



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS
1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

Wednesday, September 14, 2016
7:00 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of August 10, 2016 Minutes**
- V. Approval of Agenda**
- VI. Old Business**
 - A. Site Plan Review: Medical Marihuana Facility, 1600 John A Papalas Drive**
 - B. Special Land Use Review: Medical Marihuana Facility, 1600 John A Papalas Drive**
- VII. New Business**
 - A. Site Plan Review: Rivers Edge Apartments, 28162 West Outer Drive**
 - B. Special Land Use Review: Rivers Edge Apartments, 28162 West Outer Drive**
 - C. PILOT Application: Rivers Edge Apartments, 28162 West Outer Drive**
- VIII. Reports from Departments and Other Boards and Commissions**
- IX. Public Comments**
- X. Comments from Planning Commissioners**
- XI. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park, MI 48146(313) 386-1800 Ext. 1296

Welcome to the Lincoln Park Planning Commission

For those in the audience who are not familiar with the operation of the Planning Commission, the following paragraphs provide some general information concerning the meeting procedures.

Procedure for Public Comment (Section 2.G of By-laws)

A limit of three (3) minutes per participant during the call to the public shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public comment during any meeting to ensure an orderly meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair.

The Planning Commission will take all comments into consideration, but will not discuss nor respond directly to questions posed during the said meeting.

Procedure for Public Hearings (Section 2.H of By-laws)

A limit of three (3) minutes per participant during the hearing shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public participation during any meeting to ensure an orderly meeting.

All public hearings must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- a. Chair opens the public hearing and announces the subject.
- b. Chair summarizes the procedures/rules to be followed during the hearing.
- c. City planner/engineer/consultant presents their report and recommendation.
- d. Applicant presents the main points of the application.
- e. Public is invited to speak in support or opposition to the application.
- f. Chair closes the public hearing and returns to the regular/special meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair. All comments shall be related to the application under discussion; unrelated comments shall be ruled out of order.

1612 John A Papalas Drive Site Plan Review

Applicant	Robert Tessmar
Project	Medical Marihuana Facility
Address	1612 & 1616 John A Papalas Drive
Date	September 7, 2016 Second Review
Request	Site Plan Review
Recommendation	Approve with conditions

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

The applicant proposes to establish a Medical Marihuana Facility within an existing industrial office park. The space designated for this use within the multi-tenant building is 10,800 square feet, bounded by an existing concrete masonry unit wall.



Figure 1: Aerial Photo

Master Plan

Future Land Use Classification

The site is intended for General Industrial future land use. The proposed use conforms with this.

Intent

The intent of this district is to provide local employment opportunities for residents while mitigating the external impacts of intensive industrial operations by siting them in areas with ready access to railroads and major highways, spatially separated from residential areas. The proposed use conforms with this.

Land Use and Zoning

Proposed and Existing Land Uses

Site:	Medical Marihuana Facility
North:	General industrial
East:	Right-of-way (I-75)
South:	General industrial
West:	General industrial

The proposed use does not conflict with adjacent land uses.

Zoning

The site is zoned General Industrial District (GID). The purpose of this district is to permit the location of industries such that they will not cause adverse effects on residential and commercial areas of the City. Medical marihuana facilities are a land use permitted by special approval in this district, subject to the conditions in §1286.03(h), which are addressed in “Standards for Uses Permitted After Special Approval” in this report.

Dimensional Standards

The dimensional requirements of the GID district are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width	100'	503'	Met
Street Frontage (§1294.09)	At corner: 2.5' < Landscape height < 8'	No landscaping in view triangle	Met
Lot Area	43,560 sf	178,086 sf	Met
Lot Coverage	75%	78,300 sf / 178,086 sf = 44%	Met
Height	40'	26.75'	Met
Setback – Front	50'	82.5'	Met
Setback – Sides	50' single; 100' total	52.5', 52.5'; 105' total	Met
Setback – Rear	50'	60'	Met

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of §1296.04, Standards for Architecture and Building Materials.

The proposed use is located within an existing one-story brick building. The building façade incorporates approximately seven (7) glass entry doors, six (6) metal service doors, five (5) metal overhead doors, and thirteen (13) windows. The applicant proposes to fill the openings for two (2) overhead doors, two (2) window wells, three (3) steel doors, and one (1) door sidelight with brick. The applicant also proposes to replace the glass door with one of reinforced steel.

The building design as proposed generally meets the standards of §1296.04, with the exception of the following two items:

- *Main entrances shall be emphasized with doors larger than required by the applicable building code(s) and framing devices such as deep overhangs, recesses, peaked roof forms, porches, or arches.*

The main entrance to this property was previously delineated by a glass door with a sidelight, differentiating itself from the service-oriented overhead and metal doors. As proposed, the main entrance to this property is a reinforced steel door of standard size, with no framing device.

The applicant has indicated an intent not to draw attention to the entrance of the space due to the nature of the business. The applicant further indicates that options related to the re-design of the main entrance which will maintain architectural compliance are to be discussed during the review.

- *Windows. Front facades shall include at least twenty-five percent (25%) windows. The approximate size, shape, orientation and spacing of windows should match that of buildings within five-hundred*

(500) feet, unless the Planning Commission determines other sizes, shapes, orientation, and spacing are acceptable.

The building façade as existing is approximately 9% windows, including door sidelights, and does not meet this condition.

The applicant's first proposal reduced conformity with this provision by replacing approximately 196 square feet of windows with brick, bringing the proportion of windows to 8% of the total façade. Though the proposal was reasonable from the standpoint of serving a photosensitive use with security concerns, it conflicted with the intent of the ordinance, and a waiver would set a potentially unsustainable precedent. The applicant now proposes that existing window openings will remain, and security will be provided via bars located inside the building and glass break sensors on the windows. Door openings which do not currently have windows will still be bricked in.

Items to be addressed

- *Applicant to propose a redesigned main entrance to comply with architectural standards.*

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

The site is fully developed and has no significant natural features. It is designated as an Area of Minimal Flood Hazard by the ESRI National Flood Hazard Layer.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN, AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

No sidewalks or other provisions for nonmotorized circulation currently exist on the site. Because motorized uses, particularly heavy ones which pose the greatest risk in a conflict with nonmotorized users, are prioritized in the General Industrial District, this is appropriate.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Industrial	1 per 500 sf: 78,300/500 = 157	157	Met

Items to be addressed

None

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
157	6	7	Met

Items to be addressed

None

LOADING

Off-street loading shall be provided according to the schedule in §1290.09. All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
78,300	5 plus 1/10,000 in excess of 50,000 = 8	8	Met

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

This site does not have frontage or access on a major traffic route as defined by the City of Lincoln Park. Access to the property is provided via a two-way driveway on each end of the site, as is the case with adjacent properties. The opposite side of the street abuts I-75 and therefore does not have curbcuts.

Items to be addressed

None

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

This item is subject to review by the Lincoln Park Fire and Police Departments.

Items to be addressed

- Emergency vehicle access is subject to Fire and Police Department review*

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of §1296.03, Landscaping Standards, §1294.28 Screening, and §1294.29 Fences. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	Greenbelt with grass, 52.5' width	Met
	1 tree and 4 shrubs per 40' of street frontage (462' total) = 12 trees and 48 shrubs	6 existing trees to remain; 6 new trees proposed; 52 shrubs proposed	Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	N/A	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover	N/A (for new developments)	N/A
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas		
	1 tree per 400 sf of required landscaping and 1 shrub per 125 sf of required landscaping		
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces (157/10) = 16	2 existing trees to remain; 17 new trees proposed	Met
	100 sf of planting area per tree		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Two masonry-gated refuse container enclosures	Met

In a comment submitted to the Planning Department since the previous review, the Department of Public Safety has questioned the aesthetics of placing the waste receptacle enclosures along the street frontage. Alternative placement is requested.

Items to be addressed

- Relocate waste receptacle enclosures to an area that does not directly face the public ROW.

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

Soil erosion control measures are subject to Building Superintendent and/or City Engineer review.

Items to be addressed

- *Soil erosion control measures are subject to Building Superintendent and/or City Engineer review.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Public water and sewer facilities are available.

Items to be addressed

None

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management provisions are subject to Building Superintendent and/or City Engineer Review.

Items to be addressed

- *Stormwater management provisions are subject to Building Superintendent and/or City Engineer Review.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

Twenty-two (22) wall-mounted exterior lights are shown on the perimeter of the building, though it is unclear whether they are all existing or some are newly proposed. They are downward-directed and not expected to impede the vision of traffic.

Items to be addressed

None

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No adverse noise impacts are expected to result from this proposed use.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

No exterior mechanical equipment is proposed.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met. §1294.27, §1476

No advertising or directional signage is proposed for the new use. A requirement of the proposed special land use is that "conspicuous sign(s) shall be posted stating that 'No loitering is permitted' on such property." This requirement is addressed in "Standards for Uses Permitted After Special Approval," below.

Items to be addressed

None

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

Applicant has provided Material Safety Data Sheets for nine (9) chemicals to be used on-site, of which seven (7) are considered hazardous under the US Department of Labor Occupational Safety and Health Administration (OSHA) standards. All employers with hazardous chemicals in their workplaces must have labels and safety data sheets for their exposed workers, and train them to handle the chemicals properly.

Items to be addressed

- Compliance with OSHA Hazard Communication Standards shall be met and documented before a Certificate of Occupancy will be issued.*
-

STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

Conditions required by §1296.02 or within the specific zoning classifications shall be satisfied.

1. A minimum setback of two hundred (200) feet from all homes or residentially zoned districts, adult regulated uses, schools, churches, child care facilities, parks, and drug-free zones. *This condition is met.*
2. A State registered and local business registration & specialty license is required for all facilities and primary caregivers. If the primary caregiver is not the owner of the premises then consent must be obtained in writing from the property owner to ensure the owner's knowledge of the use. *Applicant has committed to meeting this condition.*
3. Consumption of marihuana on the premises is prohibited. *Applicant has committed to meeting this condition.*
4. The location from which a primary caregiver manufactures, stores and distributes medical marihuana to a qualifying patient shall not be used by another primary caregiver for any purpose whatsoever. *Applicant has committed to meeting this condition.*
5. No more than five (5) patients per caregiver. Each patient shall be limited to: two and one-half (2.5) ounces of usable marihuana (excludes seeds, stalks and roots) and twelve (12) marihuana plants kept in an enclosed, locked facility. *Applicant has committed to meeting this condition.*
6. The facility shall be subject to scheduled inspections to confirm compliance in accordance with applicable laws, including, but not limited to, State law and City ordinances. *Applicant has committed to meeting this condition.*
7. Hours of operations permitted: M-F: 9:00 a.m. - 9:00 p.m.; Sat.: 9:00 a.m. - 6:00 p.m.; Sunday: 10:00 a.m. - 6:00 p.m. *Applicant has committed to meeting this condition.*
8. Minimum distance from other similar uses: Two hundred (200) feet. *This condition is met.*
9. Drive-through facilities shall be prohibited. *This condition is met.*
10. Security: A security plan shall be submitted for review and approval by the Planning Commission.
The security plan consists of 24 hour live security monitoring, camera installation, reinforced doors, reinforced and barred windows, exterior lighting updates, reinforced bollard installation around exterior perimeter, and private security monitoring. Planning Commission to determine sufficiency.
11. A conspicuous sign(s) shall be posted stating that "No loitering is permitted" on such property.
Five (5) aluminum reflective wall mounted signs stating "No Loitering – Violators will be prosecuted to the full extent of the law" are proposed, mounted 48" above grade. Three signs will be located on the east (front) elevation, and the remaining two will be located on the west (rear) elevation. Planning Commission to determine sufficiency.
12. Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This condition is met.*

Items to be addressed

- A copy of the State and local business registrations and specialty licenses shall be provided for City files.
- Security plan subject to review and approval by the Planning Commission.
- Sign plan subject to review and approval by the Planning Commission.

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

A State registered and local business registration & specialty license is required for all facilities and primary caregivers. A copy of the State and local business registrations and specialty licenses is needed for City files.

Items to be addressed

- A copy of the State and local business registrations and specialty licenses is needed for City files.

VARIANCES

No variances are required for this proposal.

Items to be addressed

None

RECOMMENDATIONS

Findings

The proposed project is in substantial compliance with the City of Lincoln Park Zoning Ordinance.

Conditions, Waivers, and Dependencies

- Applicant to propose a redesigned main entrance to comply with architectural standards.
- Relocate waste receptacle enclosures to an area that does not directly face the public ROW.
- Security plan subject to review and approval by the Planning Commission.
- Sign plan subject to review and approval by the Planning Commission.
- Compliance with OSHA Hazard Communication Standards shall be met and documented before a Certificate of Occupancy will be issued.
- Emergency vehicle access is subject to Fire and Police Department review
- Soil erosion control measures are subject to Building Superintendent and/or City Engineer review.

planning review



- *Stormwater management provisions are subject to Building Superintendent and/or City Engineer Review.*
- *A copy of the State and local business registrations and specialty licenses shall be provided for City files.*

Recommendations

It is recommended that the Lincoln Park Planning Commission **approve** the Site Plan Application for a medical marihuana facility at 1612 JA Papalas Drive, subject to the conditions, waivers, and dependencies described herein.



DESIGNHAUS ARCHITECTURE

August 11, 2016

City Of Lincoln Park
Planning Commission
1355 Southfield Rd.
Lincoln Park, MI 48146

Re: Revised drawings per most recent planning review.

Location: 1612 John A Papalas Dr.

Project: 1600 John A. Papalas Dr.

Zoning: GID - General Industrial District

Dear Sir or Madam,

After review and consideration of the recent Planning Comments, we have revised the attached drawing set with the following changes.

With reference to the conditions, waivers, and dependencies section:

- Existing window openings will remain as is, and security bars will be located behind them from inside the building. Glass break sensors will also be utilized on the windows. Please refer to sheet A200 for the elevations showing the brick removed.
- It is our intent not to draw interest the entrance of the space. We intend to discuss options relating to the re-design of the main entrance with regards to architectural compliance.
- (2) Barrier free spaces have been relocated closer to the main tenant space. See sheet S100.
- (8) 10' x 50' loading zones with 15' clearance have been located on the West side (rear) of the building. See S100 for locations.
- (10) Required parking lot trees have been located within the front buffer landscape area. In addition to the (6) existing trees, and the proposed required buffer plantings. A total of (23) new shade trees, and (52) shrubs have been added to this area. See L100 for details.
- 'No loitering' sign details have been added to sheet A100. Please refer to S100, A200, and A201 for exact placement locations.
- Compliance with OSHA Hazard Communication Standards will be met and adhered to. Documentation will be provided when required.
- A copy of all business licenses will be provided to the City for their files.
- Security plan including 24 hour live security monitoring, camera installation, reinforced doors, reinforced and barred windows, exterior lighting updates, reinforced bollard installation around exterior perimeter, and private security monitoring has been included with the drawing set.
- Semi-truck (Fire apparatus) turning templates are included on S100. Please refer to this sheet with regards to the truck movement around the site.
- No exterior excavation is proposed. Soil erosion control measures will be reviewed by Building and Engineering for final approval and permit.
- Storm water management provisions will be reviewed by City Engineer for final approval and permit.

Please review the included plans as we will be happy to discuss any comments or concerns at future meetings.

Sincerely
Designhaus Architecture

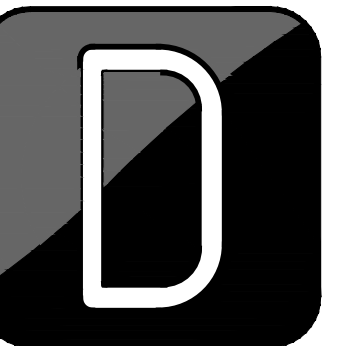
Signed,

Peter Stuhlereyer, Principal Architect

1600 John A. Papalas Dr.

Medical Marijuana Facility
 1600 John A Papalas Dr.
 Lincoln Park, MI 48146

DESIGNHAUS
 301 WALNUT BOULEVARD
 ROCHESTER, MI 48307
 T: 248.601.4422
 F: 248.453.5854
 WWW.DESIGNHAUS.COM



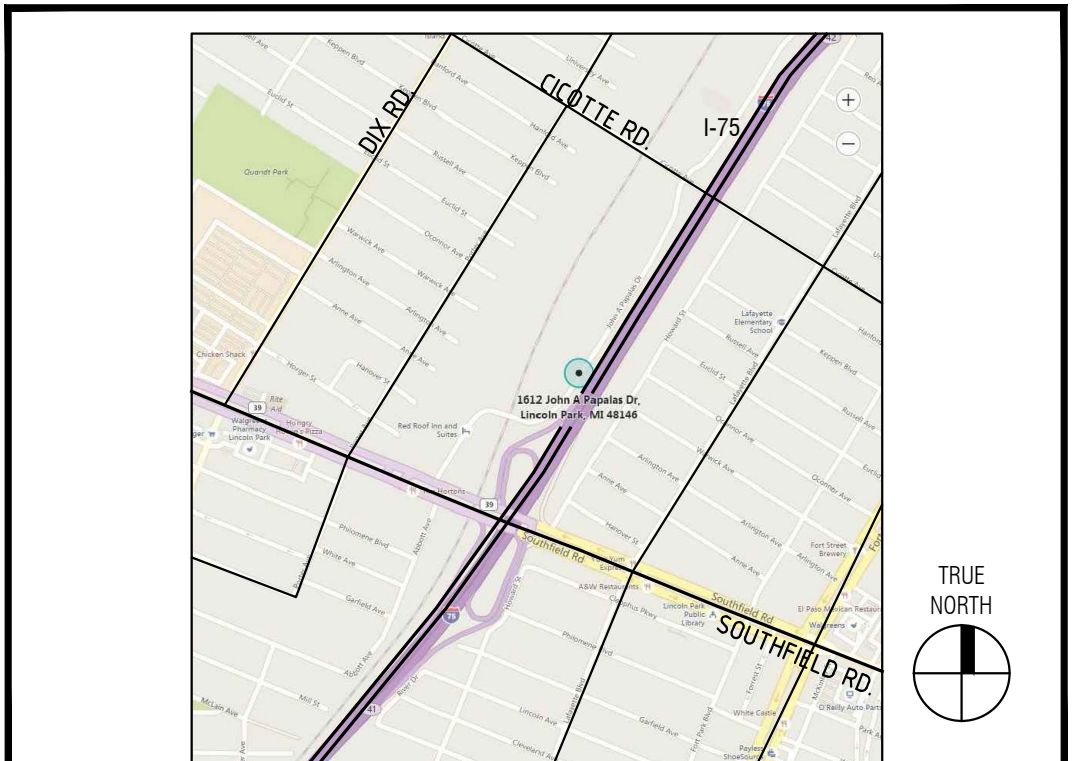
PROJECT TEAM

OWNER TBD ADDRESS T: F: C: CONTACT:	ARCHITECT DESIGNHAUS ARCHITECTURE 301 WALNUT BLVD. ROCHESTER, MI 48307 T: 248.601.4422 F: 248.453.5854 PROJECT MANAGER: JOE LATOZAS PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.
CIVIL ENGINEER TBD ADDRESS T: F: C: CONTACT:	MEP ENGINEER TBD ADDRESS T: F: C: CONTACT:
STRUCTURAL ENGINEER TBD ADDRESS T: F: C: CONTACT:	CONTRACTOR TBD ADDRESS T: F: C: CONTACT:

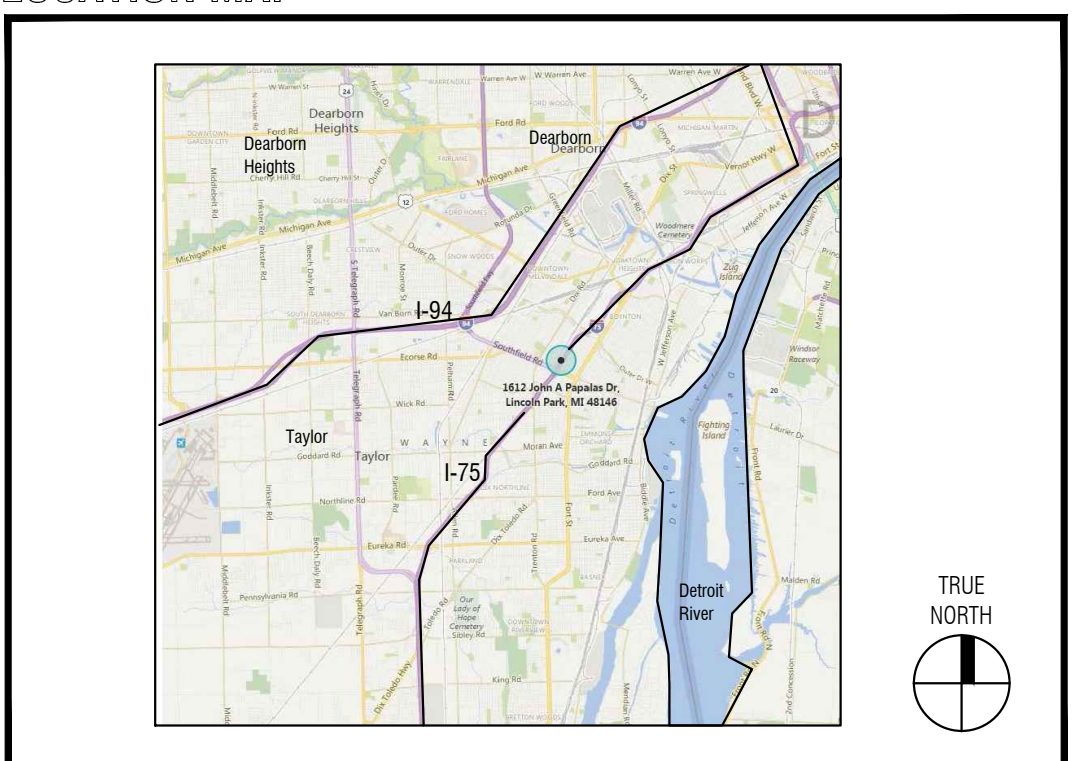
INDEX OF DRAWINGS

SHEET NO.	DRAWING NAME	STATUS	REVISIONS
<p><input type="checkbox"/> SHEET ISSUED <input type="checkbox"/> REVISED <input checked="" type="checkbox"/> SHEET REISSUED</p>			
GENERAL G001	Title Sheet and Index	<input checked="" type="checkbox"/>	
CIVIL			
LANDSCAPE S100	Site Plan	<input checked="" type="checkbox"/>	
STRUCTURAL			
ARCHITECTURAL DEMOLITION			
ARCHITECTURAL			
A100	Floor Plan	<input checked="" type="checkbox"/>	
A200	Elevations	<input type="checkbox"/>	
A201	Elevations	<input type="checkbox"/>	

VICINITY MAP



LOCATION MAP

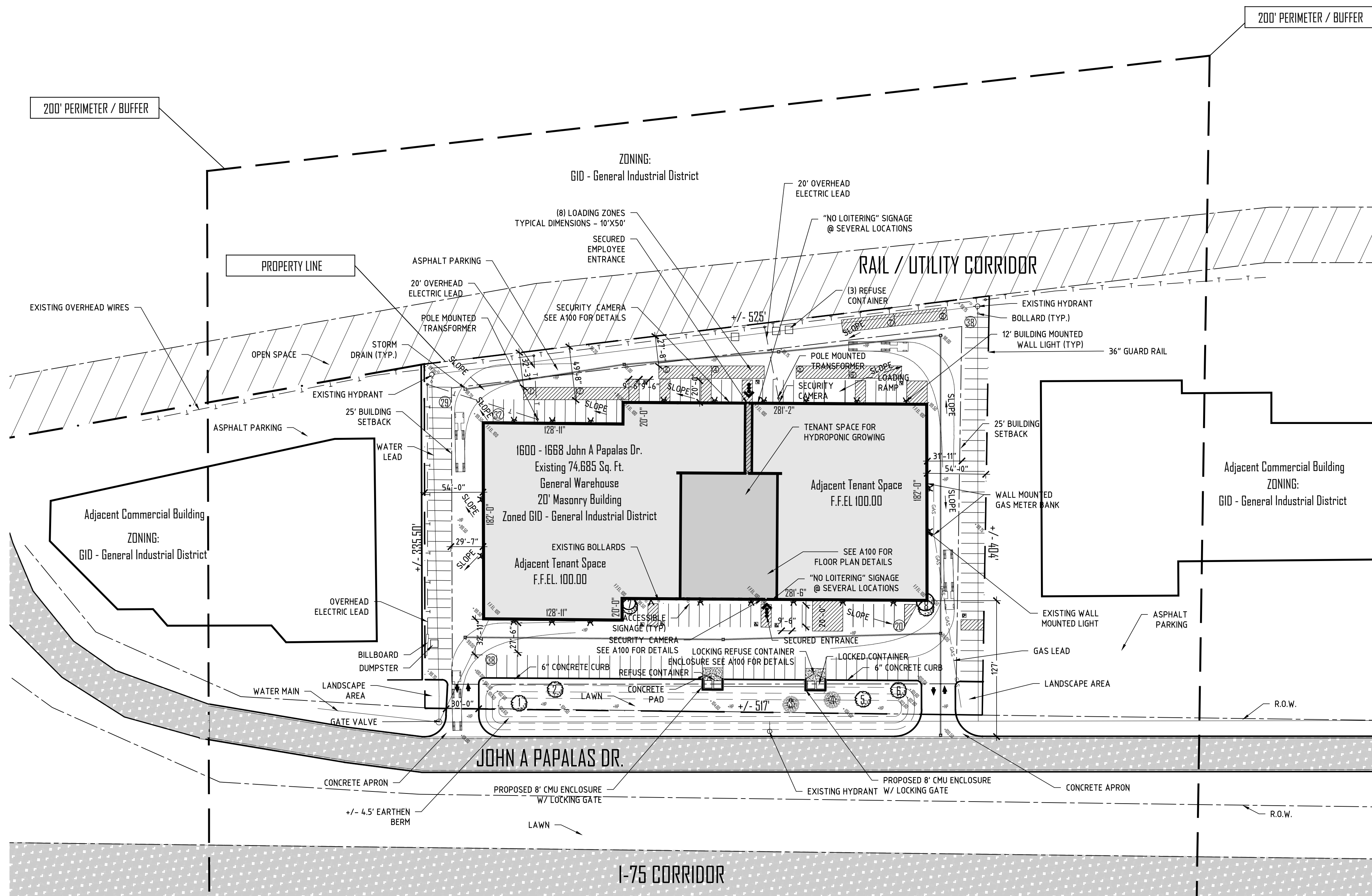


No.	Revision/Issue	Date
	Revised per Planner Comments	07.29.16
	Site Plan Approval	07.07.16
	Conceptual Plan Review	03.14.16

1600 John A. Papalas Dr.
 Medical Marijuana Facility
 1600 John A Papalas Dr.
 Lincoln Park, MI 48146

Title Sheet and Index

G001 015212



NOTE:
NO UTILITY MODIFICATIONS PROPOSED
OWNER TO INSTALL AND MONITOR SECURITY SYSTEM
MINIMAL PARKING DEMAND ANTICIPATED

1. A minimum setback of 200' from all homes or residentially zoned districts, adult regulated uses, schools, churches, child care facilities, parks, and drug-free zones
2. A state registered and local business registration and speciality license is required for all facilities and care givers. If the primary caregiver is not the owner of the permission then consent must be obtained in writing fro the property owner to ensure the owners knowledge of the use.
3. Consumption of marijuana on the premises is prohibited.
4. The location from which a primary caregiver manufactures, stores, and distributes medical marijuana to a qualifying patient shall not be used by another caregiver for any purpose whatsoever.
5. No more than (5) patients per caregiver. Each patient shall be limited to: 2.5 ounces of usable marijuana (excludes seeds, stalks, and roots) and 12 marijuana plants kept in an enclosed, locked facility. Total plants proposed: 70 (per operation set-up) Total allowed plants: 72
6. The facility shall be subject to local inspections to confirm compliance in accordance with applicable laws, including but not limited to, State Law and City Ordinances.
7. Hours of operation permitted: M-F 9:00 AM - 9:00 PM; Sat, 9:00 AM - 6:00 PM; Sunday: 10:00 AM - 6:00 PM
8. Minimum distance from similar uses: 200'
9. Drive-thru facilities prohibited.
10. Security: A security plan shall be submitted for review and approval by the Planning Commission.
11. A conspicuous sign(s) "No Loitering is permitted" shall be posted on such property
12. Exterior lighting required for security purposes, but in accordance with the provisions of the Zoning Ordinance.

NOTE:
NO WATER COURSES EXIST ON SITE
SITE NOT WITHIN FLOODPLAIN DISTRICT
NO SIGNAGE PROPOSED FOR NEW USE

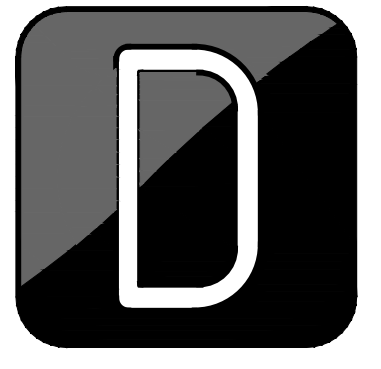
ZONING:
LID - Light Industrial District

1 Site Plan
1"=60'

1612 John A Papalas Dr.
Proposed 10,800 Sq. Ft. Medical Marijuana Facility

DESIGNHAUS

301 WALNUT BOULEVARD
ROCHESTER, MI 48307
T: 248.601.4422
F: 248.453.5854
WWW.DESIGNHAUS.COM



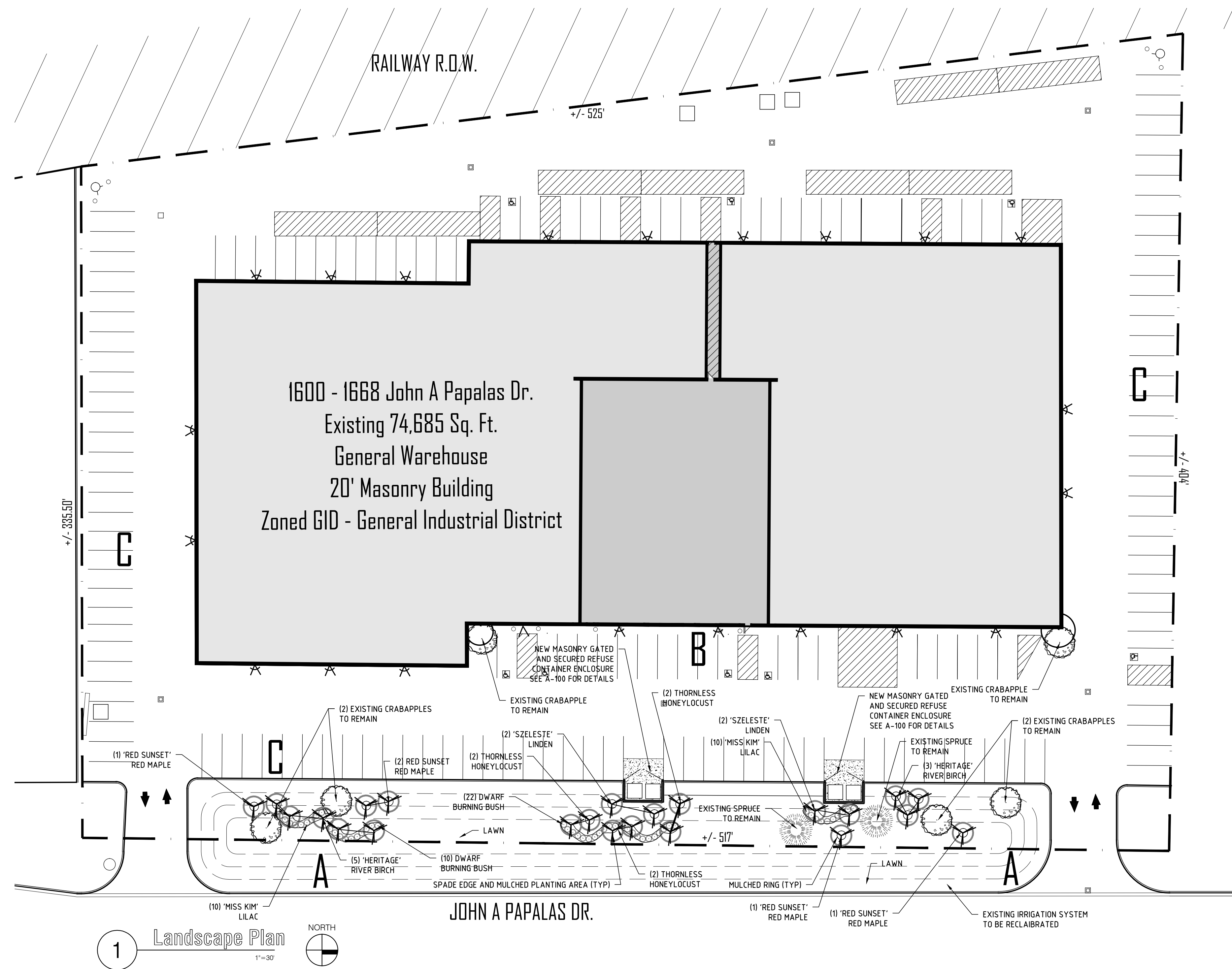
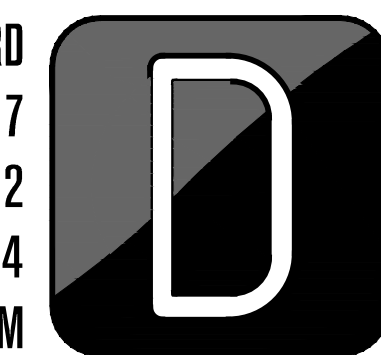
Revised per Planner Comments	07.29.16	
Site Plan Approval	07.07.16	
Conceptual Plan Review	03.14.16	
No.	Revision/Issue	Date

1600 John A. Papalas Dr.
Medical Marijuana Facility
1600 John A Papalas Dr.
Lincoln Park, MI 48146

Site Plan

S100
015212

SITE DATA		EXISTING TREE INVENTORY				ZONING SCHEDULE OF REGULATIONS			PARKING SUMMARY			
Regulation	Information	#	SIZE	COMMON NAME	CONDITION	DISPOSITION	Regulation	Required	Provided	Regulation	Required	Provided
Parcel I.D.	# 8245-003-15-0005-002	1	9"	CRABAPPLE	GOOD	TO REMAIN	Setbacks	Front: 25' Sides: 25' / 50' Rear: 25'	81.25' Sides: 54.00' Rear: 57.00'	Parking	General Industrial - 1/500 Gross Floor Area	157 Parking Spots Provided including 6 Handicap Accessible
Address	1602 - 1688 John A Papalas Dr.	2	8"	CRABAPPLE	GOOD	TO REMAIN	Building Height	Maximum: 40'	20'			
Zoning	G.I.D. General Industrial District	3	24"	CRABAPPLE	GOOD	TO REMAIN	Lot Area	Minimum: 43,560 sq.ft.	182,496 sq.ft. (4.19 Acres)			
Parcel Area	(182,496 Sq.Ft.) 4.19 Acres	4	18"	PINE	GOOD	TO REMAIN	Coverage	75% Maximum	40.92% (74,685 Sq. Ft.)		74,685 / 500 = 150 Spaces	
		5	18"	PINE	GOOD	TO REMAIN						
		6	24"	CRABAPPLE	GOOD	TO REMAIN						
		7	9"	CRABAPPLE	GOOD	TO REMAIN						
		8	10"	CRABAPPLE	GOOD	TO REMAIN						
		TOTAL TREES: 8										



LANDSCAPE REQUIREMENTS

KEY	DESCRIPTION	ORDINANCE
A	FRONTAGE LANDSCAPE STREET TREES (WITHIN EXISTING GREENBELT)	(1) TREE / 40' STREET FRONTAGE (517' / 40) = 13 TREES (4) SHRUBS / 40' (517' / 40 X 4) = 52 SHRUBS
B	INTERIOR LANDSCAPING	(2) EXISTING CRABAPPLE TREES TO REMAIN
C	PARKING LOT TREES	10 REQUIRED (10 PROVIDED WITHIN FRONT LANDSCAPE BUFFER)

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
6	GLEDITSIA t. INERMIS 'SKYLINE'	'SKYLINE' THORNLESS HONEYLOCUST	2.5' B&B
4	TILLIA tomentosa 'SZELESTE'	'SZELESTE' LINDEN	2.5' B&B
5	ACER rubrum 'RED SUNSET'	'RED SUNSET' RED MAPLE	2.5' B&B
8	BETULA nigra 'HERITAGE'	HERITAGE RIVER BIRCH	2.5" Multi-Stem
20	SYRINGA patula 'MISS KIM'	MISS KIM LILAC	24" B&B
32	EUONYMUS alatus 'COMPACTA'	DWARF BURNING BUSH	24" B&B
TOTAL NEW TREES: 23		TYPICAL SPACING FOR SHRUBS @ 3' O.C.	
TOTAL NEW SHRUBS: 52		TYPICAL SPACING FOR TREES @ 20' O.C.	

1 Landscape Plan
1"=30'

No.	Revision/Issue	Date
---	---	---
	Revised per Planner Comments	07.29.16
	Site Plan Approval	07.07.16
	Conceptual Plan Review	03.14.16

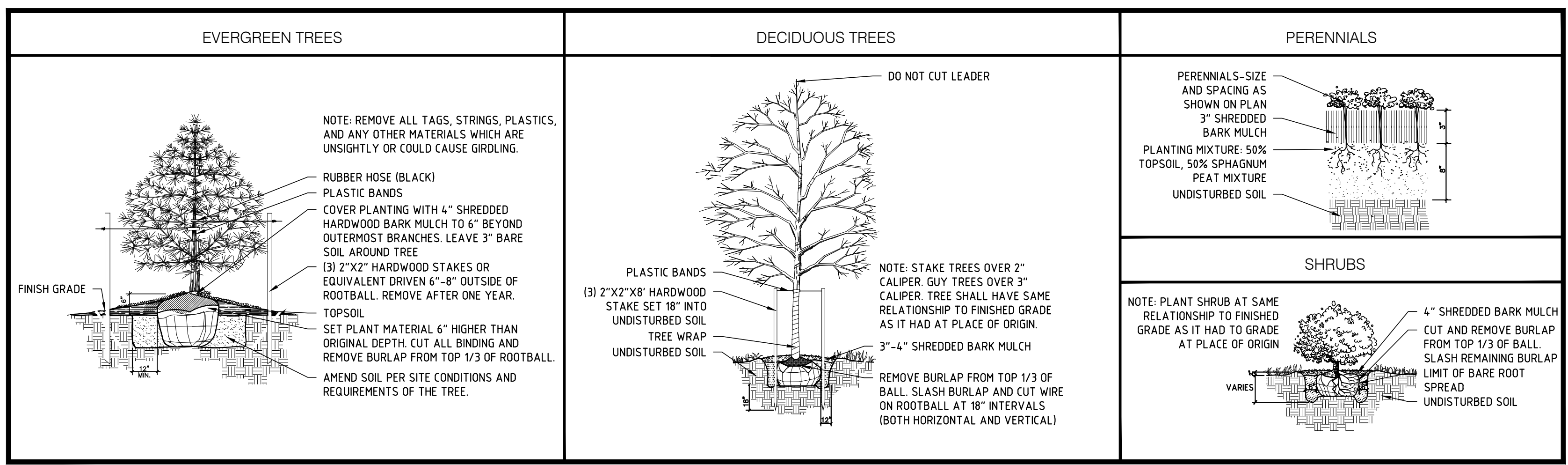
1600 John A. Papalas Dr.
Medical Marijuana Facility
1600 John A Papalas Dr.
Lincoln Park, MI 48146

Landscape Plan

L100

015212

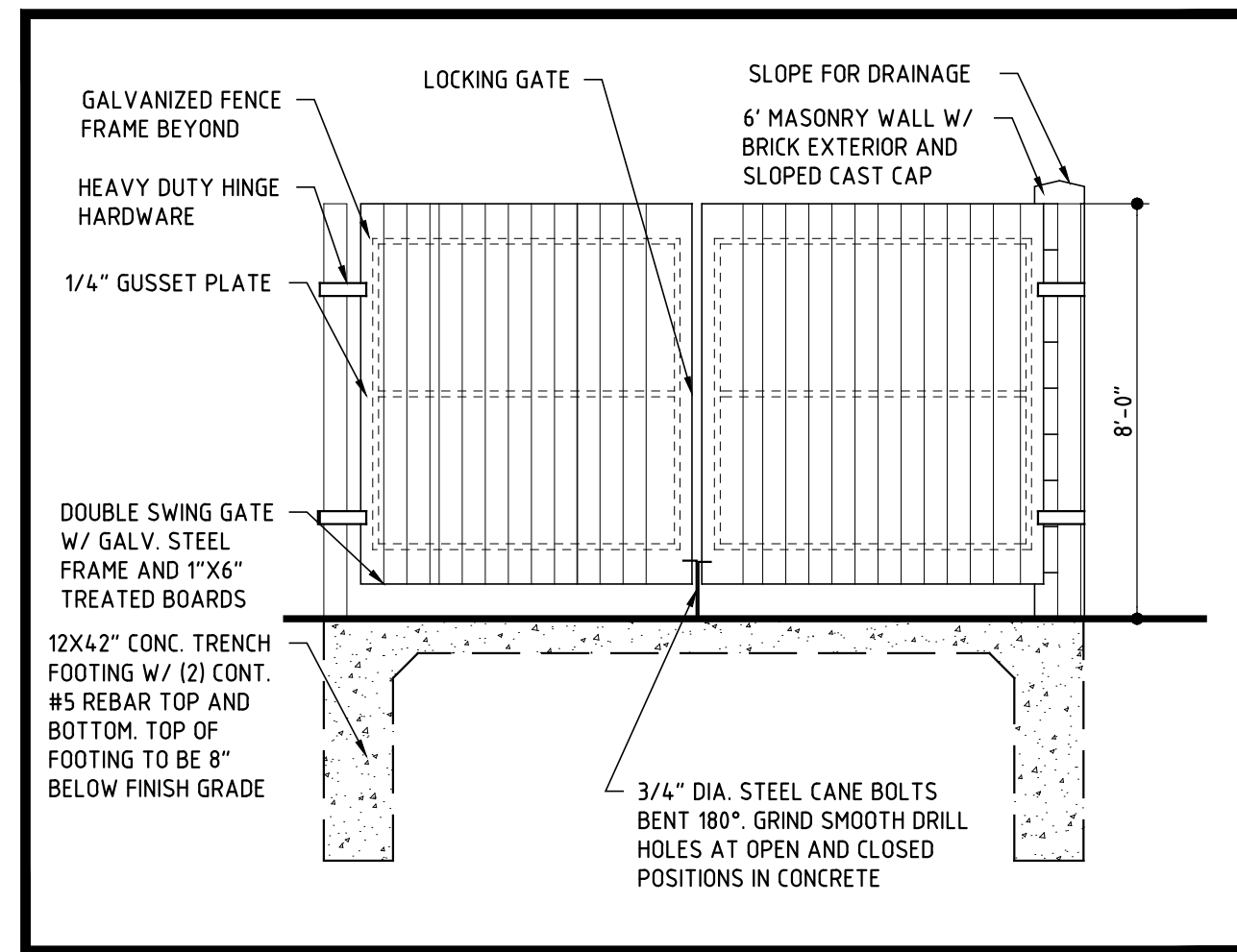
PLANTING DETAILS



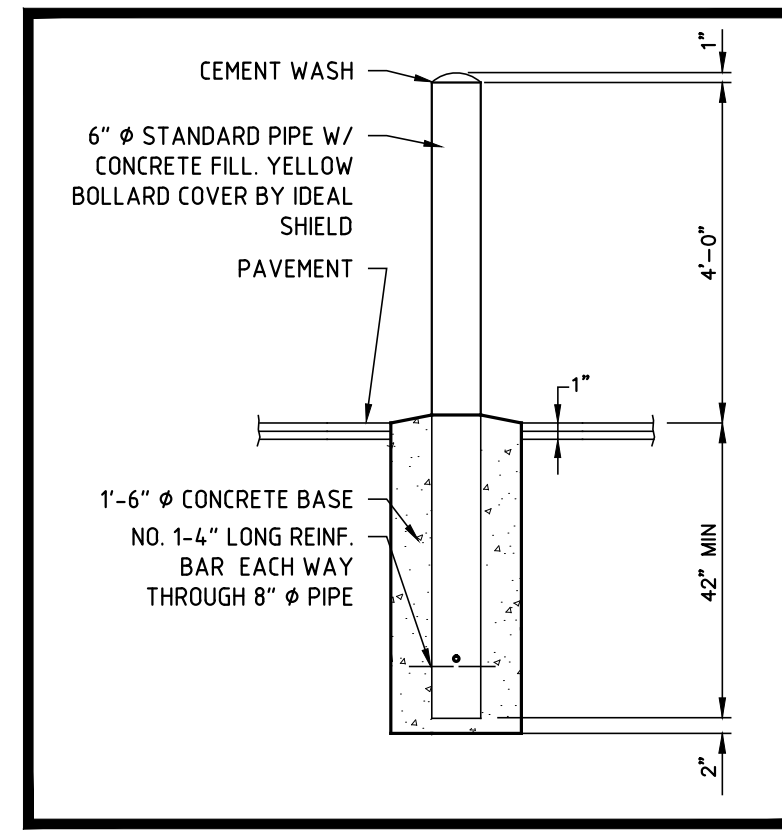
GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
- LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
- RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION SYSTEM TO BE RE-CALIBRATED BY CONTRACTOR FOR NEW PLANTING AREAS.
- TURF GRASS TO BE COMMON TO WAYNE COUNTY, MI.

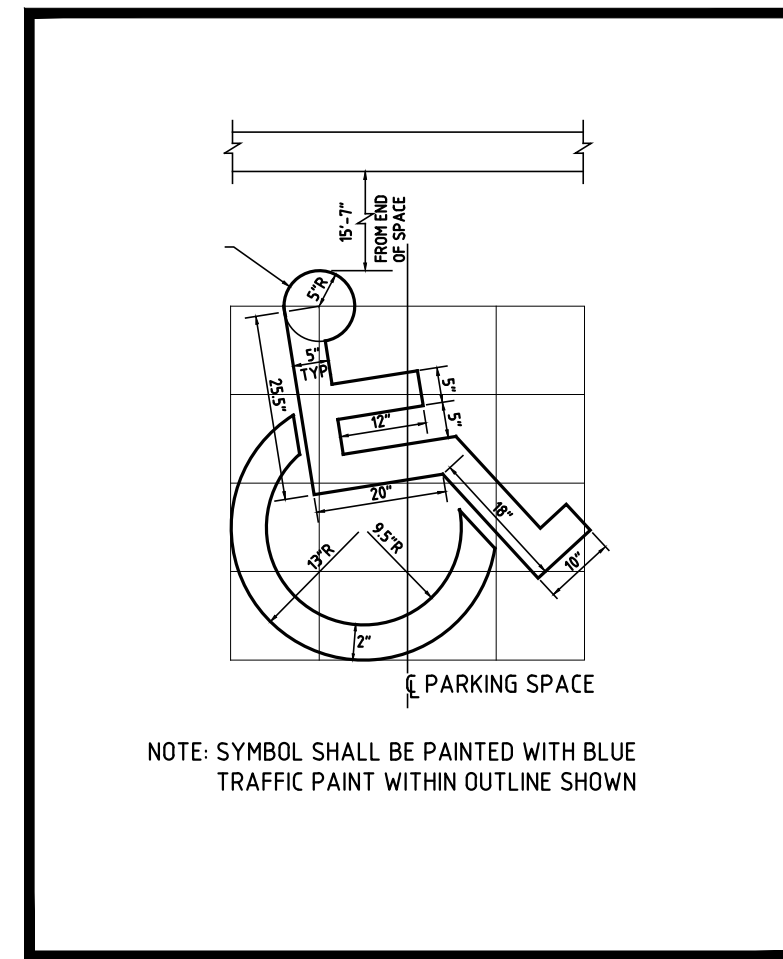
DUMPSTER ENCLOSURE DETAIL



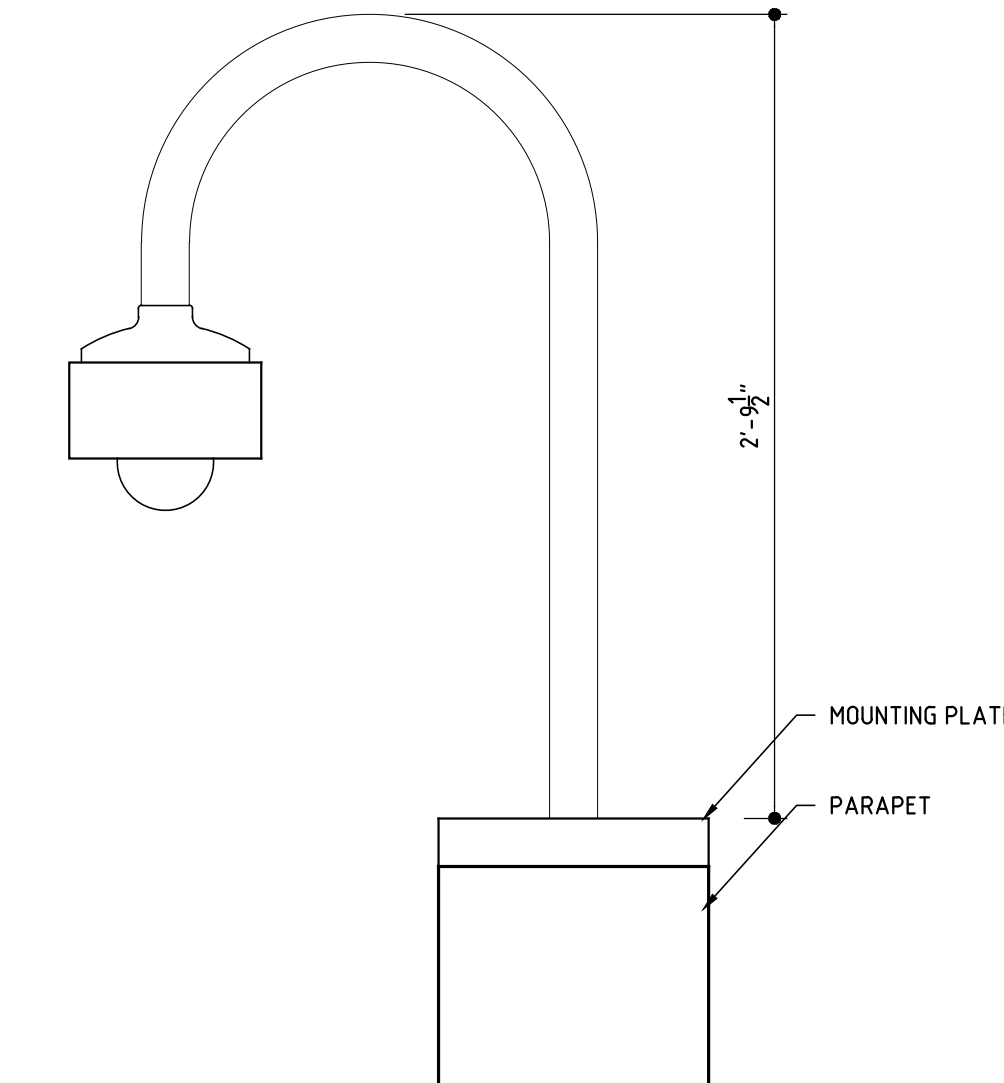
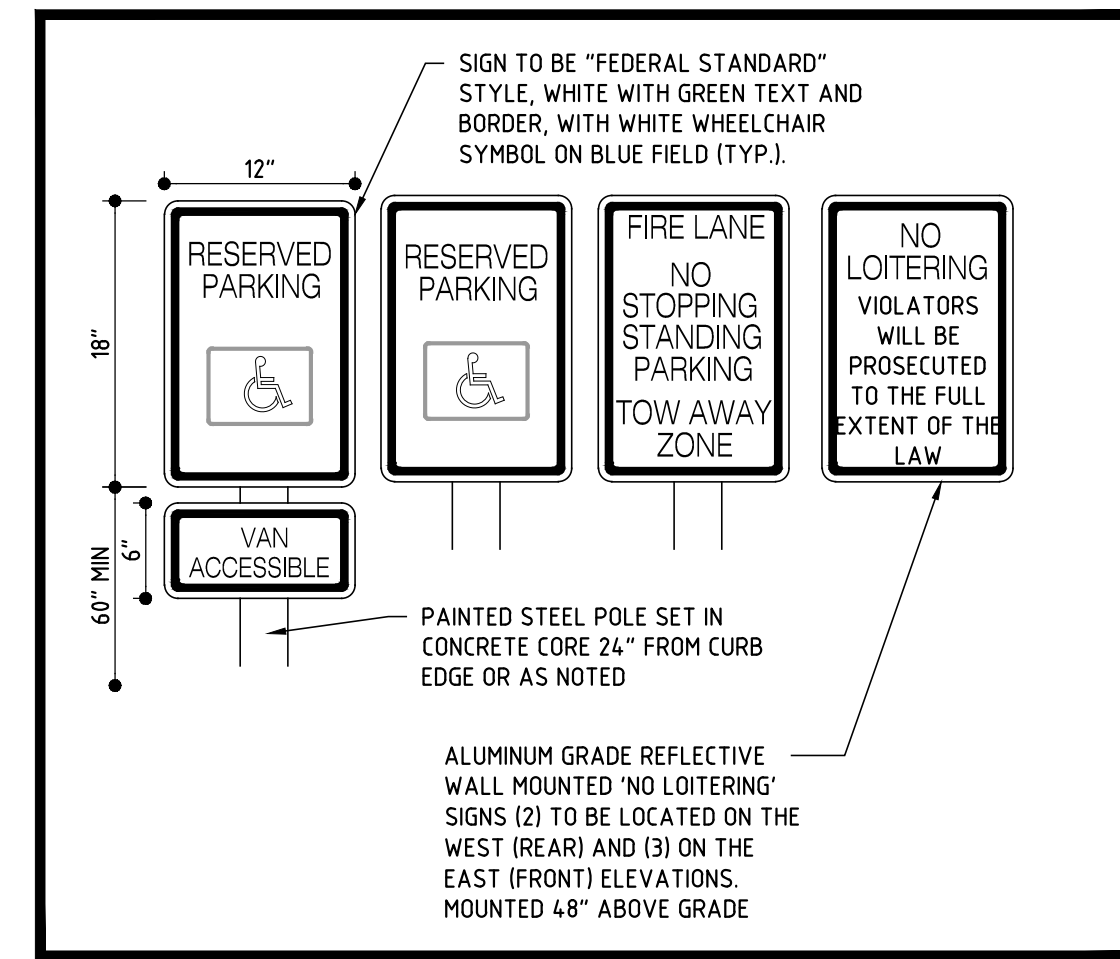
BOLLARD DETAIL



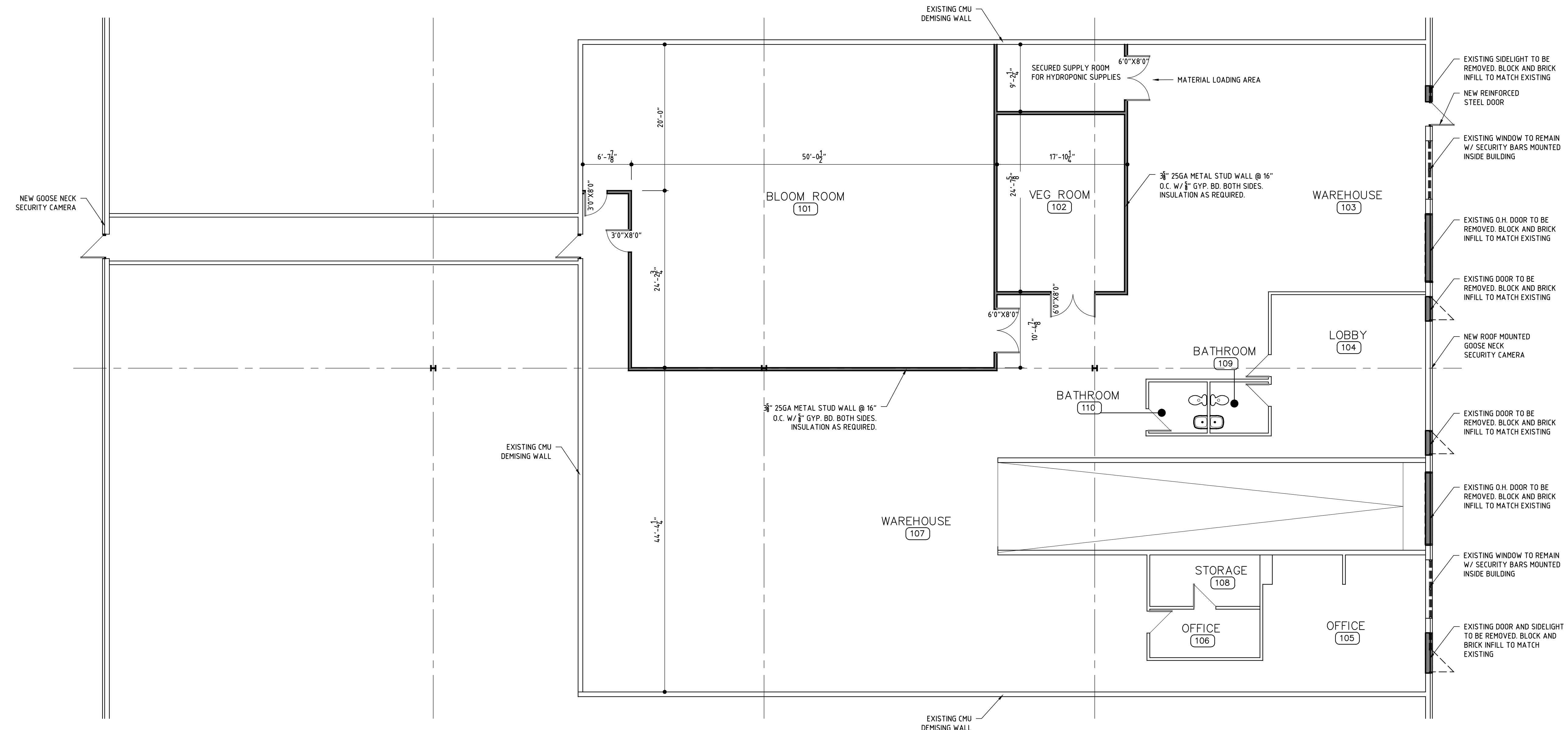
PARKING SPACE PAINT DETAIL



HANDICAP SIGN DETAIL



2 Security Camera Detail SCALE: 1 1/2" = 1'



1 Floor Plan SCALE: 1/8" = 1' NORTH

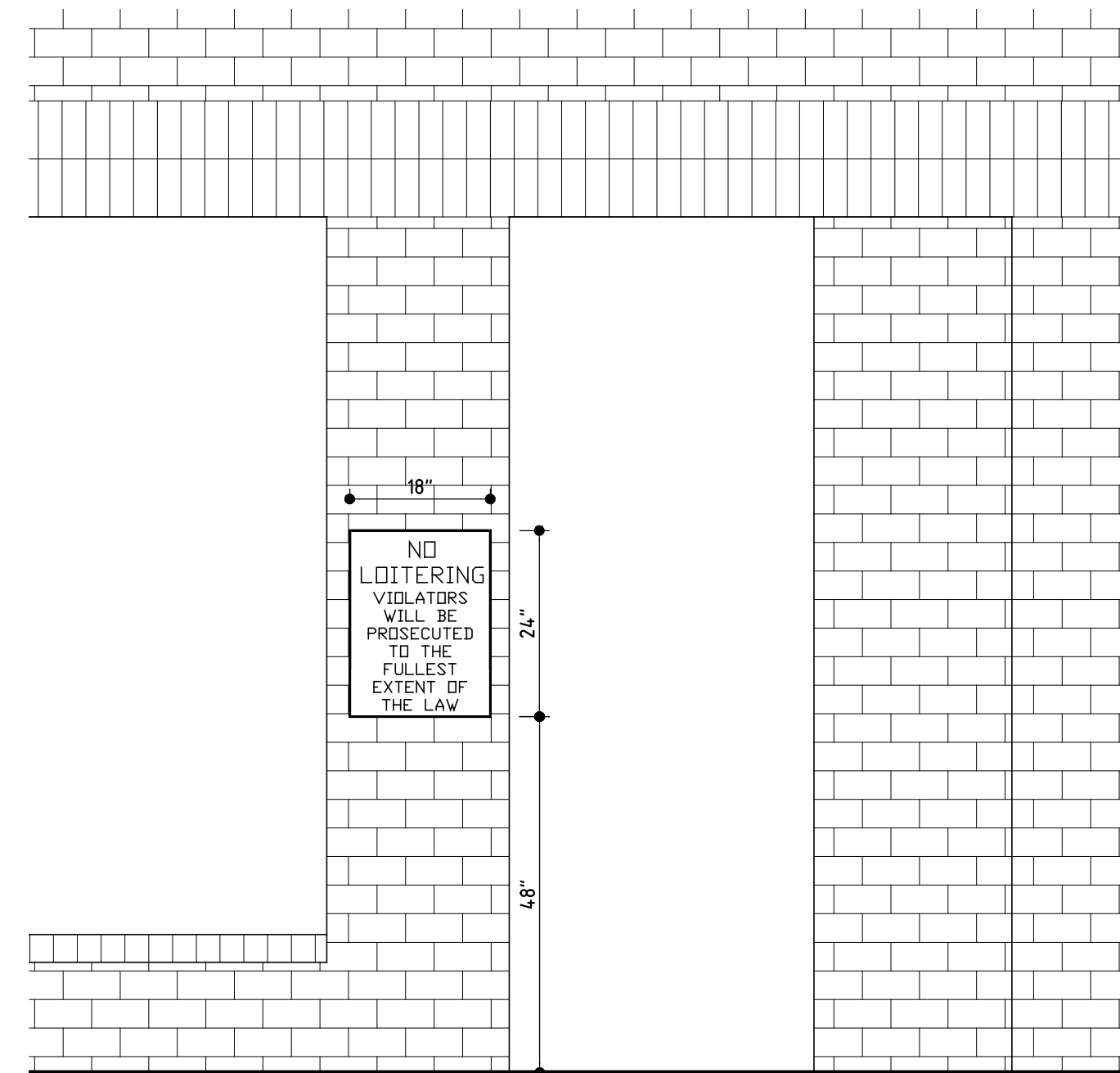
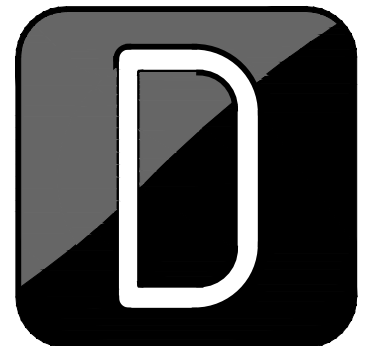
DESIGNHAUS
 301 WALNUT BOULEVARD
 ROCHESTER, MI 48307
 T: 248.601.4422
 F: 248.453.5854
 WWW.DESIGNHAUS.COM

No.	Revision/Issue	Date
---	---	---
	Revised per Planner Comments	07.29.16
	Site Plan Approval	07.07.16
	Conceptual Plan Review	03.14.16

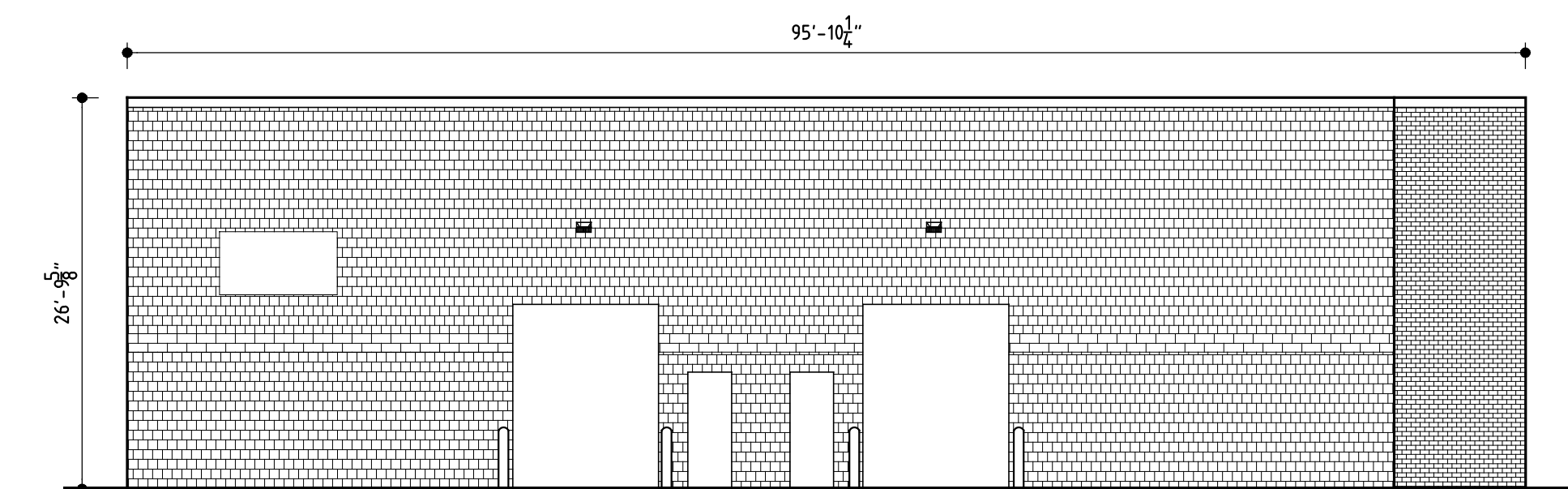
1600 John A. Papalas Dr.
 Medical Marijuana Facility
 1600 John A Papalas Dr.

Floor Plan

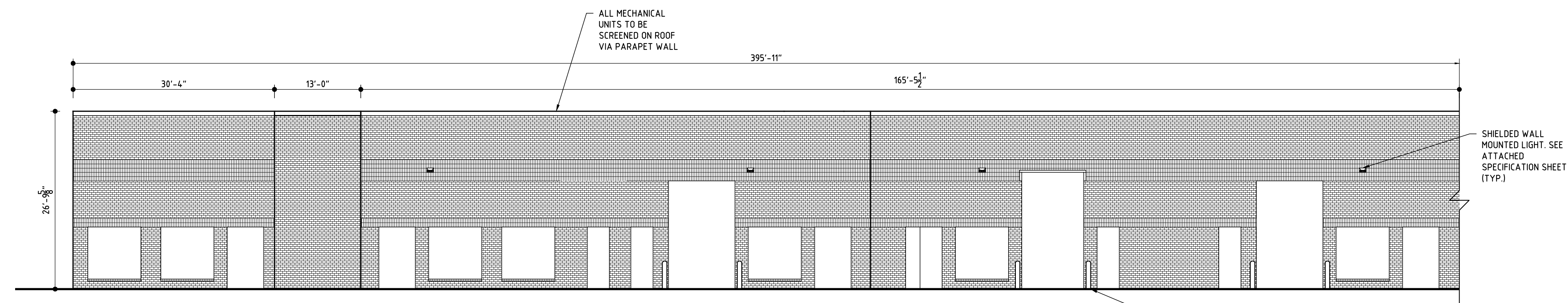
A100 015212



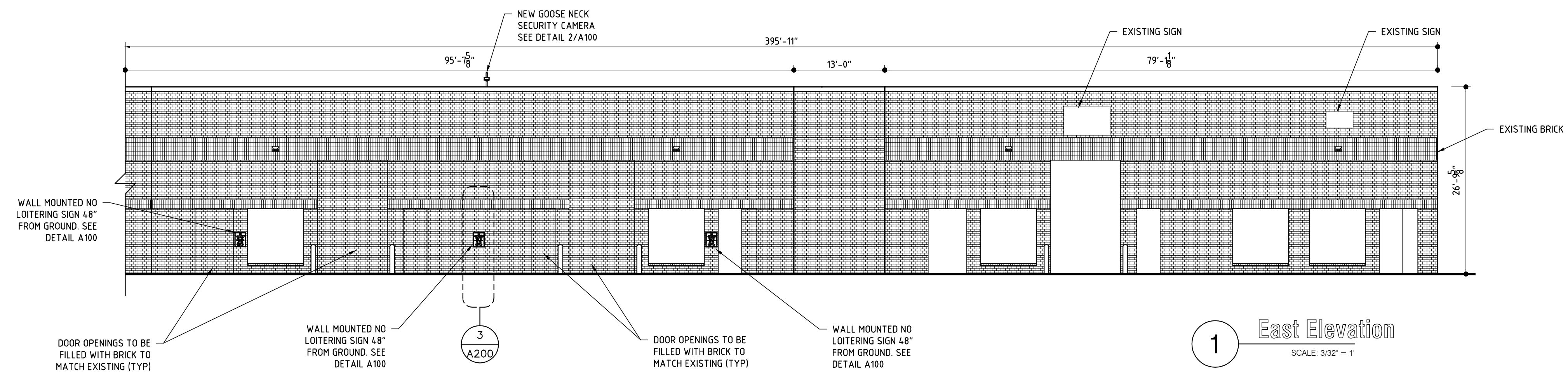
3 Sign Mounting Detail
 SCALE: 3/32" = 1"



2 North Elevation
 SCALE: 3/32" = 1"



1 East Elevation
 SCALE: 3/32" = 1"



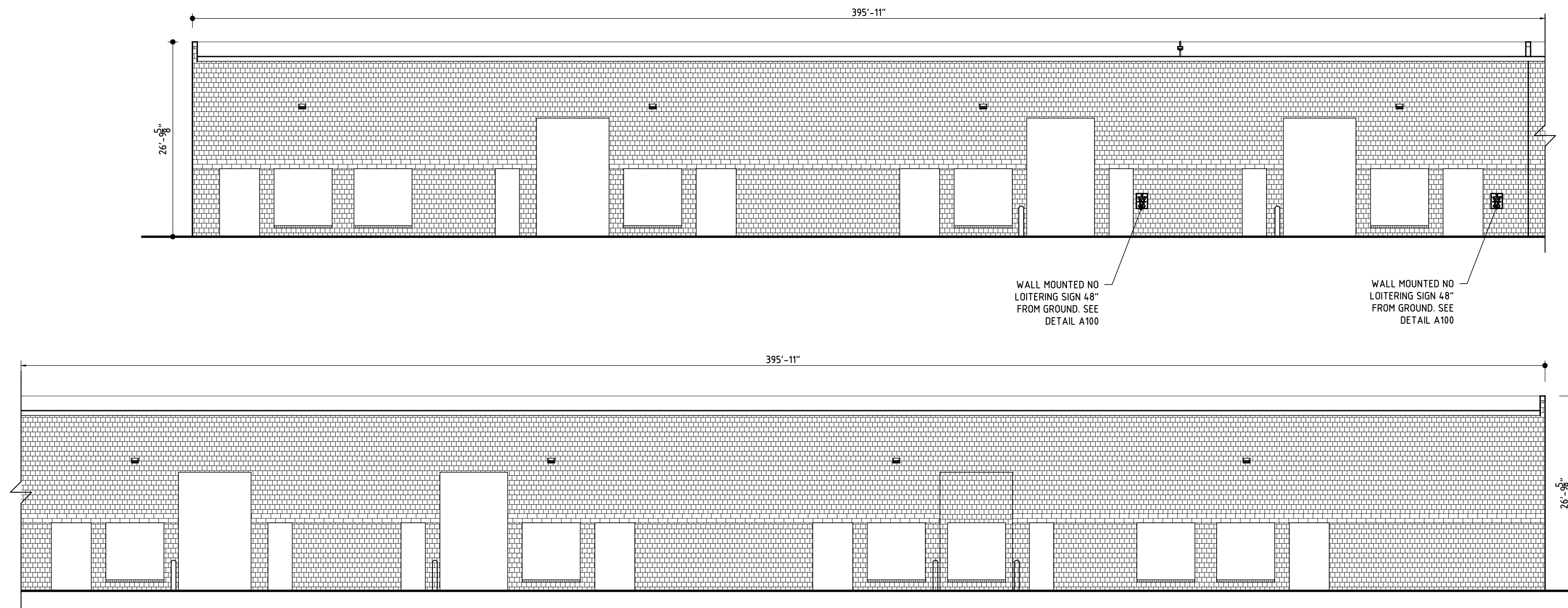
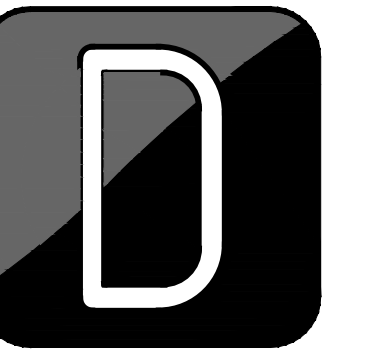
No.	Revision/Issue	Date
----	----	----
	Revised per Planner Comments	07.29.16
	Site Plan Approval	07.07.16
	Conceptual Plan Review	03.14.16

1600 John A. Papalas Dr.
 Medical Marijuana Facility
 1600 John A Papalas Dr.
 Lincoln Park, MI 48146

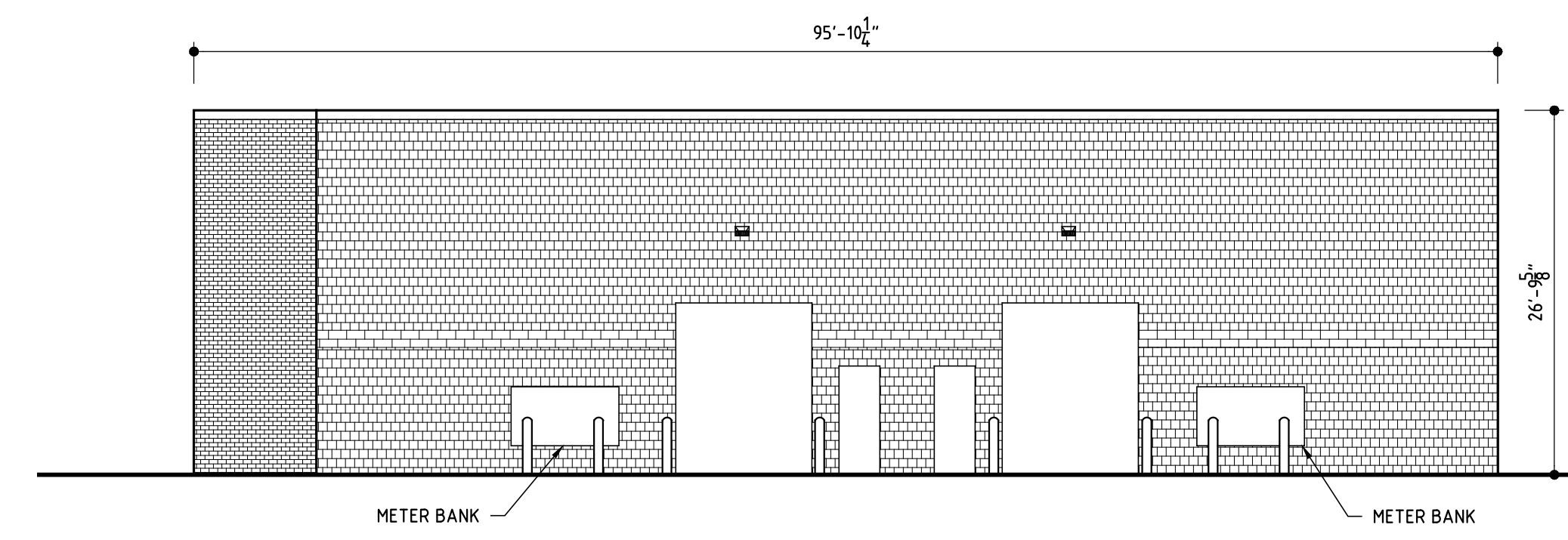
Elevations

A200

015212



2 West Elevation
 SCALE: 3/32" = 1'



1 South Elevation
 SCALE: 3/32" = 1'

No.	Revision/Issue	Date
----	----	----
	Revised per Planner Comments	07.29.16
	Site Plan Approval	07.07.16
	Conceptual Plan Review	03.14.16

1600 John A. Papalas Dr.
 Medical Marijuana Facility
 1600 John A Papalas Dr.
 Lincoln Park, MI 48146

Elevations

A201 015212

1612 John A Papalas Drive
Special Land Use Review

Applicant	Robert Tessmar
Project	Medical Marihuana Facility
Address	1612 & 1616 John A Papalas Drive
Date	September 7, 2016
Request	Special Land Use Approval
Recommendation	Approve

REQUEST

The applicant proposes to begin a Medical Marihuana Facility on their property at 1612 John A Papalas Drive. Medical Marihuana facilities are permitted as a Special Land Use in the General Industrial District where the property is located, subject to twelve (12) site conditions addressed in the review of the Site Plan Application. Approval of this Special Land Use is conditional upon an approved Site Plan Application.

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;
This condition is met.
- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;
This condition is met.
- 3) The special use is necessary for the public convenience at that location;
This condition is met.
- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;
This condition is met.

- 5) The special use is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected;

This condition is met.

- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;

This condition is met.

- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;

This condition is met.

- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

This condition is met.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and

This condition is met.

- 10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

This condition is met.

RECOMMENDATION

It is recommended that the Lincoln Park Planning Commission **approve** the Medical Marihuana Facility Special Land Use at 1612 JA Papalas Drive.

Case No. _____

Date Submitted _____

City of Lincoln Park
APPLICATION FOR SPECIAL USE APPROVAL

NOTICE TO APPLICANT: Applications for Special Use review by the Planning Commission must be submitted to the City *in substantially complete form* at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by six (6) individual folded copies of the site plan, plus the required review fees. Regular meetings of the Planning Commission are held on the first Tuesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned do hereby respectfully request Special Use Review and provide the following information to assist in the review:

Applicant: Robert Tessmar

Mailing Address: 1869 Arthurs Way Rochester Hills, MI 48306

Email Address: rtessmar@gmail.com

Telephone: 248-3903626 Fax: _____

Property Owner(s) (if different from Applicant): Downriver Building Investors

Mailing Address: 33 Hiram Street Suite 102 Lake Orion, MI 48360

Telephone: 248-3903626 Fax: _____

Applicant's Legal Interest in Property: Owner

Location of Property: Street Address: 1612 & 1616 John A Papalas Drive

Nearest Cross Streets: Southfield & I75

Sidwell Number: 8245 003 15 0005 002

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Property Size (Square Ft): 10,800 square feet (Acres): _____

Present Use of Property: General Warehouse

Proposed Use of Property: Medical Marijuana Facility

Existing Zoning (please check):

- | | |
|---|---|
| G SFRD Single Family Residential District | G RBD Regional Business District |
| G MFRD Multiple Family Residential District | G CBD Central Business District |
| G MHRD Mobile Home Park District | <input checked="" type="checkbox"/> G GID General Industrial District |
| G NBD Neighborhood Business District | G LID Light Industrial District |
| G MBD Municipal Business District | G CSD Community Service District |
| G PUD Planned Unit Development District | |

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial		10,800	5-7
Industrial			
Other			

ATTACH THE FOLLOWING:

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner.
- Proof of property ownership.
- A brief written description of the proposed use.

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

 Signature of Applicant 3-15-2016
Date

 Signature of Applicant Date

 Signature of Property Owner Authorizing this Application 3-15-2016.
Date

To be completed by City:

Date Submitted: _____ Fee Paid: _____

Received By: _____ Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)

To Approve: _____ To Deny: _____ Date of Action: _____

Reasons for Action Taken: _____

CITY COUNCIL ACTION

Approved: _____ Denied: _____ Date of Action: _____

Reasons for Action Taken: _____

River's Edge Apartments Site Plan Review

Applicant	Community Care Services, Susan Kozak
Project	River's Edge Apartments
Address	28162 Outer Drive (<i>Working address has been CCS, 28164 Outer Drive</i>)
Date	September 7, 2016
Request	Site Plan Approval
Recommendation	Approve with Conditions

GENERAL

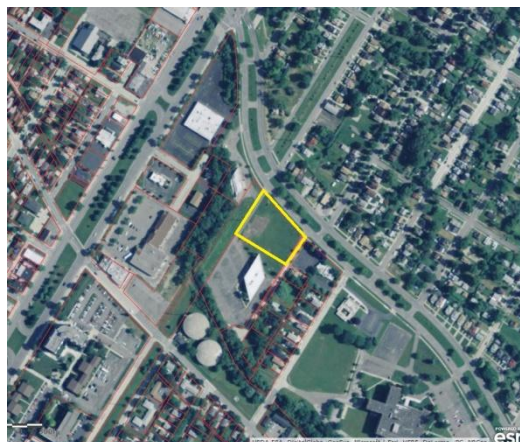
All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

The applicant proposes to build thirty-two (32) units of affordable multifamily rental housing with supportive services to be provided on and off site. Residency will be restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility's management to coordinate the housing needs of CCS's clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. These services are intended to enhance the residents' ability to maintain independent living, and will address the unique needs of each resident.

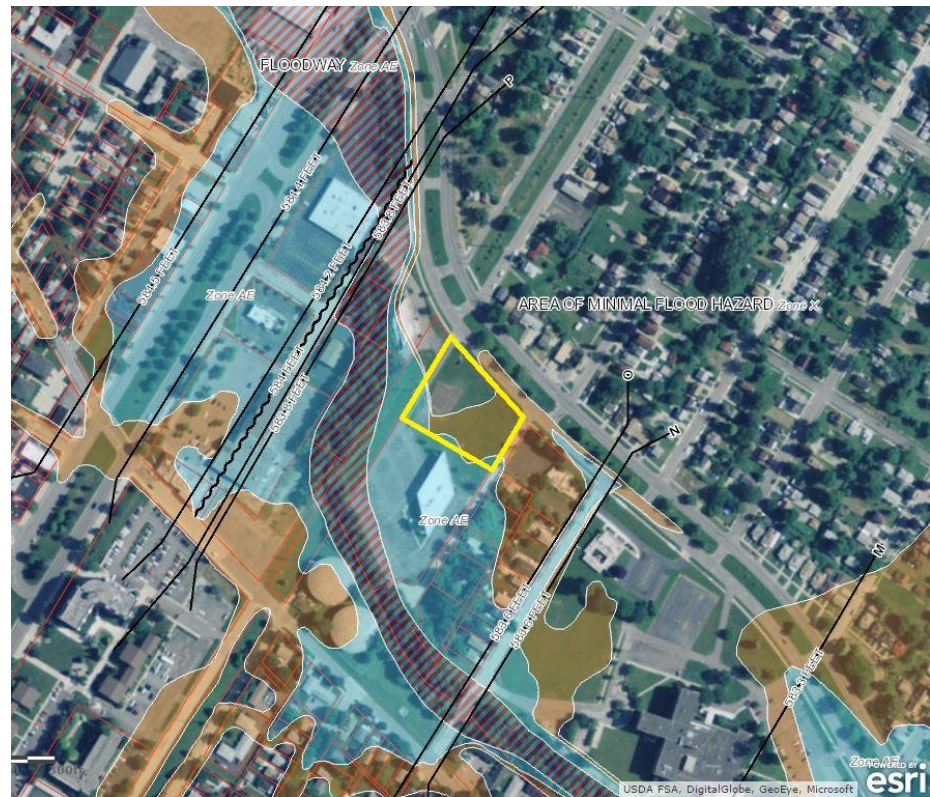
Site conditions

Figure 1: Aerial View



The property is a vacant parcel which is owned by and adjacent to Community Care Services' property at 28164 West Outer Drive. It is on the northern edge of the City, separated from the City of Detroit by Outer Drive. The northern branch of the Ecorse River flows to the south of CCS' current building, and a small portion of the subject site's southwest corner falls within the 100-year floodplain while a much larger portion is within the 500-year floodplain. Land within the 500-year floodplain designation serves as a buffer between areas of likely flooding (100-year) and areas of minimal flood hazard. It is generally not associated with additional property impacts, such as flood insurance requirements, but should be understood by its proprietors to have some risk of flood damage.

Figure 2: Flood Zone



Master Plan

Future Land Use Classification

The site is intended for Office / Medical future land use.

Intent; Desirable Uses and Elements

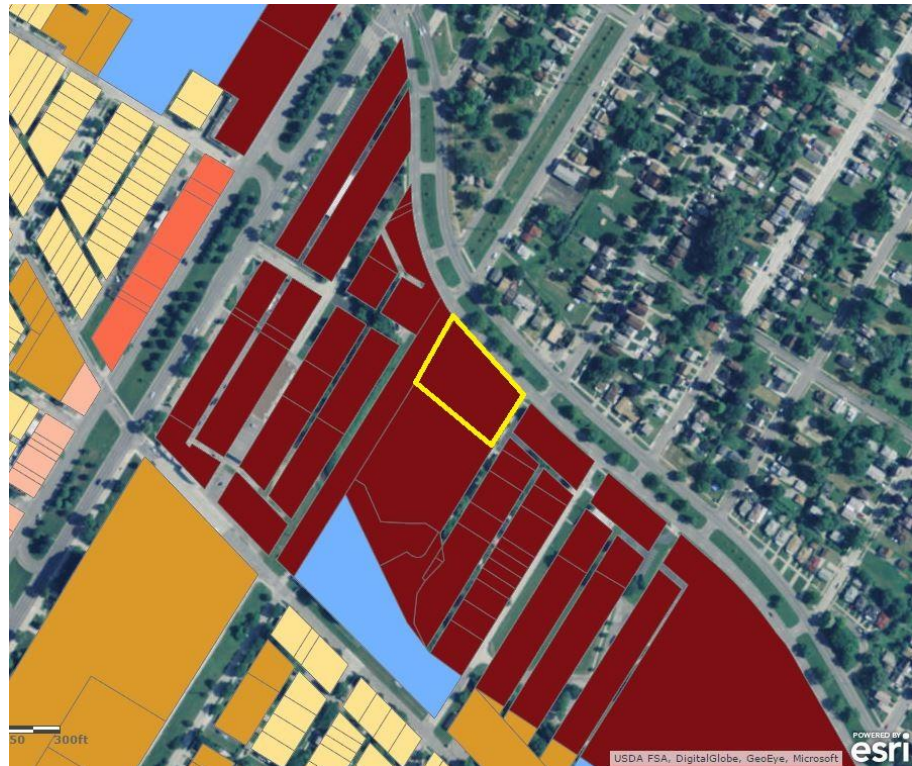
The intent of this district is to locate professional offices and larger medical facilities, including health centers and hospitals, along major thoroughfares to ensure ready access for all City residents. Limited commercial uses that complement and have minimal impact on the primary office uses are also appropriate. Office / Medical uses should provide for pedestrian circulation and public transportation facilities.

Land Use and Zoning

Zoning

The site is zoned Regional Business District (RBD).

Figure 3: Zoning Map



Per Section 1282.02 of the Lincoln Park Zoning Code, senior housing and housing for the elderly is a principal permitted use in the RBD, and Section 1282.03 of the Code permits after special approval uses which are similar to principal permitted uses. The Code defines “housing for the elderly” in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: *An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:*

- (1) **Senior Apartments:** *Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.*
- (2) **Elderly Housing Complex:** *A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.*
- (3) **Congregate or Interim Care Housing:** *A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.*
- (4) **Dependent Housing Facilities:** *Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.*

The proposed project consists of a housing facility restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility’s management to coordinate the housing needs of CCS’s clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. Because of this relationship, and because the City of Lincoln Park does not define “supportive housing” specifically, this project is considered for the purposes of zoning classification to be similar to housing for the elderly, and thus a use permitted after special approval in the RBD.

In addition to the RBD designation, the City’s Flood Hazard Overlay District is delineated by the 100-year floodplain designations throughout the City, including the area shown on the project site in Figure 2. Uses in this part of the site are restricted by §1294.36; off-street parking is proposed and permitted.

Proposed and Existing Uses

Site: Supportive housing
 North: ROW, City of Detroit
 East: Medical
 South: Community Care Services (same ownership)
 West: Electrical transmission easement

Dimensional Standards

The dimensional requirements of the RBD district are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width	40'	286'	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'		Met
Lot Area	4000 sf in RBD; 2000 sf per dwelling unit used to calculate (MFRD standard) = 64,000 sf	66,495 sf	Met
Lot Coverage	50%	17,475 / 66,495 = 26%	Met
Height	2 stories or 25'	25' plus parapet	Met
Setback – Front	30'	30'	Met
Setback – Sides	10' least; 20' total	30', 30' = 60' total	Met
Setback – Rear	25'	27'	Met

Items to be addressed

None



BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	Met
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500' 	Met
<ul style="list-style-type: none"> Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW) 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) Natural colors (bright for decorative features only) 	Met
<ul style="list-style-type: none"> Façade: <100' uninterrupted If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches All sides similar 	Met
<ul style="list-style-type: none"> Windows: vertical, recessed, visually-obvious sills Spaces between windows = columns, mullions, or material found elsewhere on the façade Front facades > 25% windows Size, shape, orientation, spacing to match buildings within 500' 	Met
<ul style="list-style-type: none"> Main entrances: doors larger Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	Met
<ul style="list-style-type: none"> Pitched / shingled roof forms Overhanging eaves with slope of 0.5 to 1 Rooflines >100' = roof forms, parapets, cornice lines Roof-top mechanical equipment screened by roof form. 	Met

Items to be addressed

None

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

A portion of the site, which is proposed to be developed into the parking lot, lies within the 100-year floodplain of the Ecorse River. Applicant to identify how this criteria has been met.

Items to be addressed

- Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

Sidewalks are provided throughout the project site. A separated pedestrian circulation system connects the proposed project to the parking lot, the service drive, public rights-of-way at Outer Drive and Chandler Avenue, and Community Care Services’ existing property at 26184 West Outer Drive. The sidewalk along Outer Drive also serves as a connection to the SMART transit system, hosting a stop for route 125 Fort Street / Eureka.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Supportive housing	Senior citizen housing: One for every two dwelling units = $32/2 = 17$ (max 21) Convalescent homes: One for every three beds or two rooms plus one for each employee on duty = ~20 (max 25)	32	Exceeds maximum requirements by 7 to 11 spaces depending on the standard used

It appears that the applicant used the standards for Multiple Family Residential Housing to calculate the parking requirements. However, the application is being considered as a similar use to housing for the elderly, which has differing requirements from MFRD and even differing requirements among types of housing for the elderly. The applicant should declare which of the two scenarios above most closely resembles the proposed scenario (senior citizen housing or convalescent home), then reduce the parking

allotment to no more than 25% above the minimum required. Removal of parking within the 100-year floodplain is preferred.

Items to be addressed

- Applicant to declare whether the use more closely resembles “senior citizen housing” or a “convalescent home,” and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
>25	1	2	Met

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
17,475	1	1	Met

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

Outer Drive is identified in §1290.10 as a major traffic route to which the access management and driveway standards in that section apply.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage • If frontage >300' and documented need (ITE), may allow additional access with design restrictions • If frontage >600', max of 3 drives may be allowed; one with design restrictions 	<p>The site is accessed via an access road from Outer Drive. A pair of two-way driveways leads from the access drive into the parking lot.</p>	<p>Met</p>
<ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required 	<p>No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.</p>	<p>Met</p>
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level 	<p>Groundcover and trees are proposed in the triangular unobstructed view areas.</p>	<p>Met</p>
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	<p>N/A</p>	<p>N/A</p>
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential 	<p>N/A</p>	<p>N/A</p>

Items to be addressed

- No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.*

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

This item is subject to review by the Lincoln Park Fire and Police Departments.

Items to be addressed

- Emergency vehicle access is subject to Fire and Police Department review*

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	14' - 30' greenbelt	Met
	1 tree and 4 shrubs per 40' of street frontage 769' total = 19 trees and 76 shrubs	19 trees; 72 shrubs	-4 shrubs
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	N/A	N/A

	Required	Proposed	Compliance
Interior Landscaping	10% of total lot area landscaped, including groundcover (66,495 sf *0.1) = 6650 sf landscaping	17,250 sf	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas		Met
	1 tree per 400 sf of required landscaping and 1 shrub per 125 sf of required landscaping 66,475 sf = 17 trees and 53 shrubs	10 trees; 51 shrubs	-7 trees, -2 shrubs
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces 20/10 = 2	2 trees	Met
	100 sf of planting area per tree		Met
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	6' masonry wall	Met

Items to be addressed

- 7 additional trees and 6 additional shrubs shall be added to landscaping plan.

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

Soil erosion controls are subject to detailed engineering review. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.

Items to be addressed

- Soil erosion controls shall be addressed in detailed engineering review.
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Public water and sewer facilities are available to the development. Utility installation is subject to detailed engineering review.

Items to be addressed

- Utility installation shall be addressed in detailed engineering review.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management is subject to detailed engineering review; preliminary comments are appended to this report. The storm sewer system is under the jurisdiction of Wayne County; required permits must be secured.

Items to be addressed

- Applicant to show percent slopes on parking lot grades.*
- Stormwater management shall be addressed in detailed engineering review.*
- Applicant shall provide required Wayne County Drain Commission permitting documents.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

Exterior lighting is not expected to impede the vision of traffic along adjacent streets.

Items to be addressed

None

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

Noise impacts associated with the proposed use are expected to be minimal.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

All proposed mechanical equipment is screened.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signage is subject to Building Department review.

Items to be addressed

- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.*
-

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

No hazardous materials are expected.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.

Items to be addressed

- A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.*
-

VARIANCES

No variances are requested.

Items to be addressed

None

RECOMMENDATIONS

Findings

The application is in substantial compliance with §1296, Site Plan Review.

Conditions and Waivers

- Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area
- Applicant to declare whether the use more closely resembles “senior citizen housing” or a “convalescent home,” and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.
- No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.
- Emergency vehicle access is subject to Fire and Police Department review
- 7 additional trees and 6 additional shrubs shall be added to landscaping plan.
- Soil erosion controls shall be addressed in detailed engineering review.
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.
- Utility installation shall be addressed in detailed engineering review.
- Applicant to show percent slopes on parking lot grades.
- Stormwater management shall be addressed in detailed engineering review.
- Applicant shall provide required Wayne County Drain Commission permitting documents.
- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.
- A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.

Recommendations

It is recommended that the Planning Commission **approve** the Site Plan submission for Rivers Edge Apartments, 26182 West Outer Drive, with the conditions and waivers noted herein.

RIVERS EDGE APARTMENTS

LINCOLN PARK

LIST OF DRAWINGS

CIVIL ENGINEERING

C1 BOUNDARY AND TOPOGRAPHIC SURVEY
 C2 PAVING AND GRADING PLAN
 C3 UTILITY PLAN
 C4 SOIL EROSION CONTROL

LANDSCAPING

L101 SITE PLANTING PLAN
 L102 PLANT LIST AND DETAILS
 L103 SITE DETAILS

ARCHITECTURAL

A.S.101 ARCHITECTURAL SITE PLAN
 A.101 FIRST / SECOND FLOOR PLAN
 A.201 EXTERIOR ELEVATIONS

ELECTRICAL

E.101 SITE PHOTOMETRIC PLAN

DEVELOPMENT TEAM

OWNER

COMMUNITY CARE SERVICES
 26184 W. OUTER DRIVE
 LINCOLN PARK, MI 48146
 (313) 389-7546

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
 550 NINE MILE ROAD
 FERNDALE, MICHIGAN 48220
 (248) 543.4100

LANDSCAPE ARCHITECT

KENNETH WEIKAL LANDSCAPE ARCHITECTURE
 33203 BIDDESTONE
 FARMINGTON HILLS, MI 48334-4313
 (248) 477-3600

CIVIL ENGINEER

GEORGE JEROME & CO.
 28304 HAYES
 ROSEVILLE, MI 48066
 (586)774-3000

MICHIGAN

SUMMARY TABLE

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

LOT SIZE
 REQUIRED (MINIMUM)
 (2,000 SF/UNIT PER MFRD STANDARDS) 64,000 OR 1.46 ACRES
 PROVIDED 68,193 OR 1.57 ACRES

ZONING
 EXISTING RBD - (REGIONAL BUSINESS DISTRICT)

SITE DENSITY (D.U./ACRE)
 ALLOWABLE (2,000 SF/UNIT PER MFRD LAND/UNIT) 21.79 DU/ACRE
 PROPOSED 20.38 DU/ACRE

LOT COVERAGE
 ALLOWABLE 50%
 PROPOSED 25.87%

FLOOR AREA RATIO
 ALLOWABLE 1.50
 PROPOSED .51
 (GROSS BUILDING AREA/GROSS SITE AREA)
 (35,200/68,193 SF)

PARKING
 REQUIRED 48 SPACES
 (1.5 PARKING SPACES FOR EACH (1) UNIT - (1.5 X 32 UNITS))
 PROVIDED 32 SPACES
 (30 OPEN SPACES PLUS 2 BARRIER FREE)

BUILDING DATA

BUILDING FOOTPRINT 17,600 SF

GROSS BUILDING AREA
 1ST FLOOR 17,600 SF
 2ND FLOOR 17,600 SF
 TOTAL 35,200 SF

GROSS BUILDING AREA PER UNIT 1,100 SF
 35,200/32 UNITS

BUILDING HEIGHT
 ALLOWABLE 25' - 0" (2 STORIES)
 PROPOSED 25' - 0" (2 STORIES)

UNIT COUNT/MIX
 1 BEDROOM UNITS (728 SF) 32 UNITS

NOTES REGARDING NON-APPLICABLE ITEMS:-

PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

1. (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
4. (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
4. (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE. NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE.)
4. (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
4. (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

DATE ISSUE

08.24.16 SPA SUBMISSION

SIGNATURE BLOCK

SIGNATURE INITIALS DATE

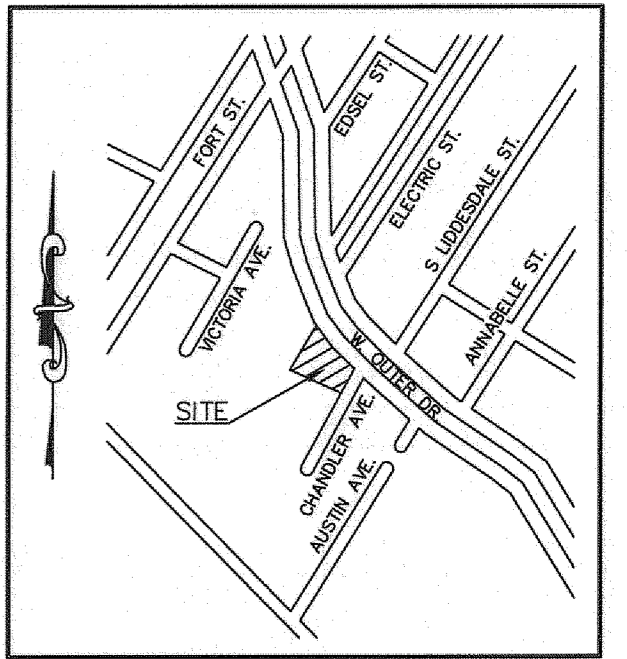
OWNER _____
 ARCHITECT _____
 GENERAL CONTRACTOR _____
 SURETY COMPANY _____



FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

COPYRIGHT 2014-FUSCO, SHAFFER & PAPPAS, INC.





LOCATION MAP
NOT TO SCALE

LEGEND

- R. RECORD
- M. MEASURED
- C. CALCULATED
- H. HEARNE BRO.'S MAP
- F.I.R. FOUND IRON ROD
- F.MON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- T/C TOP OF CURB
- G. GUTTER
- FF FINISHED FLOOR
- T/W TOP OF WALL
- T/P TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- L.P. LIGHT POLE
- G.V. GATE VALVE AND WELL
- W.S.V. WATER STOP VALVE
- F.H. FIRE HYDRANT
- S.P. STEEL POST
- M.W. MONITORING WELL
- G.W. GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C I-75
ELEV: 589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' ELY OF HIGH TENSION POWER LINES
ELEV: 585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV: 583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV: 584.78 (NAVD 88)

SCHEDULE B EXCEPTIONS

- ② Permanent Water Main Easement recorded in Liber 48984 Page 629, Wayne County Records. Easement location is approximate, as exact location of water main is not known.
- ③ Pipeline Easement recorded in Liber 8485 Page 243, Wayne County Records. Easement is not sufficiently described and therefore is not plotted hereon.
- ④ Declaration and Grant of Cross Easements for Ingress and Egress recorded in Liber 23345 Page 548, Wayne County Records. Easement is blanket in nature and therefore is not plotted hereon.
- ⑤ Terms and conditions of The Amended Urban Renewal Plan recorded in Liber 19755, 106, Wayne County Records. Easement is blanket in nature and therefore is not plotted hereon.

LEGAL DESCRIPTION (Old Republic National Title Insurance Company Commitment No: 701109, Dated April 5, 2016)

Land in the City of Lincoln Park, County of Wayne, State of Michigan, described as follows:
That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO. 4", according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, described as beginning at the Northwest corner of Lot 54; thence South 42 degrees 45 minutes 05 seconds East 207.43 feet; thence South 47 degrees 00 minutes 45 seconds East 94.17 feet; thence South 29 degrees 26 minutes 15 seconds West 195.63 feet; thence North 60 degrees 20 minutes 40 seconds West 290.12 feet; thence North 29 degrees 39 minutes 20 seconds East 280.00 feet to the point of beginning.

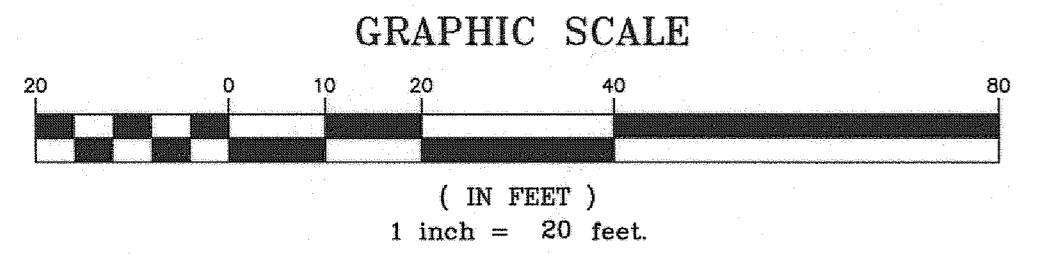
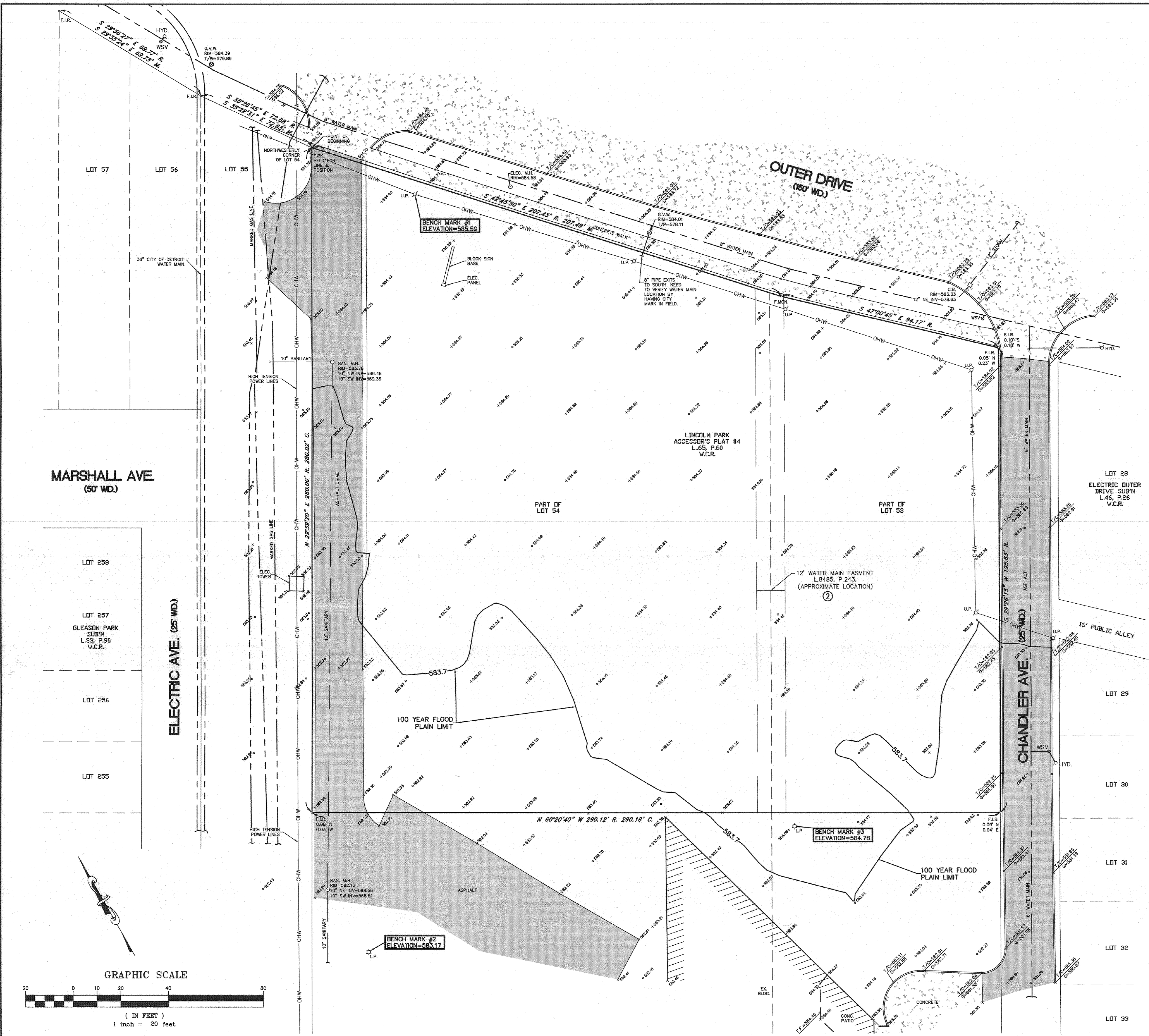
BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies to Community Care Services that it has surveyed the above described property and that the boundaries and corners of the property are as shown and furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of the property are as shown and indicated herein.

George G. Jerome Jr., P.S. P.E.
46672



RIVERS EDGE APARTMENTS



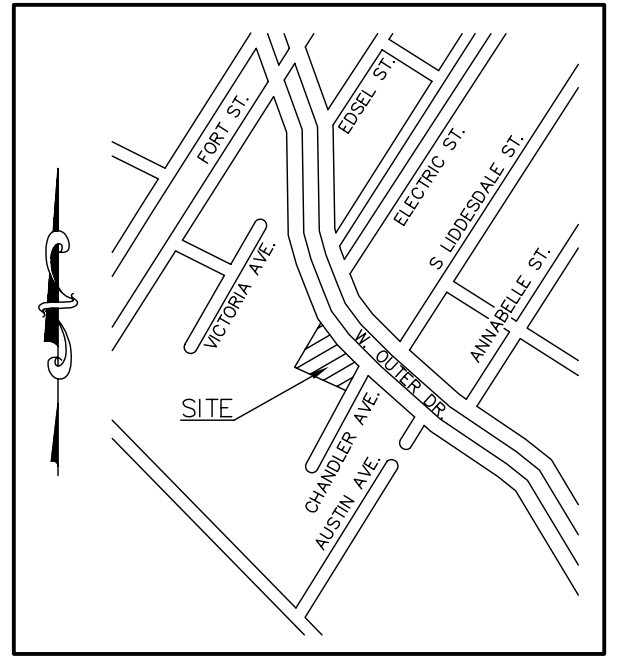
DATE:	BY:	REVISIONS:	DATE:	BY:	REVISIONS:
8-24-16	DCL	SITE PLAN APPROVAL			

BOUNDARY & TOPOGRAPHIC SURVEY

PART OF LOTS 53 & 54, LINCOLN PARK ASSESSOR'S PLAT #4, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY: P.J.	GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS & SURVEYORS 28304 HAYES ROSSELVILLE, MI 48066 (586) 774-3000 www.GeorgeJerome.com	ORDER NO. 25-835	SHT. NO.	
DRAWN BY: D.J.C.		FIELD BOOK 1410 Pgs.1-3		
CHECKED BY: G.J.JR.		SCALE 1" = 20'	DATE 4-5-16	DRAWING FILE NO.
APPROVED BY: G.J.JR.		FOR COMMUNITY CARE		





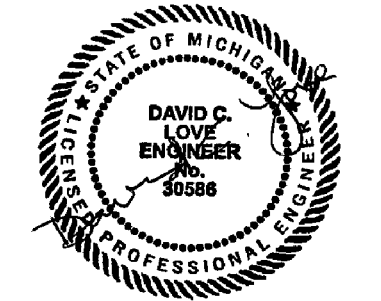
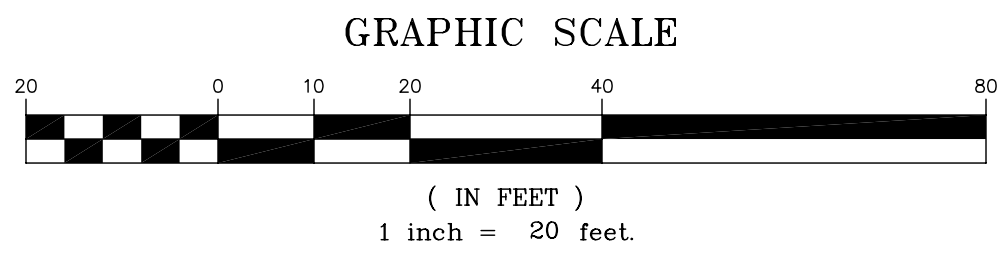
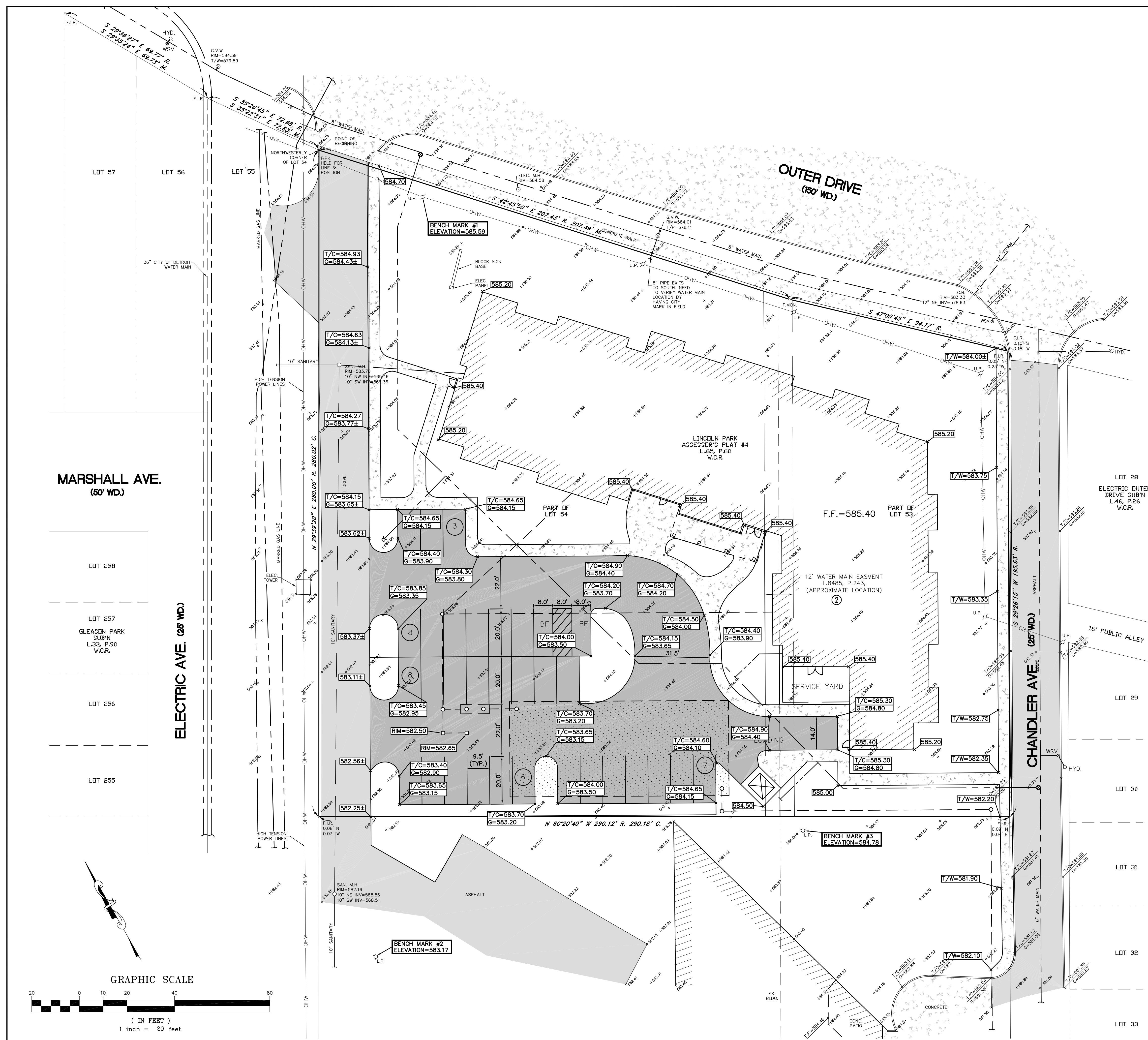
LOCATION MAP
NOT TO SCALE

LEGEND

- R. — RECORD
- M. — MEASURED
- C. — CALCULATED
- H. — HEARNE BRO.'S MAP
- F.I.R. — FOUND IRON ROD
- F.MON. — FOUND MONUMENT
- S.I.R. — SET IRON ROD
- S.P.K. — SET P.K. NAIL
- T/C — TOP OF CURB
- G — GUTTER
- FF — FINISHED FLOOR
- T/W — TOP OF WALL
- T/P — TOP OF PIPE
- D.C.B. — CATCH BASIN
- U.P. — UTILITY POLE
- O.M.H. — MANHOLE
- C.O. — CLEAN OUT
- L.P. — LIGHT POLE
- G.V.W. — GATE VALVE AND WELL
- W.S.V. — WATER STOP VALVE
- H.YD. — FIRE HYDRANT
- S.P. — STEEL POST
- M.W. — MONITORING WELL
- SIGN — SIGN
- G.W. — GUY WIRE
- FENCE — FENCE
- SANITARY/COMBINED SEWER — SANITARY/COMBINED SEWER
- STORM SEWER — STORM SEWER
- WATERMAIN — WATERMAIN
- OHW — OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C I-75
ELEV: 589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' ELY OF HIGH TENSION POWER LINES
ELEV: 585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV: 583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV: 584.78 (NAVD 88)



DATE:	BY:	REVISIONS:	DATE:	BY:	REVISIONS:
8-24-16	DCL	SITE PLAN APPROVAL			

PAVING AND GRADING PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

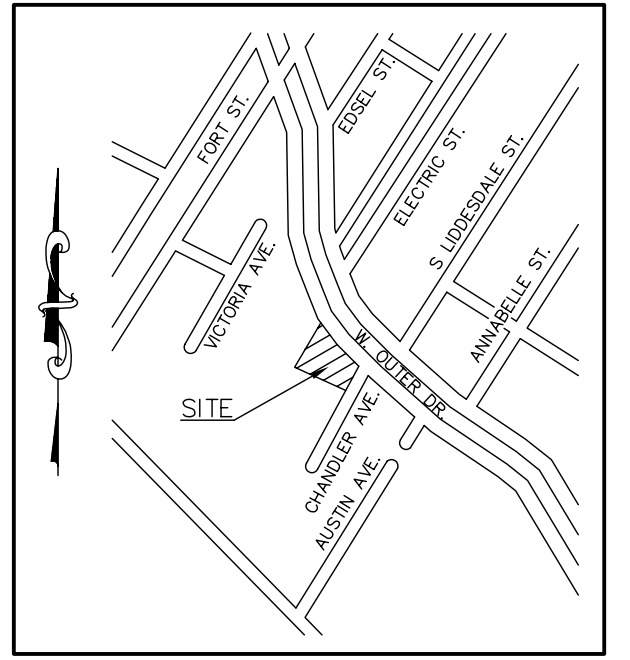
SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

GEORGE JEROME & CO.
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS
28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
www.georgejerome.com

ORDER NO. 25-835
FIELD BOOK 1410 Pgs. 1-3
DRAWING FILE NO.

SH. NO. **C2**

RIVERS EDGE APARTMENTS



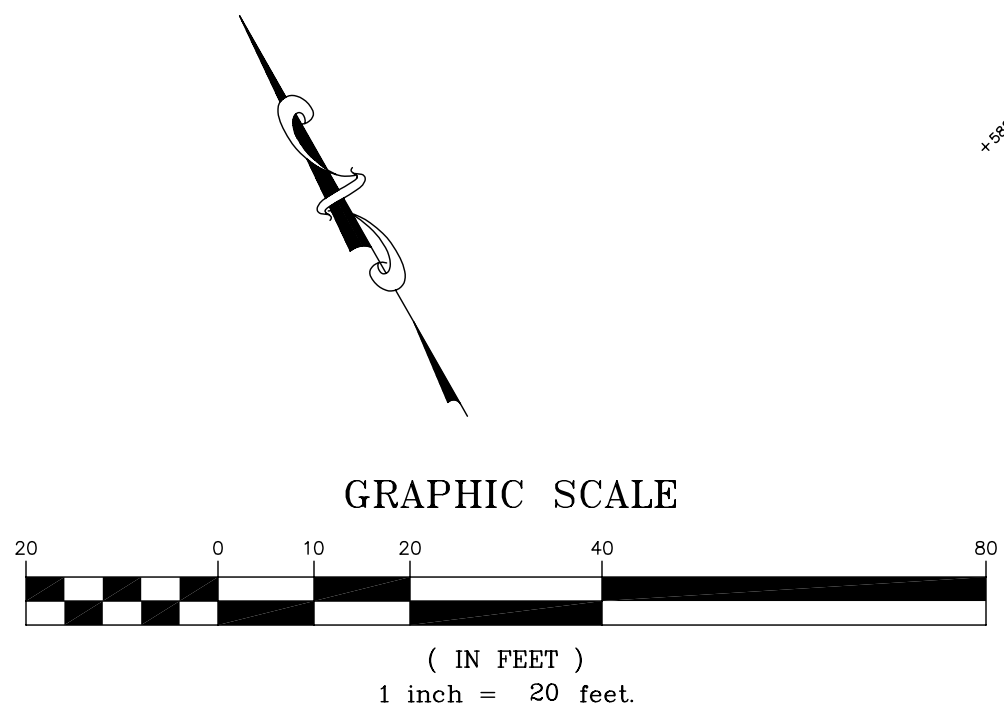
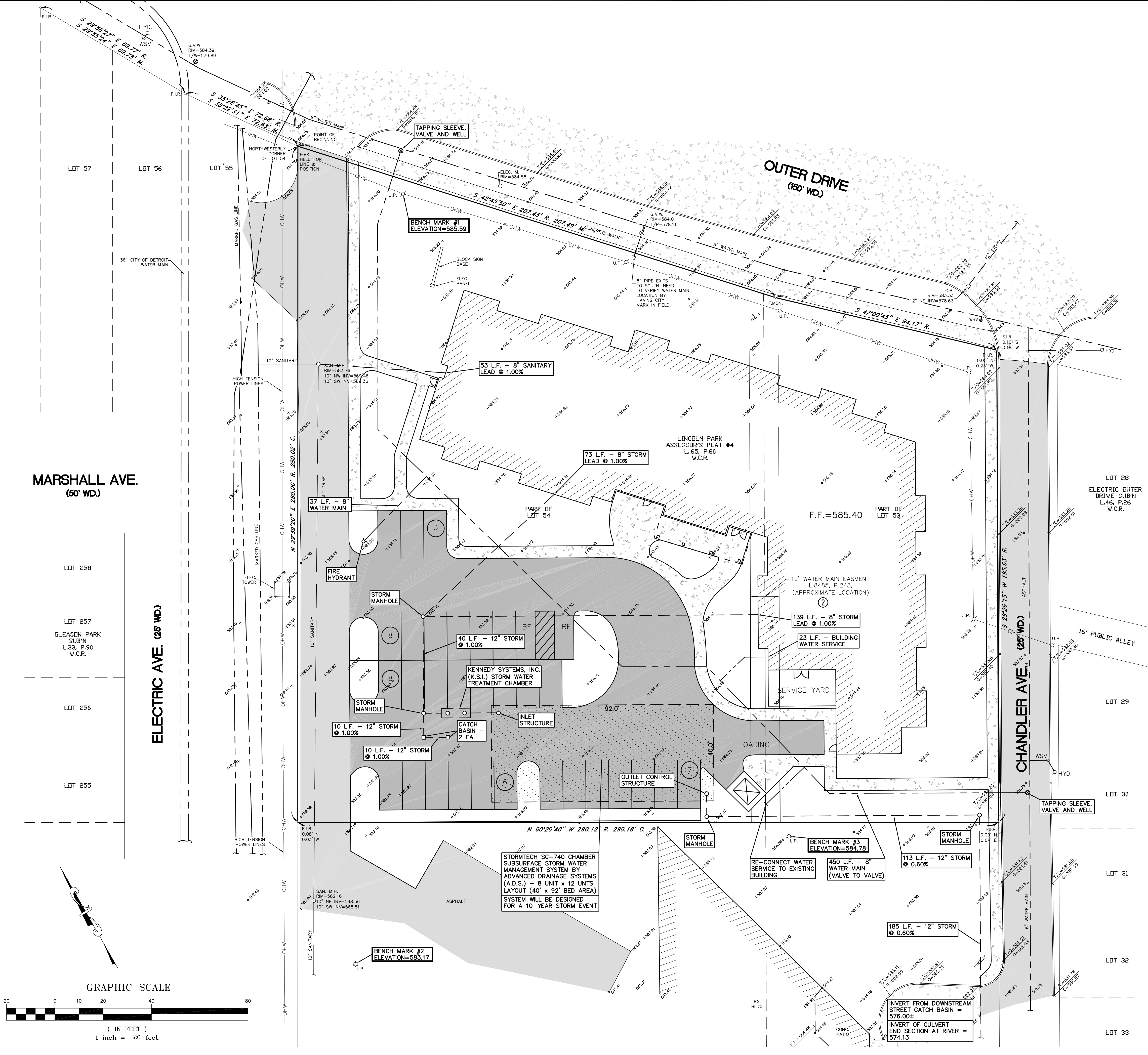
LOCATION MAP
NOT TO SCALE

LEGEND

- R. — RECORD
- M. — MEASURED
- C. — CALCULATED
- H. — HEARNE BRO.'S MAP
- F.I.R. — FOUND IRON ROD
- F.MON. — FOUND MONUMENT
- S.I.R. — SET IRON ROD
- S.P.K. — SET P.K. NAIL
- T/C — TOP OF CURB
- G. — GUTTER
- FF — FINISHED FLOOR
- T/W — TOP OF WALL
- T/P — TOP OF PIPE
- C.B. — CATCH BASIN
- U.P. — UTILITY POLE
- M.H. — MANHOLE
- C.O. — CLEAN OUT
- L.P. — LIGHT POLE
- GWV — GATE VALVE AND WELL
- WSV — WATER STOP VALVE
- HYD. — FIRE HYDRANT
- S.P. — STEEL POST
- M.W. — MONITORING WELL
- SIGN
- G.W. — GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C-175
ELEV=589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV=585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV=583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV=584.78 (NAVD 88)



UTILITY PLAN

26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

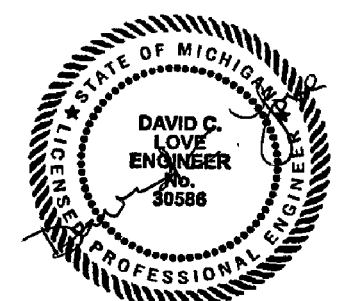
DATE:	BY:	REVISIONS:	DATE:	BY:	REVISIONS:
8-24-16	DCL	SITE PLAN APPROVAL			

SURVEY BY: P.J.
DRAWN BY: D.J.C.
CHECKED BY: G.J.J.R.
APPROVED BY: G.J.J.R.

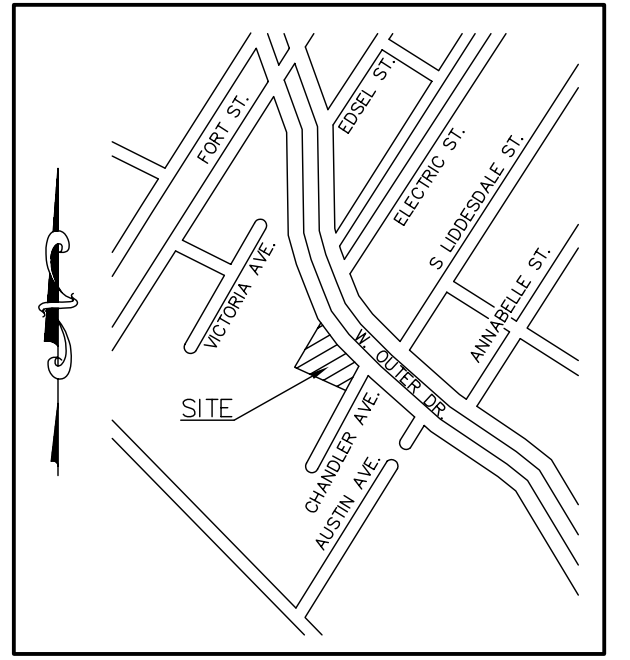
GEORGE JEROME & CO.
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS
28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
www.georgejerome.com

ORDER NO. 25-835
FIELD BOOK 1410 Pgs.1-3
DRAWING FILE NO.

SH. NO. **C3**



RIVERS EDGE APARTMENTS



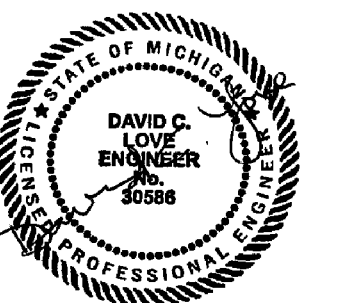
LOCATION MAP
NOT TO SCALE

LEGEND

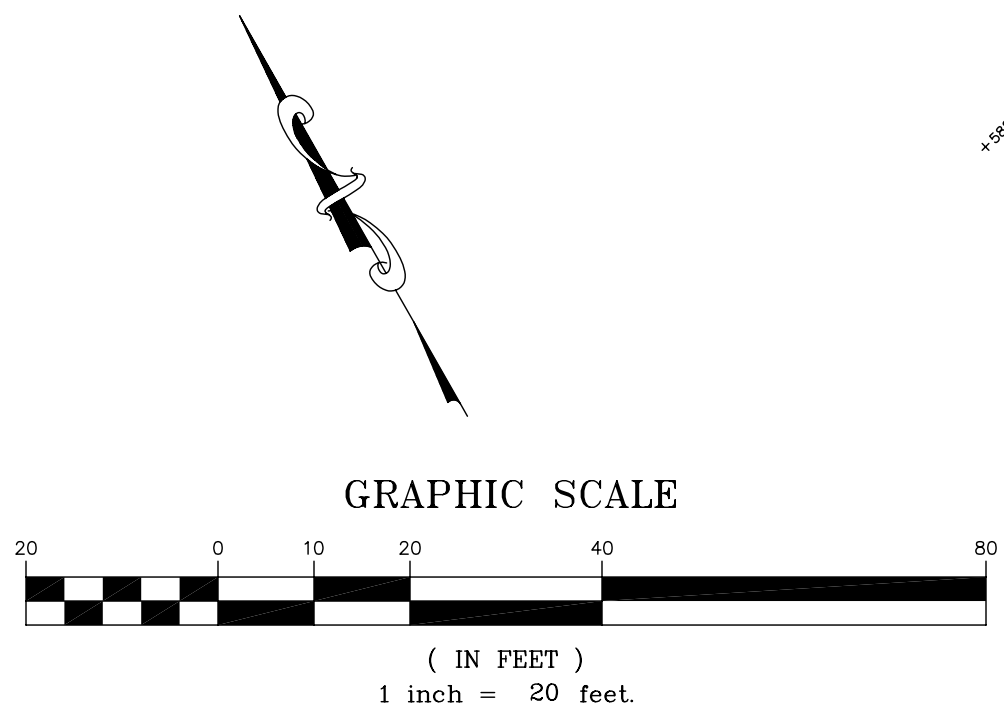
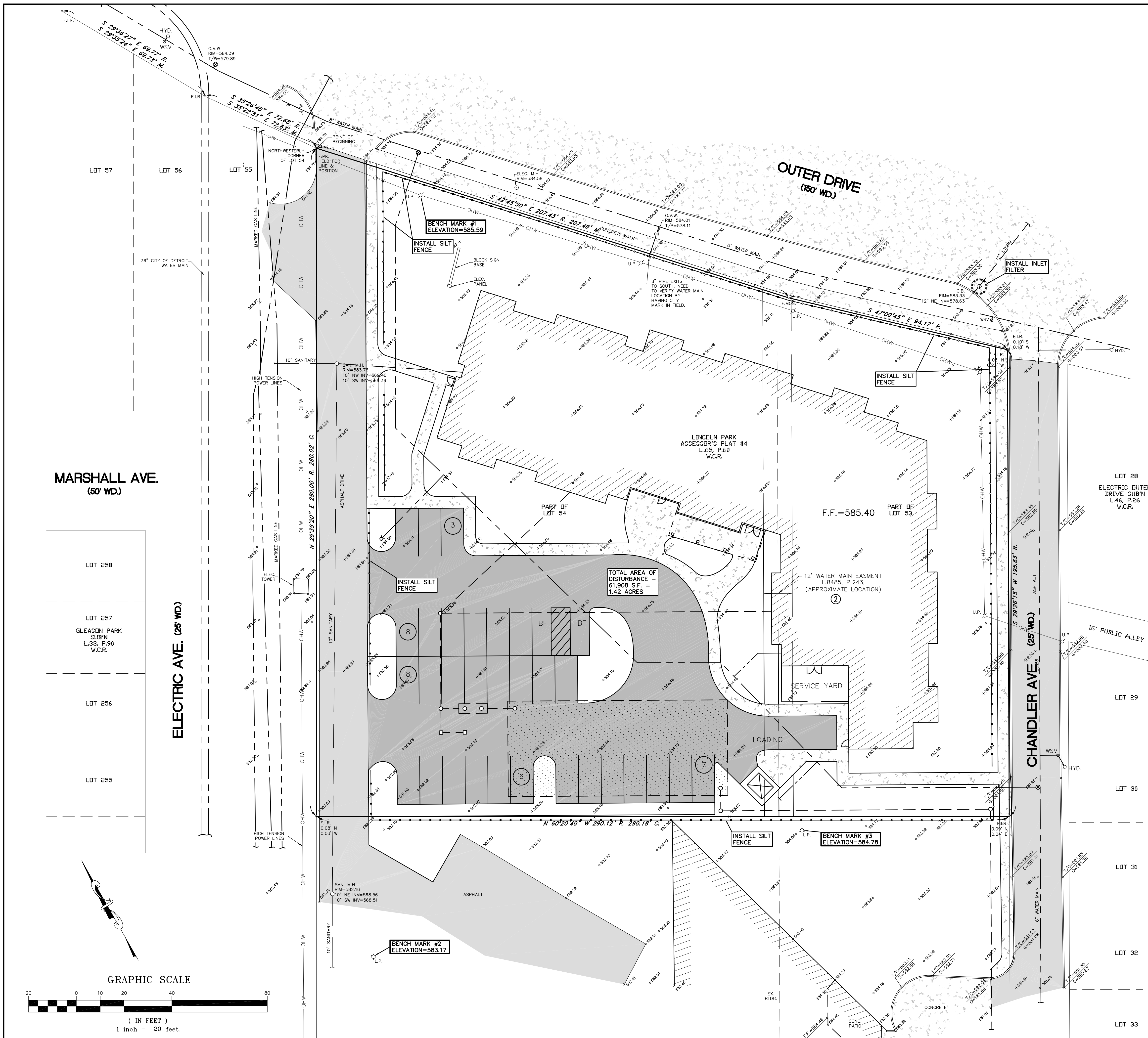
- R. ——— RECORD
- M. ——— MEASURED
- C. ——— CALCULATED
- H. ——— HEARNE BRO.'S MAP
- F.I.R. ——— FOUND IRON ROD
- F.MON. ——— FOUND MONUMENT
- S.I.R. ——— SET IRON ROD
- S.P.K. ——— SET P.K. NAIL
- T/C ——— TOP OF CURB
- G. ——— GUTTER
- FF ——— FINISHED FLOOR
- T/W ——— TOP OF WALL
- T/P ——— TOP OF PIPE
- C.B. ——— CATCH BASIN
- U.P. ——— UTILITY POLE
- M. ——— MANHOLE
- C.O. ——— CLEAN OUT
- L.P. ——— LIGHT POLE
- G.V. ——— GATE VALVE AND WELL
- W.S.V. ——— WATER STOP VALVE
- F.H. ——— FIRE HYDRANT
- S.P. ——— STEEL POST
- M.W. ——— MONITORING WELL
- +— SIGN
- G.W. ——— GUY WIRE
- x ——— FENCE
- +— SANITARY/COMBINED SEWER
- +— STORM SEWER
- +— WATERMAIN
- +— OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C-175
ELEV: 589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV: 585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV: 583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV: 584.78 (NAVD 88)



RIVERS EDGE APARTMENTS



DATE:	BY:	REVISIONS:	DATE:	BY:	REVISIONS:
8-24-16	DCL	ISSUED FOR SITE PLAN REVIEW			

SOIL EROSION CONTROL PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

GEORGE JEROME & CO.
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS
28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
www.georgejerome.com

ORDER NO. 25-835
FIELD BOOK 1410 Pgs. 1-3
DRAWING FILE NO.

SH. NO. **C4**

N:\0305\0305\2000\1740\2500\2505 - Community Care\2505\2505.dwg, SOIL EROSION, 8/24/16 5:47:53 AM
 N:\0305\0305\2000\1740\2500\2505 - Community Care\2505\2505.dwg, SOIL EROSION, 8/24/16 5:47:53 AM

NOTE KEY: ②

- ① PROJECT SIGN - SEE ARCH. PLANS
- ② OVERHEAD CANOPY - SEE ARCH. PLANS
- ③ DUMPSTER ENCLOSURE AREA - SEE ARCH. PLANS
- ④ SERVICE YARD - SEE ARCH. PLANS
- ⑤ BARRIER FREE PARKING - SEE CIVIL PLANS
- ⑥ SIDEWALK - SEE CIVIL PLANS
- ⑦ LOADING AREA
- ⑧ PATIO AREA
- ⑨ SEEDED LAWN - SEE NOTES BELOW

GENERAL PLANTING NOTES:

- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- Ⓑ ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- Ⓒ ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- Ⓓ ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- Ⓔ ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- Ⓕ NO MACHINERY IS TO BE USED WITHIN THE DRIPLENE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLENE OF EXISTING TREES.
- Ⓖ ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- Ⓗ IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- Ⓘ ALL PLANTING BEDS SHALL RECEIVE 6" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- Ⓣ SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT MIX

PLANTING BEDS TO RECEIVE 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND; EXCAVATE PLANT BED, DISPOSE OF SPOILS OFF SITE, INSTALL PLANT MIX

HAND TILL INTO PLACED PLANT MIX:

- (1) 6 CU. FT. BALE CANADIAN PEAT
- (1) 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220
- (1) 10 LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER PER 150 SQ FT BED AREA.

HAND TILL INTO PROVIDED PLANT MIX TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

LANDSCAPE EDGING

ALL LANDSCAPE EDGES ARE SHOVEL CUT

LAWNS:

ALL LAWNS TO BE FESCUE SEED UNLESS NOTED

IRRIGATION SYSTEM

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. PROVIDE SHOP DRAWING INCLUDING SEPARATE ZONES FOR LAWNS, SHRUBS, PERENNIALS AND ANNUAL FLOWERS. INCLUDE QUICK COUPLERS FOR HAND WATERING AREAS IF NECESSARY. SUBMIT SHOP DRAWING TO ARCHITECT FOR REVIEW AND APPROVAL.

WATERING

CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

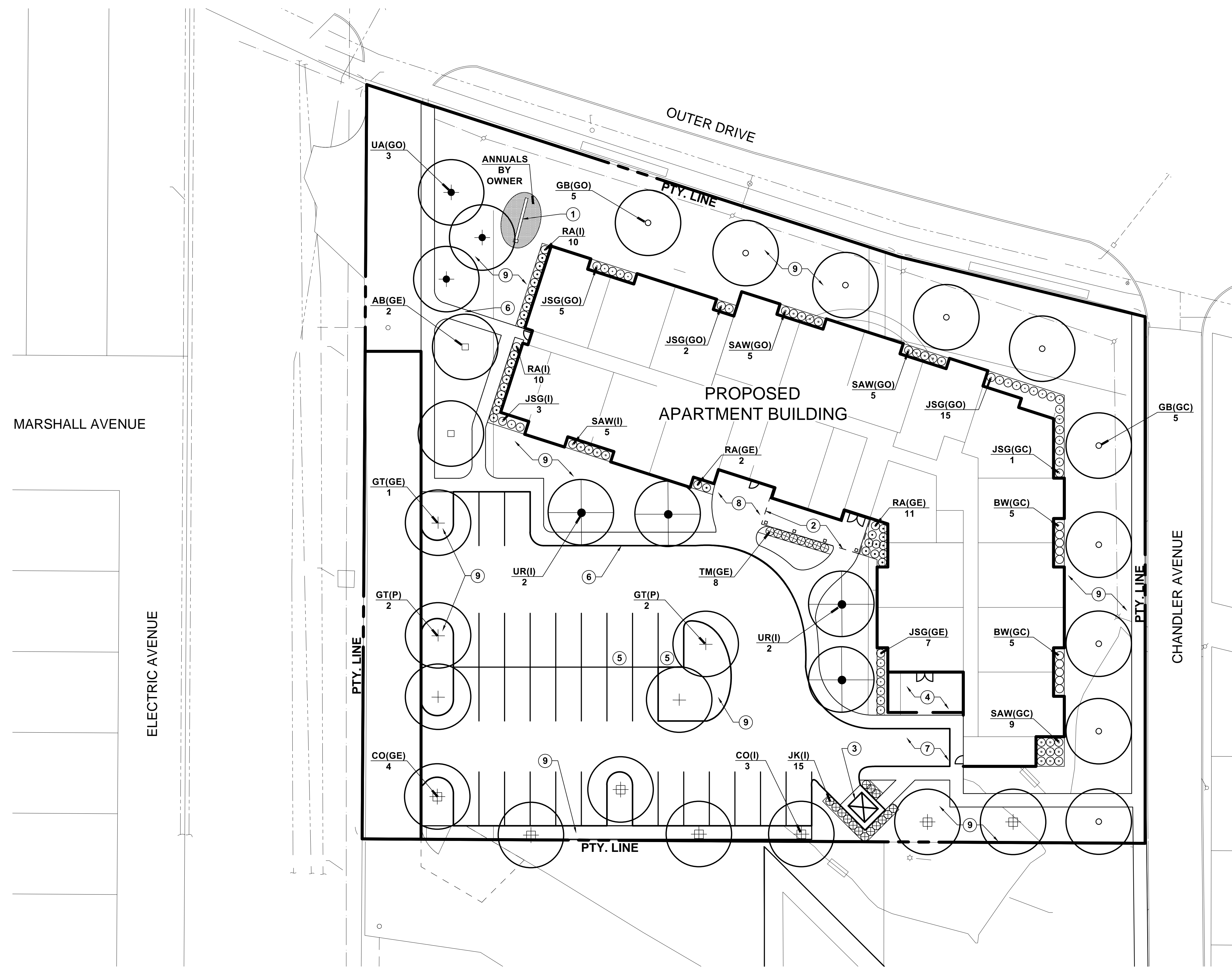
PLANTINGS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

CONTRACTOR IS ALSO RESPONSIBLE FOR MONITORING THE WATERING OF ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- PLANT LIST-SEE SHEET L101
- PLANTING DETAILS-SEE SHEET L101
- QUANTITY

RIVERS EDGE APARTMENTS
 MICHIGAN
 LINCOLN PARK



1 SITE PLANTING PLAN
 L.101 SCALE 1" = 20'



248 477 3600 TEL
 WWW.KW-LA.COM
 33203 BIDDSTONE LANE, FARMINGTON HILLS, MI 48334

08.24.2016 SPA
 DATE ISSUE



Site Plan Approval
 FSP PROJECT NO.
 COM16.023

DRAWING TITLE

SITE PLANTING PLAN

DRAWING NUMBER

L.101

Elm Summary

The Elms specified are not American elm trees, which we all know have been decimated over the past 100 years in the American landscape, but special hybrids developed to replace the American Elm.

The **Regal Elm** - is a hybrid elm cultivar developed by the University of Wisconsin at Madison and released in 1983. 'Regal' was derived from seeds arising from the crossing of the Dutch hybrid clones of the Siberian elm and European smooth leaved elm (*Ulmus pumila* x 'Hoersholmiensis'), sent in 1960 by the De Dorschkamp Research Institute in the Netherlands.

The Regal elm casts a honeylocust-like light shade that makes possible the successful culture of turf grass in the vicinity of the tree

The **'Accolade' Elm** - is a cross of the Japanese elm and Chinese elm, (*Ulmus japonica* x *Ulmus wilsoniana*)- and was developed by the Morton Arboretum in Chicago

It is an elm cultivar derived from an elm hybrid planted at the Morton Arboretum in 1924, which itself originated as seed collected from a tree at the Arnold Arboretum in Massachusetts.

Accolade Elm is a cross of Japanese and Chinese species selected for its vase shape, vigorous growth, excellent drought tolerance and good strong yellow fall color. It has excellent disease resistance to both Elm Yellows and to the dreaded Dutch Elm Disease. Mayor Daley of Chicago chose the Accolade Elm to bring elms back to Chicago's Grant Park in 2002.

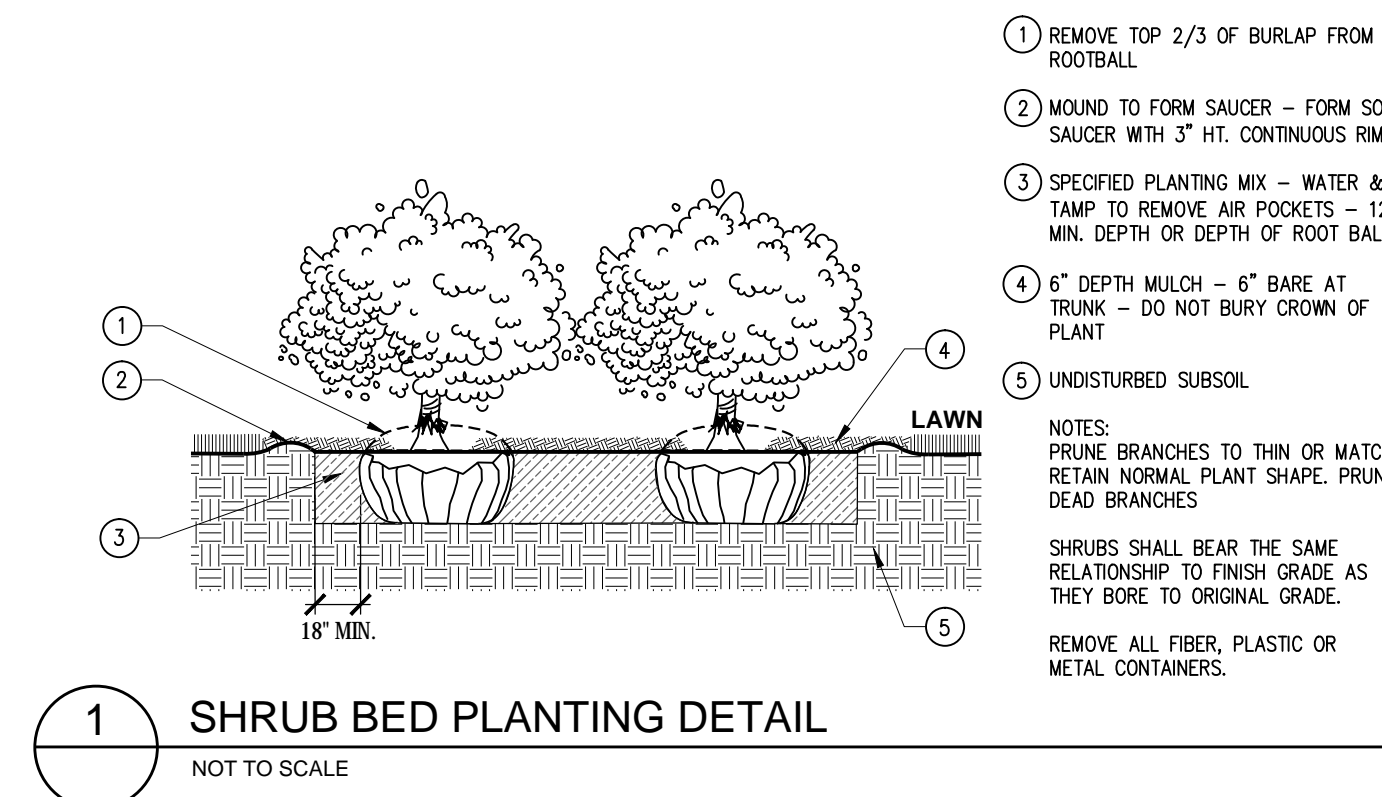
The original tree at the Morton Arboretum is noted for its resemblance to the American Elm (*Ulmus americana*), its upright-arching branches creating the familiar vase-shape. Moreover, in its 80+ years it has survived three epidemics of Dutch Elm Disease there unscathed.

The **Triumph Elm** - is another elm developed at the Morton Arboretum

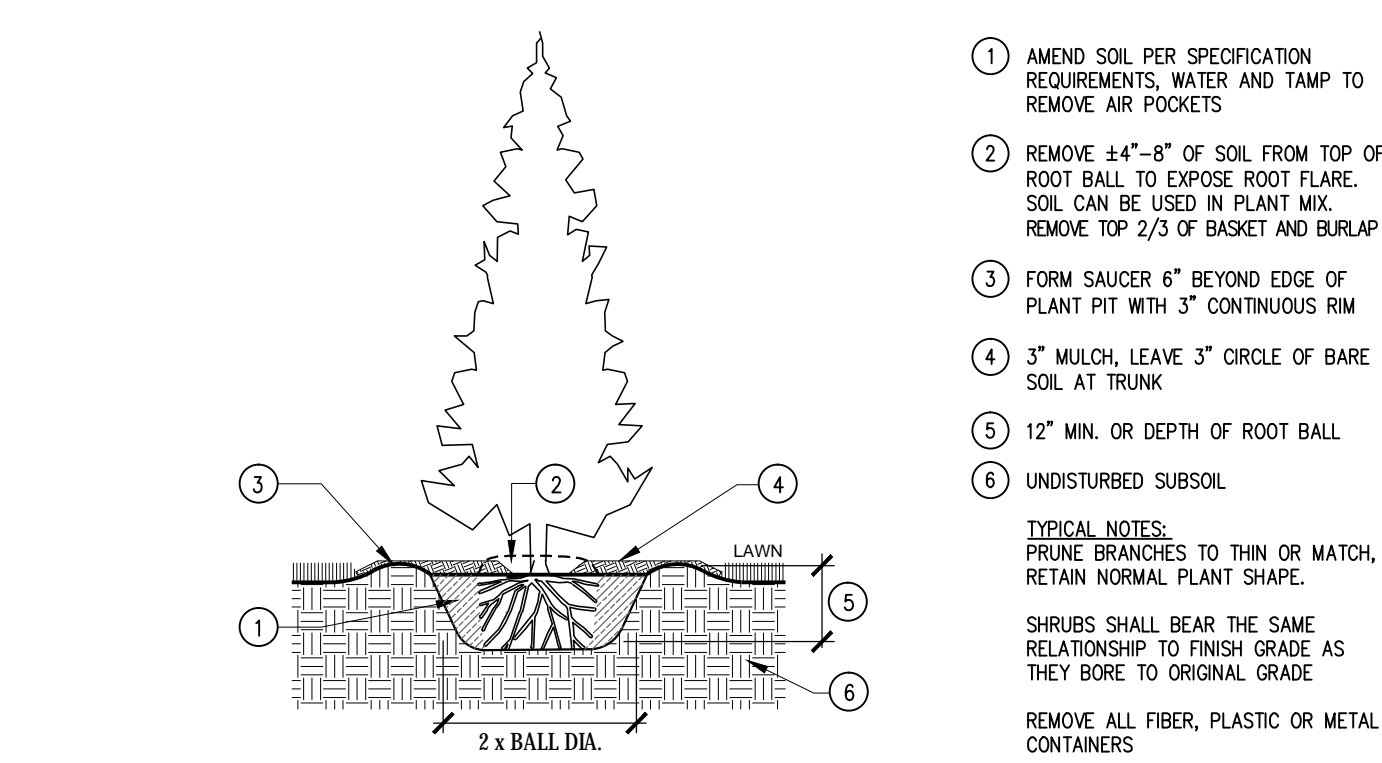
It is Asian hybrid - a cross between the 'Vanguard Elm' and 'Accolade Elm' (parentage - Japanese, Chinese and Siberian elms)

All three of these elms have been selected for their fast growth and environmental tolerance.

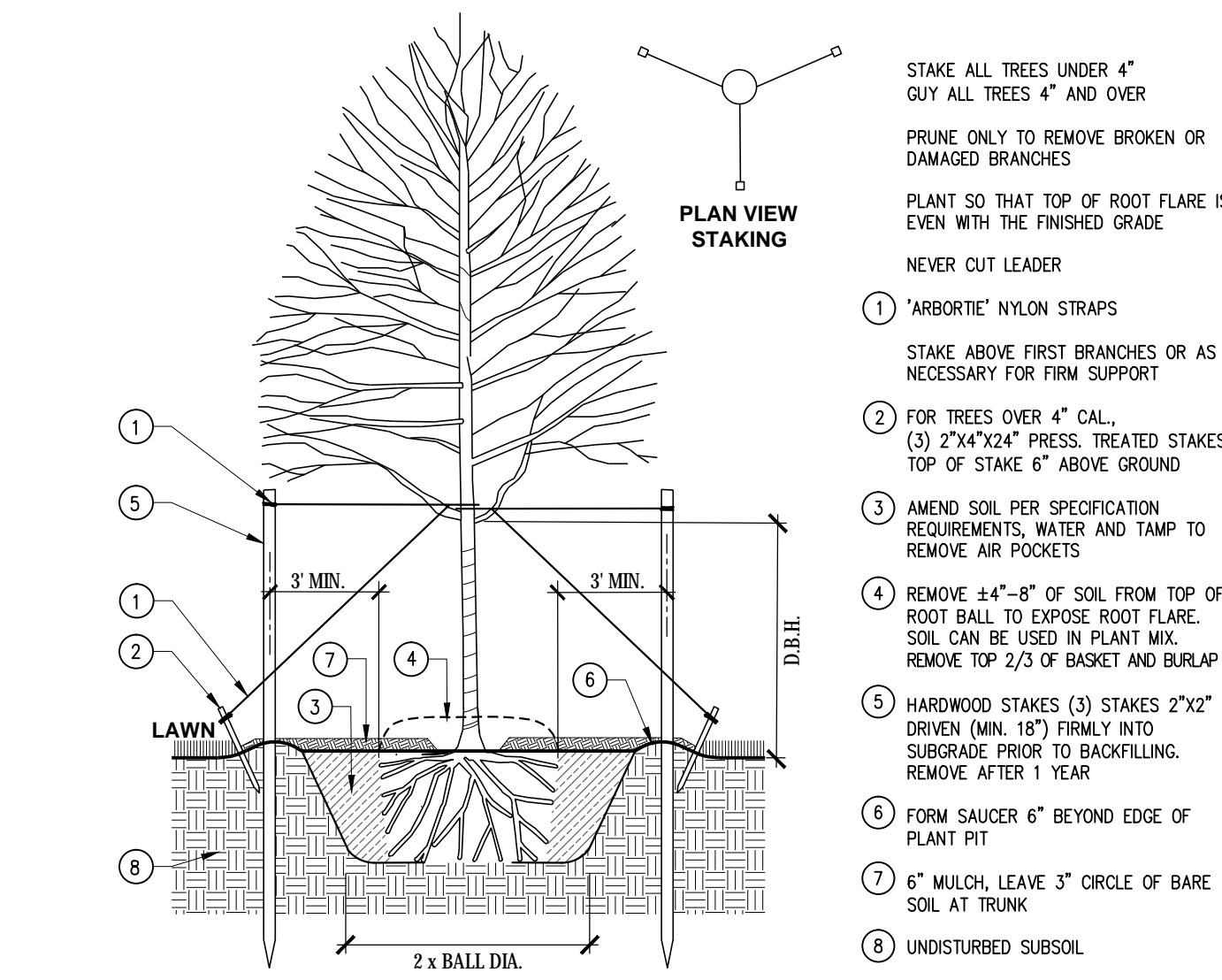
All three of these elms have been specified by our office and are awaiting planting or have been specified and planted in Canton, Novi, Northville, West Bloomfield, Waterford, Shelby Township, Grand Blanc, the city of Detroit and projects in Illinois and Ohio.



1 SHRUB BED PLANTING DETAIL
NOT TO SCALE



2 TALL SHRUB PLANTING
NOT TO SCALE



3 DECIDUOUS TREE PLANTING
NOT TO SCALE

LANDSCAPE DATA:

GREENBELT TREES - FRONTAGE REQUIREMENTS

(GE) FRONTAGE - ELECTRIC
TOTAL FRONTAGE LENGTH: 280 LN. FT.
TREES REQ. (1/ 40 LN. FT.): 7 TREES
TREES PROVIDED: 7 TREES

SHRUBS REQ. (4/ 40 LN. FT.): 28 SHRUBS
SHRUBS PROVIDED: 28 SHRUBS

(GO) FRONTAGE - OUTER DRIVE
TOTAL FRONTAGE LENGTH: 302 LN. FT.
TREES REQ. (1/ 40 LN. FT.): 8 TREES
TREES PROVIDED: 8 TREES

SHRUBS REQ. (4/ 40 LN. FT.): 32 SHRUBS
SHRUBS PROVIDED: 32 SHRUBS

(GC) FRONTAGE - CHANDLER
TOTAL FRONTAGE LENGTH: 196 LN. FT.
TREES REQ. (1/ 30 LN. FT.): 5 TREES
TREES PROVIDED: 5 TREES

SHRUBS REQ. (4/ 40 LN. FT.): 20 SHRUBS
SHRUBS PROVIDED: 20 SHRUBS

(P) PARKING LOT - REQUIREMENTS
TOTAL PARKING SPACE: 32 SPACES
TREES REQ. (1 TREE / 10 SPACES): 4 TREES
TREES PROVIDED: 4 TREES

(I) INTERIOR - REQUIREMENTS
PROJECT AREA: 68,205 SQ. FT.
10% OF PROJECT AREA: 6,821 SQ. FT.
TREES REQ. (1 TREE / 400 SQ. FT.): 17 TREES
TREES PROVIDED: 17 TREES

SHRUBS REQ. (1 SHRUB / 250 SQ. FT.): 28 SHRUBS
SHRUBS PROVIDED: 43 SHRUBS

PLANT LIST - GREENBELT FRONTAGE - ELECTRIC (GE)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
2	AB	Autumn Blaze Maple <i>Acer x. freemanii 'Autumn Blaze'</i>	3" Cal.	B&B
4	CO	Hackberry <i>Celtis occidentalis</i>	3" Cal.	B&B
1	GT	Thornless Honey Locust <i>Gledit. tria. iner. 'Skyline'</i>	3" Cal.	B&B
7	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
13	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Spr.	B&B
8	TM	Dense Yew <i>Taxus x. m. 'Densiflora'</i>	24" Ht.	B&B

PLANT LIST - GREENBELT FRONTAGE - OUTER DRIVE (GO)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	GB	Ginkgo <i>Ginkgo biloba</i>	3" Cal.	B&B
3	UA	Accolade Elm <i>Ulmus parviflora 'Morton'</i>	3" Cal.	B&B
22	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
10	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watereri'</i>	24" Spr.	B&B

PLANT LIST - GREENBELT FRONTAGE - CHANDLER (GC)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	GB	Ginkgo <i>Ginkgo biloba</i>	3" Cal.	B&B
1	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
9	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watereri'</i>	24" Spr.	B&B
10	BW	Green Velvet Boxwood <i>Buxus m. 'Green Velvet'</i>	24" Ht.	Cont.

PLANT LIST - PARKING (P)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	GT	Thornless Honey Locust <i>Gledit. tria. iner. 'Skyline'</i>	3" Cal.	B&B

PLANT LIST - INTERIOR (I)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
3	CO	Hackberry <i>Celtis occidentalis</i>	3" Cal.	B&B
4	UR	Regal Elm <i>Ulmus carpinifolia 'Regal'</i>	3" Cal.	B&B
3	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
15	JK	Ketler Juniper <i>J. 'Ketleri'</i>	6" Ht.	B&B
20	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Spr.	B&B
5	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watereri'</i>	24" Spr.	B&B

RIVERS EDGE APARTMENTS
MICHIGAN
LINCOLN PARK

08.24.2016 SPA
DATE ISSUE



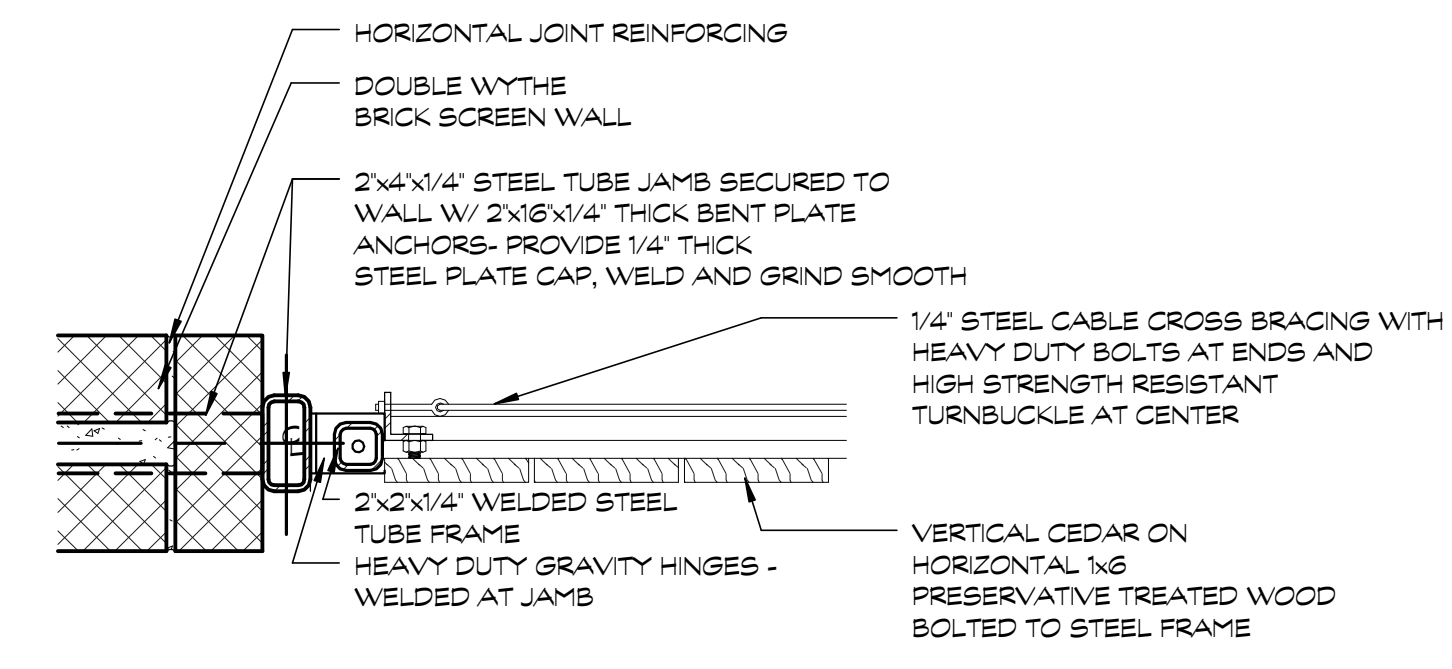
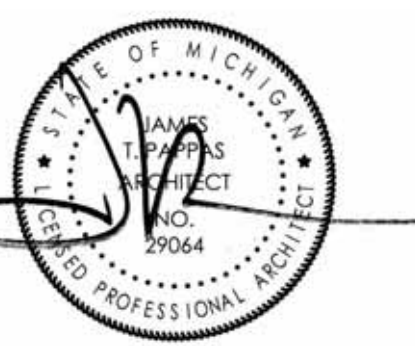
Site Plan Approval
FSP PROJECT NO.
COM16.023

DRAWING TITLE

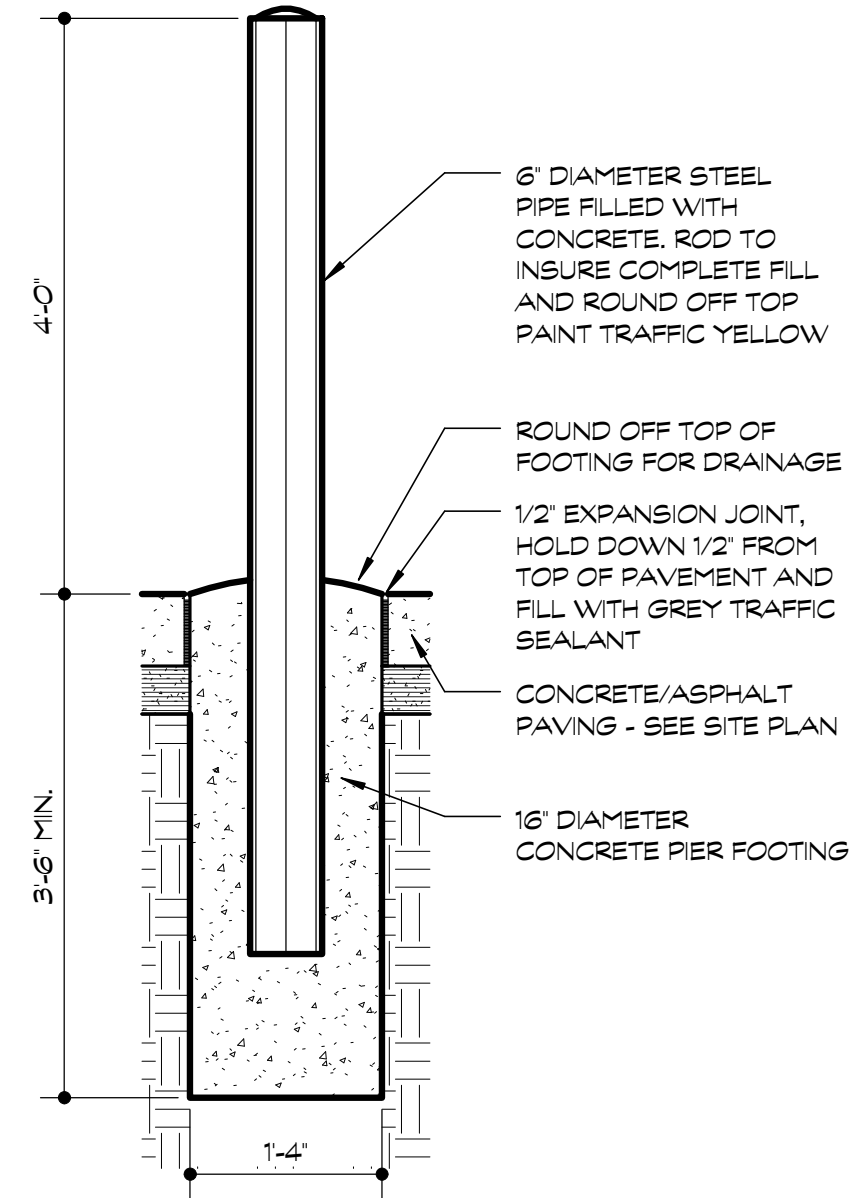
PLANT LIST & DETAILS

DRAWING NUMBER

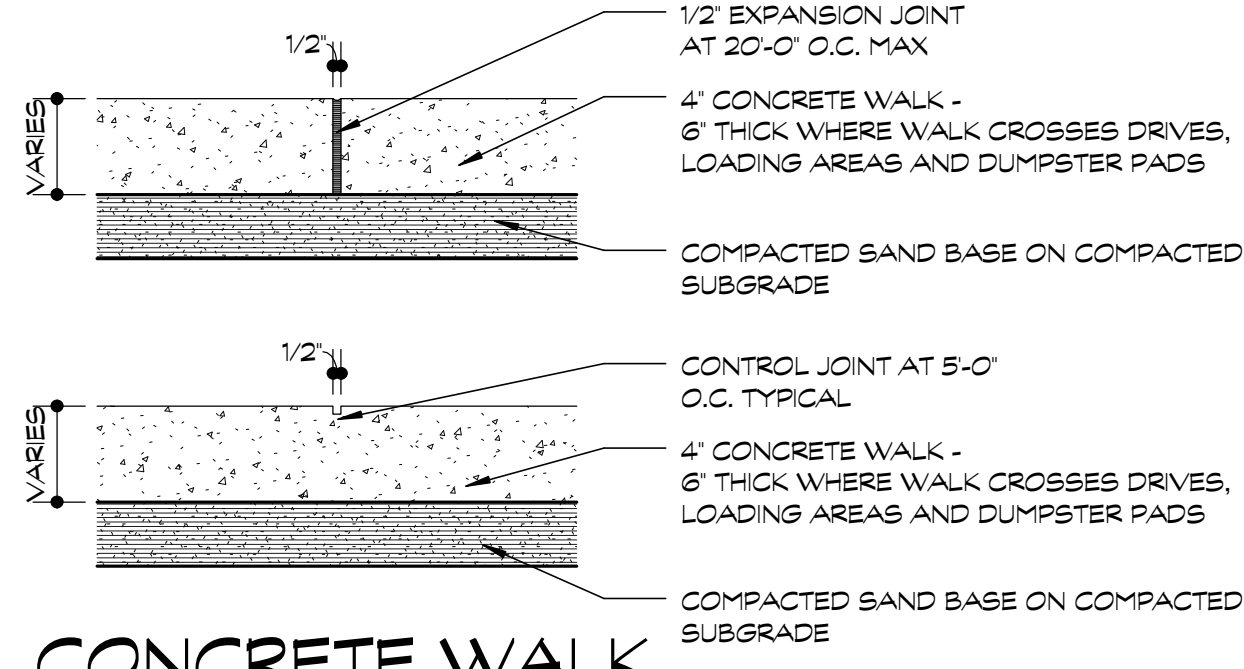




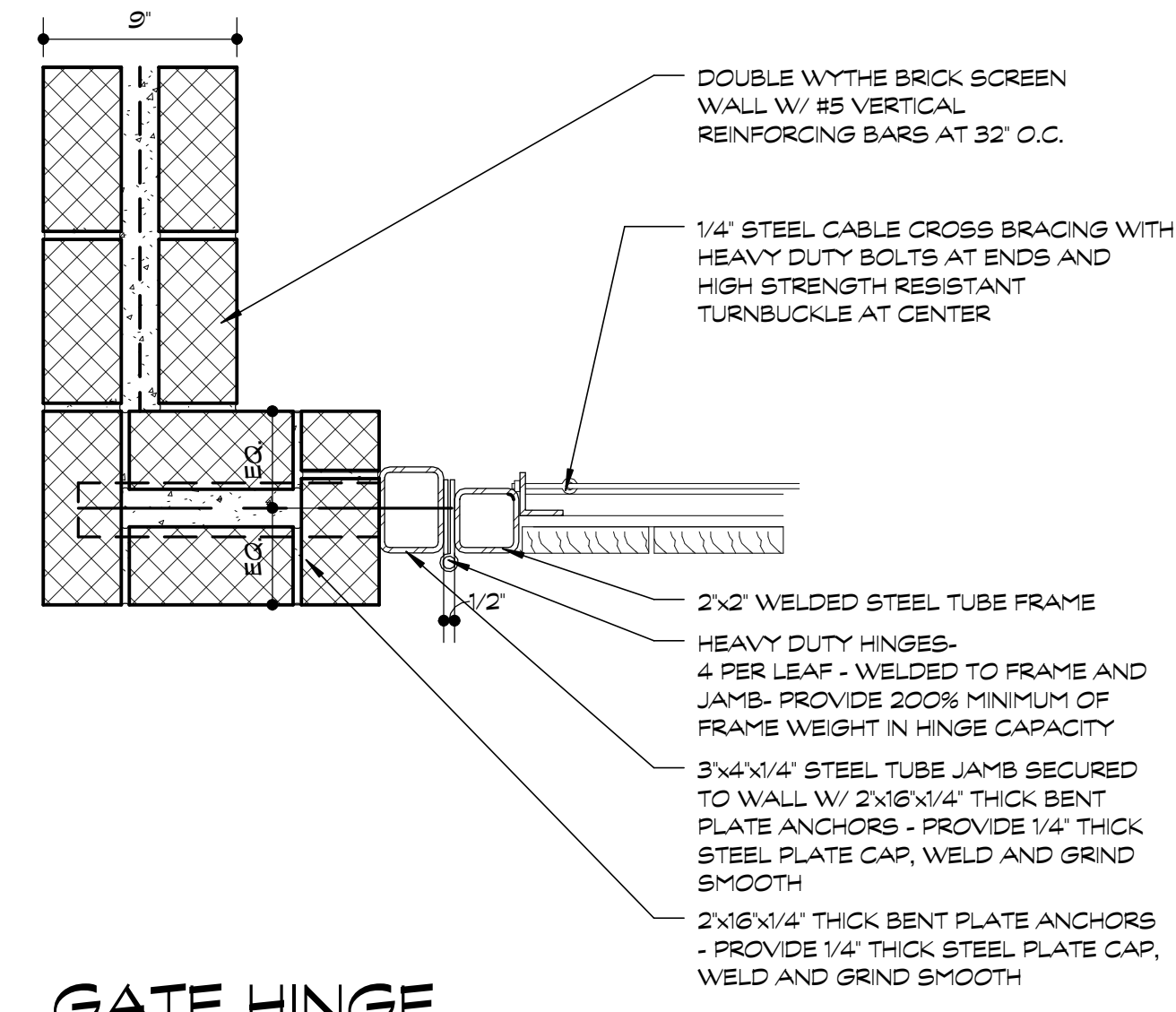
9 GATE SECTION
SCALE: 1 1/2" = 1'-0"



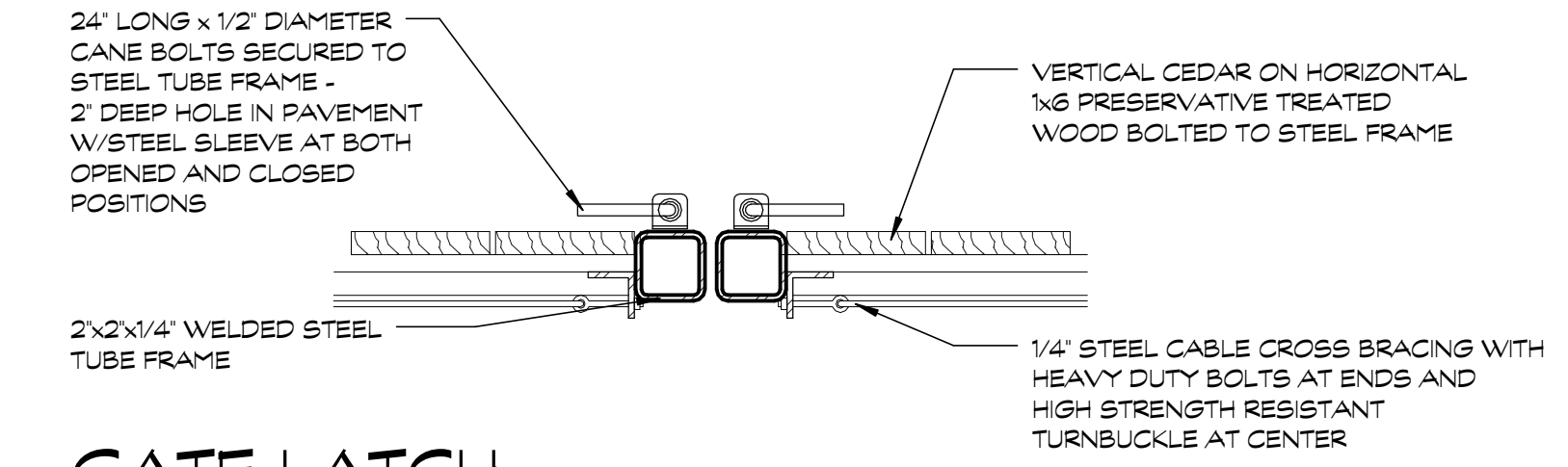
10 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



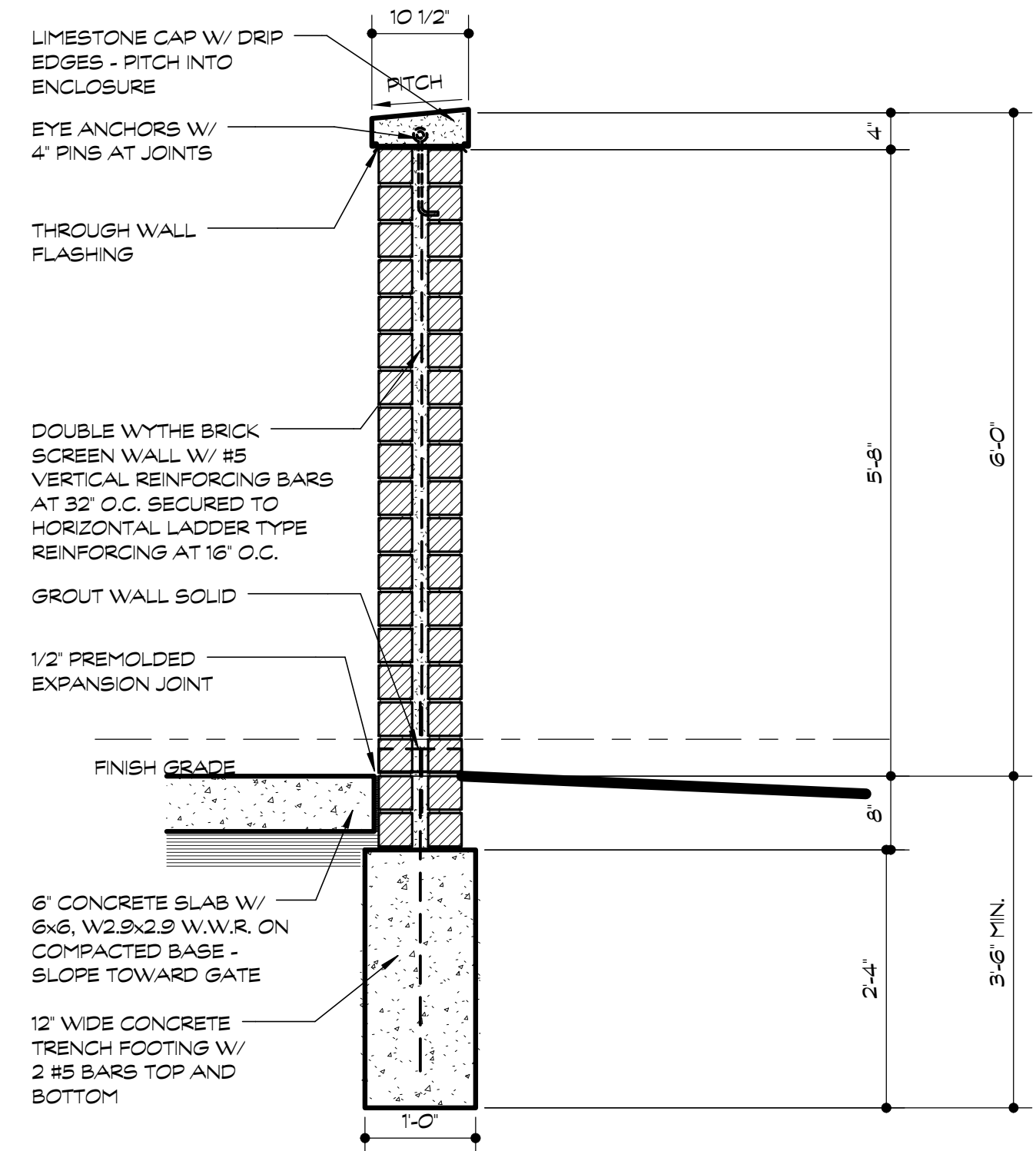
6 CONCRETE WALK SECTIONS
SCALE: 1" = 1'-0"



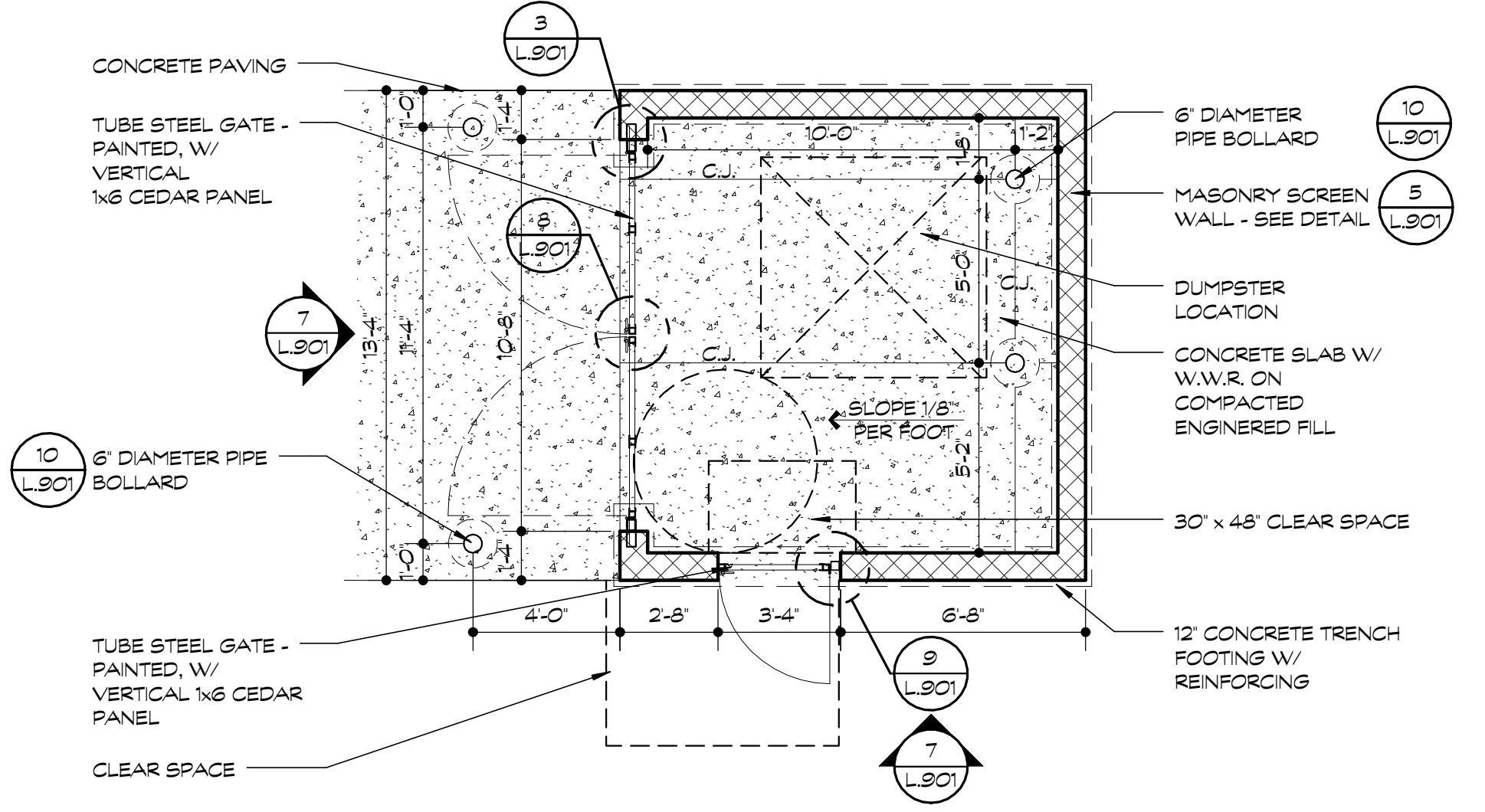
3 GATE HINGE SECTION
SCALE: 1 1/2" = 1'-0"



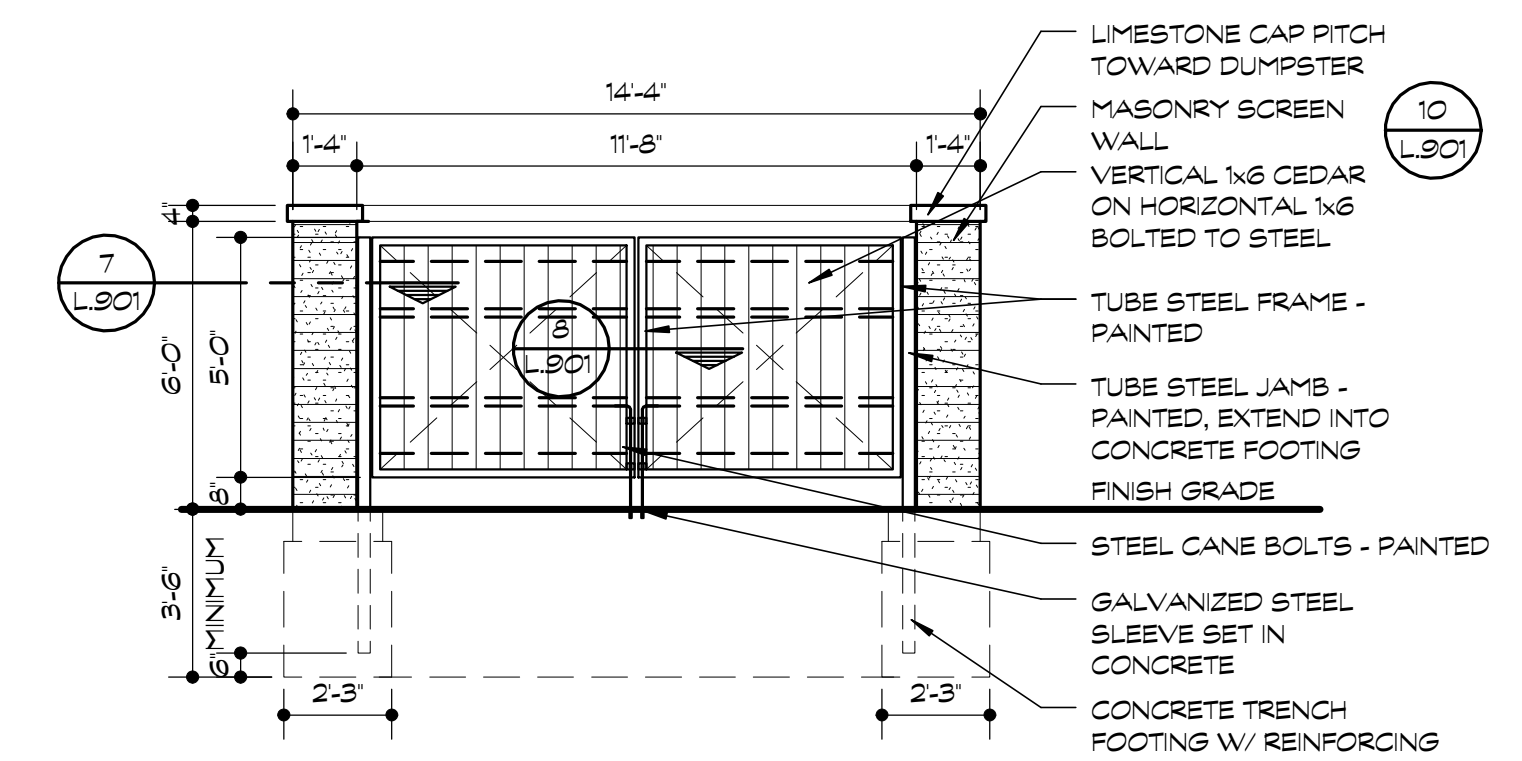
8 GATE LATCH SECTION
SCALE: 1 1/2" = 1'-0"



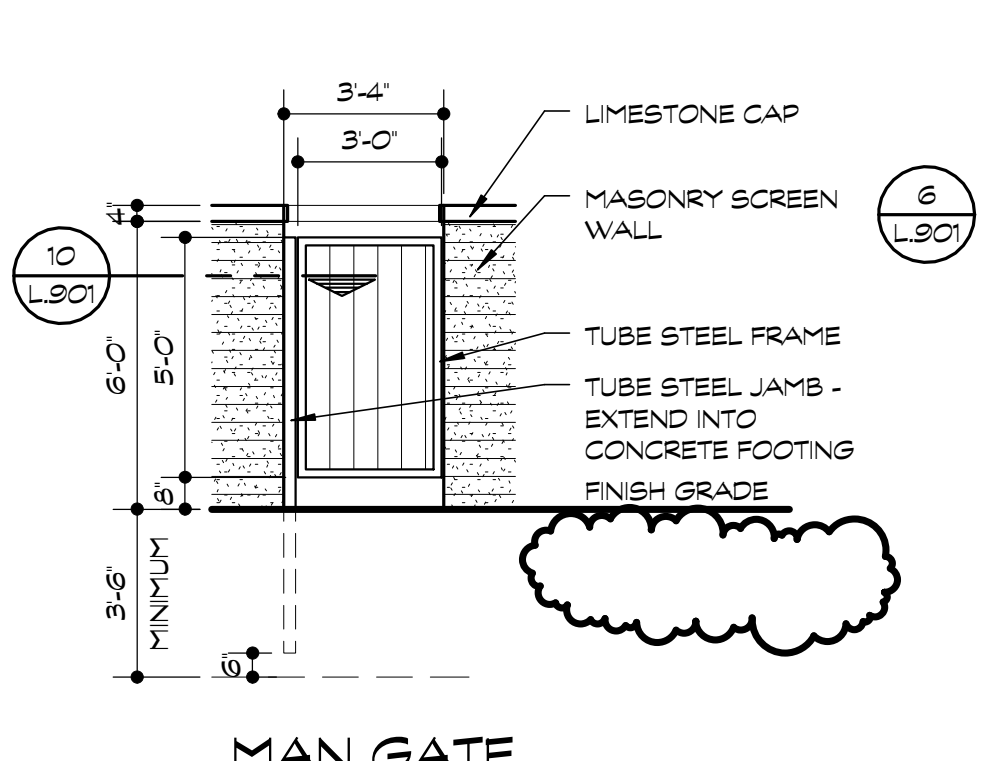
5 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



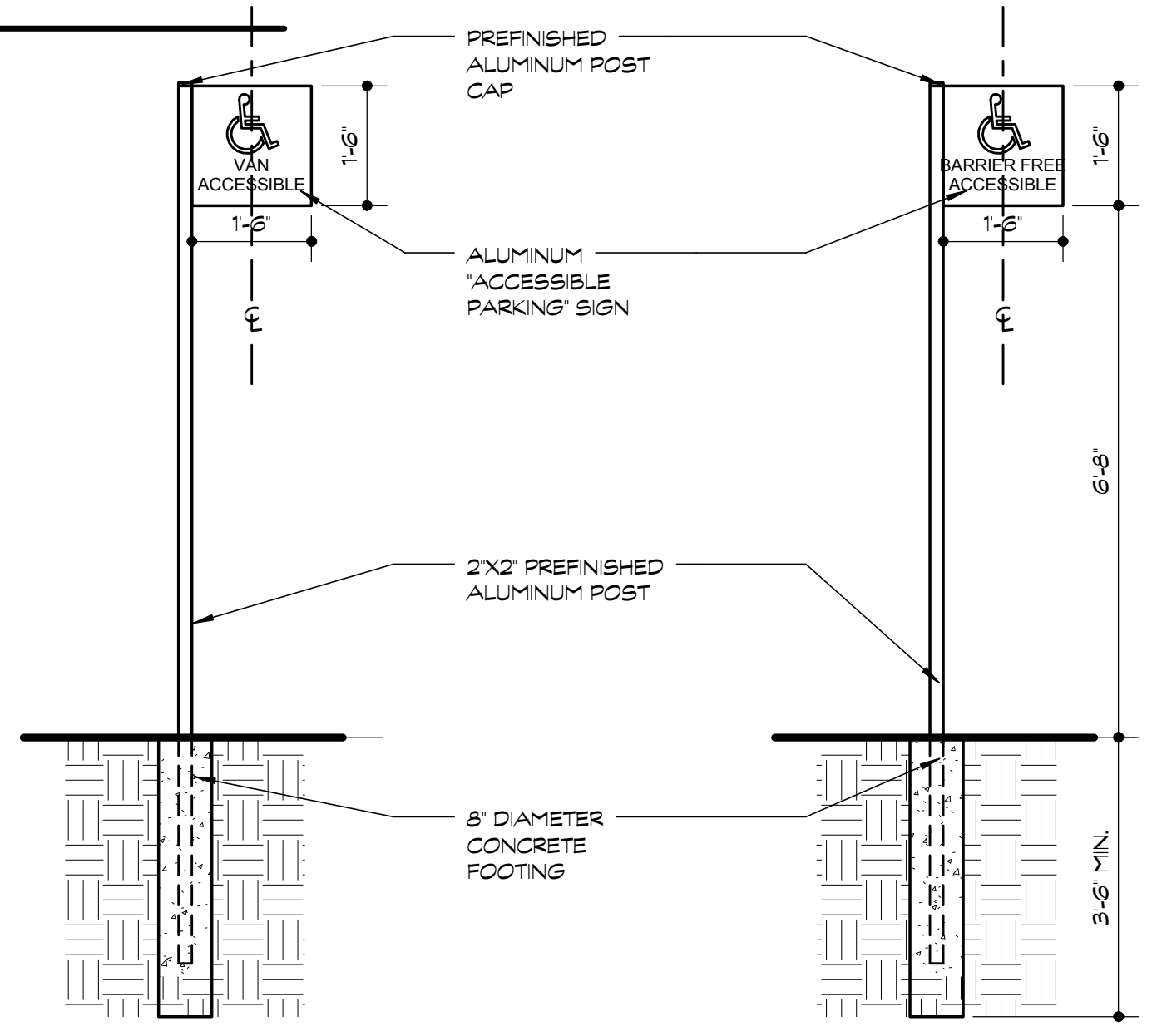
2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



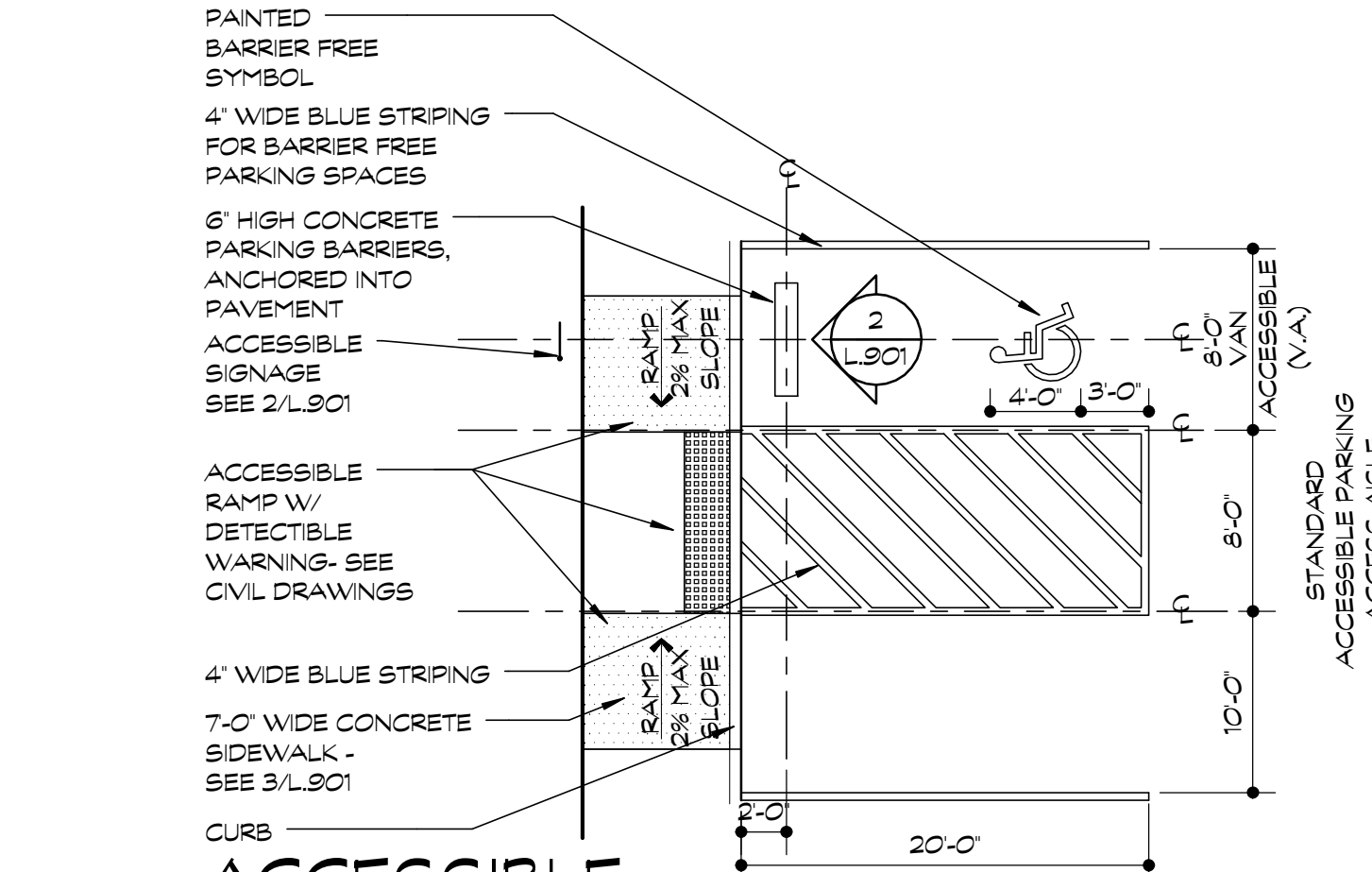
7 DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



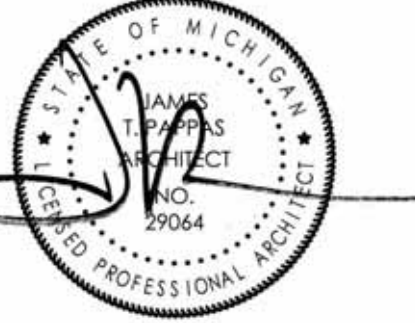
MAN GATE



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



1 ACCESSIBLE STRIPING PLAN
SCALE: 1/8" = 1'-0"



MICHIGAN

RIVERS EDGE APARTMENTS

LINCOLN PARK

08.24.2016 SPA SUBMISSION
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
COM16.023

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

LOT SIZE	
REQUIRED (MINIMUM)	64,000 OR 1.46 ACRES
ALLOWABLE (2,000 SF/UNIT PER MFSD LAND/UNIT)	68,183 OR 1.57 ACRES
PROVIDED	68,183 OR 1.57 ACRES

ZONING	
EXISTING	RBD - (REGIONAL BUSINESS DISTRICT)

SITE DENSITY (D.U./ACRE)	
ALLOWABLE (2,000 SF/UNIT PER MFSD LAND/UNIT)	21.79 DU/ACRE
PROPOSED	20.38 DU/ACRE

LOT COVERAGE	
ALLOWABLE	50%
PROPOSED	25.67%

FLOOR AREA RATIO	
ALLOWABLE	1.50
PROPOSED (GROSS BUILDING AREA/GROSS SITE AREA) (35,200/68,183 SF)	.51

PARKING	
REQUIRED (1.5 PARKING SPACES FOR EACH (1) UNIT - (1.5 X 32 UNITS))	48 SPACES
PROVIDED (30 OPEN SPACES PLUS 2 BARRIER FREE)	32 SPACES

BUILDING DATA

BUILDING FOOTPRINT	17,600 SF
---------------------------	-----------

GROSS BUILDING AREA	
1ST FLOOR	17,600 SF
2ND FLOOR	17,600 SF
TOTAL	35,200 SF

GROSS BUILDING AREA PER UNIT	1,100 SF
35,200/32 UNITS	

BUILDING HEIGHT	
ALLOWABLE	25'-0" (2 STORIES)
PROPOSED	25'-0" (2 STORIES)

UNIT COUNT/MIX	32 UNITS
1 BEDROOM UNITS (725 SF)	

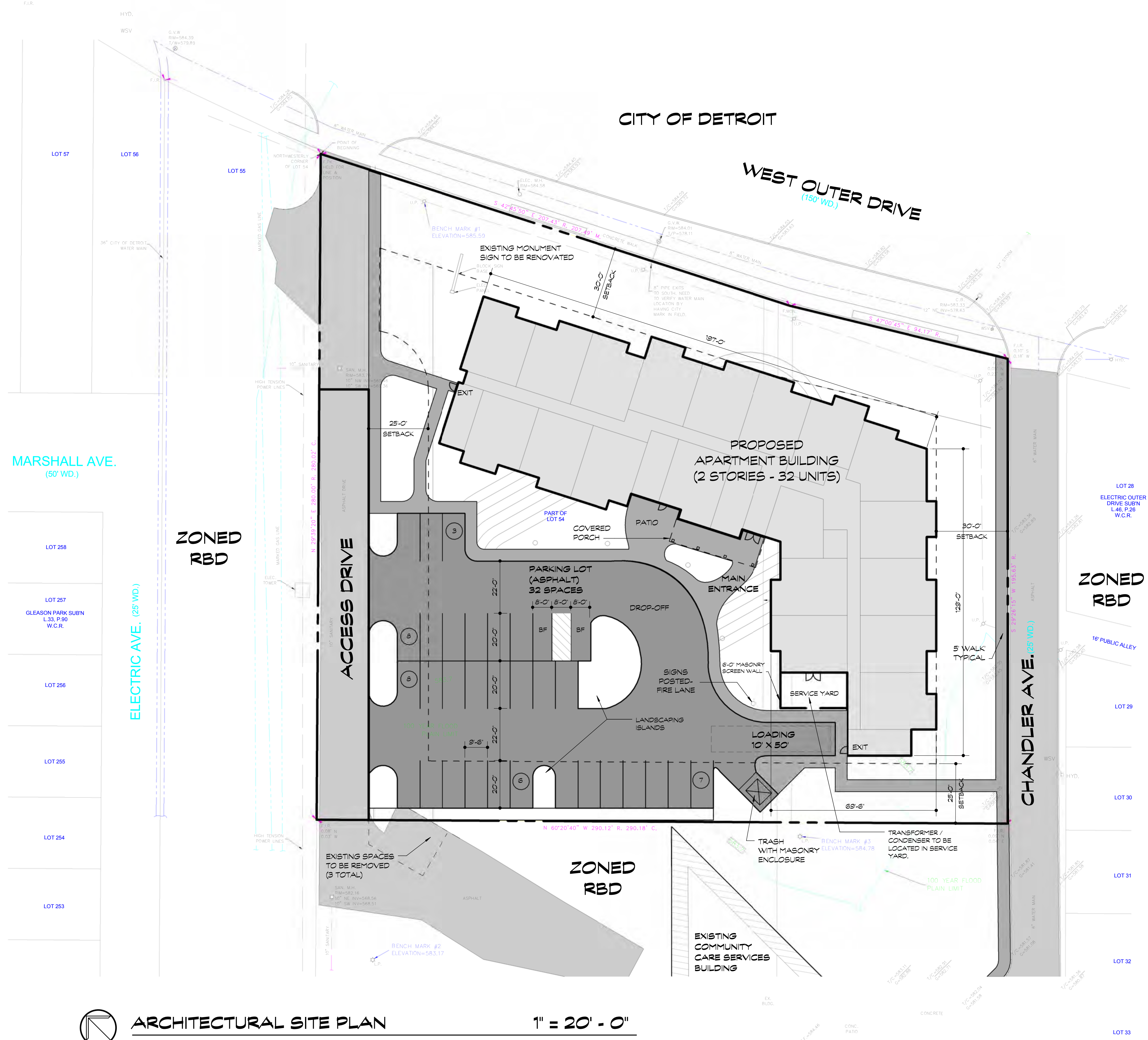
NOTES REGARDING NON-APPLICABLE ITEMS:-

PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

- (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
- (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
- (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE. NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE).
- (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
- (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

SITE PLAN LEGEND:

NEW SIDEWALK	
PROPOSED BUILDING	
NEW DRIVE	
BARRIER FREE	



CITY OF DETROIT

WEST OUTER DRIVE
(150' WD.)

MARSHALL AVE.
(50' WD.)

ELECTRIC AVE. (25' WD.)

ZONED
RBD

PROPOSED
APARTMENT BUILDING
(2 STORIES - 32 UNITS)

ZONED
RBD

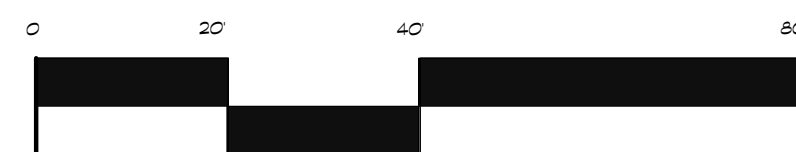
CHANDLER AVE. (25' WD.)

ZONED
RBD

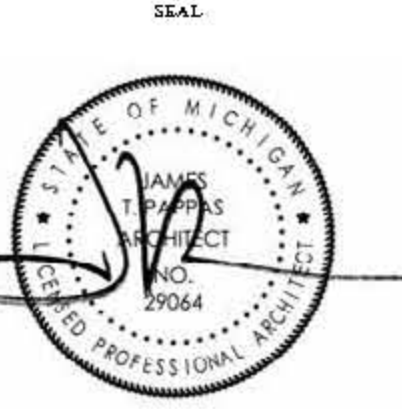


ARCHITECTURAL SITE PLAN

1" = 20' - 0"



DRAWING NUMBER



MICHIGAN

RIVERS EDGE APARTMENTS

LINCOLN PARK

08.24.2016 SPA SUBMISSION
DATE ISSUE

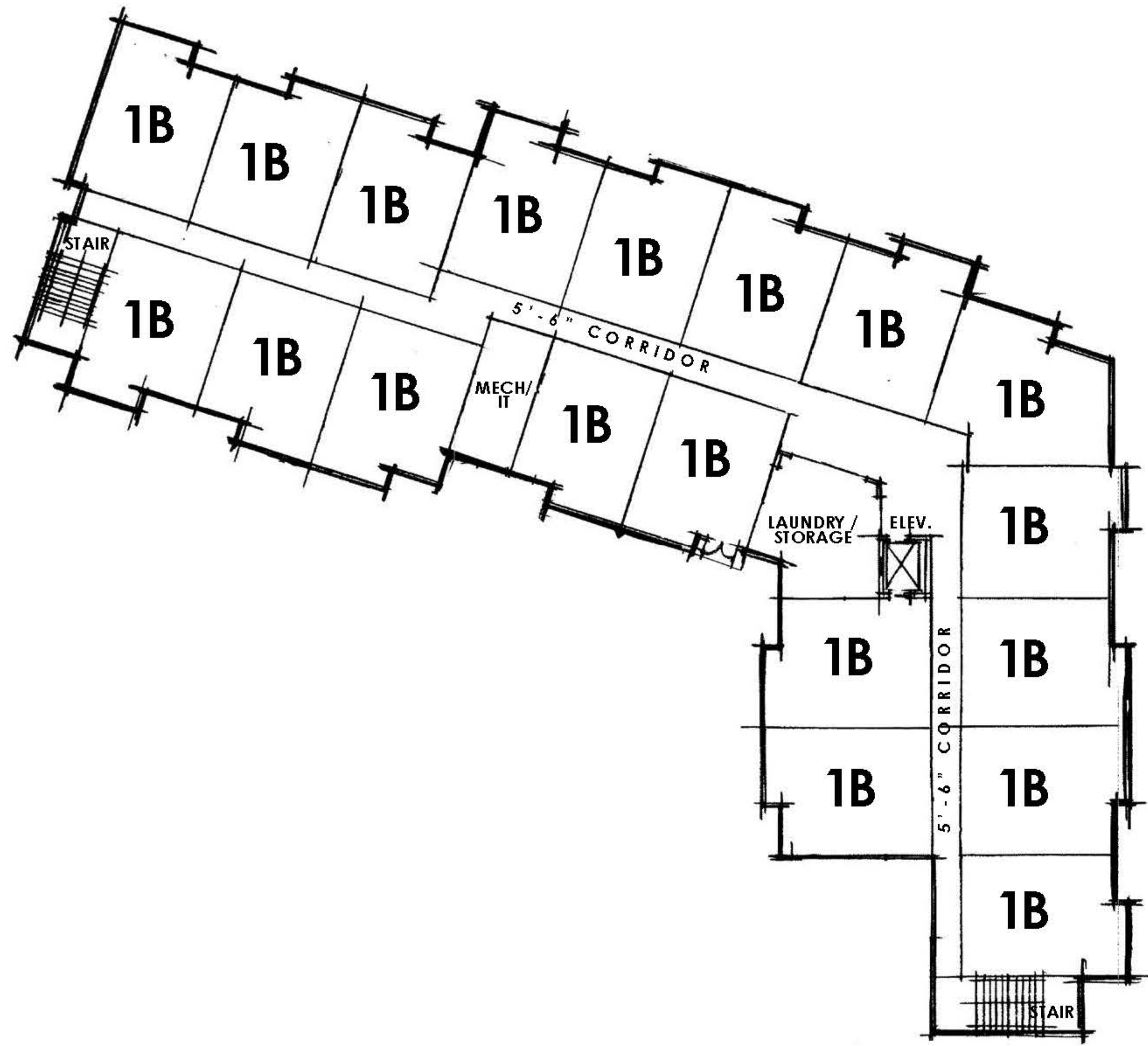
KEY PLAN

FFP PROJECT NO.
COM16.023

DRAWING TITLE
FIRST/SECOND
FLOOR PLAN

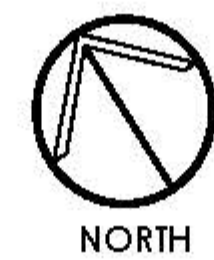
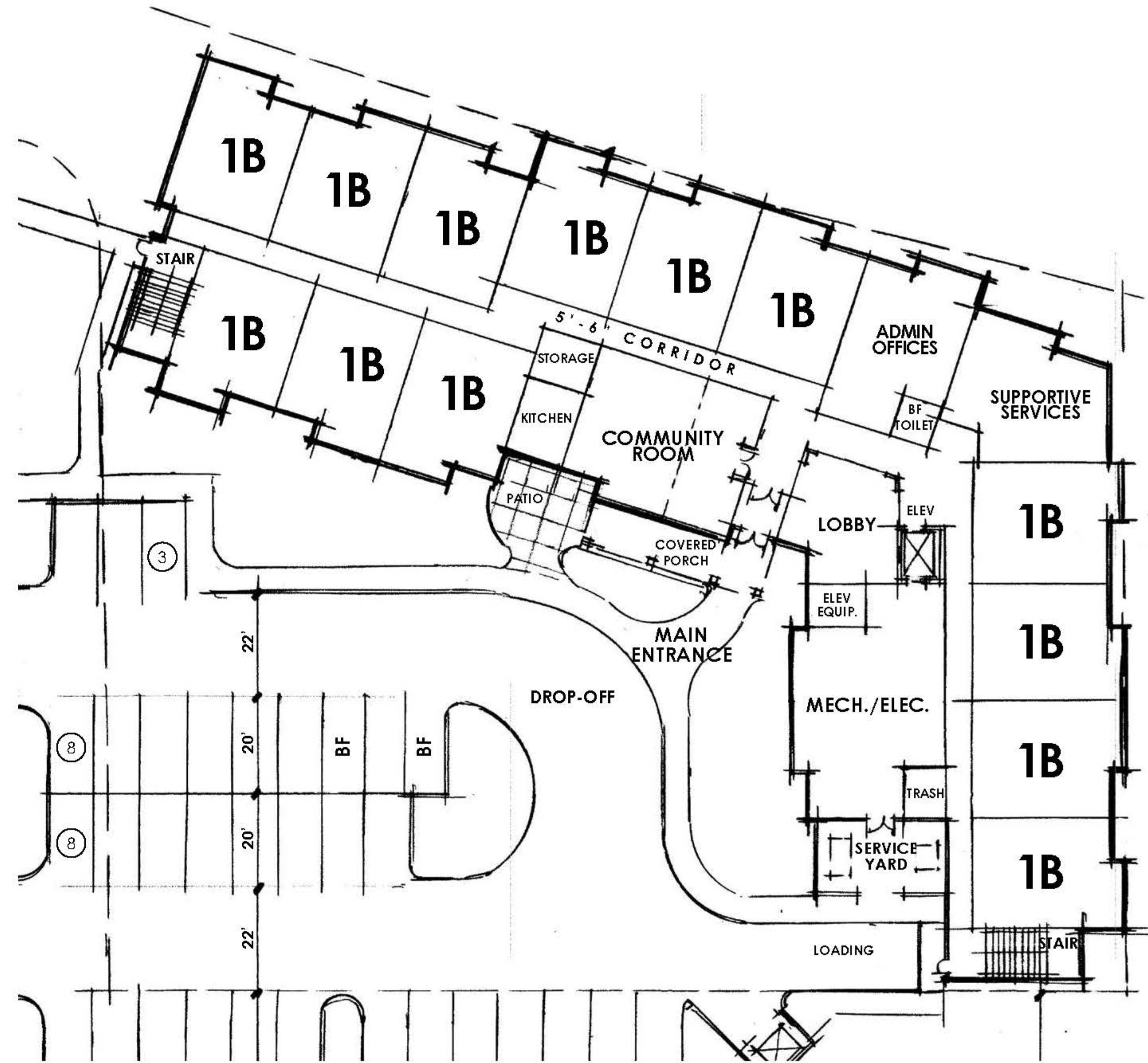
DRAWING NUMBER

A.101



SECOND FLOOR PLAN

(19 UNITS)



FIRST FLOOR PLAN

(13 UNITS)





1 NORTHWEST ELEVATION 3/32" = 1'-0"



2 NORTHEAST ELEVATION (OUTER DRIVE) 3/32" = 1'-0"



3 SOUTHEAST ELEVATION (CHANDLER AVENUE) 3/32" = 1'-0"



4 SOUTHWEST ELEVATION 3/32" = 1'-0"



5 SOUTHEAST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"



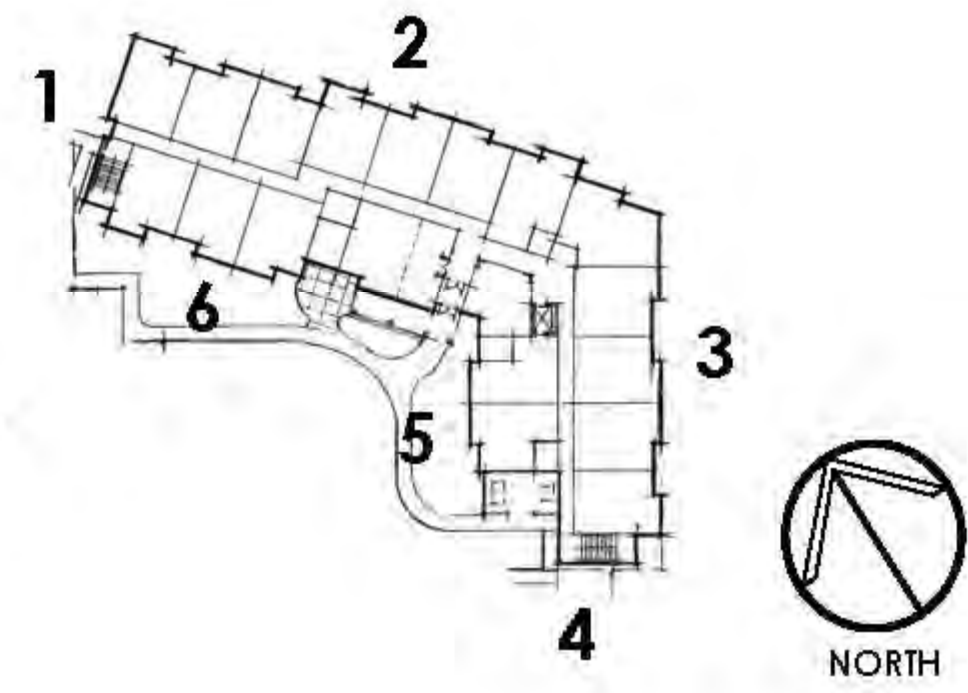
6 SOUTHWEST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"

NOTE: BUILDING HEIGHT (TO ROOF SURFACE) NOT TO EXCEED 25'-0".

ELEVATIONS



3/32" = 1'-0"



RIVERS EDGE APARTMENTS

MICHIGAN

LINCOLN PARK

1.2016 SPA SUBMISSION ISSUE

KEY PLAN

FSP PROJECT ID: COM16.023

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

D-Series Size 0 LED Area Luminaire

Specifications Luminaire

EPA: 0.8 ft (0.24 m)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height: 7" (178 mm)
Weight (max): 16 lbs (7.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0

Series	LEDs	Drive Current	Color Temperature	Beam Spread	Voltage	Mounting
DSX0 LED	Forward optics 40C (120° beam spread) 40K (10000 mA)	350 350mA 700 700mA 1000 1000mA	30K 3000K 40K 4000K 50K 5000K	T35 Type 3 T25 Type 2 T15 Type 1	MVOLT	Shipped included SPA Square polycarbonate T35 Round polycarbonate T25 Round polycarbonate T15 Round polycarbonate

Controls & Shields

Accessories

Notes

Stock Part Number

WSTM LED Mini Wall Sconce

Specifications Luminaire

Height: 5-3/4" (14.6 cm)
Width: 12-1/2" (31.8 cm)
Depth: 7-1/2" (19.1 cm)
Weight: 6 lbs (2.7 kg)

Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information EXAMPLE: WSTM LED 2A 40K 120 DDBTX0

Series	LEDs	Drive Current	Color Temperature	Beam Spread	Voltage	Mounting
WSTM LED	1A One optic 2A Two optics	30K 3000K 40K 4000K	120 120° 277 277°	Shipped included (blank) Surface mount Shipped separately LTS - 1/2" x 1/2" x 1/2" diffuser	MVOLT	Shipped installed PE Photoelectric FE Photoelectric FE Photoelectric FE Photoelectric

Stock configurations are offered for shorter lead times:

Accessories

Notes

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13-3/4" (349 mm)
Depth: 10" (254 mm)
Height: 6-3/8" (162 mm)

Back Box (BBW, ELCW)

Width: 13-3/4" (349 mm)
Depth: 4" (102 mm)
Height: 10" (254 mm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTX0

Series	LEDs	Drive Current	Color Temperature	Beam Spread	Voltage	Mounting
DSXW1 LED	20C (120° beam spread) 20K (10000 mA)	350 350mA 700 700mA 1000 1000mA	30K 3000K 40K 4000K 50K 5000K	T25 Type 2 T15 Type 1	MVOLT	Shipped included T25 Type 2 T15 Type 1

Accessories

Notes

LDN4SQ

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Double square metal reflectors retained by tension springs.

OPTICS — LED arrayed in a 3-step SDCR, 80CRI minimum.

ELECTRICAL — 100 volt (120-277V, 50/60Hz) 0-10V dimmable drivers mounted to junction box, 17% or 1% maximum dimming level available.

LISTINGS — Certified to US and Canadian safety standards. Dump location standard (vert location), covered ceiling option.

Example: LDN4SQ 35/15 LS4AR 1SS MVOLT EZI

Series	Color Temperature	Lumens*	Aperture/Trim Color	Finish	Voltage	Driver	Options
LDN4SQ 4" square	27 2700K	45 500 lumens	LS4 Downlight	AR Clear	120 120V	EZI added LED 1% 0-10V	SP Single face TRW* White painted flange TBL* Backpainted flange LIP* Interplay (interplay lens available) LSP* Light shield (interplay lens available) HPS01ZER* Light* dimming pack controls 0-10V added LED drivers. HAI High ambient option (40°C) LIP* One step trim WU White RL* Recessed RELOC* ready luminaire connectors in table a simple and consistent way to install and replace optics across all ABL luminaires. Refer to EBL for complete connector table. Available only on RL, RL2, RL3A, and RL3C.



Plan View
Scale = 1" = 30ft

- GENERAL NOTE**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DRIVEWAY	X	1.8 fc	3.8 fc	0.6 fc	6.3:1	3.0:1	0.5:1
PARKING AREA	X	2.1 fc	3.1 fc	1.0 fc	3.1:1	2.1:1	0.7:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
A	A	2	Lithonia Lighting	DSX0 LED 40C 1000 40K T5W MVOLT	DSX0 LED with 40 LEDs @ 1000 mA, 4000K, Type 5 Wide Optics	LED	1	DSX0_LED_40C_1000_40K_T5W_MVOLT.ies	15741	0.9	276	20'-0"
B	B	1	Lithonia Lighting	DSX0 LED 40C 1000 50K T2M MVOLT	DSX0 LED with 40 LEDs @ 1000 mA, 5000K, Type 2 Medium Optics	LED	1	DSX0_LED_40C_1000_50K_T2M_MVOLT.ies	14986	0.9	138	20'-0"
C	C	2	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277	0.9	16.2	8'-0"
D	D	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7711	0.9	73.2	15'-0"
E	E	4	Lithonia Lighting	LDN4SQ 40/10 LS4AR LD	4IN SQUARE LDN, 4000K, 1000LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN4SQ_40_10_LS4AR_LD.ies	978	0.9	12.58	10'-0"



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

Proposed Use:

Community Care Services (CCS) is a non-profit agency established more than 30 years ago that specializes in the treatment of mental health and substance use disorders. Each year, CCS serves more than 4,000 individuals and families.

CCS plans to construct a 32 unit, 2-story supportive services apartment building on 1.5 acres of vacant land adjacent to their existing building along West Outer Drive and Chandler Avenue.

Each one bedroom apartment will be approximately 725 SF and the building amenities will include a community room as well as supportive services with onsite consultation rooms. Services will include: needs assessment, 24-hour crisis intervention, referral to mental and physical health resources, mental health education and counseling, consumer advocacy, psychiatric and medical health visits, linkage to food, clothing and personal care needs, medication monitoring, transportation, money management and skills training.

Case No. _____

Date Submitted 8/24/2016

**City of Lincoln Park
APPLICATION FOR SITE PLAN REVIEW**

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in *substantially complete form* at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the first Tuesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: Fusco, Shaffer and Pappas, Inc. (James T. Pappas)

Mailing Address: 550 East Nine Mile, Ferndale, MI 48220

Email Address: _____

jpappas@fsparchitects.com, llcv@fsparchitect.com

Telephone: 248-543-4100 Fax: 248-543-4141

Property Owner(s) (if different from Applicant): _____

Community Care Services (Susan Kozak)

Mailing Address: _____

26184 West Outer Drive, Lincoln Park, MI 48146

Telephone: 313-389-7546 Fax: n/a

Applicant's Legal Interest in Property: Architect

Location of Property: Street Address: 26182 West Outer Drive, Lincoln Park, MI 48146

Nearest Cross Streets: Chandler Avenue and Outer Drive

Sidwell Number: _____

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Lots 53 and 54 "Lincoln Park Assessor's Plat No. 4"

Property Size (Square Ft): 68,183 SF (Acres): 1.57

Existing Zoning (please check):

- | | |
|--|--|
| <input type="checkbox"/> SFRD Single Family Residential District | <input checked="" type="checkbox"/> RBD Regional Business District |
| <input type="checkbox"/> MFRD Multiple Family Residential District | <input type="checkbox"/> CBD Central Business District |
| <input type="checkbox"/> MHRD Mobile Home Park District | <input type="checkbox"/> GID General Industrial District |
| <input type="checkbox"/> NBD Neighborhood Business District | <input type="checkbox"/> LID Light Industrial District |
| <input type="checkbox"/> MBD Municipal Business District | <input type="checkbox"/> G CSD Community Service District |
| <input type="checkbox"/> PUD Planned Unit Development District | |

Present Use of Property: Vacant

Proposed Use of Property: Supportive Housing Apartment Building - 2 Stories / 32 Units

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential	32	35,200 SF	4
Office			
Commercial			
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: Fusco, Shaffer and Pappas, Inc.

Mailing Address: 550 East Nine Mile Road

Ferndale, MI 48220

Email Address: jpappas@fsparchitects.com

Telephone: 248-543-4100 Fax: 248-543-4141 Primary Design Responsibility: Architectural

B. Name: George Jerome

Mailing Address: _____

28304 Hayes, Roseville, MI 48066

Email Address: george@georgejerome.com

Telephone: 586-774-3000 Fax: 586-774-3502 Primary Design Responsibility: Civil/Survey

C. Name: Ken Weikal

Mailing Address: 33203 Biddestone

Farmington Hills, MI 48334

Email Address: kweikal@kw-la.com

Telephone: 248-477-3600 Fax: n/a Primary Design Responsibility: Landscape

ATTACH THE FOLLOWING:

1. Six (6) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner as well as ONE (1) Electronic copy.
2. A brief written description of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:
 - Wayne County Road Commission Wayne County Drain Commission
 - Wayne County Health Division Michigan Department of Natural Resources
 - Michigan Department of Transportation Michigan Department of Environmental Quality

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

<p>_____ Signature of Applicant <i>Jessica Kzal</i></p>	<p><u>8-24-14</u> Date</p>
<p>_____ Signature of Applicant <i>Jessica Kzal</i></p>	<p><u>8-24-14</u> Date</p>
<p>_____ Signature of Property Owner Authorizing this Application</p>	<p>_____ Date</p>

TO BE COMPLETED BY THE CITY		Case No. _____
Date Submitted: _____	Fee Paid: _____	
Received By: _____	Date of Public Hearing: _____	
PLANNING COMMISSION ACTION		
Approved: _____	Denied: _____	Date of Action: _____

River's Edge Apartments Special Land Use Review

Applicant	Community Care Services, Susan Kozak
Project	River's Edge Apartments
Address	28162 Outer Drive (<i>Working address has been CCS, 28164 Outer Drive</i>)
Date	September 7, 2016
Request	Special Land Use Approval
Recommendation	Approval

REQUEST

The applicant proposes to build a 32-unit supportive housing facility on its property located at 26182 West Outer Drive. The supportive housing facility is intended to serve clients of Community Care Services, which is adjacent to the proposed development and will retain ownership in it. The applicant seeks a Special Land Use approval in accordance with §1282.03(i), "Uses similar to the principal permitted uses of Section 1282.02, Principal Permitted Uses," which in turn permits Senior Housing and Housing for the Elderly.

The Code defines "housing for the elderly" in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: *An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:*

- (1) **Senior Apartments:** *Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.*
- (2) **Elderly Housing Complex:** *A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.*
- (3) **Congregate or Interim Care Housing:** *A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.*
- (4) **Dependent Housing Facilities:** *Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.*

The proposed project consists of a housing facility restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility's management to coordinate the housing needs of CCS's clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. Because of this relationship, and because the City of Lincoln Park does not define "supportive housing" specifically, this project is considered for the purposes of zoning classification to be similar to housing for the elderly, and thus a use permitted after special approval in the RBD.

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;
This condition is met.
- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;
This condition is met.
- 3) The special use is necessary for the public convenience at that location;
This condition is met.
- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;
This condition is met.
- 5) The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
This condition is met.
- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;
This condition is met.
- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;
This condition is met.
- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

This condition is met.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and

This condition is met.

- 10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

This condition is met.

RECOMMENDATION

It is recommended that the Lincoln Park Planning Commission **approve** the Supportive Housing Special Land Use proposed at 26182 West Outer Drive.

Case No. _____

Date Submitted 8/24/2016

City of Lincoln Park
APPLICATION FOR SPECIAL USE APPROVAL

NOTICE TO APPLICANT: Applications for Special Use review by the Planning Commission must be submitted to the City *in substantially complete form* at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by six (6) individual folded copies of the site plan, plus the required review fees. Regular meetings of the Planning Commission are held on the first Tuesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned do hereby respectfully request Special Use Review and provide the following information to assist in the review:

Applicant: Fusco, Shafer and Pappas, Inc.(James T. Pappas)

Mailing Address: 550 East Nine Mile Road

Ferndale, MI 48220

Email Address: jpappas@fsparchitects.com, llcv@fsparchitects.com

Telephone: 248-543-4100 Fax: 248-543-4141

Property Owner(s) (if different from Applicant): Community Care Services (Susan Kozak)

Mailing Address: 26184 West Outer Drive

Lincoln Park, MI 48146

Telephone: 313-389-7546 Fax: n/a

Applicant's Legal Interest in Property: _____

Location of Property: Street Address: 26182 West Outer Drive, Lincoln Park, MI 48146

Nearest Cross Streets: Chandler Avenue and Outer Drive

Sidwell Number: _____

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Lots 53 and 54 "Lincoln Park Assessor's Plat No. 4"

Property Size (Square Ft): 68,183 SF / 1.57 Acres (Acres): _____

Present Use of Property: Vacant

Proposed Use of Property: Supportive Housing - 2 Stories/32 Units

Existing Zoning (please check):

- | | |
|--|--|
| <input type="checkbox"/> SFRD Single Family Residential District | <input checked="" type="checkbox"/> RBD Regional Business District |
| <input type="checkbox"/> MFRD Multiple Family Residential District | <input type="checkbox"/> CBD Central Business District |
| <input type="checkbox"/> MHRD Mobile Home Park District | <input type="checkbox"/> GID General Industrial District |
| <input type="checkbox"/> NBD Neighborhood Business District | <input type="checkbox"/> LID Light Industrial District |
| <input type="checkbox"/> MBM Municipal Business District | <input type="checkbox"/> CSD Community Service District |
| <input type="checkbox"/> PUD Planned Unit Development District | |

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential	32	35,200 SF	4
Office			
Commercial			
Industrial			
Other			

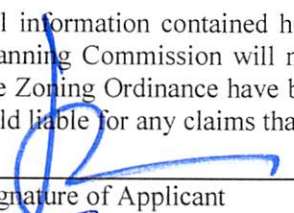
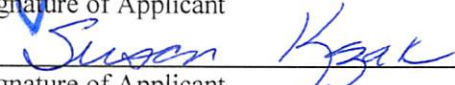
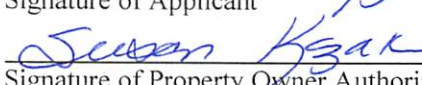
ATTACH THE FOLLOWING:

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner and One (1) Electronic Copy.
- Proof of property ownership.
- A brief written description of the proposed use.

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Signature of Applicant		Date	8.24.16
Signature of Applicant		Date	8-24-16
Signature of Property Owner Authorizing this Application		Date	8-24-16

To be completed by City:

Date Submitted: _____ Fee Paid: _____
 Received By: _____ Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)

To Approve: _____ To Deny: _____ Date of Action: _____
 Reasons for Action Taken: _____

CITY COUNCIL ACTION

Approved: _____ Denied: _____ Date of Action: _____
 Reasons for Action Taken: _____

project memorandum



Date: September 7, 2016

From: Leah DuMouchel

To: **Giles Tucker**

Downtown Development Authority and Economic Development Corporation
1355 Southfield Road
Lincoln Park, MI 48146

Project: **Rivers Edge Apartments PILOT**

Remarks:

I have reviewed the application for a Payment in Lieu of Taxes (PILOT) arrangement submitted in conjunction with the Site Plan Review of Rivers Edge Apartments, 28162 West Outer Drive, with particular regard to Item 7: Changes to Public Space.

The applicant states that required sidewalks, driveways, off-street parking, lighting, and other elements will be included in the design and construction documents and will be built as part of the development.

Review of the applicant's Site Plan confirms that these items are present and substantially compliant with the Lincoln Park Zoning Code. A detailed assessment of each item, including conditions to be addressed during subsequent review stages, can be found in the project's Site Plan Review report dated September 7, 2016.

**RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION
AUGUST 24, 2016**

SECTION I. SUMMARY OF APPLICATION REQUIREMENTS:

1. Applicant
 - a. Name:
 - (a) **Rivers Edge Apartments Limited Dividend Housing Association Limited Partnership**
 - b. Address:
 - (a) **26182 W. Outer Drive, Lincoln Park, MI 48146**
 - c. Telephone number:
 - (a) **313-389-7500**
 - d. Applying entity's representatives, sponsor, and financial guarantors:
 - (a) **Sponsor Name: Community Care Services**
 - (b) **Sponsor Contact Person and Title: Susan Kozak, Executive Director**
 - (c) **Addresses: 26184 W. Outer Drive, Lincoln Park, MI 48146**
 - (d) **Telephone numbers: Same**
2. Background/partnership structure:
 - a. Sponsor/Developer:
 - (a) **Please see Exhibit 1, *Community Care Systems Background*.**
 - b. Ownership Structure:
 - (a) **CCS will raise equity from the sale of housing tax credits. In order to raise this equity, CCS will form a new legal entity, a Limited Dividend Housing Association Limited Partnership. It is this partnership that will own the site and raise the equity. CCS will be the controlling entity. Please see Exhibit 2, *Partnership Structure*.**
 - c. This will be the first housing development for CCS. However, the services that will be provided to tenants in the Lincoln Park community (who currently may not be receiving vital services) are the heart of CCS' vision and mission.
 - d. In order to provide great depth in the real estate development area, CCS has or will hire the following development team members. All of these team members have decades of affordable multi-family housing development experience, and all have worked with funding entities such as Michigan State Housing Development Authority, Wayne County, HUD, private banks, equity syndicators, and the like.
 - (a) **Lead project consultant: Robert Zinser. Please see Exhibit 3, *Lead Consultant Background*.**
 - (b) **Architect: Fusco, Shaffer, & Pappas. Please see Exhibit 4, *Architectural Background*.**
 - (c) **General contractor: To be determined.**

- (d) Engineer: George Jerome & Co. <http://www.georgejerome.com/>. Please see Exhibit 5, *Lead Engineer Background*.
 - (e) Environmental firm: Applied Science and Technology. Please see Exhibit 6, *Environmental Background*.
 - (f) Property management company: KMG Prestige, Inc. Please see Exhibit 7, *Property Management Background*.
3. Describe the proposed Project. Include in this section the following:
- a. Intended usage:
 - (a) **Thirty-two units of affordable multi-family rental housing with support services to be provided on and off site. Supportive services are services provided to Rivers Edge residents for the purpose of enhancing the residents' ability to maintain independent living. Supportive services will address the unique needs of each of the residents.**
 - (b) **The applicant is requesting an annual PILOT rate of seven percent (7%).**
 - b. Economic and environmental impact:
 - (a) **Economic impact: The estimated proposed 7% PILOT payments to be paid by the development are approximately \$12,000 per year. This is new revenue to the City since the housing will be built on vacant land that currently has a non-profit status and does not generate tax revenue for the City.**
 - (b) **Environmental impact: N/A**
 - c. The square footage of the building and land area to be renovated:
 - (a) **Land area: 1.57 acres**
 - (b) **Gross building area: 35,200**
 - d. Architectural renderings:
 - (a) **Please see Exhibit 8, *Architectural Renderings*.**
 - e. All other information needed to fully explain the project.
 - (a) **Please see Exhibit 9, *Project Narrative*.**
4. Marketing and lessees
- a. State the marketing plans for the project identifying the intended market.
 - (a) **Community Care Services and other area agencies have waiting lists of those in need. Based on the order in which they appear on the waiting lists, tenants will be qualified by, among other things, the need for supportive services.**
 - b. What types of lessees are anticipated?
 - (a) **Lessees will be those who need various support services. Leases will be for a twelve month period.**

c. If the project is speculative, how long is full occupancy expected to take and who will manage the project?

(a) **The project is not speculative. CCS will have a waiting list of qualified tenants as will other area agencies.**

5. Briefly describe the ownership and tax information for this Project. Include in this section the following:

a. State the location of the proposed project by street address and legal description

(a) **Address: 26182 W. Outer Drive, Lincoln Park, MI 48146**

(b) **Legal description: Land in the City of LINCOLN PARK, County of Wayne and State of Michigan, de-scribed as: That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO.4", according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, de-scribed as beginning at the Northwesterly corner of Lot 54; thence South 42 degrees 45 minutes 50 seconds East 207.43 feet; thence South 47 degrees 00 minutes 45 seconds East 94.17 feet; thence South 29 degrees 26 minutes 15 seconds West 195.63 feet; thence North 60 degrees 20 minutes 40 seconds West 290.12 feet; thence North 29 degrees 39 minutes 20 seconds East 280.00 feet to the point of beginning.**

(c) **Sidwell Number: 45-002-01.0053-303**

(d) **Tax ID # 4500-2010-0533-03**

b. Name the property owner at the time of application submittal.

(a) **Current owner is Community Care Properties. The site will be sold to and owned by the new partnership, Rivers Edge Apartments Limited Dividend Housing Association Limited Partnership. The general partner of Rivers Edge LDHA LP will be controlled by CCS.**

c. If the Applicant does not presently own the property, attach a valid option to purchase the property.

(a) **Please see Exhibit 10, *Option Agreement*.**

d. Describe any and all existing financing, options, and liens on the property.

(a) **None.**

e. State the tax parcel number for all property involved with the Project and the current assessed value of the Property.

(a) **Parcel number is 4500-2010-0523-08.**

(b) **N/A. Due to its non-profit, no taxes are currently beings paid.**

f. Are any assessments presently under appeal? If so, describe the status of the appeal.

(a) **No.**

g. Will the Project result in the subdivision of any present tax parcel?

(a) **No.**

6. Provide a detailed development pro forma outlining the proposed hard, soft and financing costs associated with the proposed development. The pro forma must also identify all sources of financing and terms, including Applicant equity, construction and permanent financing and any government assistance. It is expected that proposals will contain detailed costs breakdowns.
 - a. Please see Exhibit 11, *Development Budget and Projections*.
7. Are changes needed to the public space around the Project (For example; sidewalks, lighting and planting)?
 - a. Required sidewalks, driveways, parking lot, lighting, etc., will be included in the design and construction documents and will be built as part of the development.
8. State the proposed time schedule for the Project including the dates anticipated for the following:
 - a. Closing of the loan or contributing financing availability.
 - (a) **June, 2017**
 - b. First expenditure of funds with regard to the project.
 - (a) **June, 2017**
 - c. Anticipated date construction will begin.
 - (a) **July, 2017**
 - d. Anticipated completion date.
 - (a) **June, 2018**
9. Financial Background:
 - a. Attach current audited financial statements of the applicant and guarantors. If audited financial statements are unavailable, please submit non-audited statements.
 - (a) **Please see Exhibit 12, *Sponsor Financial Statement*.**
 - b. State the relationship any applicant or grantor has had with any accounting firm over the last five years and reason for change, if any.
 - (a) **Boisvenu & Co., PC, CPA.
30600 Telegraph Road
Suite 1300
Bingham Farms, MI 48025
(248) 647-7000**
 - (b) **No change in past five years.**
 - c. Give three credit references for the applicant.
 - (a) **Peter Chang Enterprises
28530 Orchard Lake Road
Suite 101
Farmington Hills, MI 48334
(248) 932-4888**

- (b) Premier Building Maintenance & Supply
47570 Avante Drive
Wixom, MI 48393
(248) 773-7940
 - (c) OEX
1280 E. Big Beaver
Suite A
Troy, MI 48083
(248) 307-1850 ext. 205
- 10. Name any of the following that will be involved with the Project (with address and phone numbers):
 - a. Architects and engineers.
 - (a) Architect: Fusco, Shaffer, & Pappas, Inc. Please see Exhibit 4, *Architectural Background*
 - (b) Engineer: Please see Exhibit 5 *Lead Engineer Background*.
 - b. Contractor for project.
 - (a) To be selected.
 - c. Other professionals.
 - (a) Development consultant: Robert Zinser. Please see Exhibit 3, *Lead Consultant Background*.
 - d. Please describe any potential conflicts of interest the applicant or any grantor may have with any City Personnel or Commission members.
 - (a) None.
- 11. Please describe the following as to any applicant, guarantor, or other person involved with this project:
 - a. Any pending civil litigation involving this property or other business holdings.
 - (a) None.
 - b. Any pending criminal proceeding involving this property or other business holdings.
 - (a) None.
 - c. Any conviction, or other pending criminal matter, that is for any felony offense or any theft-related misdemeanor.
 - (a) None.

Statement: This application is made to induce the City of Lincoln Park to grant financial incentives to the applicant. The applicant represents that all statements contained herein are true and correct. All information materially significant to the City of Lincoln Park in its consideration of the application is included. The applicant authorizes the City of Lincoln Park investigation of its credit in connection with this application. The applicant acknowledges that it has reviewed the descriptions of the City of Lincoln Park financial program

for which it is applying and agrees to comply with those policies. The applicant specifically will pay all reasonable costs, fees and expenses incurred by the City of Lincoln Park whether or not the incentive is granted or project completed.

{signatures}

Applicant: **Rivers Edge Apartments Limited Dividend Housing Association Limited Partnership**
By: **Rivers Edge Apartments, Inc.**
Its: **General Partner**

By: **Susan Kozak**
Its: **President**
Date: **August 22, 2016**

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

EXHIBIT 1
COMMUNITY CARE SYSTEMS BACKGROUND

MISSION

To improve lives by providing hope, building recovery, and fostering wellness within our communities.

VISION

To be an innovative leader, providing community based, integrated health and wellness programs and services.

BOARD OFFICERS

William Fix, Board President, Journey of Hope Community Church, Senior Pastor

Martin Baxter, Board Vice President, General Motors, Retired

Lisa Forbes, Board Secretary, Northwest Manor, Director of Social Services

Anthony Arminiak, Board Treasurer, Wayne County Community College District, Downriver Campus, President

BOARD MEMBERS

Lisa Norris, Behavior Center of Michigan, Medical Consultant

Valentine Salazar

Elaine Thomas, Detroit Wayne County Community Mental Health Agency, Retired

Kimberly Zazula, Citizens Bank, Vice President

WHAT CCS DOES

Community Care Services (CCS), a 501(c)(3), has been providing quality mental health and substance abuse services to Wayne County residents for more than 30 years. CCS specializes in the outpatient treatment of mental health and substance abuse disorders. With four locations and more than 70 licensed therapists we work to meet the needs of each customer seeking treatment. CCS provides an extensive range of services for children, adults, seniors and families. It is our goal to remove barriers to healthcare and promote prevention, personal responsibility, interdisciplinary treatment and integrated healthcare to consumers need.

EXCERPT FROM 2015 ANNUAL REPORT

This year Community Care Services (CCS) provided over 74,000 services totaling 65,000 hours of service to over 4,200 individuals from the surrounding communities. For the first time in recent years the number of women served has exceeded the number of men by 9%. We have also noted a shift in other demographics. The age of our consumers has shifted upward with nearly 40% over the age of 46. The percent of children has grown from 12% to 14%. Our diversity has also increased with African American and other races increasing from 29% to

39%. It is critical that we understand who we are serving so that we may provide the best care possible.

We have continued our focus on the implementation of a care coordination/ case management model. This approach is key to helping our consumers connect with the necessary resources to help reduce the obstacles that stand in the way of enjoying a full and meaningful life. We also continue our efforts to integrate physical medicine into our clinics. We understand and believe that we must treat individuals from a “whole person” perspective, knowing that an individual with mental health or substance use disorders cannot successfully reach their highest potential if all areas of life are not addressed. We have worked hard to increase our collaboration with community and health organizations with the goal of improving treatment outcomes for those we serve.

This has been a very busy year with the construction renovation of our new Turning Point Clubhouse on Fort Street in Lincoln Park and the addition of a pharmacy to our Lincoln Park outpatient site. The clubhouse renovation was an 18-month project with our grand opening in September. The program truly encompasses the values we want to demonstrate throughout our service delivery system. This includes empowerment, self-determination, hope, and a meaningful life. Pharmacy services provided through Genoa have improved access to medications for our consumers, offering a convenient service before leaving the outpatient clinic.

We look forward to a new year of growth and accomplishments that are focused on improving the lives of all individuals that we serve as well as those in our surrounding communities, and thank you for your help and support in reaching these goals.

More information is available at <http://www.comcareserv.org/>.

EXHIBIT 2
PARTNERSHIP STRUCTURE

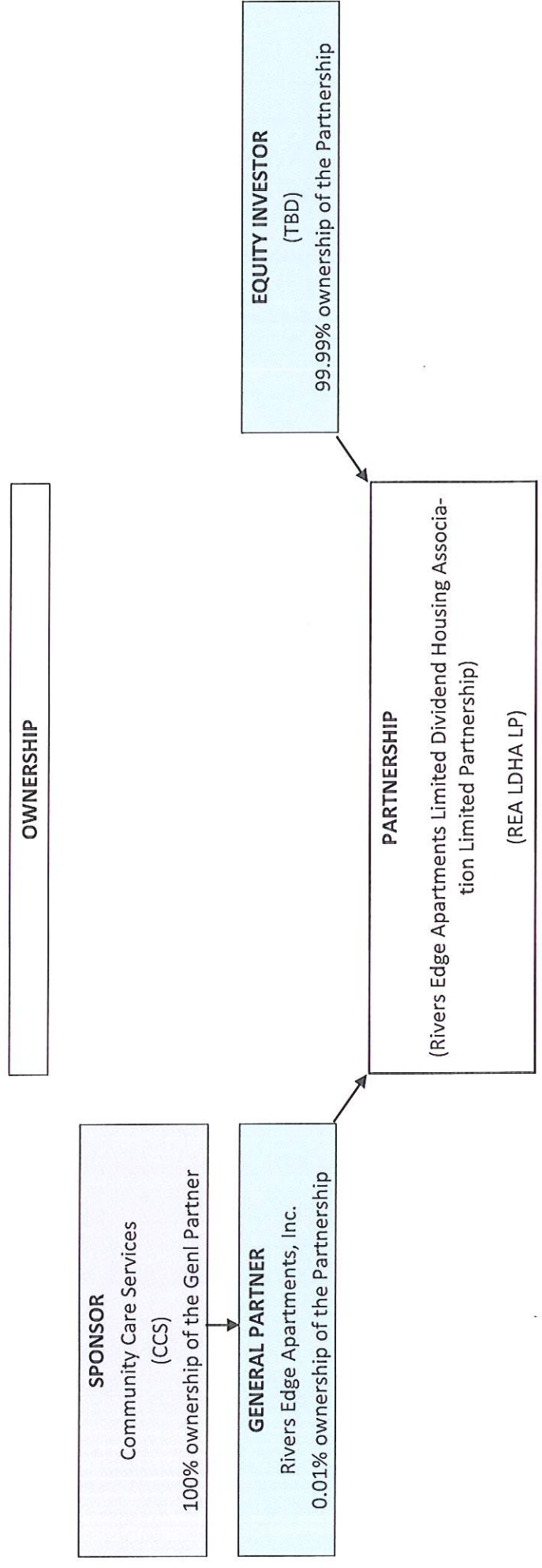


EXHIBIT 3
LEAD CONSULTANT BACKGROUND

ROBERT ZINSER

RESUME OF MULTIFAMILY AFFORDABLE HOUSING EXPERIENCE

Robert Zinser is a Certified Public Accountant with 25 years of Public Accounting experience in Michigan and Ohio, who has developed an expertise that specializes in the development and financial aspects of affordable housing projects. Mr. Zinser has provided professional housing and financial consulting services as they relate to the development of affordable housing since 1990. He has consulted with for profit and non-profit owners and tax credit syndicators in all aspects of the development and financial aspects of a housing project. The funding sources accessed for these projects include Low Income Tax Credits, Tax Exempt Bonds, FHA 221-D4 mortgages, HOME Funds (City and State), Community Development Block Grants, AHP Grants, Brownfield Tax Credits, Historic Tax Credits, and various City and County Grants.

In his consultant capacity Mr. Zinser has worked with various tax credit syndicators for the purpose of negotiating the sale of low income tax credits including the pricing, pay in structure and end buy out. He has also been active in the sales negotiation for Brownfield and Historic tax credits. More specifically, Mr. Zinser has been working with the City of Detroit and Michigan State Housing Development Authority representatives for the past 12 years. For those clients requiring development consulting services, Mr. Zinser has provided construction and project management consulting.

Mr. Zinser has provided professional financial and development consulting services for various affordable housing projects involving both new construction and renovation which resulted in the development of over 1,500 units of multi-family affordable housing.

EXHIBIT 4
ARCHITECTURAL BACKGROUND

8/23/2016

Philosophy & Approach - Fusco, Shaffer & Pappas, Inc. - Fusco, Shaffer & Pappas, Inc.

**FSP FUSCO,
SHAFFER &
PAPPAS, INC.**
ARCHITECTS AND PLANNERS

[Home](#)
[About Us](#)
[Services Provided](#)
[Experience](#)
[Media](#)
[Contact Us](#)



PHILOSOPHY & APPROACH



Our corporate philosophy is formed around three basic principals; client service, professional ethics and design excellence. Client service fosters the creation of unique and innovative design solutions that respond to both the client's aesthetic and budgetary needs. Successful projects align strategy, architecture and planning with the widest, most imaginative definitions of the client's vision.

Each project, client and site is seen as a unique opportunity. We believe that a collaborative environment and team approach to design allow us to create the highest level of achievement. For us, success is the combination of exceeding the client's needs, a commitment to professional integrity and creating inspiring and innovative expressions of design.

Our goal is to provide the highest possible level of quality, and attention to detail in the professional services we provide our clients, we maintain this management structure in three ways.

- Preserve a firm policy where the principals are involved in all aspects of a project, from inception to completion. This ensures that there is continuous oversight from initial design and construction documentation, through to supervision of building construction.
- Maintain a staff of highly motivated individuals who are passionate about design, unwavering in their pursuit of architectural excellence, and uncompromising in their dedication to serving the needs of the client.
- Creating Project Teams by engaging the services of the finest consultants available, specialized not only in their respective fields, but selected based on their expertise for providing their specialty on a specific project type.

Portfolio



Contact us

Fusco, Shaffer & Pappas, Inc.

Follow us

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

8/23/2016

Philosophy & Approach - Fusco, Shaffer & Pappas, Inc. - Fusco, Shaffer & Pappas, Inc.



550 E. Nine Mile Road
Ferndale, MI 48220
ph 248.543.4100
fx 248.543.4141



We are getting closer and closer at America Roseville!



© Copyright 2002-2016, Fusco, Shaffer & Pappas, Inc., All rights reserved



- [Home](#)
- [About Us](#)
- [Services Provided](#)
- [Experience](#)
- [Media](#)
- [Contact Us](#)

STAFF



LEADERSHIP

James Pappas, AIA (Résumé)

Robert W. Shaffer, Jr., AIA (Résumé)

STAFF

Linda L. Couch-Verdura

Joseph Loskill, III

Scott Kelley

Dan Haezebrouck

Steve Roffi, RA

Heather Buffone

Brooke Ellis

Meaghan Markiewicz

Kenneth Alder, AIA, LEED AP BD+C

Deborah Rhodes

Adam Coppersmith

Caroline Berard

Josie Schimpf

Brandon Paulus

Justin Lee

Blake Hattermann

Jason Steinhelb

May Kort

Laura McCabe

Bobby Johnson

Dan Mooney

Larry Patterson

Matt Rheinghans

Molly Markiewicz

Bill Callacatsos

For career information with Fusco, Shaffer & Pappas, Inc. [Click Here](#)

8/23/2016

Multi-Family - Fusco, Shaffer & Pappas, Inc. - Fusco, Shaffer & Pappas, Inc.



[Home](#)
[About Us](#)
[Services Provided](#)
[Experience](#)
[Media](#)
[Contact Us](#)

MULTI-FAMILY



Bell Building



Vista Maria



Charlotte Apartments



Garden View Estates Phase IV



Davenport Apartments



Coronado Apartments



Oakman Place Apartments



Arthur Antisdal Apartments



Liberty Hill Homes

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

8/23/2016

Multi-Family - Fusco, Shaffer & Pappas, Inc. - Fusco, Shaffer & Pappas, Inc.



Hamilton Crossing



Agnes Street Housing



Gary L. Miles Veteran's Home



Raupp Street Housing



Beacon Townhomes



Beacon Square Apartments



Springbrook Townhomes



Olivet College Student Housing



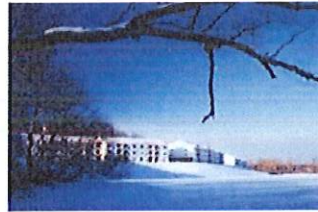
Sallotte Townhomes



Bayside Towers



Lenox Club Apartments



Crystal Lake Apartments

Portfolio

Contact us

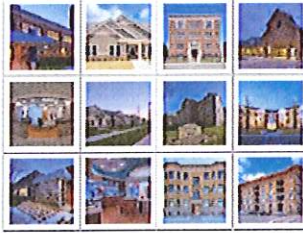
Follow us

Fusco, Shaffer &
Pappas, Inc.

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

8/23/2016

Multi-Family - Fusco, Shaffer & Pappas, Inc. - Fusco, Shaffer & Pappas, Inc.



550 E. Nine Mile Road
Ferndale, MI 48220
ph 248.543.4100
fx 248.543.4141



Fusco, Shaffer & Pappas, Inc.
Like Page 130 likes



Fusco, Shaffer & Pappas, Inc. added photos.
Yesterday at 11:06am

We are getting closer and closer at America Roseville!



© Copyright 2002-2016, Fusco, Shaffer & Pappas, Inc., All rights reserved

EXHIBIT 5
LEAD ENGINEER BACKGROUND

George Jerome & Co. was established in 1828.

EXCERPT FROM CRAIN'S ARTICLE - DETROIT 300 HERITAGE HONOREE, JULY 2001

Not many area businesses can trace their roots to the days when Detroit was surrounded by Indians instead of suburbs.

And not many companies can say they owe their existence to six consecutive father-to-son generations. But George Jerome & Co. - Michigan's oldest business - can.

George G. Jerome Sr. isn't totally ready to relinquish his role to his son, George Jr. But when he does, the younger George will be the sixth Jerome to lead the surveying and civil-engineering firm that has played such a prominent part in developing this area.

George Sr.'s great-great-grandfather, Edwin, started it all. He came to Detroit from New York in 1828 and not only found work surveying and charting the streets of Detroit, but also nearly all the villages and townships.

"In 1831, Edwin and his survey party were headed toward what is now Wisconsin, to lay out the land," George Sr. says as he begins a favorite family tale. "It was the time of the Black Hawk Indian Wars, and since roads did not exist, the party was traveling by way of the Indian trails. To say they were on edge was an understatement. "One night, sitting along the campfire, they heard noises. Scared and on the defensive, the team shot blindly into the bushes. They did hit their mark ...and killed a 200- pound wild pig.

"Not every day is as exciting," says George Jr., "but business is always interesting."

The company, which was responsible for laying out Grand Boulevard, considers itself a problem-solver. "Every parcel has its own unique problems, its own history and evolution," says George Sr.

Steel chains were used initially to measure many plots. In earlier times, a few inches either way didn't make much of a difference. Today, sophisticated lasers, satellites and computers don't always reproduce things as they were then. In a densely populated area, those few inches can make a big difference.

The company also has designed many storm-relief drains, water mains and sanitary sewers. It surveys for towers, bridges and schools. It determines boundaries for wildlife sanctuaries and is even called in to survey accident situations.

With all it has done, how does Michigan's oldest company want to be remembered for its work in the future?

"I hope people say we've had the foresight to correct a lot of problems created in the last 173 years," says George, Jr. "I hope they say we are a company of quality."

Michigan's oldest company, George Jerome & Co., has been led by six generations of the Jerome family: Edwin Jerome, Franklin Jerome, George Jerome, Gilbert Jerome, George G. Jerome Sr. and George G. Jerome Jr.

CIVIL ENGINEERING

1. Complete consulting civil engineering services relating to municipal work and land development
2. Preliminary research and field work
3. Feasibility studies
4. Cost estimates
5. Detailed design
6. Plans
7. Specifications
8. Advertisement for bids
9. Award of contract
10. Contract documents
11. Field layout
12. Inspection
13. Progress payments to contractor
14. As-built drawings

LAND SURVEYING

1. Complete land surveying services relating to horizontal and vertical control, topography, hydrography, and above ground, surface and underground locations
2. Research, field work, calculations, designs, drawings, reports and certifications
3. Subdivision plats
4. Condominium plats
5. "Land Title Surveys" in accordance with ALTA & ASCM Requirements
6. Outline boundary surveys
7. Lot surveys
8. Topographic surveys
9. Flood Plain elevation surveys
10. Precise layouts of machinery and equipment in industrial settings
11. Construction layouts
12. Mortgage Reports
13. "As Built" surveys

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

14. Accident surveys
15. Certified recordation surveys
16. Section corner recordation surveys
17. County drain surveys
18. Quantity/volumetric surveys
19. Utility surveys
20. Route location surveys
21. Geodetic surveys
22. Precise levels for vertical control
23. Hydrographic surveys
24. Riparian surveys
25. Multiple dwelling and high rise developments

MORTGAGE REPORTS

1. Complete mortgage report services relating to recorded subdivision lots, metes and bounds parcels, part-of-a-part of sections, and Private Claims, as to the location of improvements on subject land and adjacent properties, to easements of record, or as contained in current title policies for above ground, surface, and underground use, and to submerged lands and flood plains.
2. For single family homes, duplexes, multifamily dwellings, commercial, office, or industrial sites.
3. Actual location of all pertinent information on the site.
4. Computer check of closure and area of legal descriptions, when requested (at additional cost).
5. Certifications prepared to mortgagor and mortgagee.
6. Certifications prepared to individuals or companies where no mortgage is involved.
7. Two-day service from day of receipt of order, except commercial and industrial sites.
8. Daily delivery to lending institutions and title companies.
9. Transmission of orders and legal descriptions to and from our company by facsimile.

EXHIBIT 6
ENVIRONMENTAL BACKGROUND

ASTI Environmental has provided environmental consulting and engineering to the Great Lakes Region since 1985. All of ASTI's service groups are staffed by highly qualified and experienced environmental professionals specializing in their chosen field. ASTI Environmental began as Applied Science & Technology, Inc in 1985. Our mission was, and is today, to provide professional environmental consulting services to government, private developers, and industry. In 2004, the company began doing business as ASTI Environmental to emphasize that our mission exclusively focuses on environmental assessment, compliance, remediation and restoration.

ASTI Environmental has provided a wide range of services for projects, from the redevelopment of abandoned manufacturing facilities; to the redevelopment of gas stations; to the restoration of the original prison in the City of Jackson; to ecological restoration for wetlands and wildlife refuges. We also conducted area-wide environmental planning, such as the Environmental Concerns Inventory for the Rochester Hills Landfill Planning Area that identified environmental concerns, impediments to future developments, and provided a strategy to utilize Brownfield Tax Increment Financing (TIF) to support remediation and redevelopment costs.

ASTI Environmental has provided environmental and training services to industry and government since 1985. ASTI service groups are staffed by technical experts trained and certified as hazardous materials managers, regulatory compliance managers, professional geologists, environmental professionals, underground storage tank professionals, wetland scientists, asbestos inspectors, environmental property assessors, building inspectors, and management planners. We routinely provide services in the Great Lakes region and have completed projects throughout the United States and Canada and in Eastern Europe.

For industry and business, ASTI provides investigation, permitting, and remediation services to assist in achieving compliance with federal, state, and local environmental regulations.

For property acquisition and management, ASTI provides assessment, inspection and restoration services to evaluate site impacts, provide documentation for liability protection, remediate soils and groundwater contamination, and manage natural features.

Because of ASTI's practical understanding of environmental regulations, agency procedures, and our client's business needs, ASTI can provide cost-effective solutions to resolve environmental issues associated with development, operations, releases to the environment, and site closure.

EXHIBIT 7
PROPERTY MANAGEMENT BACKGROUND

ABOUT KMG PRESTIGE

KMG Prestige is a well-regarded, fee-based property management firm, specializing in the success of multifamily residential housing. Established in 1992, KMG Prestige's portfolio has grown to over 20,000 apartment homes. KMG Prestige is approved to manage HUD and MSHDA affiliated communities. We offer a full range of services to families, and individuals in subsidized, tax credit, rural development, and conventional rental communities in over 7 states.

We believe our employees are our greatest asset, and seek to provide a productive and solid career opportunity for each of them. KMG Prestige has made a substantial commitment to both technology and training so that our employees are furnished with the tools and knowledge they need in order to achieve the high standards their work requires. Currently, we have 850 trained professionals serving community residents as well as many qualified staff at each of our support centers, assisting in achieving the highest possible return for our owners

We are a client driven organization and in concert with our other values, we provide our clients with unmatched services to achieve their specific needs. KMG Prestige is proud of the quality of the relationship it maintains with its clients, most of which have endured over a long period of time. Our clients receive total dedication and highly qualified management team of professionals who are willing to go the extra steps to assure that your properties receive the best management possible. It is our goal to deliver the highest caliber of management services to its clients at the lowest cost possible.

KMG Prestige is committed to excellence and the continuous improvement in the delivery of property management services, and eagerly looks forward to the challenge of managing income producing communities at the highest level for many years to come.

EXPERIENCE

Throughout many active years in the Property Management Industry, we have gathered experience with:

LARGE PROPERTIES:

Large Properties are defined as residential rental communities that contain at least 100 apartment homes. KMG has managed individual properties with as many as 750 apartment homes and currently oversees a portfolio of 48 such communities.

SMALL PROPERTIES:

KMG Prestige has developed expertise in managing properties of 75 or fewer individual apartment homes. Creativity is required in providing for the needs of the small property because of all functions of management are required (leasing, maintenance, staffing rent collection, reporting and financial oversight) and resources are typically limited. KMG currently managed 316 properties of this product type.

GEOGRAPHIC DIVERSITY:

Our portfolio consists of 56 of the 83 counties in Michigan and maintains support centers in Mt. Pleasant, Lansing, and Farmington Hills, Michigan. We also provide management services to residential multifamily communities in 7 states including Michigan, Illinois, Ohio, Indiana, Wisconsin, California, and South Dakota.

Affordable Housing Program Knowledge:

Many rental programs have been developed and have seen significant growth in the past 30 years coinciding with KMG Prestige's earliest affiliates entry into the market. KMG Prestige has developed expertise in the administration of the HUD 202, 221 (d4), 236, Section 8 and the Low Income Housing Tax Credit (LIHTC) Rental Housing Programs as well as the Rural Development 515 and a number of tailor-made rental programs developed through the auspices of the Michigan State Housing Development Authority.

CLIENT BASE:

KMG Prestige's clientele is broad based, and although most are for-profit entities, a significant segment are non-profit organizations. A thread that is most common to most of KMG Prestige's clients is that they have their roots in the field of real estate development either creating new communities or acquiring and rehabilitating existing housing properties. The typical organizational structure of the client is that of a limited partnership or a limited-liability company.

CUSTOMERS/RESIDENTS:

Ever mindful of the impact our decisions and policies have upon its customer base of families, senior citizens and those with special needs, KMG Prestige strives to be a positive force in their lives. Over 50,000 people depend on the effort and reliability of KMG Prestige associates.

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

EXHIBIT 8
ARCHITECTURAL RENDERINGS



RIVERS EDGE APARTMENTS

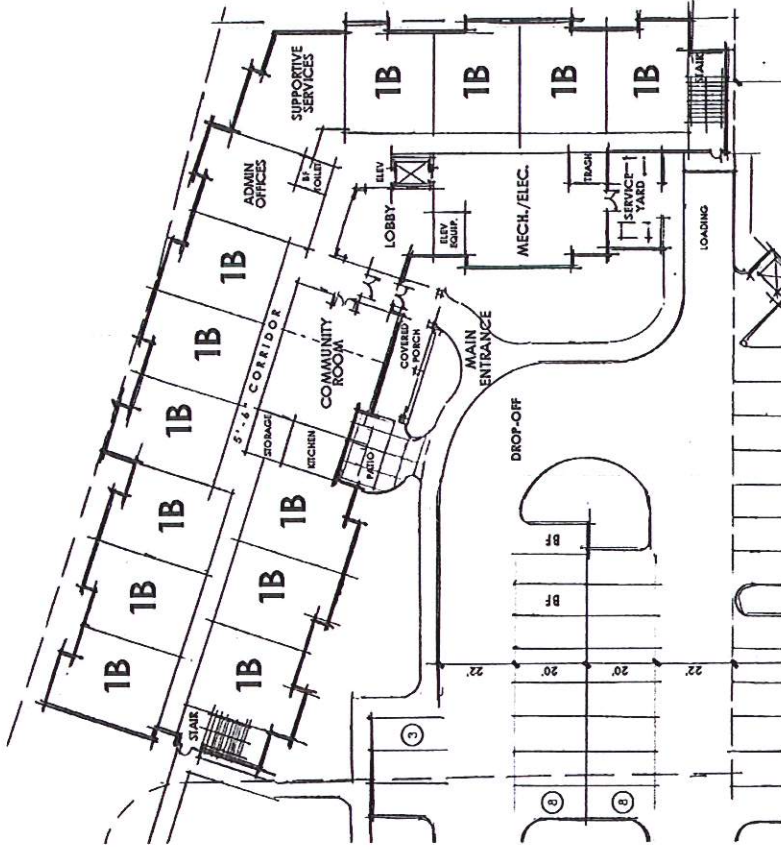
DATE	DESCRIPTION

KEY PLAN

UNACO, SHANTER & PAPAK, INC.
ARCHITECTS AND PLANNERS
2000 UNIVERSITY AVENUE
ANN ARBOR, MICHIGAN 48106

UNACO, SHANTER & PAPAK, INC.
ARCHITECTS AND PLANNERS
2000 UNIVERSITY AVENUE
ANN ARBOR, MICHIGAN 48106

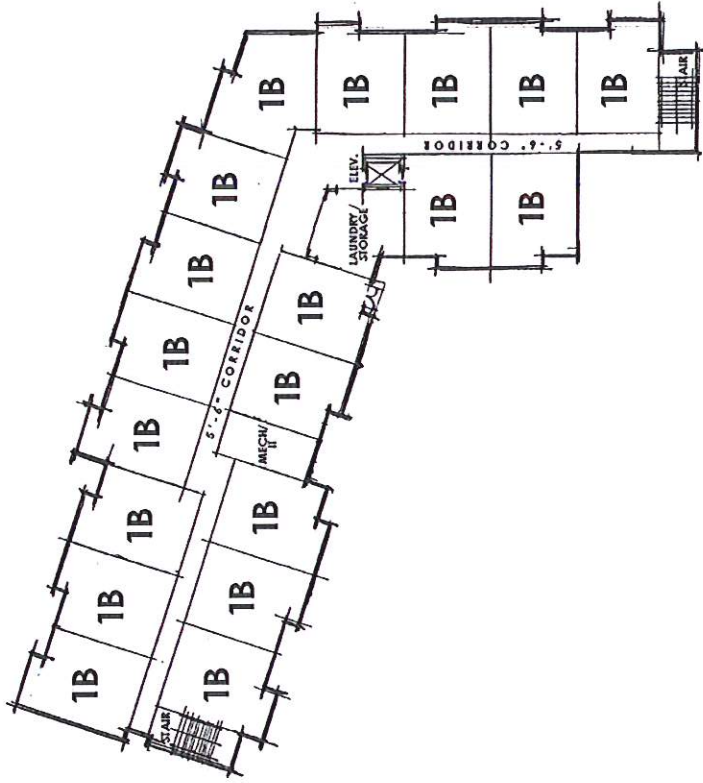
A.101



FIRST FLOOR PLAN
(13 UNITS)

8' 16' 32' 64'
1/16" = 1'-0"

NORTH



SECOND FLOOR PLAN
(19 UNITS)

8' 16' 32' 64'
1/16" = 1'-0"

NORTH



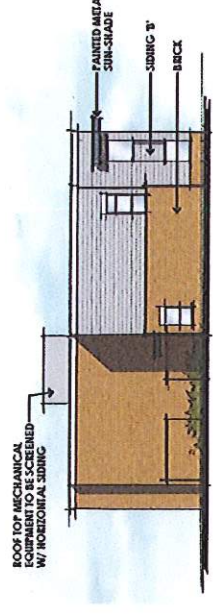
1 NORTHWEST ELEVATION $3/32" = 1'-0"$



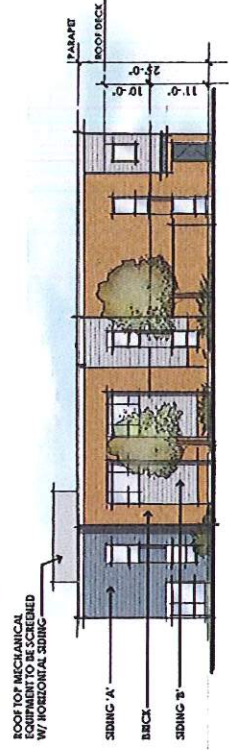
2 NORTHEAST ELEVATION (OUTER DRIVE) $3/32" = 1'-0"$



3 SOUTHEAST ELEVATION (CHANDLER AVENUE) $3/32" = 1'-0"$



4 SOUTHWEST ELEVATION $3/32" = 1'-0"$



5 SOUTHEAST ELEVATION (FACING PARKING LOT) $3/32" = 1'-0"$

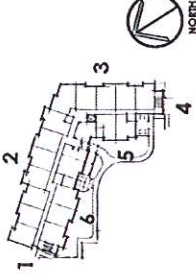


6 SOUTHWEST ELEVATION (FACING PARKING LOT) $3/32" = 1'-0"$

RIVERS EDGE APARTMENTS

LINCOLN PARK

MICHIGAN



ELEVATIONS

NOTE: BUILDING HEIGHT (TO ROOF SURFACE) NOT TO EXCEED 25'-0".



EXHIBIT 9
PROJECT NARRATIVE

1. Location: 26184 Outer Drive, Lincoln Park, Michigan 48146. Rivers Edge will be built on site currently owned by CCS.
2. Buildings: One 2-story apartment building with thirty-two units. The space will provide offices and areas for community and individual support services, meetings, and training for residents.
3. Preferred population: Those with special needs, as that term is defined in the attached.
4. Units: 32 one-bedroom units, that include two barrier-free units.
5. Each unit will have the following amenities and access to common areas as follows:
 - a. Bathroom
 - b. Living room
 - c. Full kitchen with appliances
 - d. Bus stop in front of the property to provide the residents with easy access to transportation
 - e. Many community amenities within one mile of the site such as grocery stores, pharmacies, education, recreation, commercial and health services, with ample opportunities for employment
 - f. Walkways available to the nearby amenities
6. A minimum of 480 square feet of office space for supportive service providers and space for tenant meetings, training and activities.
7. Comprehensive support services and case management for Special Needs and their families will be provided by Community Care Services. The services that will be provided directly and through other providers.
8. Total project cost: Approximately \$6.1 million. Of that amount, approximately \$4.2 million are hard construction costs.
9. Projected annual PILOT payment to City" \$20,000.

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

EXHIBIT 10
OPTION AGREEMENT

OPTION AGREEMENT

THIS OPTION AGREEMENT (the "Agreement") is made as of August 1, 2016, by and between Community Care Properties, a Michigan nonprofit corporation ("SELLER"), and Rivers Edge Apartments Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership ("BUYER") (Seller and Buyer hereinafter referred to as the "Parties"). The "Option Date" shall be the date on which the last of Seller or Buyer have executed and delivered to the other this Agreement.

In consideration of the execution and delivery of this Agreement and the payment to SELLER by BUYER of One Hundred and No/100 Dollars (\$100.00) (the "Option Price") the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree that BUYER shall have the right to purchase the Property (as described below) for a period of eighteen (18) months (commencing on the Option Date ("Option Period")), as it may be extended upon mutual agreement of the Parties.

In connection with the Option granted herein, the parties further acknowledge and agree with and represent and warrant to one another as follows:

1. Grant of Option. SELLER hereby grants to BUYER an option ("Option") to purchase the Property, as defined in attached Exhibit A, on the terms and conditions set forth in this Agreement. The term "Property" shall mean collectively:

(a) the real property located at "Vacant Outer Drive," Lincoln Park, Wayne County, Michigan, and described in Exhibit A attached hereto and made a part hereof (the "Land");

(b) any land lying in the bed of any street, road or avenue adjoining the Land, to the center line thereof, but only to the extent of SELLER's interest, if any, therein;

(c) all buildings, structures and improvements located on the Land (collectively, the "Improvements");

(d) all rights, easements and other interests, whether or not recorded, benefitting the Land or the Improvements, but only to the extent of SELLER's interest, if any, therein, including, without limitation, any easements, licenses or rights of access in, to or over any land adjoining or near the Land (collectively, the "Easements");

(e) all right, title and interest of SELLER in and to air, mineral and riparian rights, and all tenements, hereditaments, privileges and appurtenances belonging or in any way appertaining to the Land, the Improvements or the Easements;

(f) all of the fixtures, equipment and personal property owned by SELLER and located in, on or about the Land, the Improvements or the area encompassing the Easements which is necessary or desirable in the operation of any of the foregoing

(collectively, the "Personal Property") which is desired by BUYER to remain with the Land, the Improvements and the Easements and included in this sale;

(g) any and all leases and rental and occupancy agreements regarding any portion of the Land or the Improvements, and all sums and deposits held by SELLER under the same, including, without limitation, all security deposits (collectively, the "Leases");

(h) all agreements, contracts and warranties, excluding insurance policies, which are necessary or desirable in the operation of the Land, the Improvements or the area encompassing the Easements (collectively, the "Contracts") which are assignable to BUYER without the contractee's consent and which are desired by BUYER to be continued after the Closing; and

(i) all divisions of the Property permitted pursuant to the Land Division Act.

2. Purchase Price. The purchase price for the Property shall be Seventy Thousand Three Hundred Ninety-Two and No/100 Dollars (\$70,392.00) ("Purchase Price"). If the Option is exercised pursuant to the provisions hereof, the Option Price shall be deducted from the Purchase Price. If BUYER declines or fails to timely exercise the Option, the Option Price shall be deemed forfeited (other than as a result of SELLER's default or misrepresentation), BUYER shall automatically relinquish all claim to the Property, and no claim under this Option shall then be effectual, except as expressly provided otherwise in this Agreement.

3. Exercise of Option. The Option may be exercised by BUYER by (a) giving prior written notice of its intent to exercise the Option to SELLER, and (b) complying with the closing requirements of Paragraph 6 hereof. If the foregoing requirements (including those of Paragraph 6) are not met as and when provided herein, the Option shall terminate and be of no further force or effect and each party hereby thereupon releases and discharges the other party from any claim, demand or liability whatsoever arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement.

Upon Exercise of the Option, the terms of the Option Agreement will be deemed to be the terms of a Purchase Agreement between the Parties.

4. Inspections During Option Period. Upon the execution and delivery of this Agreement, BUYER shall have the right at any time during the Option Period to enter upon, use and occupy the Property for the purposes of conducting investigations, inspections, engineering tests, surveys, soil boring tests and such other studies and tests as BUYER shall deem in its sole discretion necessary to satisfy itself as to the condition of the Property, including, without limitation, testing related to the utilities which service the Property, the structural and mechanical condition of Improvements, and the environmental condition of the Property and property adjacent to the Land. SELLER agrees to supply BUYER within ten (10) days after the Option Date with all of the following, to the extent within the possession of SELLER, or its employees, agents, attorneys, brokers, vendors or contractors:

(a) any environmental reports on the Property completed within the last three (3) years; (b) any other reports covering inspections of the Property, including, without limitation, building system inspections; (c) copies of all mortgages, notes, assignments and documents pertaining to any mortgages and/or liens on the Property; (d) all notices and reports regarding taxation of the Land, the Improvements and the Personal Property; (e) a list of all Personal Property owned by SELLER and any liens or encumbrances thereon, (f) complete and accurate copies of all of the Leases and Contracts, and (g) any surveys, site plans or maps of the Land or the Improvements and any construction or alteration plans or specifications regarding the Improvements. If BUYER determines as a result of its inspection and in its sole discretion not to proceed with exercising the Option, it shall notify SELLER in writing prior to end of the Option Period, whereupon this Agreement and the Option shall terminate and be of no further force or effect, the Option Price shall be returned in full to BUYER, and each party hereby thereupon releases and discharges the other party from any claim, demand or liability arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement.

5. Title.

(a) Within thirty (30) days after the Option Date, SELLER shall, at its own expense, furnish to BUYER a commitment (the "Title Commitment") for an owner's policy of title insurance from a title company selected by BUYER committing the title company to issue to BUYER at Closing an ALTA owner's title insurance policy Form B, plus any endorsements as may be required by BUYER or its equity partner(s) that will be investing in BUYER or the Property, in the amount to be determined by BUYER, without standard exceptions, insuring BUYER as the owner of marketable fee simple title holder to the Property, subject only to the Permitted Exceptions, as defined below. BUYER shall be supplied, together with the Title Commitment, a copy of all recorded documents affecting the Property which constitute (or will at Closing constitute) encumbrances against the Property or exceptions to title.

(b) If the Title Commitment shall contain any encumbrances or exceptions which, in the sole discretion of BUYER and/or BUYER's counsel, may interfere with BUYER's intended use and/or development of the Property (collectively, "Defects"), BUYER shall notify SELLER of such Defects in writing within thirty (30) days after the date on which BUYER has received both the Title Commitment and a Survey of the Property. SELLER shall have thirty (30) days after the date of such notification to eliminate or cure to BUYER's satisfaction in its discretion such Defects. SELLER shall make reasonable, good faith effort to cure any Defects identified by BUYER. If, despite reasonable, good faith effort, SELLER shall be unable to so eliminate or cure such Defects within such 30-day cure period, BUYER may, at BUYER's option, in its sole discretion: (i) waive its objections to and accept title to the Property, subject to such Defects, or (ii) terminate this Agreement. If, within ten (10) business days after the end of such 30-day period, BUYER has not notified SELLER of its election, BUYER will be deemed to have elected option (ii) and terminated this Agreement, in which case the Option Fee will be refunded to BUYER. If this Agreement is terminated under this

Paragraph, this Agreement and the Option shall be of no further force or effect, the Option Price shall be returned in full to BUYER, and each party hereby thereupon releases and discharges the other party from any claim, demand or liability arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement.

(c) It shall be the sole responsibility and obligation of SELLER to discharge any and all outstanding liens or obligations which effect or encumber the Property, which liens or obligations shall have arisen prior to the Option Date or which shall have arisen subsequent hereto due to acts or omissions of SELLER, including, without limitation, all mortgages, due and unpaid, delinquent or forfeited taxes and assessments, and contractors' liens. If SELLER does not discharge all such outstanding liens and obligations, BUYER may, at its option, discharge such liens and obligations and deduct any sums expended by BUYER therefor from the Purchase Price; provided, however, nothing herein contained shall be construed as relieving SELLER from its obligations hereunder.

(d) Encumbrances or exceptions to title shown on the Title Commitment to which BUYER does not object under Paragraph 5(b), or which BUYER waives under Paragraph 5(b), and which are not required to be cured under Paragraph 5(c), shall be referred to as the "Permitted Exceptions."

(e) The Title Commitment shall also commit the title company, at SELLER's expense, to delete the preprinted or so called "standard" exceptions, and SELLER shall deliver to the title company such instruments, documents, indemnities and releases as the title company shall reasonably require to delete the preprinted or standard exceptions. The Title Commitment, showing only Permitted Exceptions as exceptions from coverage, shall be endorsed by the title company as of the date of the Closing.

6. Incentives; Low Income Housing Tax Credits (LIHTC). Without limiting BUYER's sole discretion in electing whether or not to exercise the Option, SELLER acknowledges that BUYER's ability to exercise the Option is contingent in part upon BUYER obtaining requisite incentives including, but not limited to, the allocation of LIHTC from the Michigan State Housing Development Authority resulting in a commitment to invest in the development by an equity investor in exchange for such LIHTC, and other funding needed to develop the Property as contemplated by BUYER, on terms and conditions acceptable to BUYER, in its sole discretion. SELLER agrees to reasonably cooperate with BUYER to obtain any such funding, including, without limitation, executing applications and affidavits in furtherance thereof. If BUYER determines, in its sole discretion, that it will be unable to obtain incentives, including, but not limited to, the allocation of LIHTC, or other such financing on terms and conditions acceptable to BUYER in its sole discretion, at any time during the Option Period, then, upon notice by BUYER to SELLER, BUYER may terminate this Agreement prior to end of the Option Period. If BUYER notifies SELLER of termination, this Agreement and the Option shall be of no further force or effect, the Option Price shall be returned in full to BUYER, and each party hereby thereupon releases and discharges the

other party from any claim, demand or liability arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement.

7. Closing; Sale and Conveyance.

(a) If BUYER exercises the Option, SELLER agrees to sell, warrant and convey to BUYER, and BUYER agrees to purchase from SELLER, the Property, subject only to the Permitted Exceptions (as hereinafter defined), upon the terms and conditions set forth in this Agreement.

(b) If BUYER elects to exercise the Option and consummate the purchase of the Property, the closing ("Closing") shall take place within ninety (90) days after the date on which BUYER exercises the Option. At Closing, the entire Purchase Price, adjusted as set forth herein and less the Option Price, shall be paid by BUYER to SELLER in cash in U.S. funds by wire transfer to an account designated by Seller, and SELLER thereupon shall deliver to BUYER: (i) a warranty deed in statutory form, conveying and warranting to BUYER good and marketable fee simple title to the Property, subject only to the Permitted Exceptions ("Warranty Deed"); (ii) a Bill of Sale, conveying and warranting to BUYER good title to the Personal Property, subject to no liens or defects whatsoever ("Bill of Sale"); (iii) an Assignment conveying and warranting to BUYER all SELLER's rights and interests in the Leases and the Contracts desired to be continued by BUYER ("Assignment"); (iv) originals of all of the Leases and the Contracts transferred to BUYER; (v) all of the keys and access devices to the Land, the Improvements and the Easements, excluding those held by tenants; and (vi) such other affidavits, agreements and documents that may be reasonably required to transfer title of the Property to BUYER or effectuate the transactions contemplated by this Agreement, including, without limitation, an affidavit confirming SELLER's representations and warranties herein, a non-foreign affidavit and an owner's affidavit. The Warranty Deed, Bill of Sale, Assignment and other affidavits, agreements and documents described above are collectively called the "Closing Documents".

8. Prorations and Closing Costs.

(a) SELLER shall pay all real estate taxes and assessments on the Land and Improvements due and owing on or by the Closing Date. If BUYER elects to exercise the Option and consummates the purchase of the Property, real estate taxes and assessments for the current tax period shall be apportioned pro rata on the due date basis as of the date of Closing.

(b) If BUYER elects to exercise the Option and consummate the purchase of the Property, as of the date of Closing, SELLER shall pay and terminate the accounts for all utilities serving the Land, the Improvements and the Easements and cooperate with BUYER to have transferred into BUYER's name all such utility accounts. All utility charges for accounts that cannot be terminated and transferred shall be prorated per

diem between the parties as of the date of Closing.

(c) If BUYER elects to exercise the Option and consummate the purchase of the Property, all rents under the Leases and all sums paid or due under the Contracts (which are elected to be continued by BUYER) shall be prorated between SELLER and BUYER as of the date of Closing. BUYER shall receive a credit against the Purchase Price for all past due rentals under the Leases as of the date of Closing and all past due sums due under the Contracts as of the date of Closing. Any sums received by BUYER after the date of Closing from tenants or occupants under the Leases shall be applied first to current rents and sums owing under the Leases. On the date ninety (90) days after the date of Closing, as a final accounting, BUYER shall pay to any rents and amounts received by BUYER after the date of Closing from tenants or occupants under the Leases in excess of current rents and sums for which BUYER received a credit at Closing. Thereafter, any rents and amounts received by BUYER after the date of Closing from tenants or occupants under the Leases shall be retained by BUYER, even if such rents and amounts would be applied to past due accounts under the Leases.

(d) BUYER shall pay the costs to record any notice of this Agreement, any and all escrow fee, and all fees and charges regarding any financing obtained by BUYER. BUYER shall pay the costs and premium for the title policy to be issued at Closing under the Title Commitment. SELLER shall pay the costs to record any documentation to clear Defects under Paragraph 5 (including discharge of the existing mortgage). BUYER shall pay the recording cost for the Warranty Deed, the escrow fee, and all real estate transfer tax or conveyance fee.

(e) SELLER shall terminate all insurance contracts affecting the Property as of the date of Closing. It shall be BUYER's responsibility to obtain all insurance required for operation of the Property after the date of Closing.

9. Representations and Warranties. SELLER hereby represents and warrants to BUYER as of the Option Date and as of the date of Closing, the following:

(a) SELLER either is or will be, the true and lawful owner of marketable fee simple title to all of the Property, and has and shall have the right to sell and convey the same to BUYER in accordance with the terms and conditions of this Agreement, and that title to the Property is and will be in the condition required for performance of this Agreement;

(b) To the best of SELLER's knowledge, SELLER is not a party to or bound by any contract or agreement of any kind whatsoever affecting the Property, whether written or verbal, other than the Leases and Contracts, which has not otherwise been disclosed to BUYER;

(c) SELLER has not received notice of any claim, suit or other action or investigation with respect to the violation of any law, statute, ordinance, rule, regulation

or order (collectively, "Legal Requirements") by or against SELLER or the Property, or part thereof, including, without limitation, environmental and occupational safety and hygiene laws, rules and regulations, and SELLER knows of no facts or circumstances which may give rise to any violation of Legal Requirements or to any future civil, criminal or administrative proceeding;

(d) The Land, the Improvements and the area encompassing the Easements is and shall remain properly zoned for all current uses and all necessary governmental and private consents, permits and approvals for the current uses have been obtained prior to the date hereof and continue in full force and effect.

(e) SELLER knows of no action or proceeding, pending or threatened, to have any portion of the Land, the Improvements or area encompassing the Easements taken or condemned or used for any governmental purposes or any other governmental action, proceeding or investigation which may adversely affect the current uses of the Property.

(f) Between the Option Date and the date of Closing, SELLER shall maintain (and deliver) the Property in substantially the same or better condition as it is in as of the Option Date;

(g) There has been no release, discharge, spill, generation from or onto or transportation from the Land, the Improvements or area encompassing the Easements of any hazardous or toxic substance or material, petrochemical, PCBs, asbestos or asbestos-containing materials, or any other material, substance or waste regulated under the federal Toxic Substance Control Act, the Resource Conservation and Recovery Act, the Clean Air Act, the Clean Water Act, or the Comprehensive Environmental Response, Compensation and Liability Act, as each may have been amended (collectively "Hazardous Materials");

(h) SELLER is a nonprofit corporation, exempt from taxes under Section 501(c)(3) of the IRS Code, validly existing in good standing under the laws of Michigan and has the power to own and convey the Property, and the execution of this Agreement constitutes and the execution of the Closing Documents will constitute the binding obligation of SELLER, authorized by all required actions and resolutions and not in conflict with or breach of its Bylaws or Articles of Incorporation or any agreements to which SELLER is a party or by which it may be bound, or any Legal Requirements;

(i) SELLER is not a "foreign person" as that term is defined in Section 1445 of the United States Internal Revenue Code of 1954, as amended.

All of the representations and warranties of SELLER herein contained shall survive the termination of this Agreement and the Closing of this transaction.

10. Brokers' Commissions. BUYER and SELLER each represent and covenant to the other that they have not utilized and will not utilize the services of any broker or finder in connection with this transaction. BUYER shall defend, indemnify and hold SELLER harmless for all liability for brokerage commissions, finders fees or the like arising in connection with the sale of the property, other than any such amounts as may be claimed by any party alleging to have been retained by SELLER; SELLER shall defend, indemnify and hold BUYER harmless from all liability for brokerage commissions, finders fees or the like arising in connection with the sale of the Property other than any such amounts as may be claimed by any party alleging to have been retained by BUYER.

11. Assignment. This Agreement may be freely assigned by BUYER upon the written notice to SELLER. SELLER may not assign this Agreement or the right to receive any payments hereunder (except as necessary to cause the discharge of the existing mortgage and any monetary liens, if any) or convey or transfer in any manner any of SELLER's right, title or interest in the Property, or part thereof.

12. Default. In the event of default by SELLER hereunder, BUYER may, at its option and in its discretion, elect either: (i) to terminate this Agreement whereupon the Option Price shall be promptly returned to BUYER, and BUYER may seek judgment against SELLER for damages; or (ii) seek from SELLER specific performance of this Agreement.

13. Risk of Loss. SELLER shall bear all risk of loss of the Property, or any portion thereof, until the date on which BUYER takes actual possession of the real estate, whereupon BUYER shall assume liability for risk of loss of the Property to which it has taken possession. SELLER shall be obligated to preserve, maintain and protect the Property in its present condition until BUYER actually takes possession of the real estate. In the event of damage to or loss of all or any of the Property prior to the date upon which BUYER actually takes possession, including, without limitation, loss arising out of vandalism, BUYER shall have the option (exercised by written notice to SELLER) to (a) terminate this Agreement and receive a full refund of the Option Price, or (b) consummate the purchase. If BUYER elects to terminate this Agreement, this Agreement and the Option shall immediately terminate and be of no further force or effect, the Option Price shall be returned in full to BUYER, and each party hereby thereupon releases and discharges the other party from any claim, demand or liability arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement. If BUYER elects to purchase the Property, BUYER shall be entitled to any insurance payment, award (or payment in lieu thereof) or other compensation paid or payable as a consequence of such damage or loss, and SELLER agrees to assign its interest thereto at closing to BUYER and assist BUYER in pursuing all valid claims. The foregoing obligation shall survive the date of Closing, the conveyance of the Property and the execution and delivery of the Closing Documents and other documents contemplated hereunder.

14. Condemnation. In the event of a taking or condemnation of all or any part of the Property by eminent domain, or the commencement of proceedings therefor, prior to the date upon which BUYER actually takes possession of the Property, BUYER shall have the right, at its

option, to: (a) terminate this Agreement, or (b) consummate the purchase. BUYER shall make such election by written notice given ten (10) business days after BUYER receives notice from SELLER of such taking or condemnation or proceedings therefor. If BUYER elects to terminate this Agreement, this Agreement and the Option shall immediately terminate and be of no further force or effect, the Option Price shall be returned in full to BUYER, and each party hereby thereupon releases and discharges the other party from any claim, demand or liability arising out of, related to or involving this Agreement or the Property, except those obligations expressly provided in this Agreement to survive the termination of this Agreement. If BUYER elects to purchase the Property, SELLER shall assign to BUYER any right, title and interest in any award or proceeds payable as a result of such taking or condemnation.

15. Survival. All of the terms and conditions hereof shall survive the date of Closing and the execution and delivery of any purchase agreement contemplated hereto, except to the extent expressly waived by any of the parties hereto.

16. Notices. Any and all notices permitted or required to be given hereunder shall be in writing and shall be either personally delivered to the party or shall be sent by U.S. registered or certified mail or by a reputable express mail company which guarantees next day delivery, at the following addresses:

If to SELLER:

Community Care Properties
26184 W. Outer Drive
Lincoln Park, MI 48146

If to BUYER:

Rivers Edge Apartments Limited Dividend Housing Association Limited
Partnership
26184 W. Outer Drive
Lincoln Park, MI 48146

Any such notice shall be deemed given and effective upon postage thereof by the primary party from whom it is being sent.

17. Merger. This Agreement and the attachments hereto constitute the entire Agreement between the parties with respect to the subject matter hereof, and all prior discussions, understandings, arrangements and agreements relating thereto are merged herein.

18. Binding. This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective representatives, successors and assigns.

19. Miscellaneous. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. This Agreement shall be liberally construed in accordance with the laws of Michigan in order to effectuate the purposes of this Agreement, without regard to any rule or law regarding the drafter of the Agreement. If any portion of

this Agreement is found invalid by a court of law, the remaining portions of this Agreement shall remain in full force and effect between the parties. The captions in this Agreement are inserted only for convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement. This Agreement may be executed in counterparts or counterpart signature pages, which together shall constitute a single agreement.

20. Counsel. Each party hereto acknowledges that it has been advised to obtain representation by legal counsel of its own choosing for each of your respective interests, and each party shall be solely responsible for payment of the fees due its counsel.

21. Entity Resolutions. As soon as reasonably possible after the Option Date, each party shall deliver to the other certified resolutions confirming its authority to enter into this Agreement and to take all action necessary to carry out the terms hereof. Each individual signer hereof represents and warrants to the other that he or she is duly authorized to execute and deliver this Agreement on behalf of the entity for which he or she has signed.

22. Notice of Option. If requested, SELLER agrees to execute an affidavit or memorandum for recording by BUYER with the Wayne County Register of Deeds that confirms that BUYER has the option rights as set forth in this Agreement.

IN WITNESS WHEREOF, the parties have executed this document as of the date first set forth hereinabove.

(Signatures appear on the following page.)

SELLER:

COMMUNITY CARE PROPERTIES, a Michigan
nonprofit corporation

By: _____

Susan Kozak

Its: Secretary-Treasurer

Date: _____

BUYER:

RIVERS EDGE APARTMENTS LIMITED
DIVIDEND HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

By: Rivers Edge Apartments GP, Inc., a
Michigan corporation

Its: General Partner

By: _____

Susan Kozak

Its: President

Date: _____

EXHIBIT A

Legal Description

Land in the City of Lincoln Park, County of Wayne and State of Michigan, described as:

That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO. 4," according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, described as beginning at the Northwesterly corner of Lot 54; thence South $42^{\circ}45'50''$ East 207.43 feet; thence South $47^{\circ}00'45''$ East 94.17 feet; thence South $29^{\circ}26'15''$ West 195.63 feet; thence North $60^{\circ}20'40''$ West 290.12 feet; thence North $29^{\circ}39'20''$ East 280.00 feet to the point of beginning

Property Address: Vacant Outer Drive, Lincoln Park, MI
Sidwell No.: 45-002-01-0053-303

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

EXHIBIT 11
DEVELOPMENT BUDGET AND PROJECTIONS

**COMMUNITY CARE SERVICES
RIVERS EDGE
DEVELOPMENT BUDGET - SCENARIO 1
110% BASIS BOOST - \$110,000 / UNIT HARD COSTS - 9% CREDITS - 7.0% PILOT RATE**

LIHTC COST CONTAINMENT/CREDIT EFFIC SCORE: 6

RENTS USED: FAIR MARKET RENT;

PERMANENT SOURCES OF FUNDS				
SOURCE	TOTAL	Per Unit	%	Notes
Deferred Developer's Fee	\$200,709	\$6,272	3.8%	Dfrd fees = 30.1% of Dev Fees.
General Partner contribution	123,282	3,853	2.4%	Dfrd fees = 30.1% of Dev Fees. GP contr = 18.5% of Dev Fees. Total Dfrd fees and GP contr = \$323,991 or 48.6% of Dev Fees. Cash fee = \$342,683 or 51.4% paid in cash.
Cinnaire LIHTC	4,901,424	153,169	93.8%	110% basis boost; 9% credits @ 9.00%; Acq credits @ 3.15%; LIHTC price: \$1.01; Annl credits
TOTAL SOURCES OF FUNDS	\$5,225,415	\$163,294	100.0%	

CONSTRUCTION SOURCES OF FUNDS				
SOURCE	TOTAL	Per Unit	%	Notes
Chase Bank	\$3,485,000	\$108,906	66.7%	Rate: 3.900%; Amo Prd: 2 yrs; Term: 2 yrs; paid off by equity proceeds at completion of construction.
TBD	1,225,356	38,292	23.4%	25.0% of equity
Amounts paid after construction	515,059	16,096	9.9%	Mainly developer fees, plus other minor post-construction soft costs.
TOTAL SOURCES OF FUNDS	\$5,225,415	\$163,294	100.0%	

**COMMUNITY CARE SERVICES
RIVERS EDGE
DEVELOPMENT BUDGET - SCENARIO 1
110% BASIS BOOST - \$110,000 / UNIT HARD COSTS - 9% CREDITS - 7.0% PILOT RATE**

LIHTC COST CONTAINMENT/CREDIT EFFIC SCORE: 6		RENTS USED: FAIR MARKET RENT;				
USES OF FUNDS		TOTAL				
LINE ITEM	TOTAL	RHB/NEW 9%	Per Unit	Per GRS SF (35,200 sf)	Per NET SF (Acre for Acq) (23,855 sf)	%
ACQUISITION COSTS	\$73,835		\$2,307	\$2.10	\$3	1.4%
Land - 100% of acq cost	\$72,000		\$2,250	\$2.05	\$3.02 / \$33,594	1.4%
Title	380		12	0.01	0.02	0.0%
Recording	75		2	0.00	0.00	0.0%
Transfer tax	1,300		41	0.04	0.05	0.0%
Revenue stamps	80		3	0.00	0.00	0.0%
CONSTRUCTION COSTS	\$3,520,000	\$3,520,000	\$110,000	\$100.00		67.4%
Site Work	343,719	343,719	10,741	9.76	14.41	6.6%
New Construction/Rehab	2,554,646	2,554,646	79,833	72.58	107.09	48.9%
<i>Sub-total Demo & Structures</i>	<i>\$2,898,365</i>	<i>\$2,898,365</i>	<i>\$90,574</i>	<i>82.34</i>		<i>55.5%</i>
General requirements - 8.00%	232,190	232,190	7,256			4.4%
Builder overhead - 4.00%	116,095	116,095	3,628			2.2%
Builder profit - 8.00%	232,190	232,190	7,256			4.4%
Performance bond	14,080	14,080	440			0.3%
Permit/Tap fees	2,080	2,080	65			0.0%
Builder insurance	8,800	8,800	275			0.2%
Other (Security, cost cert.)	16,200	16,200	506			0.3%

COMMUNITY CARE SERVICES
RIVERS EDGE

DEVELOPMENT BUDGET - SCENARIO 1

110% BASIS BOOST - \$110,000 / UNIT HARD COSTS - 9% CREDITS - 7.0% PILOT RATE

LIHTC COST CONTAINMENT/CREDIT EFFIC SCORE: 6

	\$1,631,580	\$1,381,815	\$50,987	RENTS USED: FAIR MARKET RENT;	31.2%
SOFT COSTS					
Professional Fees	236,950	227,950	7,405		4.5%
Design Architect - 3.5% of construction costs	114,350	114,350	3,573		2.2%
Supervisory Architect	19,100	19,100	597		0.4%
Real Estate Attorney	50,000	50,000	1,563		1.0%
Engineer/Survey	28,500	28,500	891		0.5%
Accounting/Financial	25,000	16,000	781		0.5%
Contingency	193,186	193,186	6,037		3.7%
Interim Construction Costs	271,350	271,350	8,480		5.2%
Hazard Insurance	15,500	15,500	484		0.3%
Liability Insurance	5,250	5,250	164		0.1%
Interest	144,250	144,250	4,508		2.8%
Loan Origination Fee	36,000	36,000	1,125		0.7%
Title insurance, recording fees, and transfer taxes	26,800	26,800	838		0.5%
Legal Fees	30,000	30,000	938		0.6%
Taxes and utilities	13,550	13,550	423		0.3%
Permanent Financing	3,300		103		0.1%
Perm Loan Origination Fee					
Title and Recording	3,300		103		0.1%
Other Costs	105,470	24,500	3,296		2.0%
Feasibility Study	5,000	5,000	156		0.1%
Market Study	6,000	6,000	188		0.1%
Environmental Study	13,500	13,500	422		0.3%
Tax credit fees	31,440		983		0.6%
Compliance Fees	15,200		475		0.3%
Marketing & Leasing	16,330		510		0.3%
Cost Certification	18,000		563		0.3%
Syndication Costs					
Developer	666,674	664,829	20,834		12.8%
Developer's fees and overhead	666,674	664,829	20,834		12.8%
Project Reserves	154,650		4,833		3.0%
Rent-Up Reserves	29,250		914		0.6%
Operating Reserves	103,000		3,219		2.0%
Replacement Reserves	22,400		700		0.4%
TOTAL DEVELOPMENT COSTS	\$5,225,415	\$4,901,815	\$163,294	\$148.45	100.0%

COMMUNITY CARE SERVICES
RIVERS EDGE

DEVELOPMENT BUDGET - SCENARIO 1

110% BASIS BOOST - \$110,000 / UNIT HARD COSTS - 9% CREDITS - 7.0% PILOT RATE

RENTS USED: FAIR MARKET RENT;

LIHTC COST CONTAINMENT/CREDIT EFFIC SCORE: 6

<i>Developer Fee - Acquisition</i>	TOTAL	RHB/NEW 9%
Acquisition cost	\$73,835	\$73,835
<u>Times: Fee percentage</u>		7.50%
Equals: Dev fee attributable to acquisition		\$5,538
<i>ReservesAcquisition</i>	TOTAL	RHB/NEW 9%
Total Reserves	\$154,650	\$154,650
<u>Times: Fee percentage</u>		7.50%
Equals: Dev fee attributable to reserves		\$11,599
<i>Developer's fee</i>	TOTAL	RHB/NEW 9%
Total project cost	\$5,225,415	\$5,225,415
Less: Acquisition cost	(73,835)	(73,835)
Less: Total Reserves	(154,650)	(154,650)
Less: Developer fee	(666,674)	(666,674)
Equals: Remaining basis for dev fee	\$4,330,256	\$4,330,256
<u>Times: Fee percentage</u>	15%	15%
Equals: Dev fee attributable to costs	\$649,538	\$649,538
MSHDA limit	\$666,674	\$666,674
TOTAL DEVELOPER FEE	\$666,674	\$666,674
<i>Less: General partner contribution</i>	(123,282)	
Equals: Cash developer fee to be paid	\$543,392	
Less: Deferred fee (from cash flow)	(200,709)	
EQUALS: CASH DEVELOPER FEE PAID UP FRONT	\$342,683	

COMMUNITY CARE SERVICES
RIVERS EDGE
DEVELOPMENT BUDGET - SCENARIO 1

110% BASIS BOOST - \$110,000 / UNIT HARD COSTS - 9% CREDITS - 7.0% PILOT RATE

LIHTC COST CONTAINMENT/CREDIT EFFIC SCORE: 6

RENTS USED: FAIR MARKET RENT;

LIHTC AND HTC EQUITY CALCULATIONS

EQUITY CALCULATIONS		Rehab/New
Credit rates as of Aug 1, 2016		9%
Reduced by:		9.00%
TOTALS		\$4,901,815
Less:		
Grant Proceeds		
Amount of Non-Qualified Non-Recourse Financing		
Equals: Total Eligible basis		\$4,901,815
Use credits?		1
Equals: Total Eligible basis used		\$4,901,815
Times: Qualified census tract - WTD AVG		110.00%
Times: Applicable fraction		100.00%
Equals: Total Qualified Basis		\$5,391,996
Times: Credit rate		9.00%
Equals: Annual credits		\$485,280
MSHDA Limit		\$1,500,000
Equals: Total annual gross credits: \$485,338		\$485,280
Times: Years for credit		10
Equals: Total gross credits		\$4,852,800
Times: Investor share		99.99%
Equals: Credits purchased		\$4,852,315
Times: Credit price		\$1.01
Equals: Equity investment		\$4,900,838
Plus / (Minus) adjustment to match syndicator		
Total LIHTC investment		\$4,901,424
Total Equity Investment		\$4,901,424

**COMMUNITY CARE SERVICES
RIVERS EDGE
PILOT RATE OF 7.00%**

ANNUAL OPERATING PROJECTIONS - SCENARIO 1

	Date ==>	Aug-18	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-24	Jan-25	Jan-26
			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual revenue increase			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual expense increase			-3.1%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Annual expense increase w/OUT tax and utilities			-4.8%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase UTILITIES only			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase ELECTRIC only			4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%	3.0%
Vacancy rate		7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Operating months in year ==>		5	12	12	12	12	12	12	12	12
INCOME	ANNUALIZED	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
(1) Gross Rental Income	\$212,736	\$88,640	\$216,991	\$221,331	\$225,758	\$230,273	\$234,878	\$239,576	\$244,368	\$249,255
Plus: Other Income										
Less: Vacancy of 7.0%	(14,892)	(6,205)	(15,189)	(15,493)	(15,803)	(16,119)	(16,441)	(16,770)	(17,106)	(17,448)
EFFECTIVE GROSS INCOME	\$197,844	\$82,435	\$201,802	\$205,838	\$209,955	\$214,154	\$218,437	\$222,806	\$227,262	\$231,807
OPERATING EXPENSES	<i>Annulzd Base</i>									
Total Administrative	\$34,263	\$18,651	\$35,290	\$36,349	\$37,440	\$38,563	\$39,720	\$40,911	\$42,139	\$43,403
Total Insurance	9,120	3,800	9,394	9,675	9,966	10,265	10,573	10,890	11,216	11,553
Total Maintenance	45,840	19,100	47,215	48,632	50,091	51,593	53,141	54,735	56,377	58,069
Total Management Fees	15,872	6,613	16,348	16,839	17,344	17,864	18,400	18,952	19,521	20,106
Total Advertising And Marketing	300	125	309	318	328	338	348	358	369	380
Total Other Operating										
Total Reserves	22,400	9,333	23,072	23,764	24,477	25,211	25,968	26,747	27,549	28,376
Total Taxes - 7.00% PILOT (partial first year)	11,788	4,912	12,003	12,221	12,442	12,668	12,898	13,132	13,370	13,612
Total Utilities	29,440	12,267	30,334	31,256	32,206	33,185	34,180	35,206	36,262	37,350
TOTAL OPERATING EXPENSES	\$169,023	\$74,801	\$173,965	\$179,054	\$184,293	\$189,686	\$195,227	\$200,931	\$206,803	\$212,848
Per Unit WITH reserves	\$5,282	\$5,282	\$5,436	\$5,595	\$5,759	\$5,928	\$6,101	\$6,279	\$6,463	\$6,652
Dif btwn exp and rev incr - s/be at least 1%				1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
EQUALS: CASH AVAILABLE TO REPAY DEFE	\$18,322	\$7,634	\$27,836	\$26,784	\$25,662	\$24,468	\$23,210	\$21,874	\$20,459	\$18,959
Less: Deferred fee payment		(6,871)	(51,617)	(24,105)	(23,096)	(22,021)	(20,889)	(19,687)	(18,413)	(17,063)
EQUALS: CASH AFTER DEFPRD FEE PAYMEN		\$763	\$5,735	\$2,678	\$2,566	\$2,447	\$2,321	\$2,187	\$2,046	\$1,896
(3) LEASE-UP RESERVES										
Beginning balance	\$29,250	\$29,250	\$29,516	(29,516)						
Less: To cover deficits DURING LEASE-UP (assumes 0.0% o										
Interim balance	\$29,250									
Plus: Interest at the AFR of 2.180%	266									
Ending balance	\$29,516									

**COMMUNITY CARE SERVICES
RIVERS EDGE
PILOT RATE OF 7.00%
ANNUAL OPERATING PROJECTIONS - SCENARIO 1**

Date ==>	Aug-18	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-24	Jan-25	Jan-26
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual revenue increase		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual expense increase		-3.1%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Annual expense increase w/OUT tax and utilities		-4.8%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase UTILITIES only		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase ELECTRIC only		4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%	3.0%
Vacancy rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Operating months in year ==>									
	5	12	12	12	12	12	12	12	12
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
(4) OPERATING RESERVES									
Beginning balance	\$103,000	\$103,936	\$136,361	\$139,333	\$142,371	\$145,474	\$148,646	\$151,886	\$155,197
Additions (2nd yr includes bal of lease-up reserves)		29,516							
Interim Balance	\$103,000	\$133,451	\$136,361	\$139,333	\$142,371	\$145,474	\$148,646	\$151,886	\$155,197
Less: To cover cash flow deficits									
Interim balance	936	2,909	2,973	3,037	3,104	3,171	3,240	3,311	3,383
Plus: Interest at the AFR of 2.180%									
Ending balance	\$103,936	\$136,361	\$139,333	\$142,371	\$145,474	\$148,646	\$151,886	\$155,197	\$158,581
(5) REPLACEMENT RESERVES									
Beginning balance	\$22,400	\$31,979	\$56,000	\$52,931	\$78,829	\$106,033	\$103,657	\$132,955	\$163,703
Plus: Additions from operations at \$700 / unit / year	9,333	23,072	23,764	24,477	25,211	25,968	26,747	27,549	28,376
Equals: Interim Balance	\$31,733	\$55,051	\$79,764	\$77,408	\$104,040	\$132,001	\$130,404	\$160,504	\$192,079
Less: Capt impr each 3 yrs @ \$825/unit infld at 3.00%			(28,008)			(30,605)			(33,443)
Equals: Interim balance	\$31,733	\$55,051	\$51,756	\$77,408	\$104,040	\$101,396	\$130,404	\$160,504	\$158,636
Plus: Interest at the AFR of 2.180%	246	949	1,175	1,421	1,993	2,261	2,551	3,199	3,513
Equals: Ending balance	\$31,979	\$56,000	\$52,931	\$78,829	\$106,033	\$103,657	\$132,955	\$163,703	\$162,149
(6) DEFERRED DEVELOPER FEES									
Beginning balance	\$200,709	\$195,662	\$148,311	\$127,438	\$107,121	\$87,435	\$68,452	\$50,258	\$32,940
Plus: Interest at the AFR of 2.180%	1,823	4,265	3,233	2,778	2,335	1,906	1,492	1,096	718
Equals: Interim balance	\$202,532	\$199,927	\$151,544	\$130,216	\$109,456	\$89,341	\$69,945	\$51,353	\$33,658
Less: Payments from cash flow	(6,871)	(51,617)	(24,105)	(23,096)	(22,021)	(20,889)	(19,687)	(18,413)	(17,063)
Equals: Ending balance	\$195,662	\$148,311	\$127,438	\$107,121	\$87,435	\$68,452	\$50,258	\$32,940	\$16,595

Footnotes

- Gross Rental Income is based on 32 units.
- Taxes are based on a PILOT rate of 7%. [Payment in Lieu of Taxes (PILOT) equals net revenues less all landlord-paid utilities, times 7%.]
- The Lease-Up Reserves account is for operational shortfalls during the lease-up period. The first partial year lease-up projections show that \$0 are needed. Unused rent-up reserves are withdrawn from this account and added to the Operating Reserve account in year 2. The reserves earn interest of 2.18% per year.
- The Operating Reserves account is used to cover operational shortfalls. Unused rent-up reserves of \$29,516 are added in year 2. The reserves earn interest of 2.18% per year.
- The Replacement Reserves account is for capital improvements every 3 years at \$825/unit inflated at 3%/yr.
- Deferred Developer Fees are paid from available cash flow.

**COMMUNITY CARE SERVICES
RIVERS EDGE
PILOT RATE OF 7.00%
ANNUAL OPERATING PROJECTIONS - SCENARIO 1**

Date ==>	Jan-27	Jan-28	Jan-29	Jan-30	Jan-31	Jan-32	Jan-33	Jan-34	Jan-35
	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual revenue increase	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	3.2%	2.9%	2.9%
Annual expense increase w/OUT tax and utilities	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.4%	3.0%	3.0%
Annual expense increase UTILITIES only	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase ELECTRIC only	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Operating months in year ==>	12	12	12	12	12	12	12	12	12
ANNUALIZED	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18
INCOME									
(1) Gross Rental Income	\$254,240	\$259,325	\$264,512	\$269,802	\$275,198	\$280,702	\$286,316	\$292,042	\$297,883
Plus: Other Income									
Less: Vacancy of 7.0%	(17,797)	(18,153)	(18,516)	(18,886)	(19,264)	(19,649)	(20,042)	(20,443)	(20,852)
EFFECTIVE GROSS INCOME	\$236,443	\$241,172	\$245,996	\$250,916	\$255,934	\$261,053	\$266,274	\$271,599	\$277,031
OPERATING EXPENSES									
Total Administrative	\$44,705	\$46,046	\$47,427	\$48,850	\$50,316	\$51,825	\$54,180	\$55,781	\$57,431
Total Insurance	11,900	12,257	12,624	13,003	13,393	13,795	14,209	14,635	15,074
Total Maintenance	59,811	61,605	63,453	65,357	67,318	69,337	71,417	73,560	75,767
Total Management Fees	20,709	21,331	21,971	22,630	23,309	24,008	24,728	25,470	26,234
Total Advertising And Marketing	391	403	415	428	441	454	467	481	496
Total Other Operating									
Total Reserves	29,227	30,104	31,007	31,937	32,895	33,882	34,898	35,945	37,024
Total Taxes - 7.00% PILOT (partial first year)	13,858	14,108	14,363	14,621	14,884	15,152	15,424	15,700	15,981
Total Utilities	38,471	39,626	40,815	42,040	43,301	44,599	45,937	47,314	48,733
TOTAL OPERATING EXPENSES	\$219,072	\$225,479	\$232,075	\$238,866	\$245,856	\$253,051	\$261,260	\$268,887	\$276,739
Per Unit WITH reserves	\$6,846	\$7,046	\$7,252	\$7,465	\$7,683	\$7,908	\$8,164	\$8,403	\$8,648
Dif btwn exp and rev incr - s/be at least 1%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.40%	1.00%	1.00%
EQUALS: CASH AVAILABLE TO REPAY DEFE	\$17,371	\$15,693	\$13,921	\$12,050	\$10,078	\$8,001	\$5,014	\$2,712	\$292
Less: Deferred fee payment	(15,634)	(1,351)							
EQUALS: CASH AFTER DEFERD FEE PAYMEN	\$1,737	\$14,341	\$13,921	\$12,050	\$10,078	\$8,001	\$5,014	\$2,712	\$292
LEASE-UP RESERVES									
Beginning balance									
Less: To cover deficits DURING LEASE-UP (assumes 0.0% o									
Interim balance									
Plus: Interest at the AFR of 2.180%									
Ending balance									

**COMMUNITY CARE SERVICES
RIVERS EDGE
PILOT RATE OF 7.00%
ANNUAL OPERATING PROJECTIONS - SCENARIO 1**

Date ==>	Jan-27	Jan-28	Jan-29	Jan-30	Jan-31	Jan-32	Jan-33	Jan-34	Jan-35
	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual revenue increase	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual expense increase	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	3.2%	2.9%	2.9%
Annual expense increase w/OUT tax and utilities	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.4%	3.0%	3.0%
Annual expense increase UTILITIES only	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual expense increase ELECTRIC only	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy rate	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Operating months in year ==>	12	12	12	12	12	12	12	12	12
ANNUALIZED	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18
(4) OPERATING RESERVES									
Beginning balance	\$158,581	\$162,038	\$165,570	\$169,179	\$172,868	\$176,636	\$180,487	\$184,421	\$188,442
Additions (2nd yr includes bal of lease-up reserves)									
Interim Balance	\$158,581	\$162,038	\$165,570	\$169,179	\$172,868	\$176,636	\$180,487	\$184,421	\$188,442
Less: To cover cash flow deficits									
Interim balance	3,457	3,532	3,609	3,688	3,769	3,851	3,935	4,020	4,108
Plus: Interest at the AFR of 2.180%									
Ending balance	\$162,038	\$165,570	\$169,179	\$172,868	\$176,636	\$180,487	\$184,421	\$188,442	\$192,550
(5) REPLACEMENT RESERVES									
Beginning balance	\$162,149	\$195,230	\$229,918	\$229,333	\$266,617	\$305,683	\$306,231	\$348,185	\$392,113
Plus: Additions from operations at \$700 / unit / year	29,227	30,104	31,007	31,937	32,895	33,882	34,898	35,945	37,024
Equals: Interim Balance	\$191,376	\$225,333	\$260,924	\$261,270	\$299,512	\$339,565	\$341,129	\$384,131	\$429,137
Less: Captl impr each 3 yrs @ \$825/unit infld at 3.00%			(36,544)			(39,932)			(43,635)
Equals: Interim balance	\$191,376	\$225,333	\$224,381	\$261,270	\$299,512	\$299,633	\$341,129	\$384,131	\$385,502
Plus: Interest at the AFR of 2.180%	3,853	4,584	4,952	5,348	6,171	6,998	7,056	7,982	8,476
Equals: Ending balance	\$195,230	\$229,918	\$229,333	\$266,617	\$305,683	\$306,231	\$348,185	\$392,113	\$393,978
(6) DEFERRED DEVELOPER FEES									
Beginning balance	\$16,595	\$1,323							
Plus: Interest at the AFR of 2.180%	362	29							
Equals: Interim balance	\$16,957	\$1,351							
Less: Payments from cash flow	(15,634)	(1,351)							
Equals: Ending balance	\$1,323								

Footnotes

- Gross Rental Income is based on 32 units.
- Taxes are based on a PILOT rate of 7%. [Payment in Lieu of
- The Lease-Up Reserves account is for operational shortfalls
Unused rent-up reserves are withdrawn from this account a
- The Operating Reserves account is used to cover operations
- The Replacement Reserves account is for capital improve
- Deferred Developer Fees are paid from available cash flow.

RIVERS EDGE
LINCOLN PARK, MI
PAYMENT-IN-LIEU-OF-TAX APPLICATION

EXHIBIT 12
SPONSOR FINANCIAL STATEMENT

**COMMUNITY CARE SERVICES AND
COMMUNITY CARE PROPERTIES
COMBINING FINANCIAL STATEMENTS
SEPTEMBER 30, 2015**

**BOISVENU & COMPANY, P.C.
Certified Public Accountants
Bingham Farms, Michigan**

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

TABLE OF CONTENTS

	PAGE
INDEPENDENT AUDITOR'S REPORT	1
COMBINING STATEMENT OF FINANCIAL POSITION	3
COMBINING STATEMENT OF ACTIVITIES	4
COMBINING STATEMENT OF FUNCTIONAL EXPENSES.....	5
COMBINING STATEMENT OF CASH FLOWS.....	6
NOTES TO COMBINING FINANCIAL STATEMENTS	7



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Community Care Services and of
Community Care Properties

We have audited the accompanying combining financial statements of Community Care Services and Community Care Properties (nonprofit organizations), which comprise the combining statement of financial position as of September 30, 2015, and the related combining statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the combining financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these combining financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these combining financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the combining financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combining financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the combining financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the organization's preparation and fair presentation of the combining financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the combining financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the combining financial statements referred to above present fairly, in all material respects, the individual and combining financial positions of Community Care Services and Community Care Properties as of September 30, 2015, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited Community Care Services and Community Care Properties' September 30, 2014 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated April 15, 2015. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2014, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Boisvenu & Company, P.C.

January 22, 2016

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

COMBINING STATEMENT OF FINANCIAL POSITION

SEPTEMBER 30, 2015, WITH COMPARATIVE TOTALS FOR 2014

	Community Care Services	Community Care Properties	Totals	
			2015	2014
ASSETS				
Current Assets				
Cash and cash equivalents	\$ 1,771,947	\$ 813,046	\$ 2,584,993	\$ 3,242,215
Accounts receivable - net	588,469	6,125	594,594	818,674
Intra-organization due (to) from	88,450	(88,450)	-	-
Prepaid expenses	79,208	5,116	84,324	55,111
Investments	-	44,120	44,120	44,120
Total Current Assets	<u>2,528,074</u>	<u>779,957</u>	<u>3,308,031</u>	<u>4,160,120</u>
Non-current Assets				
Investments held as collateral	-	270,000	270,000	270,000
Mortgage costs	-	-	-	6,874
Deposits	1,108	-	1,108	408
Property and equipment - net	649,163	2,622,126	3,271,289	2,445,972
Contributed use of land	-	37,156	37,156	71,244
Total Non-current Assets	<u>650,271</u>	<u>2,929,282</u>	<u>3,579,553</u>	<u>2,794,498</u>
TOTAL ASSETS	<u>\$ 3,178,345</u>	<u>\$ 3,709,239</u>	<u>\$ 6,887,584</u>	<u>\$ 6,954,618</u>
LIABILITIES AND NET ASSETS				
Current Liabilities				
Accounts payable	\$ 118,531	\$ 72,755	\$ 191,286	\$ 51,056
Accrued liabilities	237,096	6,242	243,338	262,570
Deferred revenue	7,020	11,787	18,807	4,515
Line of credit	250,000	-	250,000	500,000
Notes payable - current portion	-	338,450	338,450	170,296
Total Current Liabilities	<u>612,647</u>	<u>429,234</u>	<u>1,041,881</u>	<u>988,437</u>
Long-term Liabilities				
Notes payable, net of current portion	-	118,097	118,097	456,539
Total Liabilities	<u>612,647</u>	<u>547,331</u>	<u>1,159,978</u>	<u>1,444,976</u>
Net Assets				
Unrestricted				
Undesignated	1,590,394	3,124,752	4,715,146	3,844,113
Board designated	970,659	-	970,659	1,589,221
Total Unrestricted Net Assets	<u>2,561,053</u>	<u>3,124,752</u>	<u>5,685,805</u>	<u>5,433,334</u>
Temporarily restricted				
	<u>4,645</u>	<u>37,156</u>	<u>41,801</u>	<u>76,308</u>
Total Net Assets	<u>2,565,698</u>	<u>3,161,908</u>	<u>5,727,606</u>	<u>5,509,642</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 3,178,345</u>	<u>\$ 3,709,239</u>	<u>\$ 6,887,584</u>	<u>\$ 6,954,618</u>

See accompanying notes to combining financial statements.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES
COMBINING STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2015, WITH COMPARATIVE TOTALS FOR 2014

	Community Care Services			Community Care Properties			Combining Totals	
	Unrestricted	Temporarily Restricted		Unrestricted	Temporarily Restricted		Total	Total
		Restricted	Total		Restricted	Total		
REVENUE AND SUPPORT								
Governmental agency contracts	\$ 5,768,161	\$ -	\$ 5,768,161	\$ -	\$ -	\$ -	\$ 5,768,161	\$ 6,088,217
Individual patient, insurance and medicare	1,038,092	-	1,038,092	-	-	-	1,038,092	876,190
Contributions	21,093	823	21,916	-	-	-	21,916	23,743
Rental income and other revenue	14,453	-	14,453	223,787	-	223,787	238,240	117,330
Intra-organization support	(332,475)	-	(332,475)	332,475	-	332,475	-	-
Net assets released from restrictions	6,509,324	823	6,510,147	556,262	-	556,262	7,066,409	7,105,480
	1,242	(1,242)	-	34,088	(34,088)	-	-	-
TOTAL REVENUE AND SUPPORT	6,510,566	(419)	6,510,147	590,350	(34,088)	556,262	7,066,409	7,105,480
EXPENSES								
Program Services								
Mental health services	4,441,490	-	4,441,490	-	-	-	4,441,490	4,973,469
Substance abuse	489,730	-	489,730	-	-	-	489,730	708,492
Counseling resource center	217,032	-	217,032	-	-	-	217,032	132,211
Health and social services	-	-	-	394,637	-	394,637	394,637	450,798
Property management	-	-	-	10,472	-	10,472	10,472	13,775
Total Program Services	5,148,252	-	5,148,252	405,109	-	405,109	5,553,361	6,278,745
Supporting Services								
Management and general	1,199,814	-	1,199,814	89,241	-	89,241	1,289,055	1,553,673
Fund raising	6,029	-	6,029	-	-	-	6,029	7,310
Total Supporting Services	1,205,843	-	1,205,843	89,241	-	89,241	1,295,084	1,560,983
TOTAL EXPENSES	6,354,095	-	6,354,095	494,350	-	494,350	6,848,445	7,839,728
CHANGE IN NET ASSETS	156,471	(419)	156,052	96,000	(34,088)	61,912	217,964	(734,248)
NET ASSETS, beginning of year	2,404,582	5,064	2,409,646	3,028,752	71,244	3,099,996	5,509,642	6,243,890
NET ASSETS, end of year	\$ 2,561,053	\$ 4,645	\$ 2,565,698	\$ 3,124,752	\$ 37,156	\$ 3,161,908	\$ 5,727,606	\$ 5,509,642

See accompanying notes to combining financial statements.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES
COMBINING STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED SEPTEMBER 30, 2015, WITH COMPARATIVE TOTALS FOR 2014

	Community Care Services						Community Care Properties					
	Program Services			Supporting Services			Health and Social Services		Property Management and General		Supporting Services	
	Mental Health Services	Substance Abuse	Counseling Resource Center	Management and General	Fund Raising		2015	2014	2015	2014	2015	2014
Salaries and wages	\$ 2,161,653	\$ 190,188	\$ 43,301	\$ 665,966	\$ 3,347	\$ 3,265,926	\$ 3,064,455	\$ 3,265,926	\$ 2,458	\$ 15,575	\$ 88,744	\$ 83,758
Payroll taxes	198,120	18,361	3,960	59,739	300	332,413	280,480	-	-	-	-	-
Fringe benefits	526,355	39,417	9,079	104,045	523	818,746	679,419	-	-	-	-	-
Contractual services												
Clinical	700,552	96,080	121,855	9,925	50	1,268,480	928,462	-	-	-	-	-
Other	143,052	14,104	2,021	183,486	922	478,073	343,585	52,762	2,571	11,623	66,956	68,016
Occupancy	56,346	10,672	6,079	12,230	62	121,505	85,389	40,375	1,404	8,892	50,671	97,750
Utilities	64,104	7,964	4,824	5,984	30	106,722	82,906	20,993	1,023	4,625	26,641	36,220
Communication	110,888	16,307	8,549	17,753	89	170,456	153,586	-	-	-	-	-
Advertising and printing	9,716	7,835	269	22,518	113	30,278	40,451	-	-	-	-	-
Supplies	204,402	17,499	3,502	33,851	170	256,950	259,424	1,521	-	354	1,875	-
Dues, licenses and fees	10,637	21,270	3	18,507	93	24,746	50,510	-	-	20	20	20
Equipment rental and maintenance	43,784	5,820	2,801	18,789	94	81,812	71,288	-	-	-	-	1,200
Insurance	27,466	5,116	3,975	11,424	57	64,235	48,038	1,993	1,743	439	4,175	7,012
Conferences, meetings and other	3,139	183	31	14,645	74	17,057	18,072	529	26	117	672	5,009
Transportation	122,072	29,839	835	2,538	13	150,913	155,297	-	-	-	-	-
Interest	156	16	-	9,818	49	4,144	10,039	25,579	1,247	5,635	32,461	42,321
Total Functional Expenses	4,382,442	480,671	211,084	1,191,218	5,986	7,192,456	6,271,401	214,463	10,472	47,280	272,215	341,306
Depreciation	59,048	9,059	5,948	8,596	43	83,646	82,694	180,174	-	41,961	222,135	222,320
Total Functional Expenses	\$ 4,441,490	\$ 489,730	\$ 217,032	\$ 1,199,814	\$ 6,029	\$ 7,276,102	\$ 6,354,095	\$ 394,637	\$ 10,472	\$ 89,241	\$ 494,350	\$ 563,626

See accompanying notes to combining financial statements.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

COMBINING STATEMENT OF CASH FLOWS

YEAR ENDED SEPTEMBER 30, 2015, WITH COMPARATIVE TOTALS FOR 2014

	Community Care Services	Community Care Properties	Totals	
			2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES				
Change in net assets	\$ 156,052	\$ 61,912	\$ 217,964	\$ (734,248)
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities				
Depreciation and amortization	82,694	222,135	304,829	305,966
Loss on asset disposal	-	-	-	61,871
Unrealized gain on investments	-	-	-	(837)
(Increase) decrease in operating assets				
Accounts receivable	122,298	101,782	224,080	92,957
Prepaid expenses	(24,612)	(4,601)	(29,213)	(15,587)
Deposits	(700)	-	(700)	6,278
Increase (decrease) in operating liabilities				
Accounts payable	74,977	65,253	140,230	(95,566)
Accrued liabilities	(18,945)	(287)	(19,232)	(185,962)
Deferred revenue	6,929	7,363	14,292	(8,515)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>398,693</u>	<u>453,557</u>	<u>852,250</u>	<u>(573,643)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of property and equipment	(594,139)	(495,045)	(1,089,184)	(230,667)
NET CASH USED BY INVESTING ACTIVITIES	<u>(594,139)</u>	<u>(495,045)</u>	<u>(1,089,184)</u>	<u>(230,667)</u>
CASH FLOWS FROM FINANCING ACTIVITIES				
Line of credit - net	(250,000)	-	(250,000)	400,000
Payments (from) to intra-organization - net	(145,682)	145,682	-	-
Payments on notes payable	-	(170,288)	(170,288)	(159,839)
NET CASH (USED) PROVIDED BY FINANCING ACTIVITIES	<u>(395,682)</u>	<u>(24,606)</u>	<u>(420,288)</u>	<u>240,161</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	<u>(591,128)</u>	<u>(66,094)</u>	<u>(657,222)</u>	<u>(564,149)</u>
CASH AND CASH EQUIVALENTS, beginning of year	<u>2,363,075</u>	<u>879,140</u>	<u>3,242,215</u>	<u>3,806,364</u>
CASH AND CASH EQUIVALENTS, end of year	<u>\$ 1,771,947</u>	<u>\$ 813,046</u>	<u>\$ 2,584,993</u>	<u>\$ 3,242,215</u>
SUPPLEMENTAL DISCLOSURES				
Interest paid	<u>\$ 10,039</u>	<u>\$ 32,461</u>	<u>\$ 42,500</u>	<u>\$ 46,465</u>

See accompanying notes to combining financial statements.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Community Care Services (Services) is a Michigan nonprofit organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code as an organization that is not a private foundation, organized and operated exclusively to ensure the provision and availability of mental health treatment services, substance abuse treatment services, and rehabilitation services to children, youth, adults and senior residents of the communities it serves by utilizing a highly skilled, caring and qualified staff.

Community Care Properties (Properties) is a separate Michigan nonprofit organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code as an organization that was organized and operates primarily for the purpose of acquiring and leasing property to nonprofit organizations located in Wayne County, Michigan, that deliver comprehensive health, mental health, and other social services. Properties has committed to provide financial support to Services in the future, if needed, to the extent of net assets not related to the Taylor Building Project.

Program and supporting services are as follows:

Program Services

Mental Health Services

- Consists of social workers, psychiatrists and other health related care professionals providing a combination of individual, group, family services and other medical and nursing services. Referrals to ancillary support programs are provided to accomplish its goals with adults and children.
- The comprehensive services include outpatient, psychosocial rehabilitation, and case management programs depending on patient needs.

Substance Abuse

- Helps chemically dependent adults abstain from drug and alcohol use and maintain sobriety through the management of immediate physical, cognitive, affective, and behavioral consequences of addiction.

Counseling Resource Center

- Provides outpatient psychiatric mental health and substance use disorder services to clients who have the ability to pay or who have third-party insurance coverage.

Health and Social Services

- Consists of mental health, substance abuse and counseling resource center services.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Organization

Management and General

This includes the functions necessary to maintain an adequate working environment, provide proper administrative support of the Organizations' programs, and manage the financial and budgeting responsibilities of the Organizations.

Fund Raising

This provides the structure necessary to encourage and secure support from individuals, businesses, churches, foundations, and government agencies.

Basis of Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958-205, *Presentation of Financial Statements*. Under ASC 958-205, the Organization reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets.

Unrestricted Net Assets – net assets that are not subject to “donor-imposed” time or purpose restrictions.

Temporarily Restricted Net Assets – net assets subject to “donor-imposed” restrictions that may or will be met by actions of the Organization and/or the passage of time. Restrictions that expire with the passage of time or can be removed by accomplishing certain requirements are classified as temporarily restricted net assets.

Permanently Restricted Net Assets – net assets subject to “donor-imposed” restrictions that they be maintained in perpetuity. Restrictions that require an asset be invested and only allow the income to be used are classified as permanently restricted net assets. There are no permanently restricted net assets at September 30, 2015.

Earnings, gains and losses on restricted net assets are classified as unrestricted unless specifically restricted by the donor or by applicable state law.

Board Designated Net Assets – unrestricted net assets designated by the board primarily for the establishment of a risk reserve for future working capital needs. These designations are based on actions by the Board of Directors, which can be altered or revoked at a future time by a majority vote of the Board.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Use of Estimates

The preparation of combining financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the combining financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statement of cash flows, highly liquid investments with maturities of three months or less when purchased are considered cash equivalents and recorded at cost, which approximates fair value.

Property and Equipment

Property and equipment are recorded at cost when purchased or at fair value at the date of donation. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets. Leasehold improvements are amortized over the lesser of the useful life or the lease term. For financial statement purposes, amortization is included with depreciation. The Organization's policy is to capitalize acquisitions of \$5,000 or more for Services and \$1,000 for Properties. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized. Expenditures for maintenance and repairs are charged to expense as incurred.

Accounts Receivable

The Organization determines its allowance for doubtful accounts based on prior years' experience and management's analysis of possible bad debts. Accounts receivable are stated net of an allowance for doubtful accounts. Accounts receivable are stated at billed amounts. An allowance for doubtful accounts is recognized based on a specific assessment of balances that remain unpaid following normal payment periods. Amounts deemed uncollectible are written off in the period that the determination is made.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue and Support

The Organization has agreements to provide services for payments at amounts different from its established rates. Payment arrangements include prospectively determined rates per discharge, reimbursed costs, discounted charges, and per diem payments on a fee for service basis less allowances for potential adjustments. Service revenue is reported at the estimated net realizable amounts from patients, third-party payors, and others for services rendered. Revenue under these contracts is recognized when earned. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined.

Revenue from governmental grant awards under expense reimbursement programs is recognized in the period during which the related expenses are incurred. In cases where expenses are incurred in advance of receiving the grant, revenue and accounts receivable are recorded in the period during which the expenses are incurred. In cases where grants are received in advance of incurring the expenses, deferred revenue is recorded in the period during which the advance is received and recognized as income when the related expenses are incurred.

The activities of Services relating to certain contracts are subject to review or audit by the responsible governmental agency to determine compliance with award documents and may be subject to possible adjustment based on negotiations with the governmental agency. Revenue is reported at the estimated net realizable amounts from governmental agency contacts for services rendered, including estimated adjustments under reimbursement agreements. Adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined.

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support, depending on the existence and/or nature of any donor restrictions.

The Organizations report gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue and Support (continued)

The Organizations report gifts of furniture and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service. Land donated for use of the Taylor Building Project is being released from restriction based on the net present value of the land's estimated fair value.

Contributions of donated services that create or enhance non-financial assets or require specialized skills that are provided by individuals possessing those skills, and that would typically need to be purchased if not provided by donation are recorded at their fair values in the period received. The Organizations pay for most services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Organizations with specific program activities.

Functional Classification of Expenses

Direct expenses which can be clearly defined as incurred for a specific program are charged to that program. Indirect expenses are allocated to program and supporting services based on time and use analysis by management.

Collective Bargaining Agreement

Approximately 67 percent of employees are covered by a collective bargaining agreement that expires on September 30, 2015. Management is negotiating terms of a new agreement with the union.

Tax Positions

The Organizations are subject to routine audits by taxing jurisdictions; however, there are no audits currently in progress for any tax periods. The Organizations believe that they are no longer subject to income tax examinations for fiscal years ending prior to September 30, 2008.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair Value Disclosure

Generally accepted accounting principles require disclosure of an estimate of fair value of certain financial instruments. The Organization's significant financial instruments are cash and cash equivalents, accounts receivable, and other short-term assets and liabilities. For these financial instruments, carrying values approximate fair value.

2. FAIR VALUE MEASUREMENTS

Various inputs may be used in determining the fair value of the Organizations' assets and liabilities measured on a recurring basis. These inputs are market-based measurements based on and determined by the assumptions that market participants would use in pricing an asset or a liability and are summarized into three levels:

- Level (1): Inputs to the valuation methodology are quoted prices for identical assets in active markets.
- Level (2): Inputs to the valuation methodology include quoted prices for similar assets in active markets, and inputs that are observable for the asset, either directly or indirectly.
- Level (3): Inputs to the valuation methodology are unobservable and significant to the fair value measurement (including the Organizations' own assumptions in determining the fair value of an asset or a liability).

Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about projections market participants would use in developing a price that would be received to sell an asset or paid to transfer a liability based on the best information available in the circumstances. The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Organizations' assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

2. FAIR VALUE MEASUREMENTS (continued)

The following table summarizes the Organization's inputs used to determine their values on September 30, 2015:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Certificate of deposit	\$ -	\$ 312,973	\$ -
Mutual funds	<u>1,147</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 1,147</u>	<u>\$ 312,973</u>	<u>\$ -</u>

3. INVESTMENTS

Investments are recorded at fair value and at September 30, 2015 consist of the following:

	<u>Cost</u>	<u>Fair Value</u>
Certificate of deposit	\$ 312,973	\$ 312,973
Mutual funds	1,147	1,147
Mortgage escrow	<u>(270,000)</u>	<u>(270,000)</u>
	<u>\$ 44,120</u>	<u>\$ 44,120</u>

Properties is required to maintain a certificate of deposit escrow of \$270,000 as collateral for the Taylor Building Project mortgage.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

4. ACCOUNTS RECEIVABLE

At September 30, 2015, accounts receivable consist of the following:

	<u>Services</u>	<u>Properties</u>
Person Centered Network	\$ 325,232	\$ -
Individual patient and third party insurance	232,390	-
CareLink	104,119	-
Substance Use Disorder	90,563	-
MI Health Link	34,725	-
Rent and other	4,087	6,125
Detroit-Wayne County Community Mental Health Agency	3,390	-
Allowance for doubtful accounts	<u>(206,037)</u>	<u>-</u>
	<u>\$ 588,469</u>	<u>\$ 6,125</u>

5. CONTRIBUTED USE OF LAND

Properties has an agreement with the City of Taylor, Michigan and other unrelated parties which required the construction and operation of facilities to house nonprofit organizations and governmental agencies (the Taylor Building Project) that provide mental health, public health, and human services. The land for the project was conveyed to Properties by the City of Taylor subject to variance power upon the occurrence of an event of termination, one of which is the discharge or retirement of the mortgage related to the project. Upon an event of termination, the land and buildings thereon will be conveyed to the City of Taylor. Properties will receive no consideration related to this conveyance.

During 1996, land was recorded as a contributed use of property at the present value of the fair value of renting the property over 20 years. The property is included in the amount recorded in land and buildings. At September 30, 2015, approximately one year remains in the amortization of this contribution. The amount at September 30, 2015 is as follows:

Fair value of use of land	\$ 405,000
Unamortized discount	<u>(367,844)</u>
Present value of contributed use of land	<u>\$ 37,156</u>

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

5. CONTRIBUTED USE OF LAND (continued)

The net cost of the Taylor Building Project, exclusive of the contributed land, is recorded as follows at September 30, 2015:

Buildings	\$ 1,878,000
Accumulated depreciation	<u>1,744,975</u>
Net carrying amount	<u>\$ 133,025</u>

6. PROPERTY AND EQUIPMENT

At September 30, 2015, property and equipment consist of the following:

	Services	Properties	Total
Land	\$ -	\$ 243,392	\$ 243,392
Buildings	-	5,294,858	5,294,858
Leasehold improvements	570,021	3,771	573,792
Transportation equipment	112,039	8,084	120,123
Furniture and fixtures	839,442	-	839,442
Software	141,879	-	141,879
	1,663,381	5,550,105	7,213,486
Less accumulated depreciation	<u>1,014,218</u>	<u>2,927,979</u>	<u>3,942,197</u>
	<u>\$ 649,163</u>	<u>\$ 2,622,126</u>	<u>\$ 3,271,289</u>

7. LEASE COMMITMENTS

Community Care Services

Services has rental commitments under leases for office facilities, vehicles and equipment expiring on various dates through 2020. Total rental expense under all lease agreements was approximately \$78,900 for the year ended September 30, 2015.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

7. LEASE COMMITMENTS (continued)

Community Care Services (continued)

Future minimum lease payments are as follows for the years ending September 30:

	<u>Office</u>	<u>Vehicles</u>	<u>Equipment</u>
2016	\$ 5,980	\$ 35,056	\$ 40,886
2017	-	24,295	39,538
2018	-	8,373	25,120
2019	-	-	15,623
2020	-	-	2,545
	<u>\$ 5,980</u>	<u>\$ 67,724</u>	<u>\$ 123,712</u>

Services subleases space to a subtenant under a long-term lease contract.

Future minimum lease revenue is as follows for the years ending September 30:

2016	\$ 4,722
2017	5,964
2018	5,964
2019	1,242
	<u>\$ 17,892</u>

Community Care Properties

Properties leases the Taylor facilities to several tenants under long-term, noncancelable lease contracts.

Future minimum lease revenue is as follows for the years ending September 30:

2016	\$ 80,032
2017	6,669
	<u>\$ 86,701</u>

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

8. LINE OF CREDIT

Services has a revolving line of credit up to \$500,000. Borrowings under this line of credit bear interest at a rate equal to the Daily LIBOR Rate plus 2.09% (2.94 percent at September 30, 2015). The line of credit expires on April 30, 2016. Borrowings under this agreement are collateralized by substantially all assets of Services.

9. NOTES PAYABLE

Notes payable at September 30, 2015 are as follows:

Properties mortgage payable to a bank, collateralized by land and improvements related to the Taylor Building Project and an assignment of the leases and rents derived from the building. The mortgage is nonrecourse. Monthly payments of principal and interest totaling approximately \$13,540 are required through March 2017. The outstanding principal bears interest that is adjusted every five years to a rate equal to 85 percent of the bank's base rate. However, the interest rate shall not exceed 10 percent. At September 30, 2013, the effective rate was 6.50 percent and will be effective until April 2017. The mortgage agreement required Properties to establish an interest-bearing escrow account, which must maintain a balance of \$270,000. \$ 267,385

Properties note payable to a bank, collateralized by a mortgage on the Lincoln Park office building and substantially all assets of Services, guaranteed by Services, bearing interest at 4.70 percent. Monthly payments of principal and interest totaling approximately \$3,400 are required through December 2015, with a final payment of approximately \$182,000 due on January 21, 2016. 189,162

Total long-term debt	456,547
Less current portion	<u>338,450</u>

Long-term debt, net of current portion	<u>\$ 118,097</u>
--	-------------------

Future minimum principal payments are as follows for the years ending September 30:

2016	\$ 338,450
2017	<u>118,097</u>
	<u>\$ 456,547</u>

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

10. RETIREMENT PLAN

Services participates in a retirement plan established under Revenue Code Section 403(b) covering substantially all employees. Under the plan, Services contributes five percent of a qualifying employee's salary to the purchase of individual account balances. Retirement plan expense was approximately \$114,100 for the year ended September 30, 2015.

11. TEMPORARILY RESTRICTED NET ASSETS

At September 30, 2015, temporarily restricted net assets consist of cash and cash equivalents and are available for the following:

	<u>Services</u>	<u>Properties</u>
Time restriction		
Taylor Building - use of land	\$ -	\$ 37,156
Purpose restriction		
Client emergency fund	2,149	-
Horizons ACT/DD-ACT programs	2,035	-
Children's camp	<u>461</u>	<u>-</u>
	<u>\$ 4,645</u>	<u>\$ 37,156</u>

12. NET ASSETS RELEASED FROM RESTRICTIONS

Net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors during the year are as follows:

	<u>Services</u>	<u>Properties</u>
Time and purpose restriction met		
Horizons ACT/DD-ACT programs	\$ 1,133	\$ -
Childrens Camp	109	-
Contributed land	<u>-</u>	<u>34,088</u>
	<u>\$ 1,242</u>	<u>\$ 34,088</u>

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

13. CONTINGENCY

At the onset of the fiscal year, under a contract with Person Centered Network (PCN), mental health services were provided to clients. Services was a 20 percent member of PCN. This investment was accounted for using the cost method. PCN is a 50 percent member in Gateway Community Health (GCH), a nonstock, membership, non-profit organization. In exchange for the membership interest, PCN transferred the right to service its clients to GCH. Services is a service provider to GCH.

GCH entered into an agreement with Detroit Wayne Mental Health Authority (DWMHA) to be manager of a comprehensive provider network (MCPN) to provide managed care mental health services. DWMHA required that all members of PCN sign the contract and be considered part of MCPN. As a result, Services is considered a party to the contract and is exposed to the entire scope of the liability to which PCN is exposed in its agreement. In the event that PCN breaches any contractual obligations for which DWMHA alleges monetary damages, DWMHA would have the right to seek relief against PCN and its members. Additionally, potential liability exists for any claims or liabilities arising out of services performed by a contracted provider. There are no such known liabilities at September 30, 2015.

New MCPN contracts were awarded by DWMHA effective January 1, 2015 which require that direct care providers, such as Services, could no longer hold an ownership interest with the MCPNs. As a result of this requirement PCN, of which Services was a 20 percent owner, could no longer hold ownership in the Gateway Network. Consequently, PCN was dissolved in March 2015.

14. CONCENTRATIONS

The Organization maintains cash and cash equivalent balances in various financial institutions in Michigan. The balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 at each institution. At September 30, 2015, the uninsured cash balances total approximately \$1,630,800.

The Organization's three largest funding sources account for 61 percent, 14 percent and 3 percent of total revenue and support, respectively.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

15. RELATED PARTY TRANSACTIONS

Properties charges rent on the Taylor, Lincoln Park and Belleville program locations of Services. The following summarizes the intra-organization support:

	<u>Services</u>	<u>Properties</u>
Rent - LPA MCOIT	\$ (184,647)	\$ 184,647
Rent - Taylor	(135,451)	135,451
Rent - Belleville	(11,774)	11,774
Rent - Turning Point	<u>(5,000)</u>	<u>5,000</u>
	<u>\$ (336,872)</u>	<u>\$ 336,872</u>

Properties provided financing for Services to purchase 12 vehicles in a previous year. Terms of the financing requires monthly payments of \$1,937, which includes interest at 2.53% amortized over four years. At September 30, 2015, the loan balance was zero.

A board member has an ownership interest with a company that sells medical supplies to the Organization. Total expenditures were approximately \$131,200 for the year ending September 30, 2015.

16. INTRA-ORGANIZATION DUE (TO) FROM

Intra-organization balance consists of the following at September 30, 2015:

	<u>Services</u>	<u>Properties</u>
Renovation cost	\$ 73,171	\$ (73,171)
Security deposit	26,133	(26,133)
Software loan receivable (payable)	<u>(10,854)</u>	<u>10,854</u>
	<u>\$ 88,450</u>	<u>\$ (88,450)</u>

17. COMPARATIVE FINANCIAL INFORMATION

The financial statements include certain prior-year summarized comparative information in total but not by asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended September 30, 2014, from which the summarized information was derived.

COMMUNITY CARE SERVICES AND COMMUNITY CARE PROPERTIES

NOTES TO COMBINING FINANCIAL STATEMENTS

18. RECLASSIFICATIONS

Certain reclassifications have been made to the prior year financial statements in order for them to be in conformity with the current year presentation.

19. SUBSEQUENT EVENTS

Management has evaluated subsequent events through January 22, 2016, the date the financial statements were available to be issued.