

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting Agenda
June 28, 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 – 05/24/11
7. **PUBLIC HEARING: IN ACCORDANCE WITH MCL 125.3101 THROUGH 125.3702 AND IN COMPLIANCE WITH GROSSE POINTE WOODS ZONING ORDINANCE, CHAPTER 50, ARTICLE III DISTRICT REGULATIONS, DIVISION 6 C.F. COMMUNITY FACILITIES DISTRICT, SECTIONS #50-338 & #50-339, APPLICATION FOR SITE PLAN REVIEW FOR RENOVATIONS TO THE UNIVERSITY LIGGETT SCHOOL COOK ROAD CAMPUS AT 1045 COOK ROAD. THE CURRENT EXTERIOR FOOTPRINT OF THE EXISTING BUILDINGS WILL NOT CHANGE, EXCEPT FOR A MINOR CONNECTION TO THE EXISTING FORD GYM. THE PROPERTY IS LOCATED IN THE COMMUNITY FACILITIES ZONING DISTRICT.**
 - A. PCW Excerpt – 05/24/22
 - B. Affidavit of Legal Publication – 06/09/11
 - C. Affidavit of 300' Radius Notice – 06/09/11
 - (1) Aerial Map – 06/09/11
 - (2) List of Property Owners Notified
 - D. Letter of Request - 05/16/11 Centerbrook (H. Altman)
 - E. Traffic Study Letter – 05/05/11 – Milone & MacBroom (T. Daly)
 - F. Traffic Safety Addendum – 06/06/11 – Milone & MacBroom (T.Daly & N.Fomenko)
 - G. Memo – 06/13/11 – Fire Inspector (Provost)
 - H. Letter – 06/15/11 – Fire Protection Eng & Bldg Code Consulting (P. Sherman)
 - I. Memo – 06/16/11 – Public Works Director (Ahee)
 - J. Memo – 06/16/11 – Traffic Safety Officer (Koerber)
 - K. Letter – 06/17/11 – Traffic Improvement Association (D. Allyn)
 - L. Memo – 06/21/11 – City Administrator (Fincham)
 - M. Memo – 06/14/11 – Building Official (Tutag)
 - N. Site Plan Review Meeting Checklist

O. Site Plan Document Review

- (1) Sheet T1.0 – Cover Sheet – 05/10/11
- (2) Sheet 1 – Boundary & Topographical Survey – 07/14/08
- (3) Sheet 2 - Boundary & Topographical Survey – 07/14/08
- (4) Sheet 3 - Boundary & Topographical Survey – 07/14/08
- (5) Sheet 4 - Boundary & Topographical Survey – 07/21/08
- (6) Sheet C1.0 – Site Utility Plan – 05/10/11
- (7) Sheet MA1.0 – Existing Campus Plan – 05/10/11
- (8) Sheet MA1.1 – Proposed Campus Plan – 05/10/11
- (9) Sheet MA1.2 – Site Plan 1st Floor – 05/10/11
- (10) Sheet MA1.3 – Site Plan Lower Level – 05/10/11
- (11) Sheet MA1.4 – Site Plan 2nd Floor – 05/10/11
- (12) Sheet AO-1 – Code Summary – 05/10/11
- (13) Sheet AO.2 – Code Plans 1st Floor Plan – 05/10/11
- (14) Sheet AO.3 – Code Plans Lower Level 2nd & 3rd Floor Plan – 05/10/11
- (15) Sheet A1.0 – Proposed Lower Level Campus Plan – 05/10/11
- (16) Sheet A1.0b – Connector & Library Lower Level – 05/10/11
- (17) Sheet A1.1 – Proposed 1st Floor Campus Plan – 05/10/11
- (18) Sheet A1.1a – Middle School Renovations 1st Floor – 05/10/11
- (19) Sheet A1.1b – Connector & Library 1st Floor – 05/10/11
- (20) Sheet A1.1c – Lower School Renovations – 05/10/11
- (21) Sheet A1.1d – Upper School South Stair Renovations – 05/10/11
- (22) Sheet A1.2 – Proposed 2nd Floor Campus Plan – 05/10/11
- (23) Sheet A1.2a – Middle School Renovations 2nd Floor – 05/10/11
- (24) Sheet A1.3 – Proposed Roof Campus Plan – 05/10/11
- (25) Sheet A1.3a – Middle School Renovations Roof Plan – 05/10/11
- (26) Sheet A1.3b – Connector Roof Plan – 05/10/11
- (27) Sheet A3.1 – Exterior Building Renovations – 05/10/11

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

Building Department Report – June 2011

9. **COUNCIL REPORT:**

Commission Member Nederhood

10. **INFORMATION ONLY - COUNCIL REPRESENTATIVE FOR NEXT MEETING:**

Commission Member Richardson

11. **NEW BUSINESS:**

Sub-Committee Reports:

2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)

Business & Development (Nederhood/Evola/Dickinson/Richardson)

Special Sign Ordinance (Vaughn/Evola/Fuller)

12. **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.

6.

PLANNING COMMISSION
05/24/11 – 020

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MAY 24, 2011, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Vaughn.

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

Absent: Nederhood, Vitale

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

Motion by Evola, seconded by Gilezan, that Planning Commission Members Nederhood and Vitale be excused from tonight's meeting.

MOTION CARRIED by the following vote:

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

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

Motion by Evola, seconded by Dickinson, 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, Richardson, Vaughn
NO: None
ABSENT: Nederhood, Vitale

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

PLANNING COMMISSION
05/24/11 – 021

Motion by Richardson, seconded by Evola, regarding **Approval of Minutes**, that the Planning Commission Meeting minutes dated April 26, 2011 be approved.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood, Vitale

The next item on the agenda was **Schedule a Public Hearing: University Liggett School Renovations, 1045 Cook Road**. Building Official Tutag recommended that a public hearing be scheduled for July 28, 2011, at which time the Planning Commission will make a recommendation to City Council.

Motion by Dickinson, seconded by Fuller, that the Planning commission schedule a **Public Hearing: University Liggett School Renovations, 1045 Cook Road for July 28, 2011**.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood, Vitale

The next item on the agenda was **Discussion: 2011/2012 Capital Improvement Program**. Building Official Tutag relayed to the Planning Commission that due to budgetary constraints, there are no Capital Improvements scheduled for the 2011/2012 Fiscal Year.

Motion by Gilezan, seconded by Dickinson, that the Planning commission accept the **2011/2012 Capital Improvement Program** report and forward it to Council for final adoption.

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood, Vitale

The next item on the agenda was **Discussion: Consignment Businesses in Grosse Pointe Woods**. Building Official Tutag gave an overview of Section 50-370(2)(h) regarding regulations of a consignment business and does not recommend any changes.

Motion by Dickinson, seconded by Fuller, that the Planning Commission recommend to Council that no changes be made to **Section 50.370(2)(h)** of the City Code regarding **consignment businesses**.

PLANNING COMMISSION
05/24/11 – 022

MOTION CARRIED by the following vote:

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

NO: None

ABSENT: Nederhood, Vitale

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

- Vacancy rate on Mack is slightly over 7%, which is good in these economic times.
- A neighborhood pub is interested in opening on Mack.
- Bow Wow Bake Shoppe is now open for business.
- Precisions Blades will open soon.
- Building Department is handling numerous complaints of high grass which is due to the rainy season.
- Homes sales in the City have increased.
- Permits for home improvement projects have increased.
- Code Enforcement is working in conjunction with Public Safety and is now issuing tickets to illegally parked landscaping vehicles.

Commission Member Hamborsky gave the **May 2, 2011 Council Report**:

- Nothing to report concerning the Planning Commission.

In Commission Member Hamborsky's absence, Building Official Tutag gave the **May 16, 2011 Council Report**:

- A fence variance was issued to 1780 Broadstone.

The following **Subcommittee Reports** were provided:

- **2020 Plan** – Commission Member Hamborsky stated that the subcommittee has not yet met and has nothing to report.
- **Business & Development** – Nothing to report.
- **Special Sign Ordinance** – Chair Vaughn stated that the subcommittee met before tonight's meeting and will reconvene after. A proposed study group will likely consist of 7 members: 2 Planning Commission members; 2 Residents; and 3 Business Owners. The subcommittee will report back at the July meeting.

There was no additional **New Business** to report.

Motion by Evola, seconded by Richardson, to adjourn the Planning Commission meeting at 8:03 p.m. Passed unanimously.

PLANNING COMMISSION EXCERPT
05/24/11

The next item on the agenda was **Schedule a Public Hearing: University Liggett School Renovations, 1045 Cook Road**. Building Official Tutag recommended that a public hearing be scheduled for July 28, 2011, at which time the Planning Commission will make a recommendation to City Council.

Motion by Dickinson, seconded by Fuller, that the Planning commission schedule a **Public Hearing: University Liggett School Renovations, 1045 Cook Road for July 28, 2011**.

MOTION CARRIED by the following vote:

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

7.B.

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

96 Kercheval

Grosse Pointe Farms, Michigan 48236

(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Peter Birkner

being duly sworn deposes and says that att

City of Grosse Pointe Woods

was duly published in accordance with inst
the following date:

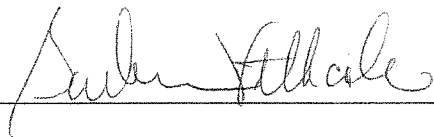
June 9, 2011

#1 GPW 6/9 Plan Comiss 6-2

and knows well the facts stated herein, and
newspaper.



Subscribed and sworn to before me this 9th



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 University Liggett School for renovations to the Cook Road Campus at 1045 Cook Road. The current exterior footprint of the existing buildings will not change, except for a minor connection to the existing Ford Gym. The property is located in the Community Facilities Zoning District.

The hearing is scheduled for Tuesday, June 28, 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.

G.P.N.: 6/9/2011

Lisa Kay Hathaway, MMC
City Clerk

Notary Public, Macomb County, Michigan
Acting in Wayne County

My Commission Expires April 26th, 2013

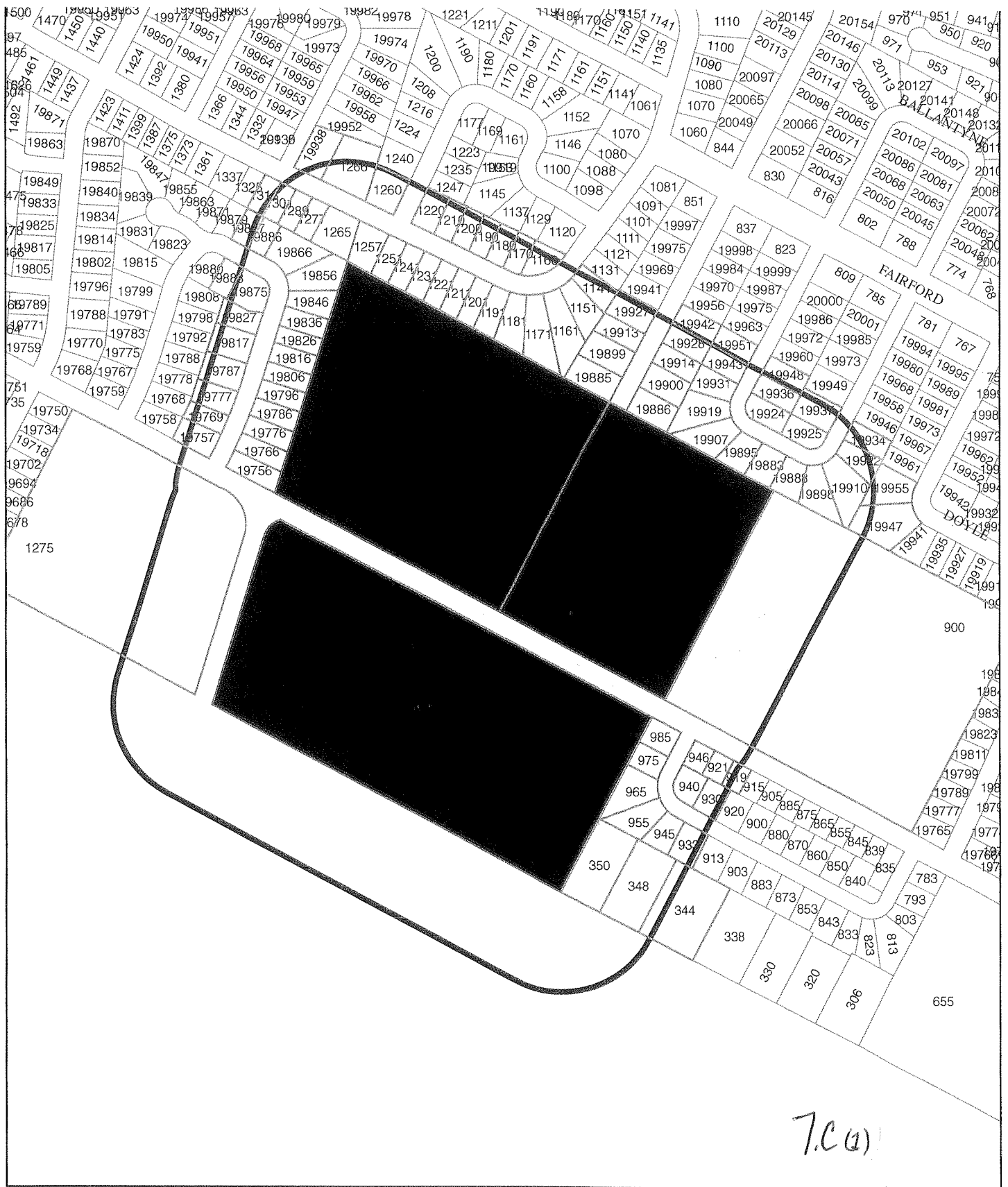
BARBARA VETHACKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 26, 2013
Acting in the County of Wayne

7.C.

State of Michigan)
) ss.
County of Wayne)

Lisa Kay Hathaway

See attached document for complete list.



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INFORMATION TECHNOLOGY DEPARTMENT
 Geographic Information Systems (GIS) Division

Subject: 1045 Cook Road

Date: 6-09-11



ownersname	ownersna_1	ownersstreet	ownercity	ownestate	ownerzipco	propertyst
STARR COMMONWEALTH		13725 STARR COMMONWEALTH ROAD	ALBION	MI	49224	900 COOK RD
RESIDENT		900 COOK RD	GROSSE POINTE WOODS	MI	48236	
GRANT, FRANCES		1715 MORTON	ANN ARBOR	MI	48104	933 CRESCENT LN
RESIDENT		933 CRESCENT LN	GROSSE POINTE WOODS	MI	48236	
G P PUBLIC SCHOOL SYSTEM		389 ST CLAIR	GROSSE POINTE	MI	48236	1275 COOK RD
RESIDENT		1275 COOK RD	GROSSE POINTE WOODS	MI	48236	
MUSIAL, ANNE		1190 TORREY	GROSSE POINTE WOODS	MI	48236	1190 TORREY RD
SANTINI, CHRISTINA		19886 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19886 E IDA LN
CORDOBA, VICTOR H		1257 TORREY	GROSSE POINTE WOODS	MI	48236	1257 TORREY RD
DUSTER, JOSEPH & MARY		1180 TORREY	GROSSE POINTE WOODS	MI	48236	1180 TORREY RD
SURMONT, ELSIE H., TRUSTEE		19866 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19866 E IDA LN
KRULA, RICHARD M		19914 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19914 FAIRWAY AVE
DUNBAR, MARGARET B.		19816 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19816 E IDA LN
BROWN, RICHARD E & KATHRYN		19943 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19943 W WILLIAM CT
EVOLA, JOSEPH AND CARROLL		19787 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19787 E IDA LN
HOLME, JEFFREY		946 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	946 CRESCENT LN
HADLEY, WILLARD J., IV		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	975 CRESCENT LN
MORREALE, ANTONIO		921 COOK RD	GROSSE POINTE WOODS	MI	48236	921 COOK RD
NATSCHKE, DOUGLAS		1170 TORREY	GROSSE POINTE WOODS	MI	48236	1170 TORREY RD
BINDER, JAMES		1251 TORREY	GROSSE POINTE WOODS	MI	48236	1251 TORREY RD
MCBRIDE, SUSAN		1160 TORREY RD	GROSSE POINTE WOODS	MI	48236	1160 TORREY RD
WALSH, JOHN		19938 EAST EMORY COURT	GROSSE POINTE WOODS	MI	48236	19938 E EMORY CT
CAPULONG, WILFREDO M &		1260 ELFORD CT	GROSSE POINTE WOODS	MI	48236	1260 ELFORD CT
KIM, WILLIAM ALLEMON JEANNIE		1313 TORREY	GROSSE POINTE WOODS	MI	48236	1313 TORREY RD
TELEGADAS, TY AND AMANDA J.		1301 TORREY	GROSSE POINTE WOODS	MI	48236	1301 TORREY RD
HUTTON, ROBERT JOHN, II	HUTTON, RENEE NAVARRO	1220 ELFORD CT	GROSSE POINTE WOODS	MI	48236	1220 ELFORD CT
BACKER, KELLY		1289 TORREY RD	GROSSE POINTE WOODS	MI	48236	1289 TORREY RD
DIESING, JOHN W		1277 TORREY	GROSSE POINTE WOODS	MI	48236	1277 TORREY RD
IGNAGNI, ABIGAIL		1210 TORREY	GROSSE POINTE WOODS	MI	48236	1210 TORREY RD
HICKS, MICHELLE		1265 TORREY	GROSSE POINTE WOODS	MI	48236	1265 TORREY RD
HERMES, WILLIAM R		1200 TORREY	GROSSE POINTE WOODS	MI	48236	1200 TORREY RD
CHARIOT, MARGARET M., TRUST		19887 IDA LANE W	GROSSE POINTE WOODS	MI	48236	19887 W IDA LN
ROACH, TERRANCE & JUDITH		1241 TORREY	GROSSE POINTE WOODS	MI	48236	1241 TORREY RD
HUETTER, MICHAEL J		1231 TORREY	GROSSE POINTE WOODS	MI	48236	1231 TORREY RD
KING-VALLEJO, CHERYL A.		19856 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19856 E IDA LN
SYLVESTER, CURT		19888 W IDA LANE	GROSSE POINTE WOODS	MI	48236	19888 W IDA LN
KALUS, DEBORAH R. AND JAMES S.		1221 TORREY	GROSSE POINTE WOODS	MI	48236	1221 TORREY RD
BAN, ROBERT J., JR. AND BRENDA K.		1141 TORREY	GROSSE POINTE WOODS	MI	48236	1141 TORREY RD
AMATO, ANTHONY & TERR TURP		1211 TORREY	GROSSE POINTE WOODS	MI	48236	1211 TORREY RD
SAIGH, PAUL A		19875 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19875 E IDA LN
KAUFMAN, FRANK M		1201 TORREY	GROSSE POINTE WOODS	MI	48236	1201 TORREY RD
BARATTA, EUGENE		1161 TORREY	GROSSE POINTE WOODS	MI	48236	1161 TORREY RD
RESIDENT		1151 TORREY RD	GROSSE POINTE WOODS	MI	48236	
KIENLE, CARL W		1191 TORREY	GROSSE POINTE WOODS	MI	48236	1191 TORREY RD
BARATTA, ANGELINE		1161 TORREY	GROSSE POINTE WOODS	MI	48236	1161 TORREY RD
PACINI, MARIANO AND MARIE		19846 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19846 E IDA LN
RUTTAN, HAROLD E & CAREN		1181 TORREY	GROSSE POINTE WOODS	MI	48236	1181 TORREY RD
POPOVIC, DANIEL J & ROBE		1171 TORREY	GROSSE POINTE WOODS	MI	48236	1171 TORREY RD
HUGHES, HELEN		19827 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19827 E IDA LN
HARTMAN, ROBERT F		19942 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19942 FAIRWAY AVE
WHITIN, DAVID & PHYLLIS		19836 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19836 E IDA LN
JANUTOL, DAVID C		19913 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19913 FAIRWAY AVE
ALLOR, RICHARD W		19928 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19928 FAIRWAY AVE
MAKOWSKI, MICHAEL		19817 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19817 E IDA LN
HATTY, MICHAEL T		19951 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19951 W WILLIAM CT
PIZZO, VINCENT		19826 E IDA LANE	GROSSE POINTE WOODS	MI	48236	19826 E IDA LN

7.C(2)

owner's name	owner's na_1	owner's tree	owner's city	owner's state	owner's zip/co	property's list
BARATTA, ROSALIE, TRUST		19899 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19899 FAIRWAY AVE
BARATTA, ANGELINE		19885 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19885 FAIRWAY AVE
MONFORTON, TOBY L & JA		19948 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236	19948 W WILLIAM CT
POPE, JASON	HILLMAN, SUSAN M	19900 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19900 FAIRWAY AVE
JOHNIDES, CHERYL		19806 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19806 E IDA LN
PLOURDE, MARK R.	PLOURDE, CYNTHIA HATTY	19931 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19931 W WILLIAM CT
SAVERINO, FEDELE		19777 E IDA LANE	GROSSE POINTE WOODS	MI	48236-2521	19777 E IDA LN
ATTIA, SABRY		19796 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19796 E IDA LN
FENNELL, LAURA E		19886 FAIRWAY AVE	GROSSE POINTE WOODS	MI	48236	19886 FAIRWAY AVE
SARNAIK, ASHOK		19924 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236	19924 W WILLIAM CT
SCHADEN, EUGENE	SCHADEN, ANN M.	19786 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19786 E IDA LN
MOGK, PATRICIA F		19769 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19769 E IDA LN
MCENTEE, GAIL LYNN		19925 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19925 E WILLIAM CT
JOHNSON, RICHARD H		19776 EAST IDA LANE	GROSSE POINTE WOODS	MI	48236	19776 E IDA LN
CUSMANO, JOSEPHINE		19907 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19907 W WILLIAM CT
BONASSO, VINCENT		19757 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19757 E IDA LN
KARAM, KARAM AND HANAA		19934 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19934 E WILLIAM CT
RAMBAUM, MARIANNE		19895 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19895 W WILLIAM CT
STINES, EDOUARD		19766 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19766 E IDA LN
HAMILTON, STEPHEN R		19922 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19922 E WILLIAM CT
CALLERT, ALFRED AND CAROLE		19883 WILLIAM CT W	GROSSE POINTE WOODS	MI	48236	19883 W WILLIAM CT
MACK, GREGORY P		19756 IDA LANE E	GROSSE POINTE WOODS	MI	48236	19756 E IDA LN
KWIATKOWSKI, GARY		19910 WILLIAM CT E	GROSSE POINTE WOODS	MI	48236	19910 E WILLIAM CT
COUSINO, RAYMOND F. AND JOANN S.		19888 E WILLIAM COURT	GROSSE POINTE WOODS	MI	48236	19888 E WILLIAM CT
KASPRZAK, FREDERICK		19955 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236	19955 W DOYLE PL
SAVAGE, MATTHEW, IV & SUSAN		19898 WILLIAM CT E	GROSSE POINTE WOODS	MI	48236	19898 E WILLIAM CT
JANOSI, ZOLTAN		19947 DOYLE PLACE W	GROSSE POINTE WOODS	MI	48236	19947 W DOYLE PL
WIEME, JAMES A.		1045 COOK RD	GROSSE POINTE WOODS	MI	48236	1045 COOK RD
GROSSE POINTE UNIVERSITY SCHOOL		985 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	985 CRESCENT LN
SHEORIS, JOHN V		919 COOK RD	GROSSE POINTE WOODS	MI	48236	919 COOK RD
MATHEWS, JOSEPH C & MAUR		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	965 CRESCENT LN
HADLEY, WILLARD		965 CRESCENT LN	GROSSE POINTE WOODS	MI	48236	
RESIDENT		930 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	930 CRESCENT LN
HAKIM, DAVID		975 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	955 CRESCENT LN
HADLEY, WILLARD J., IV		955 CRESCENT LN	GROSSE POINTE WOODS	MI	48236	
RESIDENT		945 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	945 CRESCENT LN
LOMBARDI, DOMINIC A., TRUSTEE		350 PROVENCAL	GROSSE POINTE WOODS	MI	48236	350 PROVENCAL RD
HYDE, ARTHUR S & CRISTY C		348 PROVENCAL	GROSSE POINTE WOODS	MI	48236	348 PROVENCAL RD
WELCH, ROBERT		344 PROVENCAL	GROSSE POINTE WOODS	MI	48236	344 PROVENCAL RD
CHARLTON, CHRISTOPHER T		1045 COOK RD	GROSSE POINTE WOODS	MI	48236	1045 COOK RD
GROSSE POINTE UNIVERSITY SCHOOL		1045 COOK RD	GROSSE POINTE WOODS	MI	48236	1045 COOK RD
GROSSE POINTE UNIVERSITY SCHOOL		19927 FAIRWAY DR.	GROSSE POINTE WOODS	MI	48236	19927 FAIRWAY AVE
ALLEVA, RENEE D		940 CRESCENT LANE	GROSSE POINTE WOODS	MI	48236	940 CRESCENT LN
DUER, S.		19919 W WILLIAM CT	GROSSE POINTE WOODS	MI	48236	19919 W WILLIAM CT
MALBOUEF, GEORGE AND RUTH K., TRUST		5631 CLUB HOUSE DR S	NEW PORT RICHEY	FL	34653	19937 E WILLIAM CT
BALCIRAK, DEAN		19937 E WILLIAM CT	GROSSE POINTE WOODS	MI	48236	
RESIDENT		100 S. Main Room 314	Mount Clemens	MI	48043	
AT&T	Area Manger - Mr. Tim Black	17150 Allen Rd.	Mtclmndale	MI	48122	
MtchCon	Catherine Litwa, Permit Liaison	2000 Second Ave, Ste 1066 W.C.B.	Detroit	MI	48226	
Detroit Edison Company	Andrew Manning, Corp. Permit Coordinator	487 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236	
JAY, ANTHONY-NANCY		489 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236	
THOMPSON, JANET M		493 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236	
BRUNO, JOYCE		495 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236	
KERR, JOEL		499 CHALFONTE AVE	GROSSE POINTE FARMS	MI	48236	
ROSSELLO, THOMAS-KAREN		418 BARCLAY RD	GROSSE POINTE FARMS	MI	48236	
DISANTO, PARIS			GROSSE POINTE FARMS	MI	48236	

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco	propertyst
TROMBLY, EDGAR		420 BARCLAY RD.	GROSSE POINTE FARMS	MI	48236	
EDWARDS, JEFFREY & MARY		422 BARCLAY RD	GROSSE POINTE FARMS	MI	48236	
COLOMBO, RICHARD & MARY		424 BARCLAY RD	GROSSE POINTE FARMS	MI	48236	
HOWBERT, EDGAR		354 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
HAMPTON, VERN C.		360 PROVENCAL	GROSSE POINTE FARMS	MI	48236	
FRUEHAUF, HARRY		364 PROVENCAL RD.	GROSSE POINTE FARMS	MI	48236	
HAGGARTY, GEORGE-ALICE		372 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
MESTDAGH, JAMES-KRISTINE		380 PROVENCAL RD	GROSSE POINTE FARMS	FL	48236	
BEARDSLEE, LINDSEY-WILLIAM		382 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
BACKER JR, JOSEPH-MARCIA		386 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
FRUEHAUF, KENNETH-JENNIFER		388 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
CAMPBELL, WILLIAM		390 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	
SURDAM, MARY		396 PROVENCAL RD	GROSSE POINTE FARMS	MI	48236	

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JAY, ANTHONY-NANCY
487 CHALFONTE
GROSSE POINTE FARMS MI 48236

38 001 07 0052 002
THOMPSON, JANET M
489 CHALFONTE AVE
GROSSE POINTE FARMS MI 48236

38 001 07 0051 000
BRUNO, JOYCE
493 CHALFONTE
GROSSE PTE FMS MI 48236

38 001 07 0050 000
KERR, JOEL
495 CHALFONTE
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38 001 07 0049 000
ROSSELLO, THOMAS-KAREN
499 CHALFONTE
GROSSE PTE FMS MI 48236

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DISANTO, PARIS
418 BARCLAY RD
GROSSE POINTE FARMS MI 48236

38 001 11 0200 002
CONWAY, JAMES ~~GAYLE~~
~~419 BARCLAY RD~~
GROSSE POINTE FARMS MI 48236

38 001 11 0185 002
TROMBLY, EDGAR
420 BARCLAY RD
GROSSE POINTE FARMS MI 48236

38 001 11 0201 002
VENETTIS, JAMES
~~421 BARCLAY RD~~
GROSSE POINTE FARMS MI 48236

38 001 11 0185 001
EDWARDS, JEFFREY & MARY
422 BARCLAY RD
GROSSE POINTE FARMS MI 48236

38 001 11 0203 002
VREEKEN, CHARISSE-PERCY P
~~423 BARCLAY RD~~
~~GROSSE POINTE FARMS MI 48236~~

38 001 11 0183 002
COLOMBO, RICHARD & MARY
424 BARCLAY RD
GROSSE POINTE FARMS MI 48236

38 002 01 0086 000
HOWBERT, EDGAR
354 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

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HAMPTON, VERN C
360 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0084 000
FRUEHAUF, HARRY
364 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0083 000
HAGGARTY, GEORGE-ALICE
372 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0082 000
MESTDAGH, JAMES-KRISTINE
380 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

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BEARDSLEE, LINDSEY-WILLIAM-BF
C/O WILLIAM C. BREADSLEE, JR.
382 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0078 002
BACKER, JR. JOSEPH-MARCIA
386 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0077 000
FRUEHAUF, KENNETH-JENNIFER
388 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0076 000
CAMPBELL, WILLIAM
390 PROVENCAL RD
GROSSE POINTE FARMS MI 48236

38 002 01 0075 000
SURDAM, MARY
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SURDAM, MARY
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GROSSE POINTE FARMS MI 48236

CENTERBROOK

7. D.

May 16, 2011

City of Grosse Pointe Woods
Planning Commission
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236-2397

Re: University Liggett School Planning and Zoning Application

Dear Honorable Planning Commission Members:

Please accept this letter as the application for the municipal approvals required by the City of Grosse Pointe Woods for renovations at the University Liggett School at 1045 Cook Road. As the Architects of the renovations, Centerbrook has submitted fourteen (14) sets of drawings dated May 10, 2011 and a traffic impact report to begin the approvals review. We believe our submission contains the information outlined in section 50-36 of the regulations for site plans.

The project's goal is to move the Middle School students and staff from the Briarcliff campus on to the Cook Road campus, thus consolidating the school and contributing to a more cohesive community. The Briarcliff campus will be used as an adjunct facility for after-school athletics until such time as the property is sold.

The proposed project will entail renovations and minor additions totaling approximately 19,000 gross square feet. The current exterior footprint of the existing buildings on the campus will not be changed, except for a minor connection to the existing Ford Gym. The project site is located in the Community Facilities zoning district.

In accordance with Section 50-36 (a) a pre-application meeting with city staff was held on May 10, 2011. After discussions with the city's Building Official, Gene Tutag, this project is to be considered a minor project. The goal is to start construction in July 2011 and to complete construction by August 2012.

Thank you for your consideration. In the meantime, please contact me if you'd like us to provide additional information for this submission.

Respectfully,


Henry D. Altman, AIA

HDA:lac

cc: Mark Simon
David Boring
Joe Healey

HENRY D. ALTMAN, AIA, LEED AP, ASSOCIATE
CENTERBROOK ARCHITECTS AND PLANNERS, LLP
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860-767-0175
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7.E.

May 5, 2011

Mr. Henry D. Altman, AIA, LEED AP
Associate
Centerbrook Architects & Planners, LLP
67 Main Street, P. O. Box 955
Centerbrook, CT 06409

**RE: Traffic Study
University Liggett School
Grosse Pointe Woods, Michigan
MMI #1179-20**

Dear Mr. Altman:

Introduction

The purpose of this traffic study is to determine the impacts related to the expansion of the University Liggett School (ULS) Cook Road campus in Grosse Pointe Woods, Michigan for the local approval process. The school's Cook Road campus currently educates students in pre-k, elementary, and high school grade levels. The proposed addition would consolidate the existing ULS Middle School, currently located on Briarcliff Road, into the Cook Road campus. The union would add approximately 125 new students to the Cook Road campus and the associated traffic related to pickup/drop-off activity. Operations at local intersections and public roadways as well as queues have been reviewed to determine the impacts. Several mitigation measures are recommended to ameliorate the additional vehicles entering and exiting the site. A site location map is provided in Figure 1.

Existing Conditions

The ULS Cook Road campus consists of pre-k, elementary, and high school age students. The Primary School serves preschool and kindergarten age children (ages three to five). This school is located at the westernmost portion of campus and has access via a full-service driveway located approximately 300 feet from the intersection of Cook Road and Chalfonte Avenue. A turnaround area is located adjacent to the building entrance for pickup/drop-off at the Primary School.

The elementary students (grades one through five) are contained within the Lower School campus area, which is immediately east of the Primary School. The Lower School access is provided via a one-way entrance driveway that approaches the school building, runs parallel to the building front, and loops back to Cook Road. The Lower School pickup and drop-off

activities are contained primarily along this driveway. The Lower School driveway also has seven visitor parking spaces located adjacent to where the driveway exits onto Cook Road.

A visitor parking lot is located between the Primary School driveway and the Lower School entrance driveway. This parking lot contains 65 spaces, three of which are designated for handicap use. Signs are posted along several perimeter spaces that read: PICKUP AND DROP OFF ONLY – NO PARKING – SHORT TERM VISITOR PARKING. The staff parking lot is located to the west of the Primary School driveway. This lot contains 71 spaces, three of which are designated for handicap use. There are two driveway connections between the staff parking lot and the Primary School driveway.

The high school students (grades nine through 12) are contained within the Upper School, which is located within the eastern portion of campus. A one-way pickup/drop-off loop driveway is provided in front of the Upper School.

Opposite the Liggett School buildings are the athletic facilities and student parking lot. Access to the student parking lot is provided via a one-way entrance driveway located opposite the Upper School exit driveway. Egress from the parking lot is served by an exit only driveway located approximately 140 feet from the intersection of Cook Road and Chalfonte Avenue. This parking lot contains a total of 180 spaces, which includes eight handicap spaces and eight CPA designated spaces that are reserved for teachers who currently teach classes at both the Cook Road campus and the Middle School located on Briarcliff Road.

The Middle School campus is located on Briarcliff Road approximately two miles north of the Cook Road campus. This school serves grades six, seven, and eight. The site has two driveways that are connected by an internal connection that fronts the entire building. This area serves as the pickup and drop-off location for most students. A staff parking lot is located at the rear of the building, which is accessed via the western driveway.

The Cook Road campus school day begins at 8:00 a.m. and terminates at 3:00 p.m. Teachers' hours are from 7:45 a.m. to 3:30 p.m., and nonteacher staff hours are from 7:45 a.m. to 4:15 p.m. daily. Typical drop-off activity in the morning occurs between 7:30 and 8:20 a.m. while the afternoon peak pickup activity occurs between 2:30 and 3:30 p.m.

The Middle School day is offset from the Cook Road campus by 10 minutes. Thus, the students are in class from 8:10 a.m. to 3:10 p.m.

Observations

A field reconnaissance was undertaken on Thursday and Friday, February 10 and 11, 2011, to observe campus layout, parking supply and demand, pickup and drop-off operations, and other general campus activities. Student pickup/drop-off occurs at the Primary School, the Lower School, and the Upper school driveways at the Cook Road campus. The Middle School

experiences these activities primarily within the on-site driveway that fronts the school but also along the Briarcliff Avenue curb nearest the school's front door.

Drop-Off Observations

The morning drop-off activity typically experiences the first arrival of the day by 7:30 a.m. At the Primary School driveway, parents enter the driveway, continue to the circle at the front door, and exit via the driveway. Staff is present in the vicinity of the entrance to assist students entering the school without the need of a parent to exit the vehicle. Parents wishing to accompany their children into the school park in the visitor lot adjacent to the Primary School driveway. Operations at this driveway are typically uninhibited.

At the Lower School driveway, parents enter the driveway, drop off their children at the sidewalk along the school frontage, and leave via the exit driveway. A relatively significant volume of traffic utilizes this area during the drop-off period. These operations are also typically uninhibited.

The Upper School driveway also experiences a significant volume of drop-off activity; however, since the students being dropped off at this location are typically high school age students, the process is relatively quick. Less dwell time is needed by the parents to ensure their children make their way inside the building.

The Middle School drop-off activity occurs within the on-site driveway along the building frontage and along the side of Briarcliff Road. The on-site traffic does not queue to the entrance driveway, nor does it extend onto Briarcliff Road.

Pickup Observations

The pickup observations at the Cook Road campus yielded more significant findings than the drop-off activity since the afternoon pickup period creates the greatest concentrated traffic demand on the school driveways along Cook Road. The peak of the afternoon pickup operations typically involves parents arriving in advance of the 3:00 p.m. student dismissal time (as early as 2:30 p.m.) and lasting until approximately 3:20 p.m. The heaviest demands generally occur between 2:50 and 3:10 p.m. The Primary School pickup activity is relatively simple - parents enter via the Primary School driveway and have the option to pick up their children at the turnaround adjacent to the school doorway or to park in the visitor parking lot and enter the building themselves. Little queuing occurs within the turnaround area or within the driveway approach to Cook Road as parents exit the campus.

The Lower School driveway experiences the greatest demand with the slowest operations for picking up students, thereby creating the longest queues. Parents arrive and park along the on-site sidewalk fronting the Lower School portion of campus and queue along the driveway and ultimately onto Cook Road. Maximum observed queues extend along Cook Road beyond the

Primary School driveway with approximately eight to nine vehicles queued on the street for a total of 26. A gap is typically provided between queued vehicles to maintain access to/egress from the Primary School driveway.

The Upper School driveway, as mentioned earlier, generally serves students being picked up who are older and can therefore be picked up more quickly. The queues at this location did extend onto Cook Road but did not exceed three to four vehicles during the observation period.

Parking Observations

The parking lots were observed before and after the morning drop-off period and the afternoon pickup period. The parking lots were generally empty prior to 7:00 a.m. and filled to their maximum demand by 8:35 a.m. Table 1 provides a summary of the parking lot utilization observations.

TABLE 1
Parking Lot Capacity and Demand Observations

Parking Lot	Parking Capacity	Parking Demand	
		2/10/11 at 2:30 p.m.	2/11/11 at 8:30 a.m.
Staff/Faculty	71	42	49
Visitor	65	6	32
Student	180	116	99
TOTAL	316	164	180

It should be noted that a parent and grandparent visiting day for the Primary School was held on February 11 during the observation period, which resulted in a greater demand at the visitor lot. As shown in Table 1, the parking utilization is slightly more than 50 percent campuswide. Specific parking lots experience a utilization of 10 to 70 percent at any given time.

Parking demands at the Middle School campus were observed to be approximately 23 vehicles. Based on discussion with ULS staff, this is typical.

Traffic Data Collection

Traffic counts were performed at the school driveways for both the Cook Road campus and the Middle School at Briarwood Drive. The intersection of Cook Road at Chalfonte Avenue was also counted. The traffic volume data was collected on February 10, 15, and 17, 2011 during the school peak periods (7:00 – 9:00 a.m. and 2:00 – 4:00 p.m.). These periods covered the arrival and dismissal times with related pickup/drop-off student and staff driving peaks. The roadway networks with turning movements are shown in Figures 2 and 3.

To supplement the data shown in Figures 2 and 3, Table 2 summarizes the pickup/drop-off volumes at the school driveways.

TABLE 2
Existing Cook Road Campus Traffic Activity

Driveway Location	AM Peak Hour		PM Peak Hour	
	Drop-offs ⁽¹⁾	Students/Staff/Visitors ⁽²⁾	Pickups ⁽¹⁾	Students/Staff/Visitors ⁽³⁾
Primary School	32	33	24	36
Lower School	103	0	38	4
Upper School	105	---	33	---
Student Lot	---	73	---	50
TOTAL	240	106	95	90

(1) Round trip (enter – drop-off or pickup – exit)

(2) Entering trips

(3) Exiting trips

As shown in Table 2, the Cook Road campus experiences approximately 240 drop-off trips in the morning peak hour and 95 pickup trips in the afternoon peak. The variation between the morning and afternoon trips is primarily due to after-school activities. Fewer students are leaving the campus at the school dismissal period than are arriving prior to the start of the school day.

Based on the traffic counts, the Middle School experiences approximately 90 drop-off trips in the morning and 45 pickup trips in the afternoon. These include the drivers that enter the school driveway as well as the drivers that perform curbside pickup/drop-off along the roadway.

Future Conditions

Following the consolidation of the campuses, the activity that occurs at the Middle School campus will be added to the Cook Road campus. Based on information provided by the ULS, approximately 40 percent of the Middle School students have siblings at the Cook Road campus. This reduction factor can be applied to the number of pickup/drop-off trips made at the Middle School when being combined with the Cook Road campus trips.

Including the sibling reduction factor of 40 percent, a total of approximately 55 Middle School drop-off trips will be added to the existing trips at the Cook Road campus, and 30 middle school pickup trips will be added. This results in a total of 295 drop-off trips during the morning peak hour at the Cook Road campus and a total of 125 pickup trips during the afternoon peak hour. A summary of this information is shown in Table 3. Figures 4 and 5 show the new trips (Middle School traffic) to/from the Cook Road campus, which follow the traffic patterns of the existing site trips. The Middle School trips and the existing trips have been added and are shown in Figures 6 and 7 for the weekday morning and afternoon peak hours, respectively.

TABLE 3
Pickup/Drop-Off Summary for Both Campuses

Campus Location	AM Peak Drop-Offs	PM Peak Pickups
Cook Road	240	95
Middle School	55*	30*
TOTAL	295	125

* Includes 40% reduction factor to account for siblings in both campuses

The aforementioned 23 vehicles parked at the Middle School would also require relocation to the Cook Road campus. The availability of parking spaces within the staff parking lot can accommodate most, if not all, of the Middle School vehicles. Additional staff parking might require the use of several spaces either in the visitor parking lot or the student parking lot across the street.

Vehicular Queues

As previously mentioned in the Observations section of this report, the maximum queues at the school are during the afternoon pickup period, extend throughout the Lower School driveway, and eventually spill onto Cook Road. Currently, there are approximately eight to nine vehicles queued along Cook Road during the peak queuing period. This translates to a total of approximately 30 queued vehicles in queue in this area. In the future, due to the school layout and the location of the Middle School classrooms within the campus, the Middle School students will likely be picked up within the Lower School driveway. This would cause the number of vehicles accessing this section of campus to approximately double. Therefore, an additional 30 vehicles will require queuing space to pick up children at the building frontage. If no measures are taken to reduce queues, the additional vehicles would extend into the intersection of Cook Road/Chalfonte Avenue. A graphic showing the extent of the existing queues is shown in Figure 8.

Traffic Analyses

The Cook Road campus driveways with approaches to Cook Road and the intersection of Cook Road/Chalfonte Avenue were analyzed for the existing condition traffic volumes and the estimated traffic volumes under the proposed scenario with the addition of the Middle School activity. The intersections were analyzed using the SYNCHRO¹ traffic analysis software. The software package adheres to the methodologies outlined in the Highway Capacity Manual (HCM 2000) to determine a Level of Service (LOS) for each of the study peak hours. The quality of operations is measured and expressed as a LOS. LOS is defined as a measure of inconvenience that motorists experience. The levels are expressed with letter designations from A through F. LOS A represents little or no vehicle delay. LOS F reflects an intersection or movement that is

¹ SYNCHRO 7, Traffic Signal Coordination Software, Trafficware, 2007.

over capacity and one where long delays can be expected. The delay criteria for unsignalized intersections are summarized in Table 4.

TABLE 4
Level of Service Criteria
Unsignalized Intersections

LEVEL OF SERVICE	AVERAGE STOPPED DELAY PER VEHICLE (SECONDS)
A	≤ 10.0
B	>10 TO ≤ 15
C	>15 TO ≤ 25
D	>25 TO ≤ 35
E	>35 TO ≤ 50
F	> 50

Source: Highway Capacity Manual, 2000.

The analyses indicated that the school driveways currently operate at LOS C or better during the morning peak period and LOS B or better during the afternoon peak period. These are considered acceptable operations characteristics.

Following the addition of the Middle School-related traffic to the campus, the analyses revealed operations will continue to be LOS C or better for all driveway and roadway approaches. Therefore, the area roadway network can accommodate the new site trips without degradation of LOS.

A summary of the traffic operations is shown in Table 5.

TABLE 5
Operational Analysis Summary (LOS)

Intersection	Approach	WEEKDAY MORNING PEAK HOUR		WEEKDAY AFTERNOON PEAK HOUR	
		Existing	Combined	Existing	Combined
Cook Road/ Chalfonte Avenue ⁽¹⁾	Eastbound	A	A	A	A
	Westbound	B	C	B	B
	Northbound	A	A	A	A
Cook Road/ Student Lot Exit Driveway ⁽²⁾	Southbound Left/Right	A	A	B	B
Cook Road/ Primary School Driveway ⁽²⁾	Westbound Left	A	A	A	A
	Northbound Left/Right	C	C	B	B
Cook Road/ Lower School Driveway Exit ⁽²⁾	Northbound Left/Right	B	C	B	B
Cook Road/ Upper School/ Student Lot Driveway ⁽²⁾	Eastbound Left	A	A	A	A
	Northbound Left/Right/Through	C	C	B	B

- (1) All-way stop control
(2) Two-way stop control

Conclusion

This traffic study reviewed the impacts related to the expansion of the ULS. The proposed addition would consolidate the existing ULS Middle School, currently located on Briarcliff Road, into the Cook Road campus. The proposed campus structure would accommodate students in grades pre-k through high school. Observations and data collection efforts were performed at both of the existing campuses to understand the existing conditions. The campus merge would add approximately 125 new students to the Cook Road campus. This will generate approximately 55 weekday morning new drop-off vehicles, 30 afternoon new pickup vehicles, and 23 new staff vehicles accessing the Cook Road campus. The future drop-off and pickup activity is expected to occur over the same timeframe as today: 7:30 to 8:30 AM and 2:30 to 3:20 PM, respectively. Based on observations and calculations, the traffic operations along area roadways and at the nearby intersection of Cook Road/Chalfonte Avenue will continue to operate at satisfactory levels. Also, the staff parking lot should accommodate the additional demand created by the Middle School staff.

The queues along Cook Road already experience eight to nine vehicles that extend along the site frontage approaching the Cook Road/Chalfonte Avenue intersection, particularly during the

Mr. Henry D. Altman

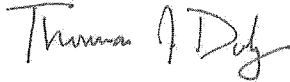
May 5, 2011

Page 9

afternoon pickup period. With the addition of the Middle School activity, the queue would extend into the adjacent intersection if no improvements are implemented. Several measures have been listed within this report to ameliorate the queues and provide greater on-site storage of vehicles awaiting students to be picked up. After consideration and review with ULS administration, the two most promising measures would be: (1) Allocate an adequate number of parking spaces (approximately 35) within the visitor lot for pickup/drop-off use and/or (2) Create a double stacking lane within the existing Lower School driveway. Two distinct advantages to utilizing the Visitor Lot as a pickup area eliminates the need for on-site construction what would increase the campus' impervious area and would likely require the removal of several landmark trees. Following these proposed improvement(s), the additional vehicles accessing the site can be accommodated.

Very truly yours,

MILONE & MACBROOM, INC.



Thomas J. Daly, P.E.
Project Manager, Associate



Nicholas M. Fomenko, P.E., PTOE
Project Transportation Engineer

Attachments

1179-20-a2811-ltr



MILONE & MACBROOM®

Engineering,
Landscape Architecture
and Environmental Science

7.F

June 6, 2011

Mr. Henry D. Altman, AIA, LEED AP
Associate
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67 Main Street
P. O. Box 955
Centerbrook, CT 06409

**RE: Traffic Study - ADDENDUM
University Liggett School
Grosse Pointe Woods, Michigan
MMI #1179-20**

Dear Mr. Altman:

Since the completion of the University Liggett School (ULS) Traffic Study (dated May 5, 2011), a meeting was held with the members of the project team and select members of the City of Grosse Pointe Woods, Michigan. Municipal personnel included Gene Tutag (Building Department), Detective Daniel T. Koerber (Traffic Safety Division), Joseph E. Provost, Jr. (Fire Inspector), and Andrew Pazuchowski (Department of Public Safety). At this meeting, the City recommended we review the traffic study¹ submitted for the proposed retirement community to be located on Cook Road; consider mitigation to alleviate impacts of queuing along Cook Road related to the school and pedestrian crossing, and contact David Allyn, PE, who is responsible for review of our findings from the traffic study.

Retirement Community Traffic Report Review

Upon review of the retirement community traffic report, the methodology used overlaps the on-street peak traffic volumes, the peak traffic activity for the proposed retirement community and the peak traffic generated by the various schools in the area. Their traffic volumes were recorded in August and the school traffic volumes and distribution were estimated using data from the Institute of Transportation Engineers, while the ULS report used actual data counted during the school year. The report notes that this situation would not occur in the field, but was used to remain conservative. The estimated traffic volumes entering this intersection during the weekday morning peak hour is approximately 1,280 vehicles, as shown in the retirement community report. The ULS report shows a total entering volume at this location of 1,059 vehicles during the morning peak hour. The afternoon peak hour entering volume is 1,075 vehicles and 844 vehicles for the retirement community study and the ULS study, respectively. The retirement community study uses traffic volumes in excess of 20 percent greater than the ULS study. This is the primary reason for the poor levels of service noted in the retirement community report. A summary of these traffic volumes and the analysis results are shown in Table 1.

¹ *Continuing Care Retirement Community, Traffic Impact Assessment*; The Corradino Group of Michigan, Inc.; March 2011.

Table 1
TRAFFIC VOLUME AND LEVEL OF SERVICE SUMMARY
ULS STUDY VS. RETIREMENT COMMUNITY STUDY
COOK ROAD/CHALFONTE AVENUE

Source	Direction	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Total Entering Volume	LOS ¹	Total Entering Volume	LOS
University Liggett School Traffic Study ²	Eastbound	417	A	276	A
	Westbound	365	C	298	B
	Northbound	277	A	270	A
	Total	1,059	--	844	--
Retirement Community Traffic Study	Eastbound	449	--	360	--
	Westbound	540	--	482	--
	Northbound	291	--	233	--
	Total	1,280	F	1,075	C

¹ Level of Service is provided by approach within the ULS report and by overall intersection operations within the Retirement Community report.

² Includes traffic related to Middle School student relocation to Cook Road campus

The Corradino Group report also notes that motorists would likely alter their travel patterns to avoid school areas along Cook Road during times of increased traffic related to arrival and dismissal activity. We agree with this statement. Nearby east-west roadways that have more capacity will likely serve as alternate routes for motorists wishing to bypass Cook Road during times of peak activity.

Requests from Peer Reviewer

We have had subsequent contact with David Allyn, PE of the Traffic Improvement Association, who has been reviewing the traffic study submission on behalf of the City. Mr. Allyn has requested the analysis worksheets for comparison with the analysis prepared for the proposed retirement community, which has been provided. Mr. Allyn has not expressed further inquiry regarding this issue. Discussion related to the widening of Cook Road has also occurred, of which Mr. Allyn is in favor, and Milone & MacBroom, Inc. is not. Further discussion on this topic is presented below.

Mr. Allyn has also recommended pursuing alternative measures to contain the middle school pickup queues entirely within the campus. Further discussion on this topic is also presented below.

Queuing and Pedestrian Mitigation

The goal of the University Liggett School is to minimize the impacts related to the middle school students' relocation into the Cook Road campus. This is particularly important at the Lower School driveway during the afternoon pickup period, which currently experiences approximately 26 queued vehicles. Approximately 17 to 18 vehicles queue on-site, while eight to nine extend into Cook Road. Originally presented in the ULS traffic study, the Visitor Parking Lot was proposed to be resigned and restriped to designate a number of spaces to be used for middle school student pickup activity.

This will permit the existing operations at the Lower School driveway to remain as-is without increases in the queue that currently extends onto Cook Road.

Following continued correspondence with the City and Mr. Allyn, a new alternative has been proposed. This concept routes middle school parents into the Primary School driveway, through the Staff Lot in a counterclockwise direction, and ultimately connecting through a new opening into the Visitor Lot. Students will be picked up at a new sidewalk constructed along this route adjacent to the school frontage and will not require students to traverse a parking lot to arrive at the parents' vehicles. The attached Proposed Middle School Circulation Plan depicts this concept with an estimated on-site queue storage of 28 vehicles. Since we estimate a maximum queue of 26 middle school pickup vehicles in this area, this alternative will provide ample capacity to satisfy the demand without extending into Cook Road or inhibiting access for Primary School pickup activity.

Based upon student enrollment data provided by the ULS, the elementary and middle school populations have been relatively flat or slightly decreasing over the past five to six years. The aforementioned maximum queue estimate of 26 vehicles was based on existing counts and the student population of the middle school. This estimate is expected to be relevant for the foreseeable future.

Also, previously captured in our site traffic estimates were the 40 percent of middle school students who have siblings in other grades within ULS. A corresponding reduction was assumed for overall site trips related to middle school drop-off and pick-up activity. What was not reflected were the numbers of middle school students with siblings in high school who drive to school. This number will change from year to year; however, an additional reduction can be assumed in the middle school site traffic and queue estimates to account for middle school students who will not require transportation from school by a parent, but will leave school in a sibling's vehicle. Therefore, the estimated 26 queued vehicles could be less than the actual queue on site.

Off-Site Mitigation

A suggestion raised by City personnel involves widening Cook Road along the southern side to provide a right-turn lane between the Lower School driveway that extends as close to Chalfonte Avenue as possible. We have reviewed this suggestion and offer the following response. While the lane would shift the queued afternoon pickup vehicles awaiting entry into the school driveway out of the through lane along Cook Road, it would not eliminate or reduce the queue length. The existing width of Cook Road permits the queued vehicles to stack along the curb while through traffic slowly passes in both directions. Widening this area would allow faster through travel along Cook Road in the area of significant pedestrian student crossings during this period. Also, the queues along Cook Road related to the pickup activity are in effect for approximately 10 to 15 minutes on school days outside of the on-street peak traffic period, which is a relatively short window of time.

Comments of concern for vehicles exiting the Primary School driveway were also mentioned. These were related to sight lines for exiting vehicles, and right-turners encroaching into the opposing lane to maneuver around the stacked vehicles along Cook Road. Firstly, the sight lines for exiting vehicles would not improve following the construction of a right-turn lane. These exiting motorists would still be required to look through stacked vehicles adjacent to the driveway. Secondly, since

Mr. Henry D. Altman
June 6, 2011
Page 4

this condition occurs today, the proposed school addition would not create a new condition believed to be unsafe. A right-turn lane would not eliminate the encroachment for a right-turning vehicle. A typical passenger vehicle (by design standards) requires a minimum of 24 feet for the outer wheels to track around a 90 degree turn. Even with an additional 10 foot wide turn lane, encroachment would occur. Also, we estimate approximately 15 vehicles will be performing right-turning maneuvers over the entire hour surrounding the afternoon pickup period, which is a relatively low traffic volume.

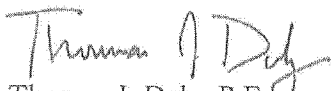
The construction of a right-turn lane would be more involved than perhaps originally thought. Within the campus frontage along Cook Road exists a sidewalk, four manholes, one catch basin, two light poles and several landmark trees. The cost of widening Cook Road and relocating these items is substantial to the short period of benefit for through traffic.

As outlined in the previous section, the proposed mitigation which directs middle school parents to pick up students in a newly constructed area within the Visitor Lot will contain all of the estimated demand at this location. The plan indicates a storage area for approximately 28 vehicles. The estimated queue will be 26 vehicles. Therefore, no additional queue is expected along Cook Road and the existing queue will not be increased.

Another suggestion was made to enhance the pedestrian crossing on Cook Road. The crossings currently occur at marked and signed crosswalks. Pedestrians are directed to cross at specific areas based on openings within the fence along the northern side of Cook Road (between the sidewalk and the student parking lot). Midday crossings are currently supervised by school faculty/staff and arrival/dismissal crossings are generally performed by high school students and school staff. This section of Cook Road is also straight with excellent lines of site for both pedestrians and motorists. Therefore, it is in the opinion of the engineers working on behalf of the school that no pedestrian crossing enhancements would be necessary.

Very truly yours,

MILONE & MACBROOM, INC.



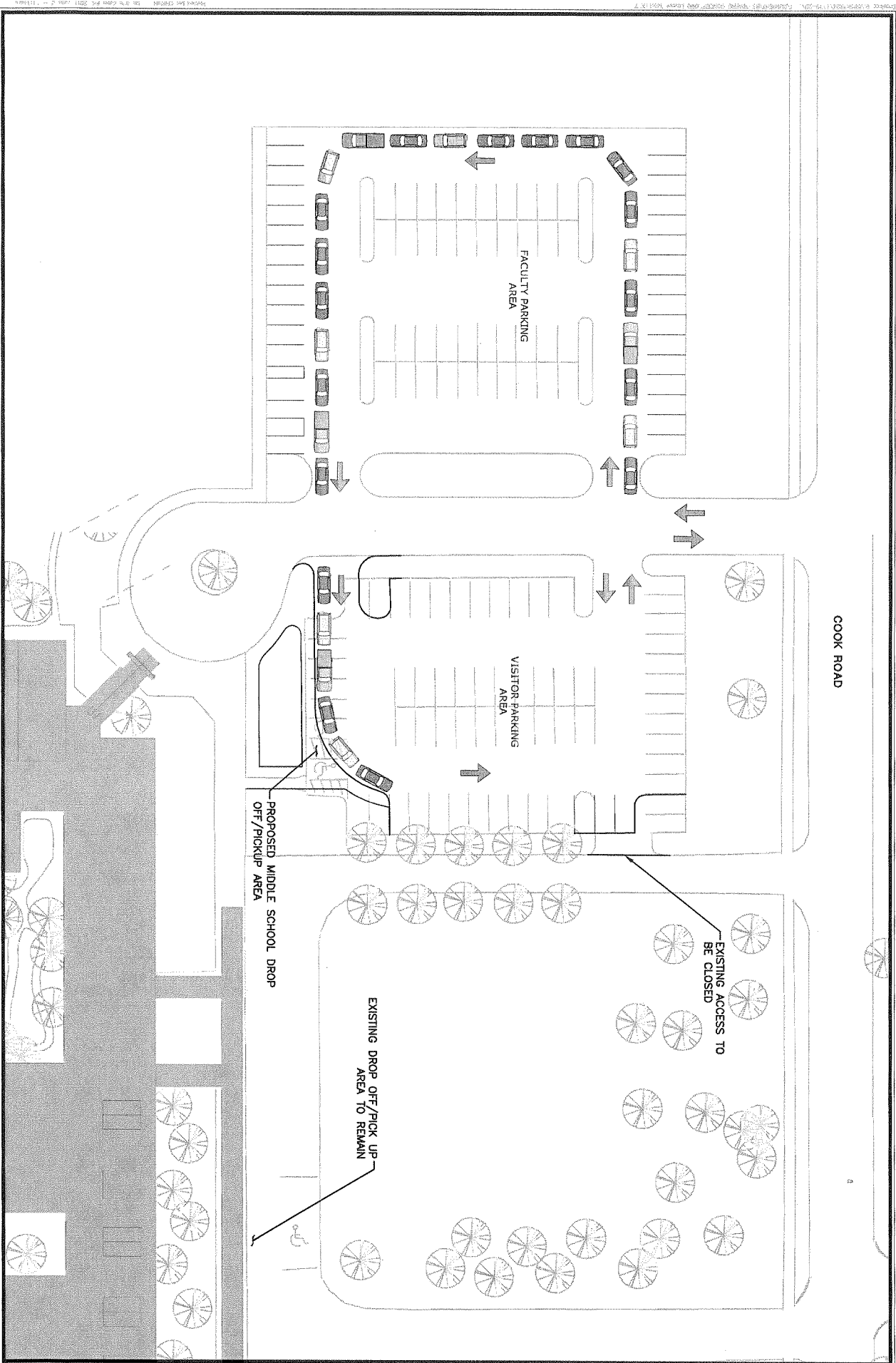
Thomas J. Daly, P.E.
Project Manager, Associate



Nicholas M. Fomenko, P.E., PTOE
Project Transportation Engineer

Attachments

1179-20-jun611-ltr



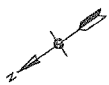
<div>1 OF 1</div>	<div> <div>TO</div> <div>CEH</div> <div>TD</div> </div>	<div> <div>DATE</div> <div>6/3/2011</div> </div>	<div> <div>PROJECT NO.</div> <div>1179-20</div> </div>	<div> <div>PROPOSED MIDDLE SCHOOL CIRCULATION PLAN</div> <div>UNIVERSITY LIGGETT SCHOOL</div> <div>CIT OF GROSSE POINTE WOODS</div> <div>WAYNE COUNTRY, MICHIGAN</div> </div>	<div> <div>REVISIONS</div> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> </div>																	<div> <div> <div>Engineering</div> <div>Landscape Architecture</div> <div>and Environmental Science</div> </div> <div> <div>MILONE & MACBROOM®</div> <div>99 Beatty Drive</div> <div>Cheshire, Connecticut 06410</div> <div>(203) 271-1773 Fax (203) 272-9733</div> <div>www.miloneandmacbroom.com</div> </div> </div>



NOT TO SCALE

SITE LOCATION

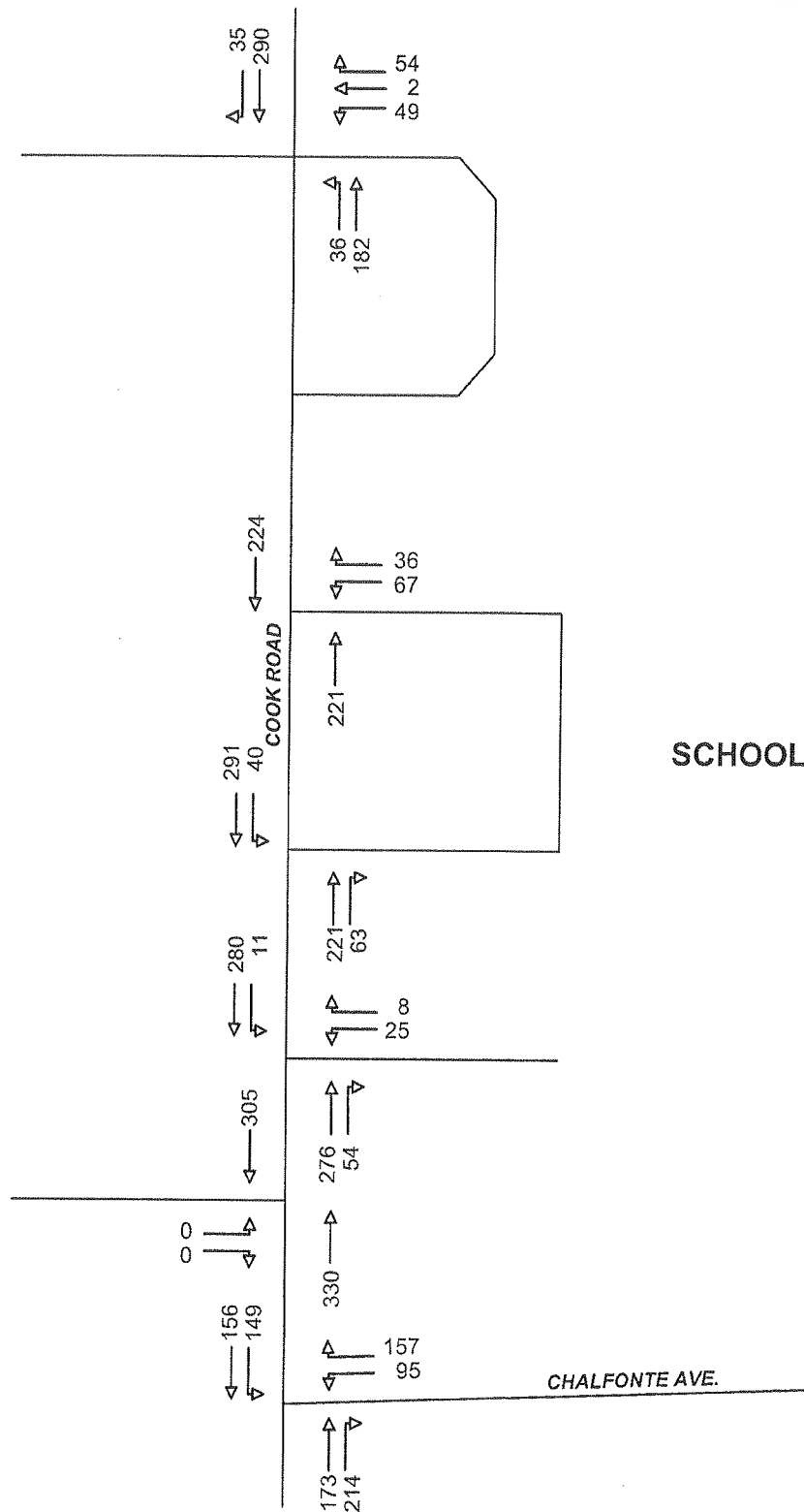
University Liggett School
Grosse Pointe Woods, Michigan



SCHEMATIC

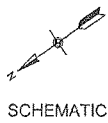
FIELDS

SCHOOL



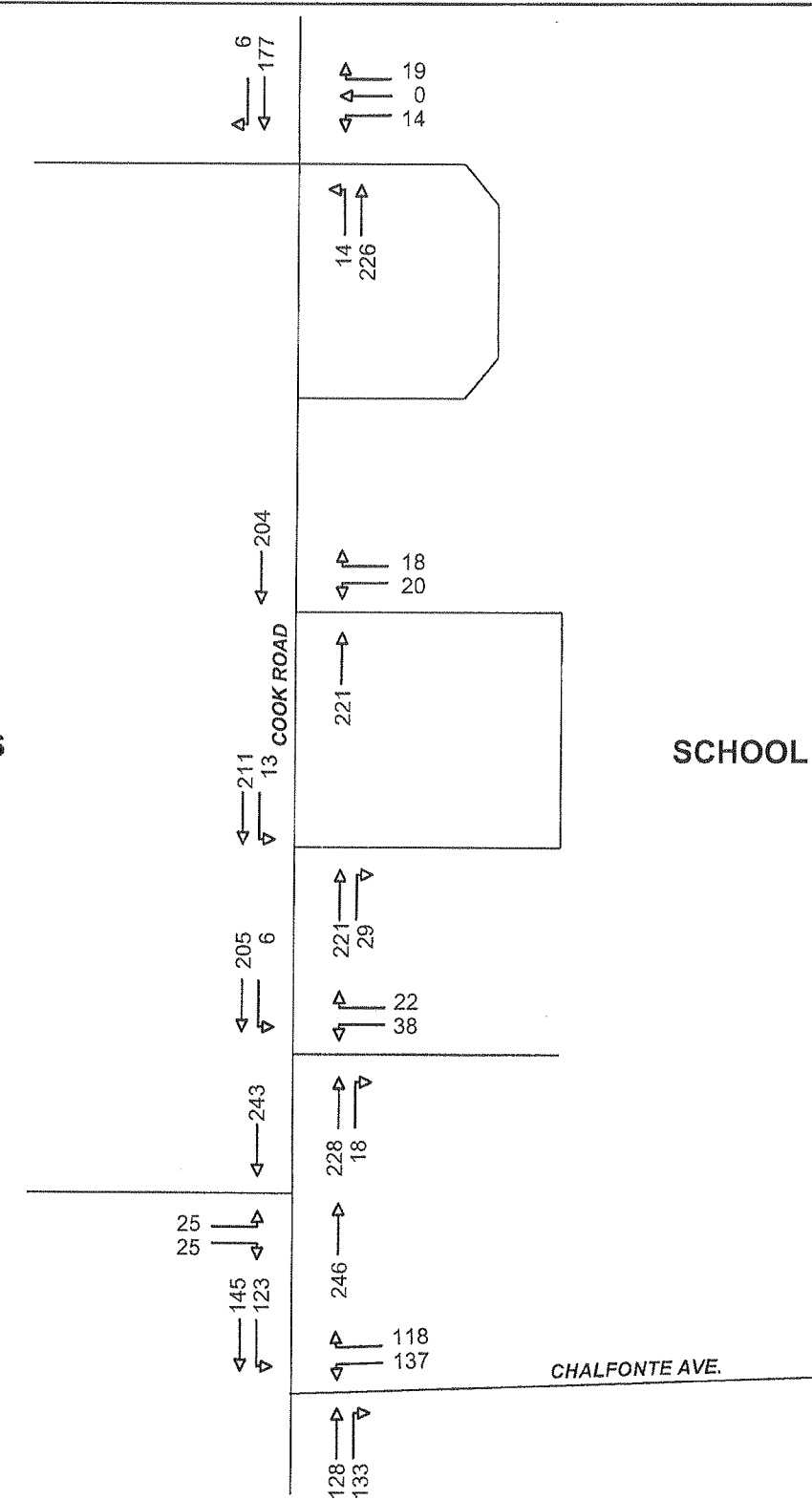
2011 EXISTING TRAFFIC VOLUMES
WEEKDAY MORNING ARRIVAL PEAK HOUR
7:30 - 8:30 AM

University Liggett School
Grosse Pointe Woods, Michigan

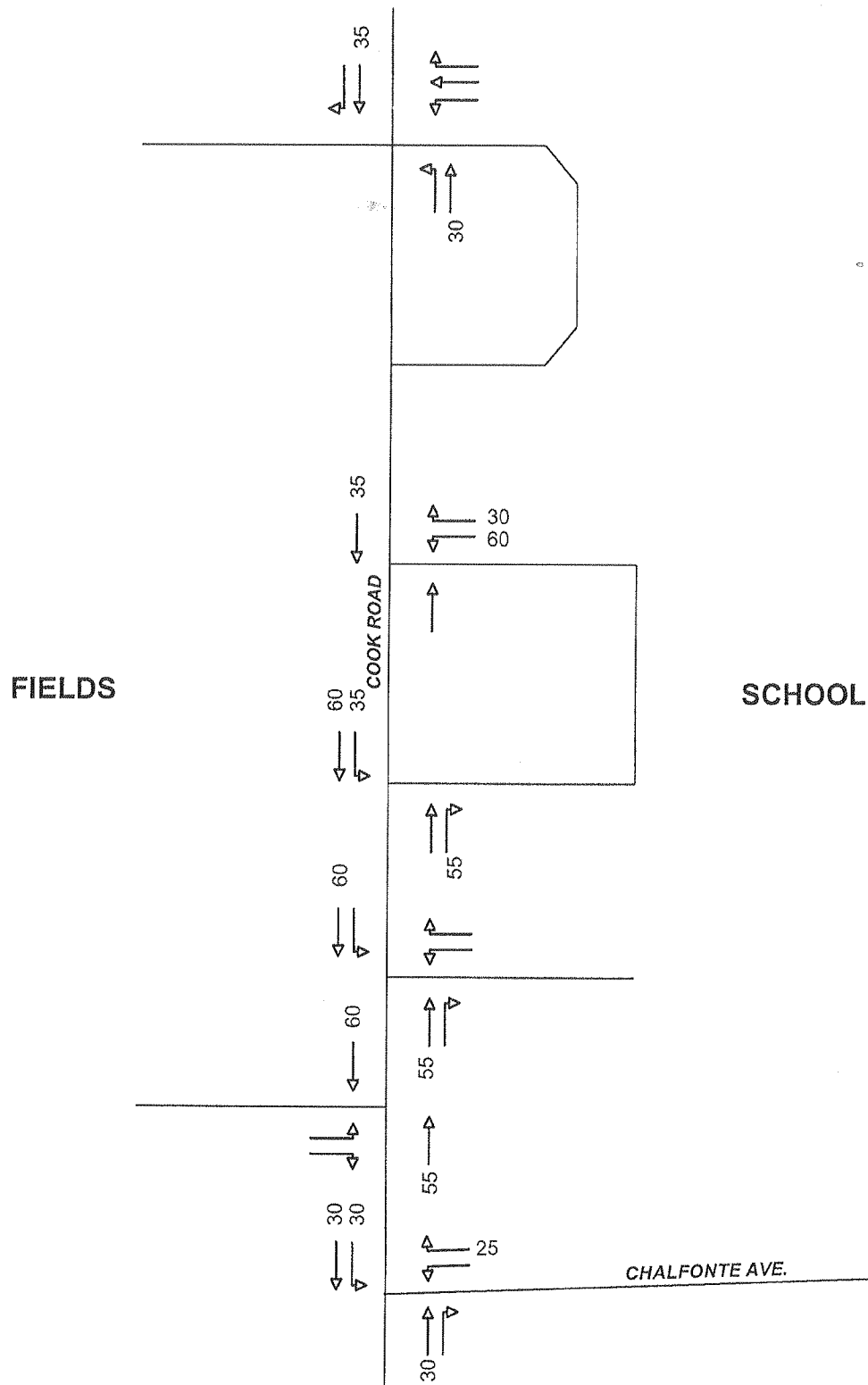


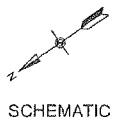
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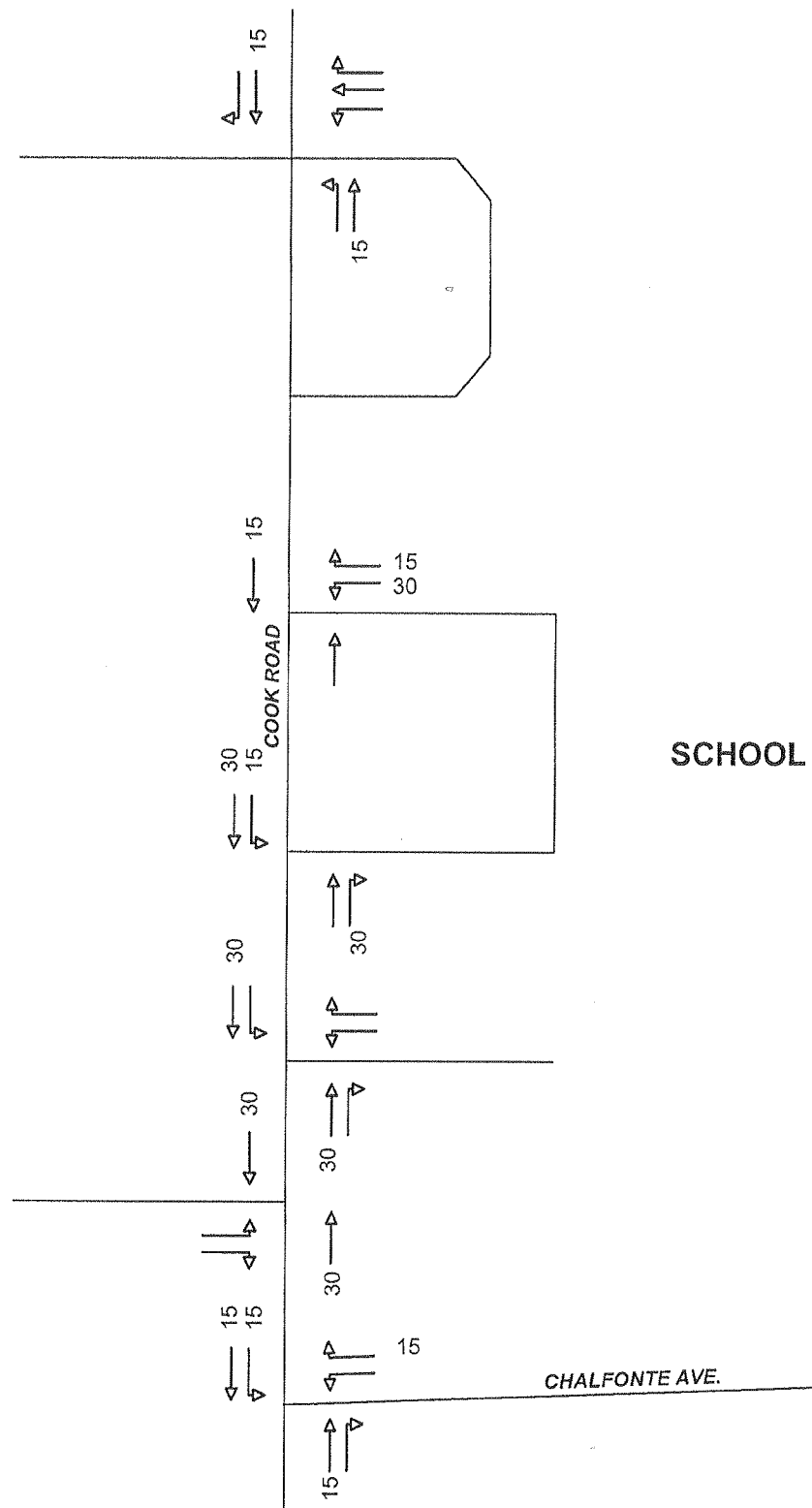
2011 EXISTING TRAFFIC VOLUMES
WEEKDAY AFTERNOON DISMISSAL PEAK HOUR
3:00 - 4:00 PM
University Liggett School
Grosse Pointe Woods, Michigan





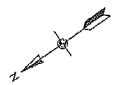
FIELDS

SCHOOL



NEW SITE TRIPS
WEEKDAY AFTERNOON ARRIVAL PEAK HOUR

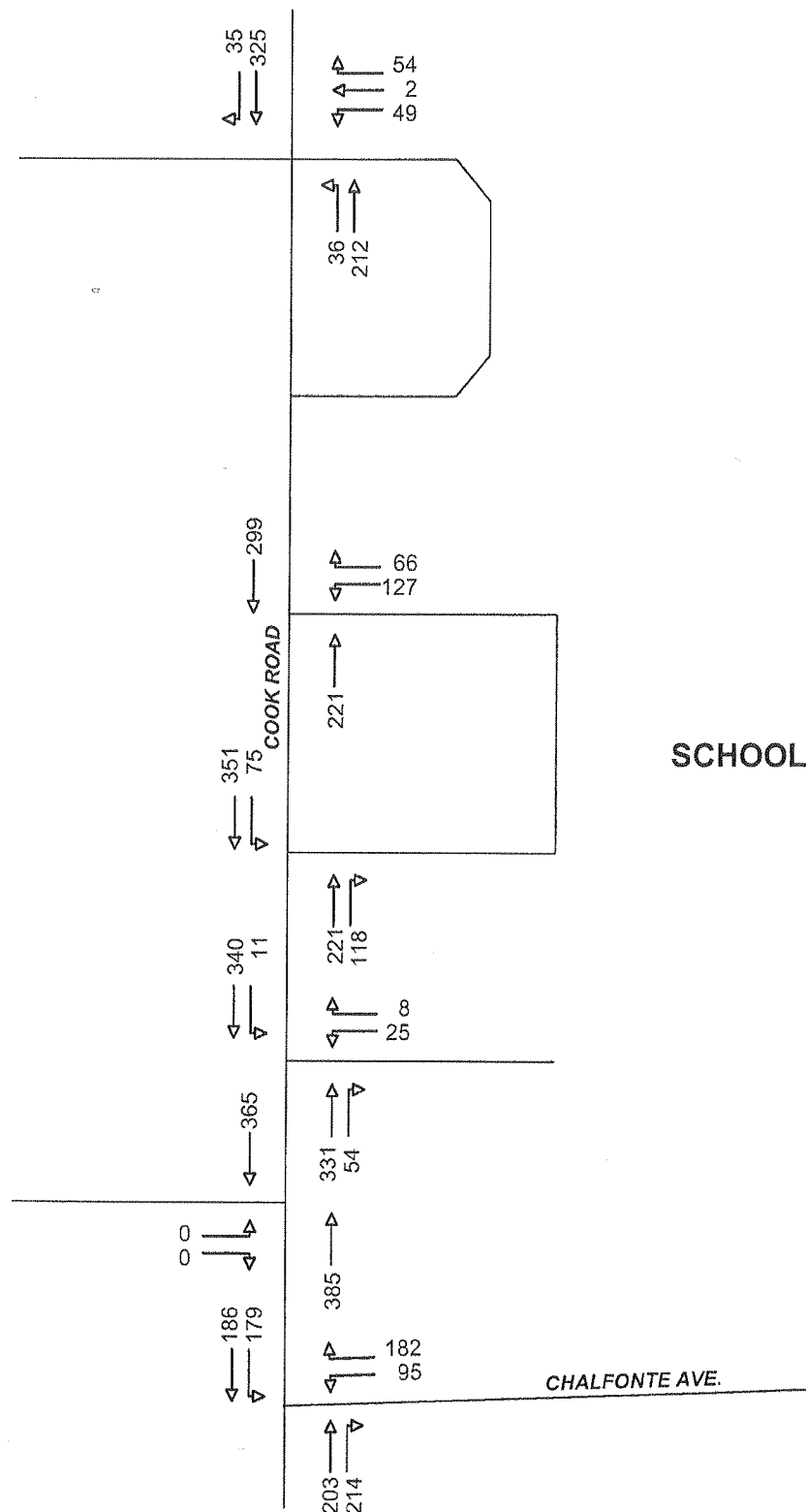
University Liggett School
Grosse Pointe Woods, Michigan



SCHEMATIC

FIELDS

SCHOOL



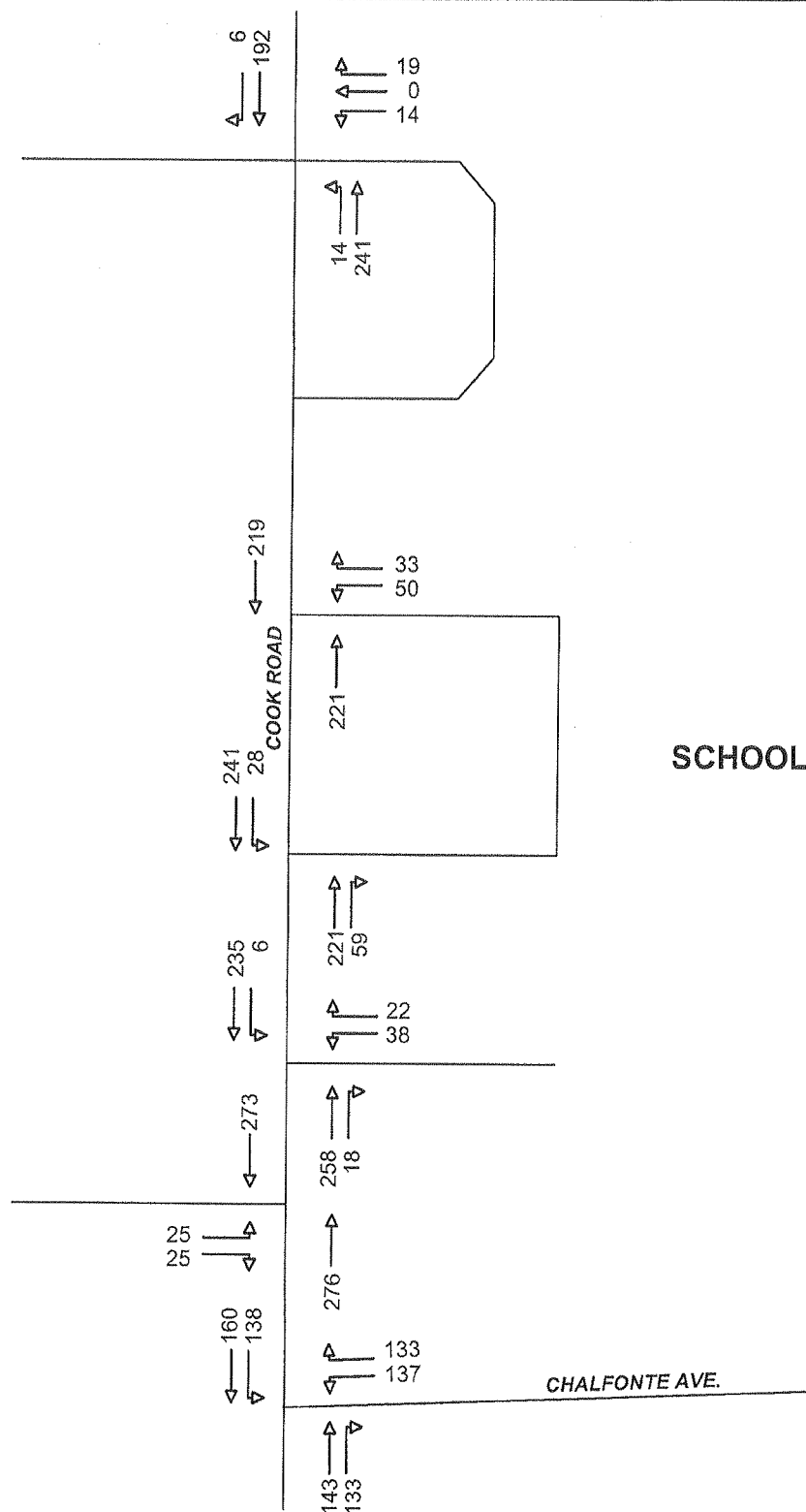
**FUTURE TRAFFIC VOLUMES
WEEKDAY MORNING ARRIVAL PEAK HOUR
WITH ADDED MIDDLE SCHOOL TRIPS
University Liggett School
Grosse Pointe Woods, Michigan**



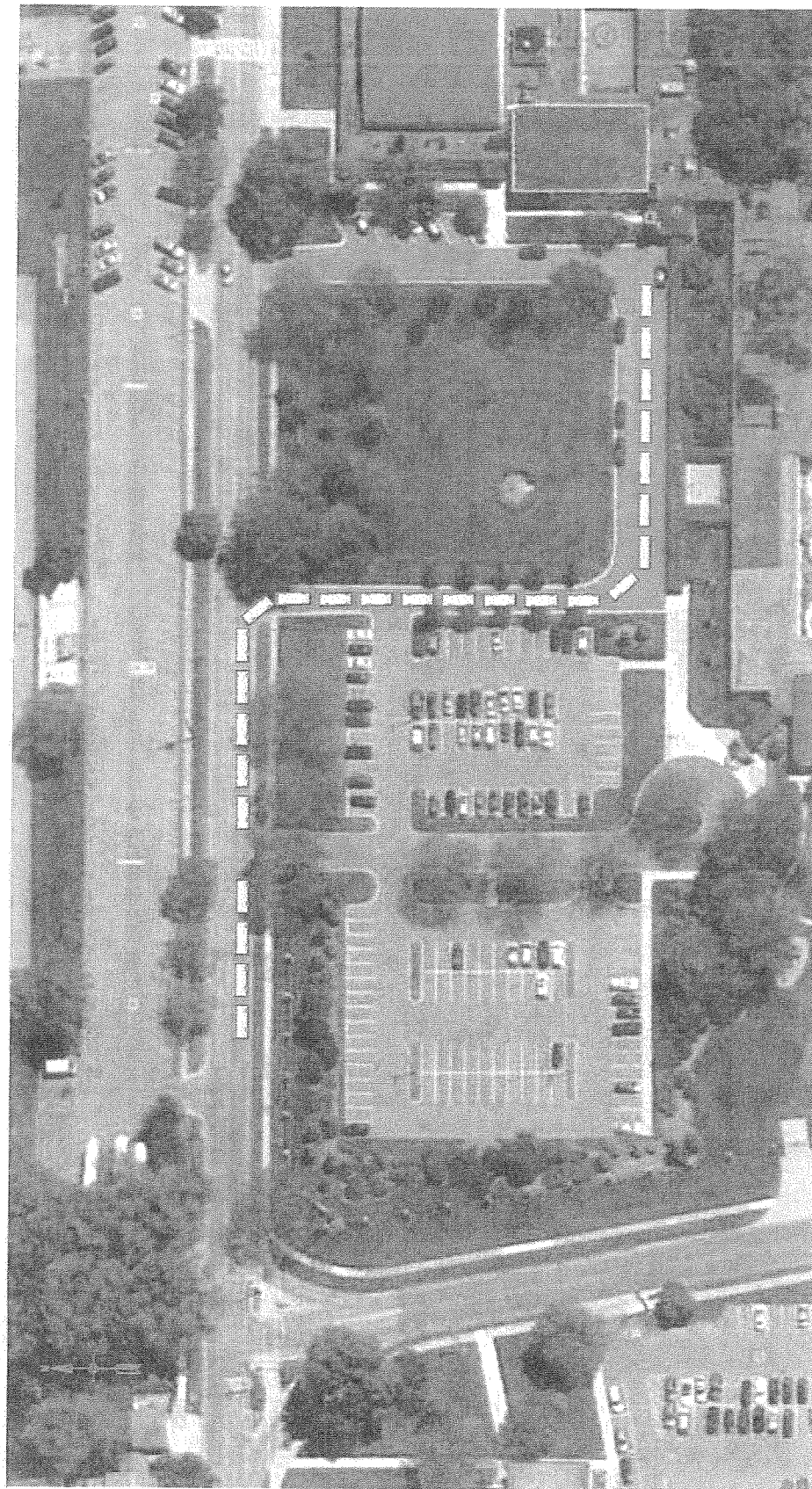
SCHEMATIC

FIELDS

SCHOOL



**FUTURE TRAFFIC VOLUMES
WEEKDAY AFTERNOON ARRIVAL PEAK HOUR
WITH ADDED MIDDLE SCHOOL TRIPS
University Liggett School
Grosse Pointe Woods, Michigan**



EXISTING QUEUE
WEEKDAY AFTERNOON PICK-UP PERIOD

University Liggett School
Grosse Pointe Woods, Michigan



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: PSO Joseph E. Provost Jr., Fire Inspector
DATE: June 13, 2011
SUBJECT: University of Liggett School Site Plan Approval

I have reviewed the site plan for the University of Liggett School project. The fire hydrants that are currently on the site are in acceptable locations. The manufacturer specifications for the current emergency access road located on the south side of the building, A GeoBlock Emergency Access Lane System, were reviewed. The road will support the weight of all Grosse Pointe Woods DPS Apparatus. The width of the road and the turn around provided will also accommodate the apparatus. The road will be adequate to continue to serve as the emergency access road once it is uncovered, and clearly marked for identification purposes.

The exact location of the Fire Department Connection, Exterior Horn Strobe Alarm Units, Fire Alarm Panel and additional Knox Box locations have not yet been determined. I will be working with the Developer to determine a final location for each of these units, prior to a final approval of the construction plans. I believe that all of the fire safety concerns have been addressed.

It is my recommendation that this site plan be approved.

A handwritten signature in black ink, appearing to read "Joseph E. Provost, Jr.".

Joseph E. Provost, Jr.
Grosse Pointe Woods Fire Inspector

7.H.

PHILIP R. SHERMAN, P.E.

FIRE PROTECTION ENGINEERING AND BUILDING CODE CONSULTING

P.O. Box 216
444 WILMOT CENTER ROAD
ELKINS, NH 03233-0216
PHONE: 603-526-6190
FAX: 603-526-4979
EMAIL: PSHERMAN@PRSMAN.COM

Date: June 15, 2011

Proj: 1325.01

City of Grosse Pointe Woods
Department of Public Safety
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Attention: Fire Inspector Joseph E. Provost, Jr.

Re: University Liggett School
Grosse Pointe, MI
Approach to Fire Protection Issues

Dear Inspector Provost:

This letter will set forth a proposed approach to various fire protection issues for the alterations and additions at the above location.

1. The existing fire lane consists of Geoblock Pavement System by Presto Products Co, however, the material has been buried to the point that the route is not visually identifiable. This fire lane will be reconstructed in a manner that either the pavers will be visible, or the location of the pavers will be otherwise identifiable by fire apparatus drivers in a manner acceptable to you. The fire lane will comply with NFPA 1 requirements and will be maintained year round.
2. The project area will be provided with wet pipe automatic sprinklers, including the basement of the existing library. The small alterations at the lower school, and the fire code alterations at the 1928 building stair, will not be sprinklered.
 - a. The entire system, including areas in the main building and in the Ford Gym, will be supplied from a water supply and riser in the Ford Gym.
 - b. A fire department connection will be provided at the rear of Ford Gym, accessible from the fire lane and located within approximately 100 feet from an existing hydrant.
 - i. If specific signage indicating the sprinklered area supplied by the fire department connection is desired, this can be provided.

- c. Sprinklers will be zoned as follows. Flow switches and tamper switches will be connected to the building fire alarm system.
 - i. Library basement
 - ii. Middle School first floor
 - iii. Ford Gym first floor (or future name will be used)
 - iv. Ford Gym second floor (or future name will be used)
 - d. Occasional sprinklers in limited locations in the existing building are thought to be supplied by the domestic water and will remain as they exist, without connection to the new sprinklers.
3. The building fire alarm system consists of an existing zoned system, which will be modified as required by the project conditions.
- a. Manual pull stations, horns and strobes will be provided throughout the project area per code.
 - b. Waterflow and tamper devices will be provided as described above.
 - c. Fire alarm zoning will be as follows
 - i. Library basement
 - ii. Middle School first floor
 - iii. Ford Gym first floor (or future name will be used)
 - iv. Ford Gym second floor (or future name will be used)
 - v. Other existing zones will remain
 - d. The existing fire alarm panel in the administration closet will remain. A new LED graphic remote annunciator will be installed at the main front door.
 - e. The connection to the existing central station will remain as it exists.

Please review this proposed approach and let me know if it is satisfactory.

Yours truly:


Philip R. Sherman, P.E.

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7.1

MEMO 11 - 36

TO: Gene Tutag, Building Official
FROM: Joseph J Ahee, Director of Public Services 
DATE: June 16, 2011
SUBJECT: Site Plan Review – University Liggett School, Cook Road Campus

I have reviewed the proposed site plan for the renovations to the University Liggett School, Cook Road Campus. It appears that the renovation will have minimal impact on the city's water/sewer utilities. If there are changes to the plan, the city will require a revised site plan for review.

Permits shall not be issued until an engineering plan review has been completed.

If you have any questions please contact me.

JA/dm



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY
ANDREW L. PAZUCHOWSKI, Director
20025 Mack Plaza
Grosse Pointe Woods, MI 48236-2397



7. J.

June 16, 2011

Director Andrew L. Pazuchowski
City of Grosse Pointe Woods Department of Public Safety
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Dear Director Pazuchowski:

I have reviewed the submitted University Liggett School site plans for traffic safety concerns. I have also made several on-site visits with David Allyn, P.E. Traffic Safety Engineer of the Traffic Improvement Association, City Administrator Alfred Fincham, Building Official Gene Tutag, and with you.

After these on-site visits and the review of the site plans, I am in full agreement with David Allyn's concerns at this site and his recommendations to resolve these traffic safety issues. If these recommendations are implemented, I would recommend approval of the University Liggett School site plan.

Sincerely,

PSO Daniel T. Koerber, Traffic Safety Officer
Grosse Pointe Woods Department of Public Safety

DK/db



TRAFFIC IMPROVEMENT ASSOCIATION

1827 N. SQUIRREL ROAD • AUBURN HILLS, MICHIGAN 48326

PHONE: (248) 334-4971 • FAX: (248) 475-3434

www.tiami.us

"QUALITY TRAFFIC SAFETY SERVICES SINCE 1967"

7. K.

June 17, 2011

Gene Tutag
Building Official
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Dear Mr. Tutag:

At the city's request TIA reviewed University Liggett's consultant's proposal for handling the additional traffic that will be using Cook Road once the middle school students are moved to the Cook Road campus. This proposal for getting most of the additional vehicles off Cook Road during the afternoon dismissal period is a viable alternative. However, to provide safety for the increased volume of vehicles exiting the Primary/Middle School drive, the vehicles standing along the south curb of Cook Road need to be standing in a right turn lane out of the eastbound through lane. This will allow exiting right turn vehicles from the Primary/Middle School drive to make a right turn into the eastbound lane on Cook Road instead of having to turn across the centerline of Cook Road and head-on into the westbound lane of traffic.

Existing Situation:

- The existing Lower School drive that currently has 42 vehicles using it in the PM has storage for 16-17 vehicles with 8-9 vehicles stacking on Cook Road (see attached showing vehicles on Cook Road).
- Traffic flow for the Primary School driveway during the pick-up period is very light.
- With the current situation the exiting vehicles are not able to turn right out of the Primary/Middle School driveway without crossing the centerline of Cook Road and driving over the centerline in the westbound lane, because of the waiting vehicles in the eastbound through lane that are trying to use the Lower School pick-up loop. Left turn vehicles have a problem with seeing past the eastbound vehicles that are waiting in the eastbound through lane and there is also a potential issue with eastbound through vehicles crossing the centerline to get by the stopped vehicles.

Situation with Additional Middle School Traffic:

- The Middle School adds 45 vehicles and the proposal has storage for 22 vehicles, based on the length of vehicle the consultant used for the Lower School drive (approx. 25 feet per vehicle), without impacting the driveway from Cook Road to the Primary School loop. Potentially traffic will be stacked between the opening to the north end of the teachers' parking lot to Cook Road, which provides stacking for another 3 vehicles, although this will block the sidewalk and makes the Primary School parents wait in line with the Middle School parents once the parent vehicles start lining up.
- The consultant shows storage for 28 vehicles using a reduced vehicle length of approximately 20 feet when calculating the number of vehicles for the Middle School driveway (see attached showing vehicles in the loop around the teachers' parking area).
- Using the same stacking of 9 vehicles on Cook Road from the Lower School loop with 42 vehicles it is likely that another 2-3 vehicles may be stacked on Cook Road in addition to the 8-9 already there.

- The much heavier use of the current Primary School entrance will cause increased safety issues with vehicles exiting the Primary/Middle School drive at Cook Road once the Middle School parents start using the proposed pick-up area in the visitor parking lot.
- The larger number of exiting vehicles will still not be able to turn right out of the Primary/Middle School driveway without crossing the centerline of Cook Road and driving over the centerline in the westbound lane, because of the waiting vehicles in the eastbound through lane that are trying to use the Lower School pick-up loop. Left turn vehicles will have a problem that currently exists with seeing past the eastbound vehicles that are waiting in the eastbound through lane and there is also a potential issue with eastbound through vehicles crossing the centerline to get by the stopped vehicles.

Recommended Improvements:

- Concur with proposal to make a loop around the teachers' parking lot having vehicles enter and exit using the existing Primary School approach to Cook Road. Their proposal will require them to do some construction to connect the teachers' parking to the visitors' parking lot just north of the loop for the Primary School, plus constructing additional sidewalk where the new loop goes into the visitors' parking lot.
- In order to improve the exiting traffic situation from the Primary/Middle School driveway onto Cook Road, especially making it safer for exiting vehicles to make the right turn into the eastbound Cook Road through lane without having to cross the centerline or travel in the westbound lane, a right turn lane should be constructed from east of Chalfonte to the entrance drive to the Lower School pick-up area. Without the right turn lane the safety issues at this approach will be increased due to the additional traffic that will be using the Primary/Middle School drive.

In summary their proposal will handle most of the additional traffic that is projected for the Middle School pick-up area, however it does not address issues with traffic exiting the Primary/Middle School driveway. In order to improve the situation for the exiting traffic it is recommended that a right turn lane be added from just east of Chalfonte to the entrance drive to the Lower School drive to improve the safety of vehicles exiting the Primary School/Middle School driveway with the primary concern being that right turn vehicles have to cross the centerline of Cook Road into westbound traffic when they want to travel east on Cook Road.

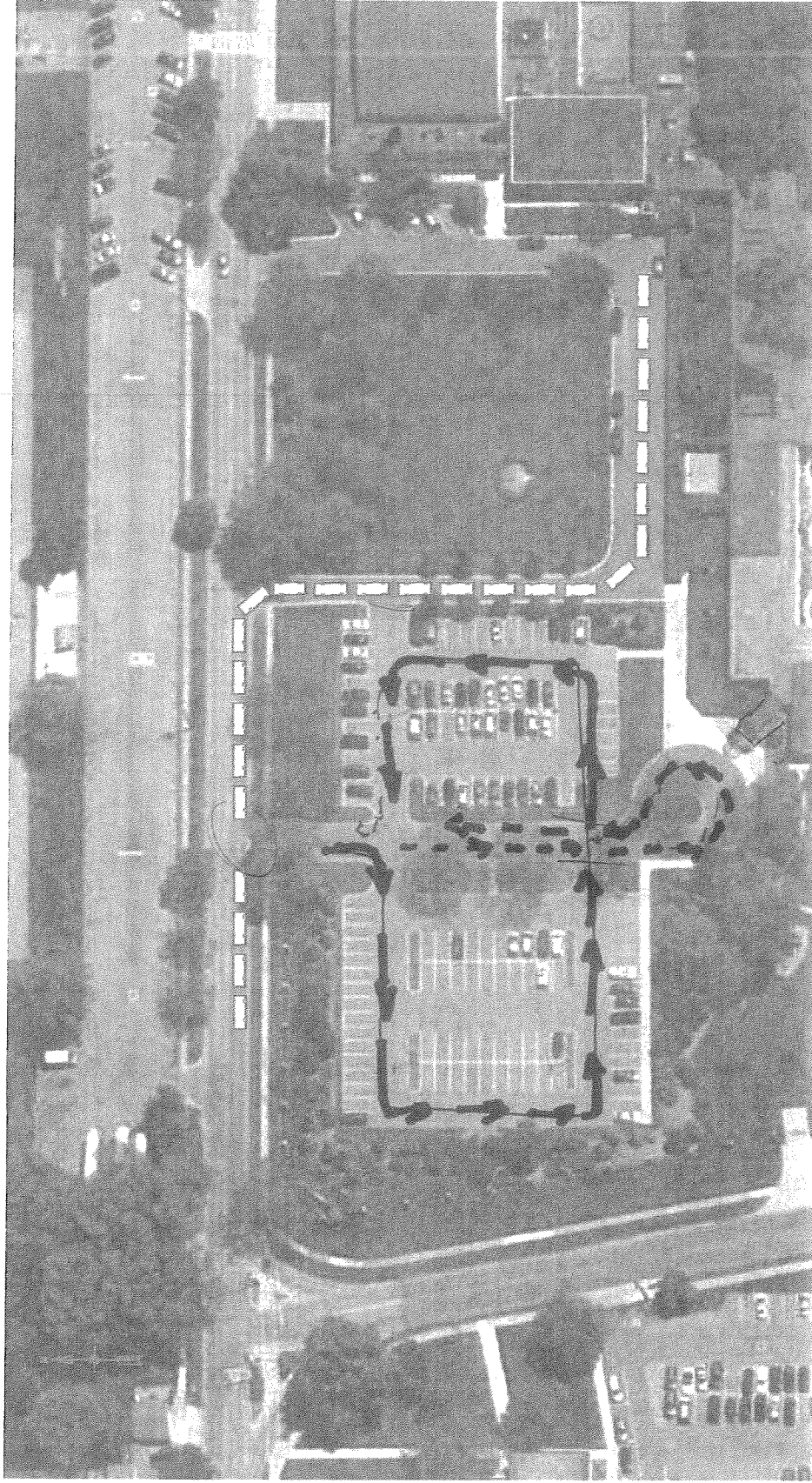
If you have any questions concerning the study please feel free to contact me by email (dallyn@tiami.us) or by phone (248-334-4971).

Sincerely,



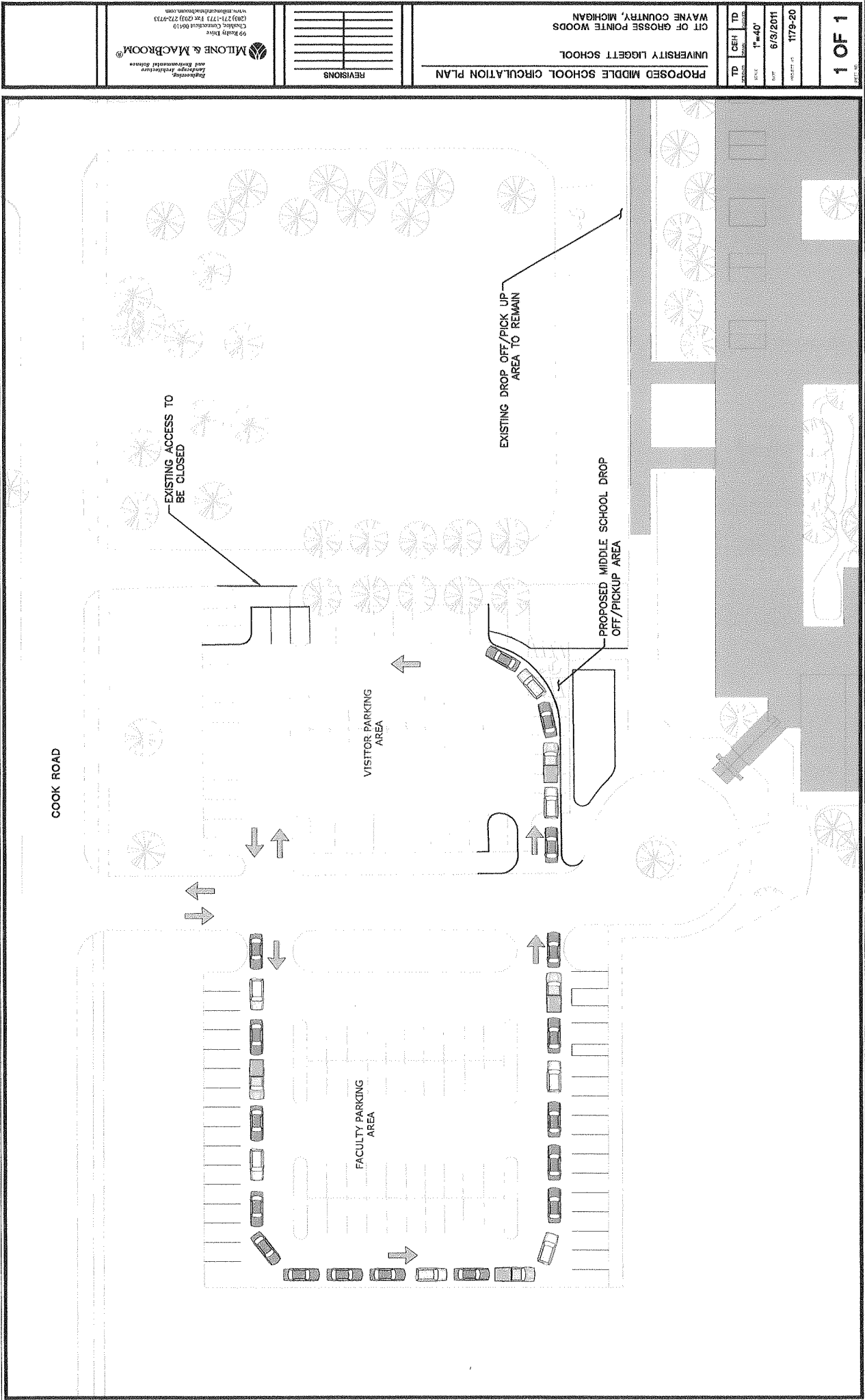
David F. Allyn, P.E.
Traffic Safety Engineer

Attachments



EXISTING QUEUE
WEEKDAY AFTERNOON PICK-UP PERIOD

University Liggett School
Grosse Pointe Woods, Michigan



REVISIONS	



CITY OF GROSSE POINTE WOODS
MEMORANDUM

7.L.

DATE: June 21, 2011

TO: Gene Tutag, Building Official

CC: Andrew Pazuchowski, Director of Public Safety

FROM: Al Fincham, City Administrator *AF*

SUBJECT: University Liggett Site Plan Proposal

I have reviewed the plans submitted and the traffic study recommendation on behalf of University Liggett. Additionally, having met and discussed the overall traffic patterns and current conditions with you, Director of Public Safety, Andrew Pazuchowski, Traffic Safety Officer Daniel Koerber and our Traffic Consultant from the Traffic Improvement Association, Mr. Dave Allyn, I concur with Mr. Allyn's additional recommendations to include a right turn lane as proposed by Mr. Allyn in his letter dated June 17, 2011.

I have held discussions with you and other members of staff about the potential impact this project may have on our community, specifically with respect to the traffic concerns along Cook Road. The "potentially" increased exposure to drivers entering and exiting onto Cook Road is already an existing concern for Public Safety. Any increase in the number of vehicles would in my opinion further negatively impact the traffic congestion and add to an already undesirable stacking of vehicles and line of sight issues.

I am also in agreement with the recommended "Fire Access Lane" at the rear of the complex for fire apparatus.

If you need any additional information, please do not hesitate to contact me.

7.M.

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Official *GT.*

DATE: June 14, 2011

SUBJECT: Public Hearing: Special Land Use/Site Plan Review
University Liggett School Renovations at 1045 Cook Road

Attached for your consideration is a request for a Special Land Use Permit/Site Plan Review for minor renovations at the University Liggett School. The project's goal is to move the Middle School students and staff from the Briarcliff campus to the Cook Rd campus. This amalgamation would add approximately 125 new students, and 25 support staff to the Cook Rd. campus. To accomplish this, the petitioner proposes additions to the existing structure and improvements to the parking lot to accommodate the additional student and staff load.

The University Liggett School is located within the Community Facilities District. Section 50-339(2) states that: "Upon approval of the planning commission, after a public hearing with notice and site plan review as required by this chapter, any of the following existing uses may be expanded by the erection of additions to existing structures or by the erection of additional structures upon properties situated in community facilities districts as described in the zoning map as amended by this chapter and in accordance with the metes and bounds descriptions on file in the office of the division of safety inspection, and upon compliance with the provisions of this chapter. In giving such approval, the planning commission may impose, in addition to other conditions allowable by law, any reasonable restrictions or requirements so as to ensure that the contiguous residential areas will be adequately protected, and also may require the dedication of lands for street and alley purposes which, in the commission's opinion, is necessary to provide adequately for vehicular traffic movement and off-street parking." The procedure we are following is listed in section #50-32 Special Land Use Approval, and the Site Plan Review Requirements specified in sections #50-34 thru #50-42.

With regard to Special Land Use Approval, Section #50-32(6) indicates that the Planning Commission is required to "pass a resolution setting forth its findings regarding the standards set forth in this chapter, and shall recommend to the City Council approval, approval with conditions, or disapproval with its reasons".

After review of the Site Plan, the Planning Commission “shall then adopt a resolution or vote on a motion setting forth its findings based upon the requirements for such project as contained in this Code. The resolutions shall recommend approval, approval with conditions, or disapproval with its reason”.

Accordingly, the Planning Commission makes recommendations and then the application is forwarded to the City Council for a second public hearing.

In accordance with Section 50-36(a), a pre-application meeting with the applicant was held on May 10, 2010. This project will be considered a minor project.

The reason this project requires the Site Plan and Special Land Use approval is that an exit access corridor addition of approximately 1499 square feet is proposed in an existing interior court yard, and a classroom and elevator shaft of 265 square feet south east of the Ford gym is proposed. This additional area of approximately 1800 square feet amounts to an increase of approximately 1 percent of the total building area. The existing footprint of all buildings is 135,850 square feet. With the addition, 18 percent of the site will be covered by the structure. These additions will have no impact on site or surrounding area. The interior renovations shown on the plans do not require special land use or site plan approval.

The proposed development is surrounded by property zoned C.F. (Community Facilities) to the north (Liggett Athletic Field.); R-1B (Single Family Residential) to the east, the west is Monteith School which is zoned C.F. and single family residential to the south (GPF).

The Liggett School is compliant with the existing zoning, future land use plan and the City’s Master Plan.

The 316 existing parking spaces at the campus will support the additional student and staff load.

A traffic study has been prepared at Liggett’s direction by Malone & MacBroom, Inc. and has been reviewed by the city’s traffic consultant, David Allyn P.E. Mr. Allyn states that Liggett’s traffic consultant’s proposal for handling the additional traffic is a viable alternative. However, to provide safety for the increased volume of vehicles exiting the Primary/Middle School drive, the vehicles currently standing along the south curb and the additional 2-3 vehicles that will be added need to be standing in a right turn lane out of the eastbound through lane, in addition to the improvements in the existing parking lot proposed by Liggett. Traffic Safety Officer Daniel T. Koerber and City Administrator Al Fincham concur with Mr. Allyn’s recommendations and will only recommend approval of the plan if Liggett constructs the right turn lane and the improvements to the existing parking lot shown in the attached traffic study (copies attached).

The plans have also been reviewed by Fire Inspector, Joe Provost. His concerns have been addressed in correspondence dated June 15, 2011 from Philip R Sherman, P.E. The Fire Inspector is also requiring that the existing top soil be removed from the fire lane and that the installation of horns and strobes listed in the attachment in item #3.a be at his direction (copy attached).

Public works review requests that no permits be issued until an engineering review has been completed. (copy attached)

As stated previously the building construction aspect of the project is minimal and will be virtually unnoticed to anyone not connected with or attending the school.

The plans and application meet the requirements of the Site Plan Review and Special Land use provisions of the ordinance. It is recommended that a resolution approving the attached Site Plan and allowing the Special Land Use be forwarded to the City Council for public hearing and a final decision on this matter with the following conditions:

1. That a right turn lane just east of Chalfonte to the entrance drive to the Lower School drive and improvements to the existing parking shown on the proposed Middle School circulation plan dated 6/3/2011, prepared by Milone & MacBroom (copy attached) be constructed and implemented, as indicated in correspondence dated June 17, 2011 from David F. Allyn, City Administrator Al Fincham dated June 21, 2011 and from Traffic Safety Officer Daniel T. Kroeber dated June 16, 2011.(copy's attached)
2. No permits are issued until an engineering review of the required right turn lane and water or sewer taps has been accomplished.
3. The applicant will comply with all the fire protection issues listed in correspondence from Philip R. Sherman P.E. dated June 15,2011 and that the existing top soil is removed from the fire lane and, that the installation of horns and strobe listed in item 3.a. of the aforementioned, be at the direction of the Fire Inspector.(copy attached)
4. Work to commence within 6 months of City Council approval and be completed within one year.

Project: Public Hearing: ULS Renovations
Address: 1045 Cook Rd.

Major

☐

Minor

☒

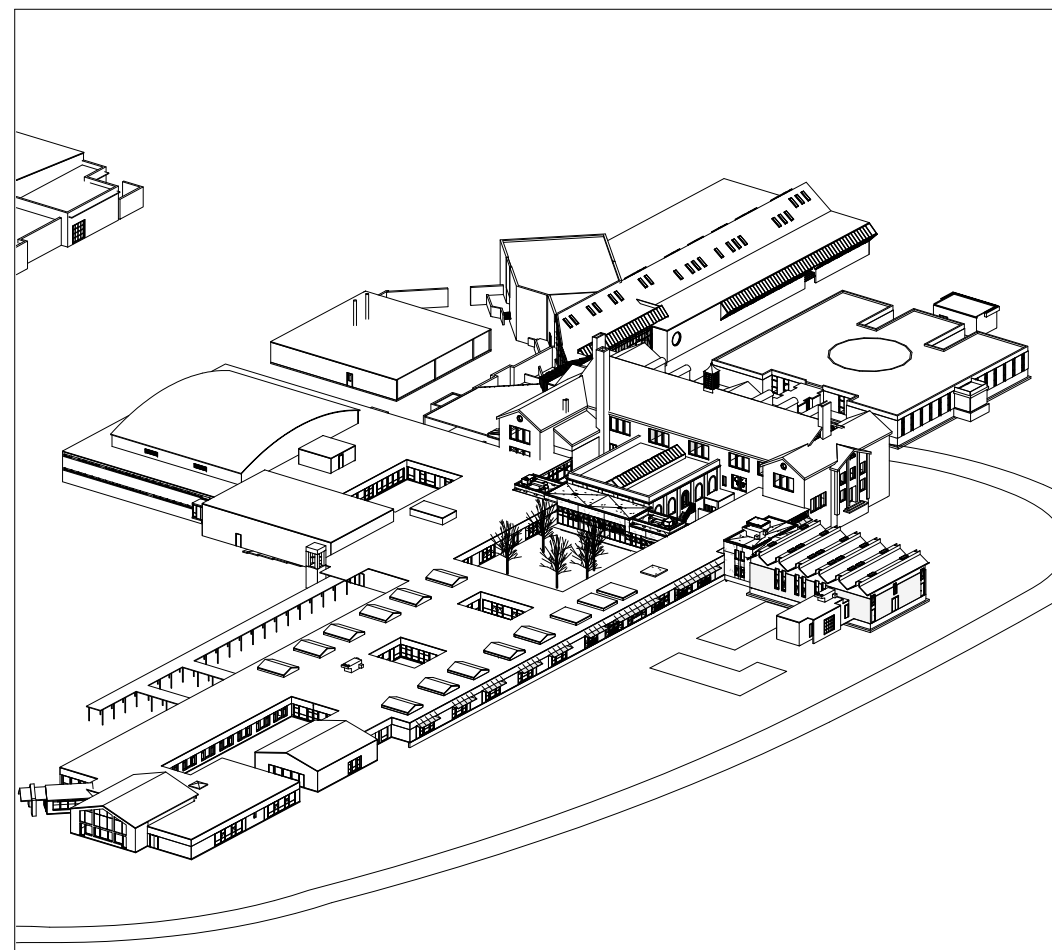
SITE PLAN REVIEW MEETING CHECKLIST

INFORMATION	REQUIRED	RECEIVED	COMMENTS
SEAL of Registered Architect or Professional Engineer	X	X	
LEGAL DESCRIPTION, Address & Zoning Information	X	X	
TITLE BLOCK (Applicant's name, project name, preparer's name, drawing scale and date of original drawing, and any revisions)	X	X	
SCALE: Drawn to a minimum of: 1" = 10' sites < 5 acres, 1" = 100' sites > 5 acres Provide a General Location Map at a scale of: 4" = 1 mile, giving the site location.	X	X	
EXISTING & PROPOSED TOPOGRAPHY drawn to at least 2' contour intervals shall be shown for sites of 1 acre or more. Topography on the site plan and within 100' of the site shall be included, referenced to a USGS benchmark.	X	X	
EXISTING AND PROPOSED VEGETATION: Trees & shrubs shall be used on the site plan where the trees and shrubs exist or where such vegetation will be planted. All such trees and shrubs shall be labeled as to size and whether existing or proposed.	X	X	
MATERIAL SAMPLES: List of primary exterior materials (i.e. brick, stone, roofing, paint chips). <i>Bring samples to the Planning Commission Meeting.</i>	X	X	<i>Will match existing.</i>

Non-Refundable Application Fee - \$350

INFORMATION	REQUIRED	RECEIVED	COMMENTS
12) Location of front, side and rear setbacks, height restriction and yard dimensions.	X	X	
13) Dimensioned parking spaces and parking coverage, preliminary drainage plan, drives and method of paving, and cross sections and details of all curbs and ramps.			
14) Location of lawns and landmark trees, hardscape and landscape areas, including specific plant material proposed. <i>(A landmark tree is any tree that has a trunk over 12" in diameter as measured from 4.5' from the average ground level.)</i>	X	X	
15) Greenbelt, wall or berm locations and cross sections.			
16) All existing and proposed easements.			
17) Designation of fire lanes and fire hydrant locations.	X	X	
18) Building elevations including location, height and outside dimensions of all proposed buildings and structures, including color renderings.			
19) Location, size, height and lighting of all proposed signs.			
20) Swimming pool fencing details, including height and type of fence, if applicable.			

Non-Refundable Application Fee - \$350



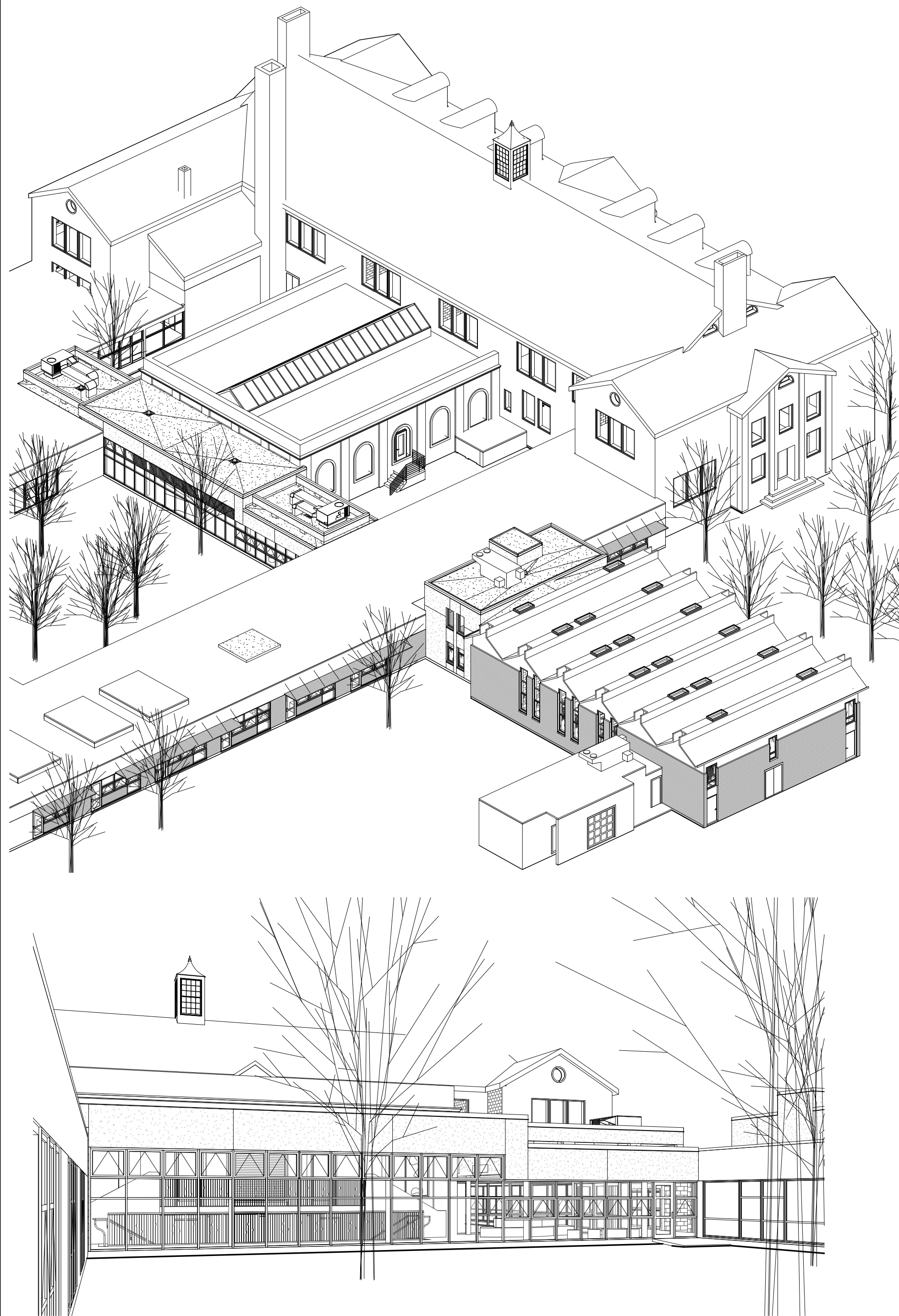
UNIVERSITY LIGGETT SCHOOL

Grosse Pointe Woods, MI

RENOVATIONS AND MINOR ADDITIONS

PLANNING & ZONING SUBMISSION

5/10/2011



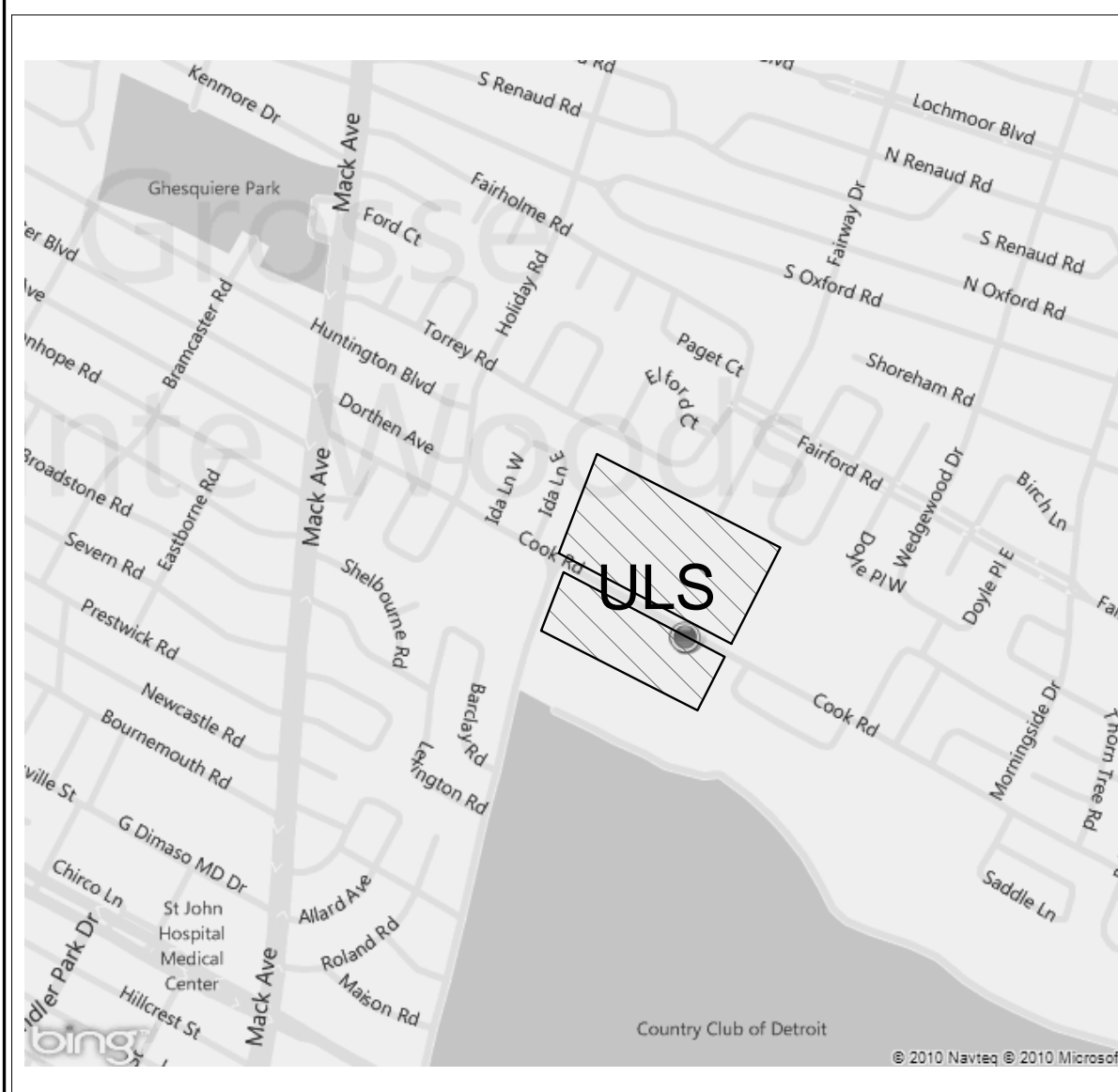
SYMBOLS

- + 368' NEW SPOT ELEVATION
- + 368' EXISTING SPOT ELEVATION
- 370' NEW CONTOURS
- 370' EXISTING CONTOURS
- ELEVATION LINE
- 206 ROOM NUMBER
- 101A DOOR NUMBER
- 2 REVISION
- A EXTERIOR WINDOW TYPE
- G3 A3.1 BUILDING SECTION
- L5 A9.1 WALL SECTION
- J4 A5.1 DETAIL REFERENCE
- N
- W G4 A6.2 E INTERIOR ELEVATION REFERENCE
- S
- C8' A9.1 DETAIL NUMBER
- A9.1 SHEET WHERE DETAIL APPEARS
- G6 A3.1 EXTERIOR ELEVATION

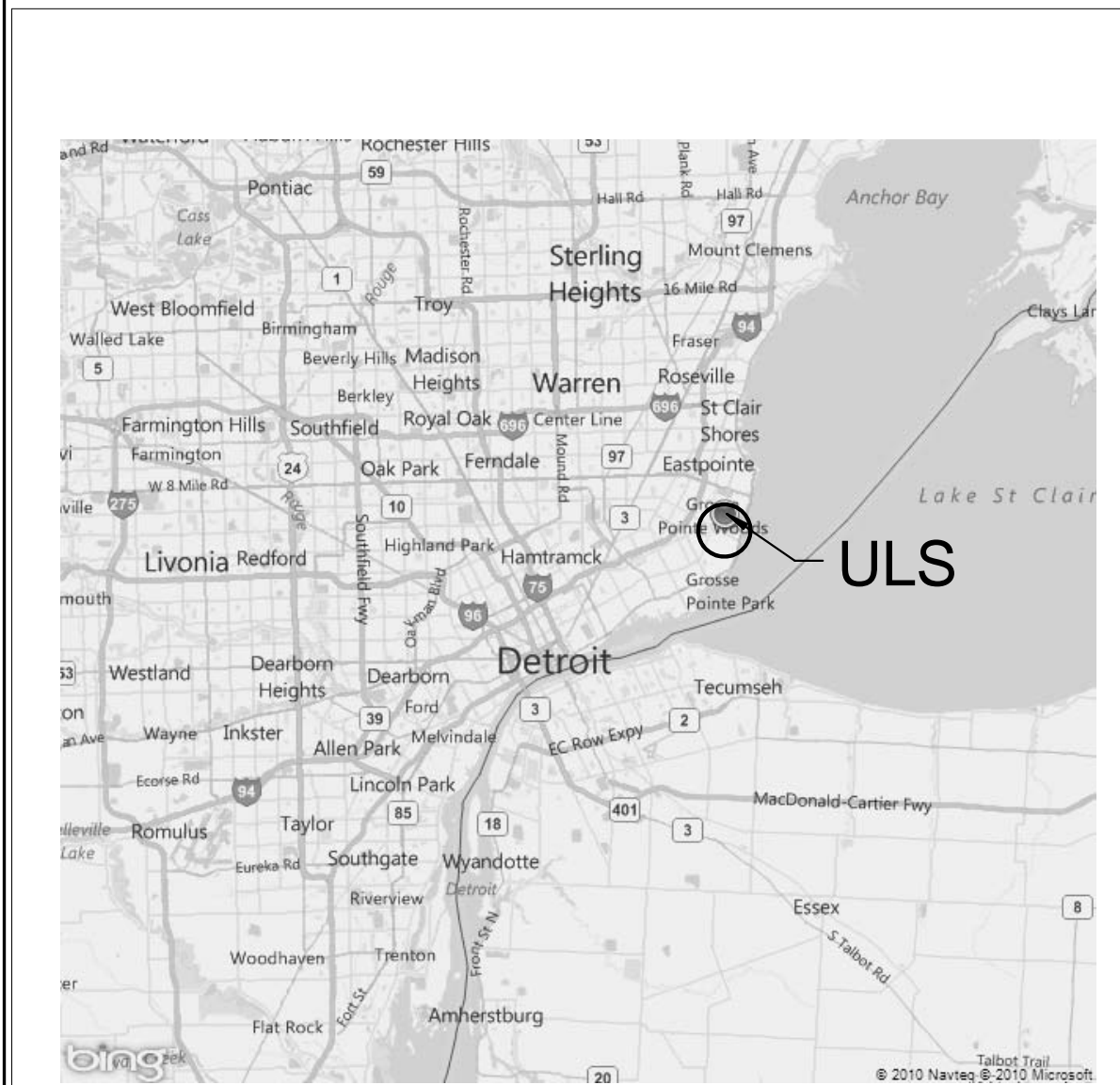
MATERIALS

- EARTH
- GRAVEL
- CAST-IN-PLACE CONCRETE
- CONCRETE MASONRY UNIT
- BRICKWALL
- STONE
- SAND, MORTAR, PLASTER
- WOOD (ROUGH)
- WOOD (FINISH)
- PLYWOOD
- PARTICLE BOARD
- METAL (LARGE SCALE)
- BATT INSULATION
- RIGID INSULATION
- GYPSUM WALLBOARD

LOCATION MAP



AREA MAP



PLANNING & ZONING SUBMISSION DRAWING LIST

Coversheet	T1.0	COVER SHEET
Civil	SP1	PARCEL DESCRIPTION
	SP2	SURVEY PLAN
	SP3	EXISTING SITE CONDITIONS
	SP4	TREE IDENTIFICATION
	C1.0	SITE UTILITY PLAN
Architectural	MA1.0	EXISTING CAMPUS PLAN
	MA1.1	PROPOSED CAMPUS PLAN
	MA1.2	SITE PLAN - 1ST FLOOR
	MA1.3	SITE PLAN - LOWER LEVEL
	MA1.4	SITE PLAN - 2ND FLOOR
Architectural	A0.1	CODE SUMMARY
	A0.2	CODE PLANS - FIRST FLOOR PLAN
	A0.3	CODE PLANS - LOWER LEVEL, SECOND FLOOR PLAN & THIRD FLOOR PLAN
	A1.0	PROPOSED LOWER LEVEL CAMPUS PLAN
	A1.0b	CONNECTOR & LIBRARY LOWER LEVEL
	A1.1	PROPOSED FIRST FLOOR CAMPUS PLAN
	A1.1a	MIDDLE SCHOOL RENOVATIONS - FIRST FLOOR
	A1.1b	CONNECTOR & LIBRARY FIRST FLOOR
	A1.1c	LOWER SCHOOL RENOVATIONS
	A1.1d	UPPER SCHOOL SOUTH STAIR RENOVATIONS
	A1.2	PROPOSED SECOND FLOOR CAMPUS PLAN
	A1.2a	MIDDLE SCHOOL RENOVATIONS SECOND FLOOR
	A1.3	PROPOSED ROOF CAMPUS PLAN
	A1.3a	MIDDLE SCHOOL RENOVATIONS ROOF PLAN
	A1.3b	CONNECTOR ROOF PLAN
	A3.1	EXTERIOR BUILDING ELEVATIONS

PROJECT ADDRESS

1045 COOK ROAD,
GROSSE POINTE WOODS, MI

GROSSE POINTE WOODS ZONING SUMMARY

- ZONE: C.F. - COMMUNITY FACILITIES DISTRICT
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 35 FEET
- SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINES)
 - FRONT YARD: 75 FEET
 - SIDE YARD: 75 FEET
 - REAR YARD: 75 FEET
- PERMITTED USE: PRIVATE ELEMENTARY, INTERMEDIATE AND HIGH SCHOOL
- LOT AREA: 41.37 ACRES
- FOOTPRINT AREA (CONTIGUOUS BUILDING)
 - EXISTING 135,850 GSF
 - PROPOSED 138,050 GSF
- APPROX GSF AREA OF RENOVATIONS
 - APPROXIMATELY 19,500 GSF

Revisions		
No	Name	Date

Specifications Consultants
KALIN ASSOCIATES
1121 Washington Street
Newton, MA 02465
Phone: 617-964-5477 FAX: 617-964-5788

Code Consultant
PHILIP R. SHERMAN, P.E.
444 Wilmet Center Road
Elkins, NH 03233-0216
Phone: 603-526-6190 FAX: 603-526-4979

Civil Engineer
MILONE & MACBROOM, INC
89 Realty Drive
Cheshire, CT 06410
Phone: 203-271-1773 FAX: 203-272-9733

Mechanical, Electrical, & Plumbing Engineer
AKF ENGINEERS
41 Farnsworth Street, 3rd Floor
Boston, MA 02210
Phone: 617-535-8211 FAX: 617-737-4311

Structural Engineer
GIBBLE NORDEN CHAMPION BROWN
Post Office Box 802
Old Saybrook, CT 06475
Phone: 860-388-1224 FAX: 860-388-4613

CENTERBROOK
Architects and Planners, LLP
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

PHASE:
PLANNING & ZONING SUBMISSION

UNIVERSITY LIGGETT SCHOOL
RENOVATIONS & MINOR ADDITIONS

DRAWING NAME:
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

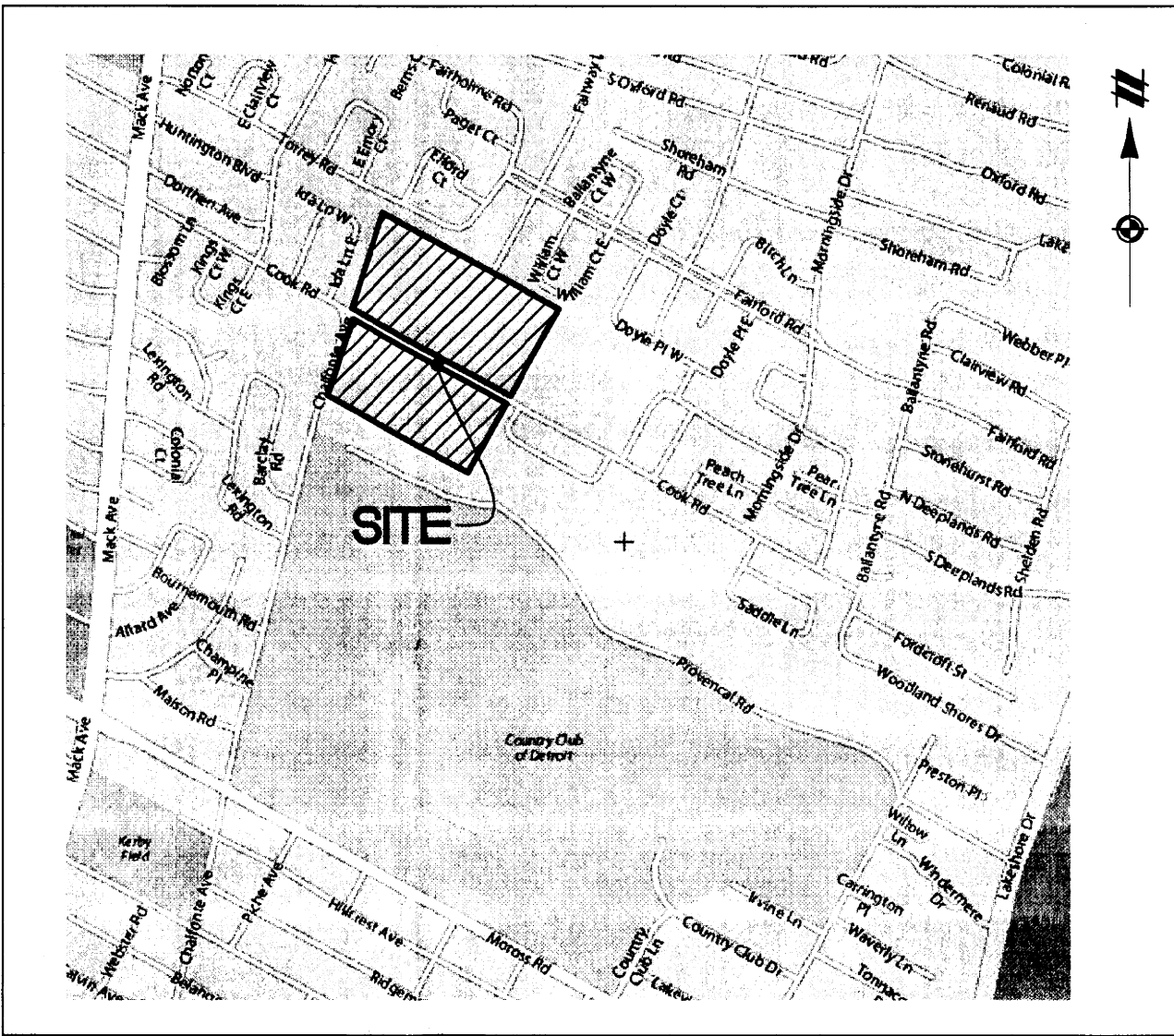
JOB #: 1362	FILE:
C	CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: DOC	DATE: 5-10-2011
CHECKED BY: Checker	SCALE: As indicated

SHEET:
T1.0

BOUNDARY AND TOPOGRAPHICAL SURVEY

UNIVERSITY LIGGETT SCHOOL
COOK ROAD CAMPUS
GROSSE POINTE WOODS,
MICHIGAN



VICINITY MAP
SCALE: 4" = 1 MILE

- SHEET INDEX**
- 1. PARCEL DESCRIPTION
 - 2. SURVEY PLAN
 - 3. EXISTING SITE CONDITIONS
 - 4. TREE IDENTIFICATION PLAN

PARCEL DESCRIPTION:
(AS PROVIDED IN DEED RECORDED IN LIBER 2088, PAGES 58-59)
Per Deed: Liber 2088, Pages 585-586 (does not equate to 30 ac.)
All that portion of Private Claims 620 and 621 described as follows: Beginning at a point on the northerly line of Cook Road distant one thousand seven hundred forty-seven and 68/100ths (1,747.68) feet westerly from the intersection of said Cook Road and the private road adjoining property of H.D. Sheldon; thence at right angles to said northerly line of Cook Road in a generally northeasterly direction, seven hundred forty-five (745) feet to a point; thence north sixty-four (64) degrees, two (2) minutes, thirty (30) seconds west, one thousand eight hundred twenty-one and 11/100ths (1,321.11) feet to a point; thence south fifteen (15) degrees, forty-five (45) minutes thirty (30) seconds west, seven hundred fifty-six and 96/100ths (756.96) feet to a point on the northerly line of said Cook Road; thence South sixty-four (64) degrees, two (2) minutes, thirty (30) seconds east along the northerly line of said Cook Road to the point of beginning, containing thirty (30) acres. (See Surveyor's Note, Sheet 2)

PARCEL DESCRIPTION:
(AS PROVIDED IN NOTICE OF COMMENCEMENT IN LIBER 22847, PAGES 56-59)
Parcel 4: All that tract or parcel of land lying in Private Claim 619, Township of Grosse Pointe, Wayne County, Michigan, described as follows: Beginning at a stone monument marking the Southeast corner of the vacated subdivision of Lots 4 and 5 of Private Claim 619, according to the plat thereof recorded in Liber 20 of Plats, Page 6, Wayne County Records, thence Westerly along the Southerly line of said Private Claim 619 along a course North 60 degrees 10 minutes 42 seconds West 1220.35 feet, more or less, to the point of intersection with the center line of the Black Marsh Ditch, so-called, thence along the center line of said Black Marsh Ditch on a course North 19 degrees 6 minutes 00 seconds East a distance of 432.65 feet, more or less, to the point of intersection of said center line of said Ditch with the Northerly line of said vacated subdivision, which center line of said Ditch if extended Northeasterly would intersect the Northerly line of said Private Claim 619 at a point 1872.78 feet distant from the intersection of said North line of said Private Claim 619 with the center line of Mack Road measured along said Northerly line of said Private Claim 619 on a course South 60 degrees 18 minutes East (South 61 degrees 10 minutes East according to early surveys and descriptions); thence Easterly along the Northerly line of said vacated subdivision to a stone monument at the Northeasterly corner thereof; thence South 29 degrees 35 minutes West along the Easterly line of said vacated subdivision to the point of beginning.

Parcel 5: Also all that other tract or parcel of land adjoining the above described parcel on the North described as follows: Beginning at a point in the Northeasterly line of said Private Claim 619, said point being 3225.58 feet (3284.16 feet according to early surveys and descriptions) distant along said line of said Private Claim 619 on a course South 60 degrees 18 minutes East (South 61 degrees 10 minutes East according to early surveys and descriptions) from the intersection of said Northeasterly line of said Private Claim with the center line of Mack Road so-called; thence North 80 degrees 18 minutes West (North 61 degrees 10 minutes West according to early surveys and descriptions) along said line of said Private Claim 1352.7 feet to a point in the center line of Balck Marsh Ditch, so-called; thence South 19 degrees 6 minutes West (South 18 degrees 26 minutes West according to early surveys and descriptions) along said center line of said Ditch 202.83 feet (206 feet according to early surveys and descriptions) to a point in the Northerly line of the vacated subdivision of Lots 4 and 5 of Private Claim 619 according to the plat thereof recorded in Liber 20 of Plats, Page 6, Wayne County Records, thence Easterly along the Northerly line of said vacated subdivision (on a course 61 degrees 10 minutes East 1316.1 feet according to early surveys and descriptions) to a stone monument at the Northeasterly corner of said vacated subdivision; thence North 29 degrees 35 minutes East (28 degrees 40 minutes East according to early surveys and descriptions) along the Easterly line of said vacated subdivision, if extended Northerly to the place of beginning (202.62 feet according to early surveys and descriptions (subject to, however, all public highway rights in Cook Road.

PARCEL 'A' DESCRIPTION: (AS SURVEYED BY ATWELL-HICKS)
BEGINNING at the Southwest corner of Lot 172 of "Torrey Woods No. 4" as recorded in Liber 70 of Plats, Page 94, Wayne County Records; thence S61°04'58"E (recorded as S64°02'30"E) 951.51 feet along the Northerly line of Private Claim 620 (as monumented), the Southwesterly line of said "Torrey Woods No. 4" and the Southwesterly line of "Torrey Woods No. 5" as recorded in Liber 73 of Plats, Page 85, Wayne County Records; thence continuing along said Northerly and Southwesterly lines S61°08'41"E (recorded as S64°02'30"E) 540.19 feet; thence S28°51'55"W 744.82 feet (recorded as S25°57'30"W 745.00 feet); thence N61°08'14"W (recorded as N64°02'30"W) 1358.03 feet along the Northeasterly right-of-way line of Cook Road (65.00 foot wide); thence N18°42'07"E 757.53 feet (recorded as N15°45'30"E 756.96 feet) along the Southeasterly line of "Edward Schultz Grosse Pointe Hunt Club Subdivision as recorded in Liber 71 of Plats, Page 61, Wayne County Records to the Place of Beginning, being a part of said Private Claim 620, containing 24.37 acres of land, more or less and subject to easements and restrictions of record, if any.

PARCEL 'B' DESCRIPTION: (AS SURVEYED BY ATWELL-HICKS)
BEGINNING at the Northerly corner of Lot 1 of "Hunt Club Subdivision" as recorded in Liber 75 of Plats, Page 75, Wayne County Records; thence S28°40'56"W (recorded as S29°35'W) 590.69 feet along the Westerly line of said "Hunt Club Subdivision" and the Southwesterly extension thereof; thence N61°00'56"W (recorded as N60°10'42"W) 1202.40 feet along the Southerly line of Private Claim 619 (as monumented) and the Northeasterly line of "Assessor's Grosse Pointe Farms Plat No. 3" as recorded in Liber 66 of Plats, Page 97-98, Wayne County Records; thence N18°15'46"E 598.34 feet along the Easterly right-of-way line of Chalfonte Avenue (80.00 feet wide); thence S61°08'14"E (recorded as S60°18'E) 1310.60 feet along the Southwesterly right-of-way line of Cook Road (65.00 foot wide) to the Place of Beginning, being a part of Private Claim 619, containing 17.00 acres of land, more or less and subject to easements and restrictions of record, if any.



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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SURVEYOR STATEMENT:
I hereby state that this survey was prepared by me, or under my direct supervision. No deed description encompassing the overall site was provided at the time of the survey. Parcel 'A' description per Deed as recorded in Liber 2088, pages 585-586 and Parcel 'B' description per "Notice of Commencement" as recorded in Liber 22847, Pages 56-59, Wayne County Records. The relative error of closure of the unadjusted field observations is not greater than 1 part in 5000, and that I am a professional surveyor under the laws of the State of Michigan.

Brad E.G. Oliver
Brad E.G. Oliver
Professional Surveyor #49301

Date: 7/23/08

ATWELL-HICKS
www.atwell-hicks.com
Engineering
Surveying
Planning
Environmental
Ecological
Water Resources

PRIVATE CLAIMS 619 & 620

TOWN 1 SOUTH, RANGE 13 EAST

CITY OF GROSSE POINTE WOODS

WAYNE COUNTY, MICHIGAN

CLIENT: UNIVERSITY LIGGETT SCHOOL

COOK ROAD CAMPUS

BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL DESCRIPTION

OF A 41.37+/- ACRE PARCEL

LOCATED IN

DATE: JULY 14, 2008

REVISIONS

DR. DLW CH. DLN

P.M. J. CECIL

BOOK 1135

CAD FILE: 08002551SU-01

JOB 08002551.10

FILE CODE: SU-0-01

SHEET NO. 1



UNIVERSITY LIGGETT SCHOOL
COOK ROAD CAMPUS
BOUNDARY & TOPOGRAPHIC SURVEY
SURVEY PLAN
OF A 41.37± ACRE PARCEL
LOCATED IN

BK-06

800-975-1234

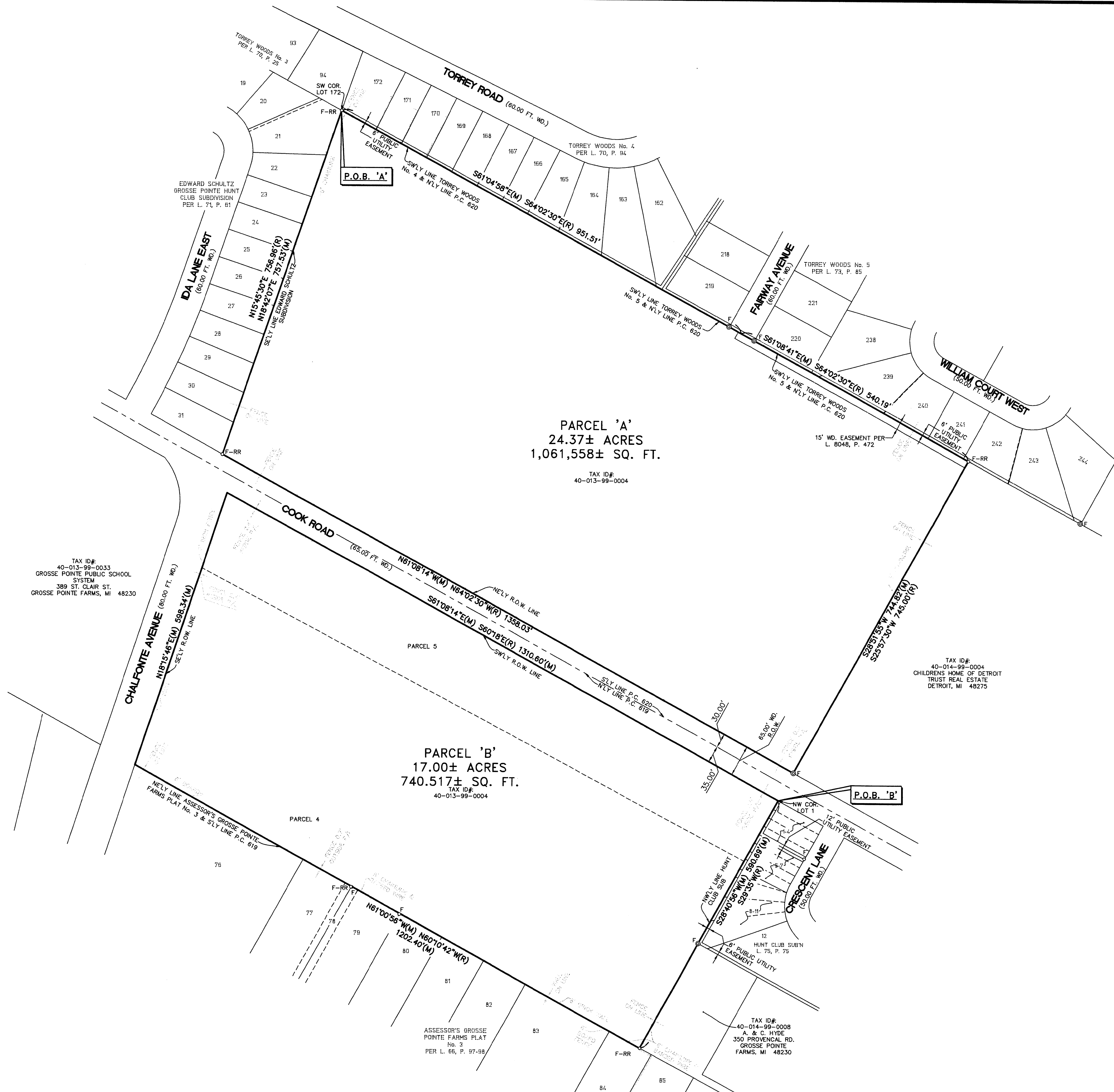
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585	EXIST. CONTOUR
x 584.6	EXIST. SPOT ELEVATION
8" n	EXIST. STORM SEWER
o	EXIST. MANHOLE
8" w	EXIST. CATCH BASIN/INLET
o	EXIST. WATER MAIN
o	EXIST. HYDRANT
o	EXIST. GATE VALVE IN MANHO
o	EXIST. FOUNTAIN
8" s	EXIST. SANITARY SEWER
o U.P.	EXIST. UTILITY POLE
o	EXIST. OVERHEAD CABLE
o	EXIST. UNDERGROUND ELECTRIC
o	EXIST. OVERHEAD ELECTRIC
4" g	EXIST. GAS
o	EXIST. TREE OR BRUSH LIMIT
o	EXIST. DECIDUOUS TREE
o	EXIST. CONIFEROUS TREE
o	EXIST. SHRUB
o	EXIST. SIGN
o	EXIST. LIGHT POLE
o	EXIST. CURB AND GUTTER
o	EXIST. FENCE
10	PARKING SPACE TAG
o	BARRIER FREE PARKING
o F	EXIST. FLAG POLE
o F	FOUND IRON PIPE
o F--RR	FOUND CONCRETE MONUMENT
o	FOUND REROID
o	DESIGNATES LINE CONTINUES

CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC WORKS
PH: (313) 343-2460

COMCAST
27800 FRANKLIN
SOUTHFIELD, MI 48034
PH: (248) 359-6582

DETROIT EDISON
2000 SECOND AVE.—51
DETROIT, MI 48226
PH: (313) 235-5632

DTE ENERGY - MICHCON GAS CO
MAIN REPLACEMENT TEAM
3200 HOBSON ST.,
NOBLE 2ND FLOOR
DETROIT, MI 48201
ATTN: EDDIE REYES

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TOWNSHIP, MI 48315
PH: (586) 726-1234
ATTN: SCOTT LOCKWOOD

WATER MAIN, STORM SEWER, SANITARY SEWER AND UNDERGROUND UTILITY LINES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF THESE LOCATIONS. THE TELEPHONE COMPANY DID NOT PROVIDE PLANS.

STORM SEWER, WATER MAIN & SANITARY SEWER DRAWINGS WERE PROVIDED BY AEW, INC.



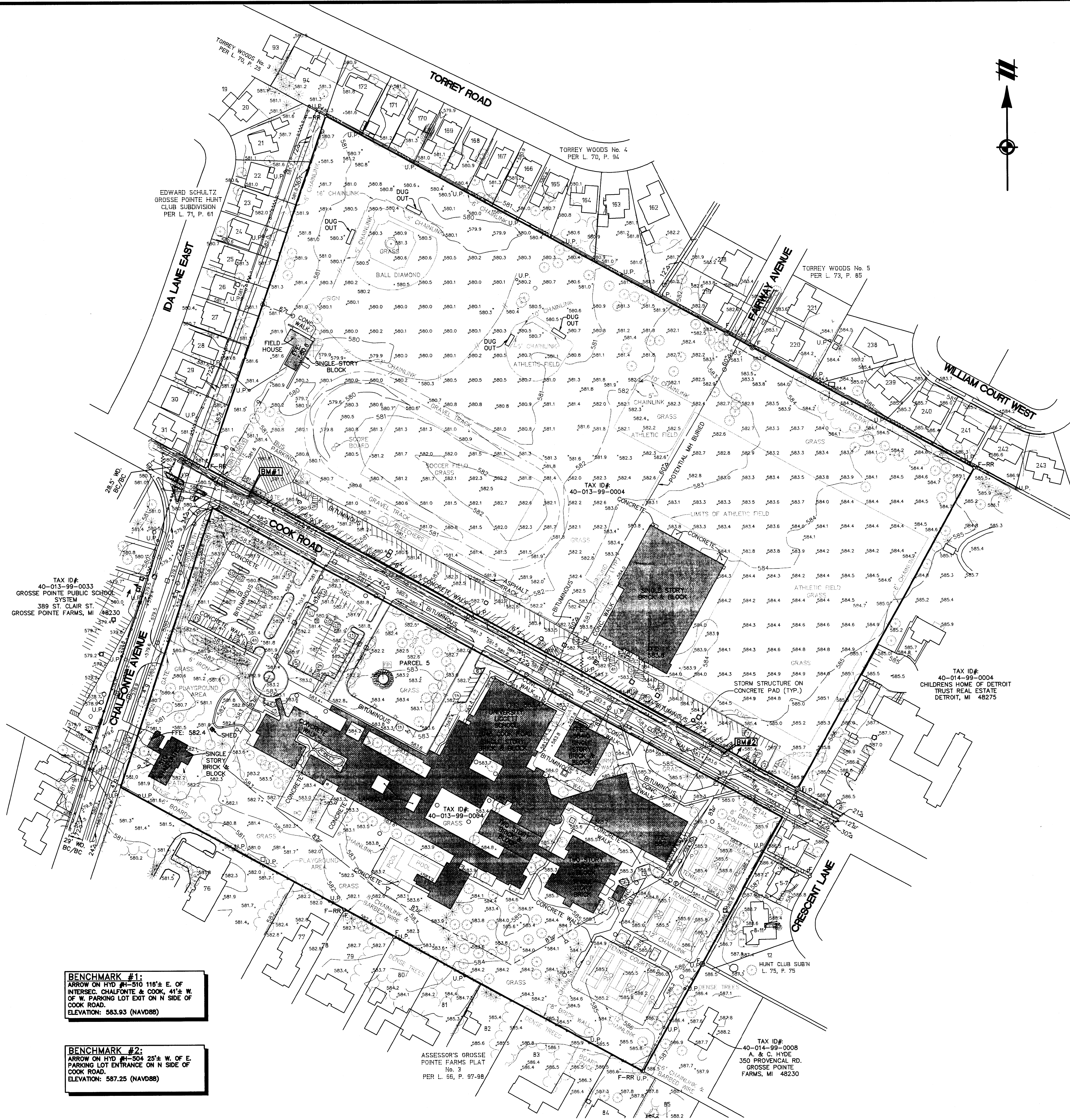
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ADJACENT OWNERS	
LOT #	TAX ID INFO
1	TAX ID: 40-014-02-0001
	J. SHEORIS 985 CRESCENT LN. GROSSE PTE. WOODS, MI
2	TAX ID: 40-014-02-0001
	J. SHEORIS 985 CRESCENT LN. GROSSE PTE. WOODS, MI
3	TAX ID: 40-014-02-0001
	J. SHEORIS 985 CRESCENT LN. GROSSE PTE. WOODS, MI
4	TAX ID: 40-014-02-0001
	J. SHEORIS 985 CRESCENT LN. GROSSE PTE. WOODS, MI
5	TAX ID: 40-014-02-0005
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
6	TAX ID: 40-014-02-0005
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
7	TAX ID: 40-014-02-0005
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
8	TAX ID: 40-014-02-0005
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
9	TAX ID: 40-014-02-0008
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
10	TAX ID: 40-014-02-0008
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
11	TAX ID: 40-014-02-0008
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
12	TAX ID: 40-014-02-0008
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
13	TAX ID: 40-014-02-0008
	W. HADLEY 975 CRESCENT LN. GROSSE PTE. WOODS, MI
21	TAX ID: 40-012-13-0020-002
	K. KVATKOWSKI 18856 IDA LN. E GROSSE PTE. WDS, MI
22	TAX ID: 40-012-13-0022
	M. PACINI 19846 IDA LN. E GROSSE PTE. WDS, MI
23	TAX ID: 40-012-13-0023
	D. WHITIN 19836 IDA LN. E GROSSE PTE. WDS, MI
24	TAX ID: 40-012-13-0024
	V. PIZZO 19826 IDA LN. E GROSSE PTE. WDS, MI
25	TAX ID: 40-012-13-0025
	M. DUNBAR 19816 IDA LN. E GROSSE PTE. WDS, MI
26	TAX ID: 40-012-13-0026
	C. JOHNDIGS 19806 IDA LN. E GROSSE PTE. WDS, MI
27	TAX ID: 40-012-13-0027
	L. FENNELL 19796 IDA LN. E GROSSE PTE. WDS, MI
28	TAX ID: 40-012-13-0028
	P. MOOK 19786 IDA LN. E GROSSE PTE. WDS, MI
29	TAX ID: 40-012-13-0029
	J. CUSMANO 19776 IDA LN. E GROSSE PTE. WDS, MI
30	TAX ID: 40-012-13-0030
	S. HAMILTON 19766 IDA LN. E GROSSE PTE. WDS, MI
31	TAX ID: 40-012-13-0031
	K. KVATKOWSKI 19756 IDA LN. E GROSSE PTE. WDS, MI
76	TAX ID: 38-002-01-0076
	W. CAMPBELL 580 PROVENCIAL RD. GROSSE PTE. FARMS, MI
77	TAX ID: 38-002-01-0077
	K. KRUEHAF 588 PROVENCIAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0077
	K. KRUEHAF 588 PROVENCIAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0078-002
	J. BACKER 588 PROVENCIAL RD. GROSSE PTE. FARMS, MI

ADJACENT OWNERS	
LOT #	TAX ID INFO
79	TAX ID: 38-002-01-0078-002 J. BACKER 386 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0080 J. BEARDSLEE 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
80	TAX ID: 38-002-01-0080 J. BEARDSLEE 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0082 J. MESTADIGH 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
81	TAX ID: 38-002-01-0080 J. BEARDSLEE 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0082 J. MESTADIGH 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
82	TAX ID: 38-002-01-0082 J. MESTADIGH 382 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0083 G. HAGGARTY 372 PROVENCAL RD. GROSSE PTE. FARMS, MI
83	TAX ID: 38-002-01-0083 G. HAGGARTY 372 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0084 H. FRIEHAUF 364 PROVENCAL RD. GROSSE PTE. FARMS, MI
84	TAX ID: 38-002-01-0084 H. FRIEHAUF 364 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0085 V. HAMPTON 360 PROVENCAL RD. GROSSE PTE. FARMS, MI
85	TAX ID: 38-002-01-0085 V. HAMPTON 360 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 38-002-01-0086 E. HOWBERT 354 PROVENCAL RD. GROSSE PTE. FARMS, MI
86	TAX ID: 38-002-01-0086 E. HOWBERT 354 PROVENCAL RD. GROSSE PTE. FARMS, MI
	TAX ID: 40-013-02-0152 A. BARATTA 1161 TORREY RD. GROSSE PTE. WDS, MI
162	TAX ID: 40-013-02-0152 A. BARATTA 1161 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0153 D. POPOVIC 1171 TORREY RD. GROSSE PTE. WDS, MI
163	TAX ID: 40-013-02-0153 D. POPOVIC 1171 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0154 H. RUTAN 1181 TORREY RD. GROSSE PTE. WDS, MI
164	TAX ID: 40-013-02-0154 H. RUTAN 1181 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0155 C. KIENLE 1191 TORREY RD. GROSSE PTE. WDS, MI
165	TAX ID: 40-013-02-0155 C. KIENLE 1191 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0156 F. KAUFMAN 1201 TORREY RD. GROSSE PTE. WDS, MI
166	TAX ID: 40-013-02-0156 F. KAUFMAN 1201 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0167 A. ANTO 1211 TORREY RD. GROSSE PTE. WDS, M
167	TAX ID: 40-013-02-0167 A. ANTO 1211 TORREY RD. GROSSE PTE. WDS, M
	TAX ID: 40-013-02-0168 J. KALUS 1221 TORREY RD. GROSSE PTE. WDS, MI
168	TAX ID: 40-013-02-0168 J. KALUS 1221 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0169 M. HUETTER 1231 TORREY RD. GROSSE PTE. WDS, MI
169	TAX ID: 40-013-02-0169 M. HUETTER 1231 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0170 T. ROACH 1241 TORREY RD. GROSSE PTE. WDS, MI
170	TAX ID: 40-013-02-0170 T. ROACH 1241 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0171 J. B. NIDER 1251 TORREY RD. GROSSE PTE. WDS, MI
171	TAX ID: 40-013-02-0171 J. B. NIDER 1251 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-02-0172 V. CORDOBA 1257 TORREY RD. GROSSE PTE. WDS, MI
172	TAX ID: 40-013-02-0172 V. CORDOBA 1257 TORREY RD. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0219 A. BARATTA 1988S FAIRWAY DR. GROSSE PTE. WDS, MI
219	TAX ID: 40-013-04-0219 A. BARATTA 1988S FAIRWAY DR. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0220 A. SARINAK 1988E FAIRWAY DR. GROSSE PTE. WDS, MI
221	TAX ID: 40-013-04-0220 A. SARINAK 1988E FAIRWAY DR. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0238 G. MALBOUEF 19919 W. WILLIAM CT. GROSSE PTE. WDS, MI
238	TAX ID: 40-013-04-0238 G. MALBOUEF 19919 W. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0239 V. BONASSO 19907 W. WILLIAM CT. GROSSE PTE. WDS, MI
239	TAX ID: 40-013-04-0239 V. BONASSO 19907 W. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0239-002 E. STINES 19895 W. WILLIAM CT. GROSSE PTE. WDS, MI
240	TAX ID: 40-013-04-0239-002 E. STINES 19895 W. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0241 G. MACK 19883 W. WILLIAM CT. GROSSE PTE. WDS, MI
241	TAX ID: 40-013-04-0241 G. MACK 19883 W. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0242 K. KASPRZAK 19898 E. WILLIAM CT. GROSSE PTE. WDS, MI
242	TAX ID: 40-013-04-0242 K. KASPRZAK 19898 E. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0243-002 J. JANOSI 19898 E. WILLIAM CT. GROSSE PTE. WDS, MI
243	TAX ID: 40-013-04-0243-002 J. JANOSI 19898 E. WILLIAM CT. GROSSE PTE. WDS, MI
	TAX ID: 40-013-04-0244 J. BELL 19910 E. WILLIAM CT. GROSSE PTE. WDS, MI
244	TAX ID: 40-013-04-0244 J. BELL 19910 E. WILLIAM CT. GROSSE PTE. WDS, MI



BENCHMARK #1:
ARROW ON HYD #1-510 116'± E. OF
INTERSEC. CHALFONTE & COOK, 41'± W.
OF W. PARKING LOT EXT ON N SIDE OF
COOK ROAD.
ELEVATION: 583.93 (NAVD88)

BENCHMARK #2:
ARROW ON HYD #1-504 25'± W. OF E.
PARKING LOT ENTRANCE ON N SIDE OF
COOK ROAD.
ELEVATION: 587.25 (NAVD88)



ARIZONA FLORIDA ILLINOIS MICHIGAN
OHIO PENNSYLVANIA TENNESSEE
8 6 6 5 0 4 2 0 0

PRIVATE CLAIMS 619 & 620

TOWN 1 SOUTH. RANGE 13 EAST

CITY OF CROSS BAY WOODS

WAYNE COUNTY, MICHIGAN

CLIENT
UNIVERSITY | IIGGETT SCHOOL

**COOK ROAD CAMPUS
BOUNDARY & TOPOGRAPHIC SURVEY**

EXISTING SITE CONDITIONS
OF A 41.37+ ACRF PARCEL

DATE JULY 14, 2008

REVISIONS

AI

SCALE 0 50 100
1" = 100 FEET

DR.	DLW	CH.	DLN
-----	-----	-----	-----

P.M. J. CECIL
BOOK 1135

CAD FILE: _____

JOB 08002551 10

FILE CODE: SU-0-01

SHEET NO. 2

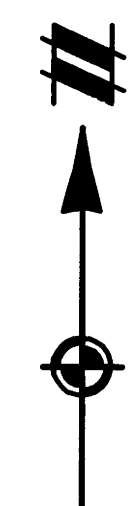
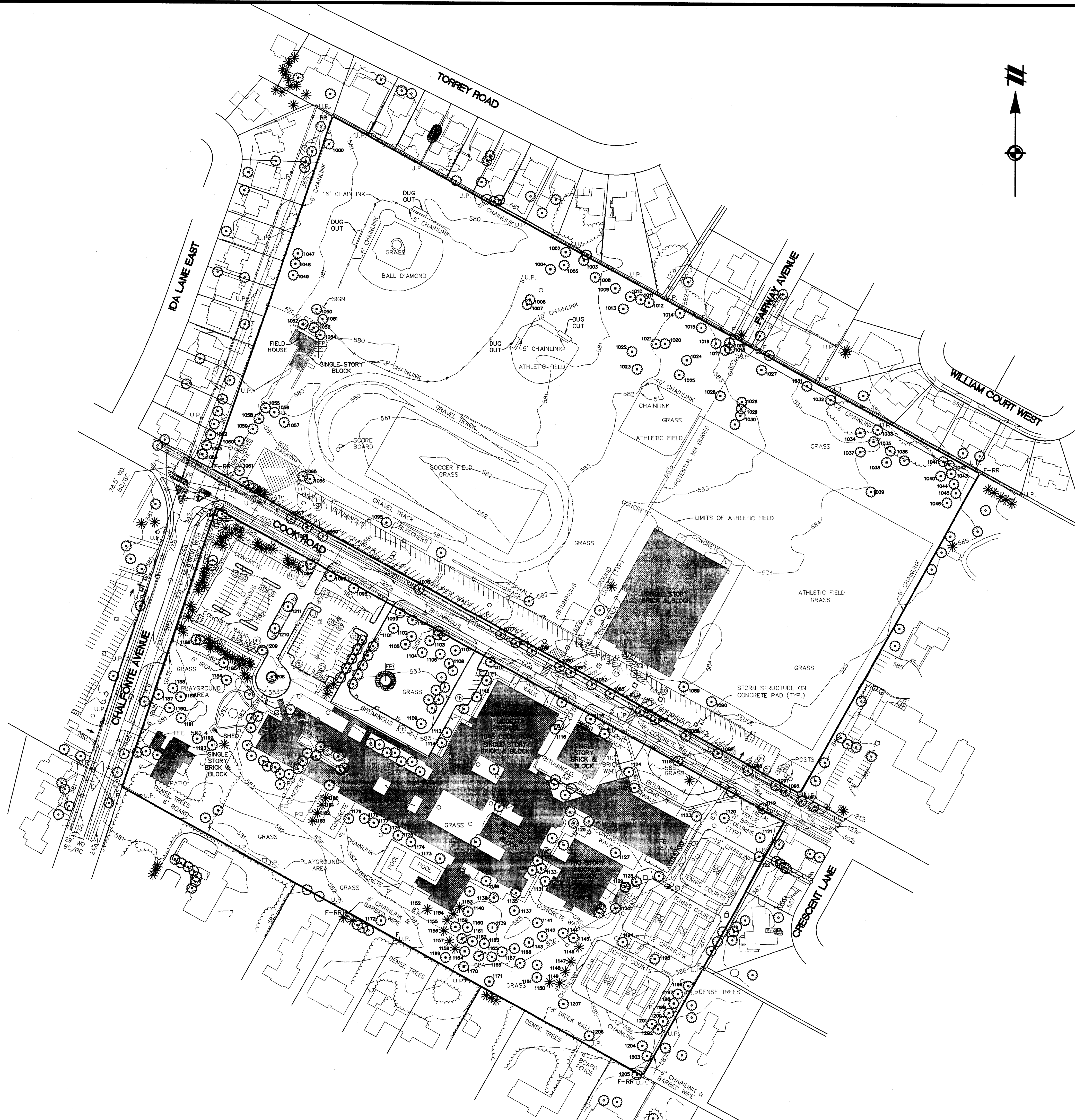
3

3

EXISTING LEGEND	
	EXIST. TREE OR BRUSH LIMIT
	EXIST. DECIDUOUS TREE
	EXIST. CONIFEROUS TREE
	EXIST. TREE WITH IDENTIFIER (SEE TREE SCHEDULE THIS SHEET)
	SIZE DIAMETER AT BREAST HEIGHT

TREE SCHEDULE		
TREE #	TYPE	SIZE
1000	ASH	12"
1001	ASH	12"
1002	ASH	12"
1003	MAPLE	20"
1004	COTTONWOOD	36"
1005	ELM	24"
1006	ASH	30"
1007	MAPLE	28"
1008	MAPLE	8"
1009	LOCUST	14"
1010	LOCUST	16"
1011	LOCUST	16"
1012	LOCUST	16"
1013	MULBERRY	16"
1014	HICKORY	12"
1015	OAK	24"
1016	LOCUST	12"
1017	LOCUST	10"
1018	ASH	10"
1019	ASH	10"
1020	BASSWOOD	20"
1021	HICKORY	18"
1022	OAK	14"
1023	HICKORY	18"
1024	OAK	40"
1025	OAK	40"
1026	HICKORY	18"
1027	RED BUD	10"
1028	HICKORY	22"
1029	HICKORY	24"
1030	ASH	24"
1031	LOCUST	20"
1032	LOCUST	16"
1033	MAPLE	12"
1034	LOCUST	14"
1035	LOCUST	14"
1036	LOCUST	14"
1037	LOCUST	14"
1038	ASH	14"
1039	ASH	20"
1040	LOCUST	14"
1041	ASH	14"
1042	ASH	14"
1043	ASH	14"
1044	ASH	14"
1045	ASH	14"
1046	HICKORY	23"
1047	OAK	22"
1048	COTTONWOOD	20"
1049	COTTONWOOD	43"
1050	RED PINE	14"
1051	RED PINE	14"
1052	OAK	36"
1053	SYCAMORE	26"
1054	OAK	36"
1055	ELM	30"
1056	ELM	30"
1057	COTTONWOOD	46"
1058	ELM	22"
1059	ELM	24"
1060	ELM	28"
1061	ELM	24"
1062	ELM	16"
1063	ELM	20"
1064	ELM	12"
1065	MAPLE	10"
1066	WILLOW	30"
1067	LOCUST	8"
1068	LOCUST	8"
1069	LOCUST	10"
1070	MAPLE	12"
1071	BASSWOOD	12"
1072	LOCUST	12"
1073	BASSWOOD	14"
1074	BASSWOOD	14"
1075	LOCUST	10"
1076	MAPLE	12"
1077	BASSWOOD	12"
1078	LOCUST	12"
1079	BASSWOOD	14"
1080	BASSWOOD	14"
1081	LOCUST	10"
1082	LOCUST	10"
1083	BASSWOOD	12"
1084	BASSWOOD	14"
1085	LOCUST	10"
1086	BASSWOOD	12"
1087	BASSWOOD	14"
1088	LOCUST	13"
1089	GINKO	6"
1090	LOCUST	10"
1091	BASSWOOD	16"
1092	BASSWOOD	16"
1093	BASSWOOD	16"
1094	LOCUST	30"
1095	LOCUST	18"
1096	LOCUST	24"
1097	LOCUST	24"
1098	LOCUST	24"
1099	MAPLE	20"
1100	MAPLE	12"
1101	MAPLE	12"
1102	OAK	10"
1103	OAK	10"
1104	OAK	10"
1105	APPLE	12"

TREE SCHEDULE		
TREE #	TYPE	SIZE
1106	APPLE	12"
1107	LOCUST	20"
1108	MAPLE	13"
1109	BASSWOOD	16"
1110	MAPLE	36"
1111	MAPLE	16"
1112	MAPLE	16"
1113	ORNAMENTAL	12"
1114	ORNAMENTAL	12"
1115	MAPLE	26"
1116	APPLE	6"
1117	MAPLE	16"
1118	MAPLE	40"
1119	MAPLE	32"
1120	CST	36"
1121	APPLE	16"
1122	MULBERRY	16"
1123	SYCAMORE	28"
1124	GINKO	14"
1125	ORNAMENTAL	8"
1126	LOCUST	20"
1127	BEECH	12"
1128	OAK	18"
1129	MAPLE	8"
1130	MAPLE	8"
1131	MAPLE	18"
1132	BASSWOOD	12"
1133	BASSWOOD	12"
1134	BASSWOOD	12"
1135	HAWTHORN	16"
1136	BASSWOOD	16"
1137	BASSWOOD	14"
1138	LOCUST	20"
1139	LOCUST	20"
1140	LOCUST	20"
1141	BASSWOOD	12"
1142	BASSWOOD	12"
1143	BASSWOOD	12"
1144	SYCAMORE	18"
1145	SYCAMORE	18"
1146	RED PINE	18"
1147	WHITE PINE	18"
1148	LARCH	20"
1149	SPRUCE	10"
1150	SPRUCE	10"
1151	OAK	13"
1152	WHITE PINE	8"
1153	WHITE PINE	6"
1154	WHITE PINE	6"
1155	WHITE PINE	6"
1156	WHITE PINE	6"
1157	WHITE PINE	6"
1158	WHITE PINE	6"
1159	WHITE PINE	18"
1160	WHITE PINE	18"
1161	WHITE PINE	18"
1162	WHITE PINE	18"
1163	WHITE PINE	18"
1164	WHITE PINE	18"
1165	WHITE PINE	18"
1166	WHITE PINE	18"
1167	WHITE PINE	18"
1168	WHITE PINE	18"
1169	MAPLE	18"
1170	OAK	12"
1171	COTTONWOOD	48"
1172	WILLOW	12"
1173	BASSWOOD	14"
1174	DOGWOOD	14"
1175	APPLE	6"
1176	APPLE	6"
1177	APPLE	6"
1178	APPLE	6"
1179	OAK	24"
1180	CEDAR	12"
1181	CEDAR	12"
1182	CEDAR	12"
1183	CEDAR	12"
1184	LOCUST	22"
1185	LOCUST	22"
1186	LOCUST	22"
1187	ASH	12"
1188	MAPLE	16"
1189	RED PINE	15"
1190	MAPLE	12"
1191	MAPLE	12"
1192	MAPLE	28"
1193	MAPLE	28"
1194	MAPLE	10"
1195	MAPLE	10"
1196	OAK	22"
1197	RED PINE	16"
1198	OAK	14"
1199	RED PINE	12"
1200	WHITE PINE	12"
1201	OAK	21"
1202	BASSWOOD	28"
1203	OAK	20"
1204	OAK	19"
1205	OAK	30"
1206	MAPLE	20"
1207	CST	11"
1208	LOCUST	28"
1209	LOCUST	24"
1210	LOCUST	24"
1211	LOCUST	24"



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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Environmental
Ecological
Engineering
Surveying
Planning

PRIVATE CLAIMS 619 & 620
TOWN 1 SOUTH, RANGE 13 EAST
CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN

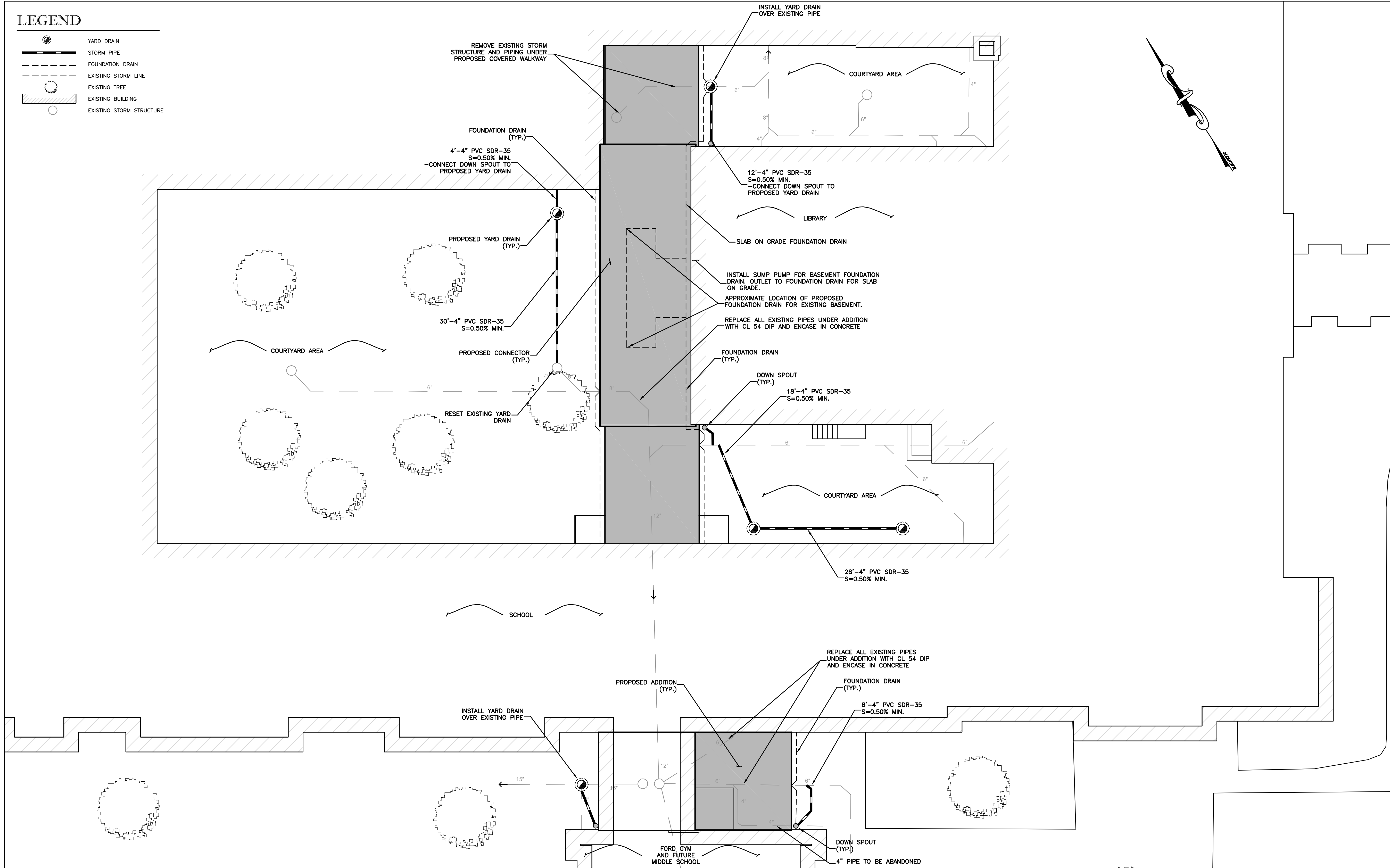
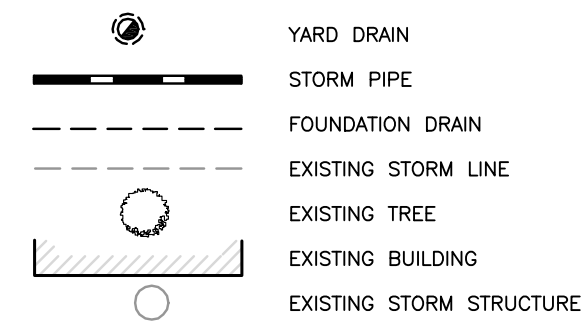
CLIENT: UNIVERSITY LIGGETT SCHOOL
COOK ROAD CAMPUS
BOUNDARY & TOPOGRAPHIC SURVEY
TREE IDENTIFICATION
OF A 41.37± ACRE PARCEL
LOCATED IN

DATE: JULY 21, 2008

REVISIONS

SCALE 0 50 100
1" = 100 FEET
DR. DLW CH. DLN
P.M. J. CECIL
BOOK 1135
CAD FILE: 08002551SU-01
JOB 08002551.10
FILE CODE: SU-0-01
SHEET NO. 4

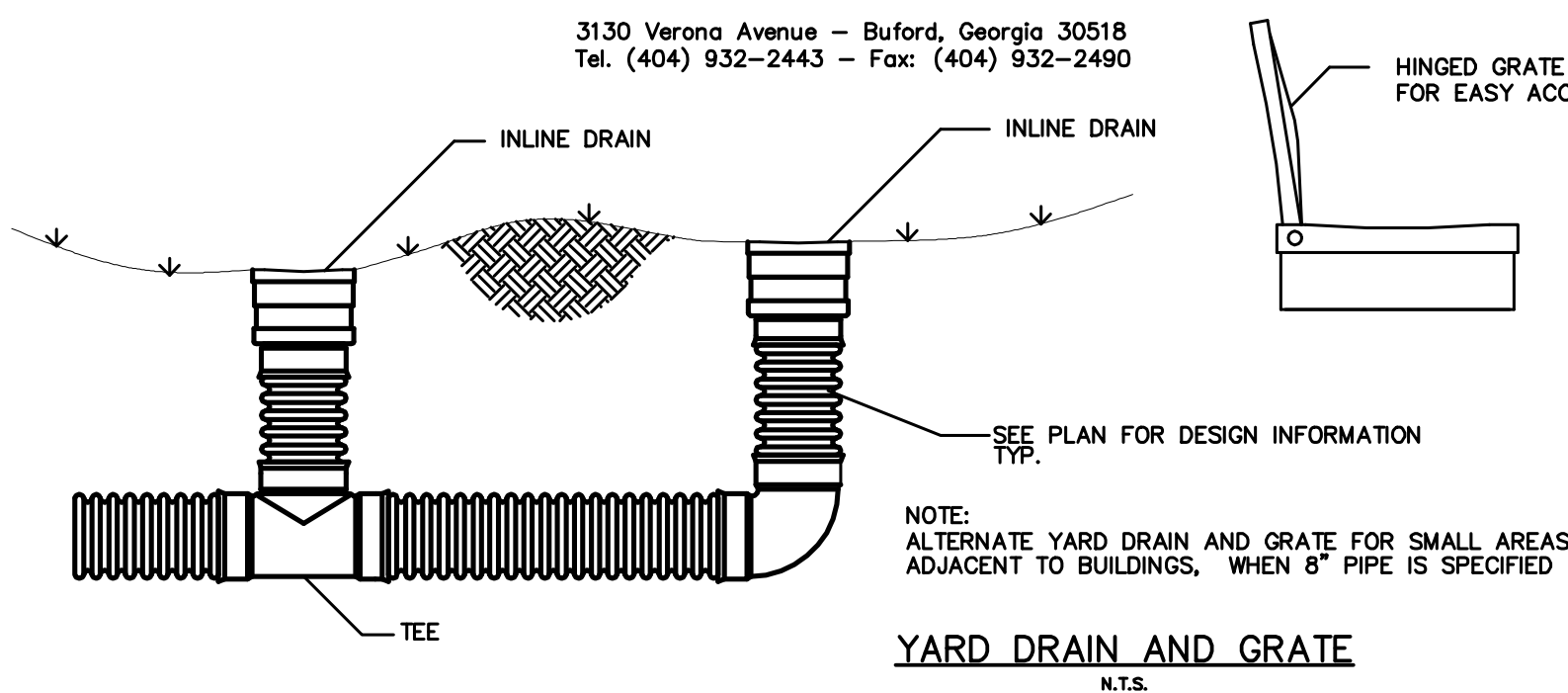
LEGEND



1 PROPOSED UTILITY IMPROVEMENTS
SCALE: 1"=10'

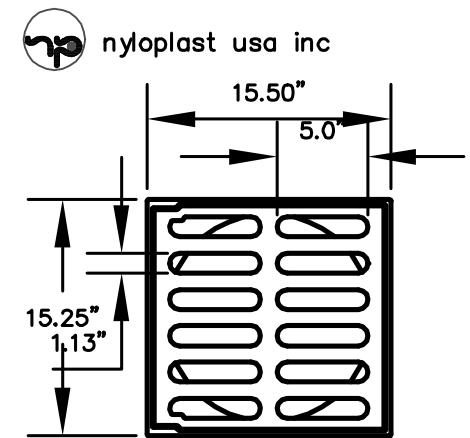
GENERAL NOTES

1. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "MISS DIG SYSTEMS, INC.", 1-800-482-7171 EXT. 811 THREE FULL WORKING DAYS BEFORE EXCAVATION IS TO OCCUR. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
2. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
5. ALL STORM DRAIN PIPE SHALL BE PVC SDR-35 UNLESS OTHERWISE INDICATED.
6. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
7. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF GROSSE POINTE WOODS REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR 2003 AND ADDENDUMS.
8. ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
9. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
10. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

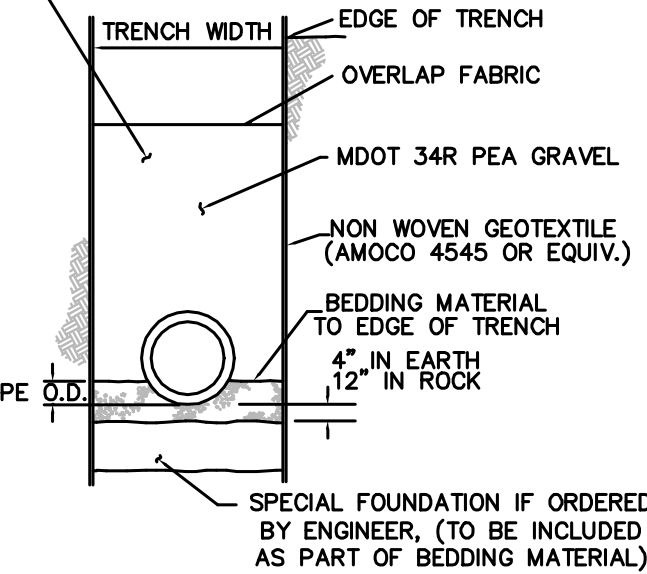


15" CAST IRON GRATE

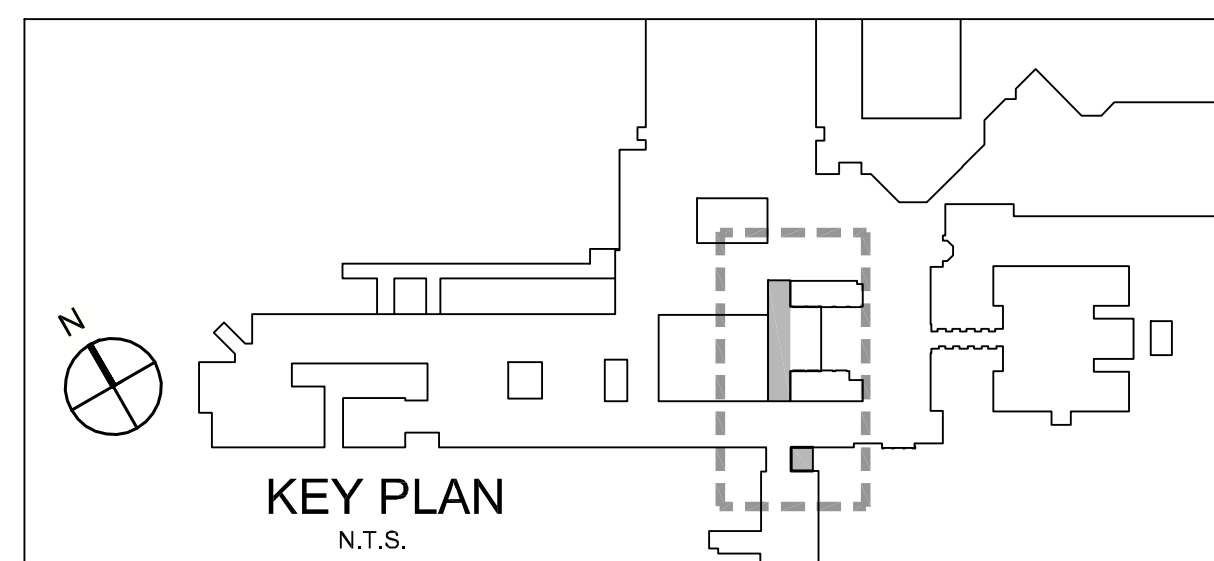
DRAINAREA = 92.5SQ. INCH
GRATE HAS H-20 (HEAVY TRAFFIC) MDOT RATING
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT



(PIPE I.D. < 30" + 1'-0")



STORM DRAIN TRENCH
N.T.S.



Revisions		
No	Name	Date

Specifications Consultants
KALIN ASSOCIATES
1121 Washington Street
Newton, MA 02465
Phone: 617-964-5477 FAX: 617-964-5788

Code Consultant
PHILIP R. SHERMAN, P.E.
444 Wilnot Center Road
Elkins, NH 03233-0216
Phone: 603-526-6190 FAX: 603-526-4979

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MILONE & MACBROOM, INC
89 Realty Drive
Cheshire, CT 06410
Phone: 203-271-1773 FAX: 203-272-9733

Mechanical, Electrical, & Plumbing Engineer
AKF ENGINEERS
41 Farnsworth Street, 3rd Floor
Boston, MA 02210
Phone: 617-535-8211 FAX: 617-737-4311

Structural Engineer
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Post Office Box 802,
Old Saybrook, CT 06475
Phone: 860-368-1224 FAX: 860-388-4613

CENTERBROOK

Architects and Planners, LLP
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

PHASE:
PLANNING & ZONING
SUBMISSION

UNIVERSITY LIGGETT
SCHOOL
RENOVATIONS
&
MINOR ADDITIONS

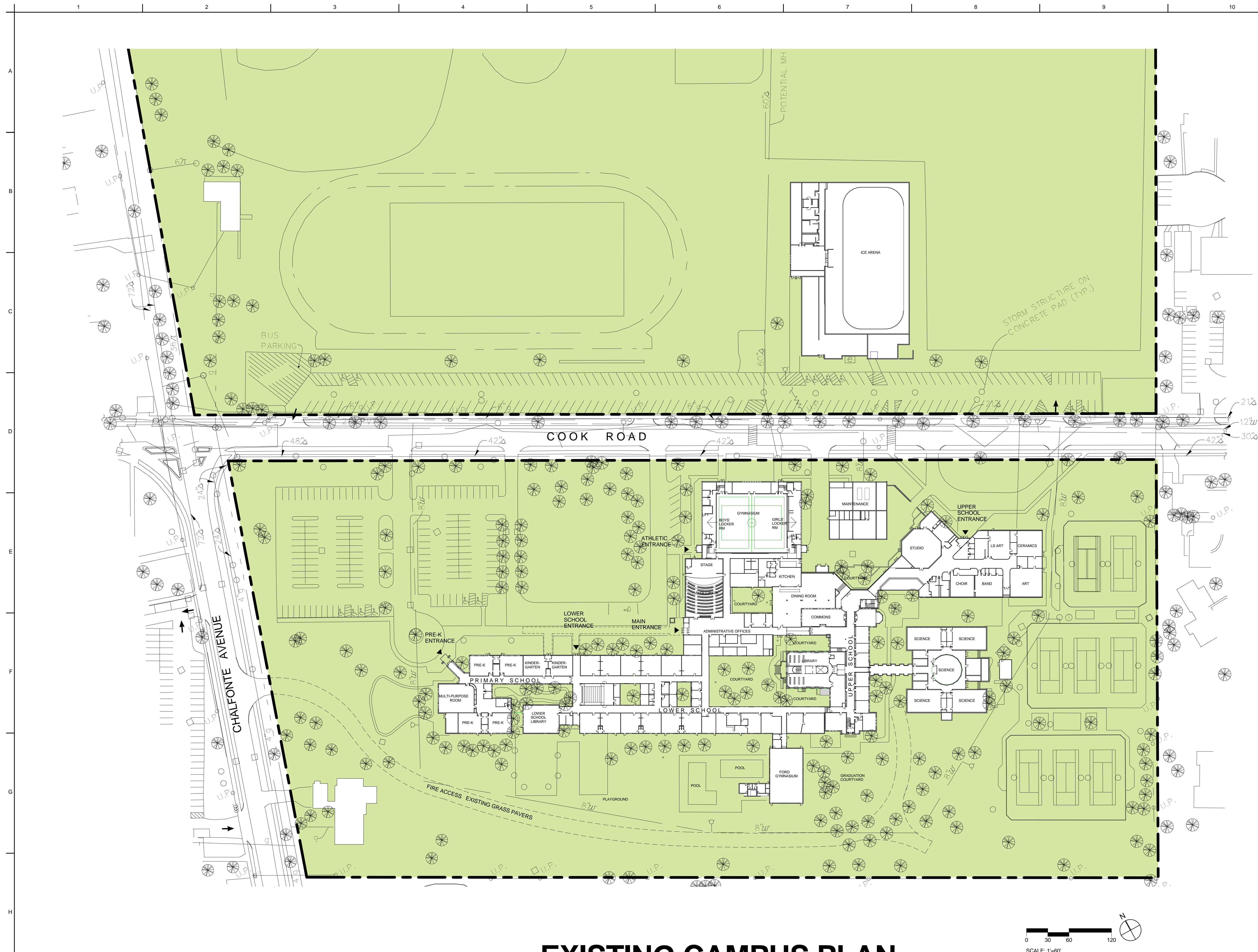
DRAWING NAME:
SITE UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION
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ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START
CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION
DOCUMENTS FROM THE ARCHITECT.

JOB #: 1300 FILE:
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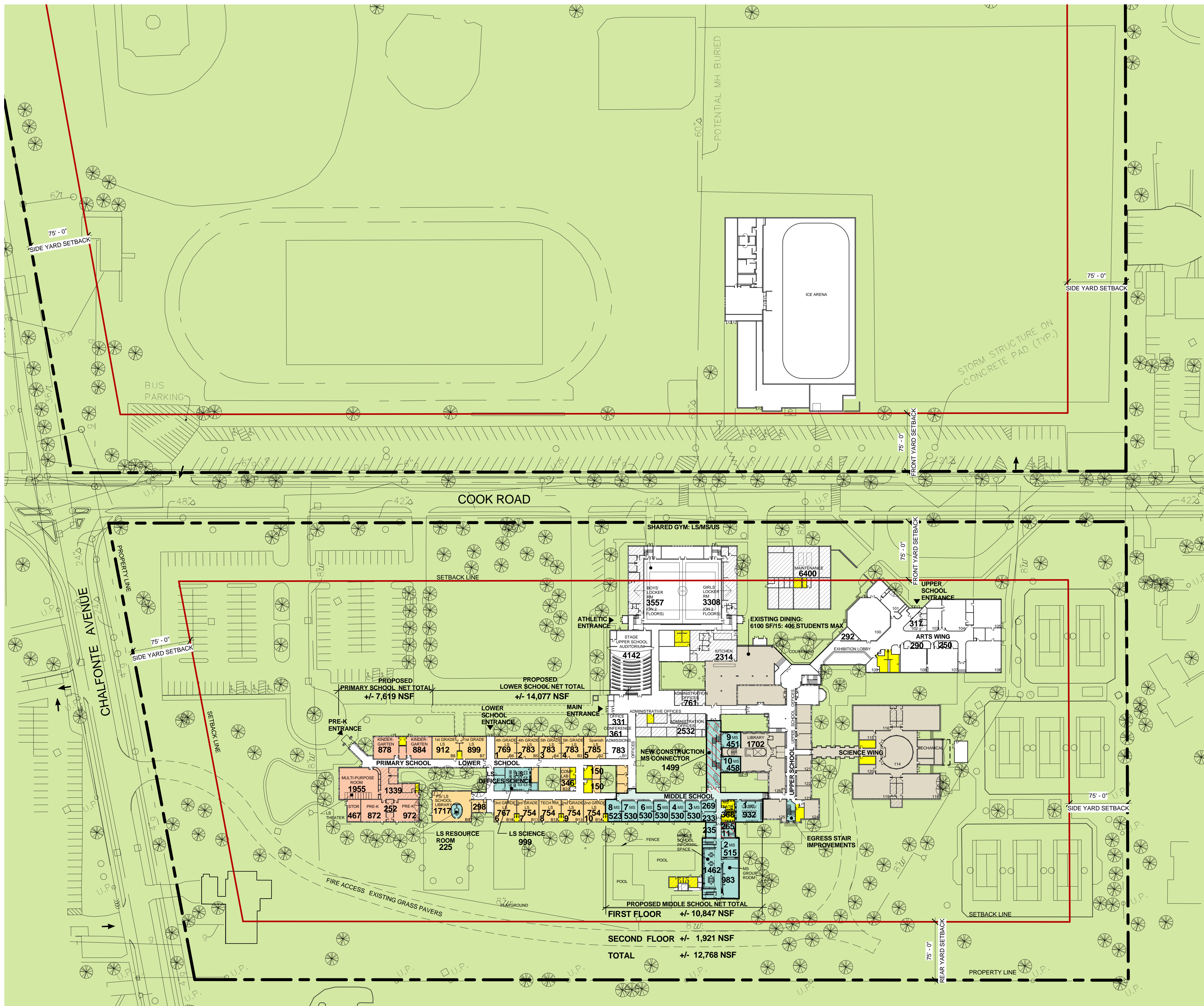
DRAWN BY: CEH DATE: 5-10-2011
CHECKED BY: TD SCALE: As Indicated

SHEET:
C 1.0



No	Revisions Name	Date
<div>Specifications Consultants</div> <div>KALIN ASSOCIATES</div> <div>1121 Washington Street Newton, MA 02465 Phone: 617-964-5477 FAX: 617-964-5788</div>		
<div>Code Consultant</div> <div>PHILIP R. SHERMAN, P.E.</div> <div>444 Wilmot Center Road Elkins, NH 03233-0216 Phone: 603-526-6190 FAX: 603-526-4979</div>		
<div>Civil Engineer</div> <div>MILONE & MACBROOM, INC</div> <div>99 Realty Drive Cheshire, CT 06410 Phone: 203-271-1773 FAX: 203-272-9733</div>		
<div>Mechanical, Electrical, & Plumbing Engineer</div> <div>AKF ENGINEERS</div> <div>41 Farnsworth Street, 3rd Floor Boston, MA 02210 Phone: 617-535-8211 FAX: 617-737-4311</div>		
<div>Structural Engineer</div> <div>GIBBLE NORDEN CHAMPION BROWN</div> <div>Post Office Box 802 Old Saybrook, CT 06475 Phone: 860-388-1224 FAX: 860-388-4613</div>		
<div>CENTERBROOK</div> <div>Architects and Planners, LLP</div> <div>Post Office Box 955 Centerbrook, Connecticut 06409-0955 Telephone 860.767.0175 Facsimile 860.767.8719</div>		
<div>PHASE:</div> <div>PLANNING & ZONING SUBMISSION</div>		
<div>UNIVERSITY LIGGETT SCHOOL</div> <div>RENOVATIONS & MINOR ADDITIONS</div>		
<div>DRAWING NAME:</div> <div>EXISTING CAMPUS PLAN</div>		
<div>PRELIMINARY NOT FOR CONSTRUCTION</div> <div>THIS COMPUTER FILED DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.</div>		
<div>JOB #: 1362</div> <div>FILE:</div> <div>CENTERBROOK ARCHITECTS AND PLANNERS</div>		
<div>DRAWN BY: AMC</div> <div>DATE: 5-10-2011</div> <div>CHECKED BY: HDA</div> <div>SCALE: 1" = 60'-0"</div>		
<div>SHEET:</div> <div>MA1.0</div>		

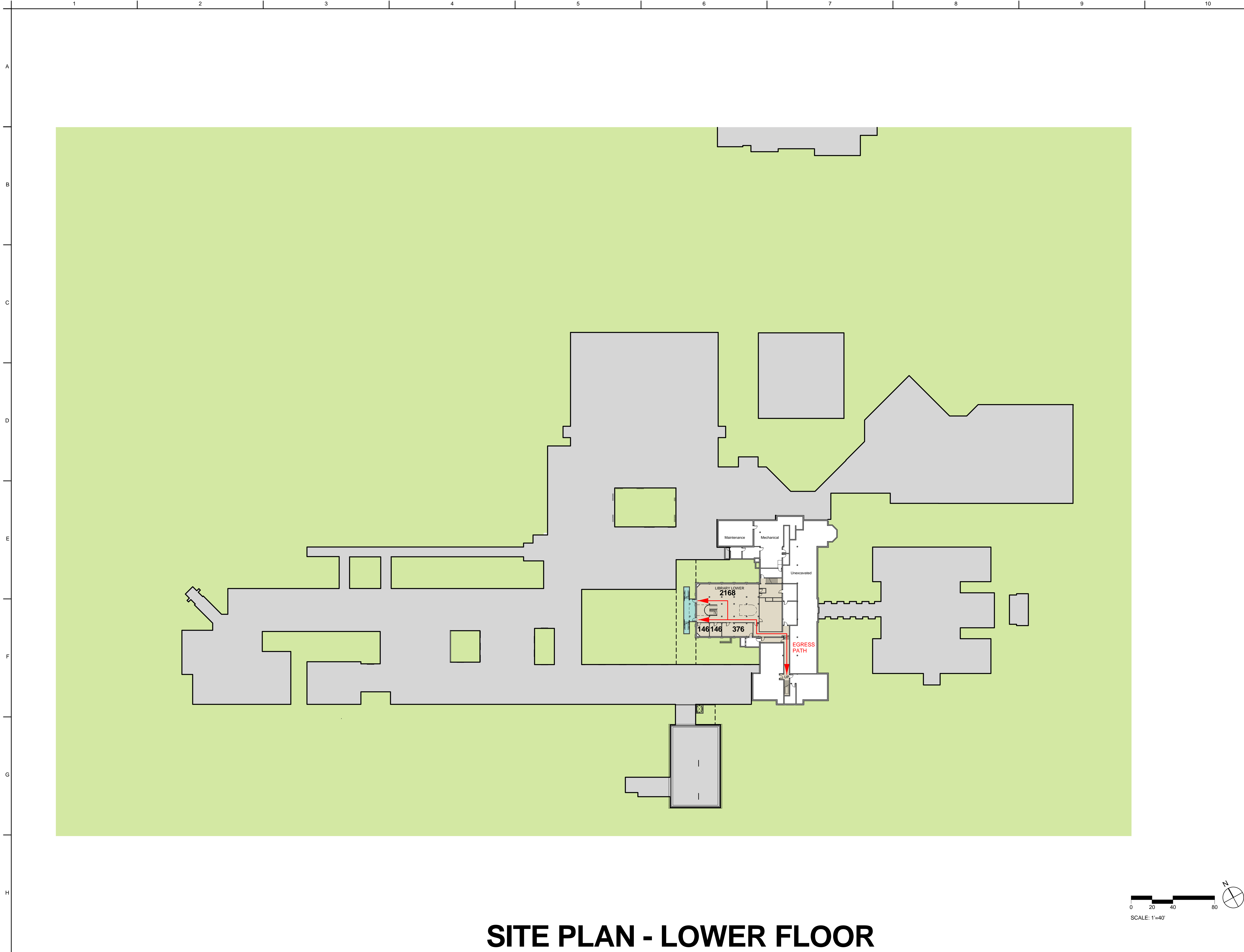
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PROPOSED CAMPUS PLAN

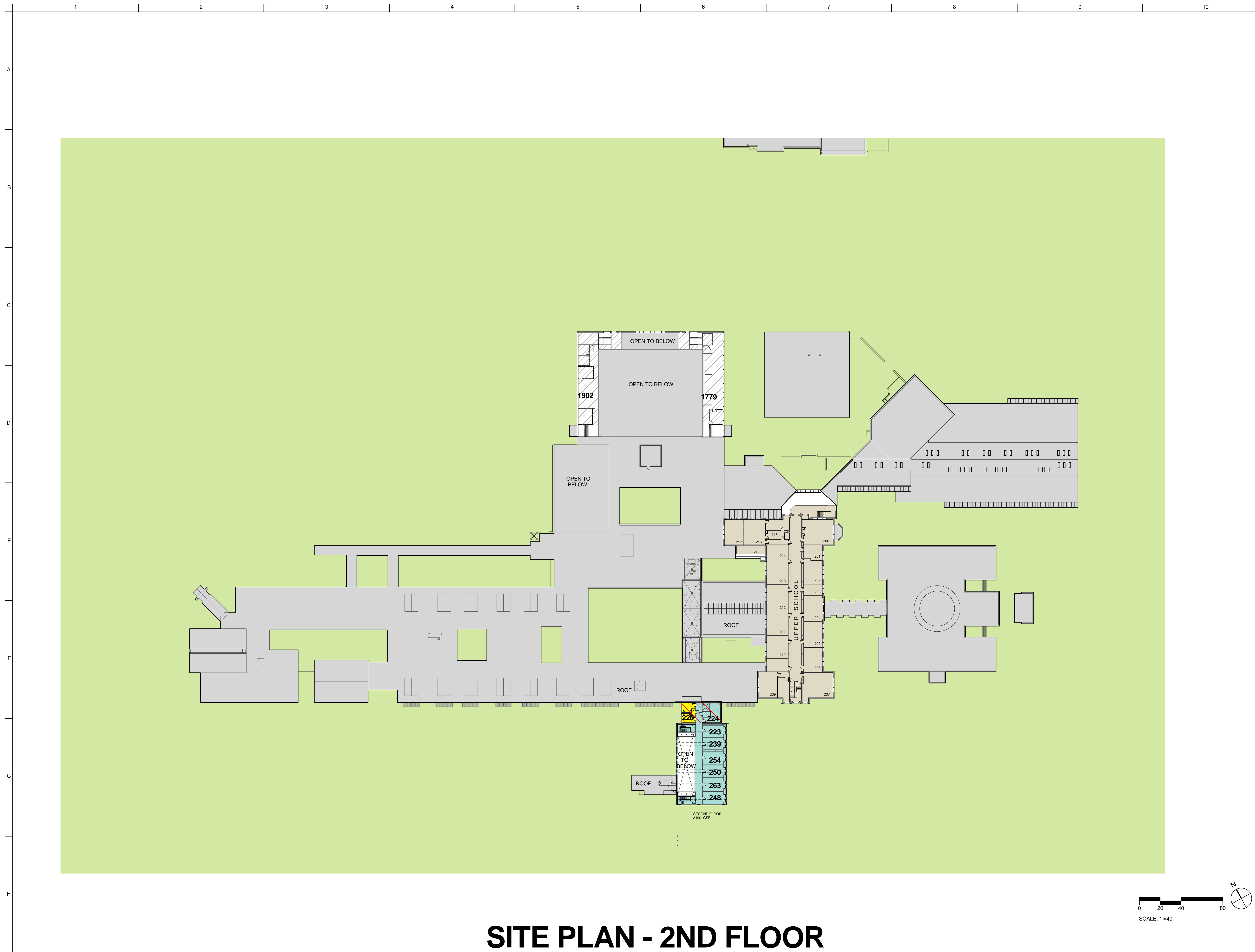
Revisions		
No	Name	Date
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PHASE:		
PLANNING & ZONING SUBMISSION		
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RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME:		
PROPOSED CAMPUS PLAN		
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CENTERBROOK ARCHITECTS AND PLANNERS		
DRAWN BY: AMC	DATE: 5-10-2011	
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SHEET:		MA1.1

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SITE PLAN - LOWER FLOOR

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		MA1.3

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SITE PLAN - 2ND FLOOR

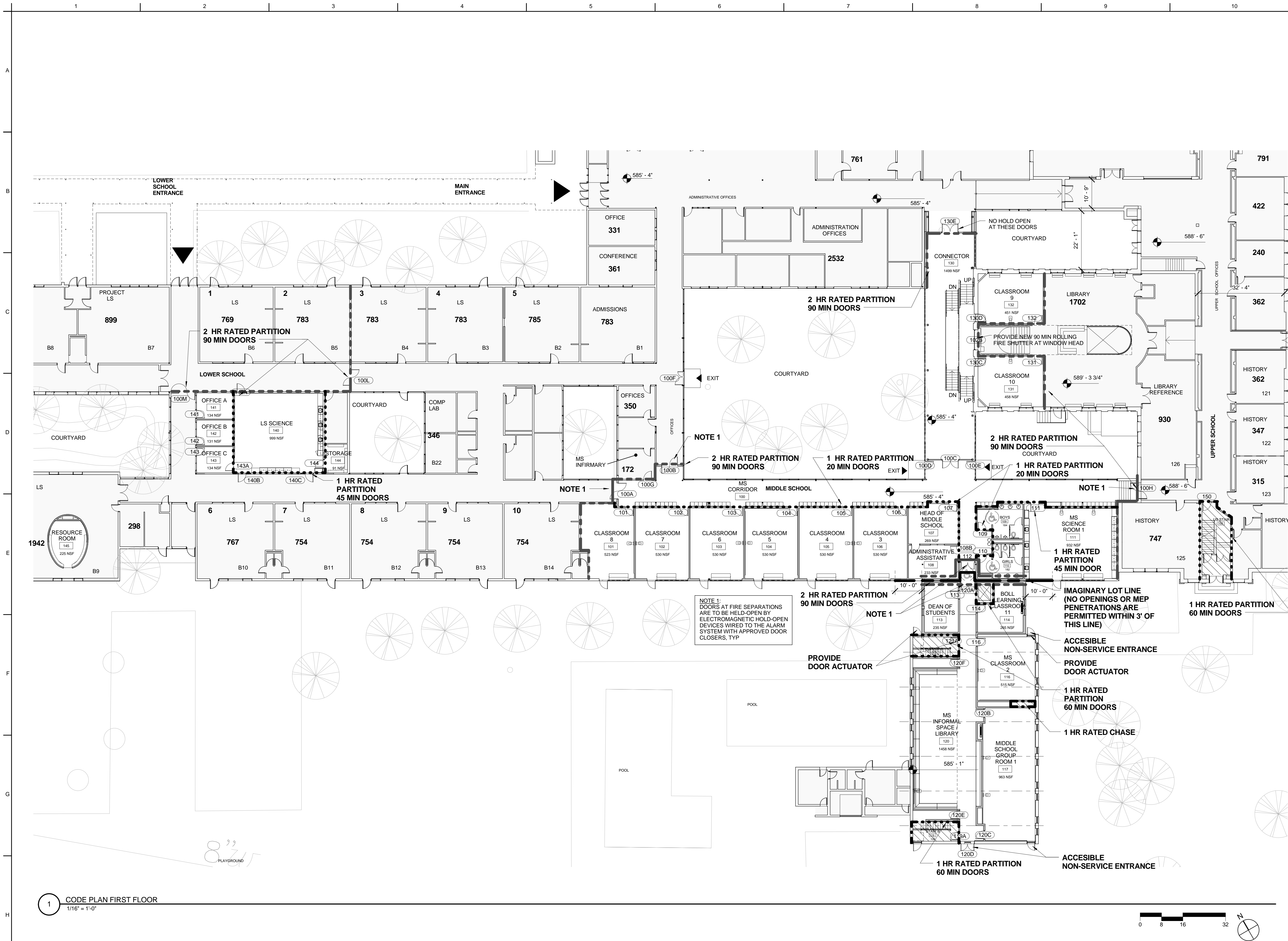
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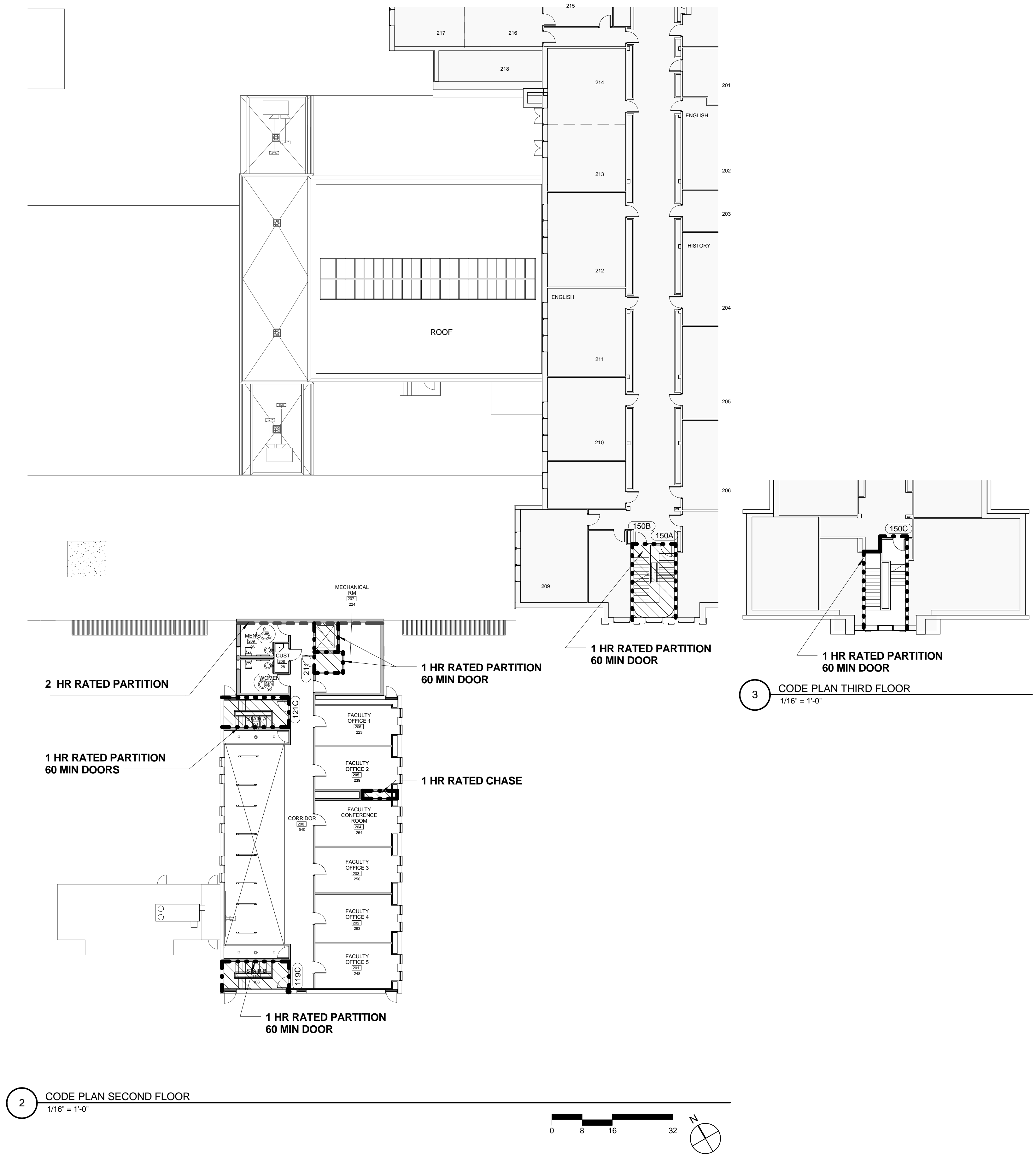
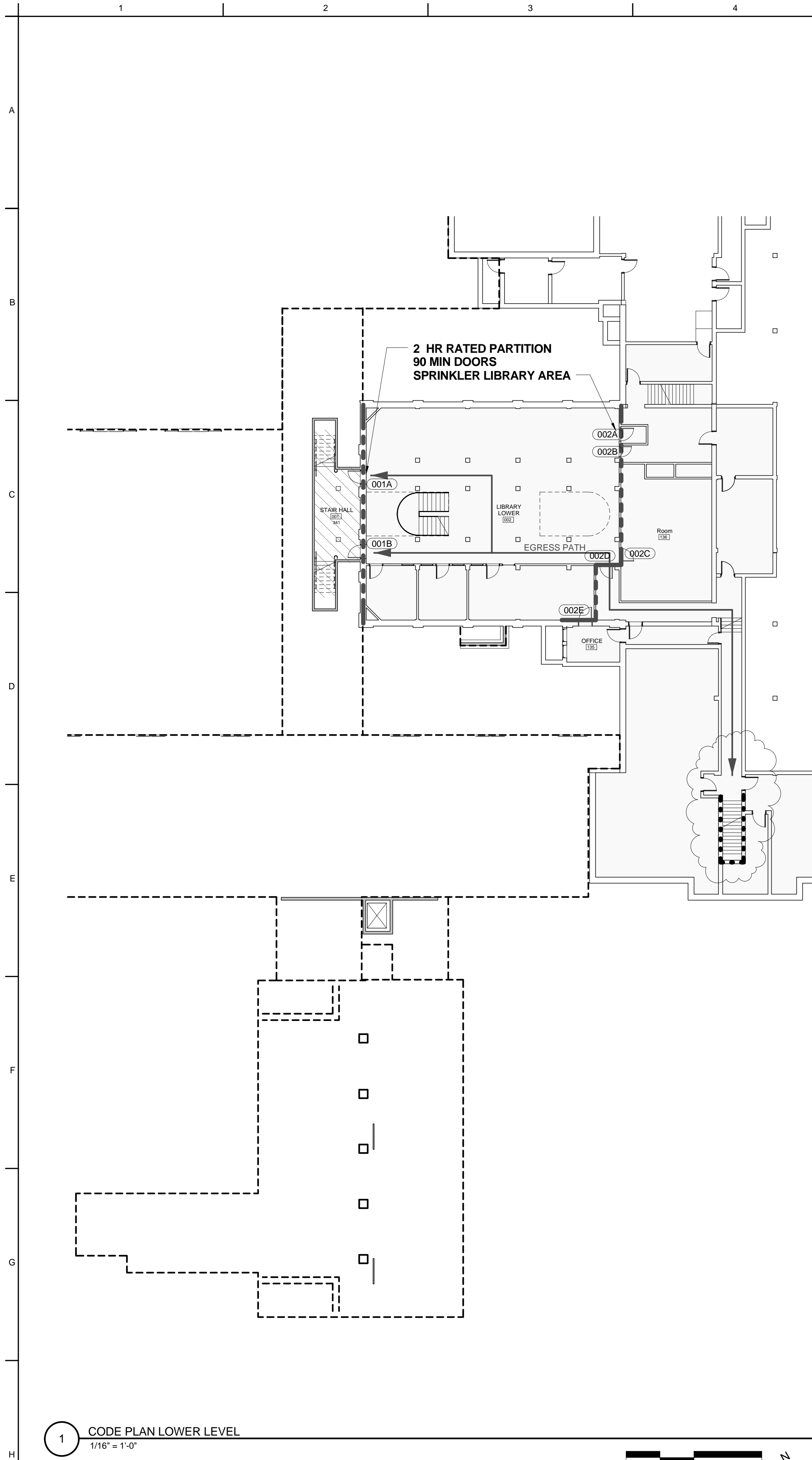
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Revisions		
No	Name	Date
1	Revision 1	Date 1

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PLANNING & ZONING SUBMISSION

UNIVERSITY LIGGETT SCHOOL
RENOVATIONS & MINOR ADDITIONS

DRAWING NAME:
CODE PLANS - LOWER LEVEL , SECOND FLOOR PLAN & THIRD FLOOR PLAN

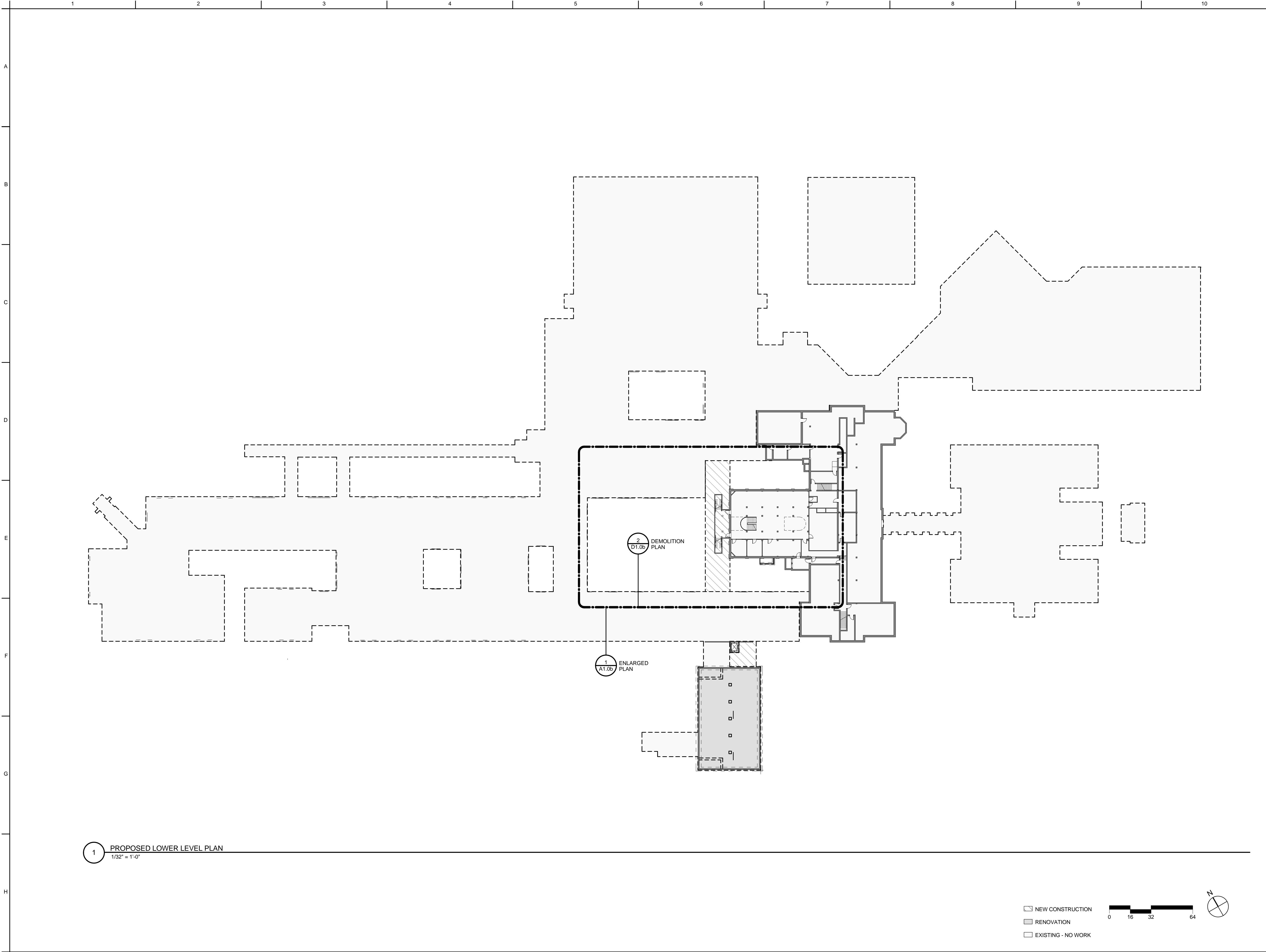
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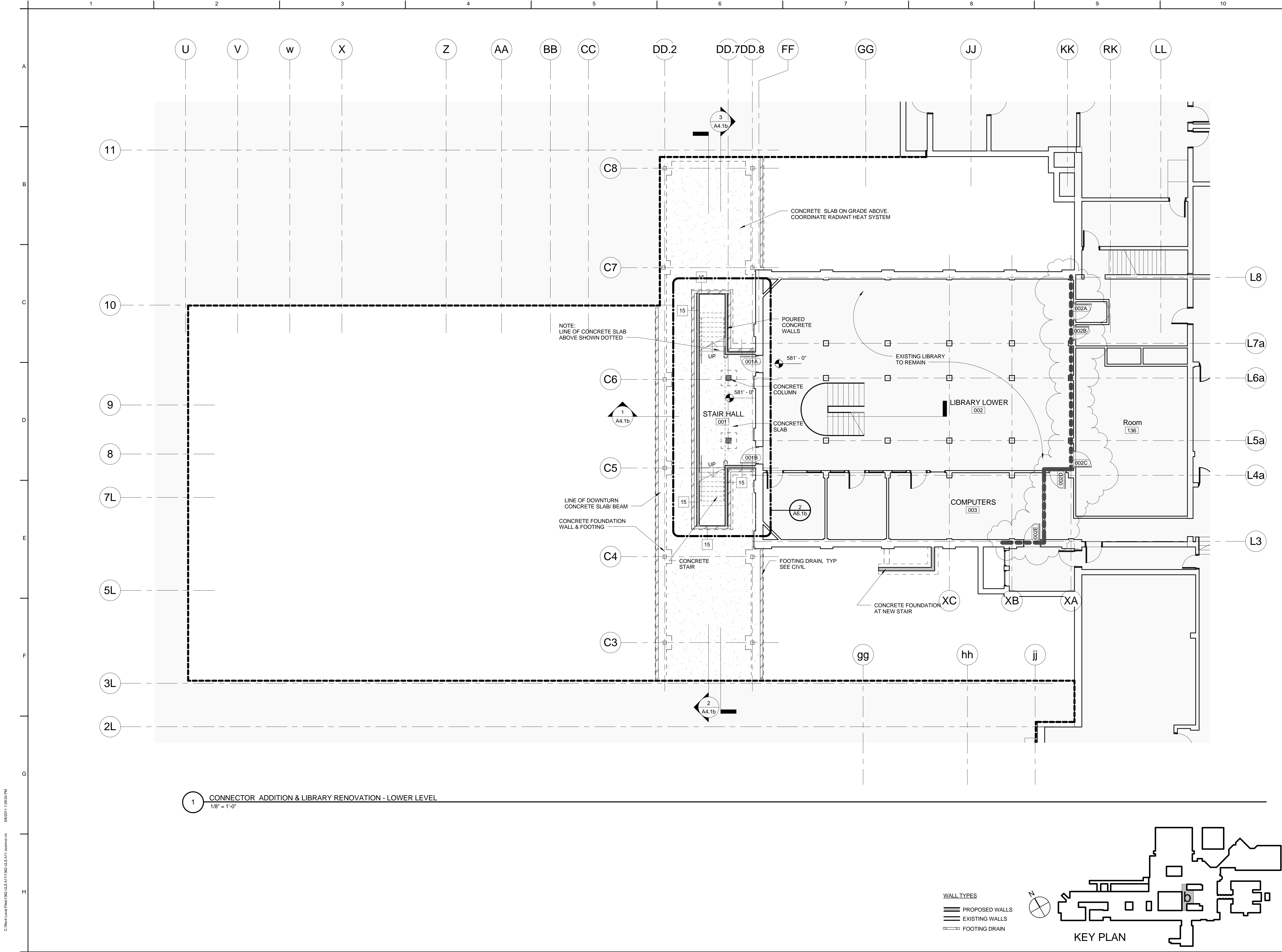
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SCHOOL**

**RENOVATIONS
&
MINOR ADDITIONS**

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CAMPUS PLAN**

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UNIVERSITY LIGGETT SCHOOL	
RENOVATIONS & MINOR ADDITIONS	

DRAWING NAME:	
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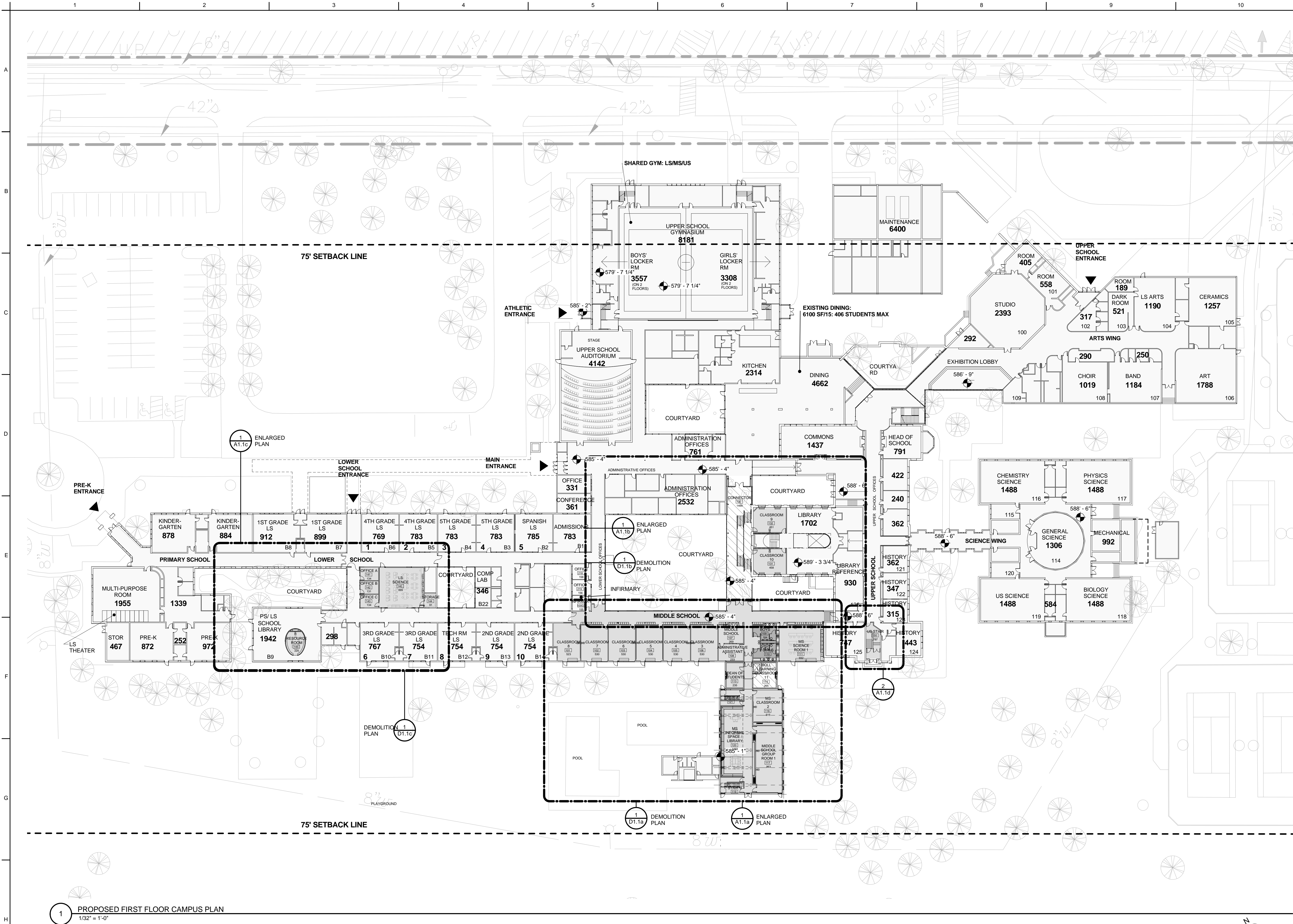
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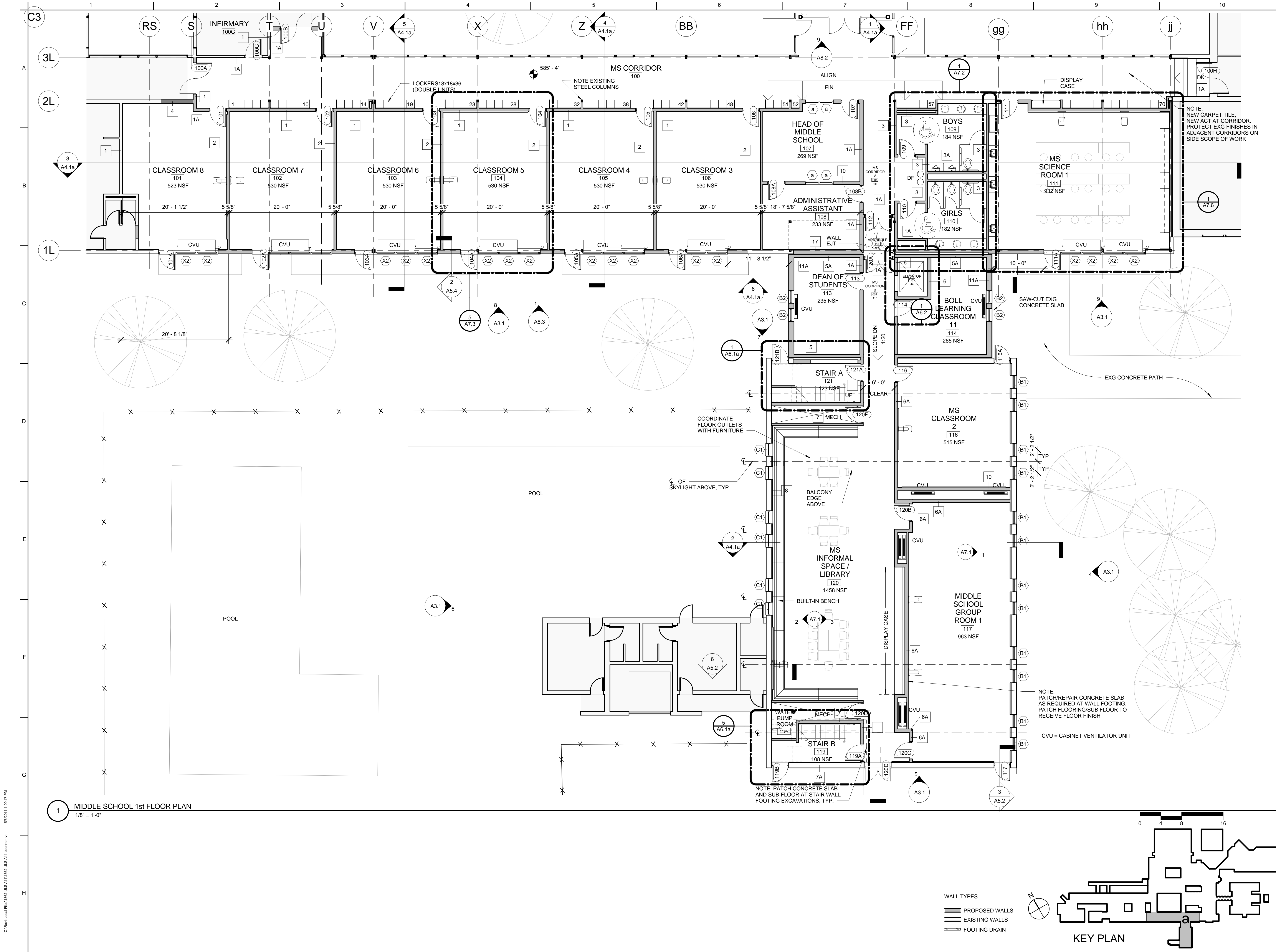
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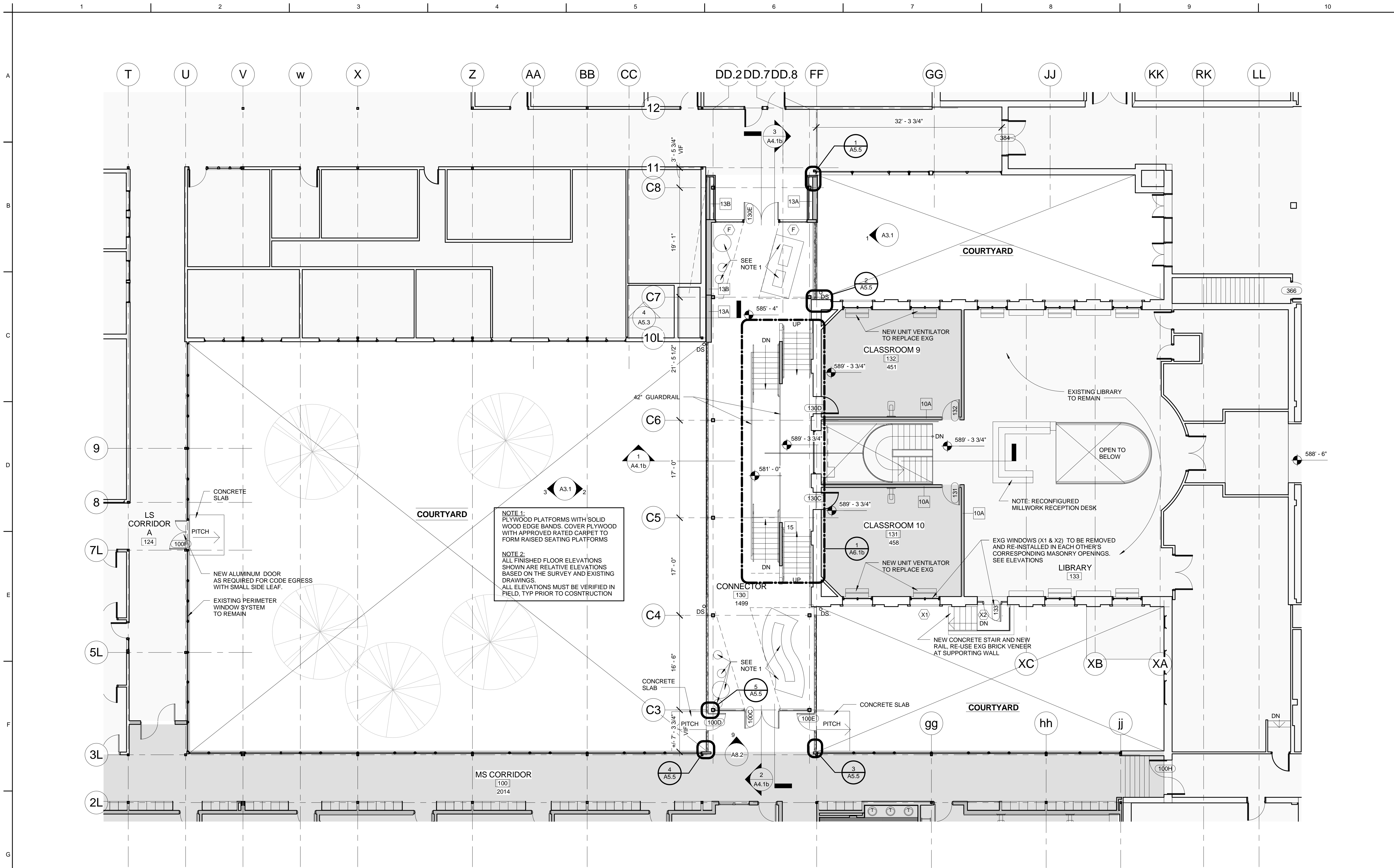


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No	Name	Date
Specifications Consultants		
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PHASE:		
PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL		
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PROPOSED FIRST FLOOR CAMPUS PLAN		
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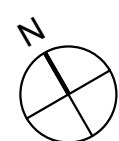
Revisions		
No	Name	Date
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UNIVERSITY LIGGETT SCHOOL		
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DRAWING NAME:		
MIDDLE SCHOOL RENOVATIONS - FIRST FLOOR		
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1 CONNECTOR ADDITION & LIBRARY RENOVATION - FIRST FLOOR
1/8" = 1'-0"
0 4 8 16

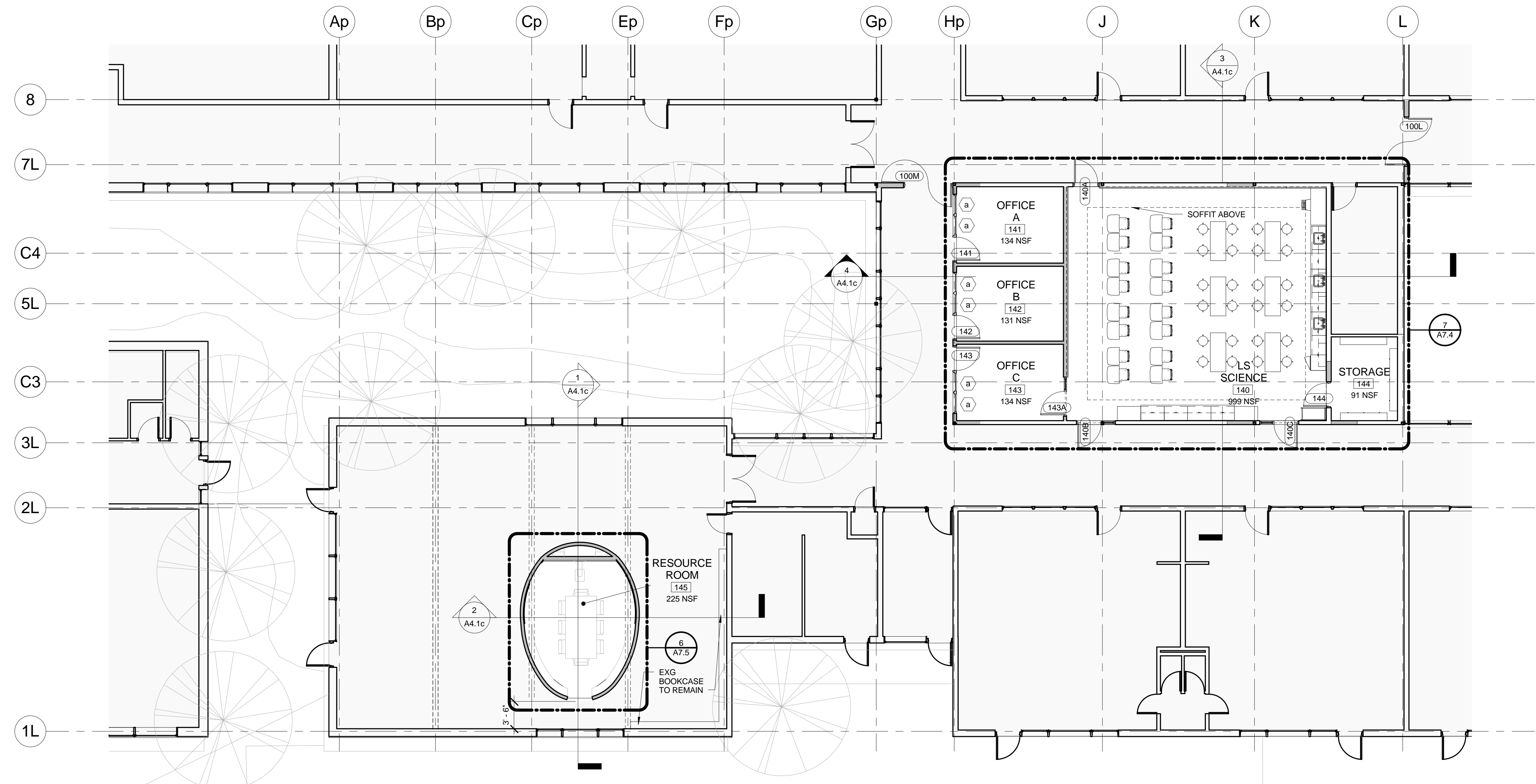
WALL TYPES
— PROPOSED WALLS
— EXISTING WALLS
— FOOTING DRAIN



KEY PLAN

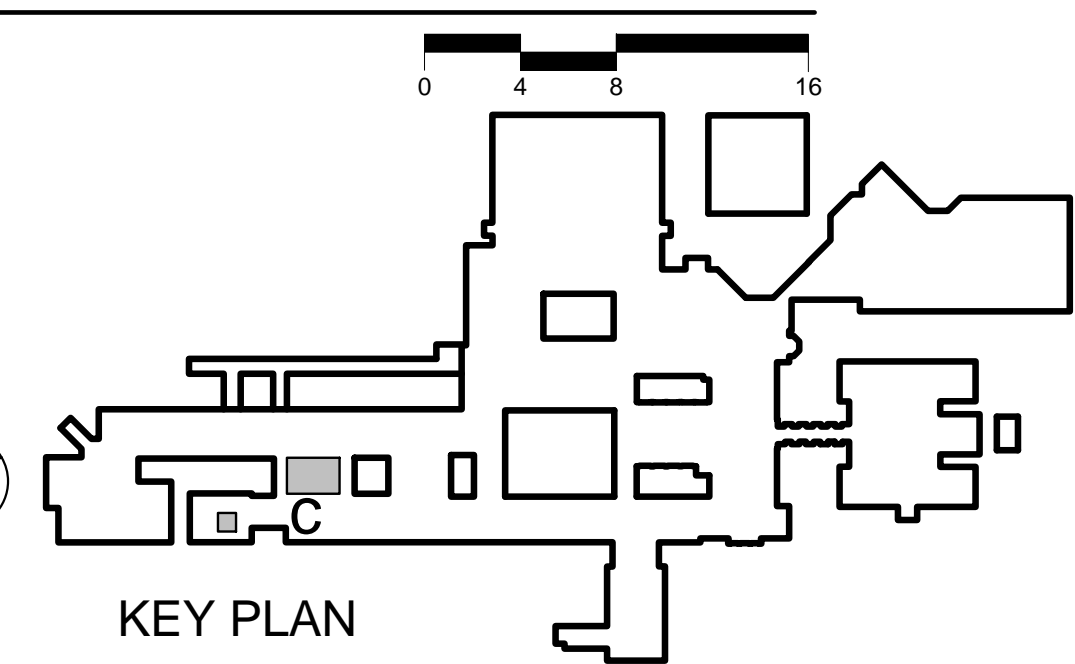
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No	Name	Date
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1 LS MULTIPURPOSE ROOM RENOVATIONS
1/8" = 1'-0"

WALL TYPES
— PROPOSED WALLS
— EXISTING WALLS
— FOOTING DRAIN



Revisions		
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UNIVERSITY LIGGETT SCHOOL RENOVATIONS & MINOR ADDITIONS		
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C		CENTERBROOK ARCHITECTS AND PLANNERS
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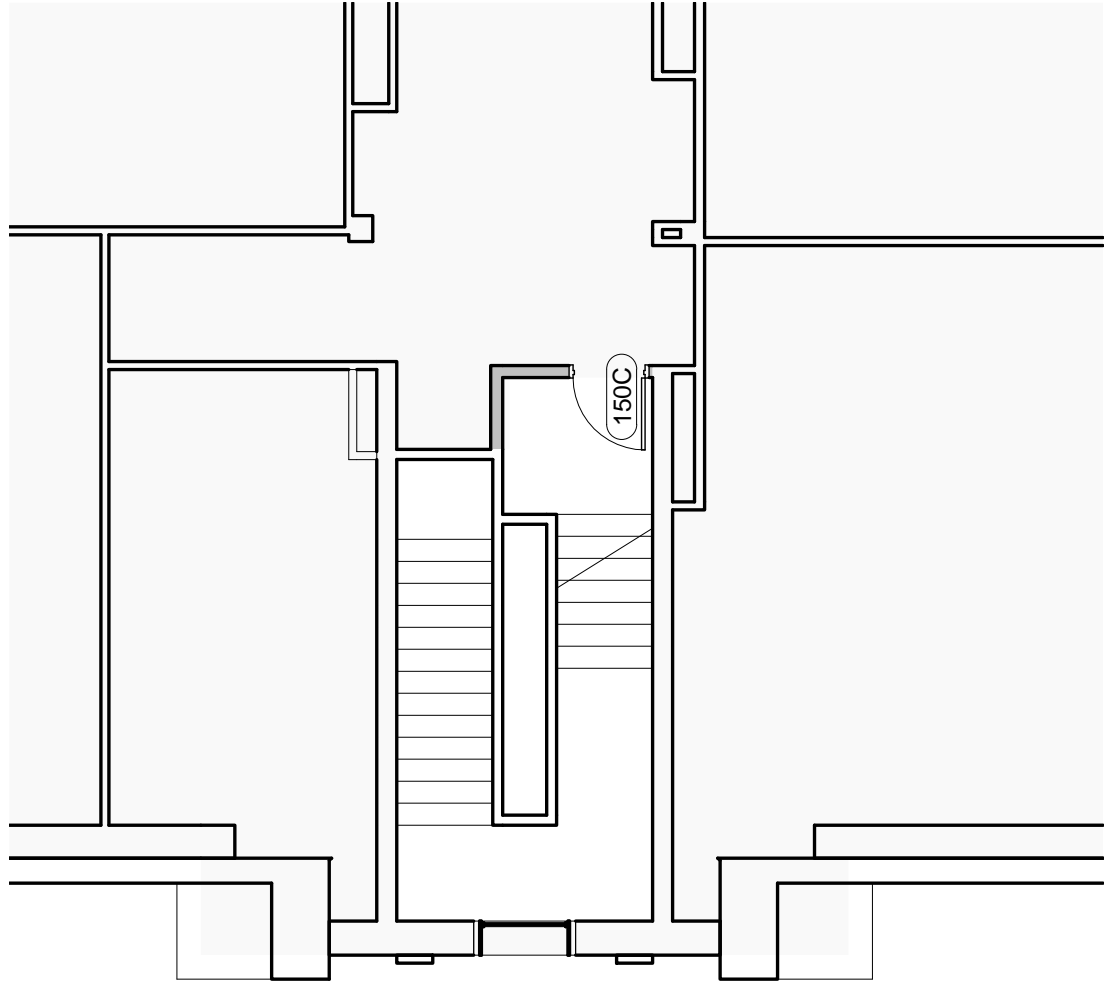
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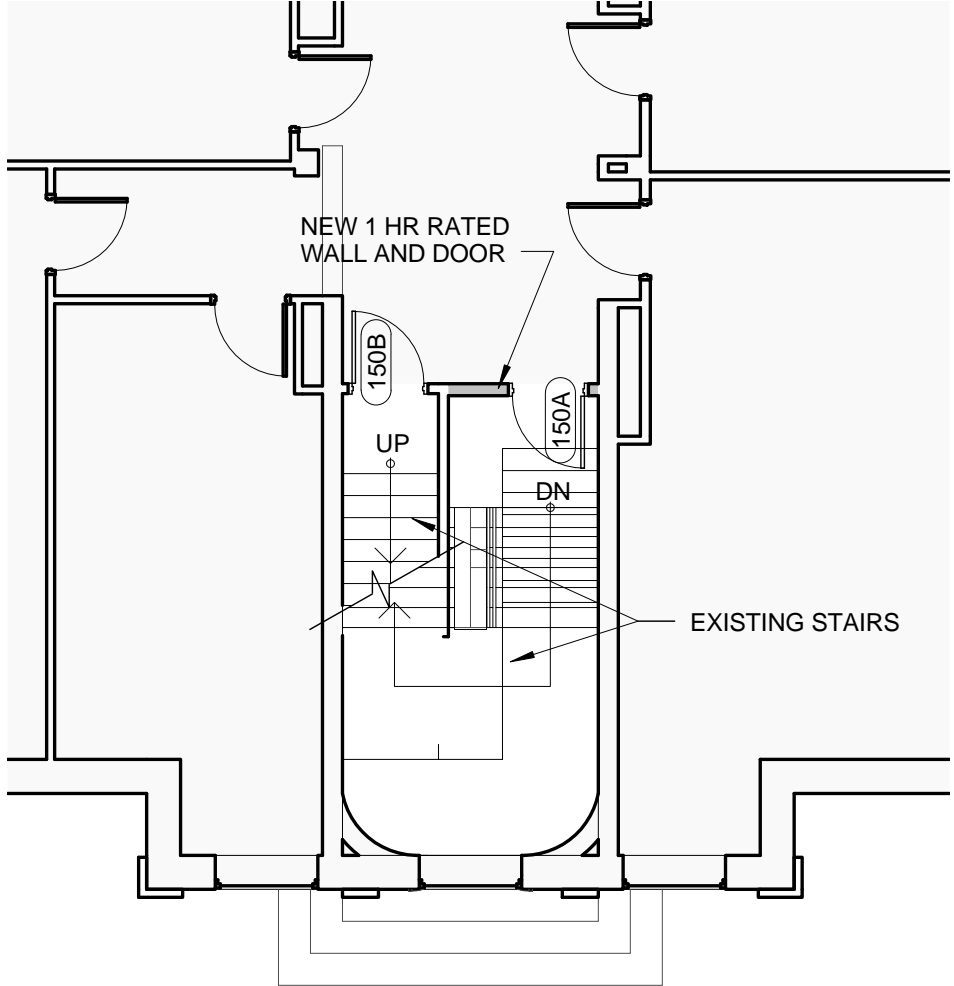
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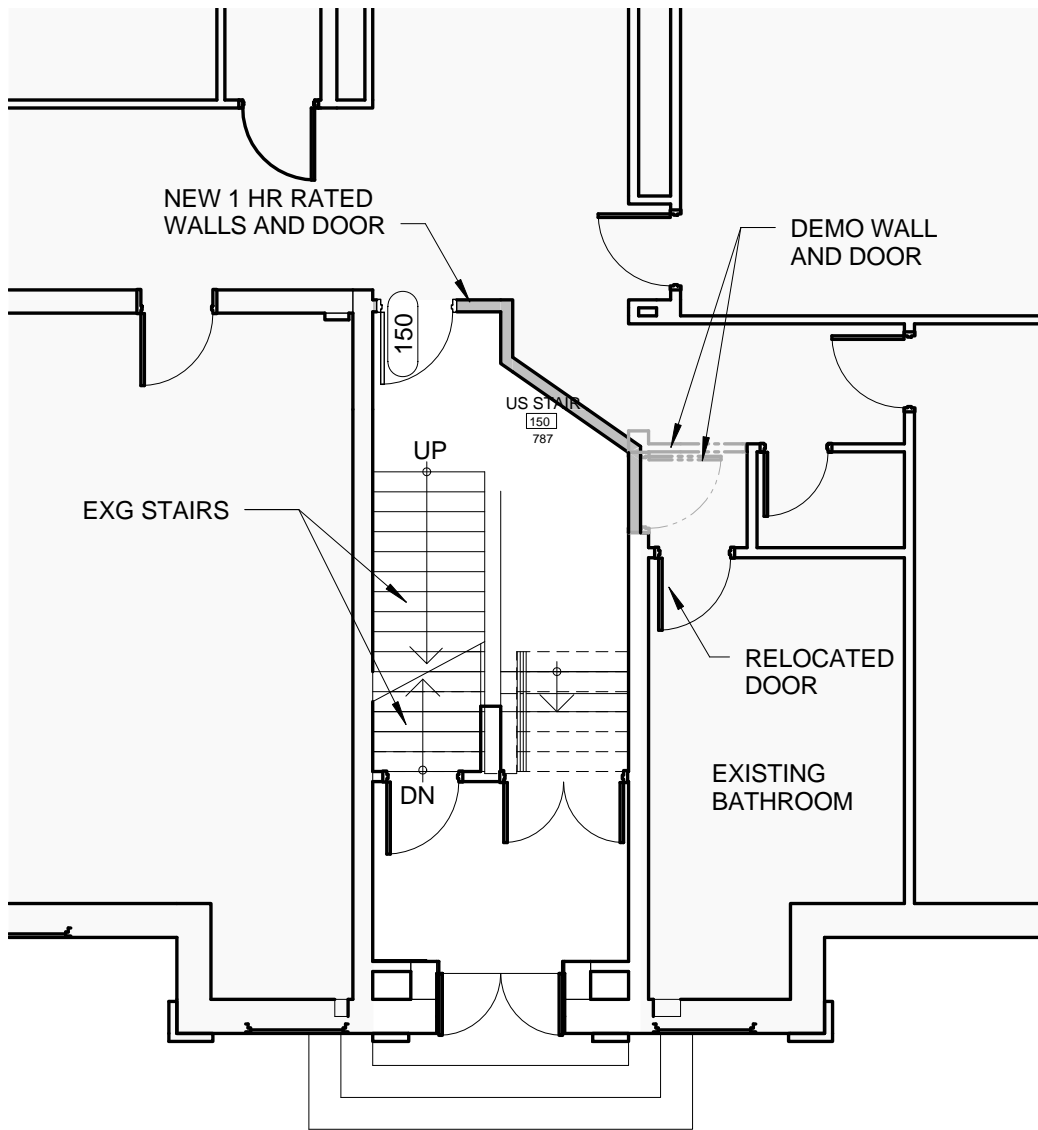
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3 US SOUTH STAIR THIRD FLOOR PLAN
1/8" = 1'-0"



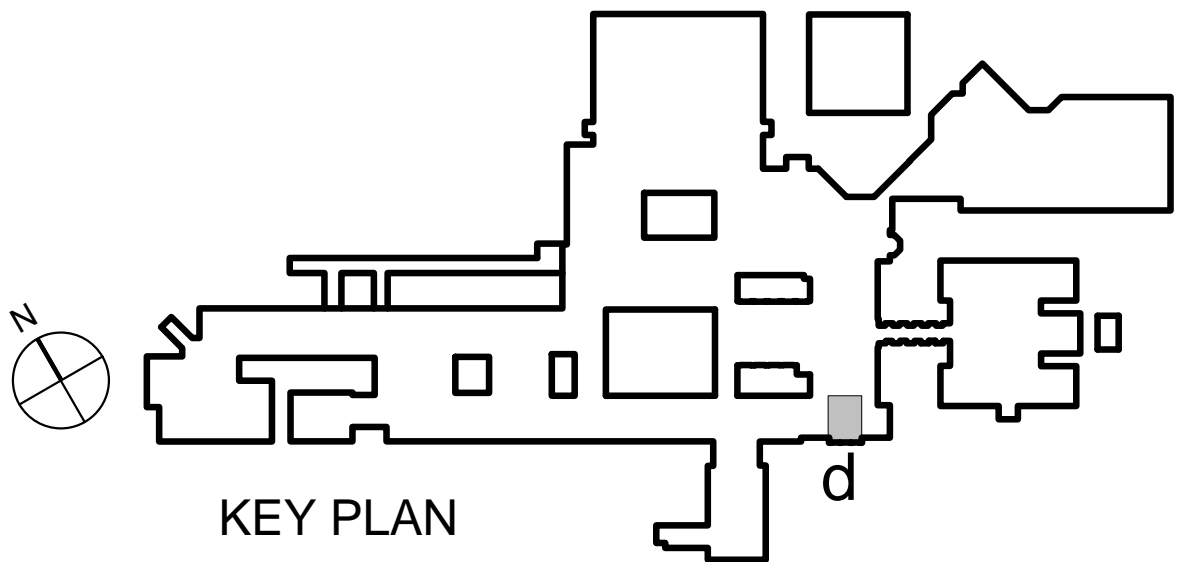
1 US SOUTH STAIR SECOND FLOOR PLAN
1/8" = 1'-0"



2 US SOUTH STAIR FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE:
- WORK AT EXISTING STAIRS INCLUDES
ONLY NEW WALL AND
NEW EGRESS DOORS SHOWN.
OTHERWISE, EXISTING STAIRS TO REMAIN

WALL TYPES
— PROPOSED WALLS
— EXISTING WALLS
- - - - - DEMOLISHED WALLS



Revisions		
No	Name	Date

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**UNIVERSITY LIGGETT
SCHOOL**

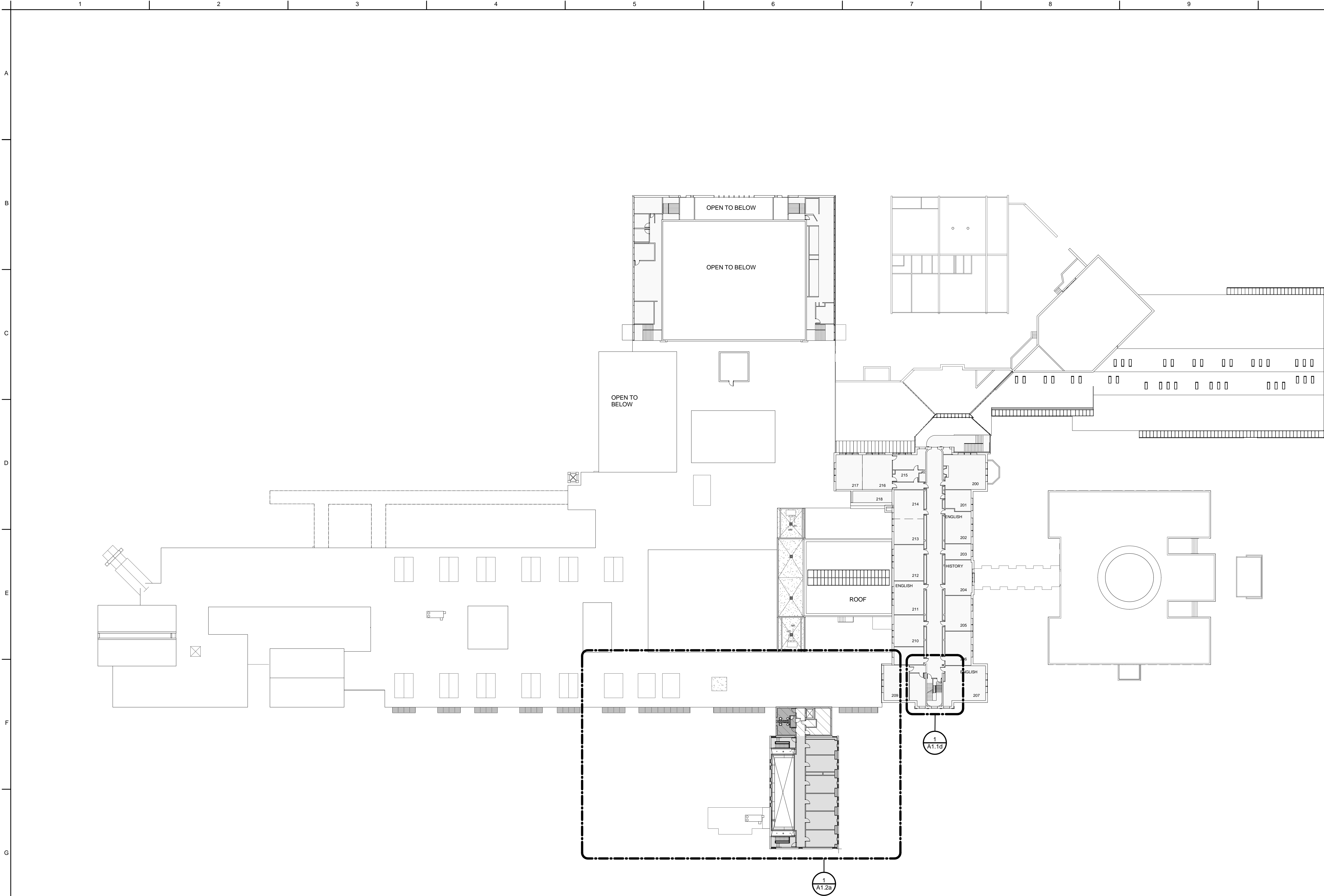
**RENOVATIONS
&
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**UPPER SCHOOL SOUTH
STAIR RENOVATIONS**

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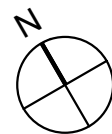
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SHEET:	
A1.1d	

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1 PROPOSED SECOND FLOOR PLAN
1/32" = 1'-0"

- NEW CONSTRUCTION
RENOVATION
EXISTING - NO WORK



Revisions		
No	Name	Date

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Phone: 603-526-6190 FAX: 603-526-4979

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Cheshire, CT 06410
Phone: 203-271-1773 FAX: 203-272-9733

Mechanical, Electrical, & Plumbing Engineer
AKF ENGINEERS
41 Farnsworth Street, 3rd Floor
Boston, MA 02210
Phone: 617-535-8211 FAX: 617-737-4311

Structural Engineer
GIBBLE NORDEN CHAMPION BROWN
Post Office Box 802
Old Saybrook, CT 06475
Phone: 860-388-1224 FAX: 860-388-4613

CENTERBROOK
Architects and Planners, LLP
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

PHASE:
**PLANNING & ZONING
SUBMISSION**

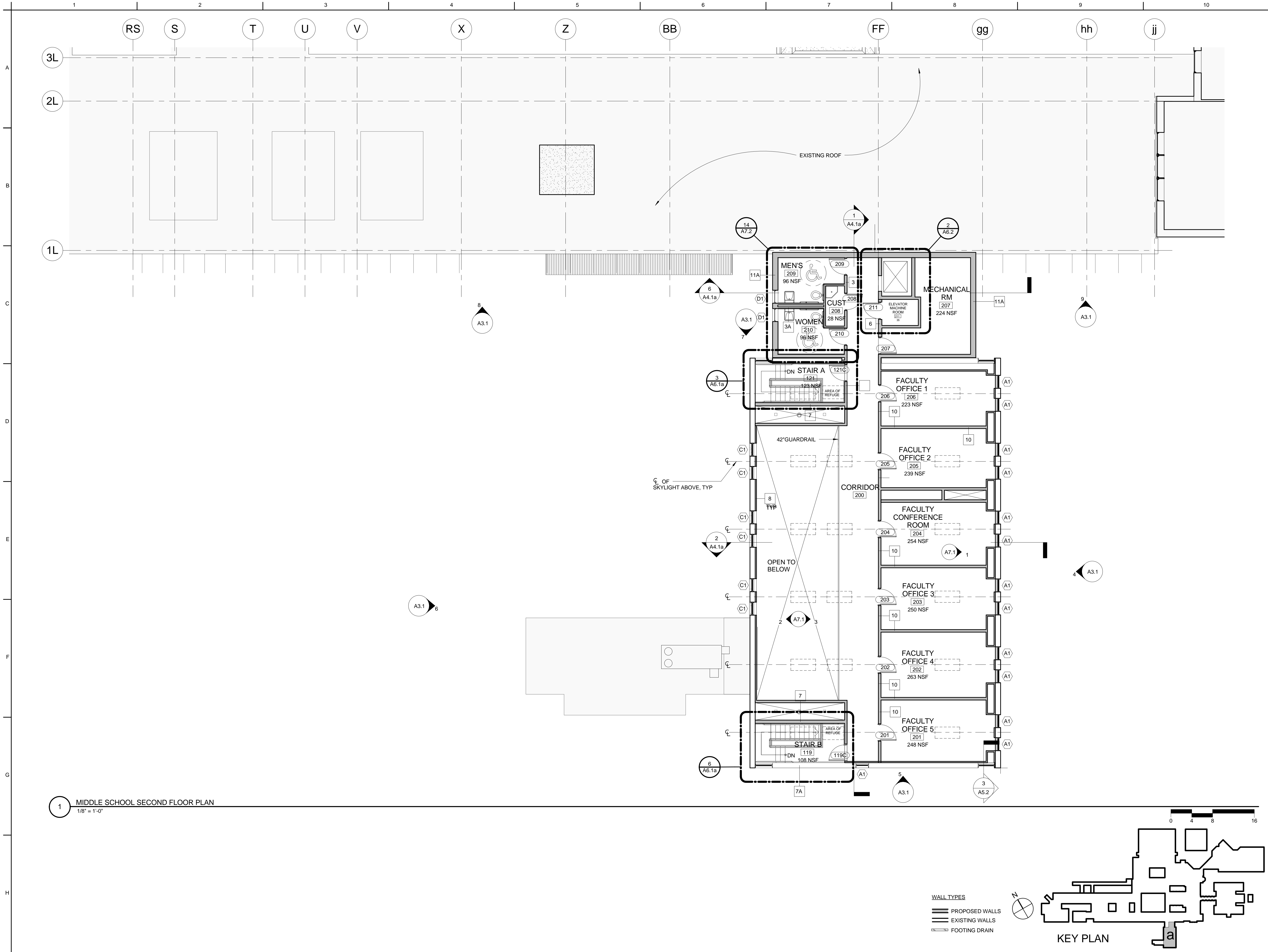
**UNIVERSITY LIGGETT
SCHOOL**
**RENOVATIONS
&
MINOR ADDITIONS**

DRAWING NAME:
**PROPOSED SECOND FLOOR
CAMPUS PLAN**

PRELIMINARY NOT FOR CONSTRUCTION
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ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START
CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION
DOCUMENTS FROM THE ARCHITECT.

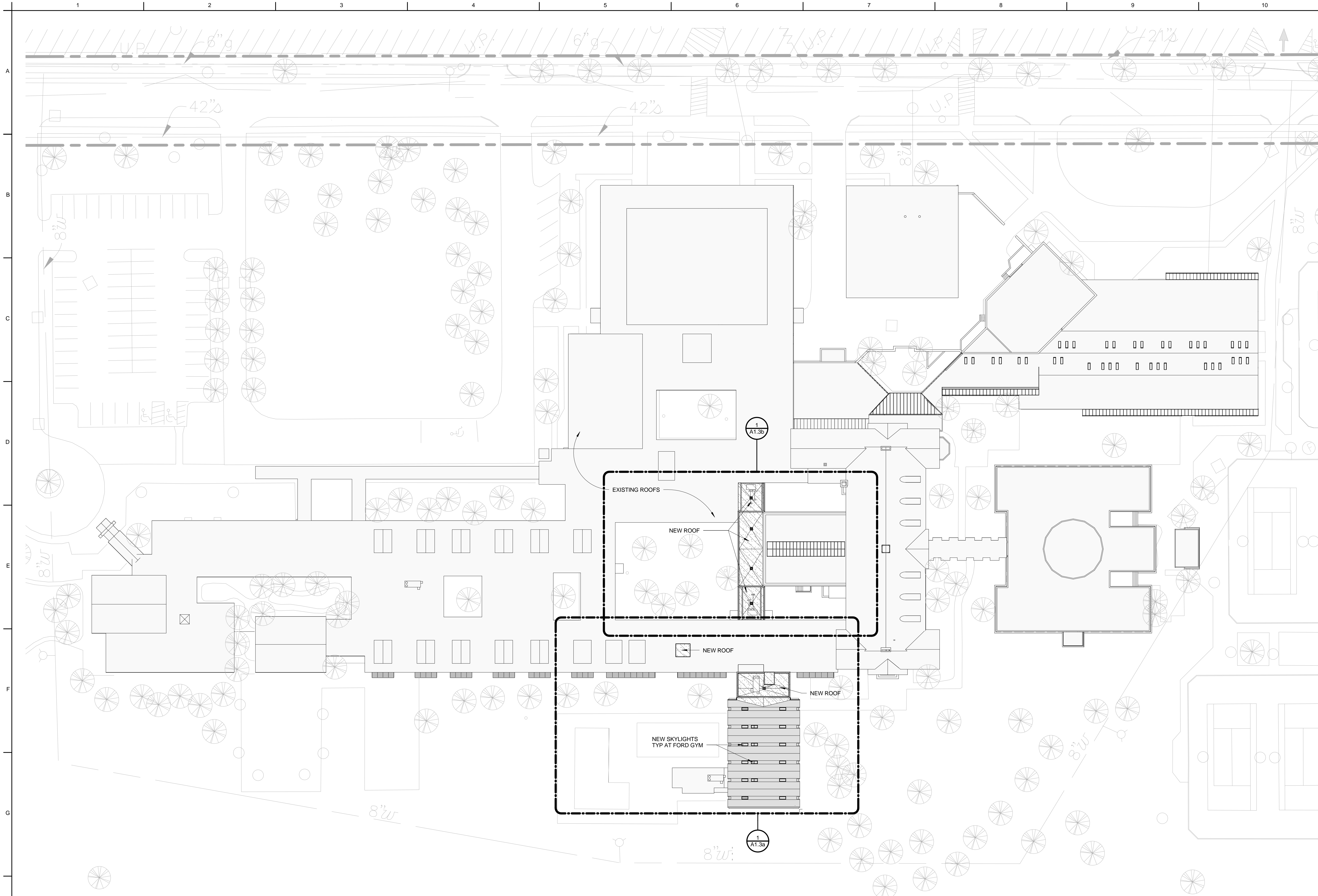
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CENTERBROOK ARCHITECTS AND PLANNERS	
DRAWN BY: AMC	DATE: 5-10-2011
CHECKED BY: HDA	SCALE: As indicated
SHEET:	
A1.2	

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Revisions		
No	Name	Date
Specifications Consultants		
KALIN ASSOCIATES		
1121 Washington Street Newton, MA 02465 Phone: 617-964-5477 FAX: 617-964-5788		
Code Consultant		
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PHASE:		
PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL		
RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME:		
MIDDLE SCHOOL RENOVATIONS SECOND FLOOR		
PRELIMINARY NOT FOR CONSTRUCTION THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.		
JOB #: 1362		FILE:
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DRAWN BY: AMC		DATE: 5-10-2011
CHECKED BY: HDA		SCALE: As indicated
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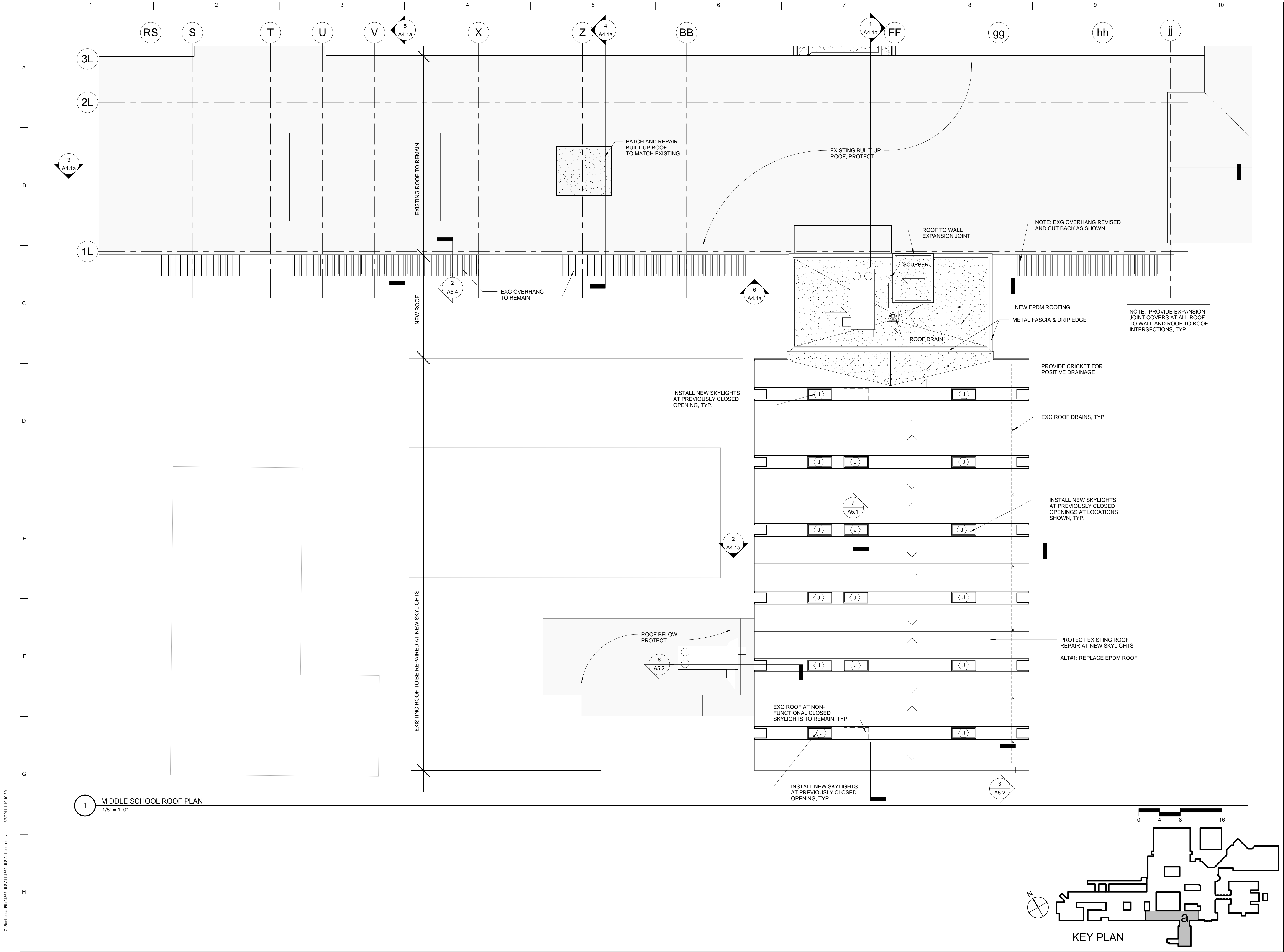
1 PROPOSED ROOF PLAN
1/32" = 1'-0"

NEW CONSTRUCTION
RENOVATION
EXISTING - NO WORK

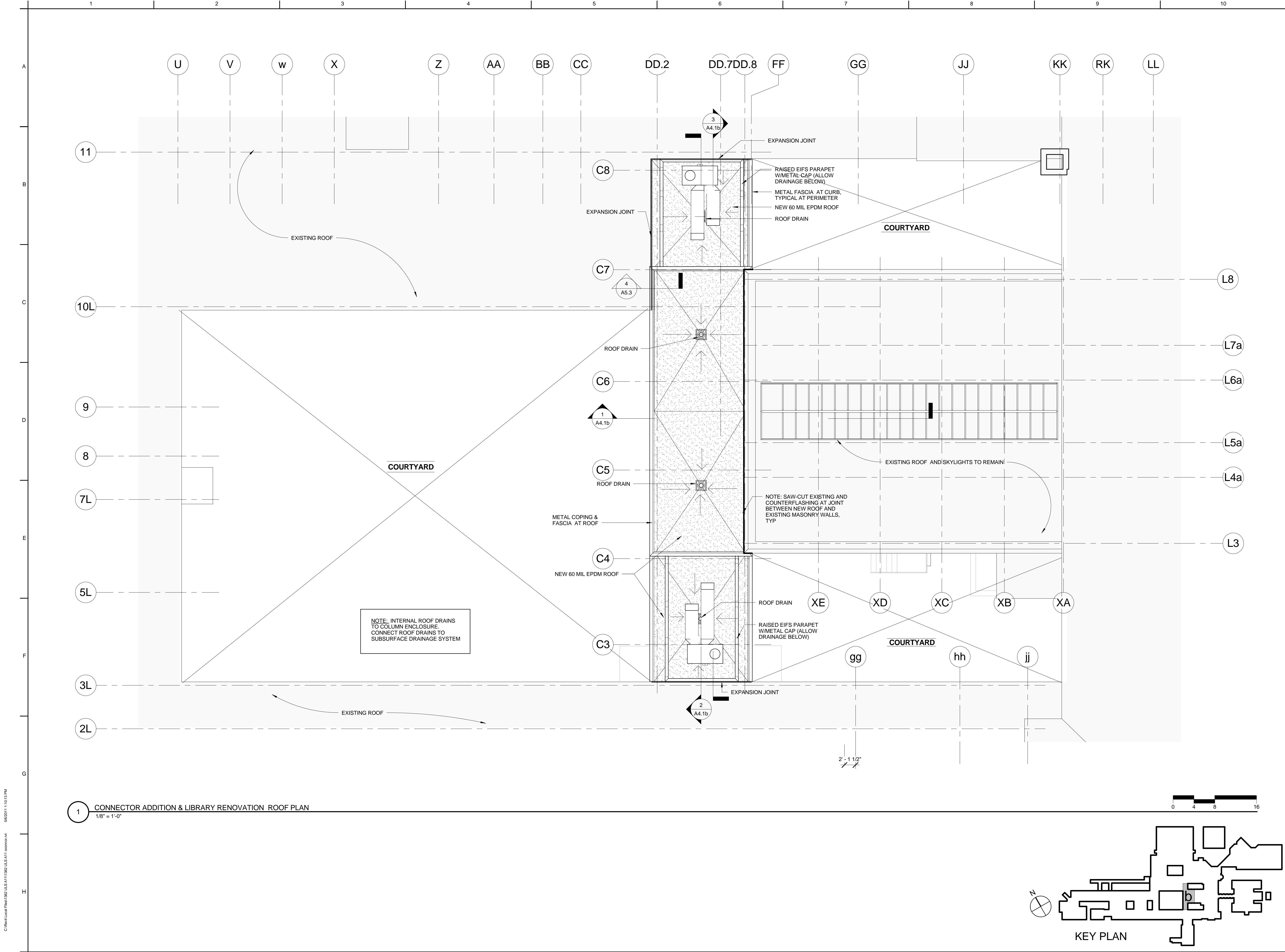
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Revisions		
No	Name	Date
Specifications Consultants		
KALIN ASSOCIATES		
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PHASE:		
PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL		
RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME:		
PROPOSED ROOF CAMPUS PLAN		
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CENTERBROOK ARCHITECTS AND PLANNERS		
DRAWN BY: AMC	DATE: 5-10-2011	
CHECKED BY: HDA	SCALE: As indicated	
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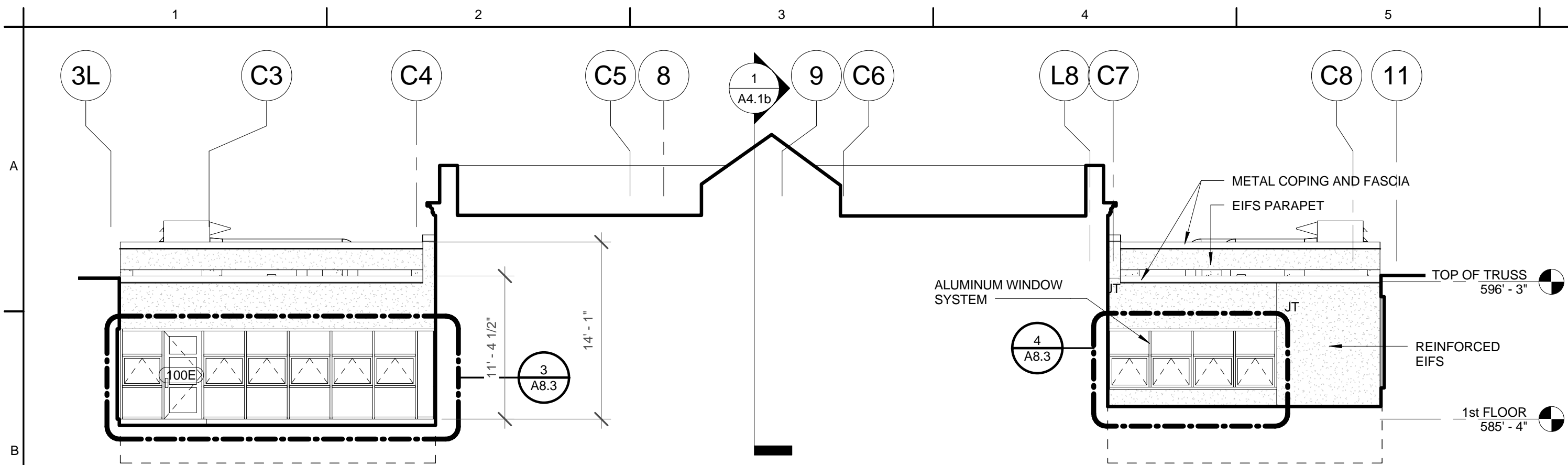


No	Revisions Name	Date
Specifications Consultants KALIN ASSOCIATES 1121 Washington Street Newton, MA 02465 Phone: 617-964-5477 FAX: 617-964-5788		
Code Consultant PHILIP R. SHERMAN, P.E. 444 Wilmot Center Road Elkins, NH 03233-0216 Phone: 603-526-6190 FAX: 603-526-4979		
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Structural Engineer GIBBLE NORDEN CHAMPION BROWN Post Office Box 802 Old Saybrook, CT 06475 Phone: 860-388-1224 FAX: 860-388-4613		
CENTERBROOK Architects and Planners, LLP Post Office Box 955 Centerbrook, Connecticut 06409-0955 Telephone 860.767.0175 Facsimile 860.767.8719		
PHASE: PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME: MIDDLE SCHOOL RENOVATIONS ROOF PLAN		
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JOB #: 1362		FILE:
C CENTERBROOK ARCHITECTS AND PLANNERS		
DRAWN BY: AMC	DATE: 5-10-2011	
CHECKED BY: HDA	SCALE: As indicated	
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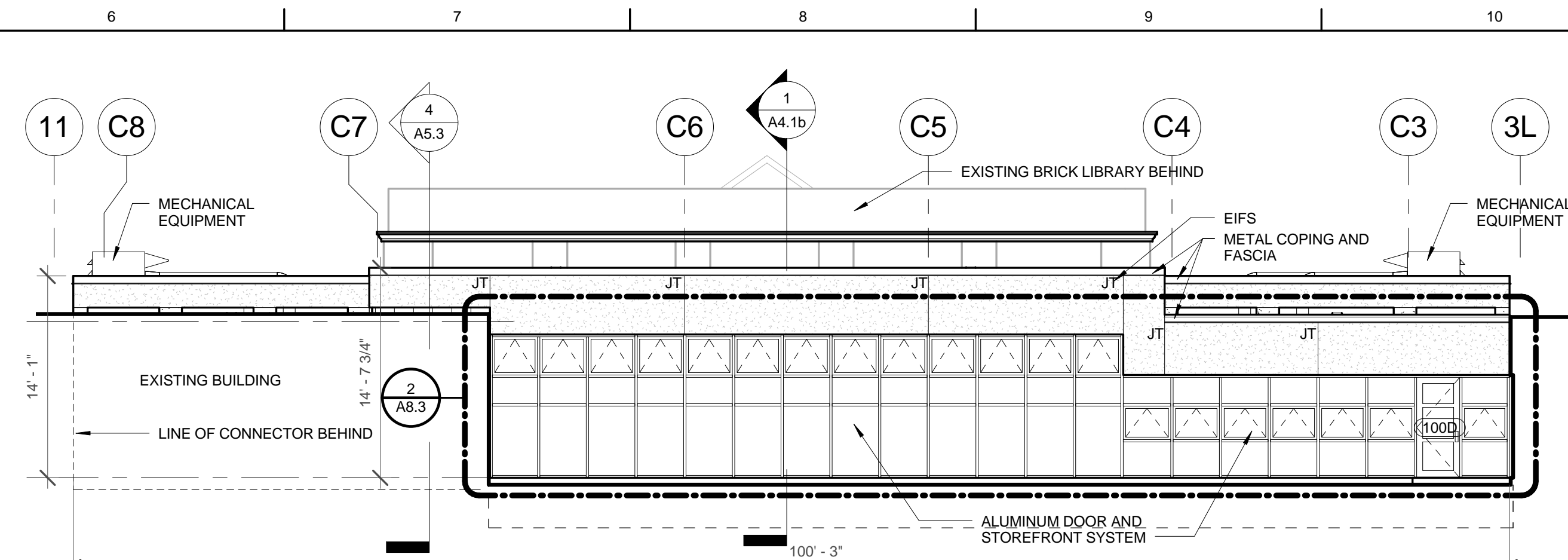


Revisions		
No	Name	Date
Specifications Consultants		
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99 Realty Drive Cheshire, CT 06410 Phone: 203-271-1773 FAX: 203-272-9733		
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PHASE:		
PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL		
RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME:		
CONNECTOR ROOF PLAN		
PRELIMINARY NOT FOR CONSTRUCTION <small>THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.</small>		
JOB #: 1362		
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DRAWN BY: AMC		DATE: 5-10-2011
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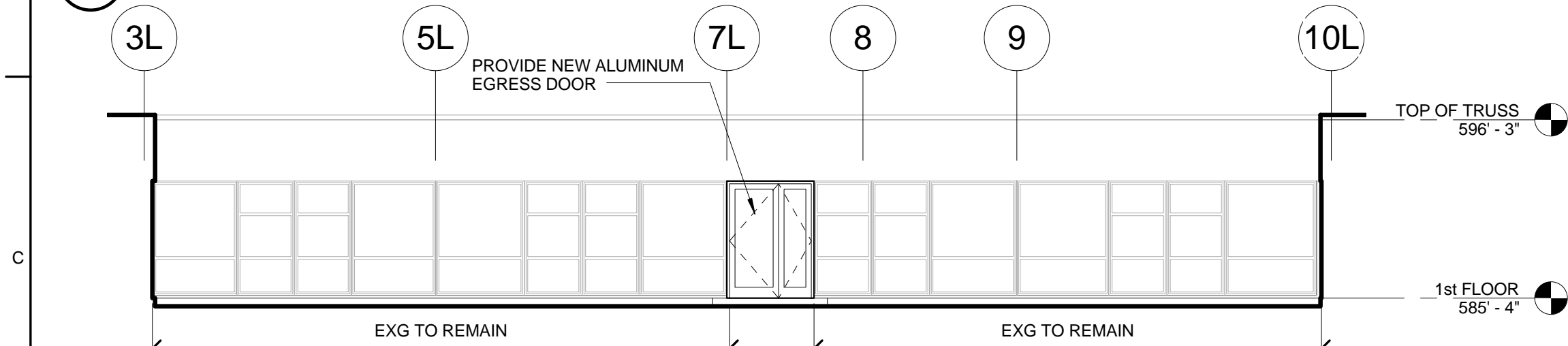
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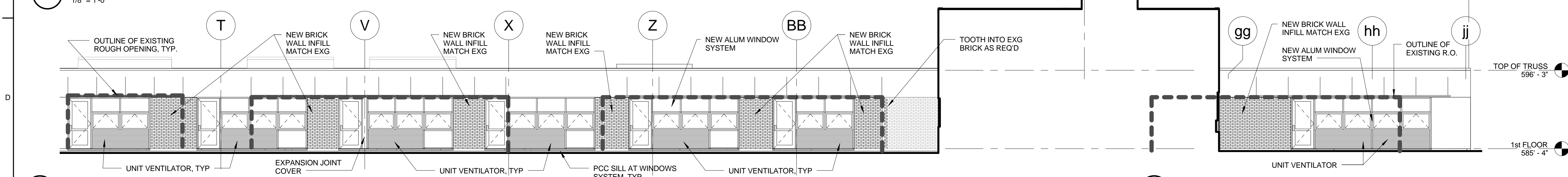
1 CONNECTOR - EAST ELEVATION
1/8" = 1'-0"



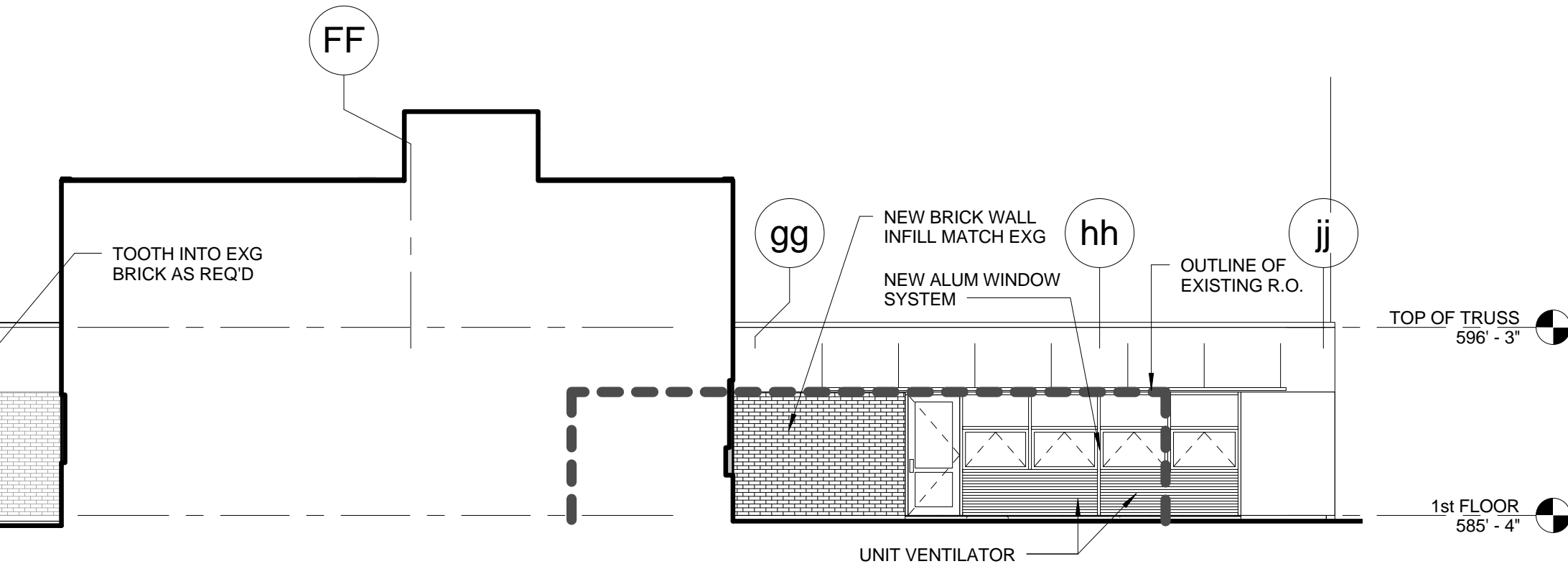
2 CONNECTOR - WEST ELEVATION
1/8" = 1'-0"



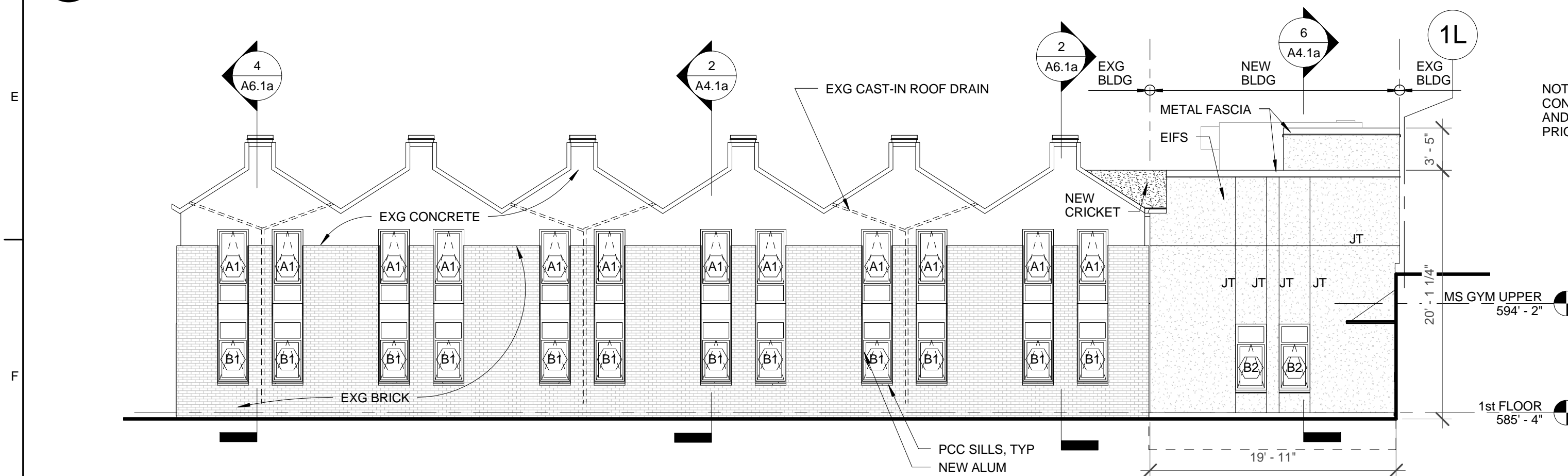
3 COURTYARD #3 - EAST ELEVATION
1/8" = 1'-0"



8 MIDDLE SCHOOL - PROPOSED SOUTH WEST EXTERIOR ELEVATION
1/8" = 1'-0"

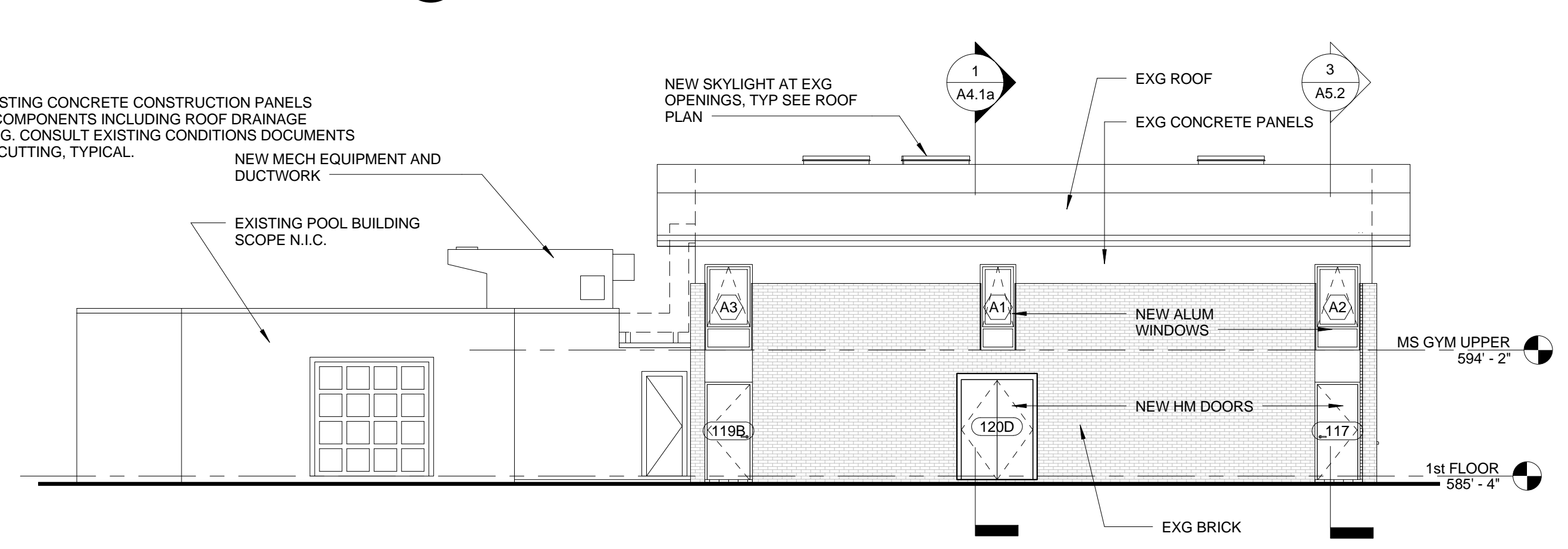


9 MIDDLE SCHOOL - PROPOSED SOUTH EAST EXTERIOR ELEVATION
1/8" = 1'-0"

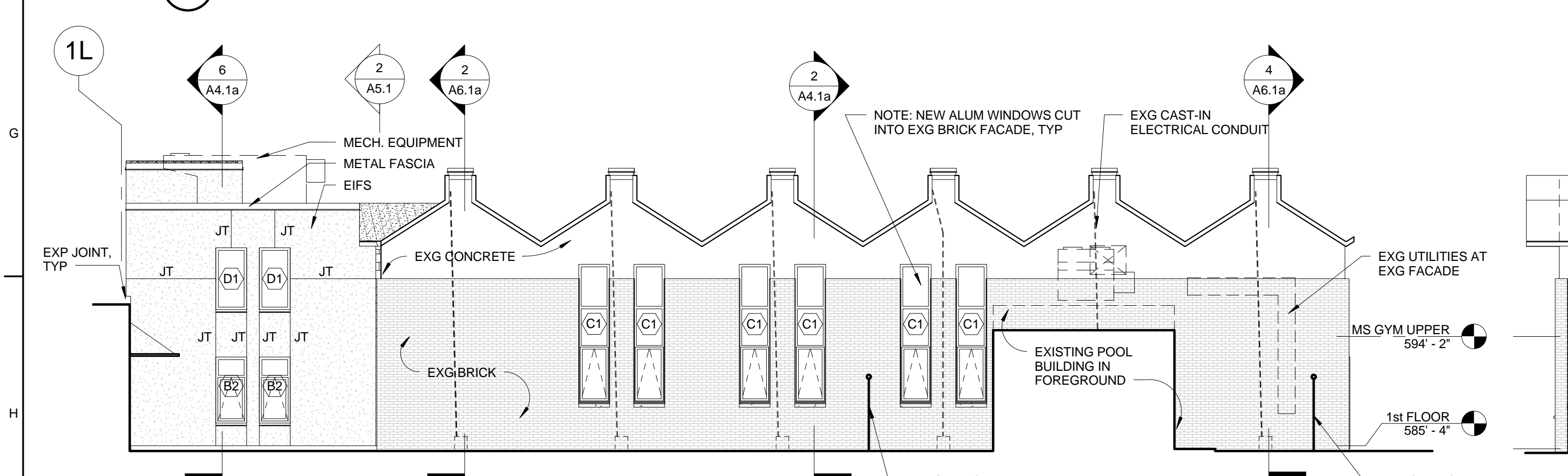


4 MIDDLE SCHOOL - EAST ELEVATION
1/8" = 1'-0"

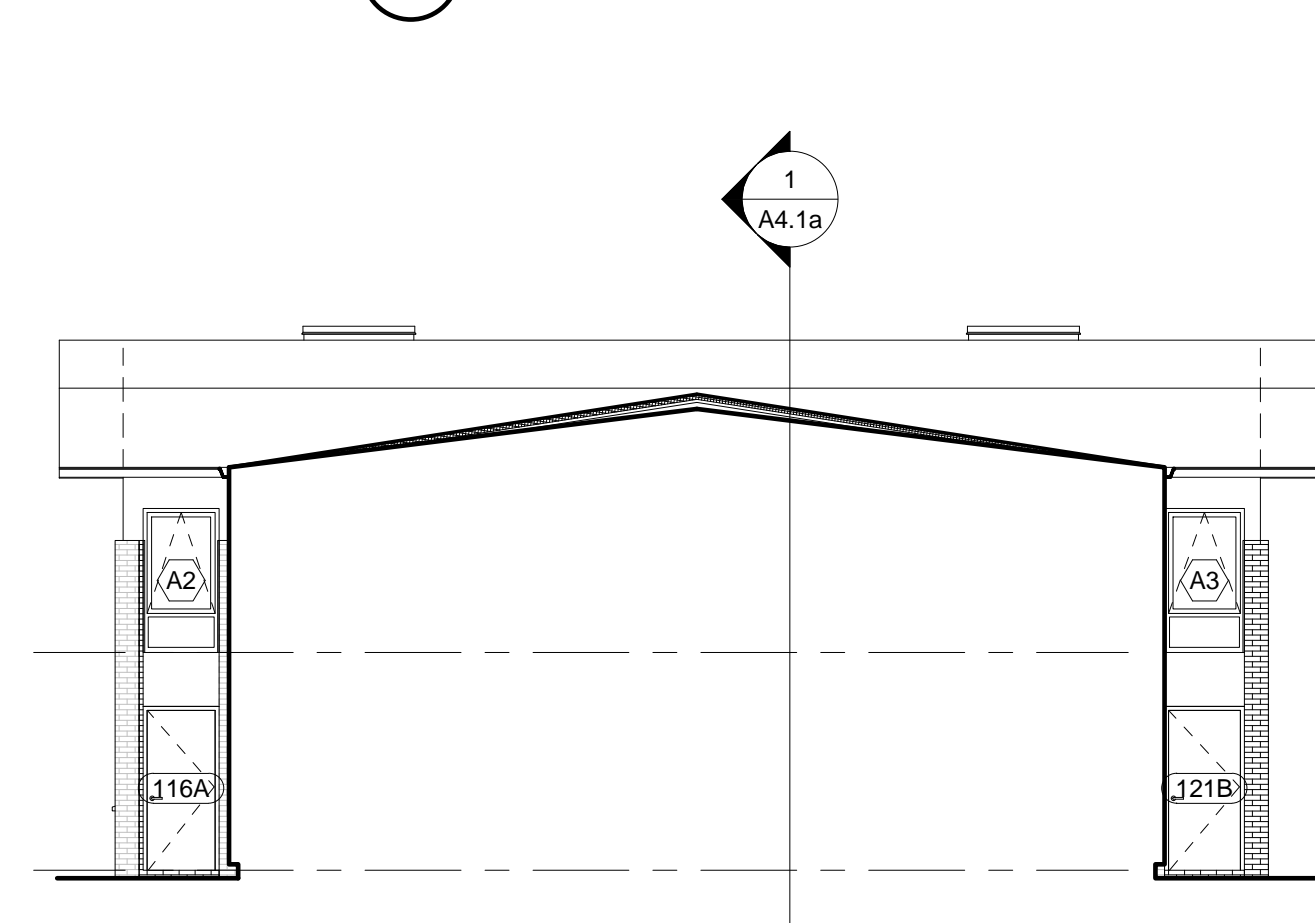
NOTE: EXISTING CONCRETE CONSTRUCTION PANELS
CONTAIN COMPONENTS INCLUDING ROOF DRAINAGE
AND WIRING. CONSULT EXISTING CONDITIONS DOCUMENTS
PRIOR TO CUTTING, TYPICAL.



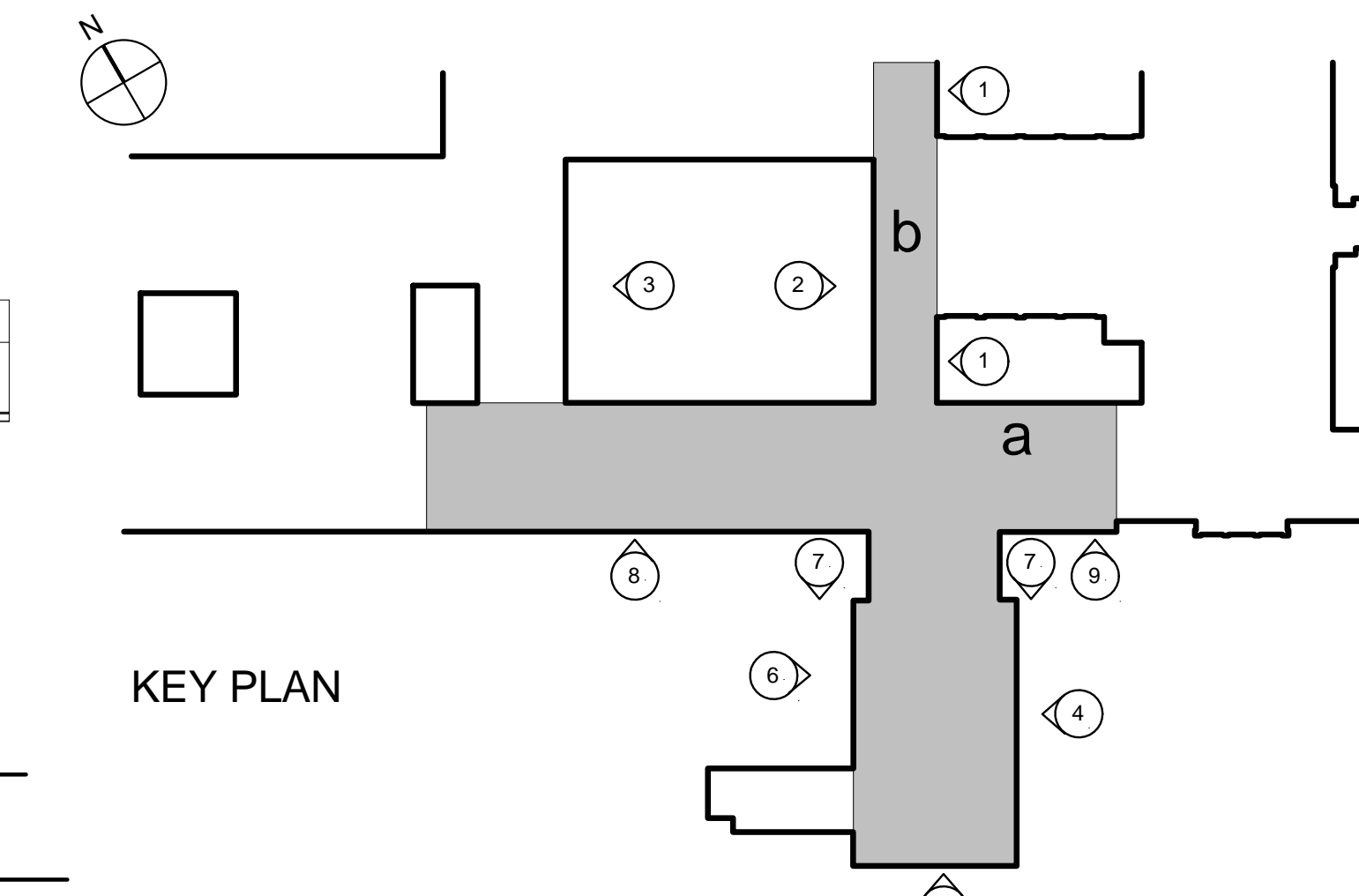
5 MIDDLE SCHOOL - SOUTH ELEVATION
1/8" = 1'-0"



6 MIDDLE SCHOOL - WEST ELEVATION
1/8" = 1'-0"



7 MIDDLE SCHOOL - NORTH ELEVATION
1/8" = 1'-0"



Revisions		
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PHASE:		
PLANNING & ZONING SUBMISSION		
UNIVERSITY LIGGETT SCHOOL		
RENOVATIONS & MINOR ADDITIONS		
DRAWING NAME:		
EXTERIOR BUILDING ELEVATIONS		
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C CENTERBROOK ARCHITECTS AND PLANNERS		
DRAWN BY: AMC/DOC DATE: 5-10-2011		
CHECKED BY: HDA SCALE: As indicated		
SHEET:		
A3.1		

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

Permits Issued:	216		
Rental Certificates:	12	Total Amount:	\$ 27,281
Vacant/Foreclosure:	5		

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	1
# of Complaints Investigated by Code Enforcement:	45
Closed Due to Compliance:	44
Open for Longer Compliance Time:	1
Citations Issued:	22
Early Trash Notices:	18
Code Violation Notices to Residents:	33
Tall Grass Notices Issued:	76
Stop Work notices to Contractors (working w/o permit):	9
Outside Storage:	6

NEW BUSINESS

Precision Blades, 20741 Mack Avenue
The Pointe After, 19451 Mack Avenue