

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
April 26, 2011
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
 - Planning Commission – 03/22/11
7. **PUBLIC HEARING: IN ACCORDANCE WITH MCL 125.3101 THROUGH 125.3702, APPLICATION FOR SITE PLAN REVIEW AND SPECIAL LAND USE APPROVAL SUBJECT TO SPECIFIC LOT AND BUILDING REGULATIONS AND IN COMPLIANCE WITH GROSSE POINTE WOODS ZONING ORDINANCE, CHAPTER #50, ARTICLE III DISTRICT REGULATIONS, DIVISION 6 C.F. COMMUNITY FACILITIES DISTRICT SECTION, CHAPTER #50-340, SPECIAL LAND USE, AS SUBMITTED BY THE RIVERS OF GROSSE POINTE FOR A CONTINUING CARE RETIREMENT COMMUNITY ("CCRC") TO BE LOCATED AT 900 COOK ROAD, GROSSE POINTE WOODS, MICHIGAN:**
 - A. PCW Excerpt – 02/22/11
 - B. PC Excerpt – 02/22/11
 - C. PC Excerpt – 03/22/11
 - D. Letter Requesting Postponement–03/16/11 The Rivers of Grosse Pointe (Levin)
 - E. Affidavit of 300' Radius Notice – 03/16/11 – Notice to Reschedule Public Hearing
 - F. Affidavit of 300' Radius Notice – 04/13/11 – Notice of Rescheduled Public Hearing
 - (1) Aerial Map – 03/03/11
 - (2) List of Property Owners Notified – 03/03/11
 - G. Affidavit of Publication – 04/07/11 – Grosse Pointe News
 - H. Letter of Request – 02/15/11 – The Rivers of Grosse Pointe (R. Levin)
 - I. E-mail – 02/24/11 – Boulder/Cavaliere (V. Shenoy)
 - J. Escrow Agreement - Philip F. Greco Title Company
 - K. Escrow Agreement (between CCLA 6 Real Estate & GPW) – 02/25/11
 - L. Letter – 03/15/11 – Starr Commonwealth (M. Mitchell)
 - M. Memo – 03/08/11 Traffic Safety Officer (Koerber)
 - (1) Speed Summary (School Time) – 10/11/05
 - (2) Speed Bin Report – 08/11/08
 - (3) Hourly Data by Day Report (08/11/08 thru 08/17/08)
 - N. e-mail Memo – 04/13/11 Traffic Safety Officer (Koerber)
 - (1) Traffic Data Collection Report - 04/05/11 (5 pgs)
 - (2) Traffic Data Collection Report - 08/02/10 (5 pgs)
 - (3) e-mail/letter – 02/21/11 – TIA (D. Allyn)
 - O. Memo – 03/09/11 – Fire Inspector (Provost)

- P. Memo – 03/10/11 – Public Works Director (Ahee)
- Q. Letter – 03/10/11 – City Engineer (AEW/Lockwood)
- R. Letter – 03/11/11 – City Administrator/Police Commissioner (Fincham)
Windmere Park 2010 Ambulance Transport Summary
- S. Letter w/attachments – 03/11/11 – Assistant City Attorney (C. Berschback)
- T. Memo – 04/20/11 – Building Official (Tutag)
 - (1) GPW Master Plan, Goals & Objectives (page 31) – May 2006
 - (2) Response to other Traffic Concerns – March 2011
The Rivers of GP Employee Timetable – 03/01/11
 - (3) Site Plan Review Meeting Checklist
- U. Site Plan Review Application – 03/03/11
 - (1) Site Plan Submission, Architectural Job #3002 Cover Sheet – 04/08/11
 - (2) Sheet A-1.0 Composite Site Plan – 04/08/11
 - (3) Sheet A-1.2 Receiving Area Plan – 04/08/11
 - (4) Sheet A-2.0 Composite First Floor Plan – 04/08/11
 - (5) Sheet A-2.1 Composite Second Floor Plan – 04/08/11
 - (6) Sheet A-2.2 Composite Third Floor Plan – 04/08/11
 - (7) Sheet A-3.0 Elevations – 04/08/11
 - (8) Sheet A-4.0 Typ. Cottages Site Plan - 04/06/11
 - (9) Sheet A-5.0 Typ. Cottage Unit Type 1 Fl. Plans & Elevs. - 04/06/11
 - (10) Sheet A-5.1 Typ. Cottage Unit Type 2 Fl. Plans & Elevs. – 04/06/11
 - (11) Sheet A-5.2 Typ. Cottage Unit Type 3 Fl. Plans & Elevs. – 04/06/11
 - (12) Sheet A6.0 Typ. Cottage Units Front Elevation – 04/08/11
 - (13) Sheet 1 of 1 Photometric Plan – 04/08/11
 - (14) Sheet C-1 Engineered Site Plan – 04/08/11
 - (15) Sheet C-2 Preliminary Grading & Paving Plan – 04/08/11
 - (16) Sheet C-3 Preliminary Utility Plan – 04/08/11
 - (17) Sheet C-4 Topographic Survey – 12/30/10
 - (18) Sheet L-01 Existing Vegetation Plan – 04/08/11
 - (19) Sheet L-02 Existing Perennials Plan – 04/08/11
 - (20) Sheet L-03 Planting Plan – 04/08/11
 - (21) Sheet L-04 Planting Plan – 04/08/11
 - (22) Sheet L-05 Planting Plan – 04/08/11
 - (23) Sheet L-06 Plant Schedule – 04/08/11
 - (24) Sheet L-07 Plant Schedule – 04/08/11
 - (25) Traffic Impact Assessment – March 2011 (The Corradino Group of MI)
Response to other Traffic Concerns – March 2011 (Boulder)
NOTE: Item #25 is available for view at the City Clerk's Office and has been previously delivered to PC Members (electronically and/or by hand)
 - (26) View Points 1 & 2 – Composite Site Plan A-1.0 – 04/08/11
 - (27) Photo – View Point 1
 - (28) Photo – View Point 2
 - (29) Key Plan w/4 Key Points and 4 Photos
- V. Letter – 04/19/11 – Resident (G. Pochert)

8. **REPORT OF SPECIAL SIGN ORDINANCE**

9. **BUILDING OFFICIAL'S MONTHLY REPORT:**

Building Department Report – March 2011

- 10. **COUNCIL REPORT:** Commission Member Gilezan

- 11. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
Commission Member Hamborsky

- 12. **NEW BUSINESS:**
Sub-Committee Reports:
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
Business & Development (Nederhood/Evola/Dickinson/Richardson)

- 13. **ADJOURNMENT**

Submitted by: **Gene Tutag, Building Official**

313-343-2426

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

NOTE TO PETITIONERS:

Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.

PLANNING COMMISSION
03/22/11 – 008

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MARCH 22, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Chair Vaughn.

Roll Call: Chair Vaughn
Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vitale

Absent: None

Also Present: Building Official Tutag
City Attorney C. Berschback
Recording Secretary Babij Ryska

Also in attendance: Council Member Ketels, Planning Commission Representative
Council Member Sucher

The Commission, Administration, and audience Pledged Allegiance to the Flag.

Motion by Evola, seconded by Richardson, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

Chair Vaughn welcomed Council Member Ketels, as Planning Commission Representative, and Council Member Sucher for being in attendance at tonight's meeting.

Motion by Dickinson, seconded by Vitale, regarding **Approval of Minutes**, that the Planning Commission Meeting Workshop minutes dated February 22, 2011 be approved.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

PLANNING COMMISSION
03/22/11 – 009

Motion by Evola, seconded by Fuller, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated February 22, 2011 be approved, subject to the correction of the Maker and Supporter of the motion on the bottom of page one.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

The next item on the agenda was **Request to Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**. Building Official Tutag explained that the developers are requesting a postponement of the public hearing in order to consider revisions to the design of the cottage component of the project. He recommended the public hearing be postponed to April 26, 2011.

Motion by Vitale, seconded by Hamborsky, regarding the **Request to Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**, that the Planning Commission reschedule the Public Hearing to **April 26, 2011**.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

The next item on the agenda was regarding **Discussion: Grosse Pointe Woods Master Plan**. According to MCL 125.329(2) requires that communities review their master plan every five (5) years to determine amendment needs. Building Official Tutag informed the Commission that this review process does not preclude them from amending the master plan at a later date and did not recommend any changes. Discussion ensued among Commission Members regarding the master plan.

Motion by Vitale, seconded by Evola, regarding the **Grosse Pointe Woods Master Plan**, that the Commission has conducted the official review of the master plan in accordance with MCL 125.329(2) and approves it without changes.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
NO: None
ABSENT: None

Consensus of the Commission called for a Workshop meeting on May 24, 2011 to further discuss the master plan.

PLANNING COMMISSION
03/22/11 – 010

The next item on the agenda was the **Building Official's Monthly Report**. Mr. Tutag reported the following:

- The department was busy last month working on The Rivers project.
- Council approved the landscape abatement contract.
- Wellspring Dental was issued a temporary Certificate of Occupancy with the understanding that the outdoor work will be completed when weather permits.
- A few new businesses are opening on Mack Ave.; Celtic Wealth Management, Bow Wow Bake Shop, and Galeria Mariposa.
- Permit activity has increased.
- In accordance with the foreclosure ordinance about two properties are registering per week.

Commission Member Evola gave the **February 28, 2011 Council Report**:

- Melanie Babij Ryska was appointed Deputy City Clerk.
- Council Member Ketels was appointed as Planning Commission Representative as well as to the Construction and Public Relations Committees.
- Council Member Bryant was appointed to the 2011 Community Development Block Grant Advisory Council.
- Council repealed all instances of neon from the sign ordinance; the repeal became effective March 10, 2011.
- Council forwarded the 2010 Planning Commission Annual Report to the Committee-of-the-Whole.

Commission Member Fuller gave the **March 21, 2011 Council Report**:

- For administrative reasons, Council once again repealed all instances of Neon from the sign ordinance.

Commission Member Gilezan will attend the April Council meetings.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the sub-committee will be scheduling a Saturday meeting in the next few weeks.
- **Business & Development** – Commission Member Nederhood stated that the sub-committee will be meeting with the Chamber of Commerce on Thursday, March 24, 2011.

Under **New Business**, the Commission addressed the possible need to review the sign ordinance in light of the recent changes. Discussion ensued regarding the proper procedure to review the ordinance.

PLANNING COMMISSION

03/22/11 – 011

Motion by Vaughn, seconded by Evola, that the Planning Commission establish a sub-committee consisting of Commission Members Evola, Fuller, and Chair Vaughn to determine a procedure for reviewing the sign ordinance; conclusions of the sub-committee will be discussed at a Special Planning Commission meeting.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale

NO: None

ABSENT: None

Motion by Evola, seconded by Gilezan, to adjourn the Planning Commission meeting at 9:03 p.m.
Passed unanimously.

PLANNING COMMISSION WORKSHOP EXCERPT
02/22/11

The first item on the agenda was concerning **Discussion and Introduction: The Rivers of Grosse Pointe, a Continuing Care Retirement Community (CCRC)**. Building Official Tutag gave an overview of the anticipated project. Developer Richard Levin addressed the Commission and explained the components of the proposed CCRC. Traffic Safety Officer Koerber stated that he went on site to study the potential traffic flow as well as fire safety issues. The developers have made the appropriate changes in the site layout to accommodate fire safety concerns. Building Official Tutag informed the Commission that the city enlisted Traffic Improvement Association to analyze the traffic study done by the developers. Those results are being reviewed by administration.

An open discussion ensued between the Commission and the developers regarding the aesthetics and logistics of the proposed project. The Commission requested that the developers supply photo realistic images of what residents would see when viewing the property after development. The developers stated that they plan to have a community meeting with the surrounding residents to answer questions and receive feedback prior to a Public

PLANNING COMMISSION EXCERPT
02/22/11

The next item on the agenda was **Schedule a Public Hearing: Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road.** Building Official Tutag recommended that the public hearing be scheduled for March 22, 2011, at which time the Planning Commission will make a recommendation to City Council.

Motion by Hamborsky, seconded by Vitale, that the Planning commission **Schedule a Public Hearing for the proposed Continuing Care Retire Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road for March 22, 2011.**

MOTION CARRIED by the following vote:

- YES: Dickinson, Fuller, Hamborsky, Nederhood, Richardson, Vaughn, Vitale
- NO: None
- ABSENT: Evola, Gilezan

C)

PLANNING COMMISSION EXCERPT
03/22/11

The next item on the agenda was **Request to Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**. Building Official Tutag explained that the developers are requesting a postponement of the public hearing in order to consider revisions to the design of the cottage component of the project. He recommended the public hearing be postponed to April 26, 2011.

Motion by Vitale, seconded by Hamborsky, regarding the Request to **Postpone Public Hearing Regarding the Continuing Care Retirement Community (CCRC), The Rivers of Grosse Pointe, 900 Cook Road**, that the Planning Commission reschedule the Public Hearing to **April 26, 2011**.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Nederhood, Richardson, Vaughn, Vitale

NO: None

ABSENT: None

D

THE RIVERS OF GROSSE POINTE

March 16, 2011

Mr. Gene Tutag
Building Official
Safety Inspection Division
City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Re: The Rivers of Grosse Pointe CCRC Project


Dear Mr. Tutag:

As we discussed, we are requesting that the public hearing for the proposed Rivers of Grosse Pointe CCRC project to be located at 900 Cook Road, which is currently set for March 22, 2011, be rescheduled to the April 26, 2011 Planning Commission meeting. After reviewing the design of the cottage component of our project, we feel the need to consider revisions to the exterior design of the community, so as to provide better design coordination between the two. We believe this will be in the best interest of the overall project and the community as a whole.

We very much appreciate your cooperation to date, and look forward to continuing to work with you and your staff on this exciting project.

Very Truly Yours,

The Rivers of Grosse Pointe



Richard L. Levin, Manager

RLL/kvb

E

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 900 Cook Road

State of Michigan)

) ss.

County of Wayne)

I HEREBY CERTIFY that the notice TO RESCHEDULE the Hearing was duly mailed First Class Mail on March 16, 2011 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received and acknowledged with check # 700438.

Lisa Kay Hathaway

City Clerk

See attached document for complete list.

CITY OF GROSSE POINTE WOODS, MICHIGAN
PLANNING COMMISSION NOTICE

At the Petitioners request, this item will NOT be heard on Tuesday, March, 22, 2011.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Grosse Pointe Woods will hold a public hearing under the provisions of Michigan Compiled Laws, Sections 125.3101 through 125.3702 as amended, to consider the following:

An application for site plan review and special land use submitted by the Rivers of Grosse Pointe for a Continuing Care Retirement Community ("CCRC") to be located at 900 Cook Road, Grosse Pointe Woods, Michigan.

A new hearing is scheduled for Tuesday, April 26, 2011 at 7:30 p.m. in the Council Room of the Municipal Building. Agenda documents are available for inspection at the City Clerk's Office, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Lisa Kay Hathaway, MMC
City Clerk

F

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 900 Cook Road

State of Michigan)

) ss.

County of Wayne)

I HEREBY CERTIFY that the notice of the **RESCHEDULED** Hearing was duly mailed First Class Mail on April 13, 2011 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received and acknowledged with check # 700438.

Lisa Kay Hathaway

City Clerk

See attached document for complete list.

CITY OF GROSSE POINTE WOODS, MICHIGAN
PLANNING COMMISSION NOTICE

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Lisa Kay Hathaway, MMC
City Clerk

ownername	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
STARR COMMONWEALTH		13725 STARR COMMONWEALTH ROAD	ALBION	MI	49224
Resident		900 COOK RD	GROSSE POINTE WOODS	MI	48236
GRANT, FRANCES		1715 MORTON	ANN ARBOR	MI	48104
Resident		933 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
MURRAY, SHANNON		839 COOK RD	GROSSE PTE WOODS	MI	48236
LUCCHESI, JOSEPH & SUSA		19845 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
CRANE, LAWRENCE M		19833 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
RUSSO, RUTH A		19832 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
SEGOVIA, ANDREW		19811 WEDGEWOOD DR	GROSSE POINTE WOODS	MI	48236
HOLME, JEFFREY		946 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
HADLEY, WILLARD J., IV		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MORREALE, GEORGE		19831 EDSHIRE	GROSSE POINTE WOODS	MI	48236-2714
LARBAGE, PAUL A. AND KAREN A.		19820 WEDGEWOOD DR	GROSSE POINTE WOODS	MI	48236
MORREALE, ANTONIO		921 COOK RD	GROSSE POINTE WOODS	MI	48236
BOURGEIS, MICHAEL D. AND DOLLY J.		19919 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
TODESCO, PAOLO AND AGE		19892 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
KRATOCHWILL, MICHAEL J		19913 DOYLE PLACE	GROSSE POINTE WOODS	MI	48236
PENTIS, CHARLES J		19882 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
RESIDENT		19907 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
BEARD, ROBERT AND ALANA		19899 W DOYLE PL	GROSSE POINTE WOODS	MI	48236
MONFORTON, TOBY L & JA		19948 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236
PLOURDE, MARK R.		19931 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
SAVERINO, FEDELE		19936 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236
SCHADEN, EUGENE		19924 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236
PIPER, KENNETH E		19946 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
JOHNSON, RICHARD H		19925 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
BONASSO, VINCENT		19907 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
RAMBAUM, MARIANNE		19934 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
GRAHAM, ROBERT B & LINDA		19967 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
STINES, EDOUARD		19895 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
CALLERT, ALFRED AND CAROLE		19922 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
MACK, GREGORY P		19883 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236
MAUER, MICHAEL		19961 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
COUSINO, RAYMOND F. AND JOANN S.		19910 WILLIAM CT E	GROSSE POINTE WOODS	MI	48236
MIKULA, PHILIP C & LYNETT		19952 DOYLE PLACE	GROSSE POINTE WOODS	MI	48236
KASPRZAK, FREDERICK		19888 E WILLIAM COURT	GROSSE POINTE WOODS	MI	48236
SAVAGE, MATTHEW, IV & SUSAN		19955 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
JANOSI, ZOLTAN		19898 WILLIAM CT E	GROSSE POINTE WOODS	MI	48236
HUMESTON, BRIAN & DALE		19942 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
VELTRI, PAUL J. AND DEBORAH A.		19943 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
DEVEROUX, TAMI		19932 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
GRAHAM, JOSEPH M		19959 O MARA CT	GROSSE POINTE WOODS	MI	48236
EICHENLAUB, JOHN W.		19922 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
WIEME, JAMES A.		19947 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
BAKOWSKI, KENNETH R & A		19944 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
GROSSE POINTE UNIVERSITY SCHOOL		1045 COOK RD	GROSSE POINTE WOODS	MI	48236
HOWARD, WILLIAM MAX		19941 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
OSBORNE, HARVEY L		19945 O MARA CT	GROSSE POINTE WOODS	MI	48236
FEDER, PAUL M.		19935 W DOYLE PL	GROSSE POINTE WOODS	MI	48236
CHERRY, DAVID M. AND SARAH E.		19912 W DOYLE PL	GROSSE POINTE WOODS	MI	48236

900 Cook Road-300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
MICHAELS, BRAD J. AND MARC V.		19927 W DOYLE PL	GROSSE POINTE WOODS	MI	48236
BORCHAK, PAUL & PATSY		19902 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
KABBUSH, ILMA		19891 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
DRAGICH, DAVID G. AND JANUARY A.		19885 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236
QUAIN, JENNIFER		19881 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236-2408
HANNA, FLORENCE		19869 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
ULRICH, GREGORY L & LINDA		770 PEAR TREE LANE	GROSSE POINTE WOODS	MI	48236
KROL, MICHAEL A.	KHAN, SAIMA A.	760 PEAR TREE LANE	GROSSE POINTE WOODS	MI	48236
SMITH, GEOFFREY D. AND LEE ANN M.		19857 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
ROKICKI, JEFFREY M.		738 PEAR TREE LANE	GROSSE POINTE WOODS	MI	48236
GAWIN, MALGORZATA		19823 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
SHEORIS, JOHN V		985 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
THEIS, JOSEPH J & BENITA		19799 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
MATHEWS, JOSEPH C & MAUR		919 COOK RD	GROSSE POINTE WOODS	MI	48236
CORONA, GARY		19817 EDSHIRE	GROSSE POINTE WOODS	MI	48236
HADLEY, WILLARD		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
CHOWN, RAY AND SALLY, TRUST		915 COOK RD	GROSSE POINTE WOODS	MI	48236
EUGENIO, ROY A		19806 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
SIMONDS, RICHARD K		19789 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
DEGUVERA, EMMETT W., AND	HAMZEY, DEBRA B.	905 COOK RD	GROSSE POINTE WOODS	MI	48236
HAKIM, DAVID		930 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MORREALE, ANTONIO, III		19805 EDSHIRE LANE	GROSSE POINTE WOODS	MI	48236
FOX, MARY ANN		885 COOK RD	GROSSE POINTE WOODS	MI	48236
TARPLEY, JAMES AND CAROLYN		920 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
WAGNER, STEPHEN		19794 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
MEATHE, PATRICK		19777 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
ZAINEA, GEORGE		875 COOK RD	GROSSE POINTE WOODS	MI	48236
HADLEY, WILLARD J., IV		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
ROGIER, ANN MARIE		900 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MAXON, RICHARD		865 COOK RD	GROSSE POINTE WOODS	MI	48236
KIERNAN, RAYMOND J. AND MICHELLE P.		19793 EDSHIRE	GROSSE POINTE WOODS	MI	48236
BOECKLER, KARL	MOUTON-BOECKLER, LORI	19765 WEDGEWOOD DR	GROSSE POINTE WOODS	MI	48236
LOMBARDI, DOMINIC A., TRUSTEE		945 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
BIESKI, RAYMOND & VIRGINI		880 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
GUEST, MICHAEL J. AND BARBARA J.		19778 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
SAFADI, AWNI AND IBRAHIM		855 COOK RD	GROSSE POINTE WOODS	MI	48236
VENTIMIGLIA, LIBORIO		845 COOK RD	GROSSE POINTE WOODS	MI	48236
WILKINSON, JOHN D		870 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
LARSON, RICHARD M		860 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
SIMMON, JAMES J. AND JILL A		1269 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
HYDUK, DENNIS M. AND MARY F.		19766 WEDGEWOOD	GROSSE POINTE WOODS	MI	48236
NIXON, ROBERT L		835 COOK RD	GROSSE POINTE WOODS	MI	48236
CIOTTI, ANTHONY		850 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
HEBERT, MARY ELLEN		903 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236-2701
ABESSINIO, DR DANIEL, TRUST		1637 STANHOPE	GROSSE POINTE WOODS	MI	48236
RESIDENT		840 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
KELLETT, BRIAN P. AND SHANNON M.		783 COOK RD	GROSSE POINTE WOODS	MI	48236
GUSTINE, WILLIAM		883 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
GROSSE POINTE HUNT CLUB		655 COOK RD	GROSSE POINTE WOODS	MI	48236
WRIGHT, CHARLES		873 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236

900 Cook Road-300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
HENCHEL, HALAN		793 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
LANGONE, JOHN		853 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MITCHELL, EDITH P.		843 CRESCENT LN	GROSSE POINTE WOODS	MI	48236
GROSSE POINTE UNIVERSITY SCHOOL		1045 COOK RD	GROSSE POINTE WOODS	MI	48236
SACCHETTI, DAVID		763 PEAR TREE LANE	GROSSE POINTE WOODS	MI	48236
LEMANSKE, DANIEL & JULI		737 PEAR TREE LANE	GROSSE POINTE WOODS	MI	48236
VOGEL, RICHARD		833 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
OLIS, NANCY		803 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MOTSCHALL, JAMES N		823 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
KOCZARA, WILLIAM		813 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
DUER, S.		940 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236
MALBOUEF, GEORGE AND RUTH K., TRUST		19919 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236
BALCIRAK, DEAN		5631 CLUB HOUSE DR S	NEW PORT RICHEY	FL	34653
Resident		19937 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236
WELLS FARGO BANK, NA		7105 CORPORATE DR #PTX-B-32	PLANO	TX	75024-4100
Resident		19779 EDSHIRE LN	GROSSE POINTE WOODS	MI	48236
STAHL, TED A & MARY E		PO BOX 159	ST CLAIR SHORES	MI	48080-0159
Resident		19888 E DOYLE PL	GROSSE POINTE WOODS	MI	48236
ASSUMPTION GREEK ORTHODOX CHURCH		21800 MARTER	ST CLAIR SHORES	MI	48080
Resident		19767 EDSHIRE LN	GROSSE POINTE WOODS	MI	48236
AT&T		100 S. Main Room 314	Mount Clemens	MI	48043
MilchCon		17150 Allen Rd.	Melvindale	MI	48122
Detroit Edison Company		2000 Second Ave, Suite 1066 W.C.B.	Detroit	MI	48226

G

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

96 Kercheval

Grosse Pointe Farms, Michigan 48236

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Joe Warner

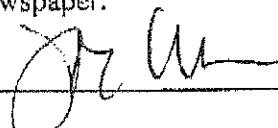
being duly sworn deposes and says that


City of Grosse Pointe Woods

was duly published in accordance with
the following date:

April 7, 2011

#1 GPW 4/7 Planning C
and knows well the facts of
newspaper.


Subscribed and sworn to


SALLY A. SCHUN
Notary Public, State of
County of Macomb
My Commission Expires Oct
Acting in the County of Macomb
My Commission Expires

City of
NOTICE
City of
provisioi
125.3702 as amended, to consider the following:

An application for site plan review and special land use submitted by the Rivers of Grosse Pointe for a Continuing Care Retirement Community ("CCRC") to be located at 900 Cook Road, Grosse Pointe Woods, Michigan.

The hearing is scheduled for Tuesday, April 26, 2011, at 7:30 p.m. in the Council Room of the Municipal Building. Agenda documents are available for inspection at the City Clerk's Office, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

GP Connection
G.P.C.: 4/8/2011

City of Grosse Pointe Woods, Michigan
PLANNING COMMISSION NOTICE
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Grosse Pointe Woods will hold a public hearing under the provisions of Michigan Compiled Laws, Sections 125.3101 through 125.3702 as amended, to consider the following:
An application for site plan review and special land use submitted by the Rivers of Grosse Pointe for a Continuing Care Retirement Community ("CCRC") to be located at 900 Cook Road, Grosse Pointe Woods, Michigan.
The hearing is scheduled for Tuesday, April 26, 2011, at 7:30 p.m. in the Council Room of the Municipal Building. Agenda documents are available for inspection at the City Clerk's Office, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.
Lisa Kay Hathaway, MMC
City Clerk
G.P.N.: 4/7/2011

Lisa Kay Hathaway, MMC
City Clerk



H

February 15, 2011

City of Grosse Pointe Woods
Planning Commission
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: The Rivers of Grosse Pointe (the "Project")
900 Cook Road, Grosse Pointe Woods, MI 48236

Dear Honorable Planning Commission Members:

As developer of *The Rivers of Grosse Pointe*, a proposed Continuing Care Retirement Community, we respectfully request your Planning Commission to consider the Project for Special Land Use and Site Plan Approval at the scheduled public hearing on March 22, 2011. The Project is in accordance with Ordinance #835 (the "Ordinance"), which was recently amended to allow a CCRC as a Special Land Use in a Community Facilities District.

As proposed, *The Rivers of Grosse Pointe* would include a Continuing Care Retirement Community, as defined in the Ordinance, which will combine residential accommodations with health facilities and services for Elderly Persons and/or Eligible Residents, in accordance with the Ordinance. The community will have separate housing for those who live independently, assisted living for those who need more support, and a nursing home component for those needing skilled nursing care so as to accommodate the needs of our community residents along a continuum of care, as their needs change over time.

Thank you for your consideration. In the meantime, if you have any questions or need additional information, please feel free to contact me.

Very Truly Yours,

The Rivers of Grosse Pointe

Richard L. Levin
Manager

Gene Tutag

I

From: Vijay Shenoy [vijay1@bouldercon.com]
Sent: Thursday, February 24, 2011 11:22 AM
To: Gene Tutag
Subject: FW: The Rivers - Unit SF

Gene,

Unit Square Footages Per Your Request . Please note that these areas are subject to some changes. Call or email with any questions. Thank you.

Independent Living

Studio	500 SF
One BR A	670 SF
One BR w/ Den	825 SF
Two BR A	954 SF
Two BR B	808 SF
Two BR Deluxe	1012 SF

Assisted Living

Private Rm A	259 SF
Private Rm B	362 SF
One BR Suite A	535 SF
One BR Suite B	355 SF

SNF

Private Rm A	259 SF
Private Rm B	362 SF
One BR Suite	355 SF
Semi-Private	355 SF

Vijay Shenoy

Cavaliere Companies

30078 Schoenherr, Suite 300

Warren MI 48088

Telephone: (586) 563-1500

Fax: (586) 563-1200

vshenoy@cavalierecompanies.com

DEPOSIT ESCROW AGREEMENT

Date:

File Number: E-115014

Property Address: 900 Cook Road, Grosse Pointe Woods, Wayne County, Michigan

Legal Description: 15 Acres more or less

Seller: Starr Commonwealth, a Michigan nonprofit corporation

Purchaser: DRSN Real Estate LLC, a Michigan limited liability company

We have deposited with you the following check in the amount of \$50,000.00, which represents the earnest money deposit for the Purchaser of the captioned property between Purchaser and Seller as recited in the attached Purchase Agreement, and possible future deposits as contemplated by the Purchase Agreement will also be deposited with Escrow Agent.

Pursuant to the terms of the Purchase Agreement, Escrow Agent has been directed to hold the deposits and the parties agree to the terms and conditions as recited herein. The purchase agreement is incorporated by reference by only in so far as the terms of said purchase agreement affect Escrow Agents duties. The deposits are to be held by Escrow Agent for delivery under the following terms and conditions.

Escrow Agent is authorized and directed to release the deposits to the Seller when Escrow Agent is in receipt of a signed closing statement and in possession of an instrument, in recordable form, signed by the Seller conveying the captioned property to the PURCHASER.

In the alternative, Escrow Agent is authorized and directed to release the deposits in accordance with any written instructions signed by SELLER and PURCHASER.

Upon making such delivery and performance of any other services included above, Philip F. Greco Title Company (Escrow Agent) will thereupon be released and acquitted from any further liabilities concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein.

By acceptance of this agency, Escrow Agent is in no way assuming responsibilities for the validity or authenticity of the subject matter of the deposit.

In the event of noncompliance with the terms above or failure by the parties to provide Escrow Agent with a single set of written instructions, signed by both parties to this escrow agreement regarding disposition of the subject matter, Escrow Agent may, in its absolute and sole discretion, at any time do the following:

Initiate an interpleader action in any circuit court in the State of Michigan naming both parties to this agreement and all other claimants and interested parties as parties and deposit all funds or other security in escrow with the clerk of such court in full acquittance of its responsibilities under this Agreement.

In the event of any dispute relative to any of the duties of Escrow Agent herein, all the undersigned parties, jointly and severally, hereby indemnify and hold harmless Escrow Agent from and against any loss or damage, including, but not limited to, any attorney fees incurred by Escrow Agent relative to said duties except in the event escrow agent has breached any of its obligations under this escrow agreement.

Funds left on balance in this escrow and not claimed within 365 days from the date that said funds should be unconditionally released shall be subject to a monthly administrative fee of \$50 deducted from the balance of the funds held.

For your services as herein specified, you are to receive the sum of \$50.00 Dollars to be paid at closing.

Any changes in the terms or conditions herein may be made only in writing and signed by all parties or their duly authorized representatives.

Witnessed by:

Julie Voigt

Signed by: Seller
Starr Commonwealth, a Michigan nonprofit corporation

Martin L. Mitchell
Martin L. Mitchell, President & CEO

Christopher L. Smith
Christopher L. Smith, Exec. Vice Pres. & CFO

Signed by: Purchaser
DRSN Real Estate LLC, a Michigan limited liability company

Richard L. Levin
Richard L. Levin, Manager

We hereby accept the above escrow subject matter under the terms and conditions set for therein.

Philip F. Greco Title Co. (Escrow Agent) _____ Date: _____

K

**ESCROW AGREEMENT BETWEEN
CCLA 6 AND CITY OF GROSSE POINTE WOODS**

WHEREAS, CCLA 6 Real Estate LLC (“Developer”) intends to submit a site plan review for a development to be located at 900 Cook Road in the City of Grosse Pointe Woods, and;

WHEREAS, the parties agree to place funds in escrow to reimburse the City for expenses relating to the application process generally consistent with City Ordinance Sec. 50-42;

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

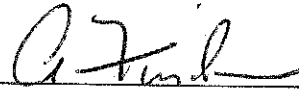
1. Purpose: The purpose of the escrowed funds is to reimburse the City for general expenses relating to the application process for the project located at 900 Cook Road. Expenses include but are not limited to the following: consulting fees, engineering fees, legal fees, application filing fees, legal notice fees, site plan review fees, and other expenses outlined in Sec. 50-42 incurred by the City as part of the application process. The City reserves the right to hire independent experts and consultants for issues relating to the application even if the Developer submits its own report or analysis regarding certain aspects of the project.
2. Escrow Amount: The Developer will tender the amount of Ten Thousand (\$10,000.00) Dollars to the City within three (3) days of the signing of this agreement by both parties.
3. Additional Funds: The parties agree and understand that it is difficult to determine the total amount of costs which the City may incur with respect to this application and review process. For example, additional costs may be incurred if special land use or variance proceedings are necessary. Accordingly, the parties agree and acknowledge that the \$10,000.00 escrow amount may or may not cover the total amount of recoverable costs expended by the City. The City reserves the right to require that additional funds be placed in escrow in the event the escrowed amount is exhausted prior to completion of the application and approval process.
4. Escrow Balances: In the event that there is a balance in the escrow account after completion of the application process, and in the event the project is approved, any escrow balance may be utilized to credit Building Permit fees. If an escrow balance exists and the project is not approved, any balance in the escrow account will be returned to the Developer.
5. Nothing in this Agreement implies approval of any aspect of the project. The escrow costs are strictly to reimburse the City for costs incurred in the application and site plan review process.

6. Escrow Agent: The parties waive the right to have an independent escrow agent and designate the City of Grosse Pointe Woods as the entity responsible for holding the funds.
7. Distributions: The City Comptroller will uphold the escrow in a separate account and notify the Developer of disbursements from the account.
8. Notices: Any notices or information regarding this Escrow Agreement shall be deemed given if sent by regular mail to the following addresses:

City of Grosse Pointe Woods
ATTN: City Administrator
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

CCLA 6 Real Estate LLC
ATTN: Richard L. Levin
PO BOX 250459
Franklin, MI 48025-0459


CITY OF GROSSE POINTE WOODS



By: Al Fincham
Its: City Administrator

Dated: 2-25-11

CCLA 6 Real Estate LLC



By: Richard L. Levin
Its: Manager

Dated: February 24, 2011



L 1

WE SEE
SOMETHING
GOOD IN
EVERYCHILD

March 15, 2011

www.starr.org

Officers

*Martin L. Mitchell, Ed.D.
President and
Chief Executive Officer*

*Christopher L. Smith, B.B.A., CPA
Executive Vice President and
Chief Financial Officer*

*Wm. Chuck Jackson, MA
Executive Vice President and
Chief Program Officer*

*Elizabeth A. Carey, MSW
Executive Vice President and
Chief Strategy Officer*

*Gary Q. Tesler, MRC
Executive Vice President and
Chief Development Officer*

Mr. Gene Tutag
Building Official
Safety Inspection Division
City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Dear Mr. Tutag,

Please be advised that Starr Commonwealth is the owner of the former Children's Home of Detroit property located at 900 Cooke Road. The sale of the property to DRSN Real Estate LLC will take effect when the conditions of the purchase agreement are met which is currently in full force and effect dated March 24, 2010.

If you need any further information concerning Starr's ownership, please advise.

Sincerely,

Martin L. Mitchell
Martin L. Mitchell, Ed.D.
President
Chief Executive Officer

cc: Lorenzo Cavaliere
Sam Munaco

43725 Starr Commonwealth 20th Ed
Ann Arbor, MI 48124
PH: 313 620 7791
FX: 313 630 2460

155 Garfield Ave
Battle Creek, MI 49007
PH: 269 968 9287
FX: 269 966 3123

22400 W. Seven Mile Rd
Detroit, MI 48219
PH: 313 794 4447
FX: 313 794 4484

17745 Lincoln Hwy
Van Wert, OH 43091
PH: 419 236 4011
FX: 419 238 5571

301 Obetz Rd
Columbus, OH 43207
PH: 614 491 5784
FX: 614 491 7246



M



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Andrew Pazuchowski, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director Pazuchowski *AP*
FROM: Det. Daniel T. Koerber, Traffic Safety Officer
DATE: March 8, 2011
SUBJECT: The Rivers of Grosse Pointe Site Plan Approval

Upon my review of the site plans and the submitted traffic impact assessment report for The Rivers of Grosse Pointe project, I believe that all of the traffic safety concerns have been addressed. There are still some signage placement issues for the three ground signs such as the signs final location and size of these signs and the on site traffic control signage placement. I will be working with the Developer on these issues prior to a certificate of occupancy being approved.

It is my recommendation that this site plan be approved.

Det. Daniel T. Koerber
Grosse Pointe Woods Traffic Safety Officer

School Time

City of Grosse Pointe Woods

SPEED SUMMARY
Tue 10/11/2005

Site Reference: 000000000000
Site ID: 935COOKOOOOO
Location:
Direction:
Lane: 1

File: 000.prn
GP Woods:
Wayne:

TIME	25	30	35	40	45	50	55	60	65	70	75	80	81+	Total
01:00	1	2	0	0	0	0	0	0	0	0	0	0	0	3
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	4	3	0	0	0	0	0	0	0	0	0	0	0	7
06:00	4	10	3	0	0	0	0	0	0	0	0	0	0	17
07:00	6	28	12	1	0	0	0	0	0	0	0	0	0	47
08:00	34	93	28	1	1	0	0	0	0	0	0	0	0	157
09:00	37	193	55	1	1	0	0	0	0	0	0	0	1	288
10:00	23	51	23	1	0	0	0	0	0	0	0	0	0	98
11:00	13	55	17	1	1	0	0	0	0	0	0	0	0	87
12:00	30	65	26	4	1	0	0	1	0	0	0	0	0	127
13:00	20	59	19	4	0	0	0	0	0	0	0	0	0	102
14:00	11	56	20	4	0	0	0	0	0	0	0	0	0	91
15:00	24	61	29	3	0	0	0	0	0	0	0	0	0	117
16:00	46	143	42	2	0	0	0	0	0	0	0	0	0	233
17:00	26	103	29	1	0	0	0	0	0	0	0	0	1	160
18:00	19	122	29	3	0	0	0	0	1	1	0	0	0	175
19:00	12	86	26	0	0	0	0	0	0	0	0	0	0	124
20:00	16	59	13	0	0	0	0	0	0	0	0	0	0	88
21:00	17	39	7	0	0	0	0	0	0	0	0	0	0	63
22:00	7	35	8	0	0	0	0	0	0	0	0	0	0	50
23:00	0	17	7	0	0	0	0	0	0	0	0	0	0	24
24:00	12	5	1	0	0	0	0	0	0	0	0	0	0	18

DAY TOTAL	362	1287	394	26	4	0	0	1	1	1	0	0	2	2078
PERCENTS	17.5%	62.0%	19.0%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%

Statistical Information...

15th Percentile Speed
21.5 mph

85th Percentile Speed
31.5 mph

Median Speed
27.6 mph

Average Speed
26.1 mph

10 MPH Pace Speed
25 mph to 35 mph
1681 vehicles in pace
Representing 80.8% of the total vehicles

Vehicles > 65 MPH
3
0.1%

W/B 2078
E/B 2163

TOTAL 4241

City of Grosse Pointe Woods
 SPEED SUMMARY
 Tue 10/11/2005

Site Reference: 000000000000
 Site ID: 935COOK000000
 Location:
 Direction:
 Lane: 2

File: 000.prn
 GP Woods:
 Wayne:

TIME	25	30	35	40	45	50	55	60	65	70	75	80	81+	Total
01:00	1	7	0	0	0	0	0	0	0	0	0	0	0	8
02:00	0	2	0	0	0	0	0	0	0	0	0	0	0	2
03:00	1	1	0	0	0	0	0	0	0	0	0	0	0	2
04:00	1	2	0	0	0	0	0	0	0	0	0	0	0	3
05:00	1	1	2	0	0	0	0	0	0	0	0	0	0	4
06:00	3	3	0	0	0	0	0	0	0	0	0	0	0	6
07:00	8	13	4	1	0	0	0	0	0	0	0	0	0	26
08:00	36	67	10	1	0	0	0	0	0	0	0	0	0	114
09:00	39	135	26	1	1	1	0	0	0	0	0	0	0	203
10:00	23	43	14	2	0	0	0	0	0	0	0	0	0	82
11:00	18	40	12	1	0	0	0	0	0	0	0	0	0	71
12:00	28	71	25	2	0	0	0	0	0	0	0	0	0	126
13:00	37	82	20	0	0	0	0	0	0	0	0	0	1	140
14:00	20	63	24	0	0	0	0	0	0	0	0	0	0	107
15:00	23	54	20	1	0	1	0	0	0	0	0	0	0	99
16:00	82	178	33	1	0	0	0	0	0	0	0	0	0	294
17:00	33	101	24	4	0	0	0	0	0	0	0	0	0	162
18:00	39	148	28	1	0	0	0	0	0	0	0	0	0	216
19:00	31	109	30	0	1	0	0	0	0	0	0	0	0	171
20:00	27	79	10	0	0	0	0	0	0	0	0	0	0	116
21:00	16	40	12	0	0	0	0	0	0	0	0	0	0	68
22:00	14	51	8	0	0	0	0	0	0	0	0	0	0	73
23:00	7	24	6	1	0	0	0	0	0	0	0	0	0	38
24:00	8	20	4	0	0	0	0	0	0	0	0	0	0	32

DAY TOTAL	496	1334	312	16	2	2	0	0	0	0	0	0	0	1	2163
PERCENTS	23.0%	61.7%	14.5%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%

Statistical Information...

15th Percentile Speed
 16.4 mph

85th Percentile Speed
 30.1 mph

Median Speed
 27.2 mph

Average Speed
 24.9 mph

10 MPH Pace Speed
 25 mph to 35 mph
 1646 vehicles in pace
 Representing 76.0% of the total vehicles

Vehicles > 65 MPH
 1
 0.0%

W/B 1745
 E/B 1778
 TOTAL 3523

Speed Bin Report

Site ID: 935C00K000000

Description:

Direction: channel4

Date: Monday, Aug 11 2008

85th = 30.5

Time Bin	Total Flow	mph < 25	mph 25-30	mph 31-35	mph 36-40	mph 41-45	mph 46-50	mph 51-55	mph 56-60	mph 61-65	mph 66-70	mph 71-75	mph 76-80	mph > 81	85th %ile
00:00 - 00:15	5	0	1	1	0	0	0	3	0	0	0	0	0	0	-
00:15 - 00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
00:30 - 00:45	2	0	2	0	0	0	0	0	0	0	0	0	0	0	-
00:45 - 01:00	3	1	2	0	0	0	0	0	0	0	0	0	0	0	-
01:00 - 01:15	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
01:15 - 01:30	3	0	3	0	0	0	0	0	0	0	0	0	0	0	-
01:30 - 01:45	1	0	0	1	0	0	0	0	0	0	0	0	0	0	-
01:45 - 02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
02:00 - 02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
02:15 - 02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
02:30 - 02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
02:45 - 03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:00 - 03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:15 - 03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:30 - 03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:45 - 04:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
04:00 - 04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:15 - 04:30	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
04:30 - 04:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:45 - 05:00	2	0	1	1	0	0	0	0	0	0	0	0	0	0	-
05:00 - 05:15	2	0	2	0	0	0	0	0	0	0	0	0	0	0	-
05:15 - 05:30	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
05:30 - 05:45	4	0	3	1	0	0	0	0	0	0	0	0	0	0	-
05:45 - 06:00	2	0	2	0	0	0	0	0	0	0	0	0	0	0	-
06:00 - 06:15	2	0	1	1	0	0	0	0	0	0	0	0	0	0	-
06:15 - 06:30	3	0	3	0	0	0	0	0	0	0	0	0	0	0	-
06:30 - 06:45	6	0	6	0	0	0	0	0	0	0	0	0	0	0	-
06:45 - 07:00	15	0	13	1	1	0	0	0	0	0	0	0	0	0	-
07:00 - 07:15	10	0	7	2	1	0	0	0	0	0	0	0	0	0	-
07:15 - 07:30	17	0	15	2	0	0	0	0	0	0	0	0	0	0	-
07:30 - 07:45	23	0	18	3	2	0	0	0	0	0	0	0	0	0	-
07:45 - 08:00	22	1	8	13	0	0	0	0	0	0	0	0	0	0	33
08:00 - 08:15	37	0	34	3	0	0	0	0	0	0	0	0	0	0	34
08:15 - 08:30	29	2	22	4	0	1	0	0	0	0	0	0	0	0	30
08:30 - 08:45	38	1	33	3	1	0	0	0	0	0	0	0	0	0	31
															30

Speed Bin Report

Site ID : 935C00K000000
 Description :
 Direction : channel2
 Date : Monday, Aug 11 2008

Time Bin	Total Flow	mph < 25	mph 25-30	mph 31-35	mph 36-40	mph 41-45	mph 46-50	mph 51-55	mph 56-60	mph 61-65	mph 66-70	mph 71-75	mph 76-80	mph > 81	85th %ile
00:00 - 00:15	3	1	2	0	0	0	0	0	0	0	0	0	0	0	-
00:15 - 00:30	5	0	3	2	0	0	0	0	0	0	0	0	0	0	-
00:30 - 00:45	2	2	0	0	0	0	0	0	0	0	0	0	0	0	-
00:45 - 01:00	2	0	2	0	0	0	0	0	0	0	0	0	0	0	-
01:00 - 01:15	4	2	2	0	0	0	0	0	0	0	0	0	0	0	-
01:15 - 01:30	3	1	2	0	0	0	0	0	0	0	0	0	0	0	-
01:30 - 01:45	4	0	4	0	0	0	0	0	0	0	0	0	0	0	-
01:45 - 02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
02:00 - 02:15	1	0	0	1	0	0	0	0	0	0	0	0	0	0	-
02:15 - 02:30	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
02:30 - 02:45	1	0	0	1	0	0	0	0	0	0	0	0	0	0	-
02:45 - 03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:00 - 03:15	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
03:15 - 03:30	1	1	0	0	0	0	0	0	0	0	0	0	0	0	-
03:30 - 03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
03:45 - 04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:00 - 04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:15 - 04:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:30 - 04:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
04:45 - 05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
05:00 - 05:15	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
05:15 - 05:30	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
05:30 - 05:45	1	0	1	0	0	0	0	0	0	0	0	0	0	0	-
05:45 - 06:00	2	0	2	0	0	0	0	0	0	0	0	0	0	0	-
06:00 - 06:15	4	1	2	1	0	0	0	0	0	0	0	0	0	0	-
06:15 - 06:30	6	3	3	0	0	0	0	0	0	0	0	0	0	0	-
06:30 - 06:45	5	1	3	0	1	0	0	0	0	0	0	0	0	0	-
06:45 - 07:00	5	0	5	0	0	0	0	0	0	0	0	0	0	0	-
07:00 - 07:15	5	0	3	1	1	0	0	0	0	0	0	0	0	0	-
07:15 - 07:30	7	3	3	1	0	0	0	0	0	0	0	0	0	0	-
07:30 - 07:45	12	1	6	4	0	0	0	0	0	0	0	0	0	0	-
07:45 - 08:00	27	3	11	13	0	0	0	0	0	0	0	0	0	0	33
08:00 - 08:15	18	3	10	5	0	0	0	0	0	0	0	0	0	0	-
08:15 - 08:30	20	7	10	3	0	0	0	0	0	0	0	0	0	0	30
08:30 - 08:45	19	11	7	1	0	0	0	0	0	0	0	0	0	0	-

Hourly Data by Day Report

Site ID : 935COOK00000

Description:

Direction :channel1

Date : From Monday, Aug 11 2008 to Sunday, Aug 17 2008

	Mon 8/11/2008	Tue 8/12/2008	Wed 8/13/2008	Thu 8/14/2008	Fri 8/15/2008	Sat 8/16/2008	Sun 8/17/2008	5 Day Av	7 Day Av
00:00 - 00.15	5	-	-	-	-	-	-	5	-
00.15 - 00.30	0	-	-	-	-	-	-	0	-
00.30 - 00.45	2	-	-	-	-	-	-	2	-
00.45 - 01.00	3	-	-	-	-	-	-	3	-
01:00 - 01.15	1	-	-	-	-	-	-	1	-
01.15 - 01.30	3	-	-	-	-	-	-	3	-
01.30 - 01.45	1	-	-	-	-	-	-	1	-
01.45 - 02.00	0	-	-	-	-	-	-	0	-
02:00 - 02.15	0	-	-	-	-	-	-	0	-
02.15 - 02.30	0	-	-	-	-	-	-	0	-
02.30 - 02.45	0	-	-	-	-	-	-	0	-
02.45 - 03.00	0	-	-	-	-	-	-	0	-
03:00 - 03.15	0	-	-	-	-	-	-	0	-
03.15 - 03.30	0	-	-	-	-	-	-	0	-
03.30 - 03.45	0	-	-	-	-	-	-	0	-
03.45 - 04.00	1	-	-	-	-	-	-	1	-
04:00 - 04.15	0	-	-	-	-	-	-	0	-
04.15 - 04.30	1	-	-	-	-	-	-	1	-
04.30 - 04.45	0	-	-	-	-	-	-	0	-
04.45 - 05.00	2	-	-	-	-	-	-	2	-
05:00 - 05.15	2	-	-	-	-	-	-	2	-
05.15 - 05.30	1	-	-	-	-	-	-	1	-
05.30 - 05.45	4	-	-	-	-	-	-	4	-
05.45 - 06.00	2	-	-	-	-	-	-	2	-
06:00 - 06.15	2	-	-	-	-	-	-	2	-
06.15 - 06.30	3	-	-	-	-	-	-	3	-
06.30 - 06.45	6	-	-	-	-	-	-	6	-
06.45 - 07.00	15	-	-	-	-	-	-	15	-
07:00 - 07.15	10	-	-	-	-	-	-	10	-
07.15 - 07.30	17	-	-	-	-	-	-	17	-
07.30 - 07.45	23	-	-	-	-	-	-	23	-
07.45 - 08.00	22	-	-	-	-	-	-	22	-
08:00 - 08.15	37	-	-	-	-	-	-	37	-
08.15 - 08.30	29	-	-	-	-	-	-	29	-
08.30 - 08.45	38	-	-	-	-	-	-	38	-
08.45 - 09.00	52	-	-	-	-	-	-	52	-
09:00 - 09.15	45	-	-	-	-	-	-	45	-
09.15 - 09.30	35	-	-	-	-	-	-	35	-
09.30 - 09.45	19	-	-	-	-	-	-	19	-
09.45 - 10.00	45	-	-	-	-	-	-	45	-
10:00 - 10.15	29	-	-	-	-	-	-	29	-
10.15 - 10.30	15	-	-	-	-	-	-	15	-
10.30 - 10.45	27	-	-	-	-	-	-	27	-
10.45 - 11.00	27	-	-	-	-	-	-	27	-
11:00 - 11.15	26	-	-	-	-	-	-	26	-
11.15 - 11.30	26	-	-	-	-	-	-	26	-
11.30 - 11.45	27	-	-	-	-	-	-	27	-
11.45 - 12.00	20	-	-	-	-	-	-	20	-
12:00 - 12.15	35	-	-	-	-	-	-	35	-
12.15 - 12.30	36	-	-	-	-	-	-	36	-
12.30 - 12.45	32	-	-	-	-	-	-	32	-
12.45 - 13.00	20	-	-	-	-	-	-	20	-
13:00 - 13.15	27	-	-	-	-	-	-	27	-
13.15 - 13.30	23	-	-	-	-	-	-	23	-
13.30 - 13.45	17	-	-	-	-	-	-	17	-
13.45 - 14.00	29	-	-	-	-	-	-	29	-
14:00 - 14.15	33	-	-	-	-	-	-	33	-
14.15 - 14.30	17	-	-	-	-	-	-	17	-
14.30 - 14.45	25	-	-	-	-	-	-	25	-

Hourly Data by Day Report

Site ID : 935COOK00000

Description:

Direction :channel1

Date : From Monday, Aug 11 2008 to Sunday, Aug 17 2008

14.45 - 15.00	44	-	-	-	-	-	-	44	-
15.00 - 15.15	43	-	-	-	-	-	-	43	-
15.15 - 15.30	39	-	-	-	-	-	-	39	-
15.30 - 15.45	23	-	-	-	-	-	-	23	-
15.45 - 16.00	33	-	-	-	-	-	-	33	-
16:00 - 16.15	30	-	-	-	-	-	-	30	-
16.15 - 16.30	34	-	-	-	-	-	-	34	-
16.30 - 16.45	31	-	-	-	-	-	-	31	-
16.45 - 17.00	32	-	-	-	-	-	-	32	-
17:00 - 17.15	48	-	-	-	-	-	-	48	-
17.15 - 17.30	36	-	-	-	-	-	-	36	-
17.30 - 17.45	25	-	-	-	-	-	-	25	-
17.45 - 18.00	41	-	-	-	-	-	-	41	-
18:00 - 18.15	33	-	-	-	-	-	-	33	-
18.15 - 18.30	36	-	-	-	-	-	-	36	-
18.30 - 18.45	15	-	-	-	-	-	-	15	-
18.45 - 19.00	21	-	-	-	-	-	-	21	-
19:00 - 19.15	25	-	-	-	-	-	-	25	-
19.15 - 19.30	24	-	-	-	-	-	-	24	-
19.30 - 19.45	28	-	-	-	-	-	-	28	-
19.45 - 20.00	24	-	-	-	-	-	-	24	-
20:00 - 20.15	23	-	-	-	-	-	-	23	-
20.15 - 20.30	10	-	-	-	-	-	-	10	-
20.30 - 20.45	20	-	-	-	-	-	-	20	-
20.45 - 21.00	24	-	-	-	-	-	-	24	-
21:00 - 21.15	12	-	-	-	-	-	-	12	-
21.15 - 21.30	18	-	-	-	-	-	-	18	-
21.30 - 21.45	8	-	-	-	-	-	-	8	-
21.45 - 22.00	4	-	-	-	-	-	-	4	-
22:00 - 22.15	8	-	-	-	-	-	-	8	-
22.15 - 22.30	5	-	-	-	-	-	-	5	-
22.30 - 22.45	5	-	-	-	-	-	-	5	-
22.45 - 23.00	5	-	-	-	-	-	-	5	-
23:00 - 23.15	5	-	-	-	-	-	-	5	-
23.15 - 23.30	10	-	-	-	-	-	-	10	-
23.30 - 23.45	4	-	-	-	-	-	-	4	-
23.45 - 00.00	2	-	-	-	-	-	-	2	-
12,16,18 & 24 Totals									
07:00 - 19:00	1427	-	-	-	-	-	-	1427	-
06:00 - 22:00	1673	-	-	-	-	-	-	1673	-
06:00 - 24:00	1717	-	-	-	-	-	-	1717	-
00:00 - 24:00	1745	-	-	-	-	-	-	1745	-
AM Peak	08:45	-	-	-	-	-	-	08:45	-
Peak Volume	170	-	-	-	-	-	-	170	-
PM Peak	14:45	-	-	-	-	-	-	14:45	-
Peak Volume	151	-	-	-	-	-	-	151	-

Hourly Data by Day Report

Site ID : 935COOK00000

Description:

Direction :channel2

Date : From Monday, Aug 11 2008 to Sunday, Aug 17 2008

	Mon 8/11/2008	Tue 8/12/2008	Wed 8/13/2008	Thu 8/14/2008	Fri 8/15/2008	Sat 8/16/2008	Sun 8/17/2008	5 Day Av	7 Day Av
00:00 - 00.15	3	-	-	-	-	-	-	3	-
00.15 - 00.30	5	-	-	-	-	-	-	5	-
00.30 - 00.45	2	-	-	-	-	-	-	2	-
00.45 - 01.00	2	-	-	-	-	-	-	2	-
01:00 - 01.15	4	-	-	-	-	-	-	4	-
01.15 - 01.30	3	-	-	-	-	-	-	3	-
01.30 - 01.45	4	-	-	-	-	-	-	4	-
01.45 - 02.00	0	-	-	-	-	-	-	0	-
02:00 - 02.15	1	-	-	-	-	-	-	1	-
02.15 - 02.30	1	-	-	-	-	-	-	1	-
02.30 - 02.45	1	-	-	-	-	-	-	1	-
02.45 - 03.00	0	-	-	-	-	-	-	0	-
03:00 - 03.15	1	-	-	-	-	-	-	1	-
03.15 - 03.30	1	-	-	-	-	-	-	1	-
03.30 - 03.45	0	-	-	-	-	-	-	0	-
03.45 - 04.00	0	-	-	-	-	-	-	0	-
04:00 - 04.15	0	-	-	-	-	-	-	0	-
04.15 - 04.30	0	-	-	-	-	-	-	0	-
04.30 - 04.45	0	-	-	-	-	-	-	0	-
04.45 - 05.00	0	-	-	-	-	-	-	0	-
05:00 - 05.15	1	-	-	-	-	-	-	1	-
05.15 - 05.30	1	-	-	-	-	-	-	1	-
05.30 - 05.45	1	-	-	-	-	-	-	1	-
05.45 - 06.00	2	-	-	-	-	-	-	2	-
06:00 - 06.15	4	-	-	-	-	-	-	4	-
06.15 - 06.30	6	-	-	-	-	-	-	6	-
06.30 - 06.45	5	-	-	-	-	-	-	5	-
06.45 - 07.00	5	-	-	-	-	-	-	5	-
07:00 - 07.15	5	-	-	-	-	-	-	5	-
07.15 - 07.30	7	-	-	-	-	-	-	7	-
07.30 - 07.45	12	-	-	-	-	-	-	12	-
07.45 - 08.00	27	-	-	-	-	-	-	27	-
08:00 - 08.15	18	-	-	-	-	-	-	18	-
08.15 - 08.30	20	-	-	-	-	-	-	20	-
08.30 - 08.45	19	-	-	-	-	-	-	19	-
08.45 - 09.00	40	-	-	-	-	-	-	40	-
09:00 - 09.15	28	-	-	-	-	-	-	28	-
09.15 - 09.30	14	-	-	-	-	-	-	14	-
09.30 - 09.45	35	-	-	-	-	-	-	35	-
09.45 - 10.00	21	-	-	-	-	-	-	21	-
10:00 - 10.15	26	-	-	-	-	-	-	26	-
10.15 - 10.30	23	-	-	-	-	-	-	23	-
10.30 - 10.45	24	-	-	-	-	-	-	24	-
10.45 - 11.00	30	-	-	-	-	-	-	30	-
11:00 - 11.15	20	-	-	-	-	-	-	20	-
11.15 - 11.30	27	-	-	-	-	-	-	27	-
11.30 - 11.45	18	-	-	-	-	-	-	18	-
11.45 - 12.00	42	-	-	-	-	-	-	42	-
12:00 - 12.15	37	-	-	-	-	-	-	37	-
12.15 - 12.30	31	-	-	-	-	-	-	31	-
12.30 - 12.45	34	-	-	-	-	-	-	34	-
12.45 - 13.00	21	-	-	-	-	-	-	21	-
13:00 - 13.15	28	-	-	-	-	-	-	28	-
13.15 - 13.30	23	-	-	-	-	-	-	23	-
13.30 - 13.45	25	-	-	-	-	-	-	25	-
13.45 - 14.00	26	-	-	-	-	-	-	26	-
14:00 - 14.15	36	-	-	-	-	-	-	36	-
14.15 - 14.30	26	-	-	-	-	-	-	26	-
14.30 - 14.45	41	-	-	-	-	-	-	41	-

Site ID : 935COOK00000

Hourly Data by Day Report

Description:

Direction :channel2

Date : From Monday, Aug 11 2008 to Sunday, Aug 17 2008

14.45 - 15.00	58	-	-	-	-	-	-	-	58
15.00 - 15.15	44	-	-	-	-	-	-	-	44
15.15 - 15.30	31	-	-	-	-	-	-	-	31
15.30 - 15.45	31	-	-	-	-	-	-	-	31
15.45 - 16.00	31	-	-	-	-	-	-	-	31
16.00 - 16.15	36	-	-	-	-	-	-	-	31
16.15 - 16.30	33	-	-	-	-	-	-	-	36
16.30 - 16.45	37	-	-	-	-	-	-	-	33
16.45 - 17.00	31	-	-	-	-	-	-	-	37
17.00 - 17.15	39	-	-	-	-	-	-	-	31
17.15 - 17.30	37	-	-	-	-	-	-	-	39
17.30 - 17.45	51	-	-	-	-	-	-	-	37
17.45 - 18.00	43	-	-	-	-	-	-	-	51
18.00 - 18.15	34	-	-	-	-	-	-	-	43
18.15 - 18.30	23	-	-	-	-	-	-	-	34
18.30 - 18.45	26	-	-	-	-	-	-	-	23
18.45 - 19.00	26	-	-	-	-	-	-	-	26
19.00 - 19.15	28	-	-	-	-	-	-	-	26
19.15 - 19.30	37	-	-	-	-	-	-	-	28
19.30 - 19.45	28	-	-	-	-	-	-	-	37
19.45 - 20.00	16	-	-	-	-	-	-	-	28
20.00 - 20.15	22	-	-	-	-	-	-	-	16
20.15 - 20.30	24	-	-	-	-	-	-	-	22
20.30 - 20.45	22	-	-	-	-	-	-	-	24
20.45 - 21.00	22	-	-	-	-	-	-	-	22
21.00 - 21.15	22	-	-	-	-	-	-	-	22
21.15 - 21.30	17	-	-	-	-	-	-	-	22
21.30 - 21.45	20	-	-	-	-	-	-	-	17
21.45 - 22.00	11	-	-	-	-	-	-	-	20
22.00 - 22.15	15	-	-	-	-	-	-	-	11
22.15 - 22.30	9	-	-	-	-	-	-	-	15
22.30 - 22.45	12	-	-	-	-	-	-	-	9
22.45 - 23.00	5	-	-	-	-	-	-	-	12
23.00 - 23.15	13	-	-	-	-	-	-	-	5
23.15 - 23.30	5	-	-	-	-	-	-	-	13
23.30 - 23.45	2	-	-	-	-	-	-	-	5
23.45 - 00.00	0	-	-	-	-	-	-	-	2
									0
12,16,18 & 24 Totals									
07:00 - 19:00	1395	-	-	-	-	-	-	-	1395
06:00 - 22:00	1684	-	-	-	-	-	-	-	1684
06:00 - 24:00	1745	-	-	-	-	-	-	-	1745
00:00 - 24:00	1778	-	-	-	-	-	-	-	1778
AM Peak	12:00	-	-	-	-	-	-	-	
Peak Volume	144	-	-	-	-	-	-	-	12:00
PM Peak	14:45	-	-	-	-	-	-	-	144
Peak Volume	174	-	-	-	-	-	-	-	14:45
									174

Gene Tutag

N

From: Dan Koerber
Sent: Wednesday, April 13, 2011 4:01 PM
To: Gene Tutag
Subject: Continuing Care Retirement Community Cook Rd. Traffic Counts

Mr. Tutag,

I have reviewed the traffic volume count that was performed by the Continuing Care Retirement Community project between Tuesday, April 5, 2011 and Thursday, April 7, 2011. This count was performed to show a comparison of traffic volume during school times and the traffic volume of the original traffic count that was performed between Monday, August 2, 2010 and Thursday, August 5, 2010 during summer time when schools were not in session.

It is my opinion that after comparing the traffic volume numbers for school time and summer time counts there is a marginal difference in the traffic volumes. If you have any questions please feel free to contact me.

Thank you,
Det. Daniel T. Koerber
Traffic Safety Officer
Grosse Pointe Woods Department of Public Safety



Project: Grosse Pointe Woods
Count Type: 24 Hr ATR Count
Weather: Fair Temp 50's
Count By: M. Matich Pav't: Conc 2 Lanes

Traffic Study Performed for:
Cavaliere Companies

ATR 4 COOK(With School)
Cook Road
(325' West Crescent Lane W.)
Station ID: 2-Way Volume Ct.
Date Start: 05-Apr-11
Site Code: During School

Start Time	05-Apr-11 Tue		EB		WB		Combined		06-Apr- Wed		EB		WB		Combined	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	*	*	*	*	*	*	*	*	2	28	1	15	3	43		
12:15	*	*	*	*	*	*	*	*	0	25	0	25	0	50		
12:30	*	*	*	*	*	*	*	*	1	30	2	26	3	56		
12:45	*	*	*	*	*	*	*	*	2	26	0	24	2	50		
01:00	*	*	*	*	*	*	*	*	0	19	0	22	0	41		
01:15	*	*	*	*	*	*	*	*	1	18	0	16	1	34		
01:30	*	*	*	*	*	*	*	*	1	18	0	20	1	38		
01:45	*	*	*	*	*	*	*	*	0	19	2	21	2	40		
02:00	*	*	*	*	*	*	*	*	0	19	0	14	0	33		
02:15	*	*	*	*	*	*	*	*	1	24	1	14	2	38		
02:30	*	*	*	*	*	*	*	*	0	24	1	23	1	47		
02:45	*	*	*	*	*	*	*	*	1	25	1	39	2	64		
03:00	*	*	*	*	*	*	*	*	0	59	0	56	0	115		
03:15	*	*	*	*	*	*	*	*	0	40	0	59	0	99		
03:30	*	*	*	*	*	*	*	*	0	68	0	49	0	117		
03:45	*	*	*	*	*	*	*	*	0	64	0	40	0	104		
04:00	*	49	*	33	*	82	2	38	3	39	5	77				
04:15	*	35	*	27	*	62	0	42	0	29	0	71				
04:30	*	44	*	35	*	79	1	44	1	28	2	72				
04:45	*	60	*	37	*	97	0	38	2	29	2	67				
05:00	*	46	*	33	*	79	0	54	1	23	1	77				
05:15	*	40	*	38	*	78	0	39	2	30	2	69				
05:30	*	54	*	30	*	84	5	41	3	25	8	66				
05:45	*	54	*	24	*	78	6	41	7	26	13	67				
06:00	*	62	*	26	*	88	1	30	4	21	5	51				
06:15	*	71	*	36	*	107	8	36	9	19	17	55				
06:30	*	37	*	23	*	60	9	38	21	10	30	48				
06:45	*	26	*	29	*	55	19	26	23	31	42	57				
07:00	*	31	*	25	*	56	12	30	26	13	38	43				
07:15	*	35	*	22	*	57	31	25	37	19	68	44				
07:30	*	40	*	16	*	56	48	21	64	11	112	32				
07:45	*	43	*	17	*	60	80	18	108	13	188	31				
08:00	*	24	*	26	*	50	52	17	88	17	140	34				
08:15	*	17	*	16	*	33	64	19	52	5	116	24				
08:30	*	19	*	19	*	38	38	21	29	14	67	35				
08:45	*	19	*	14	*	33	17	15	28	5	45	20				
09:00	*	22	*	8	*	30	15	16	22	15	37	31				
09:15	*	12	*	11	*	23	22	12	15	9	37	21				
09:30	*	21	*	25	*	46	14	10	16	5	30	15				
09:45	*	16	*	12	*	28	34	8	23	7	57	15				
10:00	*	22	*	4	*	26	12	3	16	4	28	7				
10:15	*	5	*	4	*	9	21	5	20	2	41	7				
10:30	*	1	*	3	*	4	16	5	13	1	29	6				
10:45	*	3	*	3	*	6	20	7	51	2	71	9				
11:00	*	2	*	1	*	3	23	4	44	0	67	4				
11:15	*	1	*	3	*	4	19	2	35	1	54	3				
11:30	*	7	*	1	*	8	27	4	24	0	51	4				
11:45	*	3	*	1	*	4	23	1	8	0	31	1				
Total	0	921	0	602	0	1523	648	1216	803	916	1451	2132				
Day Total	921		602		1523		1864		1719		3583					
% Total	0.0%	60.5%	0.0%	39.5%			18.1%	33.9%	22.4%	25.6%						
Peak		05:30		04:30		05:30	07:30	03:00	07:30	03:00	07:30	03:00				
Vol.		241		143		357	244	231	312	204	556	435				
P.H.F.		0.849		0.941		0.834	0.763	0.849	0.722	0.864	0.739	0.929				



Project: Grosse Pointe Woods
Count Type: 24 Hr ATR Count
Weather: Fair Temp 50's
Count By: M. Matich Pav't: Conc 2 Lanes

Traffic Study Performed for:
Cavaliere Companies

ATR 4 COOK(With School)
Cook Road
(325' West Crescent Lane W.)
Station ID: 2-Way Volume Ct.
Date Start: 05-Apr-11
Site Code: During School

Start Time	07-Apr-11		EB		WB		Combined		08-Apr-11	EB		WB		Combined	
	Thu		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		Fri	A.M.	P.M.	A.M.	P.M.	A.M.
12:00			2	26	3	15	5	41	*	*	*	*	*	*	*
12:15			2	22	1	23	3	45	*	*	*	*	*	*	*
12:30			1	23	1	32	2	55	*	*	*	*	*	*	*
12:45			1	16	1	20	2	36	*	*	*	*	*	*	*
01:00			0	31	1	14	1	45	*	*	*	*	*	*	*
01:15			2	14	1	22	3	36	*	*	*	*	*	*	*
01:30			1	*	1	*	2	*	*	*	*	*	*	*	*
01:45			1	*	0	*	1	*	*	*	*	*	*	*	*
02:00			0	*	0	*	0	*	*	*	*	*	*	*	*
02:15			0	*	1	*	1	*	*	*	*	*	*	*	*
02:30			1	*	0	*	1	*	*	*	*	*	*	*	*
02:45			0	*	0	*	0	*	*	*	*	*	*	*	*
03:00			0	*	0	*	0	*	*	*	*	*	*	*	*
03:15			0	*	0	*	0	*	*	*	*	*	*	*	*
03:30			1	*	0	*	1	*	*	*	*	*	*	*	*
03:45			1	*	1	*	2	*	*	*	*	*	*	*	*
04:00			2	*	0	*	2	*	*	*	*	*	*	*	*
04:15			0	*	0	*	0	*	*	*	*	*	*	*	*
04:30			0	*	1	*	1	*	*	*	*	*	*	*	*
04:45			0	*	1	*	1	*	*	*	*	*	*	*	*
05:00			0	*	0	*	0	*	*	*	*	*	*	*	*
05:15			0	*	5	*	5	*	*	*	*	*	*	*	*
05:30			0	*	1	*	1	*	*	*	*	*	*	*	*
05:45			1	*	3	*	4	*	*	*	*	*	*	*	*
06:00			2	*	7	*	9	*	*	*	*	*	*	*	*
06:15			6	*	11	*	17	*	*	*	*	*	*	*	*
06:30			2	*	9	*	11	*	*	*	*	*	*	*	*
06:45			7	*	18	*	25	*	*	*	*	*	*	*	*
07:00			12	*	22	*	34	*	*	*	*	*	*	*	*
07:15			29	*	27	*	56	*	*	*	*	*	*	*	*
07:30			38	*	45	*	83	*	*	*	*	*	*	*	*
07:45			54	*	84	*	138	*	*	*	*	*	*	*	*
08:00			45	*	71	*	116	*	*	*	*	*	*	*	*
08:15			70	*	53	*	123	*	*	*	*	*	*	*	*
08:30			41	*	64	*	105	*	*	*	*	*	*	*	*
08:45			19	*	42	*	61	*	*	*	*	*	*	*	*
09:00			14	*	18	*	32	*	*	*	*	*	*	*	*
09:15			20	*	20	*	40	*	*	*	*	*	*	*	*
09:30			22	*	22	*	44	*	*	*	*	*	*	*	*
09:45			15	*	23	*	38	*	*	*	*	*	*	*	*
10:00			13	*	15	*	28	*	*	*	*	*	*	*	*
10:15			14	*	13	*	27	*	*	*	*	*	*	*	*
10:30			16	*	18	*	34	*	*	*	*	*	*	*	*
10:45			30	*	26	*	56	*	*	*	*	*	*	*	*
11:00			20	*	16	*	36	*	*	*	*	*	*	*	*
11:15			27	*	34	*	61	*	*	*	*	*	*	*	*
11:30			30	*	17	*	47	*	*	*	*	*	*	*	*
11:45			15	*	23	*	38	*	*	*	*	*	*	*	*
Total			577	132	720	126	1297	258		0	0	0	0	0	0
Day Total			709		846		1555			0		0		0	
% Total			37.1%	8.5%	46.3%	8.1%				0.0%	0.0%	0.0%	0.0%		
Peak			07:45	00:15	07:45	12:00	07:45	00:15							
Vol.			210	92	272	90	482	181							
P.H.F.			0.750	0.742	0.810	0.703	0.873	0.823							

ADT ADT 3,583 AADT 3,583



ATR 4 COOK(With School)
 Cook Road
 (325' West Crescent Lane W.)
 Station ID: 2-Way Volume Ct.
 Date Start: 05-Apr-11
 Site Code: During School

Project: Grosse Pointe Woods
 Count Type: 24 Hr ATR Count
 Weather: Fair Temp 50's
 Count By: M. Match Pav't: Conc 2 Lanes

Traffic Data Collection, Inc.
 7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407
 Traffic Study Performed for:
Cavaliere Companies

Start Time	04-Apr-11		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	*	*	*	*	5	3	6	6	*	*	*	*	*	*	6	4
01:00	*	*	*	*	2	2	4	3	*	*	*	*	*	*	3	2
02:00	*	*	*	*	2	3	1	1	*	*	*	*	*	*	2	2
03:00	*	*	*	*	0	0	2	1	*	*	*	*	*	*	1	0
04:00	*	*	*	*	3	6	2	2	*	*	*	*	*	*	2	4
05:00	*	*	*	*	11	13	1	9	*	*	*	*	*	*	6	11
06:00	*	*	*	*	37	57	17	45	*	*	*	*	*	*	27	51
07:00	*	*	*	*	171	235	133	178	*	*	*	*	*	*	152	206
08:00	*	*	*	*	171	197	175	230	*	*	*	*	*	*	173	214
09:00	*	*	*	*	85	76	71	83	*	*	*	*	*	*	78	80
10:00	*	*	*	*	69	100	73	72	*	*	*	*	*	*	71	86
11:00	*	*	*	*	92	111	92	90	*	*	*	*	*	*	92	100
12:00 PM	*	*	*	*	109	90	87	90	*	*	*	*	*	*	98	90
01:00	*	*	*	*	74	79	*	*	*	*	*	*	*	*	74	79
02:00	*	*	*	*	92	90	*	*	*	*	*	*	*	*	92	90
03:00	*	*	*	*	231	204	*	*	*	*	*	*	*	*	231	204
04:00	*	*	188	132	162	125	*	*	*	*	*	*	*	*	175	128
05:00	*	*	194	125	175	104	*	*	*	*	*	*	*	*	184	114
06:00	*	*	196	114	130	81	*	*	*	*	*	*	*	*	163	98
07:00	*	*	149	80	94	56	*	*	*	*	*	*	*	*	122	68
08:00	*	*	79	75	72	41	*	*	*	*	*	*	*	*	76	58
09:00	*	*	71	56	46	36	*	*	*	*	*	*	*	*	58	46
10:00	*	*	31	14	20	9	*	*	*	*	*	*	*	*	26	12
11:00	*	*	13	6	11	1	*	*	*	*	*	*	*	*	12	4
Lane	0	0	921	602	1864	1719	664	810	0	0	0	0	0	0	1924	1751
Day	0	0	1523		3583		1474		0	0	0	0	0	0	3675	
AM Peak					07:00	07:00	08:00	08:00							08:00	08:00
Vol.					171	235	175	230							173	214
PM Peak			18:00	16:00	15:00	15:00	12:00	12:00							15:00	15:00
Vol.			196	132	231	204	87	90							231	204

Comb. Total 0 1523 3583 1474 0 0 0 3675

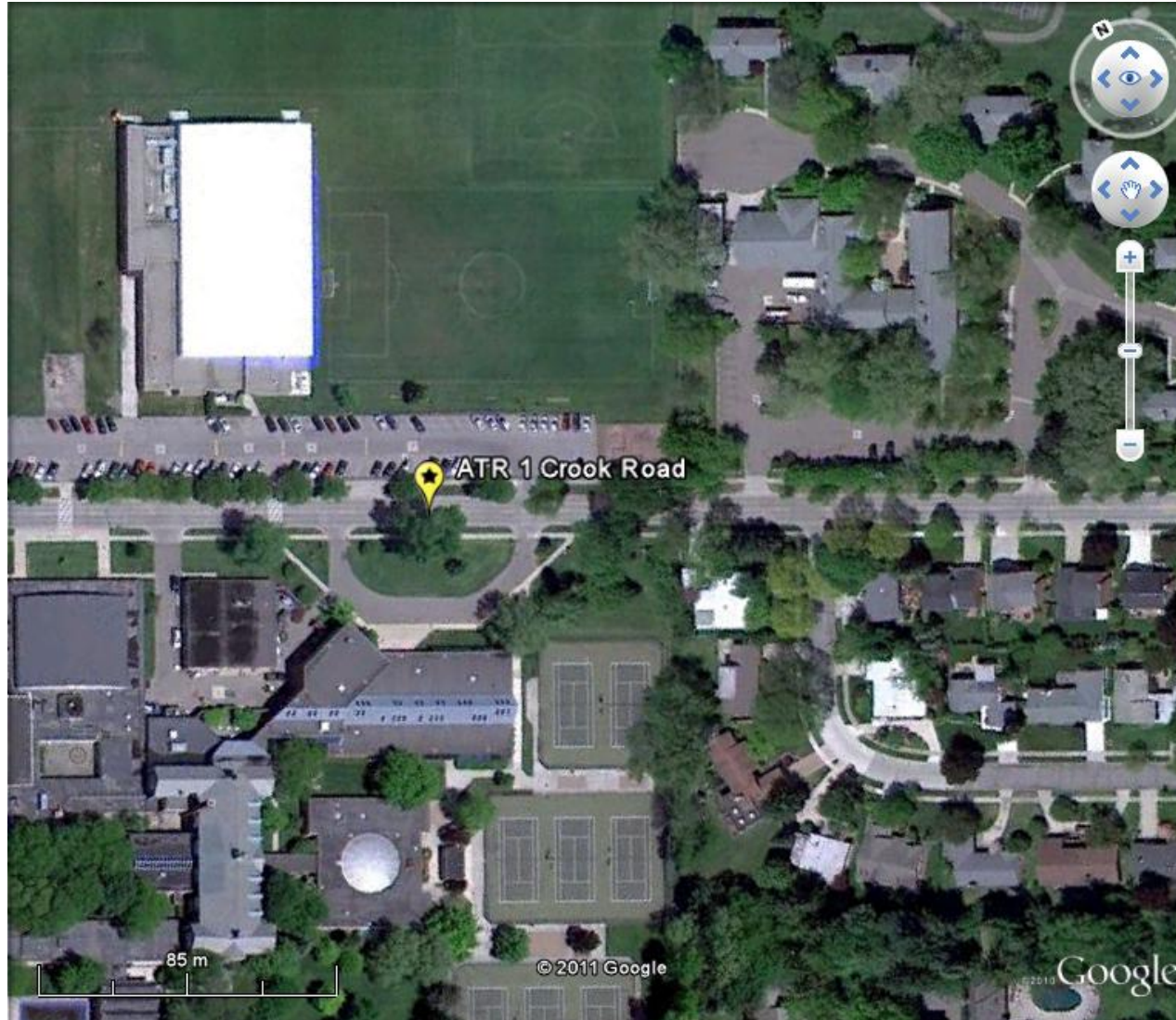
ADT ADT 3,583 AADT 3,583

Project: Grosse Pointe Woods
Count Type: 24 Hr ATR Count
Weather: Fair Temp 50's
Count By: M. Matich Pav't: Conc 2 Lanes

Traffic Data Collection, Inc.
7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407
Traffic Study Performed for:
Cavaliere Companies

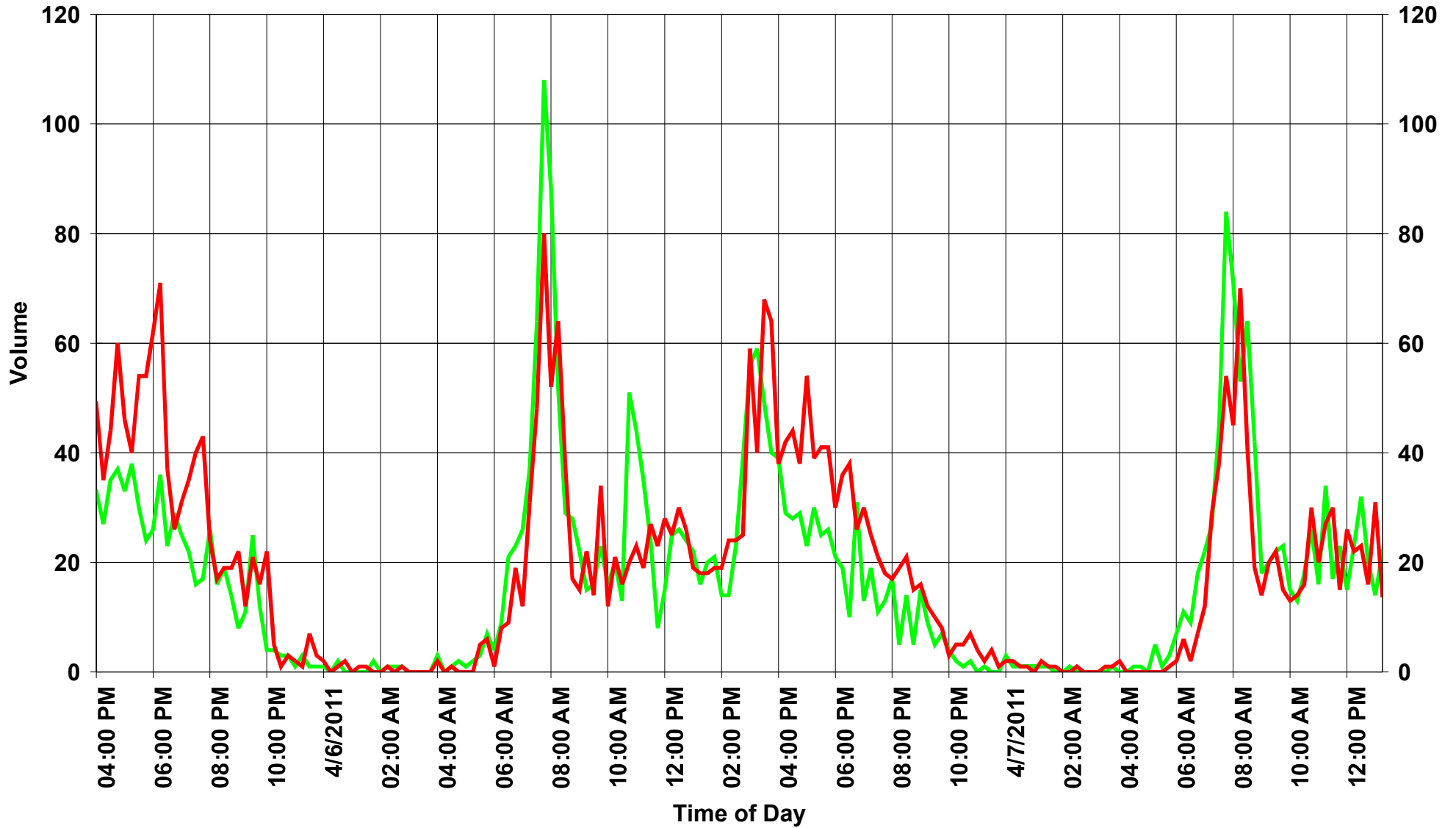


ATR 4 COOK(With School)
Cook Road
(325' West Crescent Lane W.)
Station ID: 2-Way Volume Ct.
Date Start: 05-Apr-11
Site Code: During School



C:\TDC\Corradino Group\Grosse Pointe TIA\Traxpro.twf Files\ATR 4 COOK(With School).tf2

EB WB



Traffic Data Collection, Inc.

7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407



Project: Grosse Pointe TIA
Count Type: 48 Hr. ATR Volume Count
Weather: Clear Temp 80's Counter#:12174
Count By: M. Matich Pav't: Conc 2 Lanes

Traffic Study Performed for:
The Corradino Group

ATR 3 COOK(Without School)
Cook Road (Liggett School)
(400' West Cresent Lane W.) .
Station ID: 2-Way Volume Ct.
Date Start: 02-Aug-10
Site Code: No School

Start Time	02-Aug-1 Mon		EB		WB		Combined		03-Aug Tue	EB		WB		Combined	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	*	29	*	30	*	59	*	59	4	39	3	41	7	80	
12:15	*	34	*	21	*	55	*	55	2	40	2	20	4	60	
12:30	*	22	*	30	*	52	*	52	0	25	1	27	1	52	
12:45	*	21	*	23	*	44	*	44	2	27	2	30	4	57	
01:00	*	26	*	29	*	55	*	55	1	23	2	23	3	46	
01:15	*	23	*	13	*	36	*	36	1	28	0	20	1	48	
01:30	*	23	*	23	*	46	*	46	2	18	0	19	2	37	
01:45	*	33	*	18	*	51	*	51	1	43	1	28	2	71	
02:00	*	19	*	26	*	45	*	45	3	32	0	29	3	61	
02:15	*	14	*	26	*	40	*	40	1	35	1	37	2	72	
02:30	*	28	*	20	*	48	*	48	0	33	1	33	1	66	
02:45	*	52	*	32	*	84	*	84	0	38	0	17	0	55	
03:00	*	44	*	41	*	85	*	85	0	27	0	45	0	72	
03:15	*	31	*	33	*	64	*	64	0	30	0	25	0	55	
03:30	*	26	*	27	*	53	*	53	0	30	0	22	0	52	
03:45	*	27	*	25	*	52	*	52	0	23	0	29	0	52	
04:00	*	30	*	23	*	53	*	53	0	29	2	19	2	48	
04:15	*	19	*	19	*	38	*	38	0	29	0	26	0	55	
04:30	*	36	*	22	*	58	*	58	1	31	1	23	2	54	
04:45	*	35	*	18	*	53	*	53	1	31	2	28	3	59	
05:00	*	44	*	28	*	72	*	72	0	39	5	22	5	61	
05:15	*	37	*	13	*	50	*	50	0	33	2	15	2	48	
05:30	*	45	*	31	*	76	*	76	2	42	4	24	6	66	
05:45	*	45	*	25	*	70	*	70	3	43	5	22	8	65	
06:00	*	29	*	33	*	62	*	62	4	37	4	34	8	71	
06:15	*	37	*	22	*	59	*	59	3	32	4	29	7	61	
06:30	*	29	*	25	*	54	*	54	2	44	15	14	17	58	
06:45	*	39	*	31	*	70	*	70	4	33	17	23	21	56	
07:00	*	32	*	20	*	52	*	52	8	28	16	23	24	51	
07:15	*	29	*	19	*	48	*	48	7	32	19	30	26	62	
07:30	*	31	*	13	*	44	*	44	16	28	22	16	38	44	
07:45	*	22	*	16	*	38	*	38	15	31	26	15	41	46	
08:00	*	30	*	19	*	49	*	49	15	38	31	28	46	66	
08:15	*	19	*	17	*	36	*	36	21	31	29	19	50	50	
08:30	*	20	*	20	*	40	*	40	35	13	28	17	63	30	
08:45	*	22	*	22	*	44	*	44	56	15	44	14	100	29	
09:00	*	16	*	13	*	29	*	29	51	16	35	10	86	26	
09:15	*	14	*	11	*	25	*	25	27	14	25	11	52	25	
09:30	*	12	*	6	*	18	*	18	23	14	20	9	43	23	
09:45	*	14	*	5	*	19	*	19	28	11	29	10	57	21	
10:00	*	9	*	9	*	18	*	18	21	10	16	6	37	16	
10:15	*	6	*	8	*	14	*	14	16	7	23	12	39	19	
10:30	*	5	*	12	*	17	*	17	22	9	26	4	48	13	
10:45	*	11	*	6	*	17	*	17	23	4	16	3	39	7	
11:00	*	3	*	6	*	9	*	9	25	10	19	7	44	17	
11:15	*	1	*	6	*	7	*	7	32	6	27	8	59	14	
11:30	*	5	*	5	*	10	*	10	30	3	32	2	62	5	
11:45	*	4	*	2	*	6	*	6	36	4	28	0	64	4	
Total	0	1182	0	942	0	2124	544	1238	585	968	1129	2206			
Day Total	1182		942		2124		1782		1553		3335				
% Total	0.0%	55.6%	0.0%	44.4%			16.3%	37.1%	17.5%	29.0%					
Peak		05:00		02:45		02:45	08:30	05:00	08:15	02:15	08:30	01:45			
Vol.		171		133		286	169	157	136	132	301	270			
P.H.F.		0.950		0.811		0.841	0.754	0.913	0.773	0.733	0.753	0.938			

Traffic Data Collection, Inc.

7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407



Project: Grosse Pointe TIA
Count Type: 48 Hr. ATR Volume Count
Weather: Clear Temp 80's Counter#:12174
Count By: M. Matich Pav't: Conc 2 Lanes

Traffic Study Performed for:
The Corradino Group

ATR 3 COOK(Without School)
Cook Road (Liggett School)
(400' West Cresent Lane W.) .
Station ID: 2-Way Volume Ct.
Date Start: 02-Aug-10
Site Code: No School

Start Time	04-Aug-1		EB		WB		Combined		05-Aug		EB		WB		Combined	
	Wed		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Thu	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00			4	33	1	33	5	66		7	26	3	47	10	73	
12:15			3	31	3	32	6	63		2	34	3	25	5	59	
12:30			4	33	3	27	7	60		3	36	0	26	3	62	
12:45			4	23	5	28	9	51		1	36	1	34	2	70	
01:00			2	34	0	30	2	64		2	28	2	26	4	54	
01:15			0	19	1	20	1	39		2	30	1	28	3	58	
01:30			2	28	2	21	4	49		1	33	2	29	3	62	
01:45			1	29	2	21	3	50		0	36	0	23	0	59	
02:00			0	33	1	24	1	57		0	27	0	30	0	57	
02:15			2	31	1	34	3	65		2	25	1	21	3	46	
02:30			1	28	1	24	2	52		1	23	0	20	1	43	
02:45			0	43	0	23	0	66		1	38	1	24	2	62	
03:00			1	35	1	42	2	77		0	26	0	47	0	73	
03:15			1	30	1	22	2	52		1	36	0	29	1	65	
03:30			0	26	0	30	0	56		0	25	1	24	1	49	
03:45			0	35	0	22	0	57		0	21	1	23	1	44	
04:00			1	25	2	21	3	46		2	24	4	20	6	44	
04:15			1	25	0	21	1	46		2	26	0	36	2	62	
04:30			0	19	1	24	1	43		0	35	1	14	1	49	
04:45			0	32	4	25	4	57		0	39	1	22	1	61	
05:00			1	41	3	22	4	63		0	45	3	23	3	68	
05:15			1	45	5	27	6	72		0	44	3	26	3	70	
05:30			0	41	0	27	0	68		0	41	2	37	2	78	
05:45			7	32	3	35	10	67		4	31	3	28	7	59	
06:00			2	40	4	17	6	57		1	31	9	26	10	57	
06:15			6	36	6	26	12	62		0	*	8	*	8	*	
06:30			5	23	11	28	16	51		4	*	10	*	14	*	
06:45			21	25	25	21	46	46		4	*	16	*	20	*	
07:00			18	29	17	24	35	53		9	*	16	*	25	*	
07:15			8	31	17	18	25	49		7	*	14	*	21	*	
07:30			11	24	24	16	35	40		10	*	22	*	32	*	
07:45			16	19	37	11	53	30		17	*	28	*	45	*	
08:00			17	22	24	11	41	33		14	*	26	*	40	*	
08:15			19	23	43	14	62	37		21	*	29	*	50	*	
08:30			17	25	34	12	51	37		31	*	24	*	55	*	
08:45			55	20	42	10	97	30		53	*	41	*	94	*	
09:00			52	18	33	13	85	31		44	*	30	*	74	*	
09:15			26	14	25	16	51	30		30	*	20	*	50	*	
09:30			25	12	28	13	53	25		13	*	30	*	43	*	
09:45			32	15	21	11	53	26		30	*	27	*	57	*	
10:00			20	13	27	11	47	24		26	*	33	*	59	*	
10:15			17	9	25	6	42	15		16	*	32	*	48	*	
10:30			25	14	17	7	42	21		29	*	28	*	57	*	
10:45			22	9	25	6	47	15		19	*	27	*	46	*	
11:00			25	12	29	3	54	15		37	*	24	*	61	*	
11:15			28	6	20	3	48	9		23	*	30	*	53	*	
11:30			32	5	29	5	61	10		42	*	22	*	64	*	
11:45			34	3	25	3	59	6		40	*	36	*	76	*	
Total			569	1198	628	940	1197	2138		551	796	615	688	1166	1484	
Day Total			1767		1568		3335			1347		1303		2650		
% Total			17.1%	35.9%	18.8%	28.2%				20.8%	30.0%	23.2%	26.0%			
Peak			08:45	04:45	08:15	02:15	08:15	05:00		08:30	04:45	08:15	12:00	08:15	04:45	
Vol.			158	159	152	123	295	270		158	169	124	132	273	277	
P.H.F.			0.718	0.883	0.884	0.732	0.760	0.877		0.745	0.939	0.756	0.702	0.726	0.888	

ADT ADT 3,107 AADT 3,107



Project: Grosse Pointe TIA
 Count Type: 48 Hr. ATR Volume Count
 Weather: Clear Temp 80's Counter#:12174
 Count By: M. Match Pav't: Conc 2 Lanes

Traffic Data Collection, Inc.
 7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407
 Traffic Study Performed for:
The Corradino Group

ATR 3 COOK(Without School)
 Cook Road (Liggett School)
 (400' West Crescent Lane W.) .
 Station ID: 2-Way Volume Ct.
 Date Start: 02-Aug-10
 Site Code: No School

Start Time	02-Aug-10		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	*	*	8	8	15	12	13	7	*	*	*	*	*	*	12	9
01:00	*	*	5	3	5	5	5	5	*	*	*	*	*	*	5	4
02:00	*	*	4	2	3	3	4	2	*	*	*	*	*	*	4	2
03:00	*	*	0	0	2	2	1	2	*	*	*	*	*	*	1	1
04:00	*	*	2	5	2	7	4	6	*	*	*	*	*	*	3	6
05:00	*	*	5	16	9	11	4	11	*	*	*	*	*	*	6	13
06:00	*	*	13	40	34	46	9	43	*	*	*	*	*	*	19	43
07:00	*	*	46	83	53	95	43	80	*	*	*	*	*	*	47	86
08:00	*	*	127	132	108	143	119	120	*	*	*	*	*	*	118	132
09:00	*	*	129	109	135	107	117	107	*	*	*	*	*	*	127	108
10:00	*	*	82	81	84	94	90	120	*	*	*	*	*	*	85	98
11:00	*	*	123	106	119	103	142	112	*	*	*	*	*	*	128	107
12:00 PM	106	104	131	118	120	120	132	132	*	*	*	*	*	*	122	118
01:00	105	83	112	90	110	92	127	106	*	*	*	*	*	*	114	93
02:00	113	104	138	116	135	105	113	95	*	*	*	*	*	*	125	105
03:00	128	126	110	121	126	116	108	123	*	*	*	*	*	*	118	122
04:00	120	82	120	96	101	91	124	92	*	*	*	*	*	*	116	90
05:00	171	97	157	83	159	111	161	114	*	*	*	*	*	*	162	101
06:00	134	111	146	100	124	92	*	*	*	*	*	*	*	*	135	101
07:00	114	68	119	84	103	69	*	*	*	*	*	*	*	*	112	74
08:00	91	78	97	78	90	47	*	*	*	*	*	*	*	*	93	68
09:00	56	35	55	40	59	53	*	*	*	*	*	*	*	*	57	43
10:00	31	35	30	25	45	30	*	*	*	*	*	*	*	*	35	30
11:00	13	19	23	17	26	14	*	*	*	*	*	*	*	*	21	17
Lane	1182	942	1782	1553	1767	1568	1316	1277	0	0	0	0	0	0	1765	1571
Day	2124		3335		3335		2593		0		0		0		3336	
AM Peak			09:00	08:00	09:00	08:00	11:00	08:00							11:00	08:00
Vol.			129	132	135	143	142	120							128	132
PM Peak	17:00	15:00	17:00	15:00	17:00	12:00	17:00	12:00							17:00	15:00
Vol.	171	126	157	121	159	120	161	132							162	122

Comb. Total 2124 3335 3335 2593 0 0 0 3336

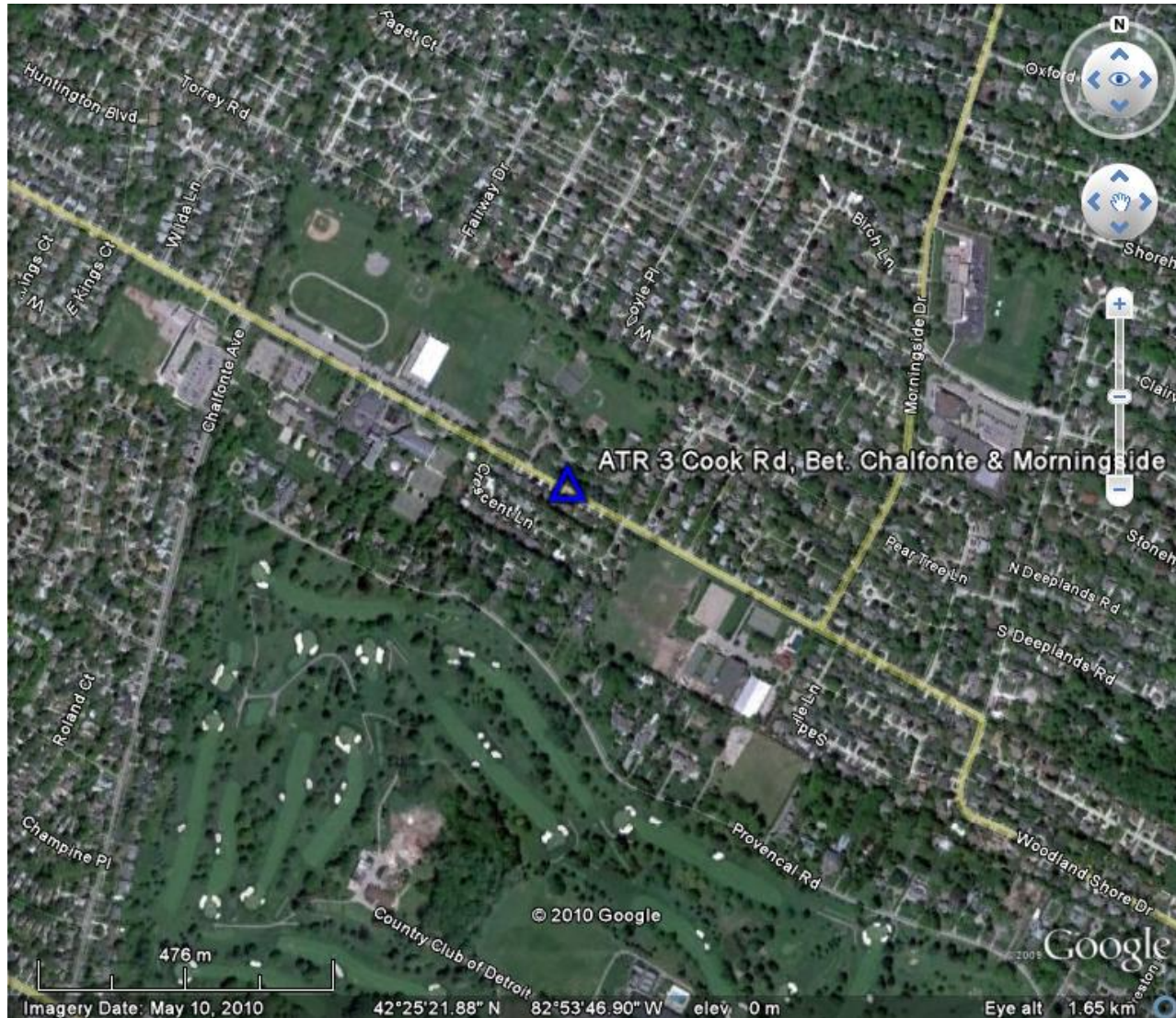
ADT ADT 3,107 AADT 3,107

Project: Grosse Pointe TIA
Count Type: 48 Hr. ATR Volume Count
Weather: Clear Temp 80's Counter#:12174
Count By: M. Match Pav't: Conc 2 Lanes

Traffic Data Collection, Inc.
7504 Sawgrass Dr. Washington MI 48094 Phone (586) 786-5407
Traffic Study Performed for:
The Corradino Group

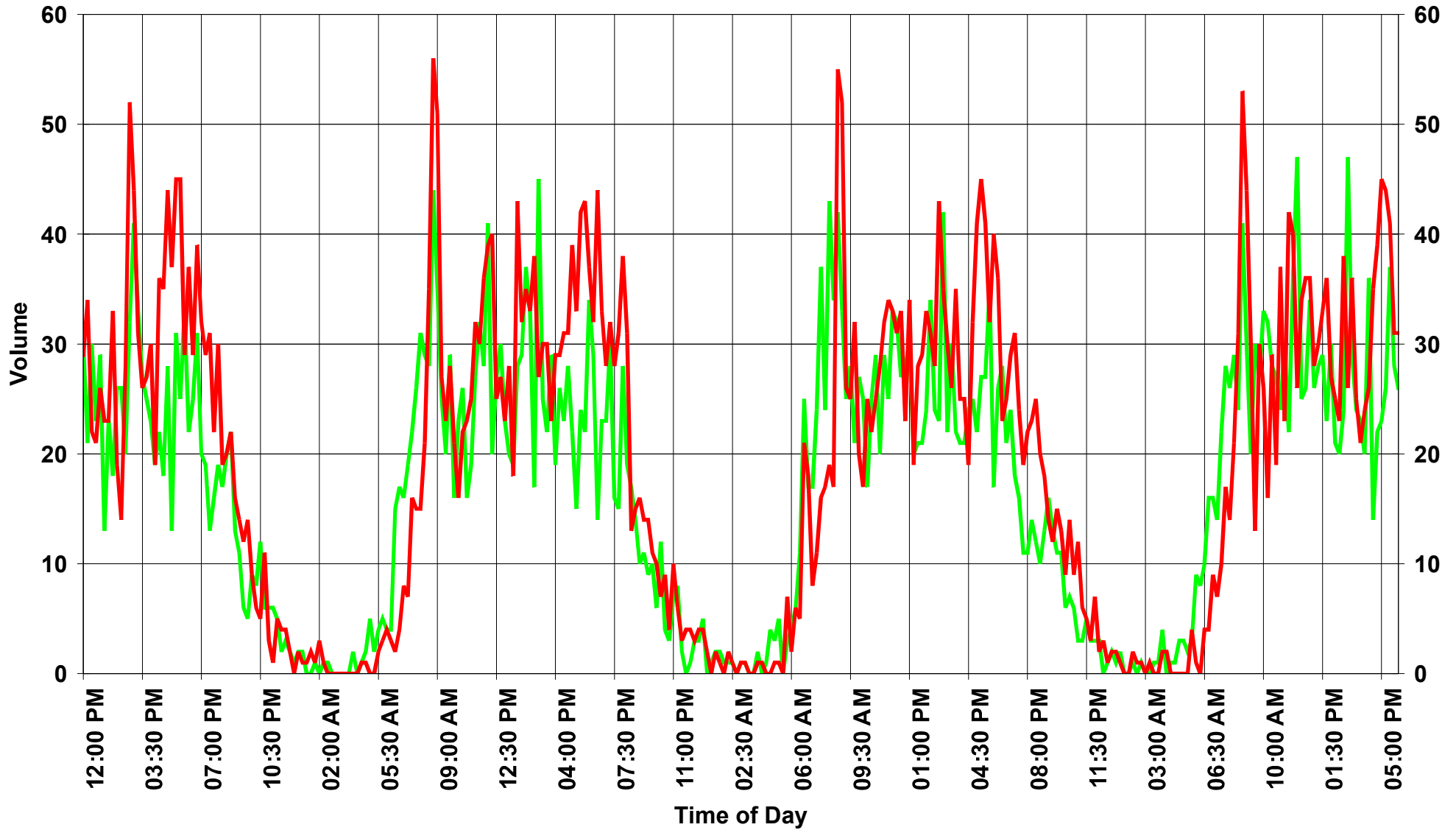


ATR 3 COOK(Without School)
Cook Road (Liggett School)
(400' West Crescent Lane W.) .
Station ID: 2-Way Volume Ct.
Date Start: 02-Aug-10
Site Code: No School



C:\TDC\Corradino Group\Grosse Pointe TIA\Traxpro.twf Files\ATR 3 COOK(Without School).tf2

EB WB





The RIVERS

of Grosse Pointe



CIVIL

- C-1 ENGINEERED SITE PLAN
- C-2 GRADING AND PAVING PLAN
- C-3 UTILITY PLAN
- C-4 TOPOGRAPHIC AND BOUNDARY SURVEY

LANDSCAPE

- L-1 EXISTING VEGETATION PLAN
- L-2 EXISTING TREE SCHEDULE
- L-3 PLANTING PLAN & SCHEDULE
- L-4 ENLARGED PLANTING PLAN
- L-5 ENLARGED PLANTING PLAN
- L-6 PLANT DETAILS & SCHEDULE
- L-7 COTTAGE UNITS PLANTING PLAN

ARCHITECTURAL

- A-1.0 COMPOSITE SITE PLAN
- A-1.2 ARCHITECTURAL SITE DETAILS
- A-2.0 COMPOSITE FIRST FLOOR PLAN
- A-2.1 COMPOSITE SECOND FLOOR PLAN
- A-2.2 COMPOSITE THIRD FLOOR PLAN
- A-3.0 COMPOSITE EXTERIOR ELEVATIONS
- A-4.0 TYPICAL COTTAGE UNITS SITE PLAN
- A-5.0 TYPICAL COTTAGE UNITS TYPE 1 FLOOR PLAN & ELEVATION
- A-5.1 TYPICAL COTTAGE UNITS TYPE 2 FLOOR PLAN & ELEVATION
- A-5.2 TYPICAL COTTAGE UNITS TYPE 3 FLOOR PLAN & ELEVATION
- A-6.0 TYPICAL COTTAGE UNITS FRONT ELEVATION

PHOTOMETRIC PLAN

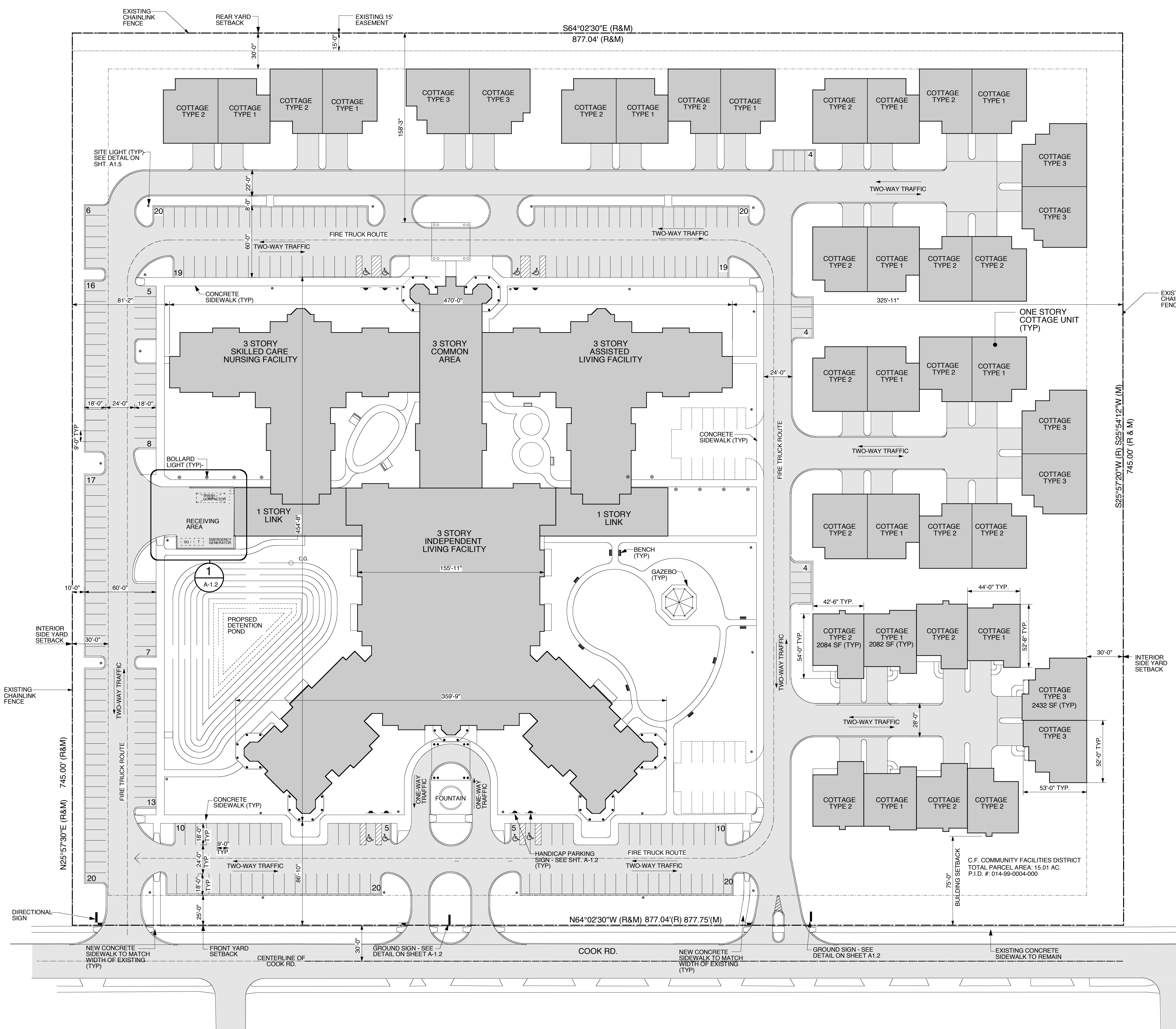
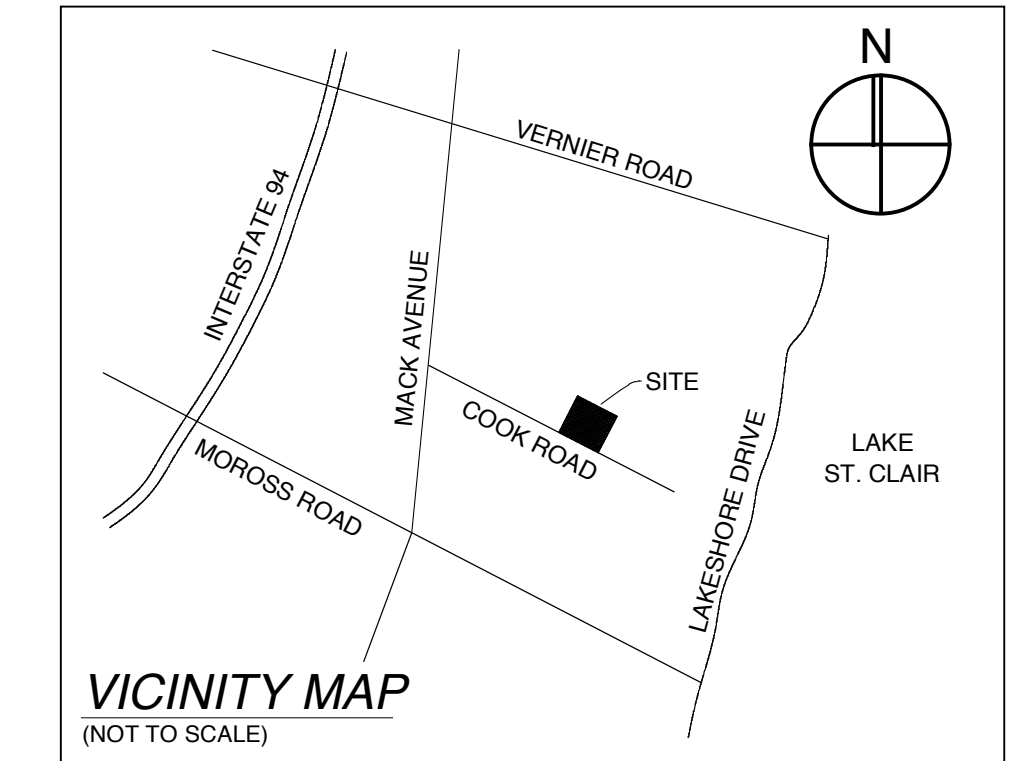
- 1 of 1 PHOTOMETRIC SITE PLAN

The Rivers of Grosse Pointe
900 Cook Road
Grosse Pointe Woods, Michigan

Architectural Job No. 3002
Site Plan Submission 4/8/11

Project Engineer: Boulder Design Services LLC

edmund london & associates, inc.
architects & planners 



AREA CALCULATIONS

	1ST FLR	2ND FLR	3RD FLR	TOTAL
INDEPENDENT LIVING	45,000 SF	35,775 SF	36,610 SF	117,415 SF
ASSISTED LIVING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
SKILLED NURSING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
3 STORY COMMON AREA	9,110 SF	8,210 SF	9,110 SF	26,430 SF
1 STORY LINKS	6,730 SF			6,730 SF
TOTAL	93,260 SF	76,375 SF	78,110 SF	247,745 SF

COTTAGES	UNIT TYPE 1	UNIT TYPE 2	UNIT TYPE 3
UNIT AREA	1572 SF	1600 SF	1950 SF
GARAGE	510 SF	484 SF	482 SF
QUANTITY	13	19	8
TOTAL	27,066 SF	39,596 SF	19,456 SF
TOTAL AREA OF COTTAGES (40 LIVING UNITS) = 86,118 SF			

PROJECT DATA

	MAX./MIN. REQUIRED	ACTUAL SIZE
GROSS PROJECT AREA (GPA) (PARCEL AREA)	14 ACRES (MIN.)	15.01 ACRES (653,836 SF)
LOT COVERAGE	326,918 SF (MAX.) (50% OF GPA)	179,378 SF (27% OF GPA)
OPEN SPACE	163,459 SF (MIN.) (25% OF GPA)	243,607 SF (37% OF GPA)

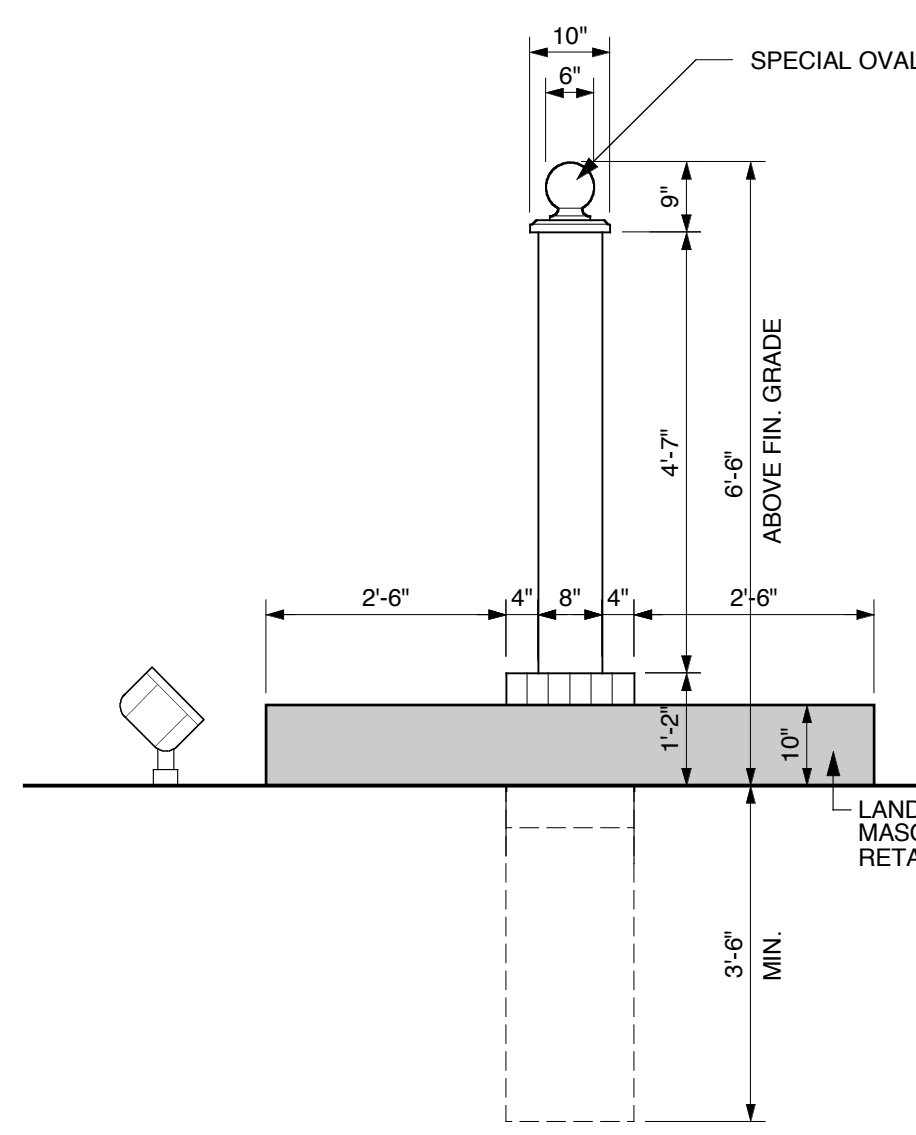
UNIT DATA

TYPE	DELUXE TWO BEDROOM	TWO BEDROOM	ONE BEDROOM W/ DEN	ONE BEDROOM	STUDIO	TOTAL
INDEPENDENT LIVING	12 UNITS	16 UNITS	6 UNITS	45 UNITS	3 UNITS	82 UNITS
TYPE	ONE BED SUITE	STUDIO/ PRIVATE ROOM				TOTAL
ASSISTED LIVING	18 UNITS	66 UNITS				84 UNITS
SKILLED NURSING	2 UNITS	98 UNITS				100 UNITS (100 BEDS)

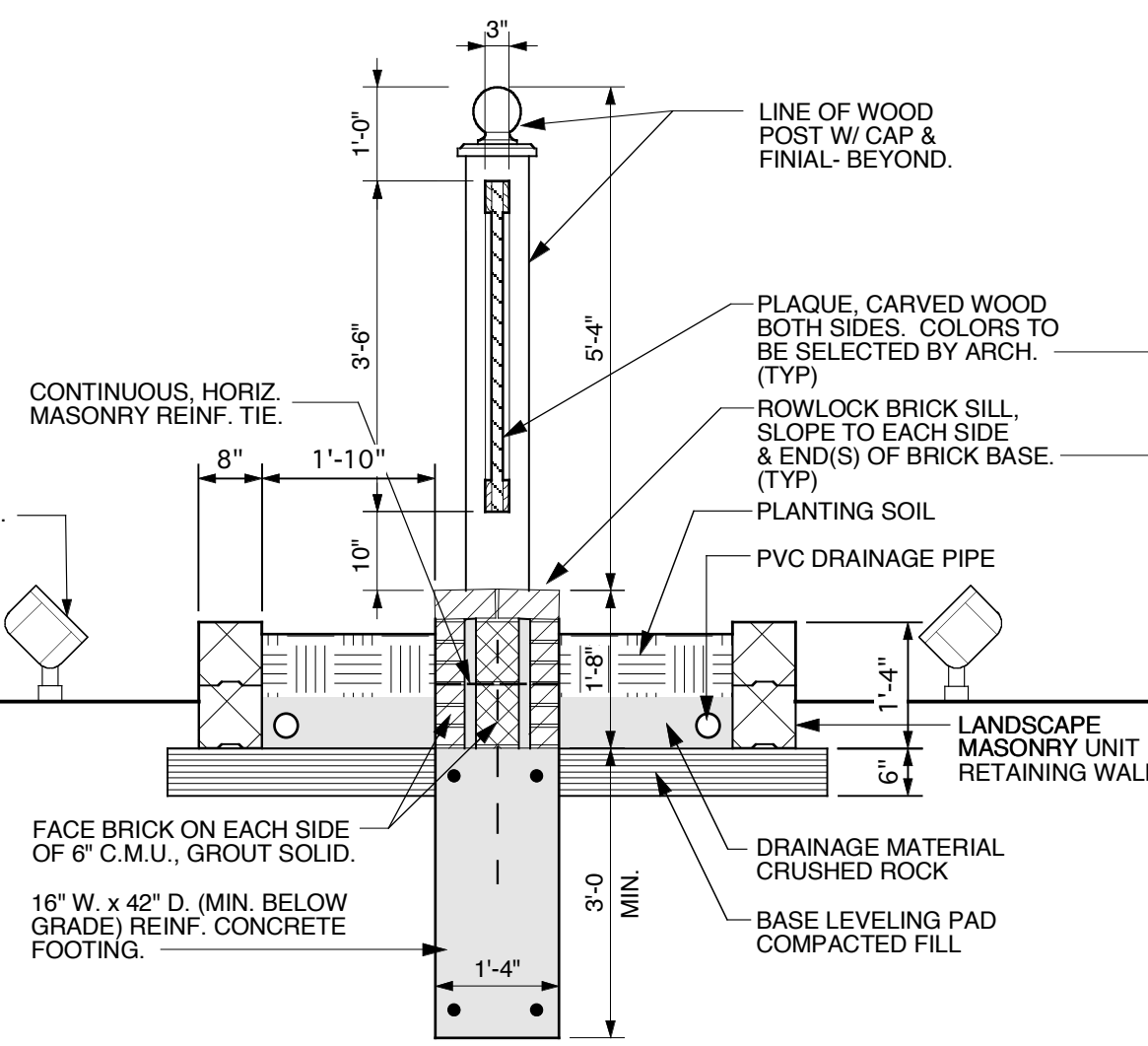
PARKING REQUIREMENTS

USE/SERVICE	UNIT DATA	PARKING REQUIRED	PARKING PROPOSED
INDEPENDENT LIVING (ATTACHED)	82 UNITS	82 (1 PER DWELLING UNIT)	TOTAL INCLUDES (6) HANDICAP SPACES AND (2) VAN ACCESSIBLE HANDICAP PARKING SPACES (MICHIGAN BUILDING CODE REQUIRES A TOTAL OF (7) HANDICAP SPACES)
ASSISTED LIVING	84 UNITS	84 (1 PER UNIT)	
SKILLED NURSING	100 BEDS	50 (0.5 PER BED)	
ACCESSORY	50 EMPLOYEES	25 (1 PER 2 EMPLOYEES ON LARGEST SHIFT)	
TOTAL		241 SPACES	
SINGLE FAMILY RESIDENCE	40 UNITS	80 (2 PER DWELLING UNIT)	80 (2 CAR GARAGE @ EACH UNIT)

COMPOSITE SITE PLAN
SCALE: 1" = 40'-0"



8 GROUND SIGN SIDE ELEVATION
A-1.2 SCALE: 3/4" = 1'-0"



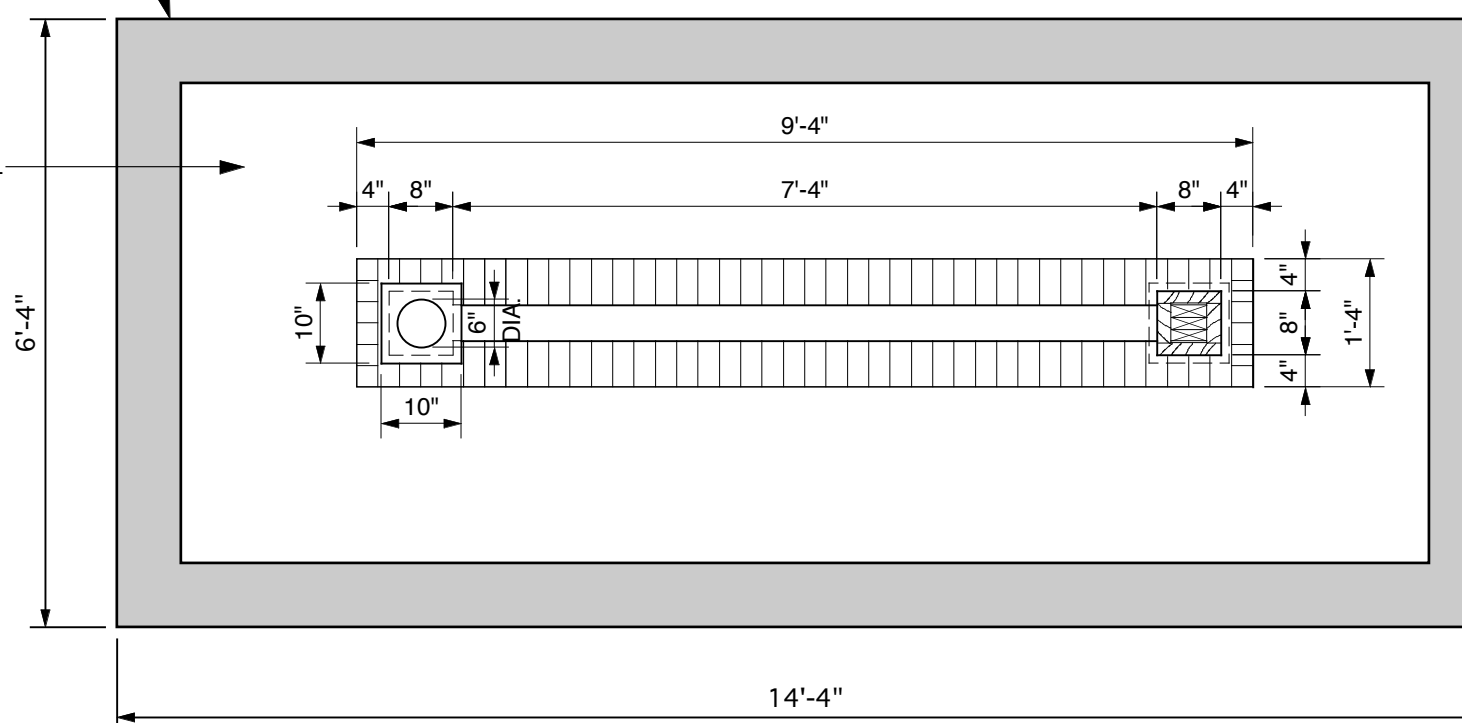
7 GROUND SIGN SECTION
A-1.2 SCALE: 3/4" = 1'-0"



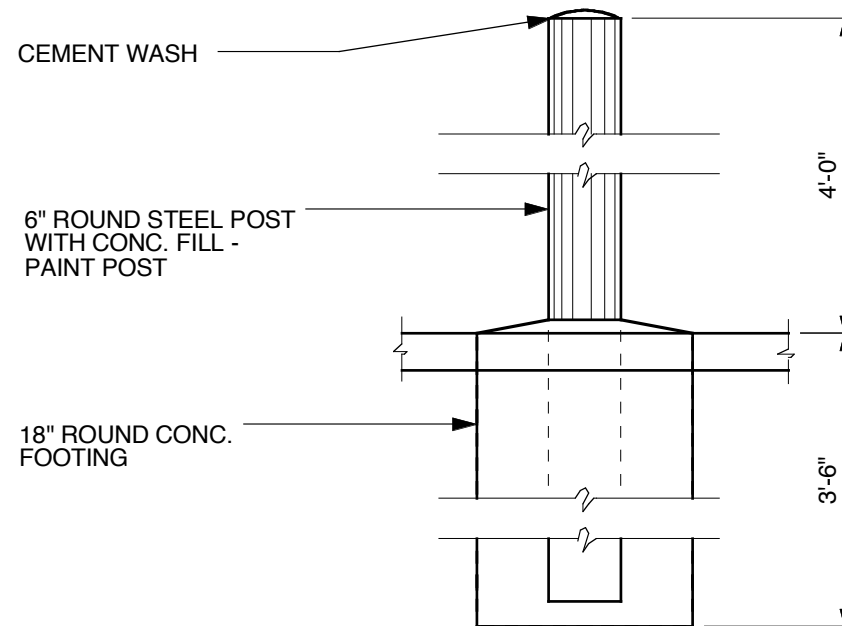
6A NEW SIGN ELEVATION @ MAIN ENTRANCE
A-1.2 SCALE: 3/4" = 1'-0"



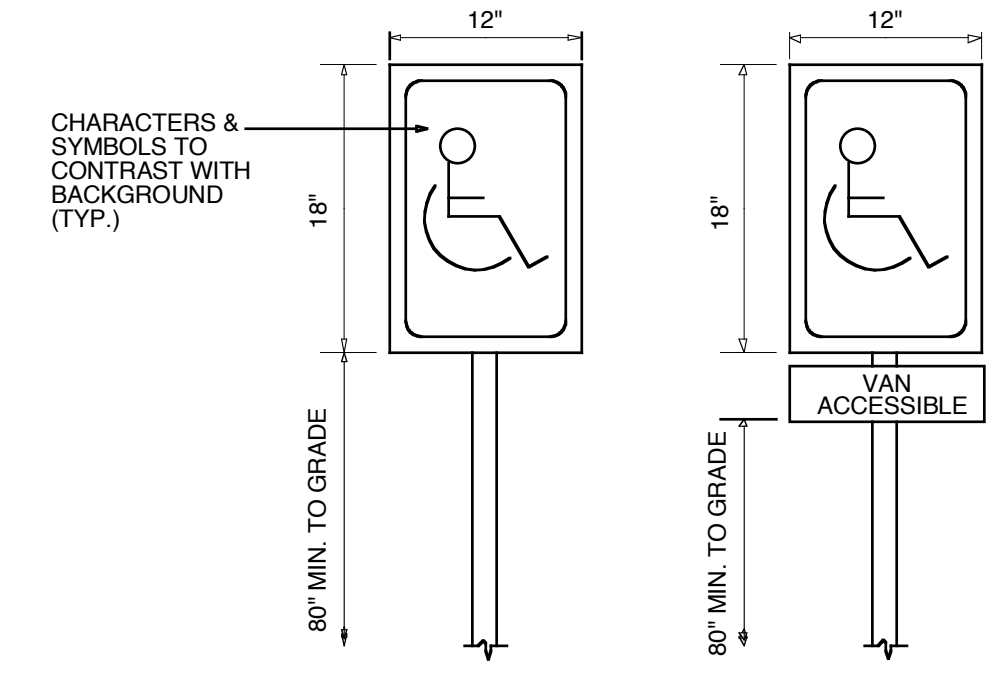
6B NEW SIGN ELEVATION @ COTTAGE ENTRANCE
A-1.2 SCALE: 3/4" = 1'-0"



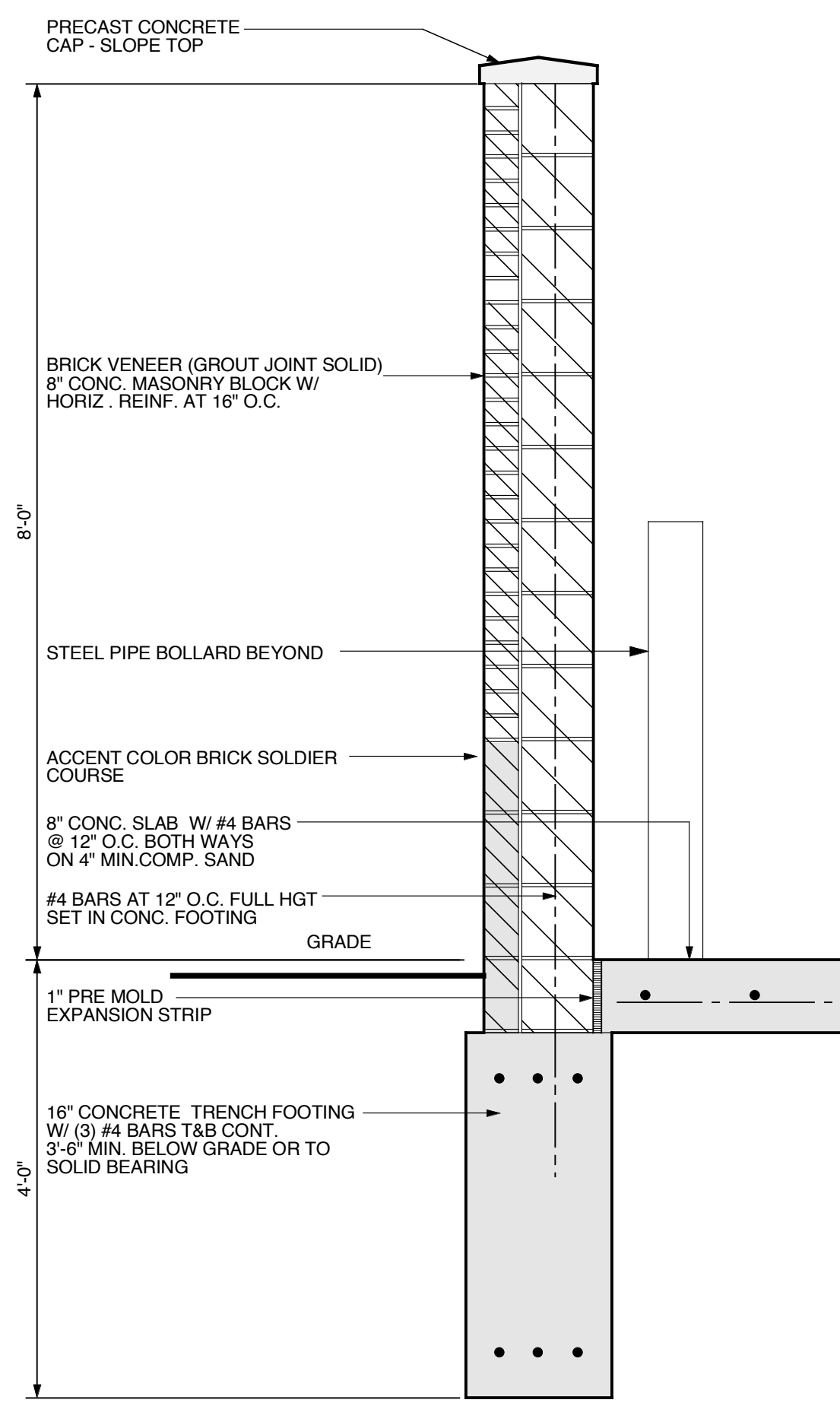
5 TYP. PLAN VIEW @ SIGN
A-1.0 SCALE: 1/2" = 1'-0"



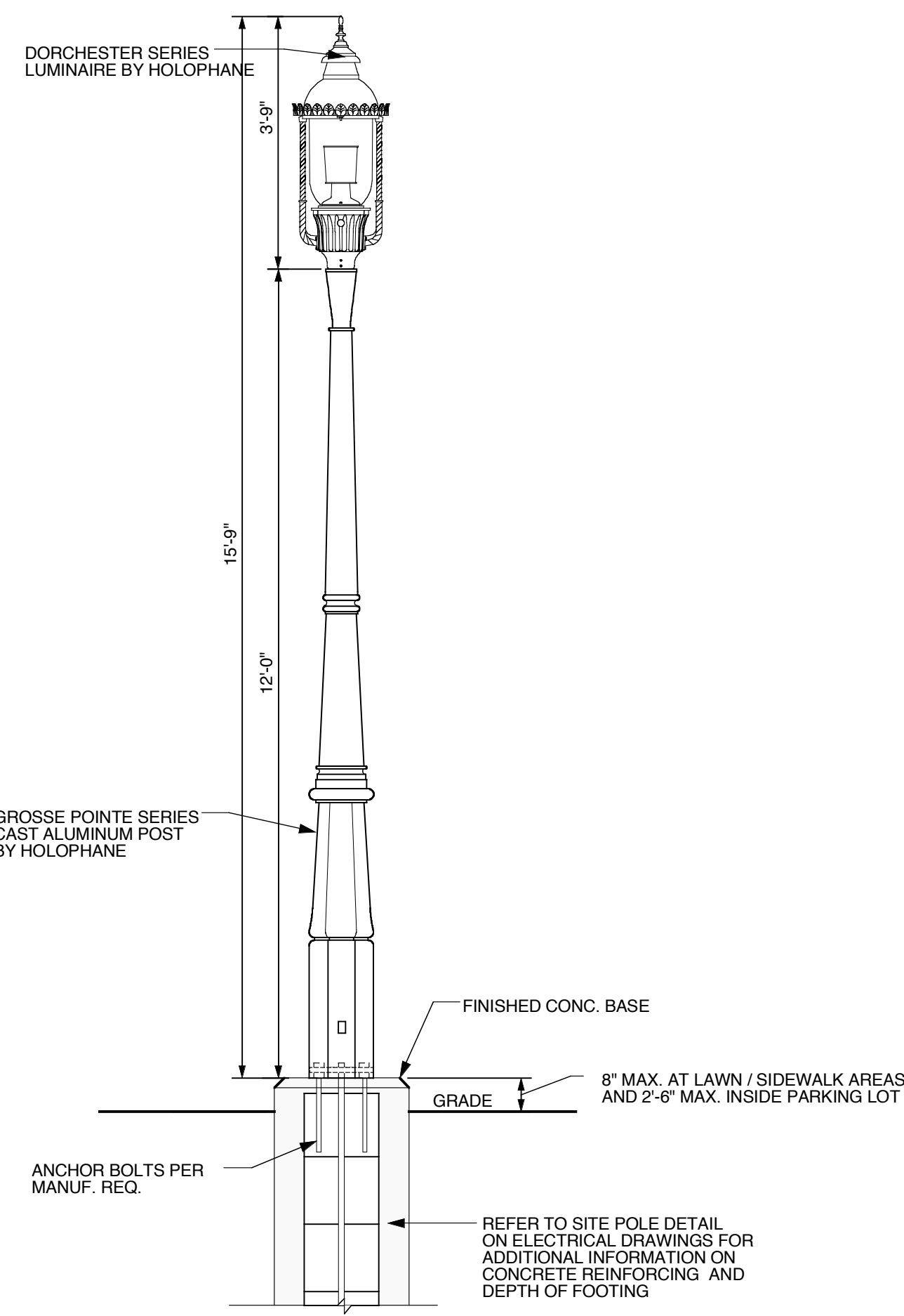
4 TYP. GUARD POST DETAIL
A-1.2 SCALE: 3/4" = 1'-0"



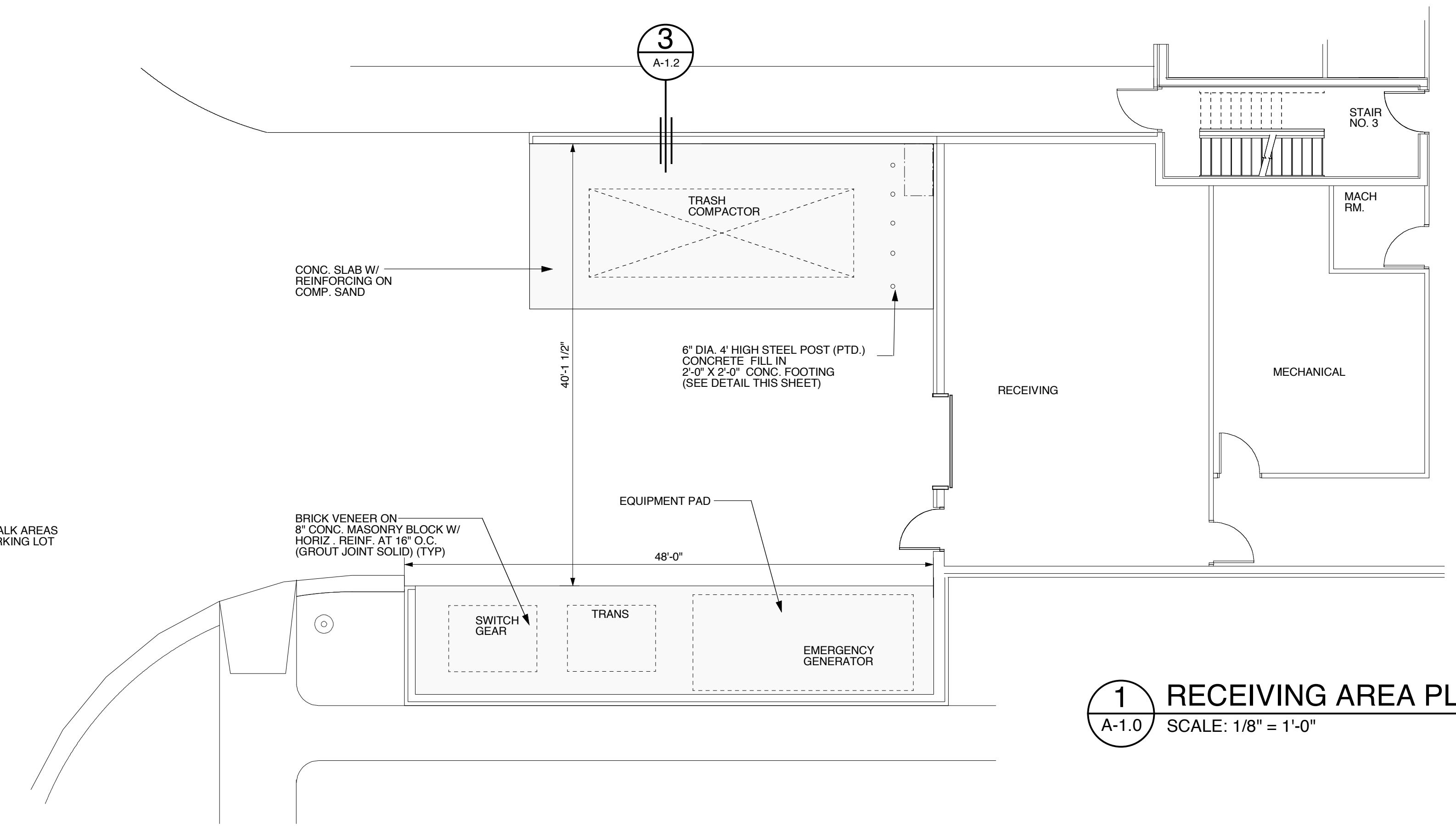
2 SYMBOL OF COMPLIANCE
A-1.0 SCALE: 1" = 1'-0"



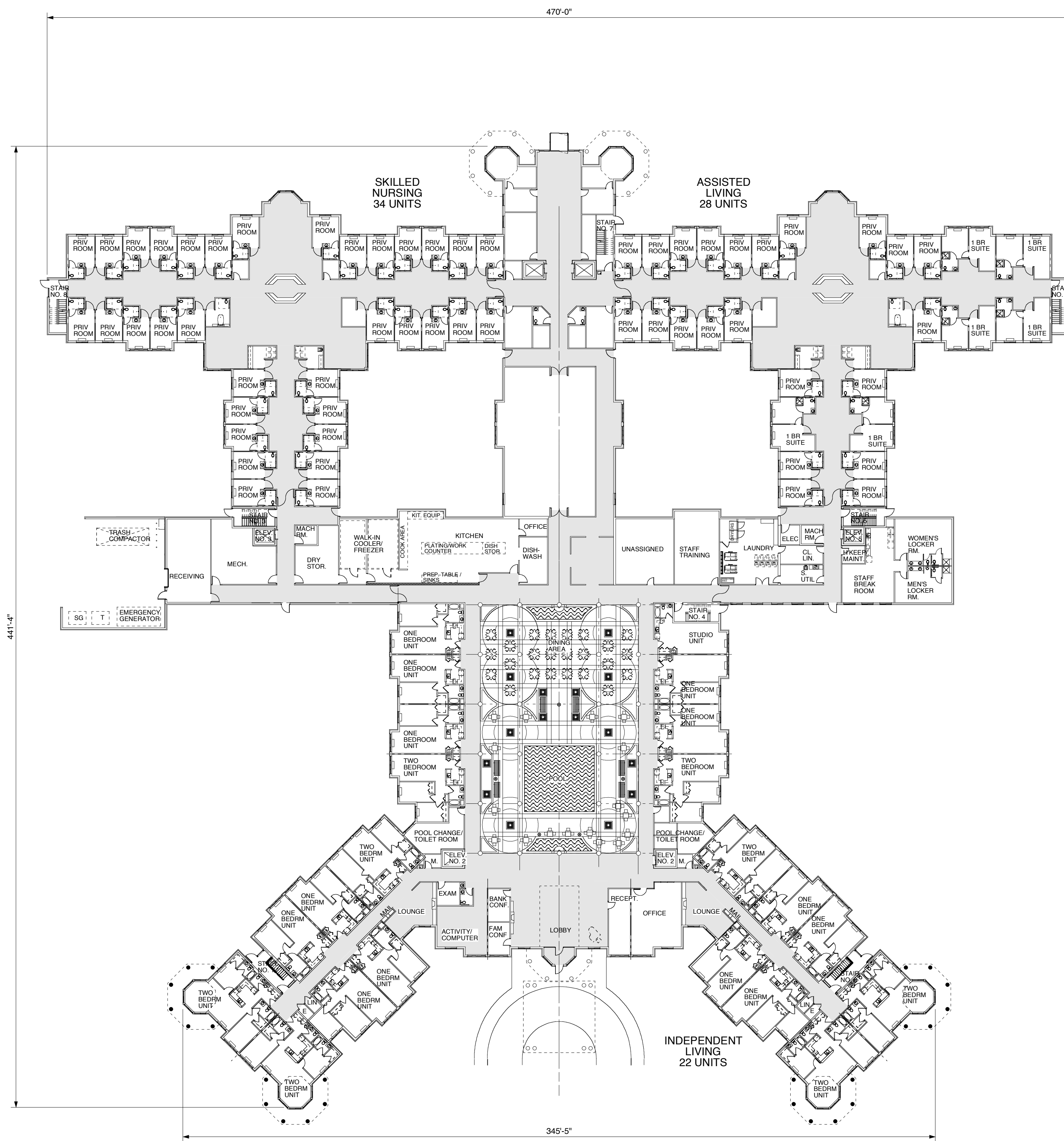
3 COMPACTOR/RECEIVING AREA WALL DETAIL
A-1.2 SCALE: 3/4" = 1'-0"



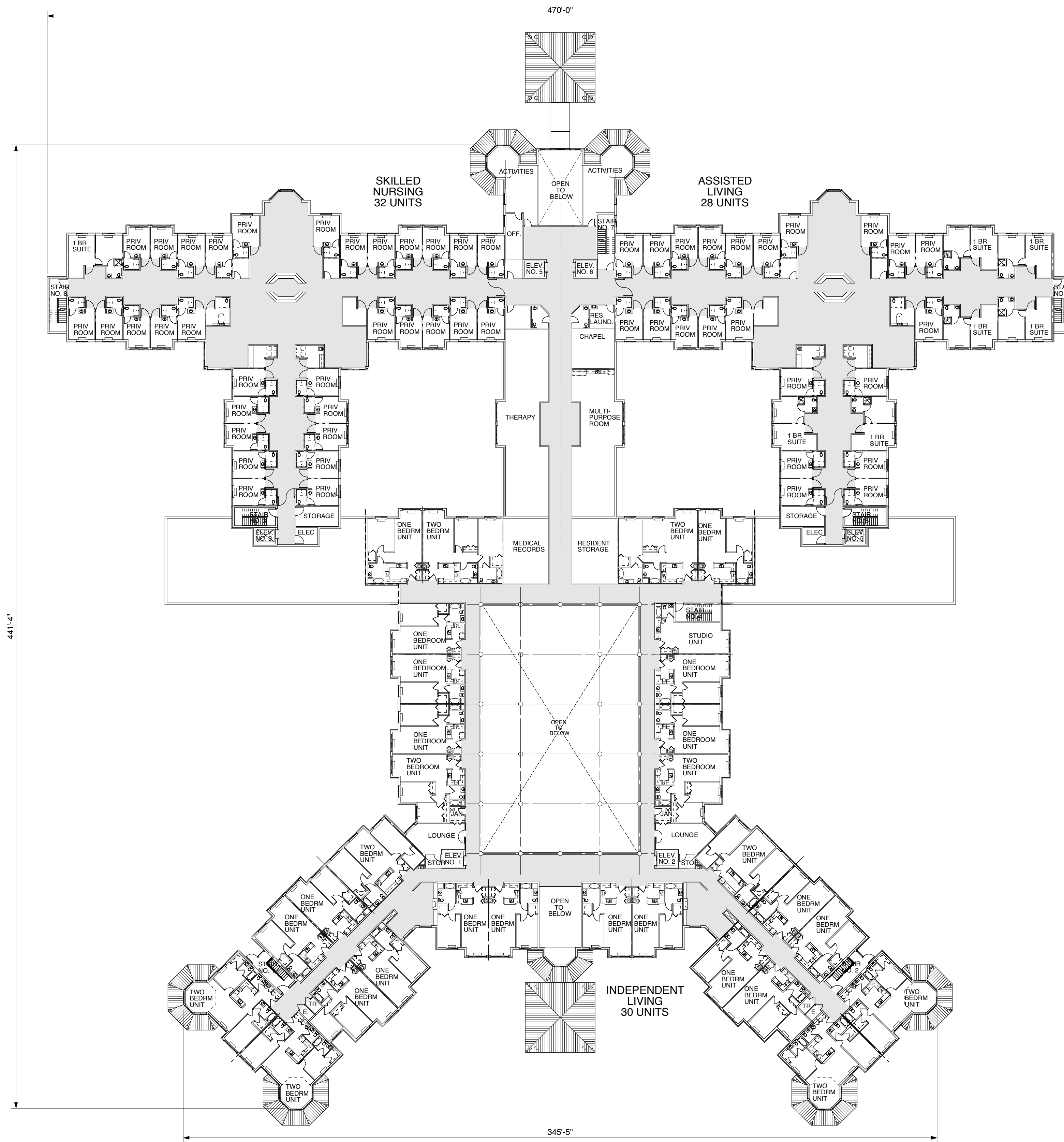
5 SITE LIGHT FIXTURE DETAIL
A-1.0 SCALE: 1/2" = 1'-0"



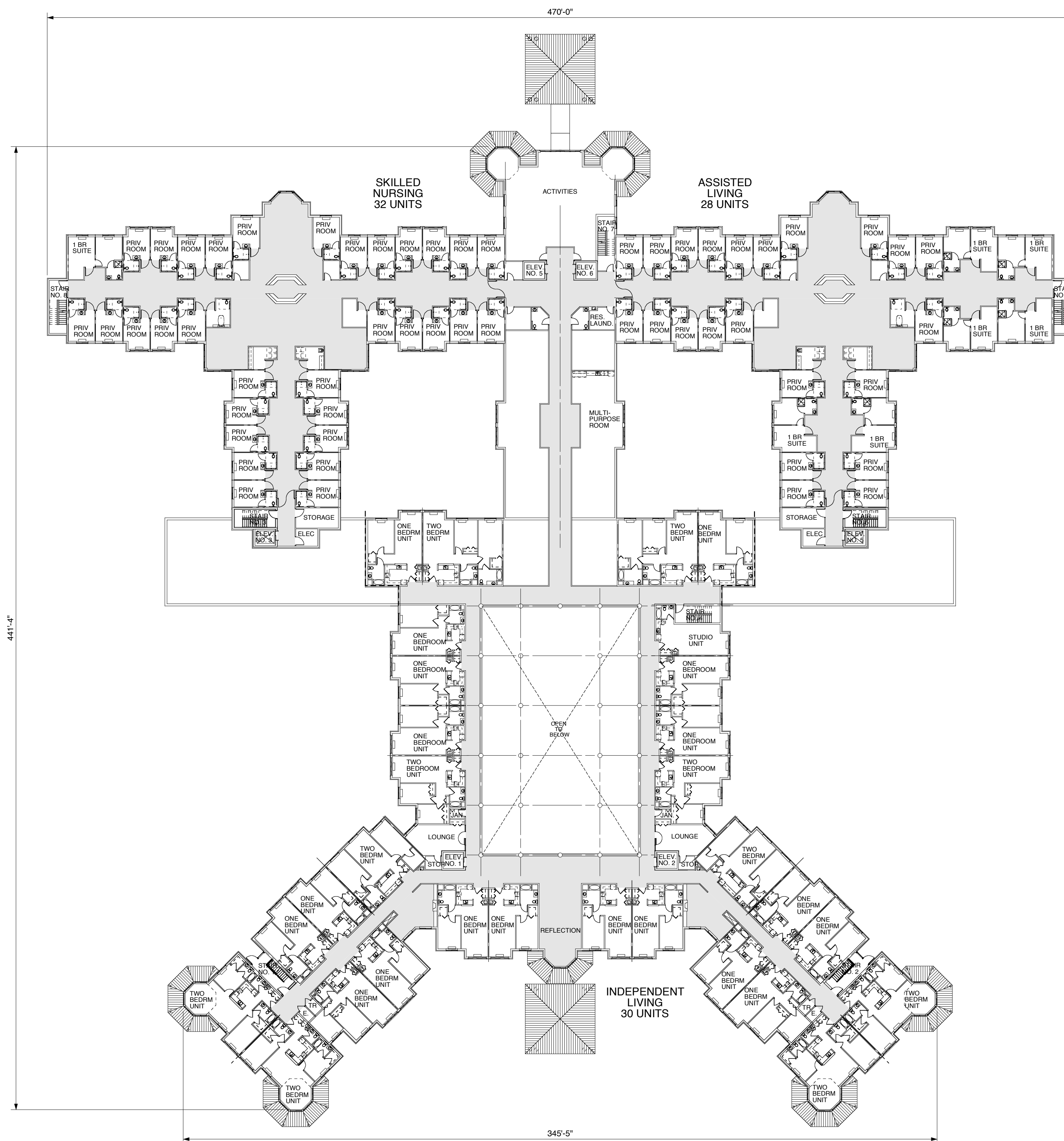
1 RECEIVING AREA PLAN
A-1.0 SCALE: 1/8" = 1'-0"



COMPOSITE 1ST FLOOR PLAN
 SCALE: 1" = 30'-0"



COMPOSITE 2ND FLOOR PLAN
 SCALE: 1" = 30'-0"

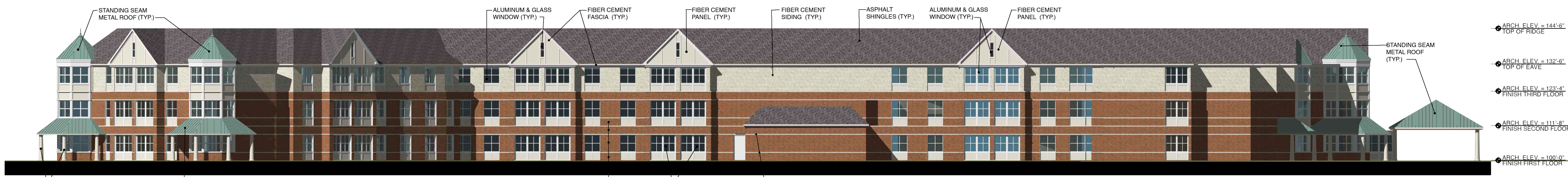


COMPOSITE 3RD FLOOR PLAN
 SCALE: 1" = 30'-0"



NORTH ELEVATION

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



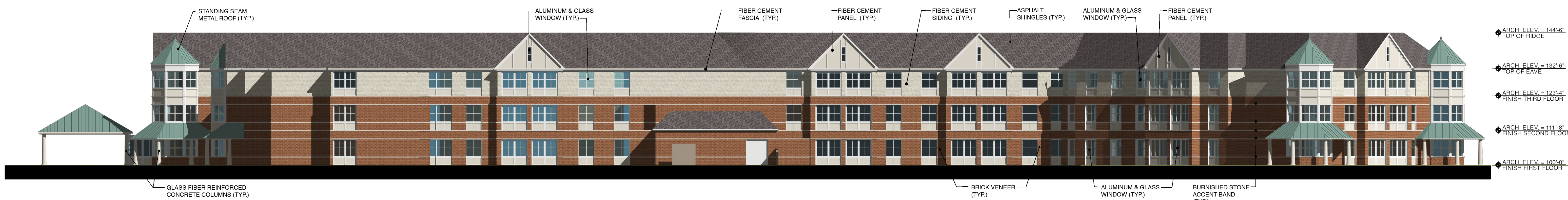
EAST ELEVATION

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



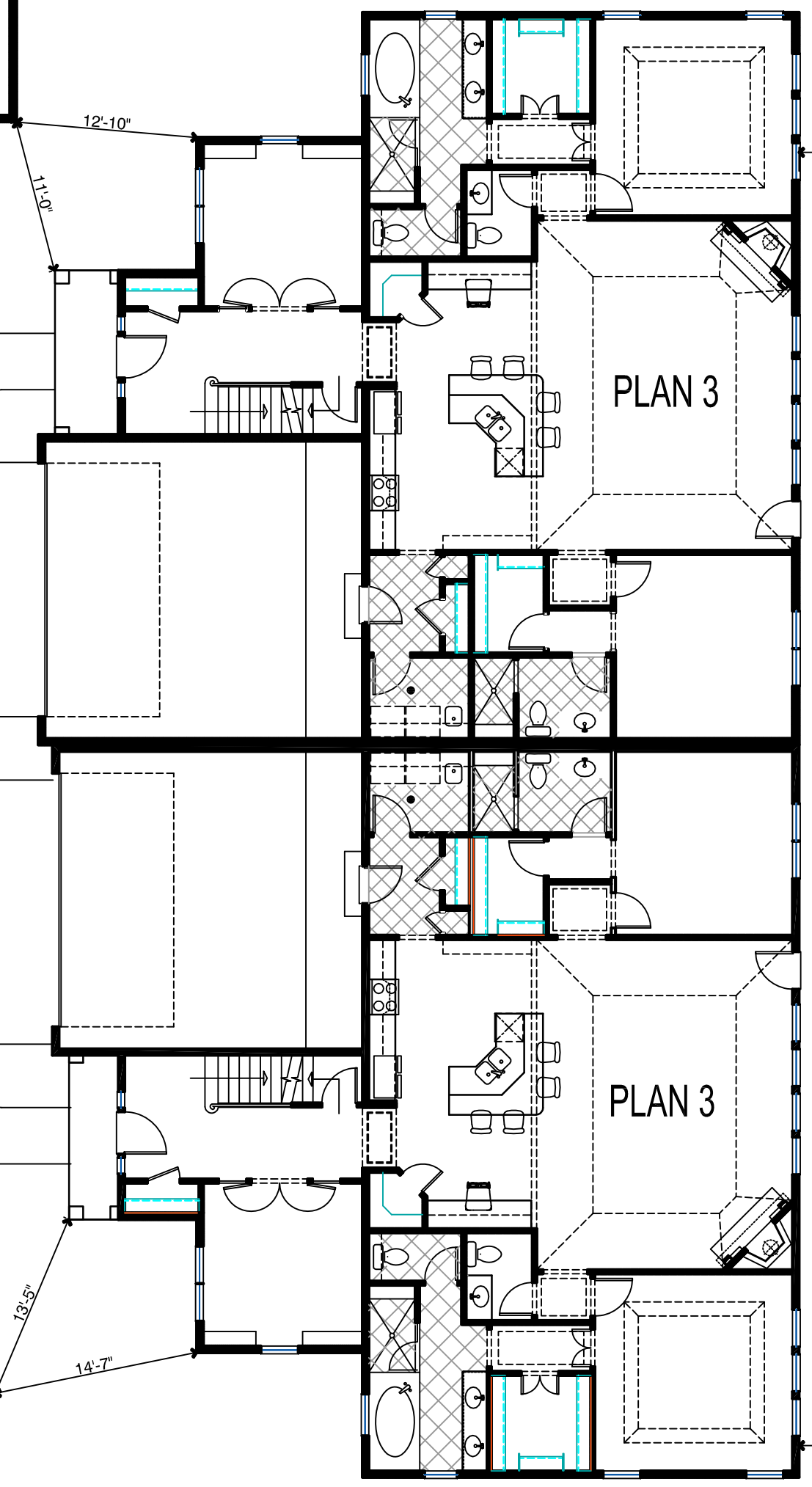
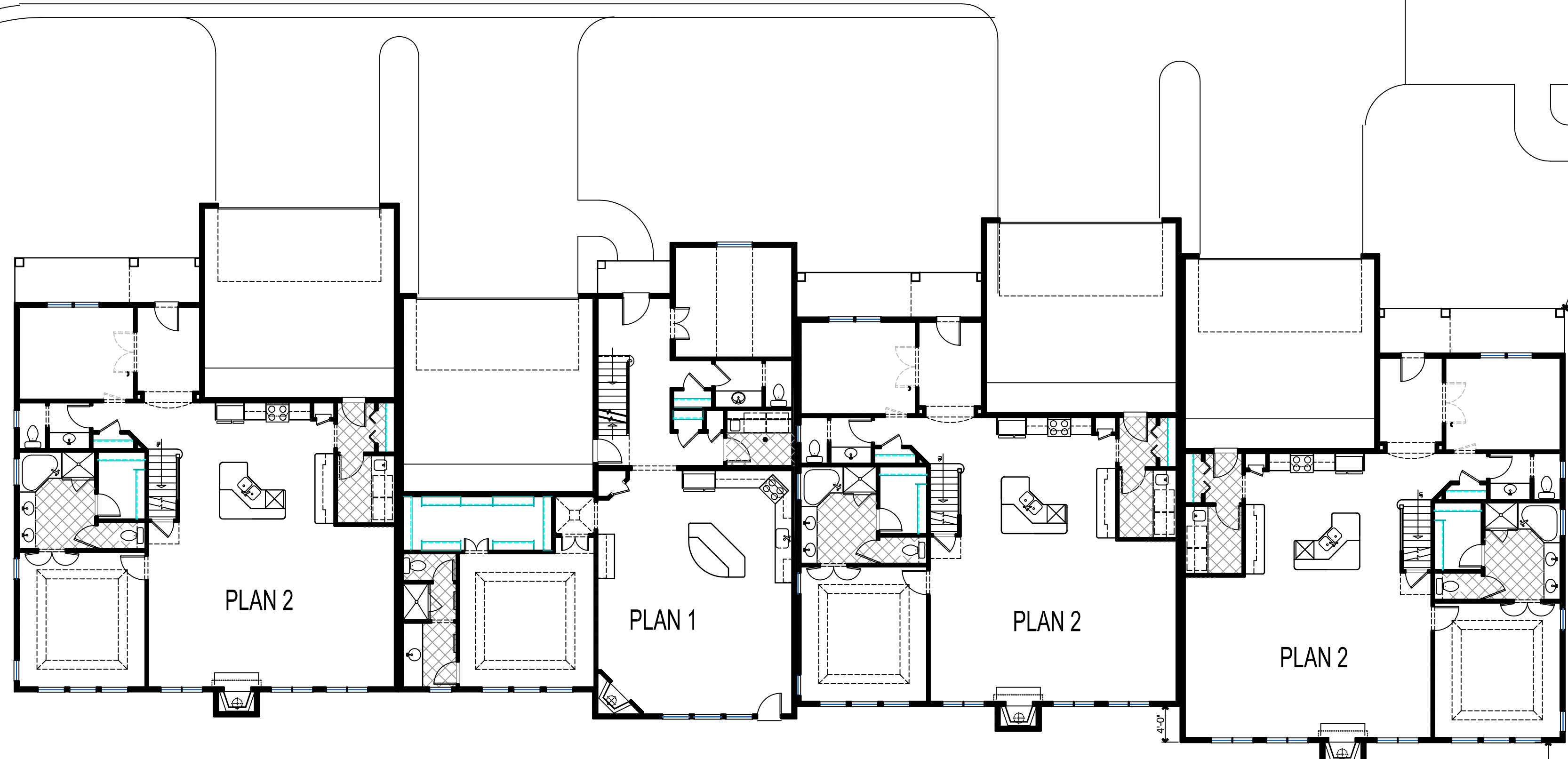
SOUTH ELEVATION

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



WEST ELEVATION

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



TYP. COTTAGE UNITS SITE PLAN

SITE PLAN

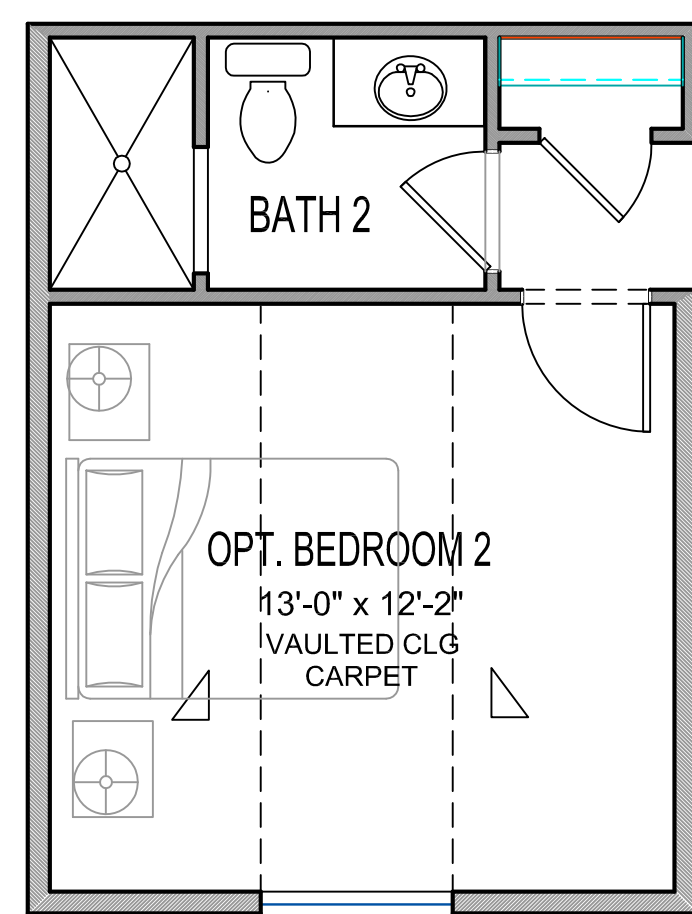
SCALE: 1"=10'

TYP. COTTAGE UNITS SITE PLAN

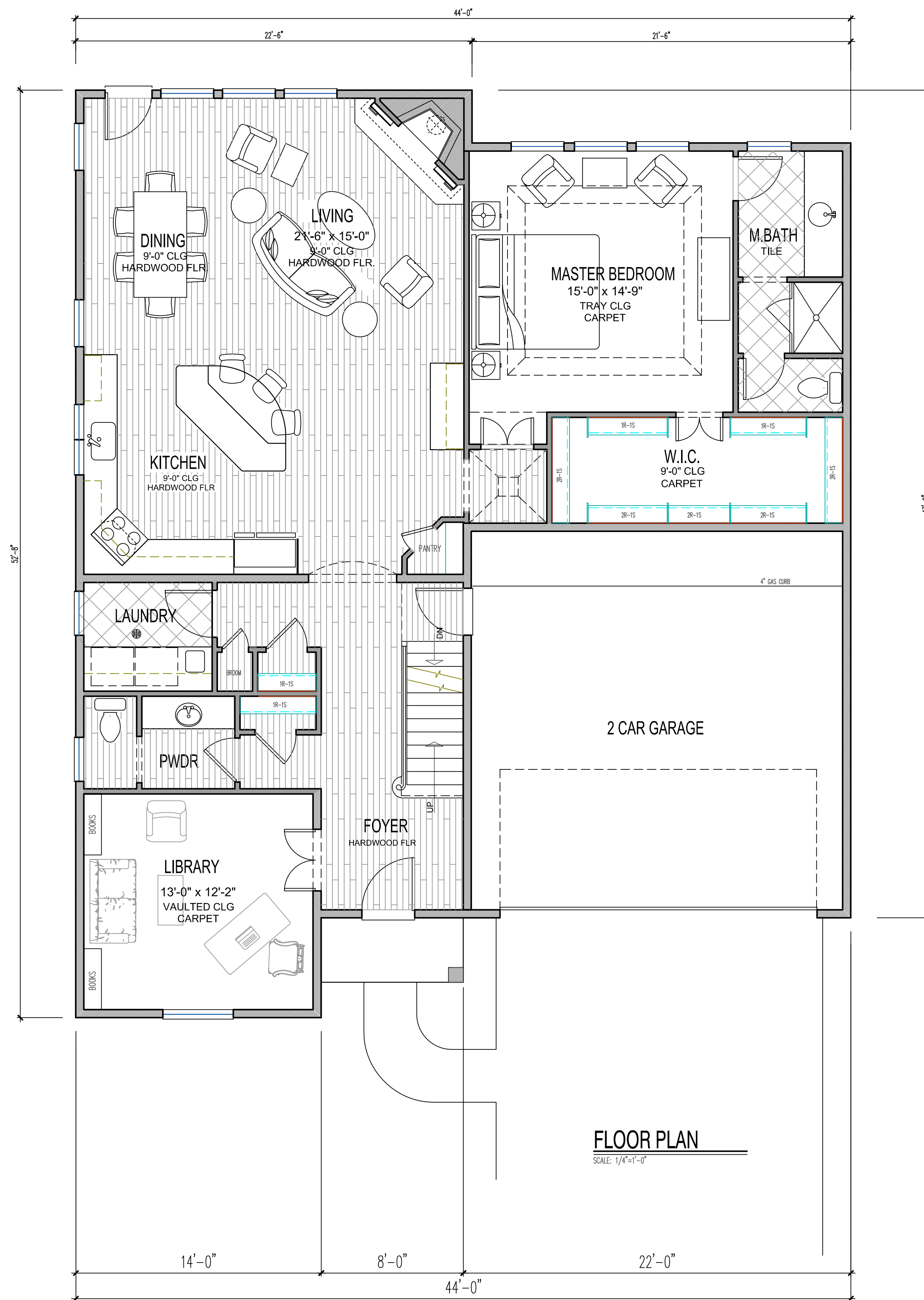
A RESIDENTIAL DESIGN FOR:
The Rivers of Grosse Pointe
 Cook Road
 Grosse Pointe Woods, Michigan

Robert Wood & Associates
 544 St. Clair Ave.
 Grosse Pointe, Michigan
 313.884-4995 ph.
 313.884-4995 fax
 www.rwassociates.com

Revised:
 Issued : 04-06-2011
 Job No : 382011



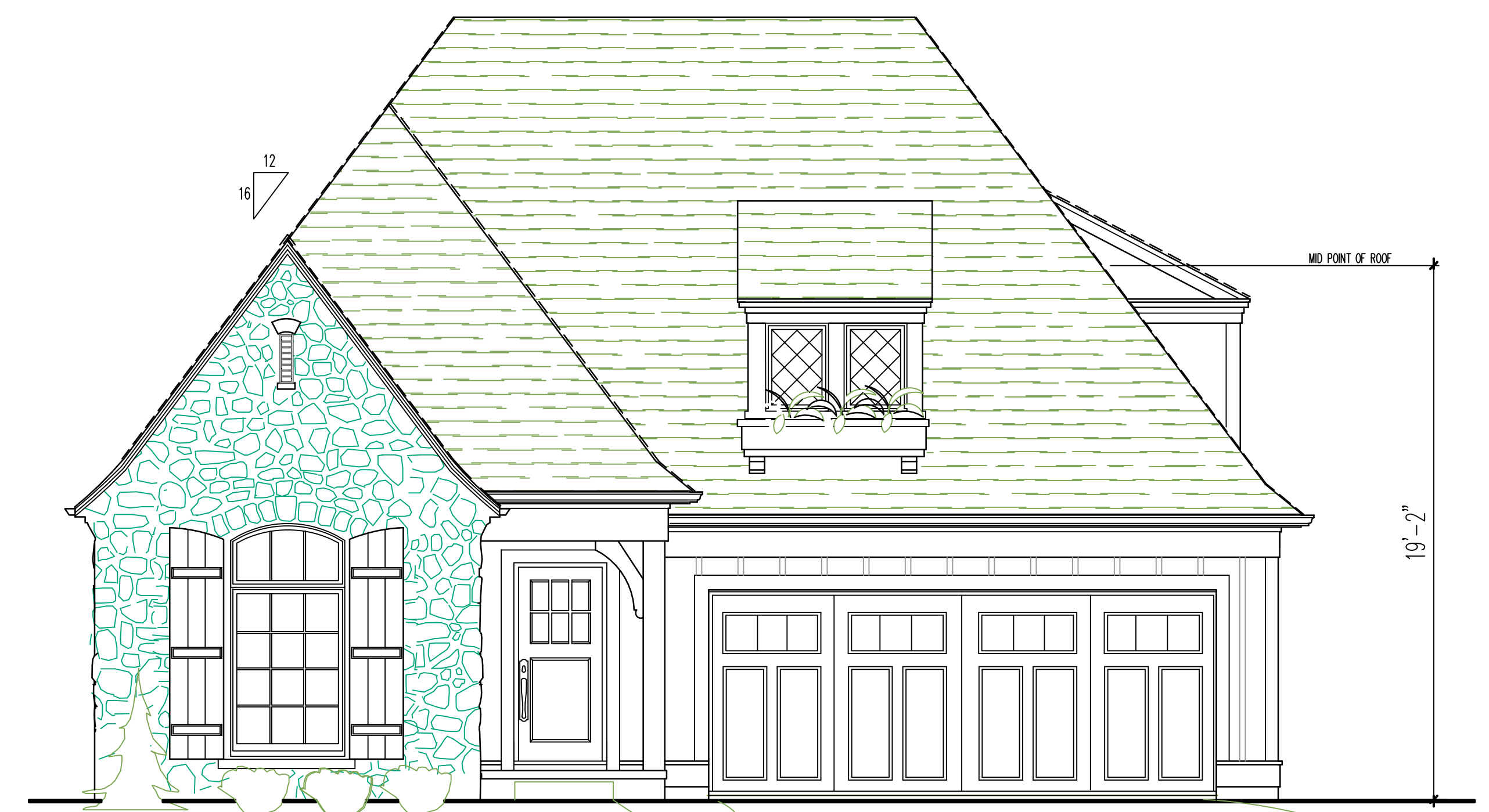
OPT. BEDROOM 2
SCALE: 1/4"=1'-0"



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



FRONT ELEVATION A
SCALE: 1/4"=1'-0"



FRONT ELEVATION B
SCALE: 1/4"=1'-0"

TYP. COTTAGE UNIT TYPE 1 FLOOR PLANS AND ELEVATIONS

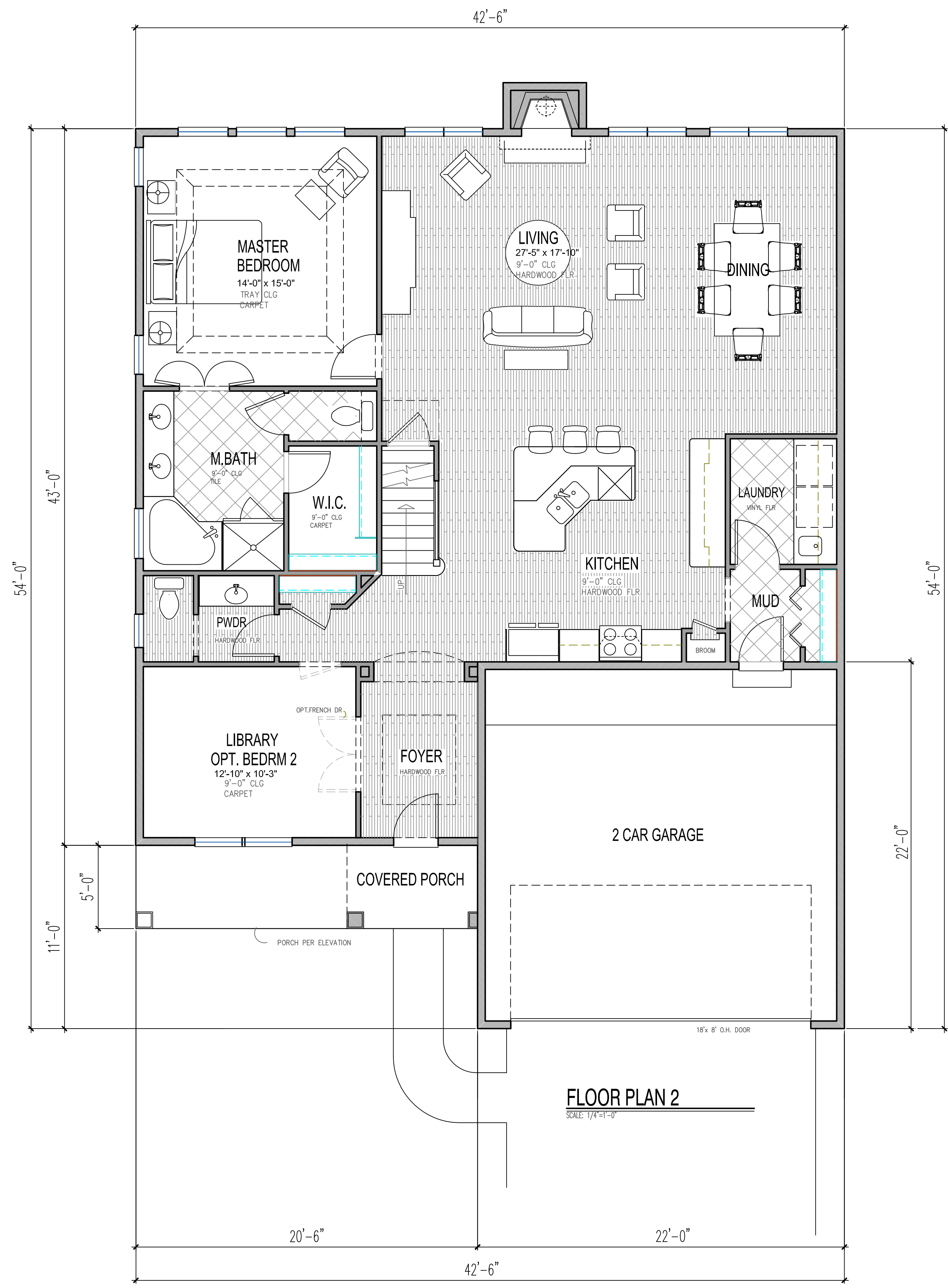
TYP. COTTAGE UNIT TYPE 1 FLOOR PLANS AND ELEVATIONS
PLAN 1 1572 SQ FT

A RESIDENTIAL STUDY FOR
The Rivers of Grosse Pointe
Cook Road
Grosse Pointe Woods, Michigan

Robert Wood & Associates
544 St. Clair Ave.
Grosse Pointe, Michigan
313.884-9567 ph.
313.884-4995 fax

Revised:
Issued : 04-06-2011
Job No : 382011

A-5.0



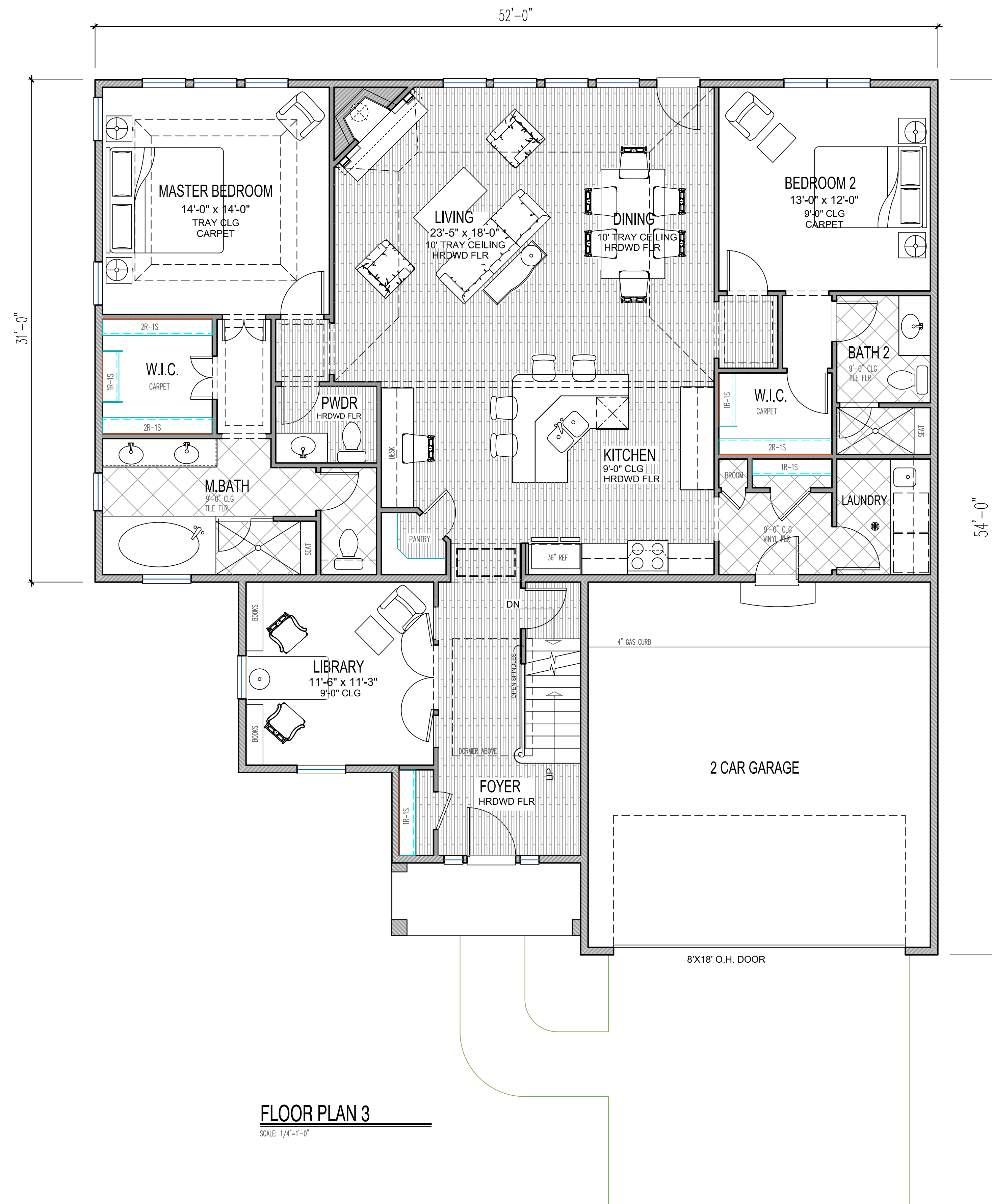
TYP. COTTAGE UNIT TYPE 2 FLOOR PLANS AND ELEVATIONS

TYP. COTTAGE UNIT TYPE 2 FLOOR PLANS AND ELEVATIONS
PLAN 2 1600 SQ FT

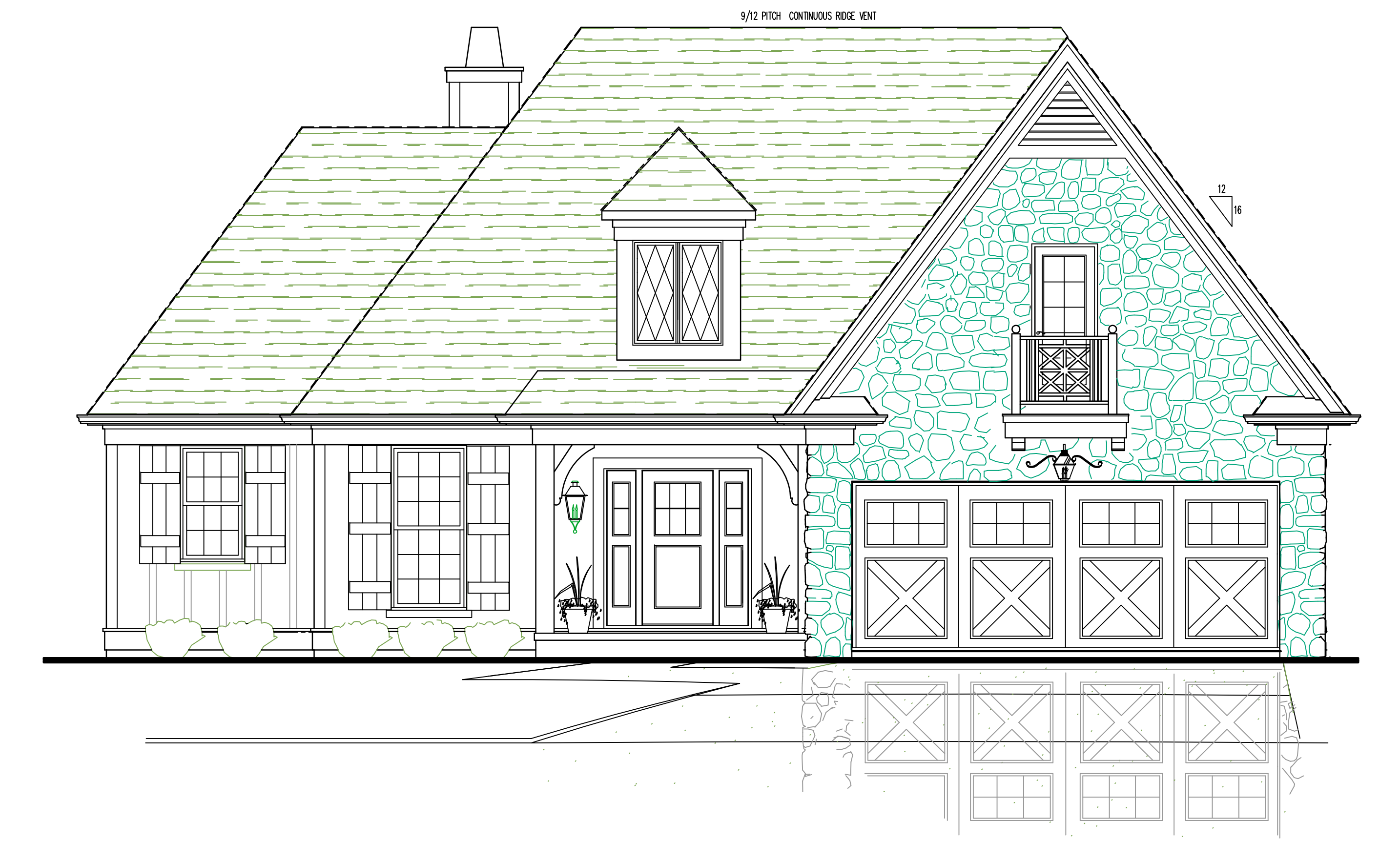
A RESIDENTIAL STUDY FOR
The Rivers of Grosse Pointe
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Grosse Pointe Woods, Michigan

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544 St. Clair Ave.
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313.884-9567 ph.
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Revised:
Issued : 04-06-2011
Job No : 382011



FRONT ELEVATION A
SCALE: 1/4"=1'-0"



FRONT ELEVATION B
SCALE: 1/4"=1'-0"

TYP. COTTAGE UNIT TYPE 3 FLOOR PLANS AND ELEVATIONS
PLAN 3 1572 SQ FT

A RESIDENTIAL STUDY FOR
The Rivers of Grosse Pointe
Cook Road
Grosse Pointe Woods, Michigan

Robert Wood & Associates
544 St. Clair Ave.
Grosse Pointe, Michigan
313.884-9567 ph.
313.884-4995 fax

Revised:
Issued : 04-06-2011
Job No : 382011

TYP. COTTAGE UNIT TYPE 3 FLOOR PLANS AND ELEVATIONS



TYP. 2 UNIT ELEVATION



TYP. 4 UNIT ELEVATION

TYP. COTTAGE UNITS FRONT ELEVATION

TYP. COTTAGE UNITS FRONT ELEVATION

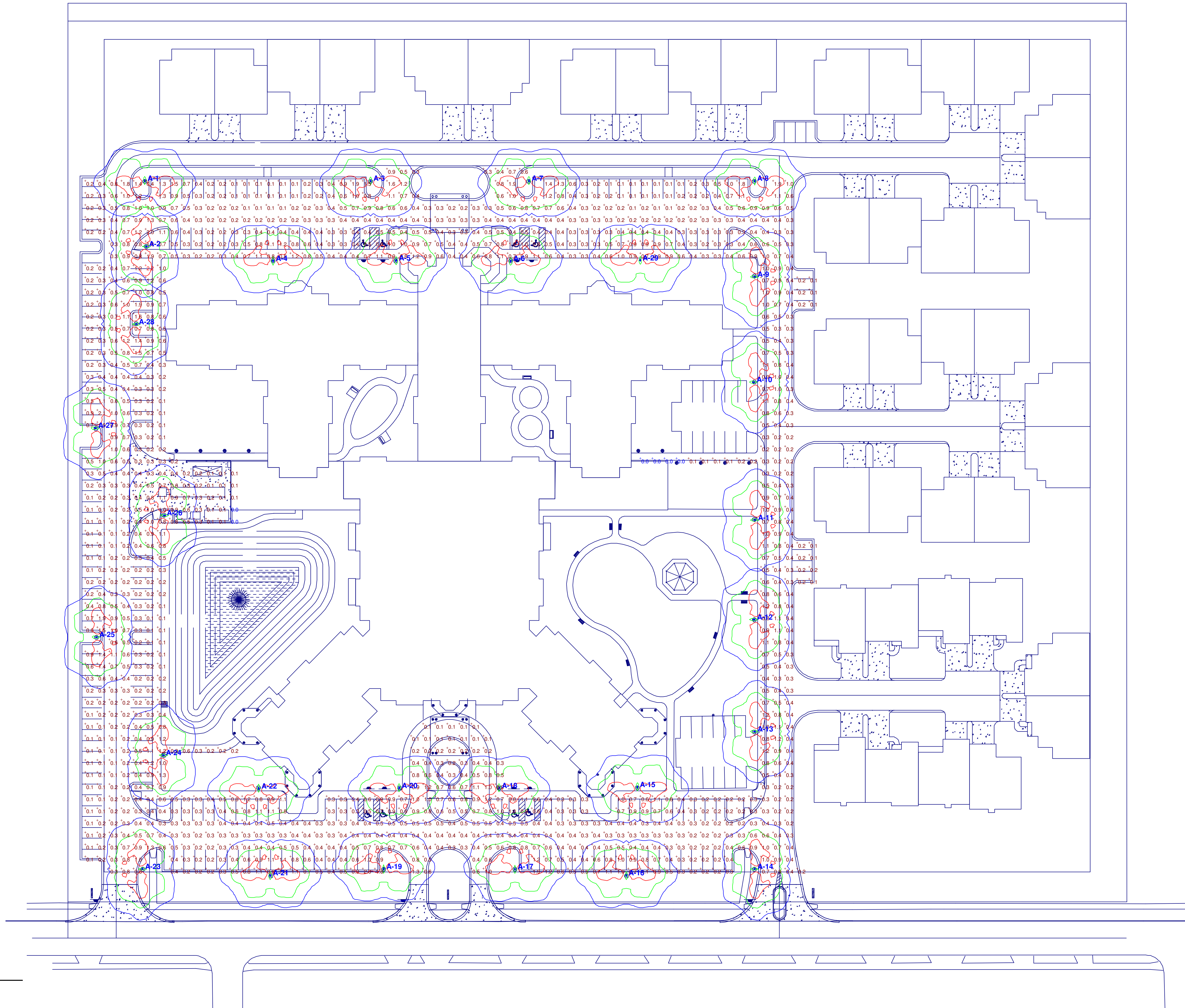
A RESIDENTIAL STUDY FOR
The Rivers of Grosse Pointe
 Cook Road
 Grosse Pointe Woods, Michigan

Robert Wood & Associates
 544 St. Clair Ave.
 Grosse Pointe, Michigan
 313.884-9567 ph.
 313.884-4995 fax

Revised:
 Issued : 04-08-2011
 Job No : 382011

A6.0


The Rivers of Grosse Pointe
Photometric Plan



NOTES

1. Type A locations shall be Holophane's "Grosse Pointe Pole", catalog# GP12111.5-CA/BK, AB31-4, RFD8675 and "Dorchester" luminaire, catalog# DH 10DHP 12 B A S-67506, or equal.
2. Bollard locations shall be Kim Lighting's "SL5" series, or equal.

Plan View
Scale 1" = 40'

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	A	29	DH100HP00XA	DORCHESTER	100W CLEAR HPS	DH100HP00XA _IES	9500 0.81 128

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	2.2 fc	0.0 fc	N/A	N/A

Designer

J. Faron

Date

April 8th, 2011

Scale

Drawing No.

BENCHMARK

SITE BENCHMARK 1:
EAST RIM OF SANITARY MANHOLE ON COOK ROAD, AS SHOWN. ASSUMED ELEVATION = 500.00

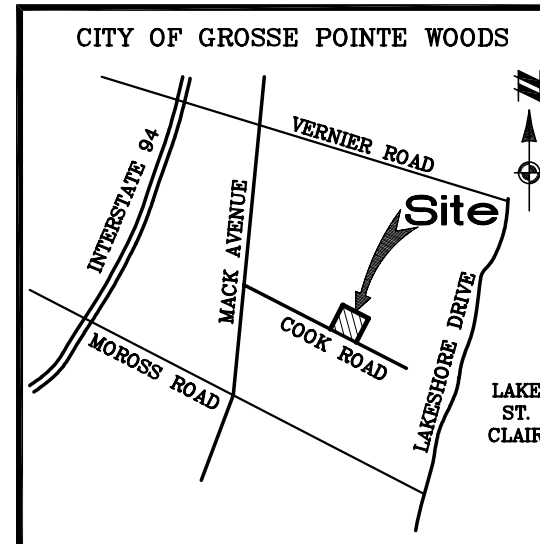
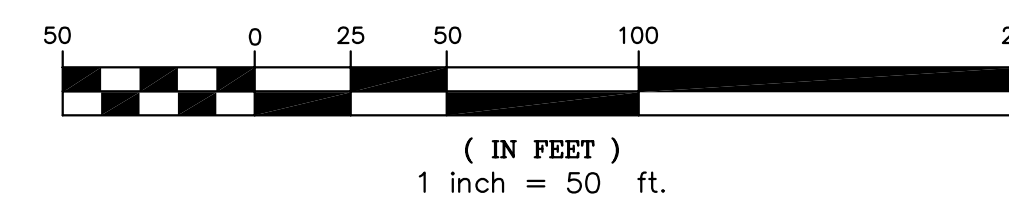
SITE BENCHMARK 2:
ARROW ON HYDRANT LOCATED ON COOK ROAD, ACROSS FROM HOUSE #921, AS SHOWN. ELEVATION = 505.67

SITE BENCHMARK 3:
ARROW ON HYDRANT LOCATED ON COOK ROAD, ACROSS FROM HOUSE #845, AS SHOWN. ELEVATION = 506.45

NOTICE TO CONTRACTOR
CONTRACTOR SHALL COMPLETELY REMOVE EXISTING BUILDINGS, SITE PAVEMENT AND EXISTING UTILITIES AND LEGALLY DISPOSE OF OFF-SITE.

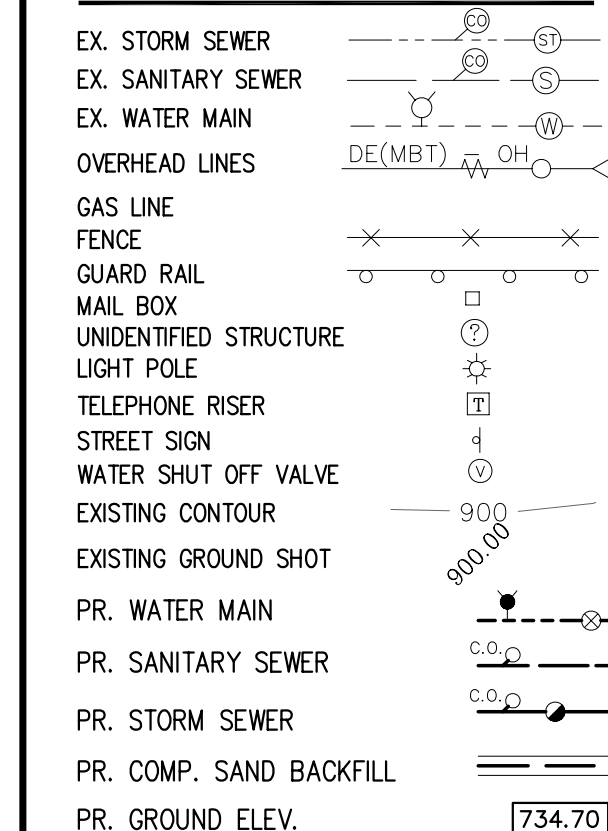
NOTE:
RESTORE ALL DISTURBED AREAS, DRIVEWAYS, LAWNS, ETC., TO A CONDITION AT LEAST EQUAL TO EXISTING.

GRAPHIC SCALE



SITE LOCATION MAP
Not to Scale

LEGEND



LEGAL DESCRIPTION:

SITUATED IN THE CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN,
DESCRIBED AS: THAT PART OF PRIVATE CLAIM 620 DESCRIBED AS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF COOK ROAD DISTANT SOUTH 64 DEGREES 02 MINUTES 30 SECONDS EAST 30 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF PRIVATE CLAIM 620 AND THE CENTERLINE OF MACK AVENUE; THENCE NORTH 25 DEGREES 57 MINUTES 30 SECONDS EAST 745.0 FEET; THENCE SOUTH 64 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF PRIVATE CLAIM 620, 877.04 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 20 SECONDS WEST (SOUTH 25 DEGREES 54 MINUTES 12 SECONDS WEST MEASURED) 745.0 FEET; THENCE NORTH 64 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY LINE OF COOK ROAD, 877.04 FEET (877.75 FEET MEASURED) TO THE POINT OF BEGINNING.

AREA CALCULATIONS

	1ST FLR	2ND FLR	3RD FLR	TOTAL
INDEPENDENT LIVING	45,030 SF	35,775 SF	36,610 SF	117,415 SF
ASSISTED LIVING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
SKILLED NURSING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
3 STORY COMMON AREA	9,110 SF	8,210 SF	9,110 SF	26,430 SF
1 STORY LINKS	6,730 SF			6,730 SF
TOTAL	93,280 SF	76,375 SF	78,110 SF	247,765 SF

COTTAGES	UNIT TYPE 1	UNIT TYPE 2	UNIT TYPE 3
UNIT AREA	1572 SF	1600 SF	1950 SF
GARAGE	510 SF	484 SF	482 SF
QUANTITY	13	19	8
TOTAL	27,066 SF	39,596 SF	19,456 SF

TOTAL AREA OF COTTAGES (40 LIVING UNITS) = 86,118 SF

PROJECT DATA

	MAX./ MIN. REQUIRED	ACTUAL SIZE
GROSS PROJECT AREA (GPA) (14 ACRES (MIN.))		15.01 ACRES (653,836 SF)
LOT COVERAGE	326,918 SF (MAX.) (50% OF GPA)	179,378 SF (27% OF GPA)
OPEN SPACE	163,459 SF (MIN.) (25% OF GPA)	243,607 SF (37% OF GPA)

UNIT DATA

TYPE	DELUXE TWO BEDROOM	TWO BEDROOM W/ DEN	ONE BEDROOM W/ DEN	ONE BEDROOM	STUDIO	TOTAL
INDEPENDENT LIVING	12 UNITS	16 UNITS	6 UNITS	45 UNITS	3 UNITS	82 UNITS
ASSISTED LIVING	18 UNITS	66 UNITS				84 UNITS
SKILLED NURSING	2 UNITS	98 UNITS				100 UNITS (100 BEDS)

PARKING REQUIREMENTS

USE/SERVICE	UNIT DATA	PARKING REQUIRED	PARKING PROPOSED
INDEPENDENT LIVING (ATTACHED)	82 UNITS	82 (1 PER DWELLING UNIT)	
ASSISTED LIVING	84 UNITS	84 (1 PER UNIT)	TOTAL INCLUDES (6) HANDICAP SPACES AND (2) VAN ACCESSIBLE SPACES
SKILLED NURSING	100 BEDS	50 (0.5 PER BED)	PARKING SPACES (MICHIGAN BUILDING CODE REQUIRES A TOTAL OF (7) HANDICAP SPACES)
ACCESSORY	50 EMPLOYEES	25 (1 PER 2 EMPLOYEES ON LARGEST SHIFT)	
TOTAL	241 SPACES		252 SPACES
SINGLE FAMILY RESIDENCE	40 UNITS	80 (2 PER DWELLING UNIT)	80 CAR GARAGE (2 EACH UNIT)



DATE	DESCRIPTION
03-01-11	SITE PLAN SUBMITTAL
04-08-11	SITE PLAN SUBMITTAL

DRAWN BY: S.M.L.
CHECKED BY: M.L.
DATE ISSUED: 11-03-10

DEVELOPER
CCLA 6 REAL ESTATE LLC
P.O. BOX 250459
FRANKLIN, MI 48025-0459
Ph: (248) 891-2111
Fax (248) 737-3326

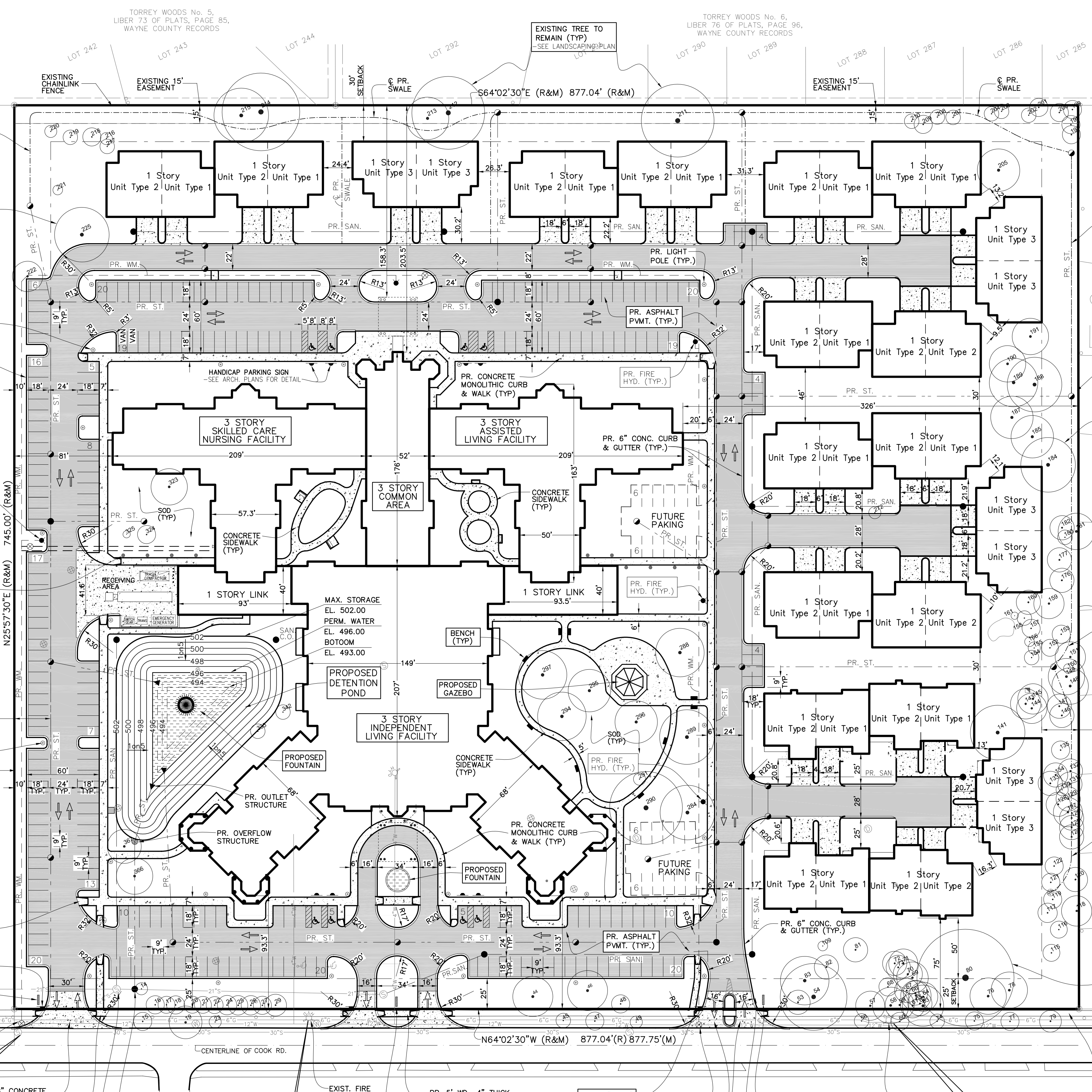
PROJECT ENGINEER
BOULDER DESIGN SERVICES LLC
30078 SCHOENHERR, STE. 300
WARREN, MI 48088
Ph.: (586) 563-1500
Fax: (586) 563-1200
e-mail: vjlay1@bouldercon.com



900 COOK ROAD, GROSSE POINTE WOODS, MI 48236

PROJECT NO. 10-13-000 SCALE: 1" = 50'

ENGINEERED SITE PLAN SHEET **C-1**



NOTE:
ALL LANDSCAPING AREAS WILL BE PROVIDED WITH SPRINKLER SYSTEMS.

NOTE:
PROPOSED BUILDING WILL BE INTERNALLY SPRINKLED

PROPOSED ADA RAMP W/TRUNCATED DOMES & RED/RUBY IN COLOR TYPICAL

PROP. "STOP" SIGN (TYP.)

DIRECTIONAL SIGN

NO PARKING-FIRE LANE SIGN (TYP.)

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

COOK ROAD (65' WIDE R.O.W.)

NOTE:
FIRE APPARATUS SHALL HAVE A MINIMUM CLEARANCE OF 11.5 FEET FROM THE ROAD SURFACE TO ANY OVERHEAD OBSTRUCTION INCLUDING BUT NOT LIMITED TO CANOPIES, OVERHANGS, WIRES, AND OVERHEAD WALKWAYS.

NOTE:
FIRE LANES AND ACCESS DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED FREE OF SPEED BUMPS, CHAINS, BARS, OR ANY OTHER TYPE OF OBSTRUCTION.

Z:\Boulder Design\01 Current Projects\10-13-000 CDC Grosse Pointe\100 Drawings\106 Cn\01 SPA\Issue 7 and Submittal 4-08-11\C1 SITE PLAN_Lds.dwg, 4/8/2011 9:13:16 AM, Adobe PDF

TOPOGRAPHIC SURVEY

BENCHMARK

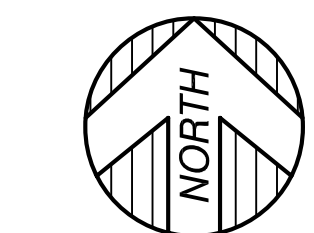
SITE BENCHMARK 1:
EAST RIM OF SANITARY MANHOLE
ON COOK ROAD, AS SHOWN.
ASSUMED ELEVATION = 500.00

SITE BENCHMARK 2:
ARROW ON HYDRANT LOCATED
ON COOK ROAD, ACROSS FROM
HOUSE #921, AS SHOWN.
ELEVATION = 505.67

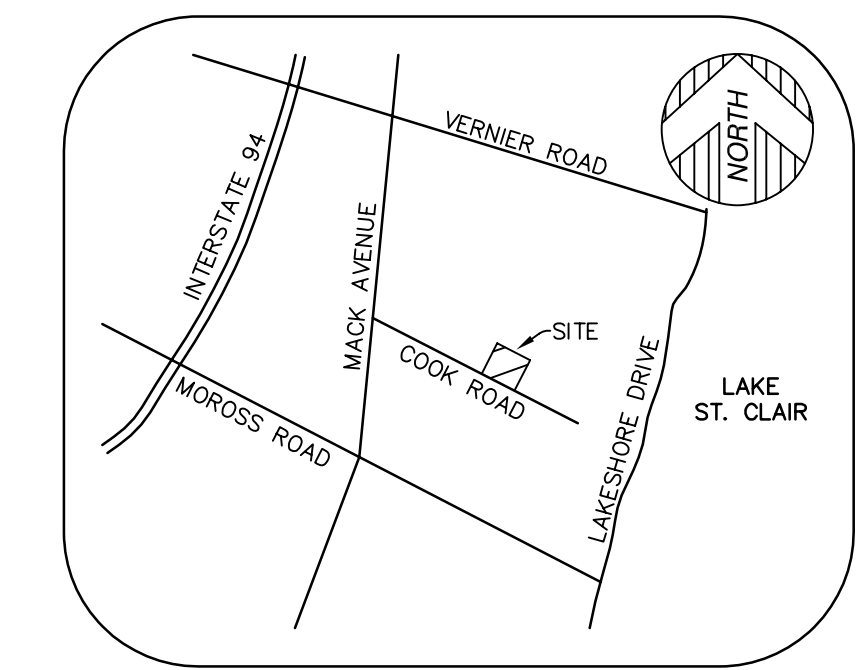
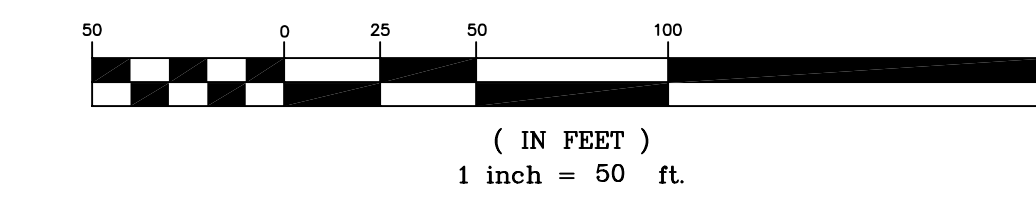
SITE BENCHMARK 3:
ARROW ON HYDRANT LOCATED
ON COOK ROAD, ACROSS FROM
HOUSE #845, AS SHOWN.
ELEVATION = 506.45

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
○	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
○	ELECTRIC MANHOLE
○	UTILITY POLE
○	CABLE RISER
○	GAS METER
○	GAS VALVE
○	CLEANOUT
○	SANITARY MANHOLE
○	ROUND CATCH BASIN
○	SQUARE CATCH BASIN
○	FIRE HYDRANT
○	WATER GATE MANHOLE
○	AIR CONDITIONING UNIT
○	LIGHTPOST/LAMP POST
○	SINGLE POST SIGN
○	DOUBLE POST SIGN
○	HANDICAP PARKING
○	PARCEL BOUNDARY LINE
○	PLATTED LOT LINE
○	ADJOINER PARCEL LINE
○	EASEMENT (AS NOTED)
○	BUILDING
○	BUILDING OVERHANG
○	CONCRETE CURB
○	EDGE OF CONCRETE (CONC.)
○	EDGE OF ASPHALT (ASPH.)
○	EDGE OF GRAVEL
○	FENCE (AS NOTED)
○	WALL (AS NOTED)
○	OVERHEAD UTILITY LINE
○	CABLE LINE
○	SANITARY LINE
○	STORM LINE
○	TELEPHONE LINE
○	WATER LINE
○	GAS MAIN



GRAPHIC SCALE



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 64 STALLS

PARCEL AREA

653,661± SQUARE FEET OR 15.01± ACRES

BASIS OF BEARING

NORTH 64°02'30" WEST, BEING THE NORTH RIGHT
OF WAY LINE OF COOK ROAD AS DESCRIBED WITHIN
THE PHILIP F. GRECO TITLE COMPANY COMMITMENT
No. 82-605249, DATED MARCH 22, 2010.

SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE 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.
- ON-SITE UNDERGROUND STORM AND SANITARY AS SHOWN ON PLANS PROVIDED BY CLIENT, BY SMITH, HINCHMAN & GRYLLS, INC., FILE NO. 8045, DATED 11-11-09.

PROPERTY DESCRIPTION

SITUATED IN THE CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

THAT PART OF PRIVATE CLAIM 620 DESCRIBED AS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF COOK ROAD DISTANT SOUTH 64 DEGREES 02 MINUTES 30 SECONDS EAST 30 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF PRIVATE CLAIM 620 AND THE CENTERLINE OF MACK AVENUE, THENCE NORTH 25 DEGREES 57 MINUTES 30 SECONDS EAST 745.0 FEET, THENCE SOUTH 64 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF PRIVATE CLAIM 620, 877.04 FEET, THENCE SOUTH 25 DEGREES 57 MINUTES 20 SECONDS WEST (SOUTH 25 DEGREES 54 MINUTES 12 SECONDS WEST MEASURED) 745.0 FEET, THENCE NORTH 64 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY LINE OF COOK ROAD, 877.04 FEET (877.75 FEET MEASURED) TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE PHILIP F. GRECO TITLE COMPANY COMMITMENT No. 82-605249, DATED MARCH 22, 2010, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

3. SUBJECT TO A RIGHT-OF-WAY FOR CERTAIN DRINK KNOWN AS THE BLACK MARSH DRAIN, AS RECORDED IN LIBER 16628, PAGE 820, WAYNE COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

4. SUBJECT TO THE NORTHERLY 15 FEET OF PROPERTY HEREIN DESCRIBED SHALL CONSTITUTE AN EASEMENT AND THAT SAME SHALL BE USED FOR THE PURPOSE OF PLANTING ORNAMENTAL SHRUBBERY TO CREATE A CONTINUOUS SCREEN BETWEEN THE PROPERTY AND THE PRIVATE ROAD TORREY WOODS ADJOINING IT ON THE NORTH AND FOR A PUBLIC UTILITY EASEMENT AND FOR NO OTHER PURPOSE. (AS SHOWN)

SURVEYOR'S CERTIFICATION

TO BOULDER CONSTRUCTION INC., PHILIP F. GRECO TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDED ITEMS 1, 2, 4, 7A, 8, 9, 10, AND 11A OF TABLE A, THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

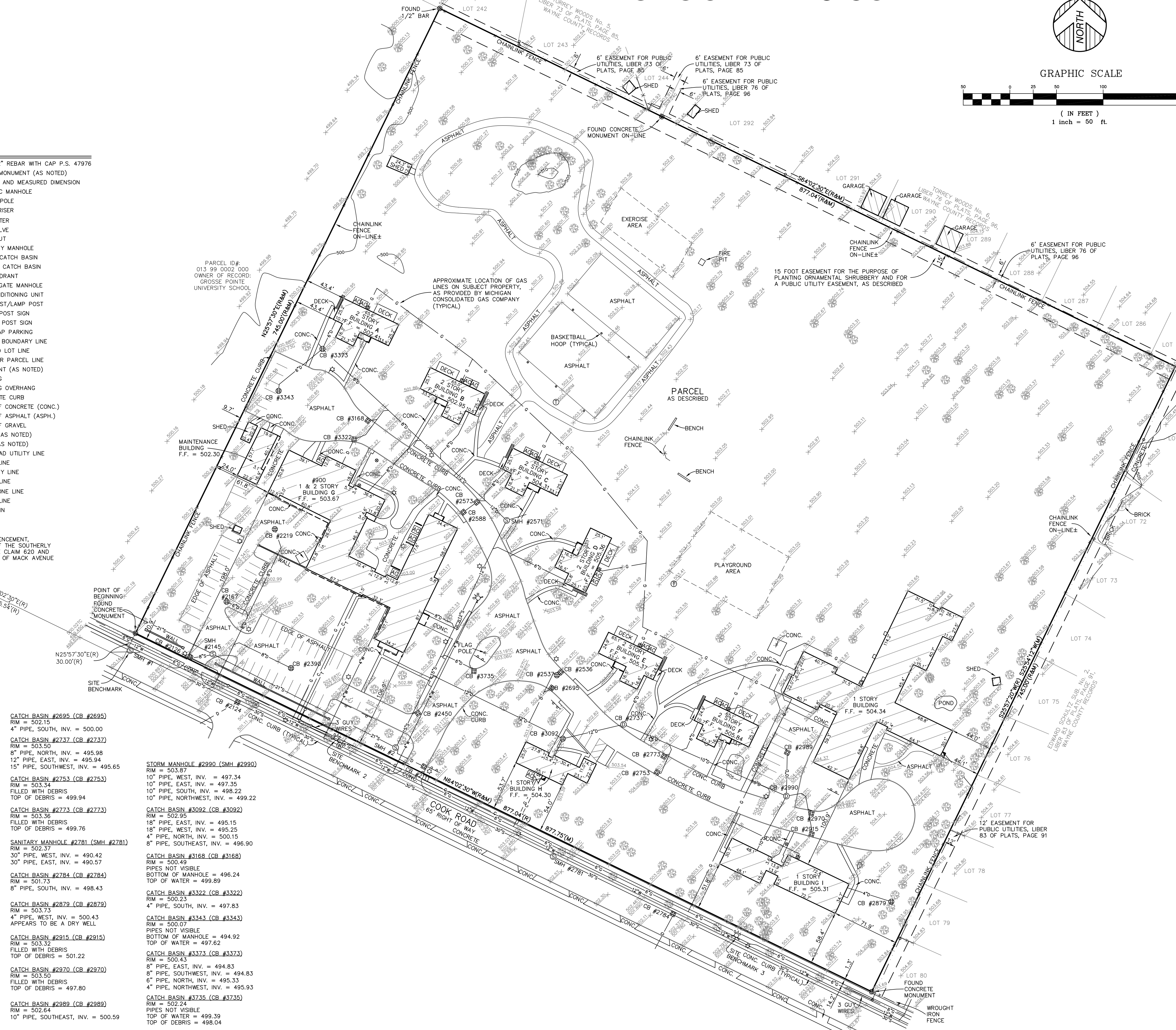
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

SHEET C-4

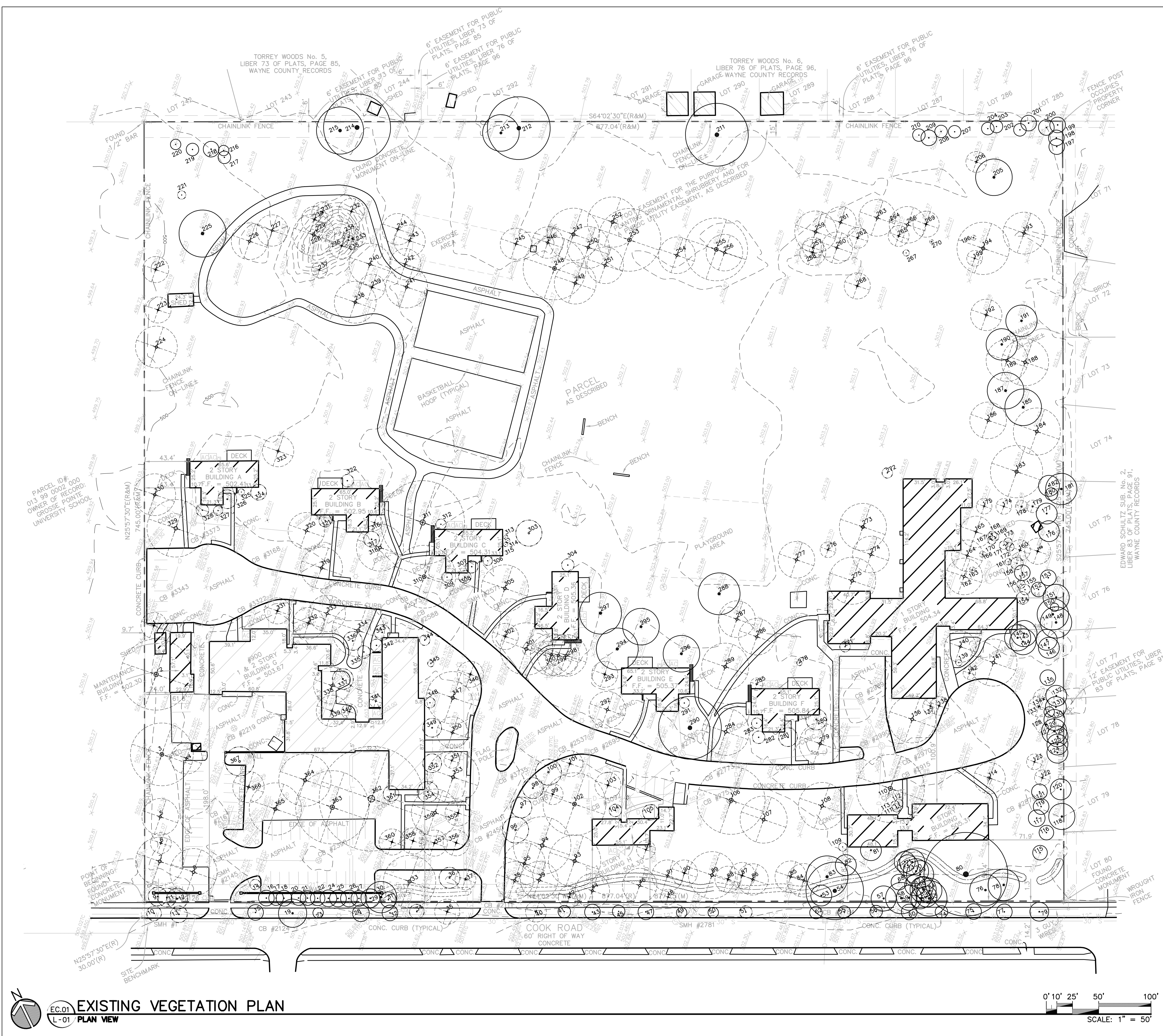
KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE • EASTPOINTE, MICHIGAN 48021
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

CERTIFIED TO: BOULDER CONSTRUCTION INC., PHILIP F. GRECO TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY	
DATE: JULY 14, 2010	JOB #: 10-01309
SCALE: 1" = 50'	SHEET: 1 OF 1
DRW. BY: RE	REV.: DECEMBER 30, 2010

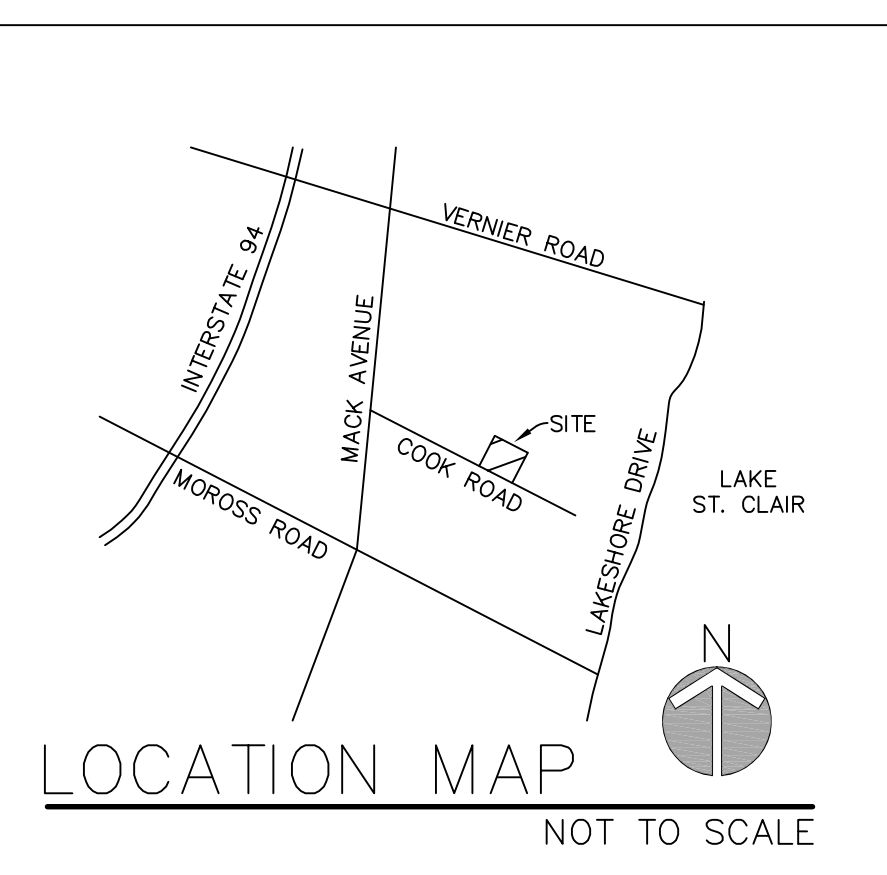
- SANITARY MANHOLE #1 (SMH #1)**
RIM = 500.00
30" PIPE, WEST, INV. = 489.71
30" PIPE, EAST, INV. = 489.78
- SANITARY MANHOLE #2 (SMH #2)**
RIM = 502.85
21" PIPE, WEST, INV. = 489.70
15" PIPE, NORTH, INV. = 489.80
8" PIPE, EAST, INV. = 489.55
- CATCH BASIN #2111 (CB #2111)**
RIM = 502.66
8" PIPE, SOUTHEAST, INV. = 499.86
- CATCH BASIN #2124 (CB #2124)**
RIM = 500.66
8" PIPE, SOUTHWEST, INV. = 496.26
- CATCH BASIN #2126 (CB #2126)**
RIM = 501.19
FILLED WITH DEBRIS
TOP OF DEBRIS = 498.04
- SANITARY MANHOLE #2145 (SMH #2145)**
RIM = 501.70
21" PIPE, WEST, INV. = 488.38
21" PIPE, EAST, INV. = 488.35
8" PIPE, SOUTHWEST, INV. = 496.70
- CATCH BASIN #2167 (CB #2167)**
RIM = 501.72
6" PIPE, EAST, INV. = 497.60
- CATCH BASIN #2219 (CB #2219)**
RIM = 502.11
PIPES NOT VISIBLE
BOTTOM OF MANHOLE = 497.21
TOP OF WATER = 499.5
- CATCH BASIN #2390 (CB #2390)**
RIM = 501.77
8" PIPE, WEST, INV. = 498.15
- CATCH BASIN #2450 (CB #2450)**
RIM = 502.15
8" PIPE, SOUTH, INV. = 498.00
- CATCH BASIN #2536 (CB #2536)**
RIM = 502.36
10" PIPE, SOUTH, INV. = 500.61
- CATCH BASIN #2537 (CB #2537)**
RIM = 502.45
10" PIPE, NORTH, INV. = 500.65
- SANITARY MANHOLE #2571 (SMH #2571)**
RIM = 502.43
12" PIPE, WEST, INV. = 492.80
12" PIPE, SOUTH, INV. = 492.78
12" PIPE, NORTHEAST, INV. = 495.43
- CATCH BASIN #2573 (CB #2573)**
RIM = 501.37
FILLED WITH DEBRIS
TOP OF DEBRIS = 499.47
- CATCH BASIN #2588 (CB #2588)**
RIM = 501.49
FILLED WITH DEBRIS
TOP OF DEBRIS = 499.49
- CATCH BASIN #2695 (CB #2695)**
RIM = 502.15
4" PIPE, SOUTH, INV. = 500.00
- CATCH BASIN #2737 (CB #2737)**
RIM = 503.50
8" PIPE, NORTH, INV. = 495.98
12" PIPE, EAST, INV. = 495.94
15" PIPE, SOUTHWEST, INV. = 495.65
- CATCH BASIN #2753 (CB #2753)**
RIM = 503.34
FILLED WITH DEBRIS
TOP OF DEBRIS = 499.94
- CATCH BASIN #2773 (CB #2773)**
RIM = 503.36
FILLED WITH DEBRIS
TOP OF DEBRIS = 499.76
- SANITARY MANHOLE #2781 (SMH #2781)**
RIM = 502.37
30" PIPE, WEST, INV. = 490.42
30" PIPE, EAST, INV. = 490.57
- CATCH BASIN #2784 (CB #2784)**
RIM = 501.73
8" PIPE, SOUTH, INV. = 498.43
- CATCH BASIN #2879 (CB #2879)**
RIM = 503.73
4" PIPE, WEST, INV. = 500.43
RIM = 500.07
APPEARS TO BE A DRY WELL
- CATCH BASIN #2915 (CB #2915)**
RIM = 503.32
TOP OF WATER = 501.22
- CATCH BASIN #2970 (CB #2970)**
RIM = 503.50
FILLED WITH DEBRIS
TOP OF DEBRIS = 497.80
- CATCH BASIN #2989 (CB #2989)**
RIM = 502.54
PIPES NOT VISIBLE
10" PIPE, SOUTHEAST, INV. = 500.59
- STORM MANHOLE #2990 (SMH #2990)**
RIM = 503.87
10" PIPE, WEST, INV. = 497.34
10" PIPE, EAST, INV. = 497.35
10" PIPE, SOUTH, INV. = 498.22
10" PIPE, NORTHWEST, INV. = 499.22
- CATCH BASIN #3092 (CB #3092)**
RIM = 502.95
18" PIPE, EAST, INV. = 495.15
18" PIPE, WEST, INV. = 495.25
4" PIPE, NORTH, INV. = 500.15
8" PIPE, SOUTHEAST, INV. = 496.90
- CATCH BASIN #3168 (CB #3168)**
RIM = 500.49
PIPES NOT VISIBLE
BOTTOM OF MANHOLE = 496.24
TOP OF WATER = 499.89
- CATCH BASIN #3322 (CB #3322)**
RIM = 500.23
4" PIPE, SOUTH, INV. = 497.83
- CATCH BASIN #3343 (CB #3343)**
RIM = 500.07
PIPES NOT VISIBLE
BOTTOM OF MANHOLE = 494.92
TOP OF WATER = 497.62
- CATCH BASIN #3373 (CB #3373)**
RIM = 500.43
8" PIPE, EAST, INV. = 494.83
8" PIPE, SOUTHWEST, INV. = 494.83
6" PIPE, NORTH, INV. = 495.33
4" PIPE, NORTHWEST, INV. = 495.93
- CATCH BASIN #3735 (CB #3735)**
RIM = 502.24
PIPES NOT VISIBLE
TOP OF WATER = 499.39
TOP OF DEBRIS = 498.04



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EC.01 EXISTING VEGETATION PLAN
L-01 PLAN VIEW



LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- (R&M) FOUND MONUMENT (AS NOTED)
- RECORD AND MEASURED DIMENSION
- ELECTRIC MANHOLE
- UTILITY POLE
- CABLE RISER
- GAS METER
- GAS VALVE
- CLEANOUT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- FIRE HYDRANT
- WATER GATE MANHOLE
- AIR CONDITIONING UNIT
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAP PARKING
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- EASEMENT (AS NOTED)
- ▨ BUILDING
- ▨ BUILDING OVERHANG
- ▨ CONCRETE CURB
- ▨ EDGE OF CONCRETE (CONC.)
- ▨ EDGE OF ASPHALT (ASPH.)
- ▨ EDGE OF GRAVEL
- ▨ FENCE (AS NOTED)
- ▨ WALL (AS NOTED)
- ▨ OVERHEAD UTILITY LINE
- CABLE LINE
- SANITARY LINE
- STORM LINE
- TELEPHONE LINE
- WATER LINE

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE TRANSPLANTED

PROJECT

E.J. KLECKNER & ASSOCIATES ■ **LANDSCAPE ARCHITECTS** ■ **SITE CONSULTANTS**

7031 ORCHARD LAKE ROAD ■ SUITE #202 ■ WEST BLOOMFIELD, MICHIGAN 48322 ■ PHONE (248) 932-5788 ■ FAX (248) 737-3048 ■ E-MAIL: LA@klecknerassociates.com ■ WEBSITE: www.klecknerassociates.com

900 COOK ROAD, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN
PROJECT MANAGEMENT: VIJAY SHENOY; BOULDER DESIGN SERVICES; PHONE# (586) 563-1500

ISSUED 2011/02/07 PROGRESS SET
2011/02/21 PROGRESS SET
2011/04/08 SITE PLAN SUBMITTAL

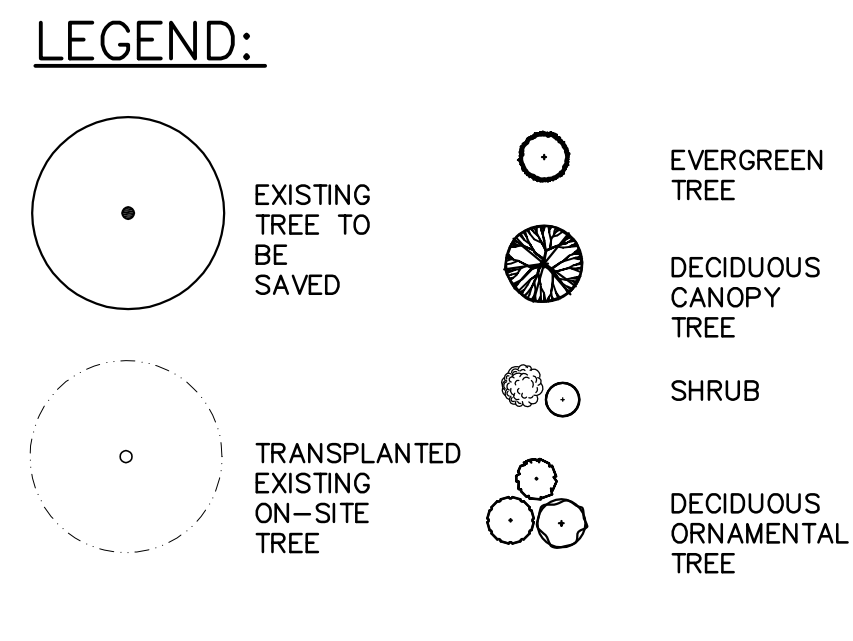
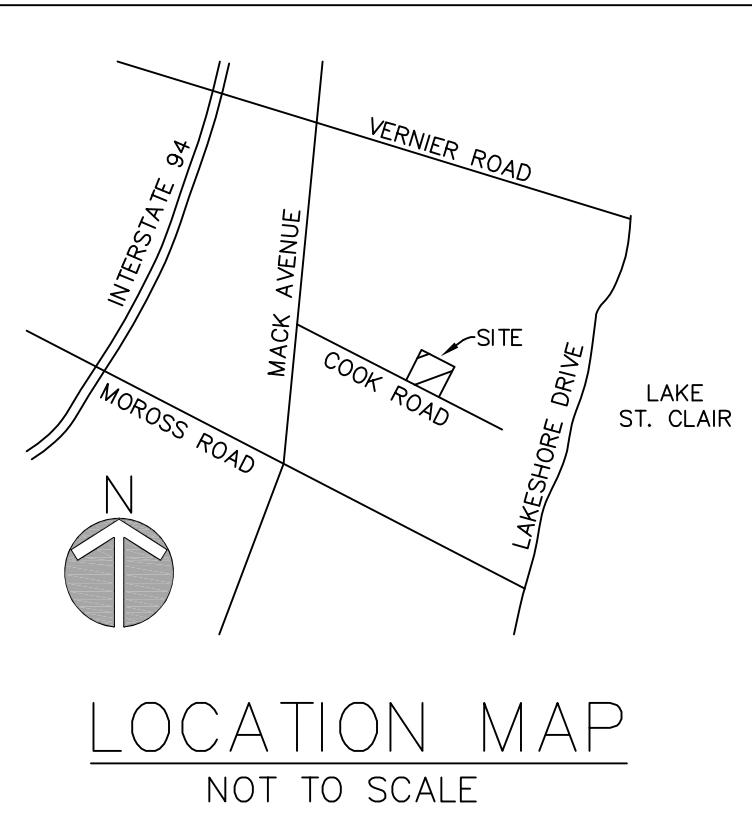
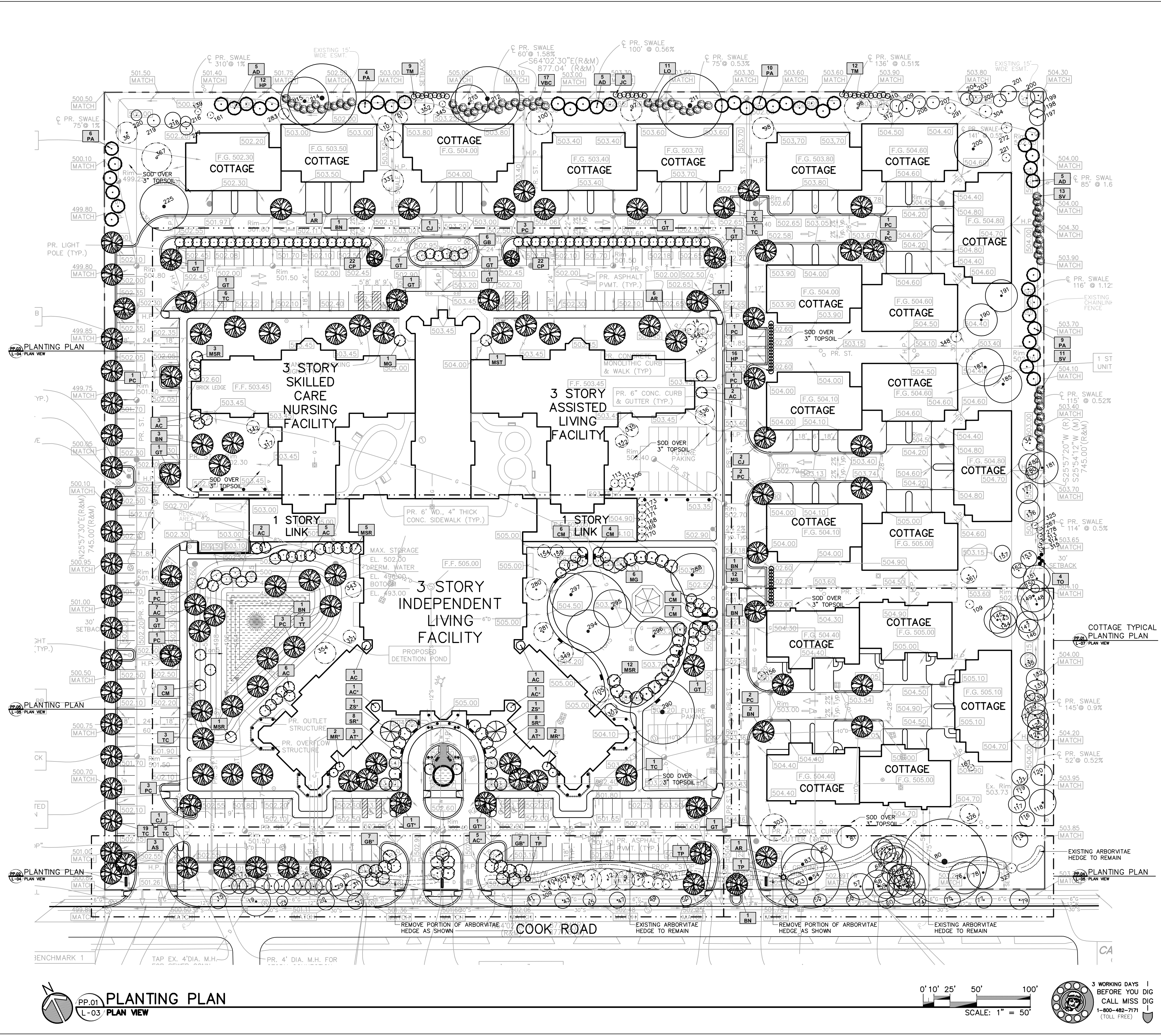
JOB NO. 10401
SHEET NO. L-01

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

Tag #	D.B.H.	Caliper/Species	TREED CONDITION	Crown Spread	Remarks
1	15	- Green Ash	Poor	25	
2	37	- American Sycamore	Excellent	68	
3	24	- Glodibla Macarthon	Excellent	60	Crown Spread 48" Above Grade
4	8.5,4	- Flowering Crabapple	Good	30	Crown Spread 48" Above Grade
5	12	- Green Ash	Dead	35	Borer Infested
6	9	11 Mountain Ash	Poor	20	Leaning East
7	31	- Red Oak	Excellent	46	
8	15,13,8	- Flowering Crabapple	Good	45	
9	6,6,5,2	10 Shadblo Senkobery	Good	18	
10	6	9 Callery Pear	Good	14	
11	6,4,4,3	10 Shadblo Senkobery	Good	18	
12	7,5,3,2	10 Shadblo Senkobery	Good	20	
13	8	9 Callery Pear	Good	16	Suckers @ Base
14	4	5 Flowering Crabapple	Good	10	Leaning South
15	8	9 Callery Pear	Good	14	
16	6,5,4	10 Shadblo Senkobery	Good	15	
17	4,3,3,2,2	10 Shadblo Senkobery	Good	14	
18	4,3,2,2,2	10 Shadblo Senkobery	Good	15	
19	11	- Callery Pear	Good	27	
20	5,3	9 Shadblo Senkobery	Good	14	
21	8,5,4,4,3	10 Shadblo Senkobery	Good	14	
22	6,4,4,3	10 Shadblo Senkobery	Good	16	
23	5	6 Callery Pear	Good	10	
24	4,4,3,2	10 Shadblo Senkobery	Good	16	
25	6,5,5,4	10 Shadblo Senkobery	Good	16	
26	5,5,5,5	10 Shadblo Senkobery	Good	16	
27	6,4,4,3,2	10 Shadblo Senkobery	Good	15	
28	8	9 Callery Pear	Good	16	
29	6,6,5,4,2	10 Shadblo Senkobery	Excellent	18	
30	11	- Black Cherry	Fair	30	
31	7,7,6,4	- Stibod Viburnum	Good	15	Partial Crown Spread
32	8	9 Callery Pear	Fair	15	Partial Crown Spread
33	16,14,12,9,9	- Flowering Crabapple	Excellent	50	Oval Crown Longest Dimension East-West
34	6	7 Callery Pear	Good	14	
35	8	11 Callery Pear	Good	24	Partial Crown Spread - South
36	9	10 White Pine	Good	20	
37	9,5	11 White Pine	Excellent	20	
38	19	- Austrian Pine	Good	36	Partial Crown Spread - South
39	19	- Austrian Pine	Good	36	Partial Crown Spread - South
40	9,5	10,5 Callery Pear	Good	20	
41	8,5	9,5 Callery Pear	Good	12	
42	9,11	- Flowering Crabapple	Fair	21	Partial Crown Spread - South
43	8,5	9,5 Callery Pear	Good	15	
44	9,9,8,7,7	- Flowering Crabapple	Good	33	Partial Crown Spread - East
45	7	8 Callery Pear	Good	12	
46	9,9,12	- Flowering Crabapple	Good	33	Suckers @ Base
47	8,5	9,5 Callery Pear	Good	15	
48	11	- Flowering Crabapple	Poor	15	Partial Crown Spread - Southeast
49	5	6 Flowering Crabapple	Fair	10	
50	7,5	8,5 Callery Pear	Fair	10	Partial Crown Spread - South
51	8	8,5 Callery Pear	Good	12	
52	7	8 Callery Pear	Fair	10	Partial Crown Spread - South
53	13	- Common Miller	Poor	20	
54	29	- White Poplar	Good	55	
55	5,5	6,5 Callery Pear	Fair	12	Partial Crown Spread - South
56	6	7 Callery Pear	Good	12	
57	18	- White Poplar	Poor	24	Leaning West: One Decaying Trunk
58	26	- White Poplar	Fair	30	Partial Crown Spread - Southeast
59	23	- White Poplar	Fair	24	Partial Crown Spread - South
60	8,5	9,5 Callery Pear	Good	15	
61	22	- White Poplar	Poor	20	Partial Crown Spread - South
62	24	- White Poplar	Good	24	Partial Crown Spread - South
63	24	- White Poplar	Good	24	Partial Crown Spread - South
64	23	- White Poplar	Fair	24	Partial Crown Spread - East
65	24	- White Poplar	Good	25	
66	16	- White Poplar	Fair	20	Leaning North
67	22	- White Poplar	Poor	20	Leaning North
68	14	- White Poplar	Poor	15	Leaning Northwest
69	20,14	- White Poplar	Fair	26	Leaning North
70	22	- White Poplar	Fair	24	Leaning North
71	16	- White Poplar	Fair	24	Leaning North: Partial Crown Spread - North
72	12	- White Poplar	Fair	20	Leaning North: Partial Crown Spread - North
73	19	- White Poplar	Fair	20	Leaning North: Partial Crown Spread - North
74	6	7 Callery Pear	Good	12	
75	7,5	8,5 White Poplar	Fair	15	Partial Crown Spread - Southeast
76	24	- Callery Pear	Fair	30	
77	8,5	9 Red Mulberry	Good	15	
78	18	- Callery Pear	Good	30	
79	10	11 White Poplar	Good	18	
80	30,23	- White Poplar	Good	80	
81	7,5	- White Pine	Good	20	
82	12	- Austrian Pine	Good	20	Leaning North
83	21	- Austrian Pine	Good	40	
84	22	- Austrian Pine	Good	32	
85	24	- Austrian Pine	Good	30	

Tag #	D.B.H.	Caliper/Species	TREED CONDITION	Crown Spread	Remarks
86	26	- Austrian Pine	Good	30	
87	13	- Red Maple	Good	25	
88	23	- Austrian Pine	Good	29	
89	24	- Austrian Pine	Good	45	Missing Terminal Leader
90	18	- Austrian Pine	Good	25	
91	21	- Austrian Pine	Good	30	Partial Crown Spread - Southwest
92	8	- American Sycamore	Poor	18	
93	32	- American Sycamore	Good	50	
94	30	- European Beech	Excellent	55	
95	9,7	- Flowering Crabapple	Poor	40	
96	9	10 Callery Pear	Good	25	Partial Crown Spread - West
97	9	10 Callery Pear	Good	20	Partial Crown Spread - West
98	9	10 Callery Pear	Good	20	Partial Crown Spread - West
99	11	- Norway Spruce	Good	20	
100	9	10 Callery Pear	Good	25	
101	11	- Callery Pear	Good	25	Excellent
102	33	- American Sycamore	Good	60	
103	13	- Colorado Spruce	Good	25	
104	-	7 Shadblo Senkobery	Good	12	Multitem
105	-	9 Kousa Dogwood	Excellent	15	Multitem
106	28	- Littleleaf Linden	Good	65	
107	34	- Littleleaf Linden	Good	45	
108	22	- Tuliptree	Excellent	45	
109	2	4 Flowering Dogwood	Fair	8	
110	2	- Glodibla Macarthon	Excellent	65	
111	2	3 Shadblo Senkobery	Fair	8	
112	2,2	3 Shadblo Senkobery	Fair	8	
113	2	3 Shadblo Senkobery	Fair	8	
114	10	- Nationalist Tree	Excellent	30	
115	12,9	- Colorado Spruce	Fair	14	
116	13,10	- Colorado Spruce	Good	14	
117	11	- Colorado Spruce	Good	16	
118	20	- Box Elder	Fair	25	
119	13,11	- Colorado Spruce	Excellent	15	
120	6,5,5,5	- Green Ash	Poor	20	
121	13,11	- Colorado Spruce	Excellent	15	
122	13,10	- Colorado Spruce	Good	15	
123	13,10	- Colorado Spruce	Good	16	
124	15	- Norway Spruce	Good	20	
125	15	- Norway Spruce	Good	20	
126	11	- Norway Spruce	Fair	20	
127	15	- Norway Spruce	Fair	24	
128	6	- White Spruce	Fair	20	
129	8	- Norway Spruce	Fair	20	
130	7	- Norway Spruce	Poor	10	
131	13	- Norway Spruce	Fair	20	
132	18	- Norway Spruce	Good	20	
133	14	- Norway Spruce	Good	20	
134	8	- Norway Spruce	Good	20	
135	14,10	- Colorado Spruce	Good	15	
136	31	- Glodibla Macarthon	Excellent	45	
137	7	- Callery Pear	Poor	15	Leaning North: Partial Crown Spread - Northeast
138	7	- Callery Pear	Poor	18	Leaning North: Partial Crown Spread - Northeast
139	3	5 Colorado Spruce	Excellent	6	
140	11,7	- Flowering Crabapple	Excellent	30	
141	10	- Littleleaf Linden	Excellent	45	
142	5	- Redbud	Poor	12	
143	15	- Norway Spruce	Fair	25	
144	15	- Norway Spruce	Fair	25	
145	15	- Norway Spruce	Fair	25	
146	12	- Colorado Spruce	Fair	20	
147	10	- Colorado Spruce	Fair	20	
148	15	- Norway Spruce	Box Good	30	
149	17	- Norway Spruce	Good	30	
150	8	- Norway Spruce	Poor	8	
151	20	- Norway Spruce	Good	15	
152	9	- Colorado Spruce	Good	24	
153	9	- Colorado Spruce	Fair	15	
154	-	7 Flowering Crabapple	Good	12	
155	-	4 Flowering Crabapple	Good	10	
156	-	4 Flowering Crabapple	Fair	8	Partial Crown Spread - South
157	11	- Colorado Spruce	Good	15	
158	-	5 Flowering Crabapple	Good	12	
159	-	5 Silver Maple	Fair	25	
160	14	- White Pine	Excellent	20	Partial Crown Spread - Southwest
161	-	4 White Spruce	Excellent	6	
162	19	- Glodibla Macarthon	Excellent	35	
163	-	4 Weeping Cherry	Excellent	6	
164	12	- White Pine	Fair	30	
165	15	- Red Maple	Good	30	
166	-	3 Higan Cherry	Good	6	
167	-	3 Flowering Crabapple	Good	6	Crown Spread 24" From Grade
168	-	18 Flowering Crabapple	Good	8	Crown Spread 24" From Grade
169	-	5 Flowering Crabapple	Good	8	Crown Spread 24" From Grade
170	-	3 Flowering Crabapple	Good	8	Crown Spread 24" From Grade
171	-	3 Flowering Crabapple	Good	8	Crown Spread 24" From Grade
172	-	3 Flowering Crabapple	Good	8	Crown Spread 24" From Grade
173	-	5 Flowering Crabapple	Good	8	Crown Spread 24" From Grade

174	-	8 Common Apple	Good	15	
175	-	7 Common Apple	Good	15	
176	12	- Colorado Spruce	Good	20	
177	10	- Colorado Spruce	Good	20	
178	-	7 Common Apple	Poor	12	
179	-	5 Common Apple	Fair	12	
180	-	8 Norway Spruce	Fair	12	
181	-	Red Mulberry	Fair	30	
182	-	7 Norway Spruce	Good	20	
183	21	- Red Maple	Excellent	50	
184	10	- Red Maple	Excellent	45	
185	12,10,10,4	- Red Maple	Excellent	35	
186	16	- Red Oak	Excellent	35	
187	20	- Red Maple	Excellent	35	
188	24	- Red Maple	Excellent	45	
189	17	- Norway Maple	Excellent	40	
190	14	- Red Maple	Excellent	30	
191	9	- Red Maple	Excellent	30	
192	15	- Red Maple	Excellent	30	
193	-	American Sycamore	Good	40	Partial Crown Spread - East
194	15,13	- Red Mulberry	Fair	50	
195	7	- Black Cherry	Fair	15	
196	-	4 Alberta Spruce	Excellent	5	
197	8	- Colorado Spruce	Excellent	15	
198	8	- Colorado Spruce	Excellent	15	
199	10	- Colorado Spruce	Excellent	15	
200	10	- Colorado Spruce	Excellent	15	
201	10	- Colorado Spruce	Excellent	15	Red Mulberry Interfering Proper Growth
202	9	- Colorado Spruce	Excellent	12	
203	7	- Colorado Spruce	Excellent	12	
204	8	- Colorado Spruce	Excellent	12	
205	18	- Limber Pine	Excellent	35	
206	18	- Colorado Spruce	Excellent	20	Red Mulberry Interfering Proper Growth
207	8	- Colorado Spruce	Excellent	12	
208	9	- Colorado Spruce	Excellent	12	
209	10	- Colorado Spruce	Excellent	15	American Ivy Interfering Proper Growth
210	22	- Colorado Spruce	Good	12	Box Elder Interfering Proper Growth
211	20	- Pin Oak	Excellent	60	Common Grape Vine Interfering Proper Growth
212	20	- Pin Oak	Excellent	60	
213	16	- Swamp White Oak	Good	35	
214	44	- Eastern Cottonwood	Excellent	34	
215	27	- Pin Oak	Excellent	45	
216	6	- Colorado Spruce	Good	10	
217	8	- Colorado Spruce	Excellent	12	
218	9	- Norway Spruce	Excellent	15	
219	9	- Norway Spruce	Excellent	12	
220	8	- Norway Spruce	Excellent	10	
221	3	- Weeping Willow	Good	8	
222	16	- Shetland Hickory	Good	25	
223	11	- Flowering Crabapple	Good	25	
224	11,10	- English Walnut	Excellent	40	
225	15,15,10,10	- Silver Maple	Excellent	45	
226	17	- Shetland Hickory	Excellent	35	
227	4	- Shetland Hickory	Excellent	30	Oval Crown Spread - North-South
228	14,10	- Box Elder	Poor	40	
229	8,4	- Flowering Crabapple	Poor	12	
230	11	- Box Elder	Poor	25	Leaning Northwest
231	10	- Box Elder	Poor	25	Leaning Northwest
232	10,9,8,8	- Box Elder	Poor	25	Leaning Northwest
233	9	- Black Walnut	Poor	20	Leaning Southeast: Partial Crown Spread - Southeast
234	3	- Flowering Crabapple	Good	10	
235	4	- Flowering Crabapple	Poor	10	
236	7,5	- Box Elder	Poor	25	
237	3	- Black Walnut	Fair	15	
238	18	- Green Ash	Fair	40	
239	13	- Green Ash	Poor	25	Borer Infested
240	15	- Green Ash	Poor	40	Borer Infested
241	17	- Green Ash	Poor	40	Borer Infested
242	15	- Green Ash	Poor	30	



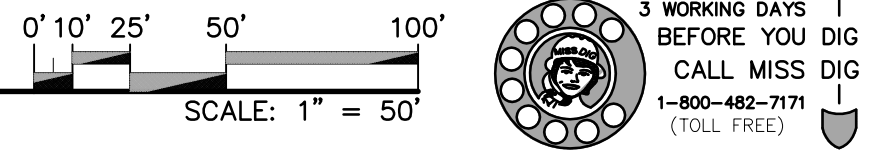
LANDSCAPE REQUIREMENTS

TYPE	REQUIRED	PROVIDED
PARKING		
TREES	153174 x 0.05 = 7658.7	52
	7688.7 / 150 = 51.06	52
FOUNDATION - MAIN BUILDING		
NORTH ORNAMENTAL TREES	477.33 / 30 = 15.91	16
SHRUBS	15.91 x 6 = 95.47	96
SOUTH ORNAMENTAL TREES	477.33 / 30 = 15.91	16
SHRUBS	15.91 x 6 = 95.47	96
EAST ORNAMENTAL TREES	499.54 / 30 = 16.65	17
SHRUBS	16.65 x 6 = 99.91	100
WEST ORNAMENTAL TREES	499.54 / 30 = 16.65	17
SHRUBS	16.65 x 6 = 99.91	100
FOUNDATION - COTTAGE		
FRONT ORNAMENTAL TREES	89 / 30 = 2.97	3
SHRUBS	2.97 x 6 = 17.8	18
REAR ORNAMENTAL TREES	89 / 30 = 2.97	3
SHRUBS	2.97 x 6 = 17.8	18
SIDE ORNAMENTAL TREES	54 / 30 = 1.8	2
SHRUBS	1.8 x 6 = 10.8	11

EXISTING TREE TRANSPLANT SCHEDULE

Tag #	D.B.H.	Caliper	Species	Condition	Crown Spread	Remarks
9	6.6,5,2	10	Shadblow Serviceberry	Good	18	
10	8	9	Callery Pear	Good	14	
11	6.4,4,3	10	Shadblow Serviceberry	Good	18	
12	7.6,5,3,2	10	Shadblow Serviceberry	Good	20	
13	8	9	Callery Pear	Good	16	
14	4	5	Flowering Crabapple	Good	10	Suckers @ Base
34	6	7	Callery Pear	Good	14	
36	9	10	White Pine	Good	20	
51	8	8.5	Callery Pear	Good	12	
96	9	10	Callery Pear	Fair	25	Partial Crown Spread - West
97	9	10	Callery Pear	Good	20	Partial Crown Spread - West
98	9	10	Callery Pear	Good	20	Partial Crown Spread - West
100	9	10	Callery Pear	Good	25	
104	-	7	Shadblow Serviceberry	Good	12	Multi-stem
105	-	9	Kousa Dogwood	Excellent	15	Multi-stem
109	2	4	Flowering Dogwood	Fair	8	
111	2	3	Shadblow Serviceberry	Fair	8	
112	2,2	3	Shadblow Serviceberry	Fair	8	
113	2	3	Shadblow Serviceberry	Fair	8	
139	3	5	Colorado Spruce	Excellent	8	
154	-	7	Flowering Crabapple	Good	12	
156	-	4	Flowering Crabapple	Good	10	
158	-	4	Flowering Crabapple	Fair	8	Partial Crown Spread - South
159	-	5	Flowering Crabapple	Good	12	
161	-	4	White Spruce	Excellent	6	
167	-	3	Flowering Crabapple	Good	6	Crown Spread 24" From Grade
168	-	5	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
169	-	5	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
170	-	3	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
171	-	3	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
172	-	3	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
173	-	5	Flowering Crabapple	Good	8	Crown Spread 24" From Grade
221	3	6	Weeping Willow	Good	8	
267	4,4,2,2,2	10	Arbutus	Good	6	
271	-	7	Shadblow Serviceberry	Good	10	
272	-	4	Tricolor Beech	Good	10	
278	-	5	European White Birch	Excellent	5	
280	-	10	Kousa Dogwood	Excellent	20	
281	-	9	Kousa Dogwood	Excellent	18	
282	-	8	Shadblow Serviceberry	Excellent	12	
283	5	6	Hemlock	Good	10	
291	3	4	Colorado Spruce	Fair	10	
303	9	10	Flowering Crabapple	Excellent	25	
304	8	10	Colorado Spruce	Excellent	12	Partial Crown Spread - North
306	-	4	Shadblow Serviceberry	Good	9	
307	-	5	Japanese Maple	Good	12	
308	-	8	Shadblow Serviceberry	Excellent	12	
309	-	6	Shadblow Serviceberry	Excellent	10	
312	4	6	Colorado Spruce	Excellent	10	Transplantation restricted by proximity to building
313	-	6	Arbutus	Excellent	4	
314	-	6	Arbutus	Excellent	4	
315	-	6	Arbutus	Excellent	4	
317	-	7	Flowering Crabapple	Excellent	15	
321	-	6	Flowering Crabapple	Good	12	
322	-	3	Purple Plum	Good	12	
324	-	7	Shadblow Serviceberry	Good	15	
325	-	7	Arbutus	Good	6	
326	-	5	Japanese Maple	Excellent	18	
327	-	8	Arbutus	Good	9	Partial Crown Spread - South
328	-	7	Shadblow Serviceberry	Good	12	
335	-	5	Flowering Dogwood	Good	12	
336	-	6	Flowering Dogwood	Good	18	
337	-	10	White Birch	Good	20	
342	-	6	Flowering Dogwood	Excellent	12	
343	-	8	Flowering Dogwood	Excellent	15	
344	-	3	Flowering Dogwood	Good	10	
345	-	4	Callery Pear	Excellent	6	
348	-	3	Flowering Dogwood	Fair	10	
349	-	8	Flowering Dogwood	Excellent	18	
352	-	9	Callery Pear	Excellent	18	
354	-	8	Flowering Dogwood	Excellent	20	
361	-	7	Flowering Dogwood	Fair	15	
367	-	10	White Birch	Good	28	

PP-01 PLANTING PLAN
L-03 PLAN VIEW



E.J. KLECKNER & ASSOCIATES
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PHONE (248) 932-5788 FAX (248) 737-3048
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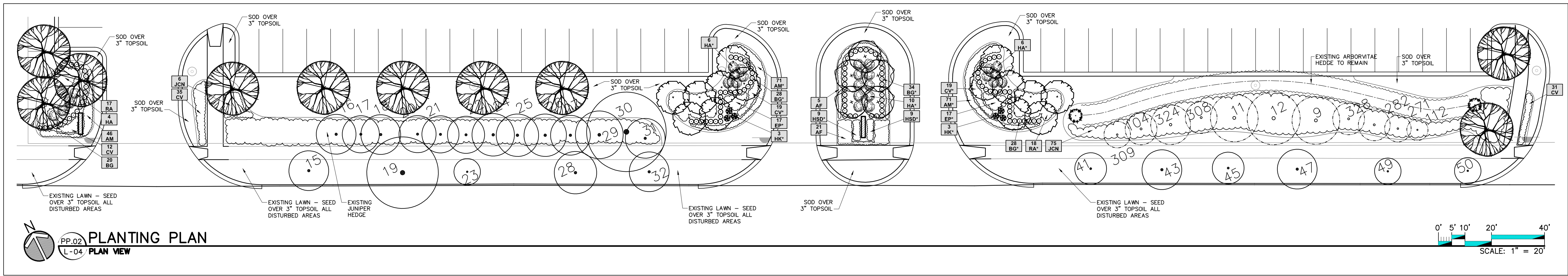
SITE CONSULTANTS

LANDSCAPE ARCHITECTS

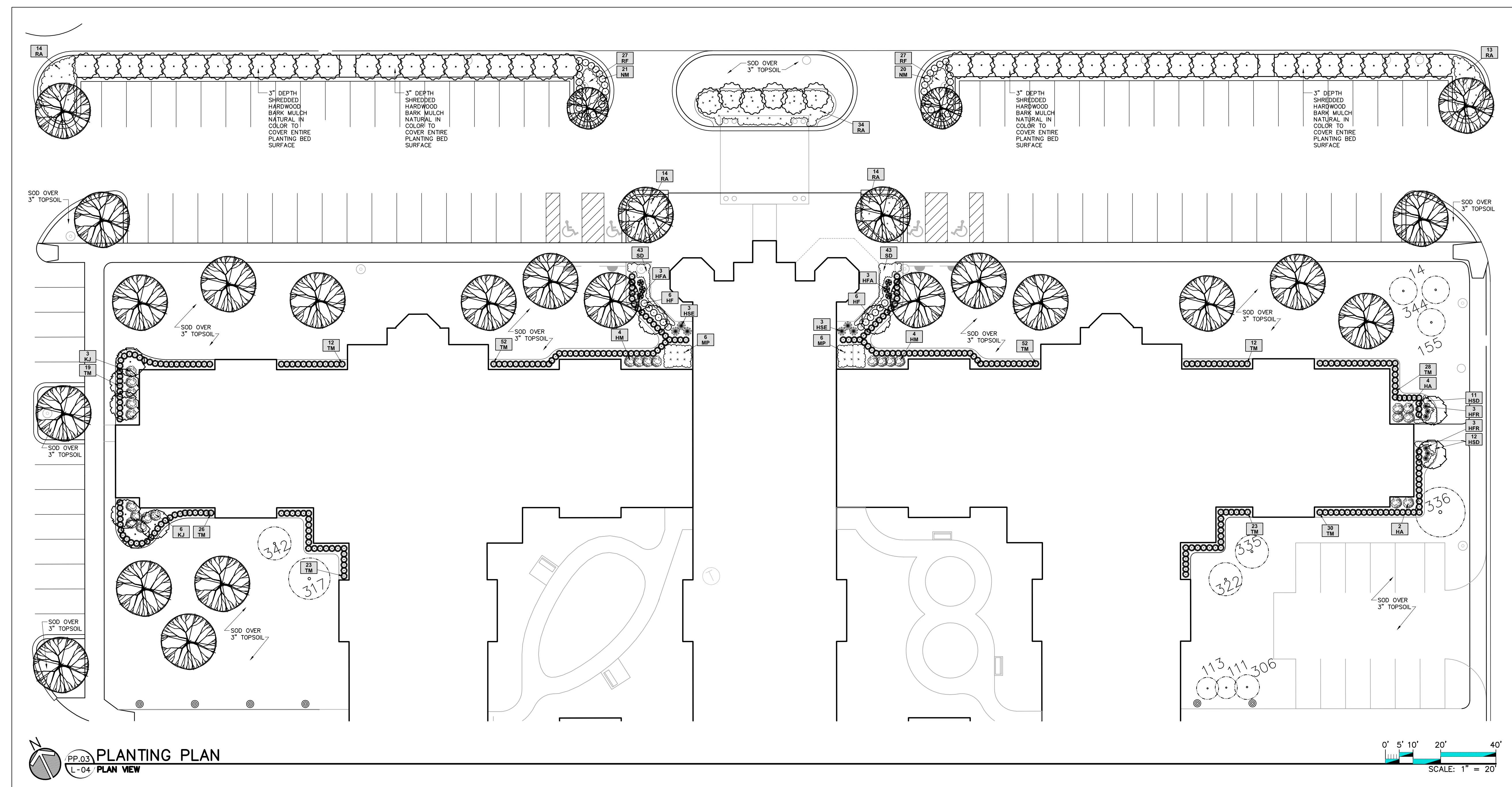
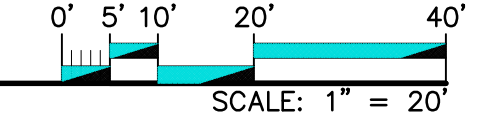
The RIVERS
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900 COOK ROAD, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN
PROJECT MANAGEMENT: VIJAY SHENOY; BOULDER DESIGN SERVICES; PHONE# (586) 563-1500

ISSUED 2011/02/07
PROGRESS SET
2011/02/21 PROGRESS SET
2011/04/08 SITE PLAN SUBMITTAL

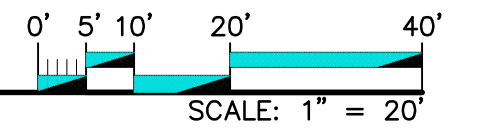
JOB NO. 10401
SHEET NO. L-03



PP.02 PLANTING PLAN
L-04 PLAN VIEW



PP.03 PLANTING PLAN
L-04 PLAN VIEW



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SITE CONSULTANTS
PROJECT

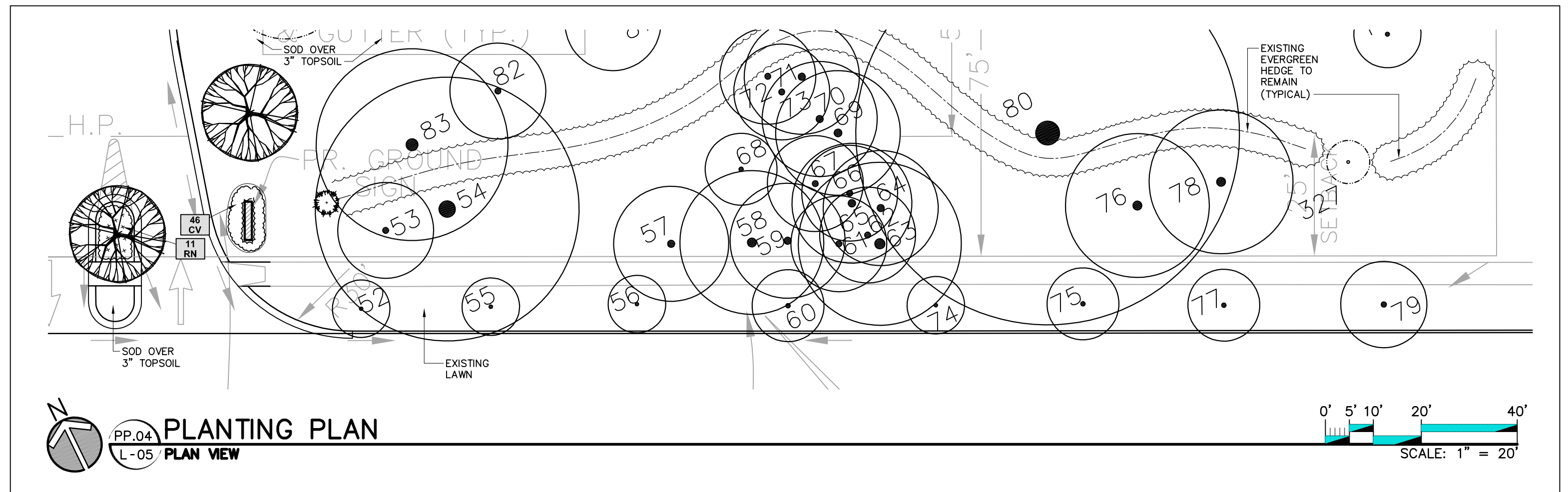
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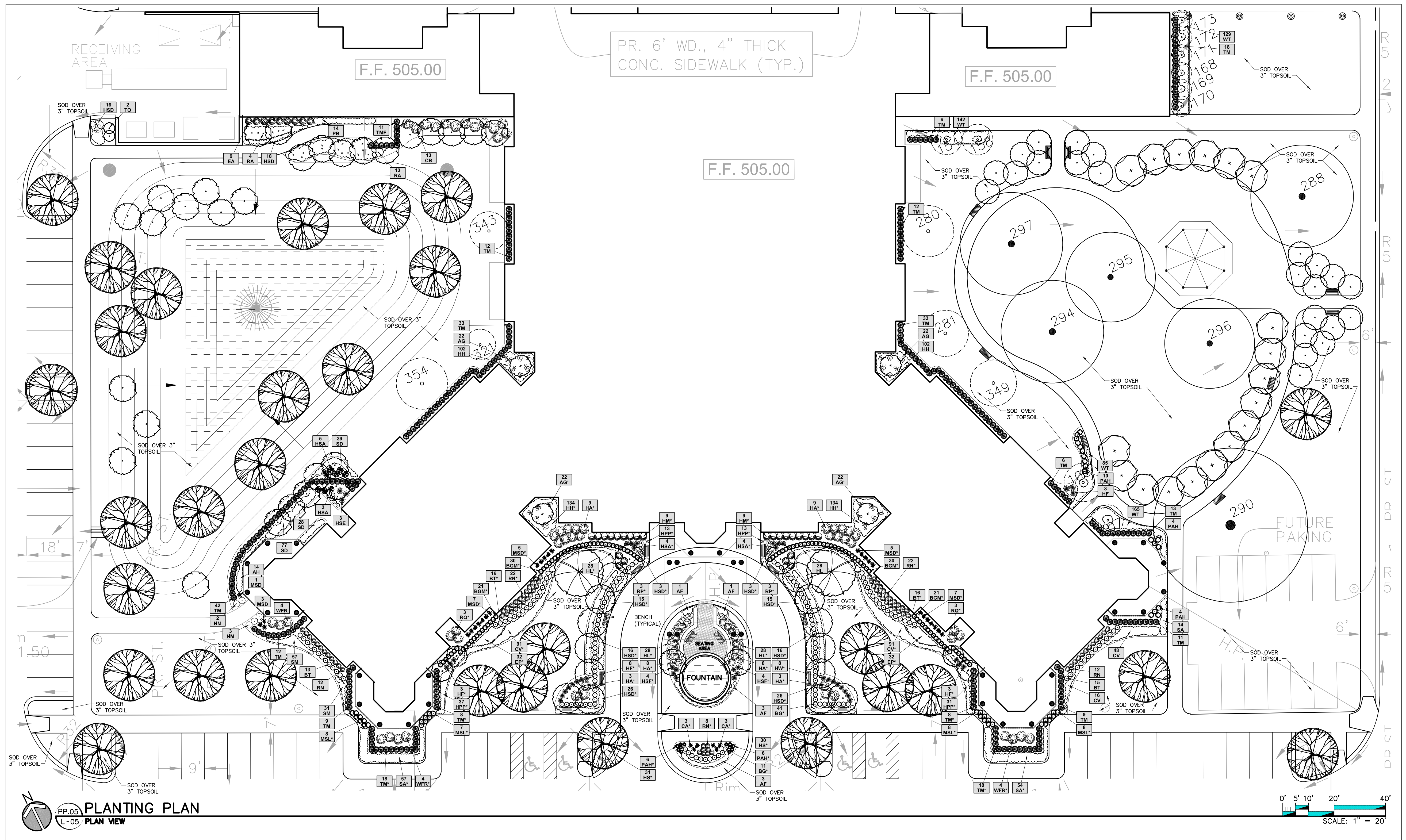
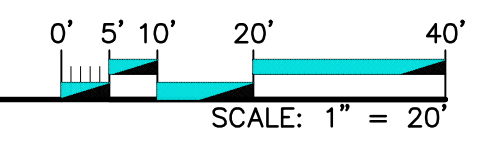
ISSUED 2011/02/07 PROGRESS SET
2011/02/21 PROGRESS SET
2011/04/08 SITE PLAN SUBMITTAL

JOB NO. 10401
SHEET NO. L-04

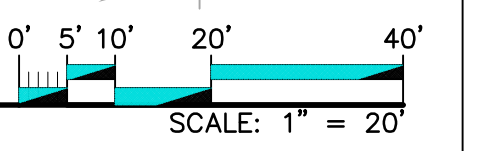
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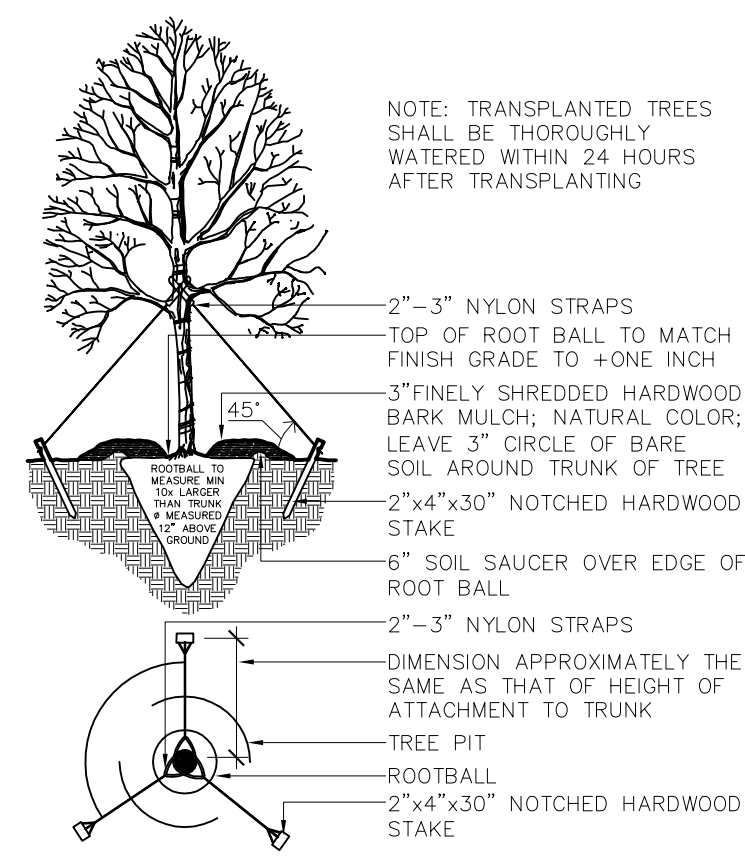


PP.04 PLANTING PLAN
L-05 PLAN VIEW

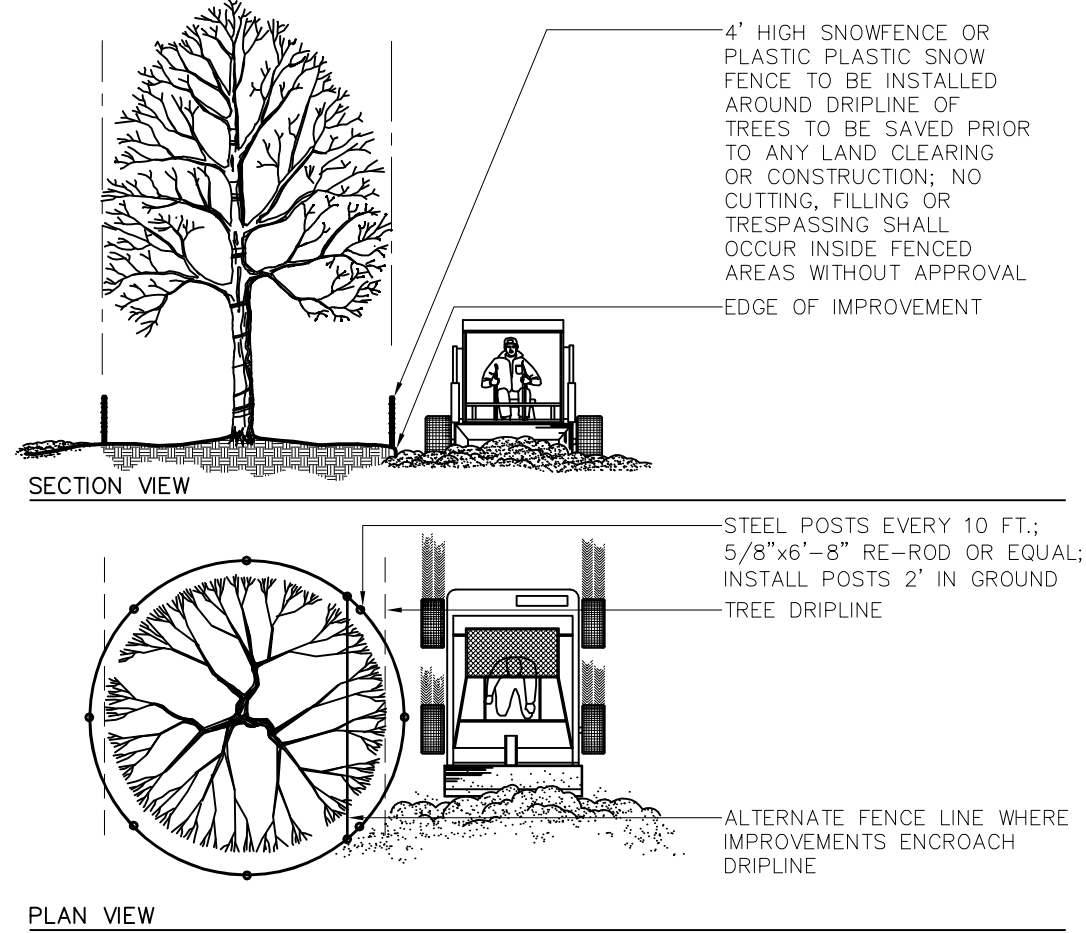


PP.05 PLANTING PLAN
L-05 PLAN VIEW

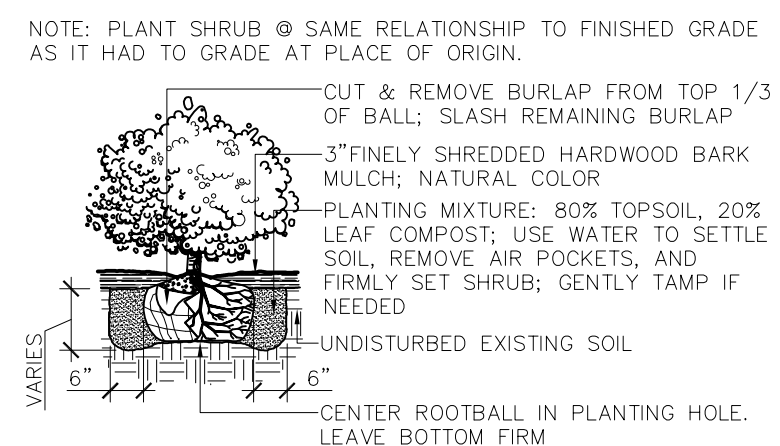




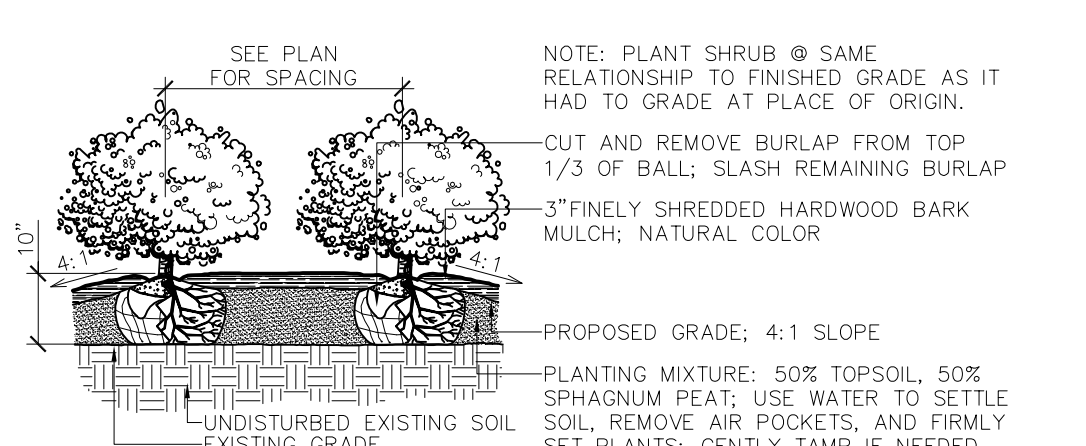
PD.09 TREE TRANSPLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



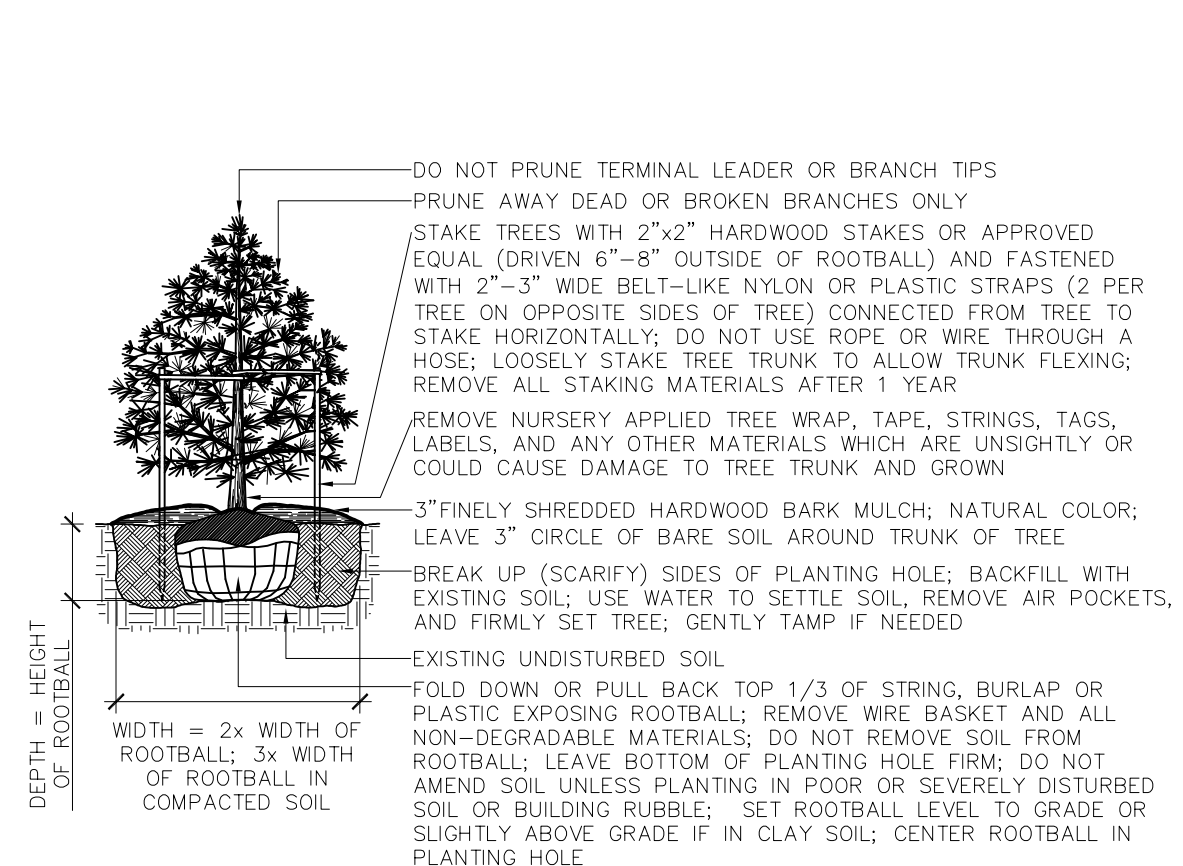
CD.01 TREE PROTECTION DETAIL
L-06 SECTION VIEW NOT TO SCALE



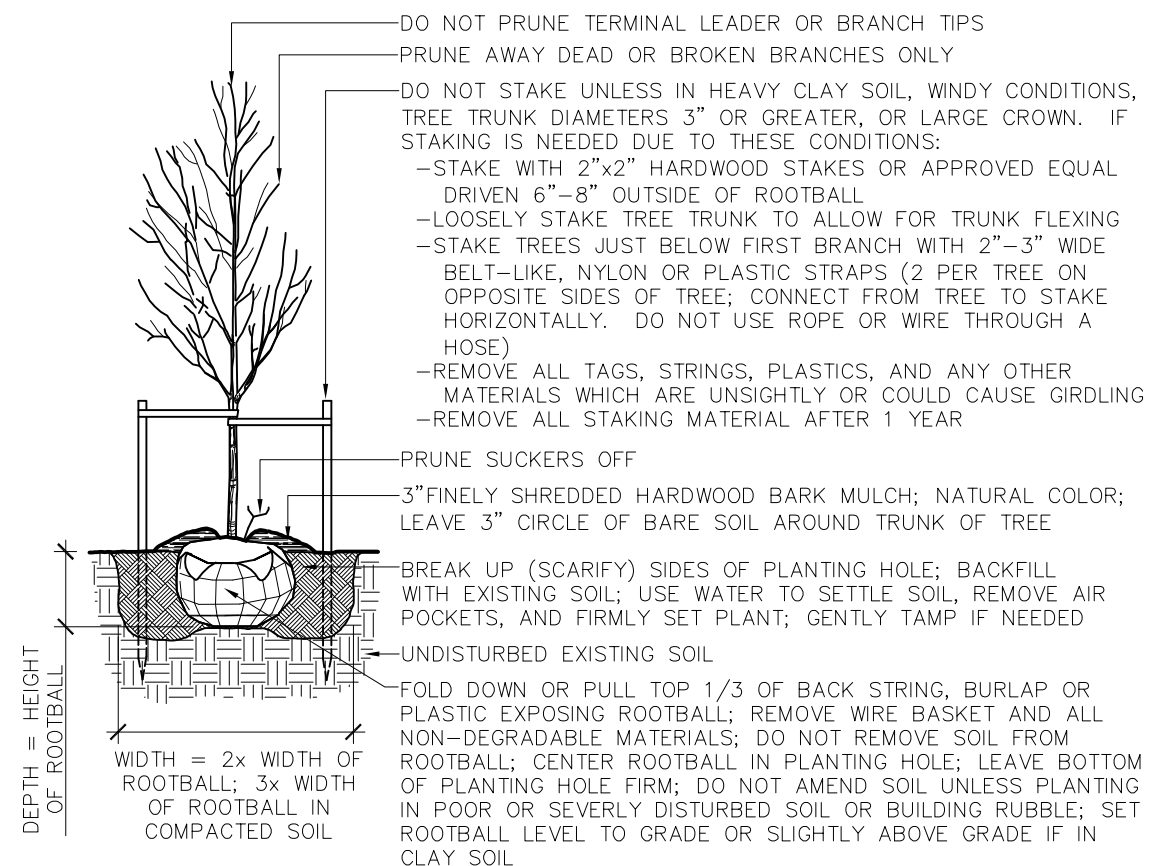
PD.05 SHRUB PLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



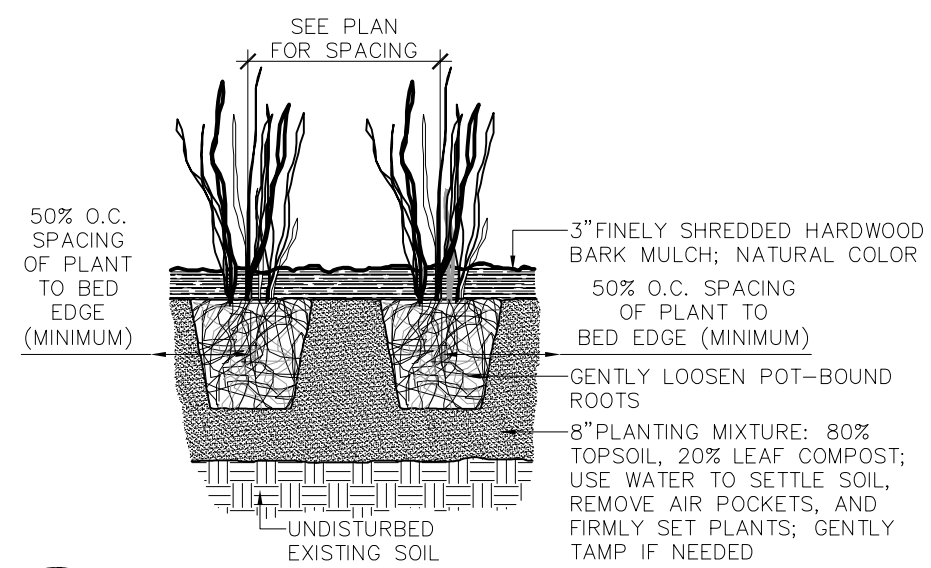
PD.06 SHRUB PLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



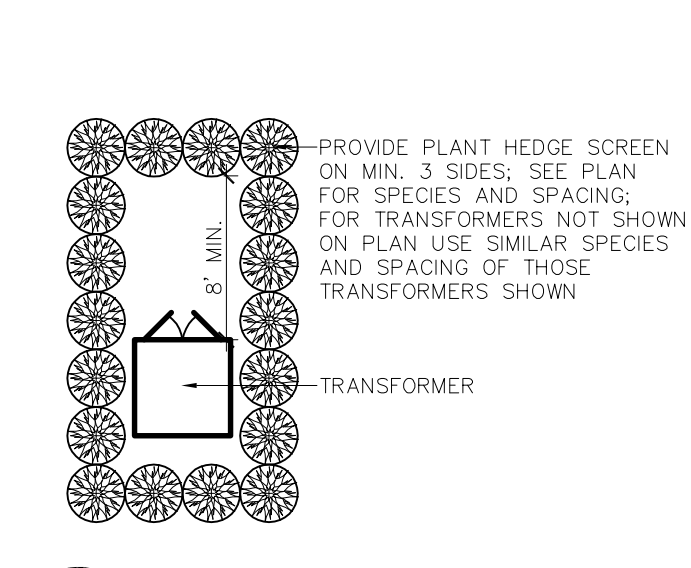
PD.02 EVERGREEN TREE PLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



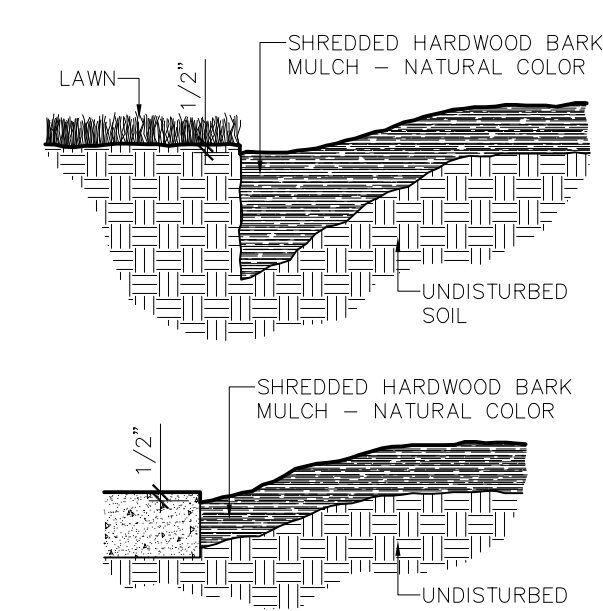
PD.02 DECIDUOUS TREE PLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



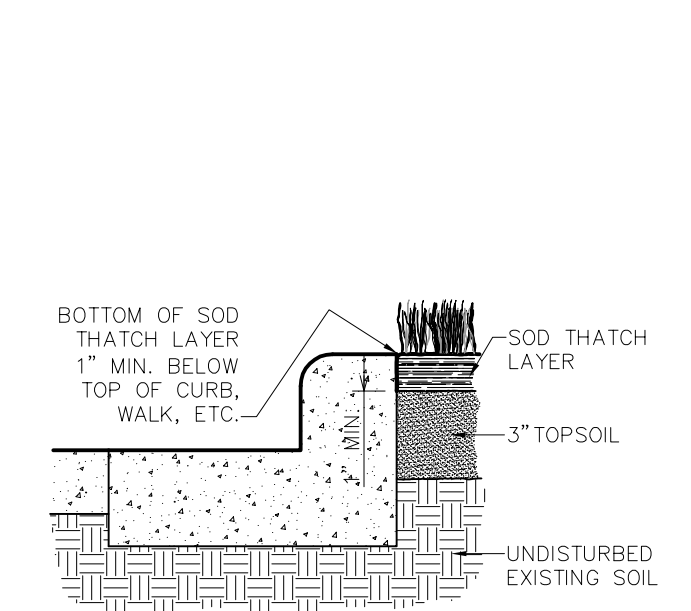
PD.03 PERENNIAL PLANTING DETAIL
L-06 SECTION VIEW NOT TO SCALE



PD.08 TRANSFORMER SCREEN DETAIL
L-06 SECTION VIEW NOT TO SCALE



CD.01 PLANTING BED EDGE DETAIL
L-06 SECTION VIEW NOT TO SCALE



PD.07 SOD INSTALLATION DETAIL
L-06 SECTION VIEW NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS CANOPY TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AR	8	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	2" Caliper	6' Min. Branch Ht.
AS	3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	B&B	2" Caliper	6' Min. Branch Ht.
AT*	6	Acer saccharum	Sugar Maple	B&B	3.5" Caliper	6' Min. Branch Ht.
BN	10	Betula nigra 'Heritage'	Heritage River Birch	B&B	10' Height	Multi-Stem
CJ	4	Cercidiphyllum japonicum	Katsura Tree	B&B	2" Caliper	6' Min. Branch Ht.
GB	6	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	B&B	2" Caliper	5' Min. Branch Ht.
GB*	14	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	B&B	2.5" Caliper	5' Min. Branch Ht.
GT	15	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	B&B	2" Caliper	6' Min. Branch Ht.
GT*	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	B&B	3" Caliper	6' Min. Branch Ht.
PC	21	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	B&B	2" Caliper	5' Min. Branch Ht.
TC	37	Tilia cordata 'Greenspire'	Greenspire Linden	B&B	2" Caliper	6' Min. Branch Ht.
TT	3	Tilia tomentosa 'Green Mountain'	Green Mountain Silver Linden	B&B	2" Caliper	6' Min. Branch Ht.
ZS*	2	Zelkova serrata 'Halka'	Halka Zelkova	B&B	4" Caliper	6' Min. Branch Ht.

DECIDUOUS ORNAMENTAL TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AC	27	Amelanchier canadensis	Shadblow Serviceberry	B&B	5' Height	Multi-Stem
AC*	7	Amelanchier canadensis	Shadblow Serviceberry	B&B	10' Height	Multi-Stem
CM	26	Cornus mas	Cornelian Cherry	B&B	5' Height	Multi-Stem
CP	44	Crataegus phaenopyrum	Washington Hawthorn	B&B	5' Height	Multi-Stem
MG	7	Malus 'Golden Raindrops'	Golden Raindrops Crab	B&B	1.75" Caliper	
MR*	4	Malus 'Red Jewel'	Red Jewel Crab	B&B	2.5" Caliper	
MSR	21	Magnolia stellata 'Jane'	Jane Magnolia	B&B	6' Height	Multi-Stem
MST	1	Malus 'Sugar Tyme'	Sugar Tyme Crab	B&B	1.75" Caliper	
SR*	16	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B	2.5" Caliper	

EVERGREEN TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AD	15	Abies concolor	Concolor White Fir	B&B	8' Height	Non-Sheared
PA	29	Picea abies	Norway Spruce	B&B	8' Height	Non-Sheared

SHRUBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
BG	20	Buxus 'Green Mound'	Green Mound Boxwood	B&B	15' Height	
BG*	142	Buxus 'Green Mound'	Green Mound Boxwood	B&B	18" Height	
BGM*	102	Buxus 'Green Mountain'	Green Mountain Boxwood	B&B	24" Height	
BT	28	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	B&B	15" Spread	
BT*	32	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	B&B	24" Spread	
CB	13	Cotoneaster acuminatus	Cranberry Cotoneaster	B&B	18" Spread	
EA	9	Euonymus alatus 'Rudy Haag'	Rudy Haag Euonymus	B&B	24" Height	
HA	10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	B&B	18" Height	
HA*	62	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	B&B	36" Height	
HM	8	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B&B	18" Height	
HM*	18	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B&B	24" Height	
HP	28	Hydrangea paniculata 'Tardif'	Late Panicle Hydrangea	B&B	24" Height	
JC	8	Juniperus chinensis 'Hetzii'	Hetz Juniper	B&B	24" Height	
JCN	81	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	B&B	24" Spread	
KJ	9	Kerria japonica 'Pleniflora'	Japanese Kerria	B&B	24" Height	
LO	11	Ligustrum obtusifolium regelianum	Regal Privet	B&B	36" Height	
RA	123	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	B&B	18" Spread	
RA*	18	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	B&B	24" Spread	
RN	35	Rosa 'Nearly Wild'	Nearly Wild Rose	B&B	18" Spread	
RN*	52	Rosa 'Nearly Wild'	Nearly Wild Rose	B&B	24" Spread	
RP*	6	Rhododendron 'P.J.M. Compact'	Compact P.J.M. Rhododendron	B&B	18" Height	See Shrub Planting Detail PD.05 Sheet L-07
RQ*	6	Rhododendron 'P.J.M.'	P.J.M. Rhododendron	B&B	18" Height	See Shrub Planting Detail PD.05 Sheet L-07
SV	24	Syringa vulgaris hybrids	French Hybrid Lilac	B&B	36" Height	
TM	514	Taxus media 'Densiformis'	Dense Yew	B&B	18" Spread	
TM*	52	Taxus media 'Densiformis'	Dense Yew	B&B	18" Spread	
TMF	11	Taxus media 'Flemr'	Flemr Compact Yew	B&B	18" Spread	
TO	6	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B	5' Height	Non-Sheared
TP	3	Thuja occidentalis	Arborvitae	B&B	8' Height	Non-Sheared / To Match Existing; See PP.01 Sheet L-03
VBC	17	Viburnum burkwoodii 'Chenault'	Chenault Viburnum	B&B	36" Height	
WFR	4	Weigela florida 'Red Prince'	Purple Leaf Weigela	B&B	18" Spread	
WFR*	8	Weigela florida 'Red Prince'	Purple Leaf Weigela	B&B	30" Spread	

PERENNIALS, GROUNDCOVERS, AND VINES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AF	34	Annual Flowers	Annual Flowers	Flat	48 Cell	6" O.C.
AG	44	Athyrium 'Ghost'	Ghost Lady Fern	Potted	1 Gallon	
AG*	44	Athyrium 'Ghost'	Ghost Lady Fern	Potted	1 Gallon	
AH	14	Amsonia hubrichtii	Narrow Leaf Blue Star	Potted	1 Gallon	
AM	46	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	Potted	1 Gallon	
AM*	142	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	Potted	2 Gallon	
CA*	6	Calamagrostis actifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	Potted	3 Gallon	
CV	188	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	Potted	1 Gallon	
CV*	220	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	Potted	2 Gallon	
EP*	98	Echinacea purpurea 'Magnus'; 'White Swan'	White Swan & Magnus Coneflower	Potted	2 Gallon	1/2 each cultivar
HF	15	Hosta fortunei 'Gold Standard'	Gold Standard Hosta	Potted	1 Gallon	
HF*	14	Hosta fortunei 'Gold Standard'	Gold Standard Hosta	Potted	2 Gallon	
HFA	6	Hosta 'Fire and Ice'	Fire and Ice Hosta	Potted	1 Gallon	
HFR	6	Hosta fortunei 'Royal Standard'	Royal Standard Hosta	Potted	1 Gallon	
HH	204	Hedera helix 'Thorndale'	Thorndale Baltic Ivy	Potted	1 Gallon	
HH*	268	Hedera helix 'Thorndale'	Thorndale Baltic Ivy	Potted	1 Gallon	
HK*	6	Hosta 'Krossa Regal'	Krossa Regal Hosta	Potted	2 Gallon	
HL	28	Heuchera 'Lime Rickey'	Lime Rickey Coral Bells	Potted	1 Gallon	
HL*	84	Heuchera 'Lime Rickey'	Lime Rickey Coral Bells	Potted	2 Gallon	
HPP*	94	Heuchera 'Palace Purple'	Palace Purple Coral Bells	Potted	2 Gallon	
HS*	61	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	Potted	1 Gallon	
HSA	8	Hosta 'Sum and Substance'	Sum and Substance Hosta	Potted	1 Gallon	
HSA*	8	Hosta 'Sum and Substance'	Sum and Substance Hosta	Potted	2 Gallon	
HSD	57	Hemerocallis 'Stella D'Oro'; 'Little Business'; 'Strawberry Candy'	Daylily (Selected Cultivars)	Potted	1 Gallon	1/3 Each Cultivar
HSD*	138	Hemerocallis 'Stella D'Oro'; 'Little Business'; 'Strawberry Candy'	Daylily (Selected Cultivars)	Potted	2 Gallon	1/3 Each Cultivar
HSE	9	Hosta sieboldiana 'Elegans'	Elegans Hosta	Potted	1 Gallon	
HSF*	8	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	Potted	2 Gallon	
HW*	8	Hosta 'Wide Brim'	Wide Brim Hosta	Potted	2 Gallon	
MP	12	Matteucia pennsylvanica	Ostrich Fern	Potted	1 Gallon	
MS	12	Miscanthus sinensis 'Zebra'	Zebra Grass	Potted	2 Gallon	
MSD	4	Miscanthus sinensis 'Dixieland'	Dixieland Japanese Silver Grass	Potted	2 Gallon	
MSD*	24	Miscanthus sinensis 'Dixieland'	Dixieland Japanese Silver Grass	Potted	3 Gallon	
MSL*	31	Miscanthus sinensis 'Little Zebra'	Little Zebra Dwarf Zebra Grass	Potted	3 Gallon	
NM	46	Nepeta mussinii 'Walker's Low'	Walker's Low Catmint	Potted	1 Gallon	
PAH	18	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Potted	2 Gallon	
PAH*	12	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Potted	2 Gallon	
PB	14	Pennisetum alopecuroides	Fountain Grass	Potted	2 Gallon	
RF	54	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan	Potted	1 Gallon	
SA	14	Sedum 'Autumn Joy'	Autumn Joy Sedum	Potted	1 Gallon	
SA*	111	Sedum 'Autumn Joy'	Autumn Joy Sedum	Potted	2 Gallon	
SD	230	Stylophorum diphyllum	Celandine Poppy	Potted	1 Gallon	
SM	88	Sedum middendorffianum var. diffusum	Diffuse Middendorff's Sedum	Potted	1 Gallon	
WT	521	Waldsteinia temata	Barren Strawberry	Flat	1 Gallon	8" O.C.

NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT
QUANTITIES ARE ESTIMATES ONLY. LANDSCAPE CONTRACTOR TO VERIFY AND PROVIDE ALL MATERIALS AS SHOWN ON PLANS.

E.J. KLECKNER & ASSOCIATES
7031 ORCHARD LAKE ROAD SUITE #202 WEST BLOOMFIELD, MICHIGAN 48322
PHONE (248) 932-5788 FAX (248) 737-3048 E-MAIL: LA@klecknerassociates.com WEBSITE: www.klecknerassociates.com

SITE CONSULTANTS
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The RIVERS
of Grosse Pointe

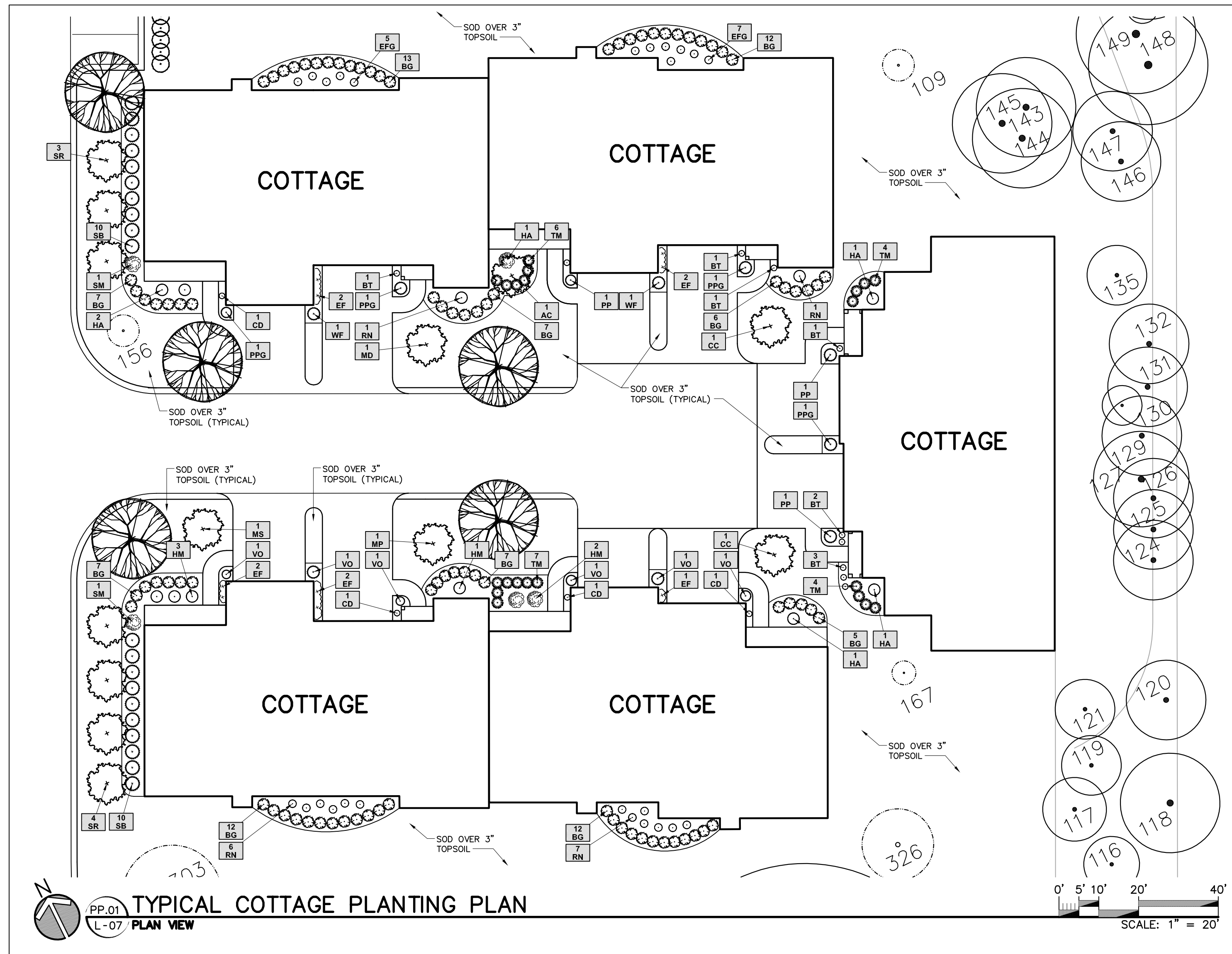
900 COOK ROAD, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN
PROJECT MANAGEMENT: VIJAY SHENOY; BOULDER DESIGN SERVICES; PHONE# (586) 563-1500

ISSUED 2011/02/07
SET 2011/02/21
PROGRESS SET 2011/04/08
SITE PLAN SUBMITTAL

JOB NO. 10401

SHEET NO. L-06

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PP.01
L-07
PLAN VIEW
TYPICAL COTTAGE PLANTING PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL TREES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AC	1	Amelanchier canadensis	Shadblow Serviceberry	B&B	5' Height	Multi-Stem
CC	2	Cercis canadensis	Redbud	B&B	1.75" Caliper	
MD	1	Malus 'David'	David Crab	B&B	1.75" Caliper	
MP	1	Malus 'Prairifire'	Prairifire Crab	B&B	1.75" Caliper	
MS	1	Malus 'Spring Snow'	Spring Snow Crab	B&B	1.75" Caliper	
SR	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B	1.75" Caliper	

SHRUBS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
BG	88	Buxus 'Green Mound'	Green Mound Boxwood	B&B	15" Height	
BT	9	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	B&B	18" Spread	
CD	4	Cotoneaster dammeri 'Royal Beauty'	Royal Beauty Cotoneaster	B&B	18" Spread	
EF	9	Euonymus fortunei 'Ivory Jade'	Ivory Jade Euonymus	B&B	18" Spread	
EFG	12	Euonymus fortunei 'Greenlane'	Greenlane Euonymus	B&B	18" Height	
HA	6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	B&B	18" Height	
HM	6	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B&B	18" Height	
PP	3	Picea pungens glauca 'Globosa'	Globe Blue Spruce	B&B	18" Height	Non-Sheared
PPG	4	Picea pungens glauca 'Montgomery'	Montgomery Dwarf Blue Spruce	B&B	18" Height	Non-Sheared
RN	15	Rosa 'Nearly Wild'	Nearly Wild Rose	B&B	18" Spread	
SB	20	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	B&B	24" Spread	
SM	2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	B&B	24" Height	
TM	21	Taxus media 'Densiformis'	Dense Yew	B&B	18" Spread	
VO	6	Viburnum opulus 'Nanum'	Dwarf European Cranberrybush	B&B	18" Height	
WF	2	Weigela florida 'Red Prince'	Purple Leaf Weigela	B&B	18" Spread	

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LANDSCAPE ARCHITECTS
 of Grosse Pointe
 900 COOK ROAD, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN
 PROJECT MANAGEMENT: VIJAY SHENOY; BOULDER DESIGN SERVICES; PHONE# 563-1500

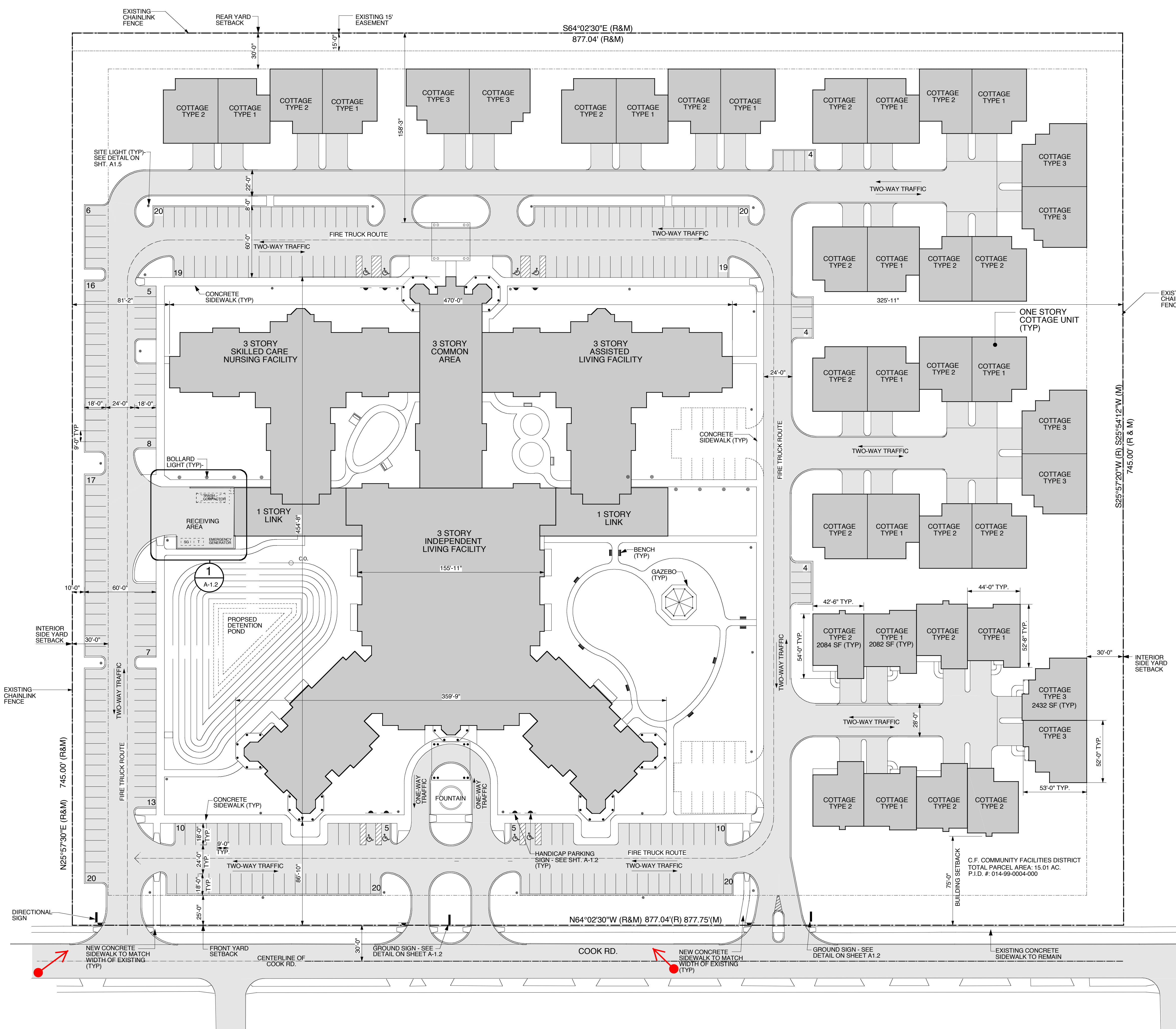
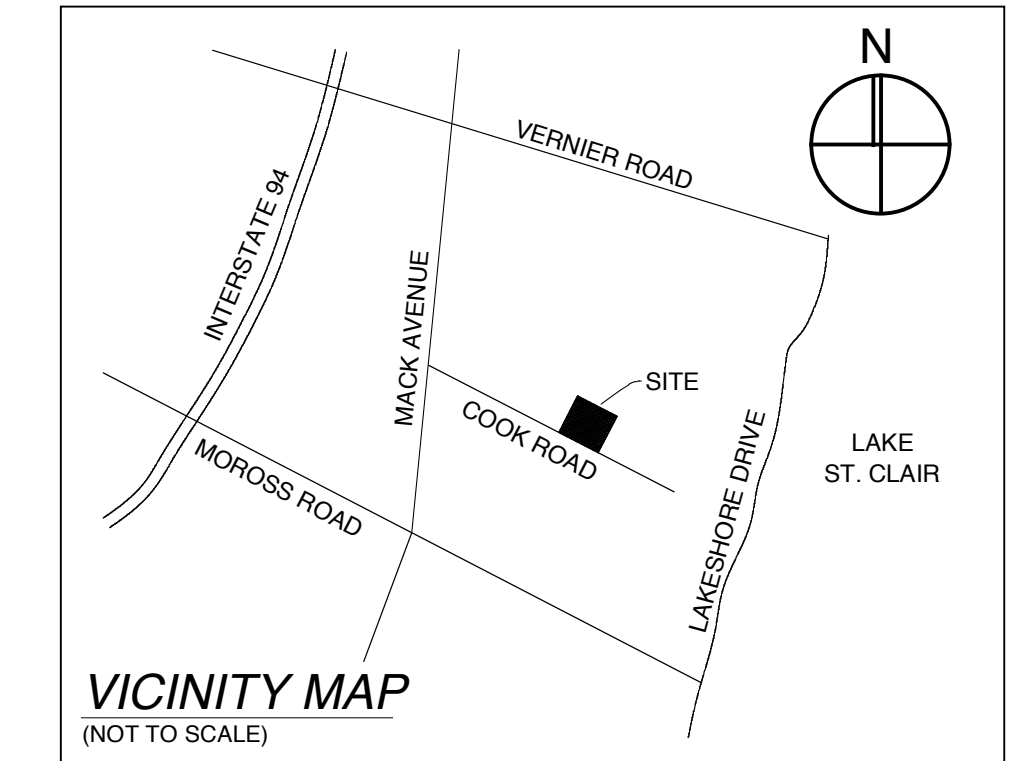
PROJECT

ISSUED 2011/02/07
 SET
 2011/02/21
 SET
 2011/04/08
 SITE PLAN SUBMITTAL

JOB NO. 10401

SHEET NO. L-07

3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG 1-800-482-7171 (TOLL FREE)



AREA CALCULATIONS

	1ST FLR	2ND FLR	3RD FLR	TOTAL
INDEPENDENT LIVING	45,000 SF	35,775 SF	36,610 SF	117,415 SF
ASSISTED LIVING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
SKILLED NURSING	16,195 SF	16,195 SF	16,195 SF	48,585 SF
3 STORY COMMON AREA	9,110 SF	8,210 SF	9,110 SF	26,430 SF
1 STORY LINKS	6,730 SF			6,730 SF
TOTAL	93,260 SF	76,375 SF	78,110 SF	247,745 SF

COTTAGES	UNIT TYPE 1	UNIT TYPE 2	UNIT TYPE 3
UNIT AREA	1572 SF	1600 SF	1950 SF
GARAGE	510 SF	484 SF	482 SF
QUANTITY	13	19	8
TOTAL	27,066 SF	39,596 SF	19,456 SF
TOTAL AREA OF COTTAGES (40 LIVING UNITS) = 86,118 SF			

PROJECT DATA

	MAX./MIN. REQUIRED	ACTUAL SIZE
GROSS PROJECT AREA (GPA) (PARCEL AREA)	14 ACRES (MIN.)	15.01 ACRES (653,836 SF)
LOT COVERAGE	326,918 SF (MAX.) (50% OF GPA)	179,378 SF (27% OF GPA)
OPEN SPACE	163,459 SF (MIN.) (25% OF GPA)	243,607 SF (37% OF GPA)

UNIT DATA

TYPE	DELUXE TWO BEDROOM	TWO BEDROOM	ONE BEDROOM W/ DEN	ONE BEDROOM	STUDIO	TOTAL	
INDEPENDENT LIVING	12 UNITS	16 UNITS	6 UNITS	45 UNITS	3 UNITS	82 UNITS	
TYPE	ONE BED SUITE	STUDIO/ PRIVATE ROOM					TOTAL
ASSISTED LIVING	18 UNITS	66 UNITS					84 UNITS
SKILLED NURSING	2 UNITS	98 UNITS					100 UNITS (100 BEDS)

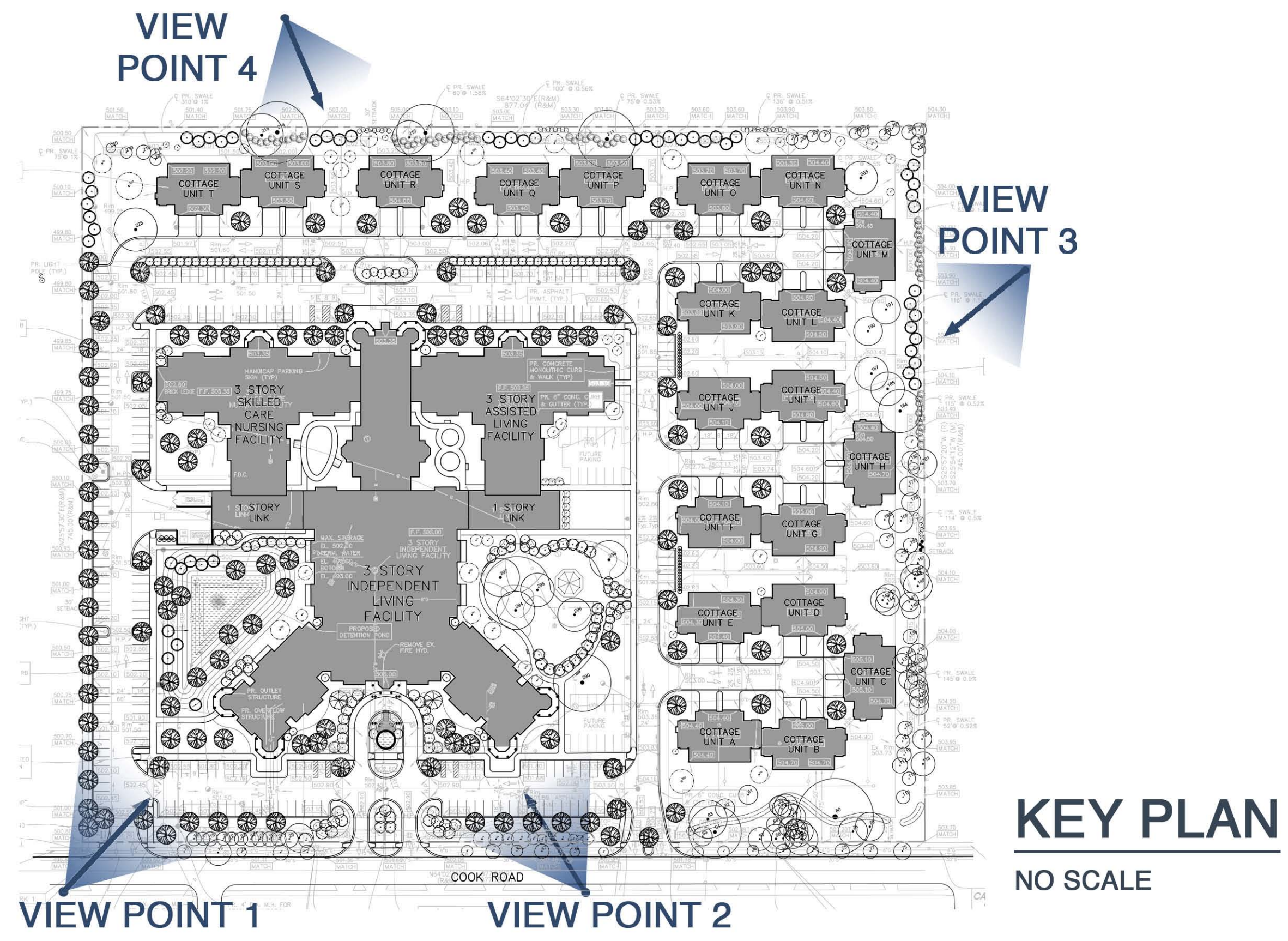
PARKING REQUIREMENTS

USE/SERVICE	UNIT DATA	PARKING REQUIRED	PARKING PROPOSED
INDEPENDENT LIVING (ATTACHED)	82 UNITS	82 (1 PER DWELLING UNIT)	TOTAL INCLUDES (6) HANDICAP SPACES AND (2) VAN ACCESSIBLE HANDICAP PARKING SPACES (MICHIGAN BUILDING CODE REQUIRES A TOTAL OF (7) HANDICAP SPACES)
ASSISTED LIVING	84 UNITS	84 (1 PER UNIT)	
SKILLED NURSING	100 BEDS	50 (0.5 PER BED)	
ACCESSORY	50 EMPLOYEES	25 (1 PER 2 EMPLOYEES ON LARGEST SHIFT)	
TOTAL		241 SPACES	
SINGLE FAMILY RESIDENCE	40 UNITS	80 (2 PER DWELLING UNIT)	80 (2 CAR GARAGE @ EACH UNIT)

COMPOSITE SITE PLAN
SCALE: 1" = 40'-0"







 **The RIVERS**
of Grosse Pointe

V

RECEIVED

APR 19 2011

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

April 19, 2011

TO: Grosse Pointe Woods Planning Commission

ATTN: Gene Tutag

Subject: Rivers of Grosse Pointe

I appreciate the Planning Commission's work on the proposed Rivers development. At the recent homeowner's meeting, Richard Levin referred to Rivers as being the only development on the eastside similar to Fox Run, in Novi, only on a smaller scale. Fox Run is on approximately 60 acres.

I am concerned about the parking that will be available to the Independent Living residents. Rivers is allowing 15 parking spaces for the 86 independent living apartments, feeling that "not many of these people have cars." At Fox Run, about 75% of the independent living people have cars. Fox Run has open parking, reserved parking and underground parking for these people. Rivers plan on having a bus transport guests and visitors from local school parking lots to the Rivers campus during busy holiday periods. I feel this will be unsatisfactory. Are they trying to put too much on 14 acres? Might Grosse Pointe Woods end up with a "white elephant" in our community? Possibly they could reduce the number of condominiums and rearrange the buildings to allow more parking?

Another problem is Cook Road is already busy, and adding the cars from 40 condominiums, 86 independent living apartments, shift changing employees and visitors' cars to the area mix sounds like we will be creating big problems.

I hope the Planning Commission members have had occasion to visit Fox Run. Visiting Sunrise, or similar developments would not give a good picture of what Rivers has in mind. I assume Rivers' architect has experience with three stage living developments like Fox Run? Fox Run is very nice, with many activities, but is not perfect.

Gerald Pochert
431 Saddle Lane
Grosse Pointe Woods, MI 48236
313-884-7237

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – March 2011**

Permits Issued: 104
Rental Certificates: 12 Total Amount: \$ 15,781
Vacant/Foreclosure: 5

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	2
# of Complaints Investigated by Code Enforcement:	17
Closed Due to Compliance:	16
Open for Longer Compliance Time:	1
Citations Issued:	2
Early Trash Notices:	26
Code Violation Notices to Residents:	23
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	10
Outside Storage:	9

NEW BUSINESS

Home Care Assistance, 20901 Mack, #201
NOTE: Special Kids (moved to 20451 Mack)