



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

April 18, 2019

Timothy Dunne
Stonecrest of Northville
44600 Five Mile Road
Northville, MI 48168

RE: Application #: AH820390765
Stonecrest of Northville
44600 Five Mile Road
Northville, MI 48168

Dear Mr. Dunne:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 103 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AH820390765
Applicant Name:	Stonecrest Senior Living, LLC
Applicant Address:	Suite 200 5015 NW Canal St. Riverside, MO 64150
Applicant Telephone #:	(816) 888-7380
Authorized Representative:	Timothy Dunne
Name of Facility:	Stonecrest of Northville
Facility Address:	44600 Five Mile Road Northville, MI 48168
Facility Telephone #:	(248) 697-2700
Application Date:	10/04/2017
Capacity:	103
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

10/04/2017	Enrollment
10/04/2017	Contact - Document Sent Rules and Acts books. 1605 sent to applicant
10/04/2017	File Transferred to Field Office
01/19/2018	Application Incomplete Letter Sent
12/27/2018	Occupancy Approval (AH ONLY)
01/31/2019	Inspection Completed-Fire Safety : A
02/05/2019	Application Incomplete Letter Sent
02/08/2019	Contact - Document Received Revised admission contract, related policies, program statements
02/15/2019	Application Incomplete Letter Sent
03/04/2019	Contact - Document Received Revised documentation received
03/13/2019	Application Incomplete Letter Sent
03/15/2019	Contact - Document Received Revised documentation received
03/29/2019	Application Complete/On-site Needed All revised policies and procedures approved.
04/02/2019	Inspection completed on-site.
04/04/2019	Contact - Document Received Application information update
04/08/2019	Contact - Document Received Copy of management agreement
04/8/2019	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Stonecrest of Northville is a newly constructed 2018-2019 three-story residential facility located in the northwest corner of Wayne County at 44600 Five Mile Road Northville, MI. The building faces south on Five Mile Road, a four-lane road zoned 50 mph. There are shopping complexes directly across the street and at the intersection of Five Mile and Sheldon Roads to the east of the building. The west and north sides of the building have wooded areas with single-family homes and apartment buildings located behind. Directly east of the building is a large vacant property, not yet developed. Parking is available around the Stonecrest of Northville building.

The home is 78,164 square feet with 89 residential units and a total capacity of 103 resident beds. The facility's main entrance includes a reception desk and enters the assisted living area of the facility. This first floor has the main kitchen, dining room, a bistro, various activity space, and laundry services. There are 12 residential assisted living units on this floor, with units #110 and 112 each having two bedrooms, adequate for double occupancy. There are two side-by-side elevators in this area that service the home. All stairways in the home are alarmed for security.

The facility's memory care area is also located on the first floor. It is designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area or through a separate designated entrance on the east side of the building. For resident safety, all entrance/exit doors in the memory care area are secured with numbered key pads that can be opened with staff assistance. The doors are on delayed egress, meaning if they are pushed for a set period of time, an alarm notifies the staff that the door has been opened. All door locks are released upon initiation of the fire alarm system. There are 25 residential units in the memory care area, with units #411 and 424 each having two bedrooms for double occupancy. The memory care unit has its own dining room, service kitchen with in-counter steam tables, hair salon, spa with a mechanical lift chair, and activity space.

The second floor of the home has 25 residential assisted living units with units #209, 212, 222 and 225 each having two bedrooms for double occupancy. Room #205 is a single bedroom but also with sufficient space to be designated double occupancy. The second floor contains the facility's 22-seat movie theater, a fitness room, hair salon and a walk-in tub spa room. The third floor has 27 residential assisted living units with units #309, 312, 314, 324, and 327 each having two bedrooms for double occupancy. The third floor also has a library and various activity space. A few rooms on the second and third floors have outdoor balconies.

All residential units have attached bathrooms. Pull cords are present in resident bed- and bathrooms to summon assistance from staff. Personal pendants are available for residents to wear, and also serve to summon staff assistance. Staff will utilize I-pad

devices for resident information, alarm/notification system, and to communicate with one another. Resident rooms have individual controls to regulate heating/cooling. Windows are equipped with stop devices so that they can only be opened a few inches for resident safety. A bed and bedside table along with towels and linens will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

There are two outdoor courtyards attached to the building. One courtyard services the memory care area and is enclosed with a wooden privacy fence. Residents in the memory care area will enter the courtyard with staff supervision. Outdoor furniture is secured for safety. The other courtyard services the assisted living area and is enclosed with a decorative metal fence. The courtyard has a grill, a gazebo and a designated pet walking area that is enclosed with a short fence. Both courtyards have designated smoking areas.

The facility is equipped with a whole-home style generator that powers emergency lighting, the HVAC system in the common areas, the fire suppression system, the personal alarm system, magnetic door locks, staff communication devices, various kitchen equipment, and certain electrical plugs. The facility has city water and sewer.

The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section engineer Andrea Humphrey provided occupancy approval of the home and qualification for 103 beds on 12/27/2018.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services state fire marshal Larry DeWachter approved the whole-home fire suppression system on 1/31/2019.

B. Program Description

According to the Department of Licensing and Regulatory Affairs Business Entity Search, Stonecrest Senior Living LLC is a foreign limited liability company with a formation/qualification date in Michigan of 10/13/16. The jurisdiction of origin is in the state of Missouri, and the registered office is in Riverside, MO. In August 2017, Stonecrest Senior Living LLC also filed an assumed name of Stonecrest of Northville. Stonecrest Senior Living LLC contracted Stonecrest Senior Living Management LLC to be the managing company of the operation. Stonecrest Senior Living Management LLC is also a foreign limited liability company with a formation/qualification date in Michigan of 2/5/18. The jurisdiction of origin is also in the state of Missouri, with the registered office in Riverside, MO.

Stonecrest of Northville will provide room, board, and supervised personal care and protection to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

Stonecrest of Northville will provide transportation to residents within a 15-mile radius of the home and for certain activities.

Stonecrest of Northville will allow resident smoking in designated outside areas.

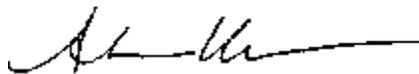
Stonecrest of Northville will allow small domestic pets, provided that the resident is capable to maintain care and control over the pet.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Timothy Dunne, regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged. The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month license/permit be issued. The terms of the license will enable the licensee to operate a home for the aged with 103 licensed beds for both aged and Alzheimer's disease or related condition care.

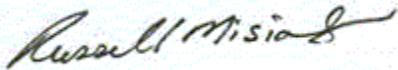


4/8/19

Andrea Krausmann
Licensing Staff

Date

Approved By:



4/18/19

Russell B. Misiak
Area Manager

Date