:
ST. JOSEPH CHALDEAN
CATHOLIC CHURCH
2440-44 EAST BIG BEAVER ROAD
N.W. 1/4 OF SEC. 25, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
ST. JOSEPH CHALDEAN
CATHOLIC CHURCH
2440-44 EAST BIG BEAVER ROAD
CITY OF TROY, MICHIGAN
TELEPHONE: 248-689-4242
REVEREND MONSIGNOR
ZOUHAIR TOMA KAIBOU
TELEPHONE: 248-528-3676
FACSIMILE: 248-524-1957

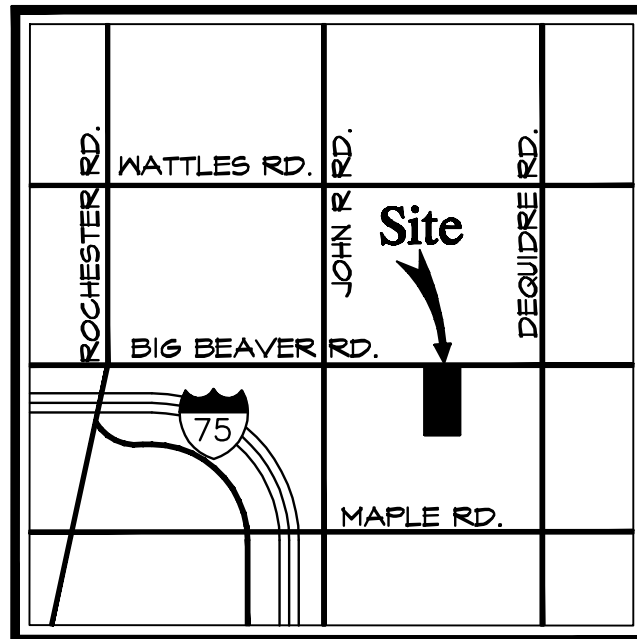
J.A.D.
Engineering
Services, Inc.

4197 Court Anthony
Waterford, MI 48328

Telephone: (248) 739-9955
JAD222@SBCGLOBAL.NET

SITE & BUILDING DATA:

ZONING - "RI-E" ONE FAMILY RESIDENTIAL DISTRICT
FOR OTHER SITE/BUILDING DATA SEE SHEET C-4



NORTH
LOCATION MAP
NOT TO SCALE

**ARCHITECTURAL
DESIGN**

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. & ASSOCIATES, INC.
31471 NORTHWESTERN HWY., SUITE #2
FARMINGTON HILLS, MI. 48334
(248) 985-9101
FAX (248) 985-9105
EMAIL: GAV@GAVASSOCIATES.COM



RENOVATIONS AND ADDITIONS TO:

2442 E. BIG BEAVER ROAD

TROY, MICHIGAN

DRAWN: DS
DESIGNED: GA
CHECKED: GA

SCALE : 1" = 30'-0"

FILE NAME : 10070_SP.101

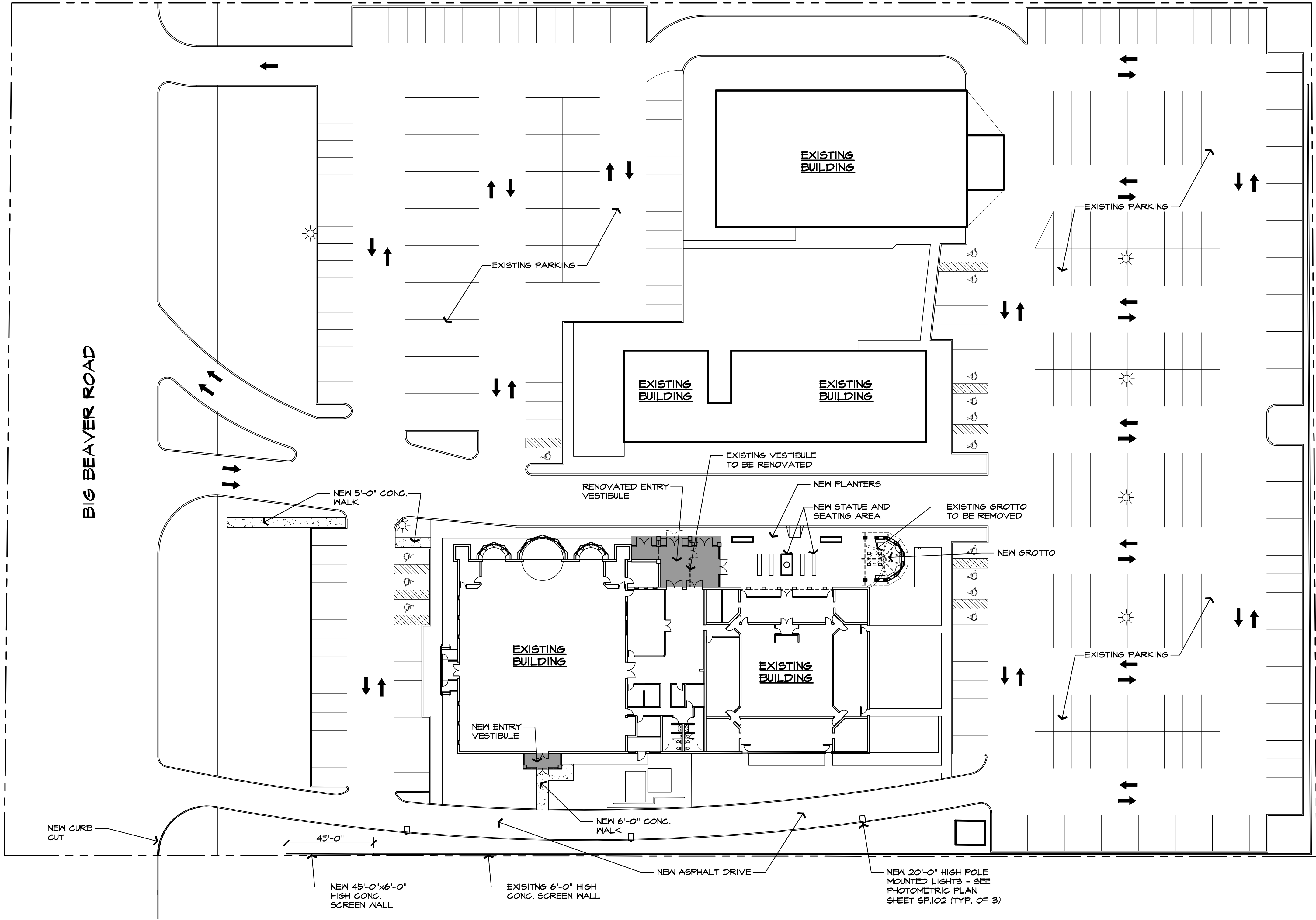
JOB # : 10070

SHEET TITLE

SITE
PLAN

SHEET #

SP.101

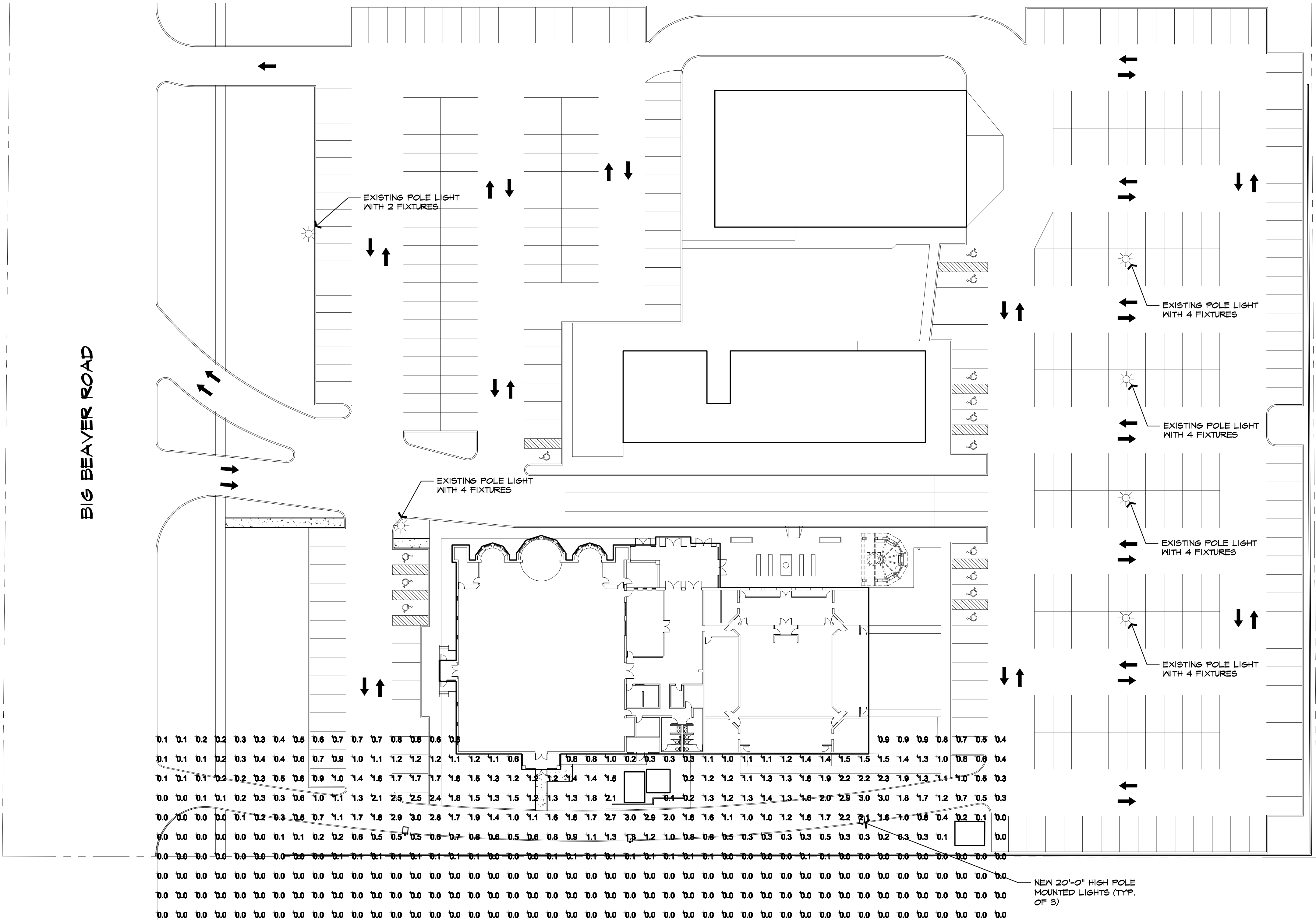


NORTH
SITE PLAN
SCALE: 1" = 30'-0"

NOTE:
SEE CIVIL DRAWINGS
FOR DIMENSIONS
AND LANDSCAPING

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	3	AR3400HPB-E18HPS	ARCHETYPE FULL CUTOFF LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	400 WATT CLEAR, HPS E18 LAMP, HORIZONTAL POSITION, RATED AT 81000 INITIAL LUMENS	ar3-400e-hs.lse	81000	1.00	400

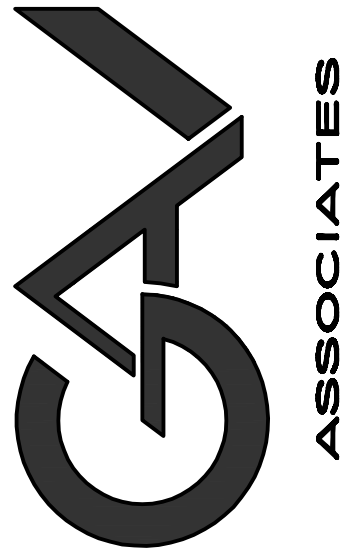
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Catch Zone #1	+	0.6 fc	3.0 fc	0.0 fc	N/A	N/A



NORTH
PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

ISSUED FOR	DATE
BZA	2-4-11

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. & ASSOCIATES, INC.
31471 NORTHWESTERN HWY., SUITE #2
FARMINGTON HILLS, MI. 48334
(248) 985-9101
FAX (248) 985-9105
EMAIL: GAV@GAVASSOCIATES.COM



RENOVATIONS AND ADDITIONS TO:
2442 E. BIG BEAVER ROAD
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA
SCALE : 1" = 30'-0"		
FILE NAME : 10070_SP.102		
JOB # : 10070		
SHEET TITLE PHOTOMETRIC PLAN		
SHEET # SP.102		

Reset Form

KIM LIGHTING

Type: New Drive Lighting

Job: St. Joseph's Chaldean Catholic Church

Catalog number:

1A / AR3 / 400HPS120 / DB / HS

Mfg.	Fixture	Electrical Module	Finish	Options
				See pages 3-4
				See page 2

Optional Vertical Slipster Mount
See page 5

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

Approvals:

Date:
Page: 1 of 5

Specifications

150 to 400 watt
Mogul Base Lamps
Maximum Fixture weight (400HPS) = 45 lb

Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-detail. All hardware is stainless steel or electro-zinc plated steel.

Lens Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool removal and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one-piece extruded and vulcanized silicone gasket. Clear 3/4" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing as a one-piece module. Reflector module is fold rotatable in 90° increments. HPS and PwH sockets are porcelain 4kV pulse rated mogul base with molded silicone lamp stabilizer. All reflector modules are factory prewired with quick-disconnect plug and include silicone seal at the penetration of the internal barrier wall in the luminaire housing.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. All ballasts are high power factor rated >0.97, starting.

Support Arm: One-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

Optional Wall Mounting: Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket is provided to accept draw bolts, and a trim plate covers the wall-embedment junction box. All wall mount components are finished to match the fixture.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanized zirconium conversion coating 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings			
UL cUL 1509A	CE	IP66 Rated	25C Ambient

*Suitable for wet locations.
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

© 2008 KIM LIGHTING INC. • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-6066 • FAX: 626/369-2695

5600408263

AR
The Archetype®
revision 9/19/08 • ar.pdf

Type: New Drive Lighting

Job: St. Joseph's Chaldean Catholic Church

Page: 2 of 5

Standard Features

Mounting 3Y configuration is available for round poles only.	Plan View: Wall Mount EPA: 1.2 2.4 2.0 3.2 3.2 3.9 n/a Cat. No.: <input checked="" type="checkbox"/> 1A <input type="checkbox"/> 2B <input type="checkbox"/> 2L <input type="checkbox"/> 3T <input type="checkbox"/> 3Y <input type="checkbox"/> 4C <input type="checkbox"/> 1W																																																																																
Fixture Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.	 Flat Lens Light Distribution: Type I Type II Type III Type IV Type V Full Cutoff Full Cutoff Full Cutoff Forward Throw Full Cutoff Square Full Cutoff Cat. No.: <input type="checkbox"/> AR1 <input type="checkbox"/> AR2 <input checked="" type="checkbox"/> AR3 <input type="checkbox"/> AR4 <input type="checkbox"/> AR5																																																																																
Electrical Module HPS = High Pressure Sodium PMH = Pulse Start Metal Halide Lamp Lamp Line Watts Type Volts 400 HPS 277	Cat. Nos. for Electrical Modules available: <table border="1"> <tr> <td colspan="4">High Pressure Sodium</td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS120</td> <td><input type="checkbox"/> 250HPS120</td> <td><input checked="" type="checkbox"/> 400HPS120</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS208</td> <td><input type="checkbox"/> 250HPS208</td> <td><input checked="" type="checkbox"/> 400HPS208</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS240</td> <td><input type="checkbox"/> 250HPS240</td> <td><input checked="" type="checkbox"/> 400HPS240</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS277</td> <td><input type="checkbox"/> 250HPS277</td> <td><input checked="" type="checkbox"/> 400HPS277</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS347</td> <td><input type="checkbox"/> 250HPS347</td> <td><input checked="" type="checkbox"/> 400HPS347</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> 150HPS480</td> <td><input type="checkbox"/> 250HPS480</td> <td><input checked="" type="checkbox"/> 400HPS480</td> <td></td> </tr> <tr> <td>Lamp E-23½, Clear</td> <td>E-18, Clear</td> <td>E-18, Clear</td> <td></td> </tr> <tr> <td>Socket Mogul Base</td> <td>Mogul Base</td> <td>Mogul Base</td> <td></td> </tr> <tr> <td>ANSI Ballast S-55</td> <td>S-50</td> <td>S-51</td> <td></td> </tr> <tr> <td colspan="4">Pulse Start Metal Halide</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH120</td> <td><input type="checkbox"/> 320PMH120</td> <td><input type="checkbox"/> 350PMH120</td> <td><input type="checkbox"/> 400PMH120</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH208</td> <td><input type="checkbox"/> 320PMH208</td> <td><input type="checkbox"/> 350PMH208</td> <td><input type="checkbox"/> 400PMH208</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH240</td> <td><input type="checkbox"/> 320PMH240</td> <td><input type="checkbox"/> 350PMH240</td> <td><input type="checkbox"/> 400PMH240</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH277</td> <td><input type="checkbox"/> 320PMH277</td> <td><input type="checkbox"/> 350PMH277</td> <td><input type="checkbox"/> 400PMH277</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH347</td> <td><input type="checkbox"/> 320PMH347</td> <td><input type="checkbox"/> 350PMH347</td> <td><input type="checkbox"/> 400PMH347</td> </tr> <tr> <td><input checked="" type="checkbox"/> 250PMH480</td> <td><input type="checkbox"/> 320PMH480</td> <td><input type="checkbox"/> 350PMH480</td> <td><input type="checkbox"/> 400PMH480</td> </tr> <tr> <td>Lamp ED-28, Clear</td> <td>BT-28, Clear</td> <td>ED-28, Clear</td> <td></td> </tr> <tr> <td>Socket Mogul Base</td> <td>Mogul Base</td> <td>Mogul Base</td> <td>Mogul Base</td> </tr> <tr> <td>ANSI Ballast M-138</td> <td>M-132, M154, or M170</td> <td>M-131, M171</td> <td>M-135</td> </tr> </table>	High Pressure Sodium				<input checked="" type="checkbox"/> 150HPS120	<input type="checkbox"/> 250HPS120	<input checked="" type="checkbox"/> 400HPS120		<input checked="" type="checkbox"/> 150HPS208	<input type="checkbox"/> 250HPS208	<input checked="" type="checkbox"/> 400HPS208		<input checked="" type="checkbox"/> 150HPS240	<input type="checkbox"/> 250HPS240	<input checked="" type="checkbox"/> 400HPS240		<input checked="" type="checkbox"/> 150HPS277	<input type="checkbox"/> 250HPS277	<input checked="" type="checkbox"/> 400HPS277		<input checked="" type="checkbox"/> 150HPS347	<input type="checkbox"/> 250HPS347	<input checked="" type="checkbox"/> 400HPS347		<input checked="" type="checkbox"/> 150HPS480	<input type="checkbox"/> 250HPS480	<input checked="" type="checkbox"/> 400HPS480		Lamp E-23½, Clear	E-18, Clear	E-18, Clear		Socket Mogul Base	Mogul Base	Mogul Base		ANSI Ballast S-55	S-50	S-51		Pulse Start Metal Halide				<input checked="" type="checkbox"/> 250PMH120	<input type="checkbox"/> 320PMH120	<input type="checkbox"/> 350PMH120	<input type="checkbox"/> 400PMH120	<input checked="" type="checkbox"/> 250PMH208	<input type="checkbox"/> 320PMH208	<input type="checkbox"/> 350PMH208	<input type="checkbox"/> 400PMH208	<input checked="" type="checkbox"/> 250PMH240	<input type="checkbox"/> 320PMH240	<input type="checkbox"/> 350PMH240	<input type="checkbox"/> 400PMH240	<input checked="" type="checkbox"/> 250PMH277	<input type="checkbox"/> 320PMH277	<input type="checkbox"/> 350PMH277	<input type="checkbox"/> 400PMH277	<input checked="" type="checkbox"/> 250PMH347	<input type="checkbox"/> 320PMH347	<input type="checkbox"/> 350PMH347	<input type="checkbox"/> 400PMH347	<input checked="" type="checkbox"/> 250PMH480	<input type="checkbox"/> 320PMH480	<input type="checkbox"/> 350PMH480	<input type="checkbox"/> 400PMH480	Lamp ED-28, Clear	BT-28, Clear	ED-28, Clear		Socket Mogul Base	Mogul Base	Mogul Base	Mogul Base	ANSI Ballast M-138	M-132, M154, or M170	M-131, M171	M-135
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Finish Super TGIC powder coat paint over a titanated zirconium conversion coating.	Color: Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Custom Color® Cat. No.: <input type="checkbox"/> BL <input checked="" type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC *Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:																																																																																

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5600408263

Type: New Drive Lighting

Job: St. Joseph's Chaldean Catholic Church

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Page: 3 of 5

Optional Features

Wall Mounting

Cat. No. ☐ 1W

☒ No Option

Select from Mounting on page 2.

Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field sales within the arm. A wall embedding bracket (WEB) is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.

Wall mount using wall embedding bracket - J-box in wall (by others)

Photocell Receptacle

Cat. No. ☐ A-2S

☒ No Option

Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA base photocell (by others). For all multiple-fixture pole mountings with two or three fixtures, one fixture has a receptacle to operate the others. Four fixtures (250 watt or less) also require one fixture with a receptacle. Four fixtures (400 watt) require two fixtures with receptacles.

Mounting (see page 2)

* - Fixture with Photocell Receptacle
S - slave units)

Allowable wattage per fixture:

150-400W

150-250W

400W

Convex Glass Lens

Cat. No. ☐ CGL

☒ No Option

The 3/4" thick clear convex tempered glass lens replaces the standard flat glass lens. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houside shielding.

Convex Glass Lens

Polycarbonate Lens

Cat. No. ☐ LS

☒ No Option

Fixture supplied with a one piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens. 250 watt maximum. May be used with 400HPS in outdoor locations where ambient air temperature during fixture operation will not exceed 85°F.

CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.

Polycarbonate Lens

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DESIGN**

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EMAIL: GAV@GAVASSOCIATES.COM

GAI ASSOCIATES

RENOVATIONS AND ADDITIONS TO:
2442 E. BIG BEAVER ROAD
TROY, MICHIGAN


DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA

SCALE : NO SCALE

FILE NAME : 10070_SP.103

JOB #: 10070

SHEET TITLE
LIGHTING
CUT
SHEETS
SHEET #
SP.103




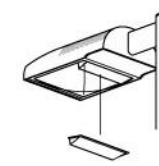
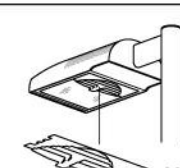
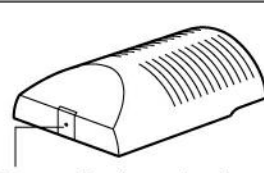
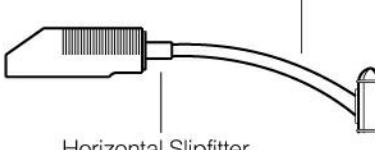
KIM LIGHTING

Type: New Drive Lighting
Job: St. Joseph's Chaldean Catholic Church

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Page: 4 of 5

Optional Features

<p>Houseside Shield Cat. No. <input type="checkbox"/> No Option</p>	<p>(Types II, III, and IV only) Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass streetside light and block houseside light, and a blackened panel added to the reflector to reduce houseside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, and a black anodized panel added to the reflector to reduce houseside reflections. Use with clear lamps only, as coated lamps reduce effectiveness.</p> <p>Cat. No. <input checked="" type="checkbox"/> HS Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps. Not for use with Type V light distributions.</p> <p><input type="checkbox"/> HSC For use with all fixtures with convex glass lens. Not for use with Type V light distributions.</p>	 <p>HS for flat lens</p>  <p>HSC for convex lens or polycarbonate lens</p>
<p>Neighbor Friendly Shield Cat. No. <input checked="" type="checkbox"/> No Option</p>	<p>(Type IV only) Stamped internal shield and lighting panels are used to direct and redirect light into a forward throw distribution. The amount of light directed and redirected toward the back of the luminaire is dramatically reduced to create extremely low glare behind the pole. Only available on the Type IV reflectors.</p>	 <p>NFS</p>
<p>Tamper-Resistant Latch Cat. No. <input checked="" type="checkbox"/> No Option</p>	<p>Standard die-cast latch is provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening.</p> <p>NOTE: Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.</p>	 <p>Tamper-Resistant Latch</p>
<p>Horizontal Slipitter Mount Cat. No. <input checked="" type="checkbox"/> No Option</p>	<p>Replaces standard mounting arm with a slipitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/4" O.D.). Cast aluminum slipitter with set screw anti-rotation lock. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.</p>	<p>Davit-arm with 2" pipe-size fixture mount (by others)</p>  <p>Horizontal Slipitter Mount by Kim</p>

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AR
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Type: New Drive Lighting

Job: St. Joseph's Chaldean Catholic Church

Page: 5 of 5

Optional Features

Special Options for Street Lighting

Cat. No. (See right)

Terminal Block: (For field wire connections.)

85AMP, 600V box clamp terminal block mounted to the housing inside the electrical compartment. Accepts #14-4 wire. Factory prewired to electrical module quick-disconnect plug.

☐ TB

☒ No Option

Air Filter: Allows for ventilation through the optical chamber, filtering all air particles above 500 microns. Mounted on solid wall between optical compartment and latch cavity.

☐ AF

☒ No Option

Terminal Block

Air Filter

Vertical Slipfitter Mounts

Cat. No. includes Mounting

☒ No Option

Allows fixture with standard support arm to be mounted to poles having a 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). All mounting configurations can be used (1A, 2B, 2L, 3T, 3Y, 4C). 4" square or round die-cast aluminum with flush cap, secured by four 3/8" stainless steel set point allen screws, finished to match fixture and arm.

NOTE: 3Y only available on round slipfitter.

Pole with 2" pipe-size tenon (by others)

Vertical Slipfitter Mount by Kim

Cat. No.

☐ VSF-1A

☐ VSF-2B

☐ VSF-2L

☐ VSF-3T

☐ VSF-3Y

☐ VSF-4C

Round

Stainless steel set screws

Square

Cat. No.

☐ SVSF-1A

☐ SVSF-2B

☐ SVSF-2L

☐ SVSF-3T

☐ SVSF-3Y

☐ SVSF-4C

Mounting Configuration

1A - single arm mount

2B - 2 at 180°

2L - 2 at 90°

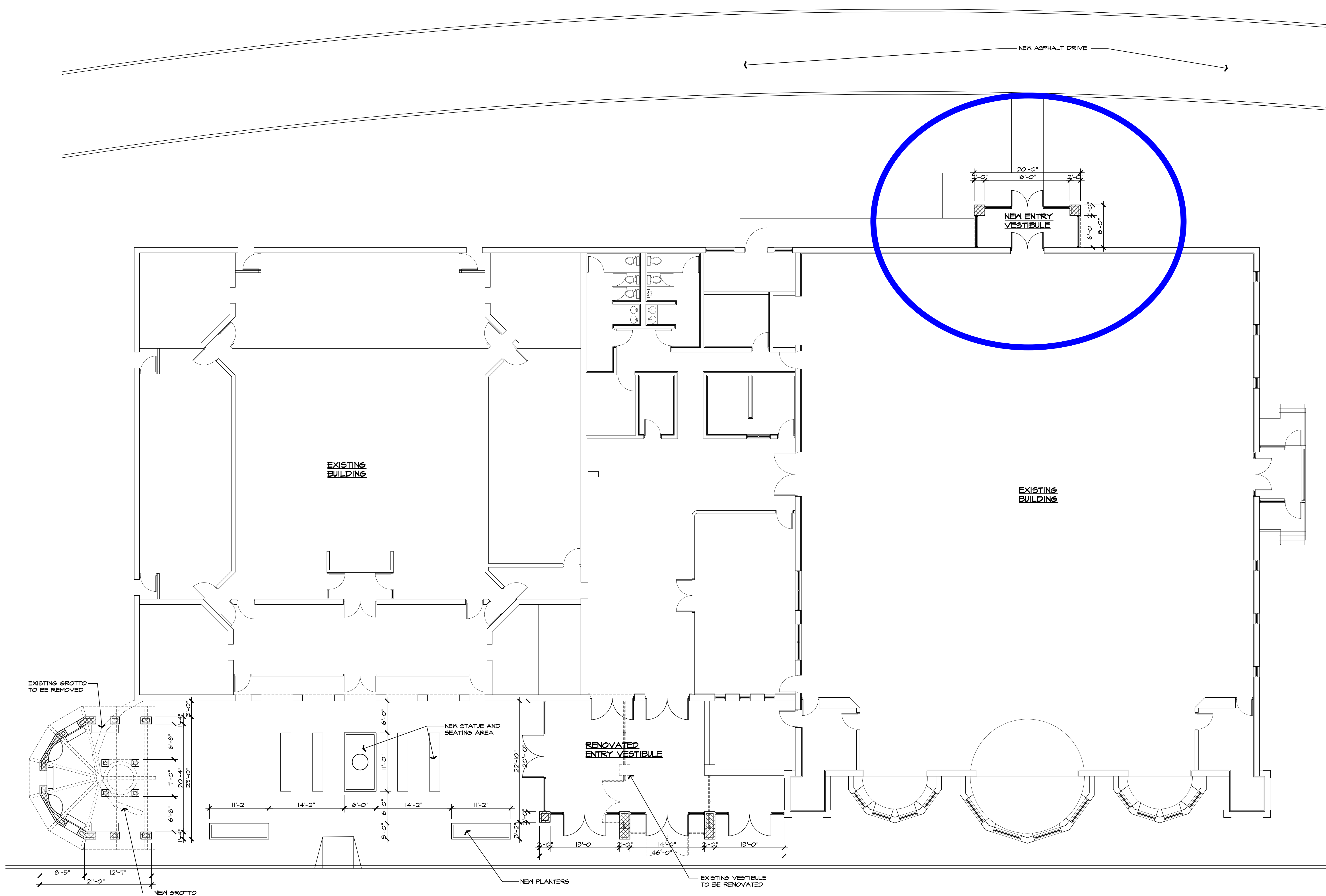
3T - 3 at 90°

3Y - 3 at 120°

4C - 4 at 90°

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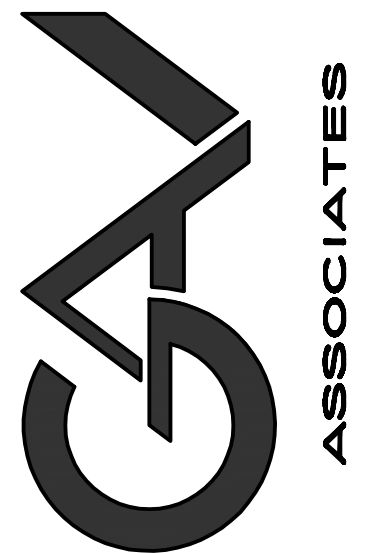
NORTH
FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR	DATE
REVIEW	8-11-10
PRELIMINARY SPA	12-2-10
PRELIMINARY SPA	1-11-11
BZA	2-4-11

ARCHITECTURAL
DESIGN

RESIDENTIAL
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G.A.V. & ASSOCIATES, INC.
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FARMINGTON HILLS, MI. 48334
(248) 985-9101
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EMAIL: GAV@GAVASSOCIATES.COM



RENOVATIONS AND ADDITIONS TO:
2442 E. BIG BEAVER ROAD
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA

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

FILE NAME : 10070_A.101

JOB # : 10070

SHEET TITLE

FLOOR
PLAN

SHEET #

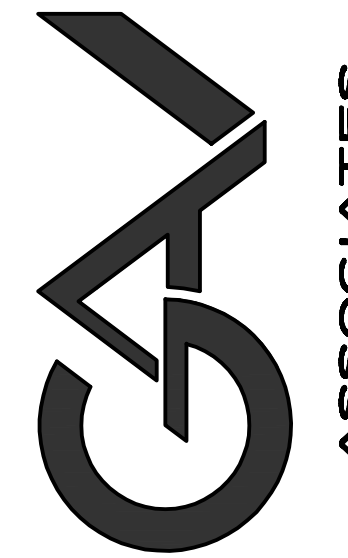
A.101

ISSUED FOR	DATE
REVIEW	8-11-10
PRELIMINARY SPA	12-2-10
PRELIMINARY SPA	1-11-11
BZA	2-4-11

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RENOVATIONS AND ADDITIONS TO:
2442 E. BIG BEAVER ROAD
TROY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA

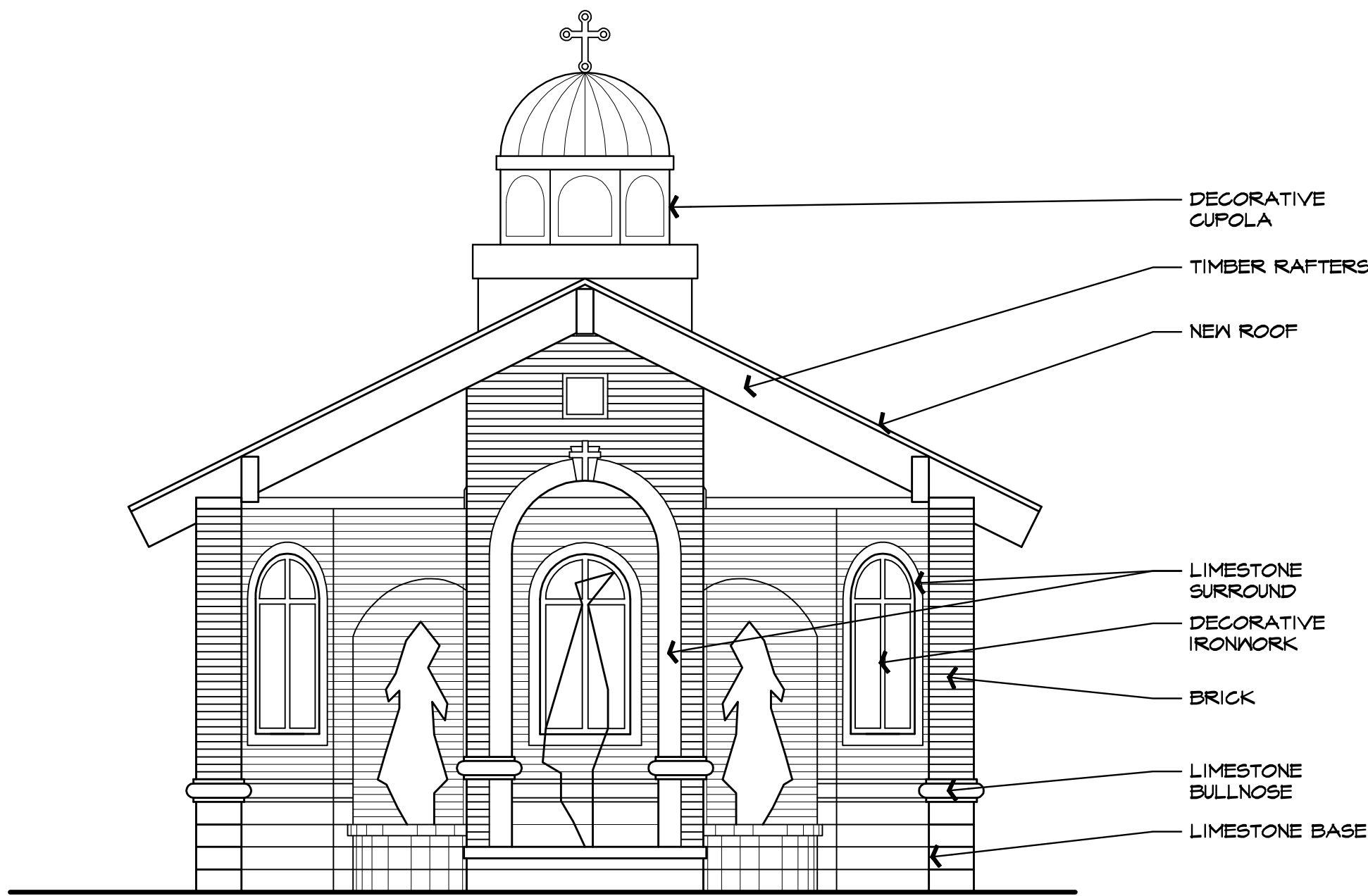
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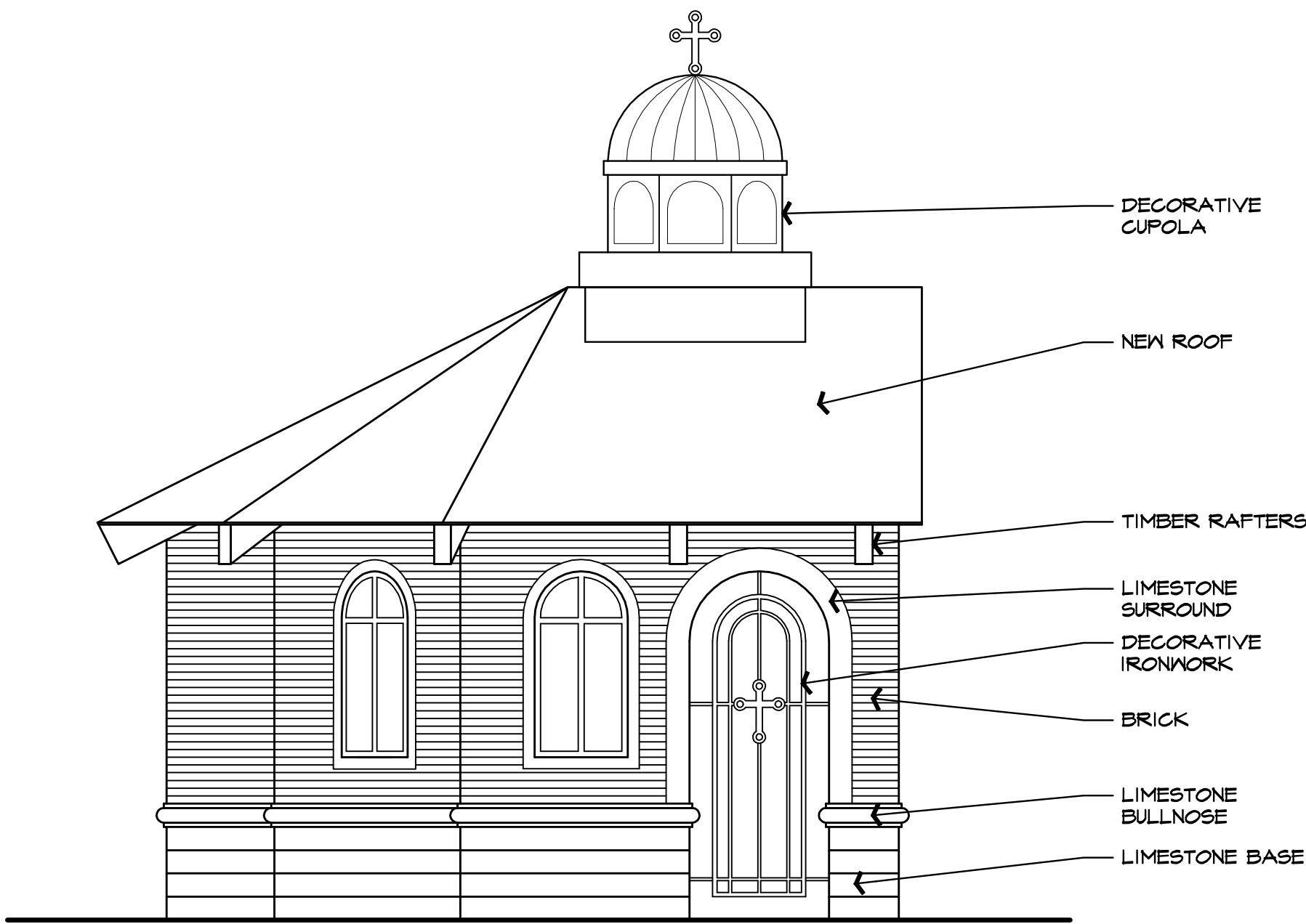
JOB # : 10070

SHEET TITLE
ELEVATIONS

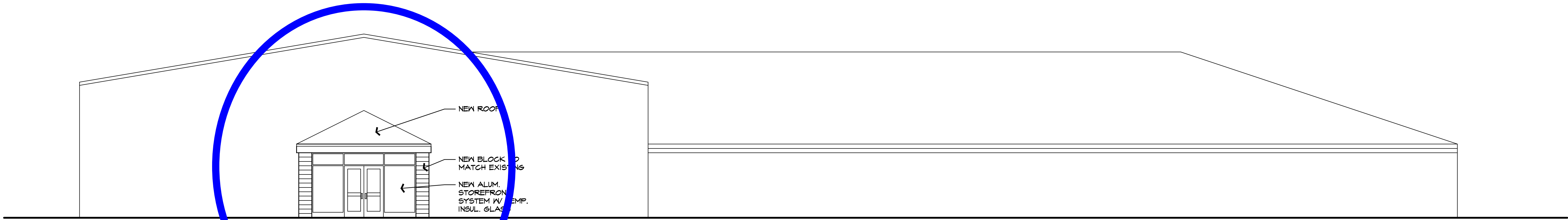
SHEET #
A.102



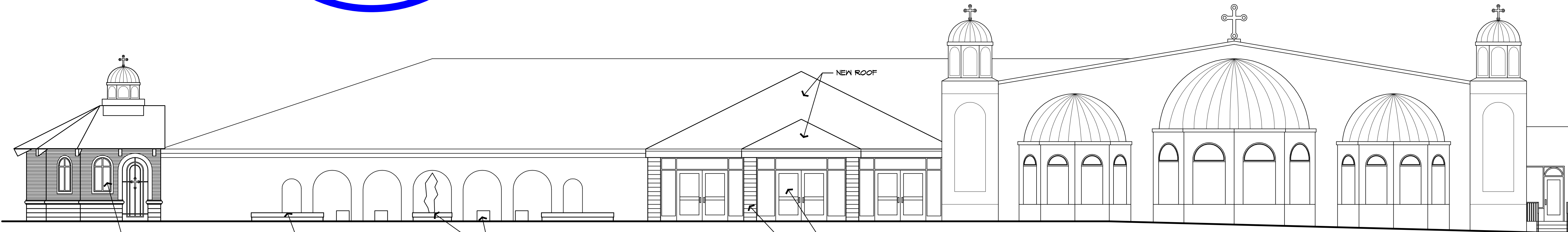
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

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

Date: December 20, 2010

Preliminary Site Plan For City of Troy, Michigan

Applicant:	Monsignor Zouhair Toma Kajbou
Project Name:	St. Joseph Chaldean Catholic Church Renovations
Plan Date:	Submitted to Troy Planning Department December 3, 2010
Location:	2442 East Big Beaver Road
Zoning:	R1-E and RM-1
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan submittal for the renovation of an existing church property. The project proposes several significant changes, including a new access drive to Big Beaver Road, a new drop-off area and circulation route, two small building additions and renovations, and renovations to an outdoor area with a grotto.

Location of Subject Property:

The property is located on the south side of Big Beaver Road, between John R Road and Dequindre Road.

Size of Subject Property:

The parcel is 5.712 acres.

Proposed Uses of Subject Parcel:

The applicant proposes to continue using the site as a church.

Current Use of Subject Property:

The subject property is currently a church.

Current Zoning:

The property is currently split-zoned. The east portion of the site is zoned R-1E, Single Family Residential District, and the west portion is zoned RM-1, Multiple Family Residential District, Low Rise.

Zoning Classification of Adjacent Parcels and Current Land Use:

North: (across Big Beaver) R-1E, Single Family Residential District; single family homes

West: RM-1, Multiple Family Residential District, Low Rise; single and multiple family residential homes

South: RM-1, Multiple Family Residential District, Low Rise; single and multiple family residential homes; and R-1E, Single Family Residential District; vacant property and a detention basin.

East: R-1E, Single Family Residential District; single family homes

BUILDING LOCATION AND SITE ARRANGEMENT

The existing church is located on the west side of the overall site. There are two additional large buildings containing a rectory, office, small hall (central building) and a large hall (east building). The site is accessed via two driveways, one at the center of the lot and another (right-turn only) at the east end of the lot. A central driveway provides access to the majority of parking, which is located south of the buildings, although some parking also exists along Big Beaver, north of the buildings. The primary components of site arrangement are not proposed to be altered, only added to, as we will describe in the site access and circulation section of this review.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

The conditions for special use approval for a church are established in Section 10.30.04. There are several dimensional requirements that must be considered here. First, the setbacks for all sides of the project are 50 feet, which is a greater setback requirement than most uses in the R1-E and RM-1 Districts. Second, a church requires a minimum of 120 feet of frontage on a major thoroughfare. Third, parking is not permitted in a required yard that is adjacent to a public street, nor is parking permitted adjacent to residentially zoned property.

Several elements of this site do not comply with all these requirements, but this is due to the existing church having been developed prior to the adoption of those requirements. Applicable subsections of Section 10.30.04. state:

B. Front, side and rear yard setbacks shall be a minimum of fifty (50) feet.

E. "Parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes, other than that which is developed or committed for uses other than the construction of residential dwellings. Such yards shall be maintained as landscaped open space. This landscaped yard area requirement related to parking areas adjacent to residentially zoned land shall apply to parking areas for which site plans were approved after July 1, 2000."

For the purposes of this review, we should note that parking does exist on the east, south, and west sides adjacent residential, within the required 50-foot yards (setbacks). This is a condition which predates the original site plan, however, and it is specifically exempted in the Ordinance requirements (given that it was approved prior to July 1, 2000). Therefore, this is a legal, conforming condition. However, this does not exempt future changes or additions that require site plan review from complying with this requirement.

Consequently, the proposed third access drive and drop-off area, which would cut through the landscaped area along the site's west end that does not have parking currently, would violate the Ordinance as designed. In other words, while the portions of the site that provide parking within the 50-foot setback were approved prior to July 1, 2000 and comply with the Ordinance, any new activity requiring site plan approval may not violate this setback and must comply, including the proposed. Further, while the site plan is not dimensioned, it is clear that the proposed west vestibule entry also violates the setback rule here and is also not permitted without relief from a variance. In order to permit the development of the vestibule, the access drive, and the drop off area, the applicant must appear before the Zoning Board of Appeals and obtain a variance from the minimum 50-foot setback adjacent residentially zoned properties for churches as established by Section 10.30.04.E.

While height data has not been provided by the applicant, we can confirm that, based on observation made during a site visit, that the existing buildings do not exceed maximum requirements.

Required and Provided Dimensions:

Section 30.10.02 and special use provisions for churches require the following setbacks and height limits (all dimensions are estimated, as they were not provided on the plans):

	<u>Required:</u>	<u>Provided:</u>
Setbacks		
Front (north)	50 feet	Approximately 50 feet to parking, 120 feet to building
Side (existing) (west)	50 feet	Approximately 50 feet to building, approximately 3 feet to rear yard parking (conforming as it was approved prior to July 1, 2000)
Side (proposed) (west)	50 feet	Approximately 5 feet to drive, approximately 37 to new vestibule
Side (east)	50 feet	Approximately 8 feet (conforming as it was approved prior to July 1, 2000)
Rear (south)	50 feet	Approximately 232 feet to building, approximately 10.5 feet to rear yard parking (conforming as it was approved prior to July 1, 2000)
Building Height	25 Feet, 2.5 stories	Unknown (although this proposal does not alter/impact maximum height)

Items to be Addressed: 1.) provide dimensional data. 2.) Obtain variances from dimensional deficiencies noted herein.

PARKING

Parking:

The site plan indicates a total of 321 parking spaces which includes 13 barrier free parking spaces.

Parking Calculations:

The parking calculations provided by the applicant are as follows:

<u>Required</u>	<u>Provided</u>
One (1) space per 3 seats or 6 feet of bench seating in the main worship area. This church accommodates 800 seats and requires 267 spaces	321 spaces
Banquet room requires one space for each two persons capacity plus one for each employee for each ten seats. This site's banquet facilities accommodate 325 seats, requiring 163 guest spaces and 34 employee spaces, for 196 total required spaces.	
Office space requires one space for every 200 square feet of usable area. This site has 1,000 square feet of office for 5 required spaces.	
Rectory requires two spaces	
Total required spaces is $267 + 196 + 5 + 2 = 470$ spaces	

The site is technically deficient in parking. However, the uses on the site do not occur concurrently. The banquet hall uses do not take place at the same time as services. The banquet use required 196 spaces, well under the provided 321. The Church itself requires 267 spaces, also under the provided 321. Further, the proposed improvements do not affect the capacity of the site and this is a previously existing nonconformity that functions in its current configuration. Consequently, we have no reservations with regard to parking..

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Proposed Circulation:

The site is accessed via two existing driveways. The plan would add a third at the extreme west end of the property. We do not necessarily oppose the third driveway, and defer to the City engineer in this regard. However, as noted elsewhere in this review the significant drive, vestibule, and drop-ff area in the required landscaped setback along the west side of the building violates the Ordinance and must be removed or a variance must be obtained to allow it to proceed.

Sidewalks:

The site has an 8-foot wide sidewalk along its Big Beaver Road frontage and sidewalks throughout the site. The site plan should incorporate a sidewalk connection between Big Beaver and the buildings, however.

Items to be Addressed: 1.) Remove west driveway and improvements on west side of building or obtain variance to allow development in the setback. 2.) Provide sidewalk connection to the main road sidewalks.

NATURAL RESOURCES

The site is previously developed and contains no significant natural features, although there are mature landscaping elements. The proposed plan would not impact any protected natural features, but would impact a mature landscaped area along the west side of the building. Please see our landscaping and site access and circulation sections of this review for more information in this regard.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been submitted, however it does not provide landscaping that takes into account the status of this project as a project requiring special use approval and does not take into consideration the specific use standards for churches.

While the existing parking does not need to comply, the new improvements (were they authorized by a variance) on the west side would need to follow Ordinance requirements. Whenever the off-street parking is adjacent to land zoned and developed or developable for residential purposes, the parking area shall be screened from that adjacent residential area by the placement of a four feet six inch (4' 6") high landscaped earth berm. The top of the berm shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.

Also, developments in the R1-B District that are not single family homes require a greenbelt and greenbelt trees. They also require a minimum of 10% landscaped open space. The project meets these standards.

Items to be Addressed: Provide revised landscaping to comply with Ordinance requirements if a variance is obtained.

LIGHTING

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

Items to be Addressed: None.

SPECIAL USE

In the R1-E District, churches are permitted as a special use. This project would significantly alter the conditions of the original approval of this project and would impact adjacent properties. It contemplates improvements on the site that are within required setbacks adjacent residential properties and changes the plan that was approved for this property. As such, a special use permit must be issued for the revised site plan to allow the project to move forward, in accordance with Section 03.31.00. We understand that the applicant has not submitted for special use approval at this time, but will provide the following brief comments for guidance for the applicant and Planning Commission as the project moves forward. We will provide a full review of the site's compliance with Special Use provisions once the applicant submits an application for special use approval.

For any special use, according to Section 03.31.04, the Planning Commission shall review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.

Use Standards

The applicant should be aware that Section 10.30.04 lists several conditions for churches within the R1-E District (items labeled "not applicable" are not impacted by the application submitted and reviewed). They are as follows:

- A. *Buildings of greater than the maximum height allowed in Article XXX, "Schedule of Regulations", may be allowed provided that the front, side and rear yards are increased one (1) foot for each foot of building height which exceeds the maximum height allowed. (Rev. 07-10-2000) (Not applicable.)*
- B. *Front, side and rear yard setbacks shall be a minimum of fifty (50) feet. (Deficiencies noted in the area, width, height and setbacks section of this review. Variances are required.)*
- C. *The site shall be so located as to have at least one (1) property line abutting a Major Thoroughfare of not less than one hundred twenty (120) feet of right-of-way width, existing or proposed, and all ingress and egress to the site shall be directly onto such major thoroughfare or a marginal access service drive thereof, with the following exceptions: (Criteria met.)*
 - 1. *The Planning Commission may permit access drives to streets or thoroughfares other than Major Thoroughfares, in those instances where they determine that such access would improve the traffic safety characteristics in the area of the site, while not negatively impacting adjacent residential properties. (Not applicable.)*
- D. *One or more of the following locational criteria may be considered by the Planning Commission as a basis for approval or denial of proposals for church development:*
 - 1. *Location at the intersection of two (2) Major Thoroughfares, each of which has a right-of-way width of at least one hundred twenty (120) feet (existing or proposed). (Not applicable.)*

2. *Location abutting a Freeway right-of-way. (Not applicable.)*
3. *Location involving a total Major Thoroughfare frontage block (extending between two intersecting local streets). (Not applicable.)*
4. *Location where the site has at least one (1) property line, apart from its Major Thoroughfare frontage, in common with land which is developed, zoned, or otherwise committed for use other than the construction of One-Family Residential dwellings. (Not applicable.)*

These criteria are intended, in part, to assure that the location of a church will not negatively impact the potential for the logical extension of single-family residential development in the adjacent area.

- E. *Parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes, other than that which is developed or committed for uses other than the construction of residential dwellings. Such yards shall be maintained as landscaped open space. This landscaped yard area requirement related to parking areas adjacent to residentially zoned land shall apply to parking areas for which site plans were approved after July 1, 2000. **(Variance required to permit proposed activities in the side yard.)***

- F. *Whenever the off-street parking is adjacent to land zoned and developed or developable for residential purposes, the parking area shall be screened from that adjacent residential area by the placement of a four feet six inch (4' 6") high landscaped earth berm. The top of the berm shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.*

This landscaped berm requirement shall apply to parking areas for which site plans were approved after July 1, 2000. The screening for parking areas established or proposed for construction before that date is permitted to be in the form of a continuous obscuring wall, four feet six inches (4' 6") in height, in accordance with the provisions of Article XXXIX, Environmental Provisions. This screenwall shall be provided at or adjacent to those sides of the parking area which lie adjacent to residentially zoned land. Such parking area screenwalls shall also be provided adjacent to residentially zoned land wherein the above-described landscaped berm requirement does not apply. (Not applicable.)

- G. *Whenever facilities such as community halls, fellowship or social halls, recreation facilities and other similar uses are proposed as incidental to the principal church or worship facility use, such secondary facilities shall not be constructed or occupied in advance of the sanctuary or principal worship area of the church complex. (Not applicable.)*

1. *The seating capacity of such incidental use areas shall not exceed that of the sanctuary or principal worship area of the church complex. (Not applicable.)*

2. *Parking shall be provided for such incidental use areas at one-half (½) the rate of that required for the sanctuary or principal worship area, and shall be in addition to the parking required for the principal worship area. (Not applicable.)*
 3. *Such incidental facilities must be used for church, worship, or religious education purposes, in a manner which is consistent with residential zoning and compatible with adjacent residential property. They shall not be used, leased or rented for commercial purposes. (Not applicable.)*
 4. *Active indoor recreation facilities, such as gymnasiums, shall be located at least eighty (80) feet from any residentially zoned land, other than that which is developed or committed for uses other than the construction of residential dwellings. (Not applicable.)*
- H. *All structures, appurtenances, and fixtures related to outdoor recreation purposes shall be located a minimum of one hundred (100) feet from any residentially zoned property, other than that which is developed or committed for uses other than the construction of residential dwellings. (Not applicable.)*

Standards of Approval

Section 03.31.05 states that before approving any requests for Special Use Approval, the Planning Commission, or the City Council, where indicated, shall find that:

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

These criteria will be evaluated once an application has been submitted.

Items to be addressed: *Submit an application for special use approval.*

SUBMITTAL REQUIREMENTS


Section 3.43.01 establishes the requirements for preliminary site plan approval. The only outstanding element required for site plan approval is full dimensions of setbacks.

Items to be Addressed: *Provide dimensions.*

RECOMMENDATIONS

This project cannot move forward as designed without relief from the Ordinance. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can apply for and potentially obtain a series of variances from the Zoning Board of Appeals and to provide a revised application addressing the other items noted herein, and including a new application for special use approval.

St. Joseph Church, December 20, 2010



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

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 385) – Proposed Additions to St. Joseph Chaldean Catholic Church, 2442 E. Big Beaver, South side of Big Beaver, East of John R, Section 25, Currently Zoned R-1E (One Family Residential) and RM-1 (Multiple Family Residential) Districts

Mr. Branigan presented a summary of the proposed Special Use and Preliminary Site Plan application for St. Joseph Chaldean Catholic Church. He specifically addressed the additional access drive on Big Beaver, the drive along the western portion of the property and the building improvements.

Mr. Branigan reported the proposed project could not move forward without relief from the Zoning Ordinance. Therefore, he recommended taking no action on the request to allow the petitioner to seek the appropriate variances from the Board of Zoning Appeals (BZA). Mr. Branigan further indicated a revised application addressing items noted in the review and a new application for Special Use Approval would be required should the BZA grant the variances.

Ghassan Abdelnour, project architect, of G.A.V & Associates, Inc., 31471 Northwestern Highway, Farmington Hills, and Dawad A. Defouni, project engineer, of J.A.D. Engineering Services, 4197 Court Anthony, Waterford, were present to represent the petitioner.

Mr. Abdelnour addressed the intent of the proposed plan to alleviate traffic congestion by providing better circulation and traffic flow. He also addressed the proposed building improvements.

The petitioner, Monsignor Zouhair Toma Kajbou, addressed the traffic congestion that results with church traffic, especially during holidays and special celebrations. He stated the church often uses the Troy Police Department services to assist in directing the traffic. Fr. Kajbou addressed the size and makeup of the congregation and the service schedule.

Discussion followed on:

- Traffic circulation and flow.
- Parking.
- Existing and proposed drop off areas.
- Traffic Engineer review.
- Proof of difficulty of land / hardship required for granting variances.

- Potential for deceleration lane on Big Beaver.
- Services schedule.
- Notification to public of Public Hearing.

PUBLIC HEARING OPENED

Stanley Pilchowski of 2993 Roundtree, Troy, was present. Mr. Pilchowski spoke in opposition of the proposed project. He voiced concerns relating to the traffic, the proposed driveway and drop off area on the western portion of the property, lighting, noise and the public hearing notification process.

Samuel Mitchell of 2914 Roundtree, Troy, was present. Mr. Mitchell spoke in opposition of the proposed project. He voiced concerns relating to the traffic, property values, lighting and noise.

Charles Pelzer of 2878 Roundtree, Troy, was present. Mr. Pelzer spoke in opposition of the proposed project. He voiced concerns relating to the traffic, noise and lighting. Mr. Pelzer indicated his bedroom window would face the proposed driveway on the western portion of the property and shared a photograph showing the view from his bedroom window.

Sam Daya of 2541 Marcus, Troy, was present. Mr. Daya spoke in opposition of the proposed project. He voiced concerns with traffic and the public hearing notification process.

David Livingston, City of Troy Police Lieutenant/Special Operations section, was present. Lt. Livingston addressed the traffic congestion on Big Beaver Road with respect to the church services, daily activity, holidays and special celebrations. He expressed appreciation for the efforts taken by the church to improve the flow and circulation of traffic. Lt. Livingston said the Police Department would welcome any circulation design that alleviates the congestion. Lt. Livingston briefly addressed the process to erect a traffic light.

Fr. Kajbou addressed the schedule of weekday church activities and Sunday and holiday services. He indicated the church's willingness to go to the expense necessary to alleviate existing traffic problems.

Brian King of 2884 Roundtree, Troy, was present. Mr. King spoke in opposition of the proposed project. He voiced concerns relating to the close proximity of the proposed driveway to the residential homes, lighting and property values.

PUBLIC HEARING CLOSED

Discussion continued on:

- Potential for deceleration lane.
- Special Use standards applicable to site plan.
- Photometrics plan; impact of vehicular and building lights to adjacent residential.
- Landscaping.
- City owned property to the south.

OTHER BUSINESS

6. DISTRIBUTION OF DRAFT CITY OF TROY ZONING ORDINANCE

A hard copy of the Draft Zoning Ordinance was distributed to each Board member.

Mr. Savidant briefly outlined the schedule to introduce the Draft Zoning Ordinance to other Boards and Commissions and the adoption process by the Planning Commission and the City Council.

It was the consensus of the Board to place the Draft Zoning Ordinance as an agenda item for discussion on the January 25, 2011 Special/Study meeting. Mr. Savidant asked members to submit in writing any suggestions or revisions for discussion at the meeting.

7. ELECTION OF OFFICERS FOR THE YEAR 2011

Chair Hutson asked for nominations from the floor for Chair.

Mr. Schultz nominated Michael Hutson.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Chair closed.

A voice vote was taken; all ayes, no nays.

Mr. Hutson was announced as Chair.

Chair Hutson asked for nominations from the floor for Vice Chair.

Mr. Schultz nominated Mark Maxwell.

Mr. Strat nominated Donald Edmunds.

Mr. Edmunds nominated John Tagle.

Hearing no further nominations, Chair Hutson declared the nominations for the position of Vice Chair closed.

From: [Brent Savidant](#)
To: [Kathy Czarnecki](#); [Planning](#)
Subject: FW: St. Joseph Chaldean Catholic Church
Date: Monday, March 07, 2011 1:40:33 PM

From: snichols48083@comcast.net [mailto:snichols48083@comcast.net]
Sent: Monday, March 07, 2011 1:40 PM
To: Brent Savidant
Subject: St. Joseph Chaldean Catholic Church

As a co-owner of Wexford Parkhomes located at 2784 Roundtree Drive for the past 32 years, I wish to express my opposition to the proposed West driveway and entrance into the church. The traffic coming in and going out of the church is very difficult to tolerate during any and all of their church services. As you are well aware, the situation on Holy Days is even worse, requiring additional security and closing off our 16 Mile entrance. I feel it is time for St. Joseph to find a large facility for their congregation.

Sandra L. Nichols
2784 Roundtree Drive
Troy, MI 48083