



500 West Big Beaver
Troy, MI 48064
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

February 9, 2021

7:00 P.M.

Remote Meeting

Public Comment may be communicated to the Planning Commission via telephone voice mail by calling 248.524.1305 or by sending an email to planning@troymi.gov. All comments will be provided to the Planning Commission.

1. ROLL CALL
2. SUSPENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – January 26, 2021
5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

PRELIMINARY SITE CONDOMINIUM REVIEW

6. PRELIMINARY SITE CONDOMINIUM – Proposed Casca Village of Troy, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 20, Currently Zoned R-1B (One Family Residential) District.

OTHER ITEMS

7. PLANNING COMMISSION 2020 ANNUAL REPORT
8. PLANNING COMMISSION COMMENT
9. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

PROPOSED RESOLUTION

PROPOSED RESOLUTION TO TEMPORARILY SUSPEND THE PLANNING COMMISSION RULES OF PROCEDURE

Resolution # PC-2021-02-

Moved by:

Seconded by:

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 254 of 2020 permits public meetings to be held by electronic means where an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through March 31, 2021.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through March 31, 2021.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 26, 2021. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
Jerry Rauch
John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Administrative Assistant
Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-01-005

Moved by: Rahman

Support by: Faison

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS, Public Act 254 of 2020 permits public meetings to be held by electronic means where an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through March 31, 2021.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the Bylaws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through March 31, 2021.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Resolution # PC-2021-01-006

Moved by: Lambert

Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-01-007

Moved by: Faison

Support by: Rahman

RESOLVED, To approve the minutes of the January 12, 2021 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

Ms. Ferencz reported there was no public comment submitted for Agenda item #6.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN APPROVAL (File Number SP2020-0017) – Proposed Janineh Medical Building, East side of Rochester, South of Square Lake (5600 Rochester; PIN 88-20-11-154-021), Section 11, Currently Zoned R-1C (One Family Residential) District and controlled by Consent Judgment

Mr. Carlisle presented a PowerPoint explanation of a Consent Judgment, noting approval of the application before the Planning Commission this evening would be contingent upon the City Council agreeing to amend a Consent Judgement approved June 23, 1992.

Mr. Carlisle reviewed the Preliminary Site Plan application for Janineh Medical Building. He addressed minor concerns with the site plan, most notably relating to parking, screening from adjacent residential property and review comments from the Fire and Engineering departments. Mr. Carlisle said that should the Planning Commission recommend an amendment to the Consent Judgment, he encourages to postpone action on the application to allow the applicant to address the site plan concerns as identified in his report dated January 18, 2021.

The applicant Inad Janineh was present. Dr. Janineh said he would be the sole practitioner working approximately twice a week with post-operative patients. Dr. Janineh addressed care and privacy of his clientele, use of exam and massage rooms, staffing of five employees, deliveries of medical supplies and parking. He assured the Board that 39 parking spaces would be more than sufficient for his practice. Dr. Janineh said building material would consist of brick and stone.

There was discussion on:

- Amendment of Consent Judgment; procedure, legal requirements.
- Parking; overall parking, number of ADA spaces.
- Lighting; screening to ensure no light spillage onto residential properties.
- Fire and Engineering departments review comments.
- Elevation; building materials, building entrances.
- Location and screening of generator and transformer.
- Waiver for loading space requirement.
- Screening from adjacent residential property; fence, landscaping, wall.
- Deceleration lane off Rochester Road.

Mr. Carlisle said that, after hearing the applicant address his medical practice, he does not have a concern with providing additional overall parking but encourages additional ADA parking spaces.

Resolution # PC-2021-01-008

Moved by: Lambert

Support by: Perakis

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Janineh Medical Building, located on the east side of Rochester (5600 Rochester Road), Section 11, Currently Zoned R-1C (One Family Residential) District and controlled by Consent Judgment, be postponed, for the following reasons:

1. To address site plan details raised by members of the Planning Commission and by the Planning Consultant;
2. To address outstanding legal issues raised by the Assistant City Attorney; and
3. To present a plan for the barrier between the site and the adjoining residential to include landscaping and a fence.

Discussion on the motion on the floor.

The type of barrier to screen residential property was discussed in terms of material, architecture, landscaping, location and residential perspective. The Board asked the applicant to be specific on resubmission of the site plan.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. PLANNING COMMISSION COMMENT

Mr. Hutson brought to the Board's attention the Department of Public Works (DPW) gave a presentation to the City Council regarding expenditure of funds for replacement of the former Troy High School parking lot located on Town Center Drive, west of the skate park. He asked if the Planning Commission would have a role in the planning and design of a proposed park on the site.

Ms. Dufrane reported the Zoning Board of Appeals (ZBA) affirmed the Planning Commission decision by a 4 to 3 vote on the proposed Crooks Road Townhomes application.

The virtual Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

C:\Users\bob\Documents\Kathy\COT Planning Commission Minutes\2021\2021 01 26 Regular Meeting_Draft.doc

DATE: February 4, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE CONDOMINIUM – Proposed Casca Village of Troy, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 20, Currently Zoned R-1B (One Family Residential) District.

The petitioner Trowbridge Land Holdings submitted the above referenced Preliminary Site Plan Approval application for a 4-unit site condominium. The property is currently zoned R-1B (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

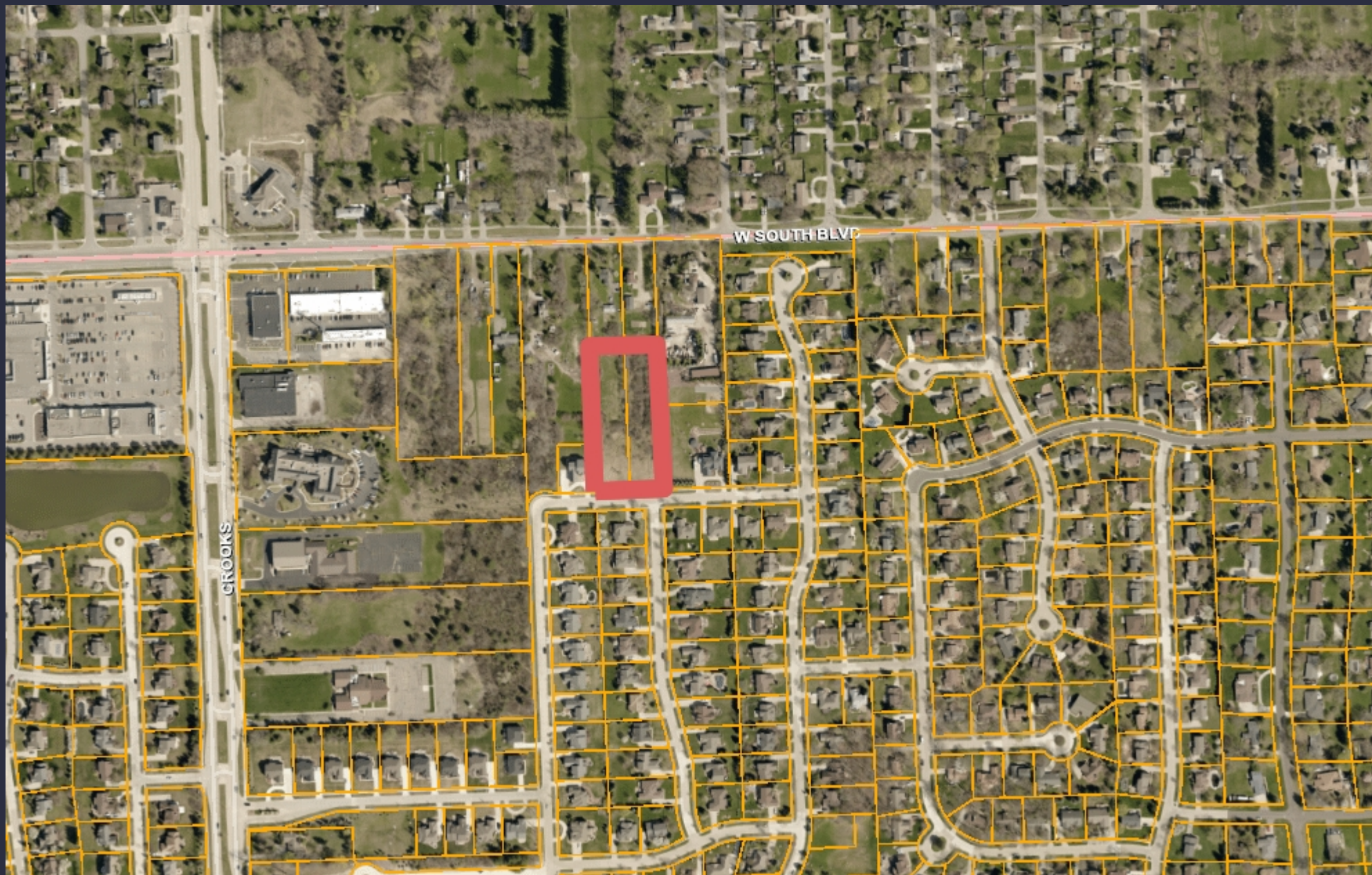
The Planning Commission approved the Casca Villa 4-unit site condominium development on September 22, 2015. The owner/applicant at the time was also Trowbridge Land Holdings. The applicant was not granted Final Site Plan Approval within 3 years, therefore Preliminary Site Plan Approval expired.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan application for Casca Village of Troy.
4. Minutes from September 22, 2015 Regular Planning Commission meeting.
5. Preliminary Site Plan approved by Planning Commission September 22, 2015.

G:\SUBDIVISIONS & SITE CONDOS\Casca Village of Troy Sec 20\PC Memo 02 09 2020.docx



1,127 0 564 1,127 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



1,127 0 564 1,127 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

PROPOSED RESOLUTION

PRELIMINARY SITE CONDOMINIUM – Proposed Casca Village of Troy, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 20, Currently Zoned R-1B (One Family Residential) District.

Resolution # PC-2020-02-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Casca Village of Troy Site Condominium, 4 units/lots, East of Crooks Road, South of West South Boulevard (88-20-04-100-085 and 88-20-04-100-086), Section 4, Currently Zoned R-1B (One Family Residential) District, be granted, subject to the following:

1. Submit required landscape plan.
2. Work with Engineering Department to work out private road specifications, including placing sidewalk within easement, prior to Final Approval.
3. Provide second elevation during Building Permit review.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / FAILED



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 13, 2020
February 3, 2021

Site Condominium Plan For City of Troy, Michigan

Applicant: Trowbridge Companies

Project Name: Casca Village of Troy

Plan Date: January 21, 2021

Location: North side of Andrew Drive

Zoning: R-1B, Single Family Residential

Action Requested: Preliminary Site Condominium Approval

PROJECT AND SITE DESCRIPTION

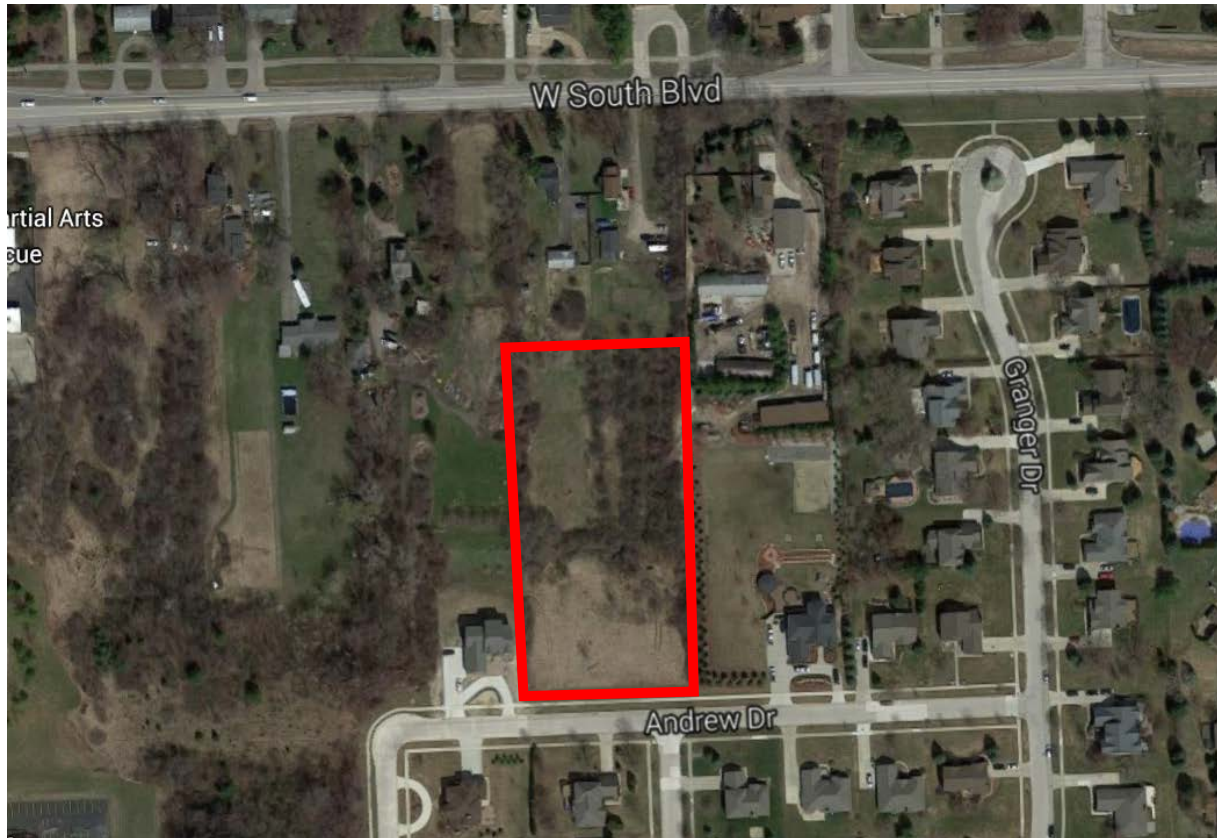
We are in receipt of a site condominium application that includes a site plan, topographic survey, preliminary utility and grading plan, tree inventory, landscape plan, and floorplans and elevations. The subject site is 2.2 acres. The site is located on north side of Andrew Drive. Andrew Drive is just east of Crooks Road and south of South Boulevard.

The applicant is requesting approval of a four (4) unit single family detached site condominium project. The proposed residential use is permitted in the R-1B district. All lots meet the minimum R-1B requirements and will have access to via a new road off Andrew Drive. The applicant has proposed a T-turnaround at the northern of the site. In theory the public road could be extended if additional property were to be developed to the north.

Location of subject site:

North side of Andrew Drive

Location and Aerial Image of Subject Site



Size of subject site:

The property is 2.2 acres in area.

Proposed use of subject site:

The proposed use is four (4) single-family residential site condominium units.

Current use of subject site:

The property is currently vacant.

Current Zoning:

The property is currently zoned R-1C, One Family Residential District.

Surrounding Property Details:

| <u>Direction</u> | <u>Zoning</u> | <u>Use</u> |
|------------------|---------------------------------------|---------------------------------|
| North | R-1C, One-family Residential District | Single-family home/storage yard |
| South | R-1C, One-family Residential District | Single-family home |
| East | R-1C, One-family Residential District | Single-family home/Storage yard |
| West | R-1C, One-family Residential District | Single-family home |

SITE ARRANGEMENT, ACCESS, and CIRCULATION

The four (4) lots are arranged on the west side of the property with the private road running along the east side of the property. The lot range in size between 15,200 to 17,632 square feet. The proposed lots are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit.

The applicant is providing access with a 50-foot-wide road.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Table 4.06.C establishes the requirements for the R-1B District. The requirements and the proposed dimensions are as follows:

| | <u>Required:</u> | <u>Provided:</u> | <u>Compliance:</u> |
|---------------------------------------|----------------------|----------------------|--------------------------------------|
| Front | 40 feet | 40 feet | Complies |
| Rear | 45 feet | 45 feet | Complies |
| Side | 10 feet / 25 feet | 10 feet / 25 feet | Complies |
| Average Lot Size per Unit | 15,000 sq/ft w/sewer | Minimum 15,200 sq/ft | Complies |
| Lot Width | 100 feet | 100 feet | Complies |
| Maximum Height | 2 ½ stories | Unknown | Reviewed as part of building permits |
| Maximum Lot Area Covered by Buildings | 30% | Unknown | Reviewed as part of building permits |
| Minimum Floor Area per Unit | 1,400 sq/ft | Unknown | Reviewed as part of building permits |

The proposed site condominium meets all R-1B calculations.

Items to be addressed: *None.*

NATURAL RESOURCES

Topography – The site is relatively flat with little elevation changes.

Woodlands – The applicant has submitted a tree survey. Trees on site include Cottonwood, Elder, and Elm, which are non-regulated trees. A few trees including Apple and Walnut are regulated but too small to qualify for protection.

Wetlands/Floodplain – The applicant has provided a delineation report which notes that there is a wetland on site but it is not regulated.

Items to be Addressed: None



LANDSCAPING

The applicant has not submitted a revised landscape plan. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

| | <u>Required:</u> | <u>Provided:</u> | <u>Compliance:</u> |
|------------------------|--|-------------------|--------------------|
| Greenbelt Street Trees | 1 tree for every 50 linear feet. 868 feet = 18 trees | No Plan Submitted | Non-Compliant |
| Buffer | Where a subdivision or site condominium contains uses which are more intense or incompatible with an adjoining property, the screening requirements set forth in Section 13.02.B, Screening Between Land Uses, shall be met. | No Plan Submitted | Non-compliant |

The applicant shall submit a landscape plan that is compliant with Section 13.02.F. The applicant is required to screen the road from the adjacent residential within the greenbelt adjacent to the eastern property line. At a minimum the screening shall meet the minimum landscaping screen requirements. Additional screening may include a fence. The Planning Commission should consider the screening.

Items to be Addressed: 1). Submit required landscape plan, and 2). Provide screening within greenbelt based on direction from the Planning Commission

ENGINEERING

The City Engineering Department has reviewed the site for preliminary engineering. Based on road standards, the new road will be private. Engineering road specifications will be worked out as part of final engineering.

Items to be Addressed: Work with Engineering Department to finalize private road specifications.

FIRE DEPARTMENT

The City Fire Department has reviewed the site plan and notes that the turnaround is sufficient. Final engineering of the road and turnaround is required.

Items to be Addressed: None

SIDEWALKS

The applicant has provided a sidewalk along the west side of the internal road. The sidewalk is outside of the road right-of-way. This sidewalk is required to be included into the private road easement.

Items to be Addressed: Work with Engineering Department to finalize private road specifications, including placing sidewalk in private road easement.

FLOOR PLANS AND ELEVATIONS

The applicant is has submitted sample floor plans and elevations. A requirement is that no more than three (3) houses in a row may have the same elevations. The applicant shall provide a second elevation.

Items to be Addressed: Provided second elevation

SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.

The proposed site condominium project is consistent and compatible with other developments in the community, provided the engineering details of the road are finalized as part of final engineering.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

1. *Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. The applicant shall work with engineering to finalize the private road as part of final engineering.*

2. *Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. Not applicable.*

3. *All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. Not applicable.*

4. *Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. Satisfied.*

5. *All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. The applicant has proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.*

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in 8.05.A.7.o, include:

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: none

RECOMMENDATIONS

We recommend preliminary site plan approval with the following conditions to be addressed as part of the final site plan:

1. *Submit required landscape plan.*
2. *Provided road/greenbelt screening based on direction from the Planning Commission.*
3. *Work with Engineering Department to work out private road specifications, including placing sidewalk in easement.*

4. *Provide second elevation.*

A handwritten signature in black ink, reading "Benjamin R. Carlisle". The signature is written in a cursive style with a horizontal line extending to the right.

CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, LEED AP, AICP

**CITY OF TROY
PRELIMINARY SITE CONDOMINIUM APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov



**PRELIMINARY SITE CONDOMINIUM
REVIEW FEE**
\$1,000.00 plus \$10.00/unit
ESCROW FEE
\$1,500.00
RENEWAL FEE
\$500.00 plus \$10.00/unit

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PRELIMINARY SITE CONDOMINIUM APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

1. NAME OF THE PROPOSED DEVELOPMENT: CASCA VILLAGE OF TROY
2. LOCATION OF SUBJECT PROPERTY: _____
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: _____
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-04-100-085 & 88-20-04-100-086
5. DESCRIPTION OF PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. SIZE OF SUBJECT PROPERTY: 2.2 ACRES
7. NUMBER OF UNITS PROPOSED: 4
8. DEVELOPMENT OPTION USED (IF ANY): _____
9. APPLICANT:
- | | |
|---|---|
| NAME <u>ANTHONY RANDAZZO</u> | PROPERTY OWNER: |
| COMPANY <u>TROWBRIDGE LAND HOLDINGS</u> | NAME _____ |
| ADDRESS <u>2617 BEACON HILL DR</u> | COMPANY <u>CASCA VILLAGE OF TROY</u> |
| CITY <u>AUBURN HILLS</u> STATE <u>MI</u> ZIP <u>48326</u> | ADDRESS <u>2617 BEACON HILLS DR</u> |
| TELEPHONE <u>248-373-5080</u> | CITY <u>AUBURN HILLS</u> STATE <u>MI</u> ZIP <u>48326</u> |
| E-MAIL <u>amie@trowbridge-companies.com</u> | TELEPHONE <u>586-215-4046</u> |
| | E-MAIL <u>afrandazzo@yahoo.com</u> |
10. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: _____

11. SIGNATURE OF APPLICANT _____ DATE 11/4/19

12. SIGNATURE OF PROPERTY OWNER _____ DATE _____

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.

PRELIMINARY SITE PLAN SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

- ☐ REQUIRED FEE **SUBMITTED NOV 2019**
- ☐ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE PLAN APPLICATION (PDF Format) **SENT VIA EMAIL ON 9/11/2020**

ONE (1) HARD COPY OF THE FOLLOWING:

- ☐ COMPLETED CITY OF TROY PRELIMINARY SITE PLAN APPLICATION FORM **EMAILED 9-11-2020**
- ☐ CERTIFIED BOUNDARY SURVEY **POWELL ENG SHEET S3**
- ☐ CERTIFIED TOPOGRAPHIC SURVEY **POWELL ENG SHEET S3**

TWO (2) HARD COPIES OF THE FOLLOWING:

- ☐ PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES **S1**
- ☐ PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY **S3**
- ☐ PRELIMINARY LANDSCAPE PLAN **4**
- ☐ PRELIMINARY FLOOR PLANS **5**
- ☐ PRELIMINARY ELEVATIONS **6**
- ☐ PRELIMINARY GRADING PLAN **S2**
- ☐ PRELIMINARY LIGHTING PLAN **N/A - WILL INSTALL CARRIAGE LIGHTS ON EXTERIOR OF HOUSE**
- ☐ WETLANDS DETERMINATION, IF REQUIRED **SEE LETTER FROM WETLAND CONSULTANT**

**ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED
BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT,
REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER**

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

SITE PLANS FOR:

Casca Village of Troy

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PARCELS: #88-20-04-100-085 & 086

GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. NO LOADING/UNLOADING REQUIRED FOR THIS TYPE OF DEVELOPMENT.
3. WASTE WATER DISPOSAL TO BE EXTENDED TO THE SITE AND DISCHARGED TO CITY SEWER WITH OAKLAND COUNTY, EGLE AND CITY APPROVAL.
4. WATER SUPPLY TO BE CONNECTED TO EXISTING CITY PUBLIC WATER SUPPLY.
5. TRASH DISPOSAL TO BE RESIDENTIAL CITY COLLECTION.
6. A SOIL EROSION AND SEDIMENTATION PERMIT FROM THE CITY OF TROY WILL BE REQUIRED.
7. NO STREET LIGHTING PROPOSED.
8. SIGN DETAILS ARE TO BE PROVIDED TO THE TOWNSHIP AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SEE LANDSCAPE PLANS FOR SIGN DETAILS.
9. LANDSCAPE PLANS ARE INCLUDED WITH THIS SUBMITTAL.
10. CLEAN STONE ENTRANCE DRIVES TO BE CONSTRUCTED AS FIRST PART OF CONSTRUCTION PROVIDE ACCESS FOR FIRE DEPARTMENT DURING CONSTRUCTION.
11. ALL ONSITE UTILITIES WILL BE DEDICATED TO THE CITY OF TROY.
12. STORM SEWER DETENTION TO BE PROVIDED ON SITE WITH DETENTION PONDS DISCHARGING TO THE EXISTING CITY STORM SEWER IN ANDREW DRIVE.
13. ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.

SITE INFORMATION:

ZONING CLASSIFICATION: R-1B (WITH SANITARY SEWER)

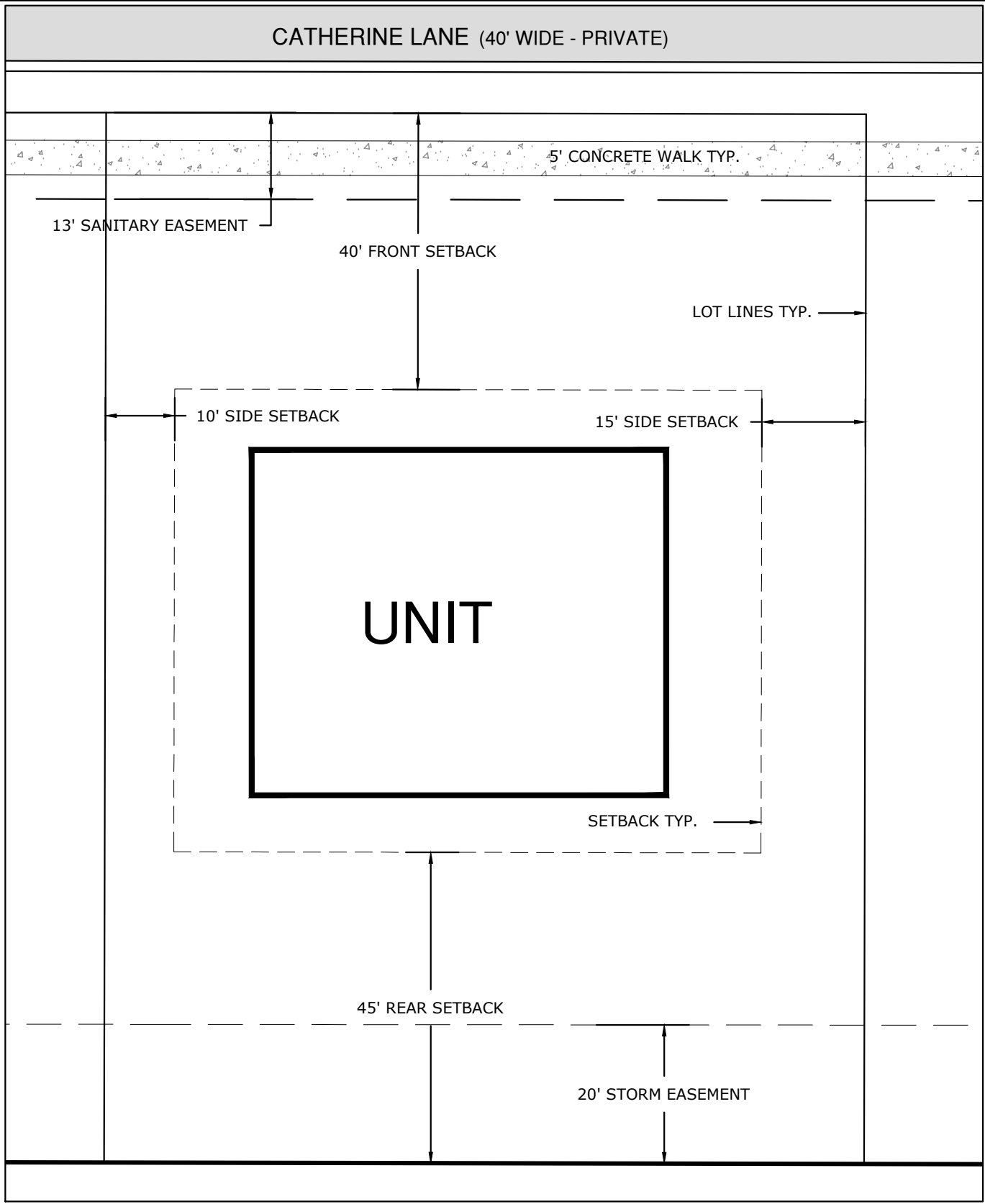
SITE AREA: GROSS - 95,685 SQ.FT. (2.20 ACRES)
NET - 68,637 SQ.FT (1.58 ACRES)

MINIMUM LOT SIZE: 15,000 SQUARE FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM FLOOR AREA/LOT 1,400 SQUARE FEET

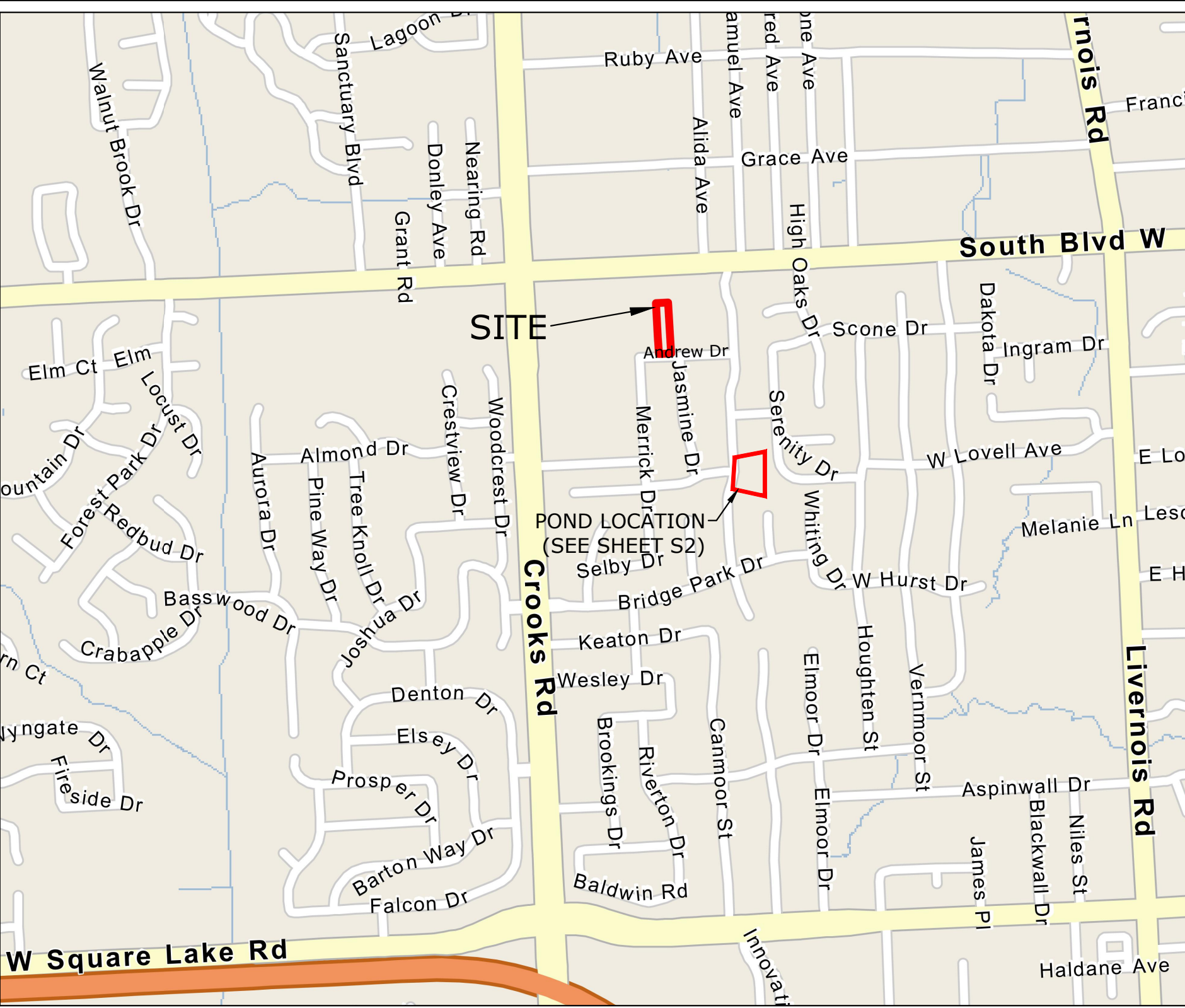
MINIMUM SETBACKS:
FRONT 40 FEET
SIDES 10 FEET (MIN.) / 25 FEET (TOTAL)
REAR 45 FEET

STORM DETENTION NOTES:
ANY ADDITIONAL STORM WATER DETENTION REQUIRED BY THE CITY ENGINEERING DEPARTMENT SHALL BE PROVIDED IN THE EXISTING DETENTION FACILITIES LOCATED ON PARCELS:

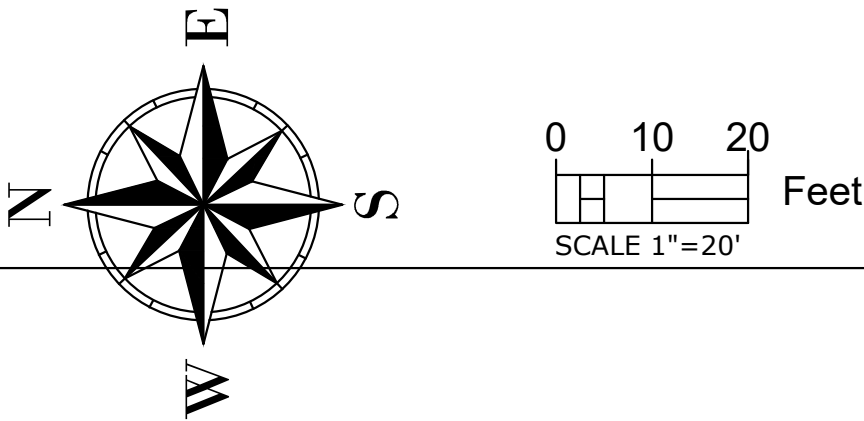
#88-20-04-130-017
#88-20-04-130-018
#88-20-04-130-019



TYPICAL LOT CONFIGURATION
SCALE: 1"=20'



LOCATION MAP
NO SCALE



ZONED R-1B

N. 00°06'35" E.

450.58

CATHERINE LANE (60' WIDE - PUBLIC)

5' WIDE 4" THICK CONC. SIDEWALK

4" MOUNTABLE CURB AND CONCRETE PRIVATE ROAD PER CITY SPECIFICATIONS.

13' PROPOSED SANITARY SEWER & WALKWAY EASEMENT

PROPOSED PRIVATE DRIVE SHALL MEET CITY CONSTRUCTION STANDARDS

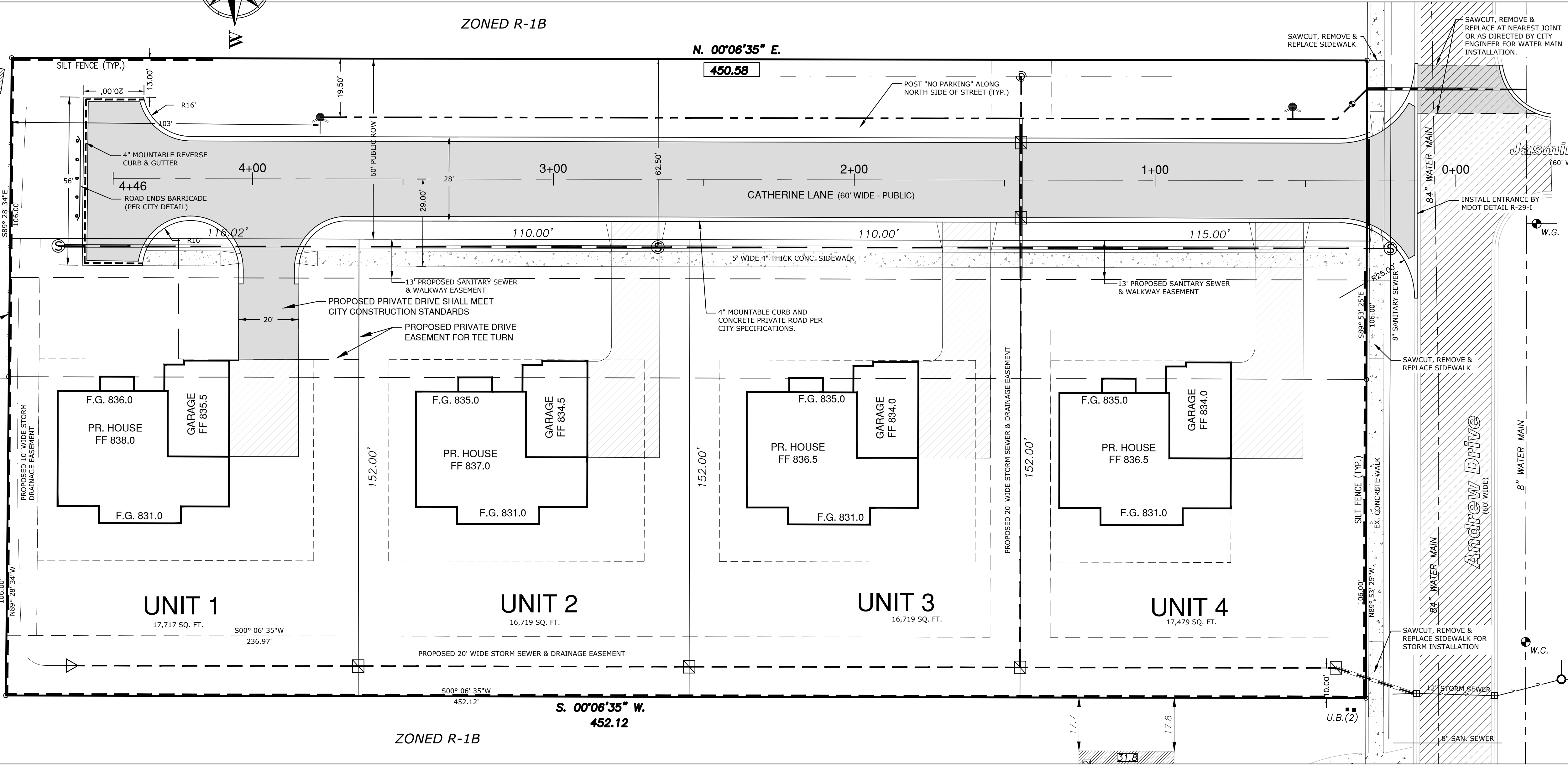
PROPOSED PRIVATE DRIVE EASEMENT FOR TEE TURN

PROPOSED 20' WIDE STORM SEWER & DRAINAGE EASEMENT

PROPOSED 20' WIDE STORM SEWER & DRAINAGE EASEMENT

S. 00°06'35" W. 452.12

ZONED R-1B



SHEET INDEX:

- S-1 COVER AND GENERAL
- S-2 GRADING & UTILITY PLAN
- S-3 TOPOGRAPHY & TREE PLAN
- L-1 LANDSCAPE PLAN

LEGAL DESCRIPTION (AS PROVIDED BY SURVEYOR):

ORIGINAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

DESCRIPTION AFTER SURVEY:
PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, NORTH 89°28'34" WEST 1430.00 FEET; THENCE SOUTH 00°06'35" WEST 330.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°28'34" EAST 212.00 FEET; THENCE SOUTH 00°06'35" WEST 450.58 FEET; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, NORTH 89°52'25" WEST 212.00 FEET; THENCE NORTH 00°06'35" EAST 452.12 FEET TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. BEARINGS RELATE TO: "ANDREW FARMS SUB. NO. 2"

BENCHMARK

ARROW ON HYDRANT EAST SIDE OF ANDREW DRIVE, ELEVATION 830.96 NAVD88

TREE & POND SURVEY BY:

THOMAS SMITH, PLS
7559 Olde Sturbridge Trail
Clarkston, MI 48348
PHONE: (248) 625-3276

BASE ENGINEERING BY:

SUJAK ENGINEERING PLC
CONTACT: TEON C SUJAK, PE
4031 COLLIDGE HWY
TROY, MI 48068
PHONE: (248) 885-8431

SURVEYOR:

JEKABSON & ASSOCIATES, P.C.
1320 GOLDSMITH
PLYMOUTH MI 48170
PHONE: (734) 414-7200
PROJECT #13-08-10

PROPRIETOR/DEVELOPER:

TROWBRIDGE LAND DEVELOPMENT
CONTACT: MR. ANTHONY RANDAZZO
2617 BEACON HILLS
AUBURN HILLS, MI 48326
PHONE: (810) 217-6882

ENGINEER SEAL

CASCA VILLAGE OF TROY

COVER SHEET

CASCA VILLAGE OF TROY
ANDREW DRIVE, TROY, MI 48098

ISSUE DATES

CITY OF TROY
6/3/2020

DRAWN JFT

DESIGNED JFT

APPROVED MCP

P.E. JOB No. 20-433

SCALE 1" = 20'

S1
SITE PLAN

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NOTE: AS AN AID TO THE CONTRACTOR, THE SURVEYOR HAS SHOWN THE LOCATION OF VARIOUS UTILITIES AND UNDERGROUND STRUCTURES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THIS PLAN AND PROFILES IS TAKEN FROM FIELD SURVEY AND/OR AVAILABLE RECORDS. THE OWNER AND ENGINEER DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TYPE OF ANY UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED IF THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

CASCA VILLAGE OF TROY

COVER SHEET

CASCA VILLAGE OF TROY

ANDREW DRIVE, TROY, MI 48098

ISSUE DATES

CITY OF TROY
6/3/2020

DRAWN JFT

DESIGNED JFT


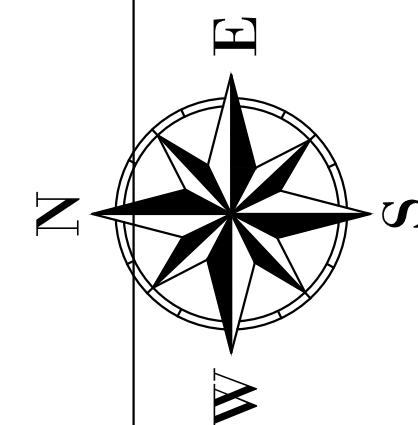
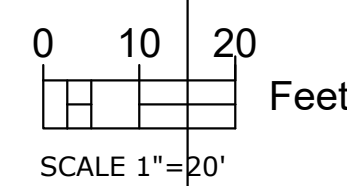
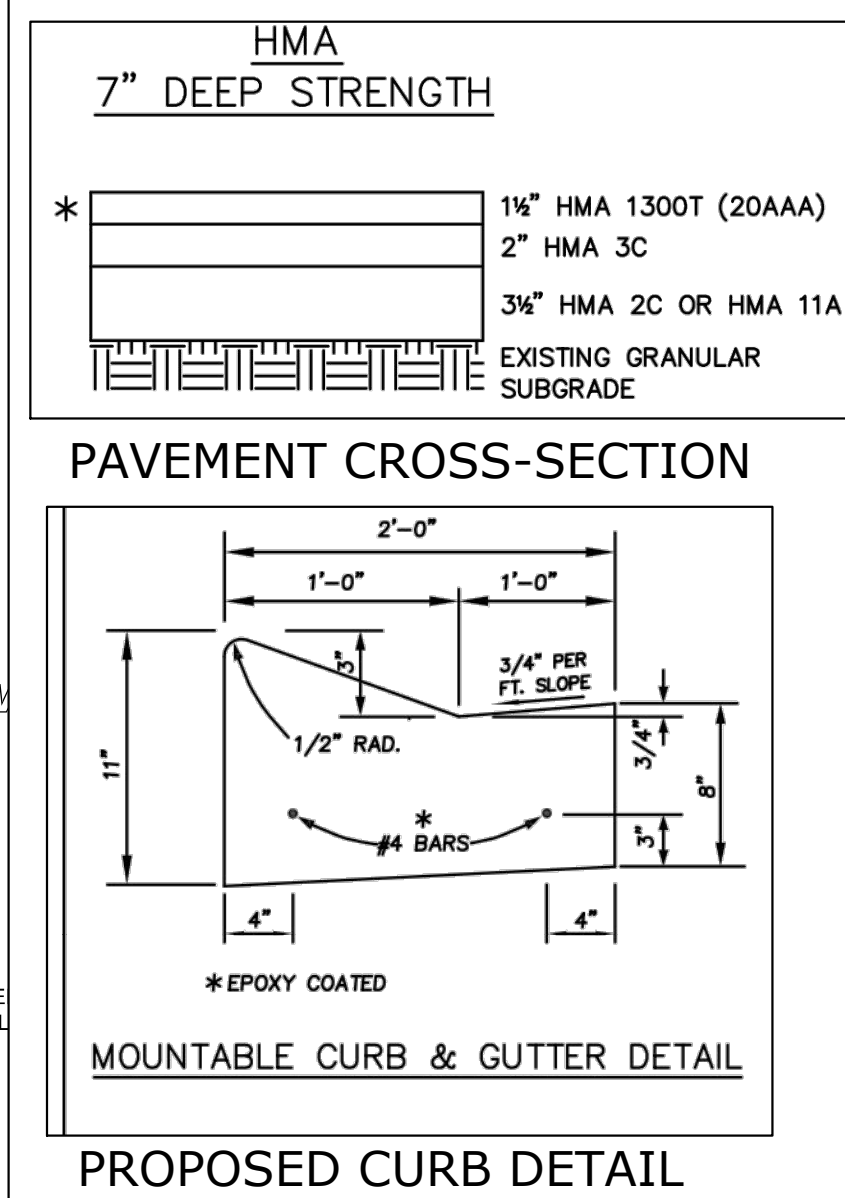
APPROVED MCP

P.E. JOB No. 20-433

SCALE 1" = 20'

S1
SITE PLAN

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Powell
Engineering & Associates, LLC
 4700 Cornerstone Drive, White Lake, Michigan 48383
 P: 248.714.9895 info.powelleng.com

Consulting Civil Engineers
"Engineering A Better Michigan"

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**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

CASCA VILLAGE OF TROY
GRADING & UTILITY

CASCA VILLAGE OF TROY
ANDREW DRIVE, TROY, MI 48068

ISSUE DATES

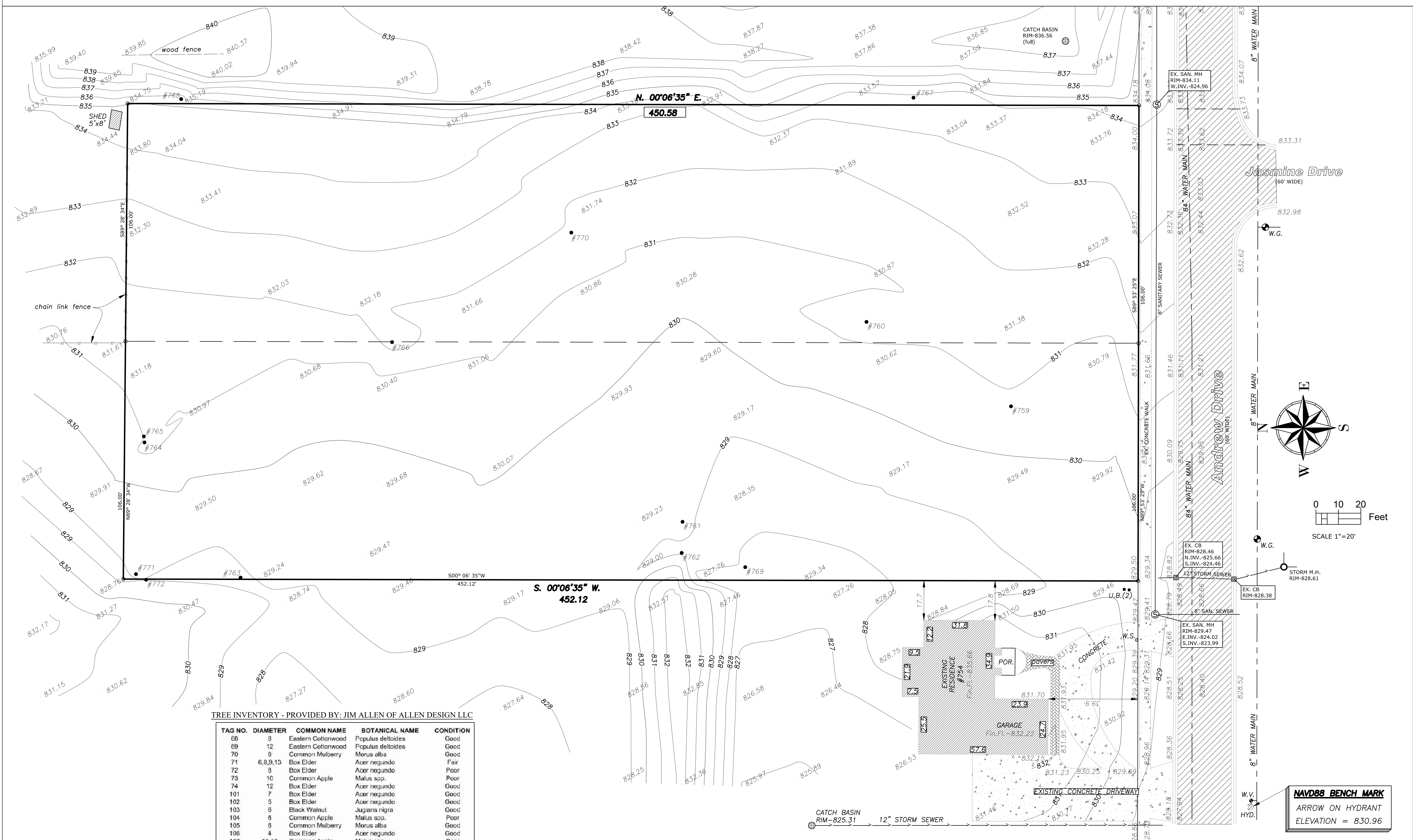
CITY OF TROY
6/3/2020

DRAWN JFT
DESIGNED JFT
APPROVED MCP
P.E. JOB No. 20-433
SCALE 1" = 20'

S2
SITE PLAN

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$$\text{PEAK FLOW} = \frac{18 + 0.0128}{4 + 0.0128} \times 0.00256 = 0.011 \text{ CFS}$$



TREE INVENTORY - PROVIDED BY: JIM ALLEN OF ALLEN DESIGN LLC

| TAG NO. | DIAMETER | COMMON NAME | BOTANICAL NAME | CONDITION |
|---------|----------|--------------------|-------------------|-----------|
| 68 | 9 | Eastern Cottonwood | Populus deltoides | Good |
| 69 | 12 | Eastern Cottonwood | Populus deltoides | Good |
| 70 | 6 | Common Mulberry | Morus alba | Good |
| 71 | 6,8,9,13 | Box Elder | Acer negundo | Fair |
| 72 | 8 | Box Elder | Acer negundo | Poor |
| 73 | 10 | Common Apple | Malus spp. | Poor |
| 74 | 12 | Box Elder | Acer negundo | Good |
| 101 | 7 | Box Elder | Acer negundo | Good |
| 102 | 5 | Box Elder | Acer negundo | Good |
| 103 | 6 | Black Walnut | Juglans nigra | Good |
| 104 | 6 | Common Apple | Malus spp. | Poor |
| 105 | 6 | Common Mulberry | Morus alba | Good |
| 106 | 4 | Box Elder | Acer negundo | Good |
| 107 | 11,12 | Common Apple | Malus spp. | Poor |
| 108 | 5 | Black Walnut | Juglans nigra | Good |
| 109 | 7 | Black Walnut | Juglans nigra | Good |
| 110 | 8 | Box Elder | Acer negundo | Good |
| 111 | 13 | Common Apple | Malus spp. | Poor |
| 112 | 9,10 | Common Apple | Malus spp. | Fair |
| 113 | 9,11 | Common Apple | Malus spp. | Fair |
| 114 | 5 | Common Apple | Malus spp. | Fair |
| 115 | 8,11 | Box Elder | Acer negundo | Good |
| 116 | 8 | Box Elder | Acer negundo | Good |
| 117 | 7 | Common Apple | Malus spp. | Good |
| 118 | 14 | American Elm | Ulmus americana | Good |
| 119 | 5,6 | Common Apple | Malus spp. | Good |
| 391 | 9 | Box Elder | Acer negundo | Good |
| 392 | 9 | Box Elder | Acer negundo | Good |
| 393 | 8,23 | Common Mulberry | Morus alba | Good |
| 394 | 8 | American Elm | Ulmus americana | Good |
| 395 | 6 | Box Elder | Acer negundo | Good |
| 396 | 27 | Common Mulberry | Morus alba | Good |
| 397 | 4,8 | Box Elder | Acer negundo | Good |
| 398 | 11 | American Elm | Ulmus americana | Good |
| 399 | 4,5,8 | Box Elder | Acer negundo | Good |

TREE & POND SURVEY BY:

THOMAS SMITH, PLS
7559 Olde Sturbridge Trail
Clarkston, MI 48346
PHONE: (248) 625-3276

SURVEYOR:

JEKABSON & ASSOCIATES, P.C.
1320 GOLDSMITH
PLYMOUTH MI 48170
PHONE: (734) 414-7200
PROJECT #13-08-10

Consulting Civil Engineers
"Engineering A Better Michigan"

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4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 help@powelleng.net

BEFORE YOU DIG
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1-800-482-7171

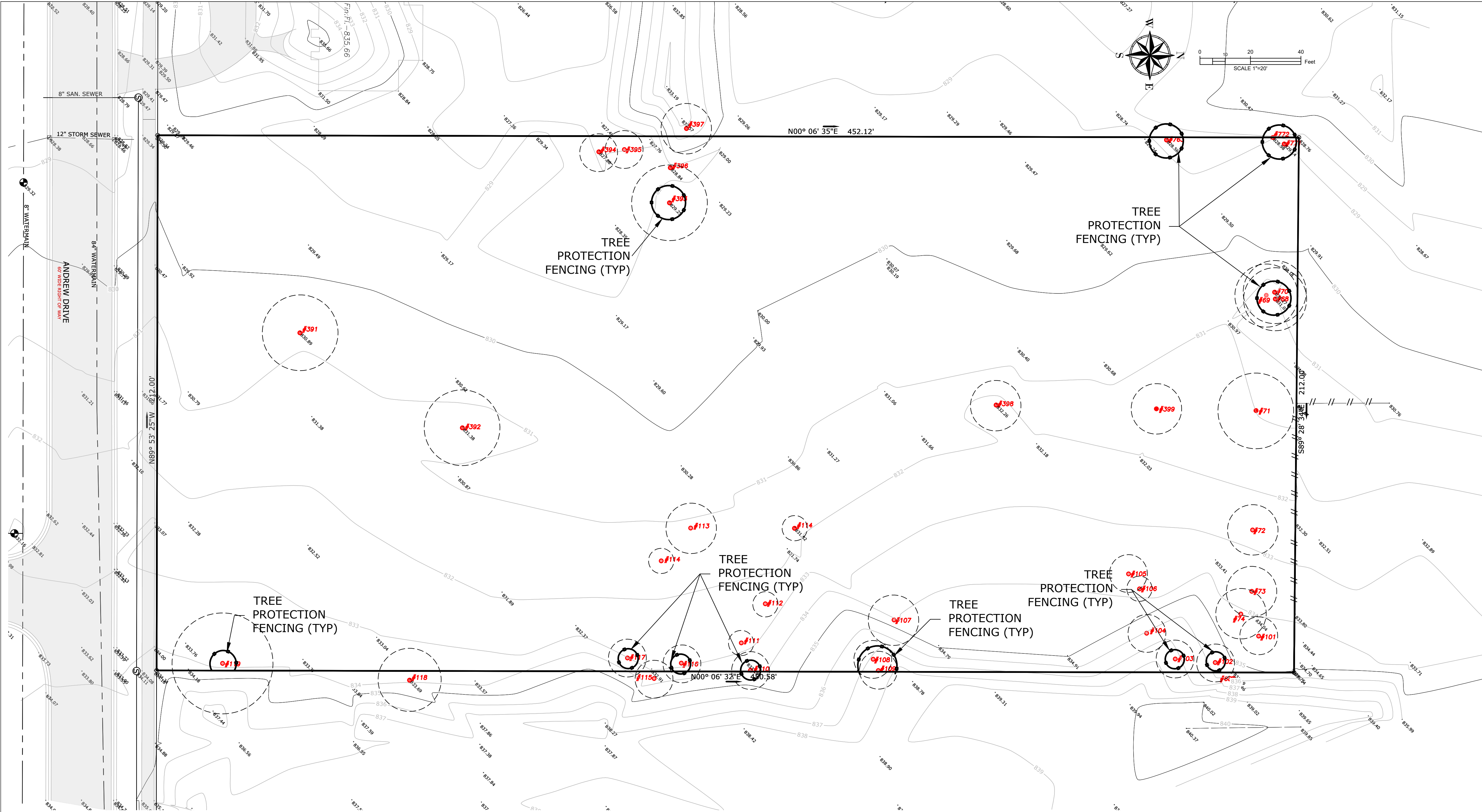
CASCA VILLAGE OF TROY
SURVEY & TREE PLAN

CASCA VILLAGE OF TROY
ANDREW DRIVE, TROY, MI 48098

| ISSUE DATES |
|--------------------------|
| CITY OF TROY 6/3/2020 |
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DRAWN JFT
DESIGNED JFT
APPROVED MCP
P.E. JOB No. 20-433
SCALE 1"=30'

S3
SITE PLAN



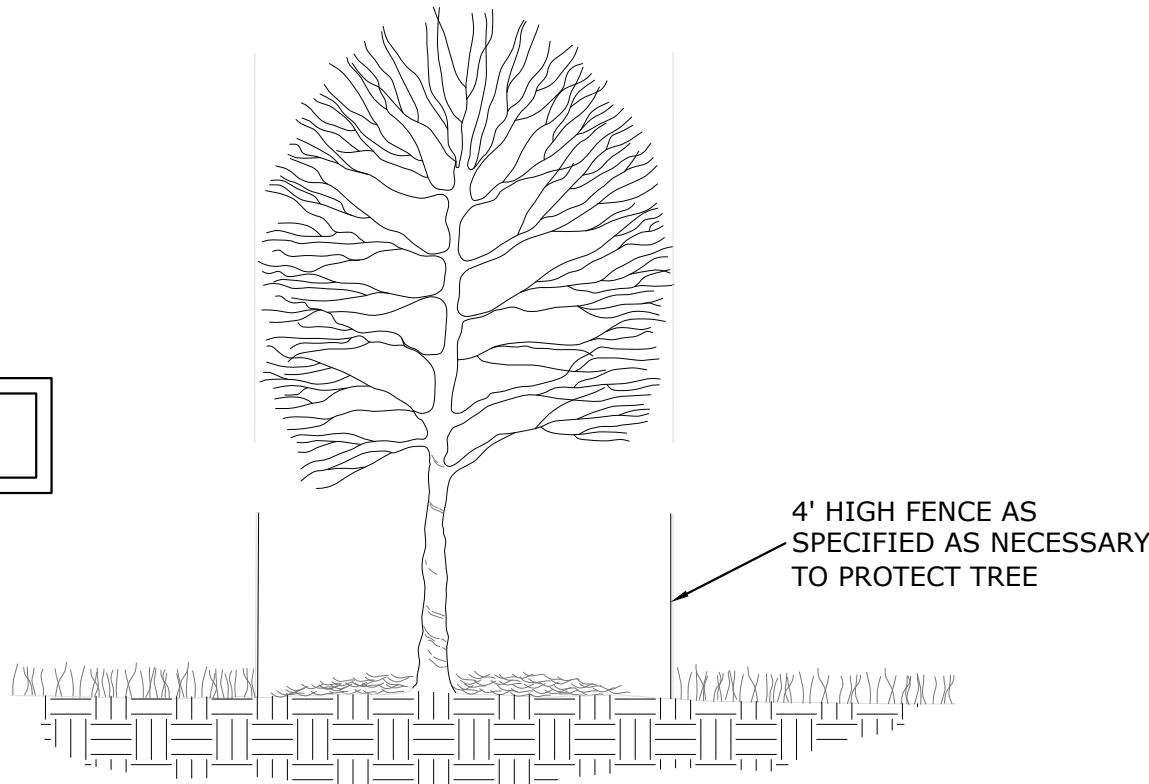
| TREE INVENTORY - PROVIDED BY JIM ALLEN OF ALLEN DESIGN LLC | | | | | | | | | |
|--|----------|--------------------|-------------------|-----------|--------------|--------|------------------|-------------------|--|
| TAG # | DIA. (") | COMMON NAME | BOTANICAL NAME | CONDITION | CROWN * (ft) | STATUS | REMAIN OR REMOVE | REQ'D REPLACE (") | |
| 66 | 8 | Eastern Cottonwood | Populus deltoides | Good | 20 | EX-1 | REMAIN | 0 | |
| 69 | 12 | Eastern Cottonwood | Populus deltoides | Good | 25 | EX-1 | REMAIN | 0 | |
| 70 | 6 | Common Mulberry | Morus alba | Good | 15 | EX-1 | REMAIN | 0 | |
| 71 | 6,8,9,13 | Box Elder | Acer negundo | Fair | 30 | EX-2 | REMOVE | 0 | |
| 72 | 8 | Box Elder | Acer negundo | Poor | 20 | EX-2 | REMOVE | 0 | |
| 73 | 10 | Common Apple | Malus spp. | Poor | 20 | EX-2 | REMOVE | 0 | |
| 74 | 12 | Box Elder | Acer negundo | Good | 20 | | REMOVE | 6 | |
| 101 | 7 | Box Elder | Acer negundo | Good | 15 | | REMOVE | 4 | |
| 102 | 5 | Box Elder | Acer negundo | Good | 15 | | REMAIN | -3 | |
| 103 | 6 | Black Walnut | Juglans nigra | Good | 15 | | REMAIN | -3 | |
| 104 | 6 | Common Apple | Malus spp. | Poor | 15 | EX-2 | REMOVE | 0 | |
| 105 | 6 | Common Mulberry | Morus alba | Good | 15 | EX-1 | REMOVE | 0 | |
| 106 | 4 | Box Elder | Acer negundo | Good | 10 | | REMOVE | 2 | |
| 107 | 12,11 | Common Apple | Malus spp. | Poor | 20 | EX-2 | REMOVE | 0 | |
| 108 | 5 | Black Walnut | Juglans nigra | Good | 15 | | REMAIN | -3 | |
| 109 | 7 | Black Walnut | Juglans nigra | Good | 15 | | REMAIN | -4 | |
| 110 | 8 | Box Elder | Acer negundo | Good | 15 | | REMAIN | 0 | |
| 111 | 13 | Common Apple | Malus spp. | Poor | 20 | EX-2 | REMOVE | 0 | |
| 112 | 9,10 | Common Apple | Malus spp. | Fair | 20 | EX-2 | REMOVE | 0 | |
| 113 | 9,11 | Common Apple | Malus spp. | Fair | 20 | EX-2 | REMOVE | 0 | |
| 114 | 5 | Common Apple | Malus spp. | Fair | 10 | EX-2 | REMOVE | 0 | |
| 115 | 8,11 | Box Elder | Acer negundo | Good | 15 | | REMAIN | -8 | |
| 116 | 8 | Box Elder | Acer negundo | Good | 15 | | REMAIN | -4 | |
| 117 | 7 | Common Apple | Malus spp. | Good | 15 | | REMAIN | -3 | |
| 118 | 14 | American Elm | Ulmus americana | Good | 25 | EX-1 | REMAIN | 0 | |
| 119 | 5,6 | Common Apple | Malus spp. | Good | 20 | | REMAIN | -5 | |
| 391 | 9 | Box Elder | Acer negundo | Good | 15 | | REMOVE | 5 | |
| 392 | 9 | Box Elder | Acer negundo | Good | 15 | | REMOVE | 5 | |
| 393 | 8,23 | Common Mulberry | Morus alba | Good | 30 | | REMAIN | -15 | |
| 394 | 8 | American Elm | Ulmus americana | Good | 15 | | REMOVE | 4 | |
| 395 | 6 | Box Elder | Acer negundo | Good | 15 | | REMOVE | 3 | |
| 396 | 27 | Common Mulberry | Morus alba | Good | 40 | EX-1 | REMOVE | 0 | |
| 397 | 4,8 | Box Elder | Acer negundo | Good | 20 | | REMAIN | -6 | |
| 398 | 11 | American Elm | Ulmus americana | Good | 20 | | REMOVE | 6 | |
| 399 | 4,6,8 | Box Elder | Acer negundo | Good | 20 | | REMOVE | 9 | |
| TOTAL TREE REPLACEMENT | | | | | | | | -14.50 | |

NOTES: There are no landmark trees on this site per Sec 13.07.C.1. Landmark Trees and Size Table
EX-1 is a tree considered invasive per the ISA and is recommended for replacement exemption per Sec 13.07.G.1.e., Exemptions
EX-2 is a tree in less than 50% health per ISA rating (poor, very poor or dead) and is recommended for exemption Sec 13.07.G.1.d
*Crown spread is estimated at plus or minus 5' in diameter.
Health is determined using International Society of Arboriculture (ISA) guidelines (9th edition)
There are no woodlands onsite

NOTE: SAVED TREES FAR EXCEEDS QUALITY TREES FOR REMOVAL, THEREFORE NO TREE REMEDIATION IS REQUIRED.

GENERAL NOTES:

- THERE ARE NO SITE WOODLANDS, HOWEVER, EFFORTS HAVE BEEN MADE TO SAVE ALL NON-INVASIVE TREE TYPES AND THE CHART SHOWS WHICH PROPOSED TREES TO SAVE AND WHICH ARE PROPOSED TO BE REMOVED.
- THERE ARE NO SITE LANDMARK TREES
- ALL TREES CALLING TO BE SAVED MUST BE PROTECTED DURING ALL ONSITE CONSTRUCTION WITH FENCING TO BE PROPERLY MAINTAINED AS SHOWN.



TREE PROTECTION DETAIL
NO SCALE

Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 help@powelleng.net

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOP AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION, DEPTH, OR THAT ANY ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS AND PROFILES PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

CASCA VILLAGE OF TROY
TREE PLAN AND TOPO SURVEY
CASCA VILLAGE OF TROY
ANDREW DRIVE, TROY, MI 48098

| ISSUE DATES | |
|--------------|-----------|
| CITY OF TROY | 1/21/2021 |
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DRAWN JFT

DESIGNED JFT

APPROVED MCP

P.E. JOB No. 20-433

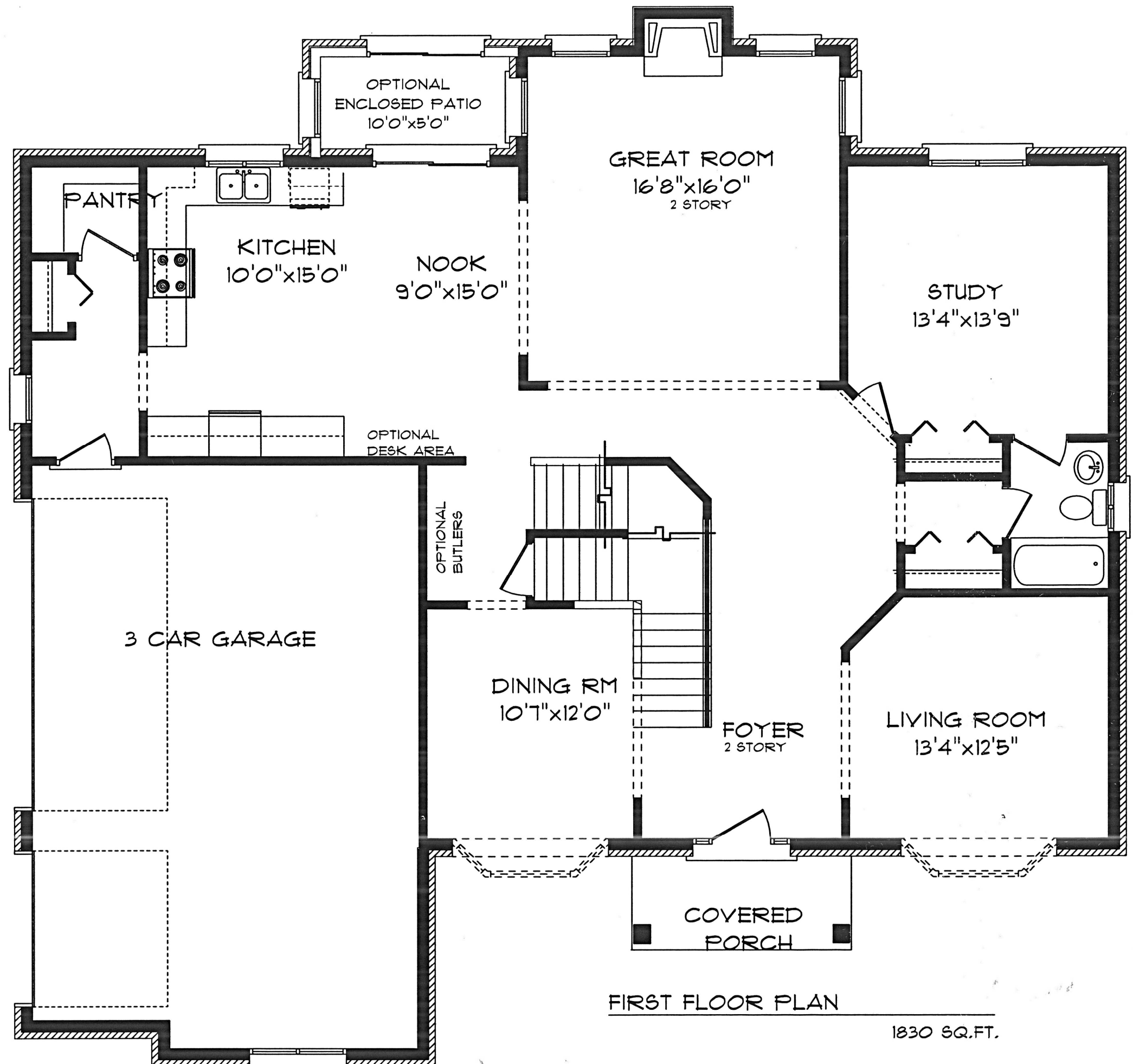
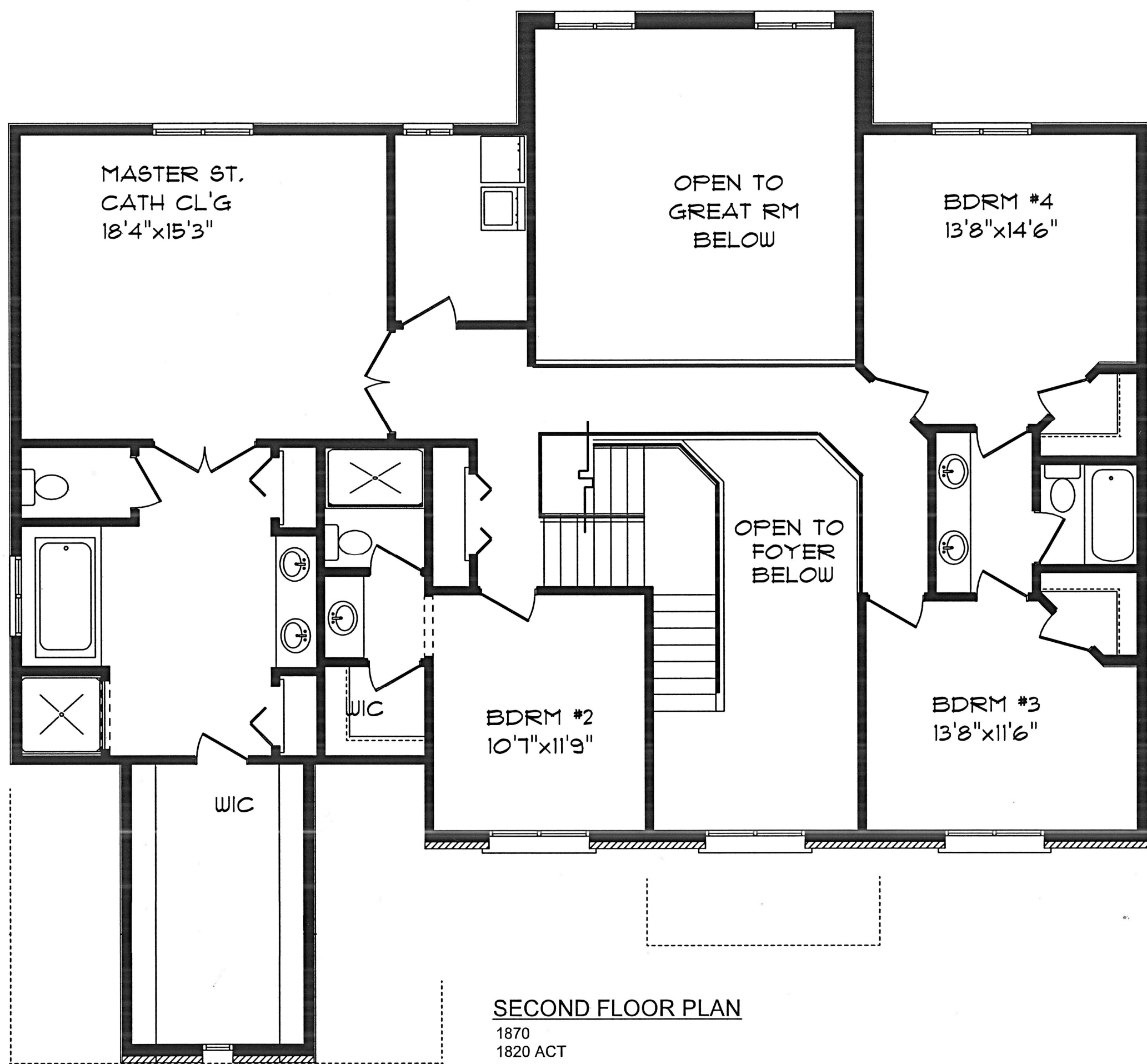
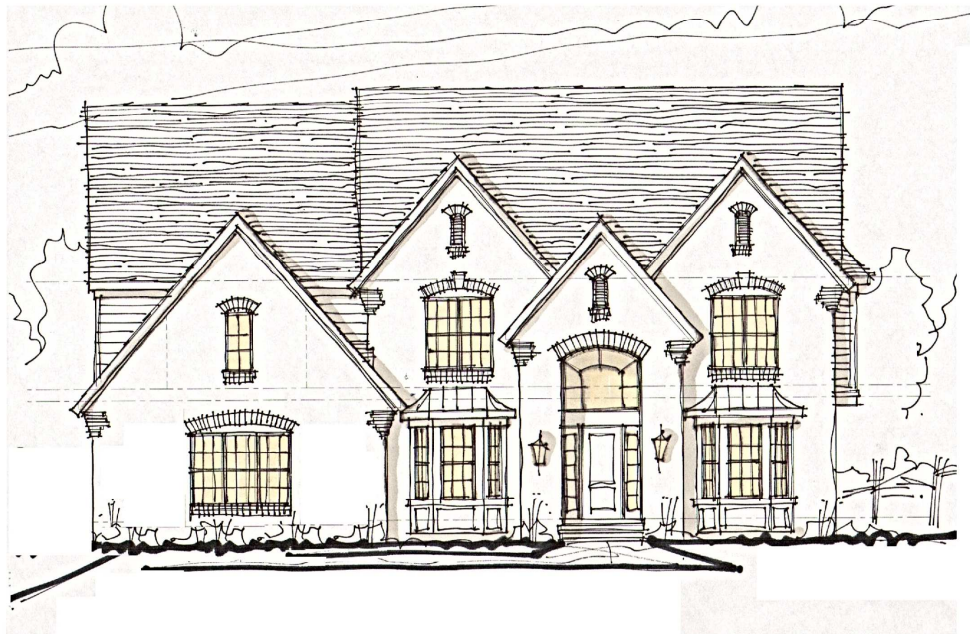
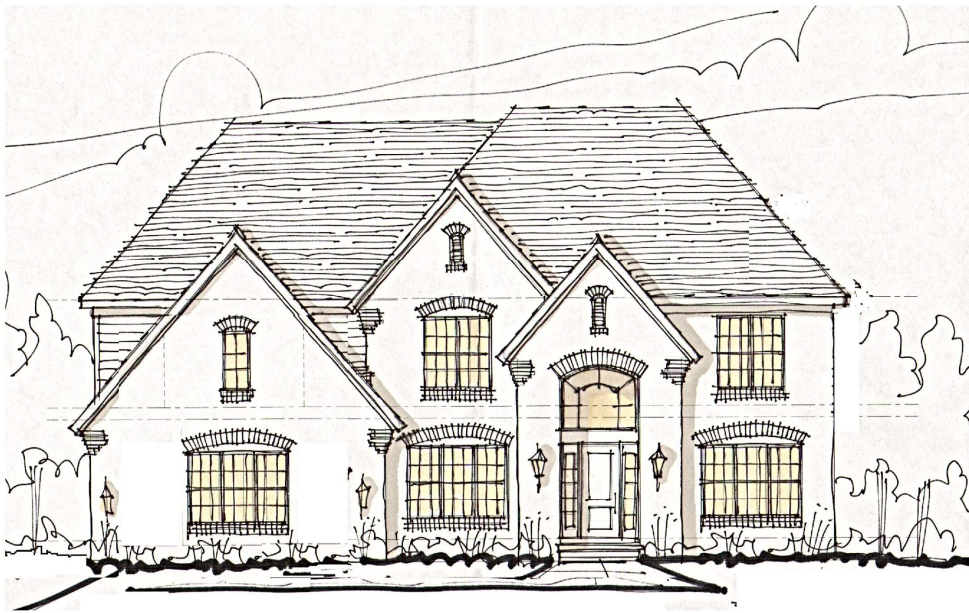
SCALE 1" = 20'

S4
SITE PLAN

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CASCA VILLAGE OF TROY

ST JAMES - 3700 S/F COLONIAL





REAR ELEVATION

N.T.S.



LEFT ELEVATION

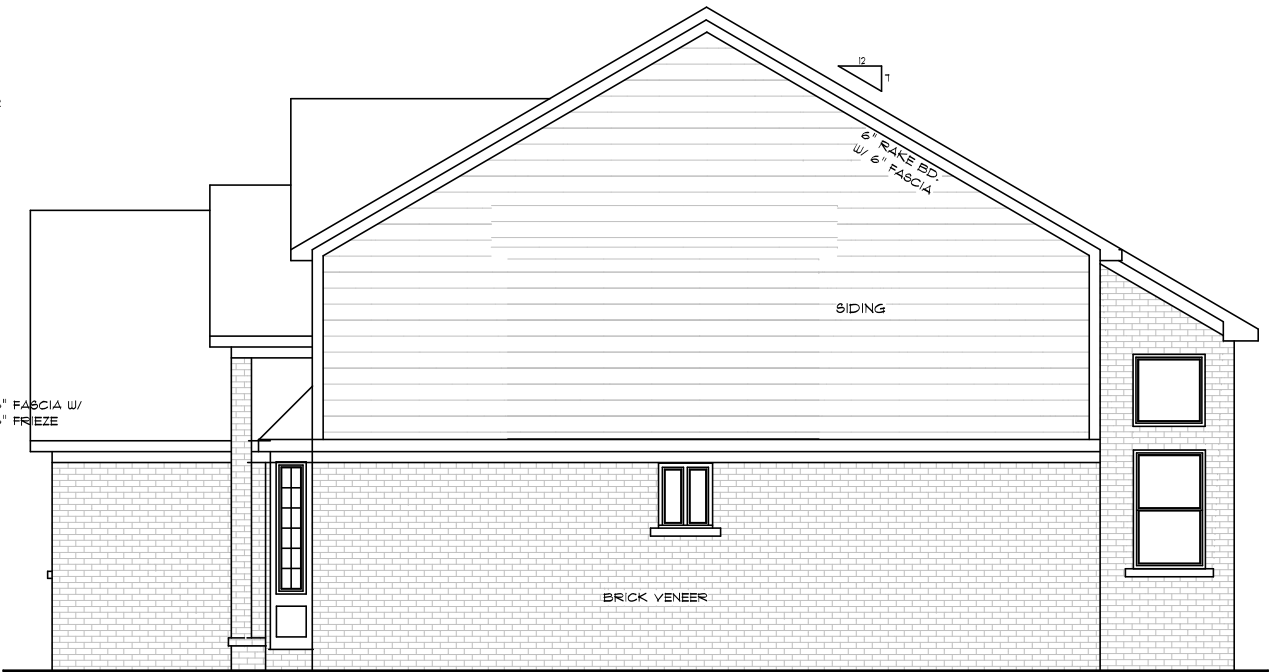
N.T.S.



FRONT ELEVATION B

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

FINAL GRADES TO BE DETERMINED BY SITE ENGINEER



RIGHT ELEVATION

N.T.S.

14 STONEWALL

BUILDER

TROWBRIDGE CONSTRUCTION

PROJECT

ST. JAMES COLONIAL
ELEVATIONS PLAN

Date:

08-11-15

Revisions:

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Drawn: AP

Chkd:

Sheet#

A-4

Job No.:

14SW

BROOKS WILLIAMSON

AND ASSOCIATES, INC.

ENVIRONMENTAL/WETLAND
CONSULTING

brooks@brookswilliamson.com

(248) 624-9100
(248) 420-3280

August 25, 2020

Mr. Anthony Randazzo
2617 Beacon Hills Drive
Auburn Hills, MI 48326

-Via Email -

RE: Wetland Delineation – Casca Village of Troy

Dear Randazzo:

As requested, Brooks Williamson and Associates (BWA), in cooperation with Dortman Environmental, LLC (DE), has completed a wetland delineation on the proposed Casca Village of Troy project site. The purpose of this work was to determine if wetland areas are present on the property that are subject to Part 303, Wetland Protection (Part 303), of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended. The property was also inspected for additional regulated natural resources including lakes, ponds or streams that may be subject to Part 301, Inland Lakes and Streams (Part 301), of NREPA, and/or similar natural resource ordinances by the City of Troy.

Wetland Definition and Methodology

Under Part 303, "wetland" means a land or water feature, commonly referred to as a bog, swamp, or marsh, inundated or saturated by water at a frequency and duration sufficient to support, and that under normal circumstances does support, hydric soils and a predominance of wetland vegetation or aquatic life. A land or water feature is not a wetland unless it meets any of the following:

- (i) Is a water of the United States as that term is used in section 502(7) of the federal water pollution control act, 33 USC 1362.
- (ii) Is contiguous to the Great Lakes, Lake St. Clair, an inland lake or pond, or a stream. As used in this subparagraph, "pond" does not include a farm or stock pond constructed consistent with the exemption under section 30305(2)(g).
- (iii) Is more than 5 acres in size.
- (iv) Has the documented presence of an endangered or threatened species under Part 365 of the endangered species act of 1973, Public Law 93-205.
- (v) Is a rare and imperiled wetland.

On August 22, 2020, wetlands were identified and delineated pursuant to statutory language and rules of Part 303 of NREPA. As required in Part 303, specific methodology was followed as set forth in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual including the Midwest Regional Supplement. Wetlands were identified by placing pink survey ribbon at the wetland/upland interface with each flag numbered and lettered in sequence. The wetlands were identified by where there was a predominance of wetland rated vegetation, the presence of hydric soils, and indicators of hydrology. The approximate boundaries of the delineated wetlands were sketched on aerial photos while in the field. Sample points were established within the delineated wetland and adjacent upland to record observed evidence of wetland vegetation, hydric soils, and hydrology.

Wetland Delineation

A single wetland area and boundary was delineated on the subject parcel with flags numbering A1 – A19 and B1 – B11. The approximate boundary lines for the wetland is depicted on the map shown in Figure 1. The plant species noted on the upland and wetland side of the boundary are listed in the tables below. Please note that the map shows only an approximate location of wetland–upland boundaries.

WETLAND BOUNDARY A - WETLAND PLANT SPECIES

| SCIENTIFIC NAME | COMMON NAME | WETLAND RATING |
|-------------------------------|--------------------|----------------|
| <i>Acer negundo</i> | box elder | FAC |
| <i>Alliaria petiolata</i> | garlic mustard | FAC |
| <i>Cornus amomum</i> | silky dogwood | FACW |
| <i>Cornus racemosa</i> | gray dogwood | FAC |
| <i>Epilobium strictum</i> | downy willowherb | OBL |
| <i>Eupatorium perfoliatum</i> | common boneset | OBL |
| <i>Euthamia graminifolia</i> | Flat top goldentop | FACW |
| <i>Fraxinus pennsylvanica</i> | green ash | FACW |
| <i>Geum laciniatum</i> | rough avens | FACW |
| <i>Prunella vulgaris</i> | common selfheal | FAC |
| <i>Rhamnus cathartica</i> | common buckthorn | FAC |

WETLAND BOUNDARY A - WETLAND PLANT SPECIES (Cont.)

| SCIENTIFIC NAME | COMMON NAME | WETLAND RATING |
|------------------------------------|--------------------|----------------|
| <i>Symphiotrichum lateriflorum</i> | calico aster | FACW |
| <i>Toxicodendron radicans</i> | eastern poison ivy | FAC |
| <i>Ulmus americana</i> | American elm | FACW |
| <i>Verbena urticifolia</i> | white vervain | FAC |
| <i>Viburnum lentago</i> | nannyberry | FAC |
| <i>Vitis riparia</i> | riverbank grape | FAC |

WETLAND BOUNDARY A - UPLAND PLANT SPECIES

| SCIENTIFIC NAME | COMMON NAME | WETLAND RATING |
|------------------------------------|---------------------|----------------|
| <i>Cichorium intybus</i> | chicory | FACU |
| <i>Cirsium arvense</i> | Canada thistle | FACU |
| <i>Crataegus monogyna</i> | English hawthorn | FACU |
| <i>Dactylis glomerata</i> | orchard grass | FACU |
| <i>Daucus carota</i> | Queen Anne's lace | UPL |
| <i>Elaeagnus umbellata</i> | autumn olive | UPL |
| <i>Juglans nigra</i> | black walnut | FACU |
| <i>Juniperus virginiana</i> | eastern red cedar | FACU |
| <i>Ligustrum vulgare</i> | European privet | FACU |
| <i>Malus Sargentii</i> | Sargent's crabapple | UPL |
| <i>Parthenocissus quinquefolia</i> | Virginia creeper | FACU |

WETLAND BOUNDARY A - UPLAND PLANT SPECIES (cont.)

| SCIENTIFIC NAME | COMMON NAME | WETLAND RATING |
|---------------------------------|-----------------|----------------|
| <i>Phleum pratense</i> | timothy | FACU |
| <i>Prunus avium</i> | sweet cherry | FACU |
| <i>Rosa multiflora</i> | multiflora rose | FACU |
| <i>Schedonorus arundinaceus</i> | tall fescue | FACU |
| <i>Solidago altissima</i> | tall goldenrod | FACU |

Wetland A (flags A1-A19 and B1-B11) is a small isolated palustrine scrub-shrub wetland that is seasonally saturated and exists within a shallow swale across in the northeast and center portions of the property. Green ash (*Fraxinus pennsylvanica*), gray dogwood (*Cornus racemosa*), rough avens (*Geum laciniatum*), common buckthorn (*Rhamnus cathartica*), calico aster (*Symphotrichum lateriflorum*), nannyberry (*Viburnum lentago*), and riverbank grape (*Vitis riparia*) were the dominate wetland plants recorded in the wetland. The primary wetland hydrology indicators observed within Wetland A included: water marks (B1) and water-stained leaves (B9). The secondary wetland hydrology indicators observed included: drainage patterns (B10) and FAC-neutral test (D5). Lastly, the Wetland A sample point revealed the hydric soil indicator: Redox Dark Surface (F6). The wetland data sheets for Wetland A are in Appendix A.

The remainder of the land within the property is classified as upland and is shown as UPLAND in Figure 1. The upland area is a reverting old field with many species of shrubs beginning to invade the open areas that are dominated by agricultural grasses. The dominate vegetation recorded within the upland included: European privet (*Ligustrum vulgare*), Sargent's crabapple (*Malus sargentii*), timothy (*Phleum pratense*), common buckthorn (*Rhamnus cathartica*), and tall fescue (*Schedonorus arundinaceus*). The upland on the property did not contain any wetland hydrology indicators or hydric soil indicators. The wetland data sheets for the Upland are in Appendix B.

Stream Regulation by the State of Michigan

Under Part 301 an inland lake or stream means either of the following:

- (i) An artificial or natural lake, pond, or impoundment that is a water of the United States as that term is used in section 502(7) of the federal water pollution control act, 33 USC 1362.
- (ii) A natural or artificial lake, pond, or impoundment; a river, stream, or creek which may or may not be serving as a drain as defined by the drain code of 1956, 1956 PA 40, MCL 280.1 to 280.630; or any other body of water that has definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water, including the St. Mary's, St. Clair, and Detroit Rivers.

Our site inspection revealed that there are not streams, lakes, or ponds on this property or within 500 feet of the wetland.

Wetland Regulation by the State of Michigan

In Michigan, wetlands are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 303 if the wetland fits the aforementioned criteria listed in the wetland definition and methodology section of this report.

Based on our field investigation and review, Wetlands A **is not regulated** by EGLE under Part 303. Wetland A is not connected to or within 500 feet of a stream, lake, or pond, and it is less than 5 acres in size (approximately 0.4 acres), therefore, it does not meet criteria to be regulated.

Regulation by the City of Troy, Oakland County

Research revealed that the City of Troy does not have a wetland ordinance. It is a requirement of Part 303 that any municipality with a wetland protection ordinance notify EGLE. A review of the [EGLE's list](#) of local communities with wetland ordinances did not reveal the City of Troy. Furthermore, a review of the [code of ordinances for the City of Troy](#) did not reveal an established wetland ordinance.

Confirmation by Regulatory Agencies

Numerous natural environmental factors and human induced changes may cause changes in the extent of wetland on a parcel over a period of time. The aquatic natural resources identified on the subject property represent what we believe the EGLE would consider to be a non-regulated wetland given the condition of the site at the time of inspection and recent regulatory policies and attitudes.

In BWA's and DE's opinion, the wetland area present is **not regulated** and therefore a permit is not required from EGLE or the City of Troy to develop, dredge, or fill within the limits of Wetland A.

We hope this provides better insight into the wetland issues and lack of wetland, lake, stream, or pond limitations that might be associated with this property. If you have any questions or concerns, please feel free to call our office.

Sincerely,

A handwritten signature in blue ink that reads "Brooks Williamson". The signature is written in a cursive style with a horizontal line underneath the name.

Brooks Williamson

Brooks Williamson and Associates, Inc.

(248) 624-9100

(248) 420-3280

Enclosures

APPENDIX A – Wetland Data Sheets for Wetland A

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Casca Village of Troy City/County: Troy/Oakland Sampling Date: 8/22/2020
 Applicant/Owner: _____ State: MI Sampling Point: 2
 Investigator(s): Dortman Section, Township, Range: S4, T2N, R11E
 Landform (hillside, terrace, etc.): none Local relief (concave, convex, none): swale
 Slope (%): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Capac sandy loam, 0 to 4 percent slopes NWI classification: PSS
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|---|--|
| Hydrophytic Vegetation Present? Yes <u>X</u> No _____ | Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ |
| Hydric Soil Present? Yes <u>X</u> No _____ | |
| Wetland Hydrology Present? Yes <u>X</u> No _____ | |
| Remarks: WETLAND A | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u>30</u>) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|------------------|-------------------|------------------|
| 1. <u>Fraxinus pennsylvanica</u> | <u>20</u> | <u>Yes</u> | <u>FACW</u> |
| 2. _____ | _____ | _____ | _____ |
| 3. _____ | _____ | _____ | _____ |
| 4. _____ | _____ | _____ | _____ |
| 5. _____ | _____ | _____ | _____ |
| <u>20</u> –Total Cover | | | |
| Sapling/Shrub Stratum (Plot size: <u>15</u>) | Absolute % Cover | Dominant Species? | Indicator Status |
| 1. <u>Viburnum lentago</u> | <u>15</u> | <u>Yes</u> | <u>FAC</u> |
| 2. <u>Rhamnus cathartica</u> | <u>35</u> | <u>Yes</u> | <u>FAC</u> |
| 3. <u>Cornus racemosa</u> | <u>15</u> | <u>Yes</u> | <u>FAC</u> |
| 4. _____ | _____ | _____ | _____ |
| 5. _____ | _____ | _____ | _____ |
| <u>65</u> –Total Cover | | | |
| Herb Stratum (Plot size: <u>5</u>) | Absolute % Cover | Dominant Species? | Indicator Status |
| 1. <u>Geum laciniatum</u> | <u>20</u> | <u>Yes</u> | <u>FACW</u> |
| 2. <u>Symphoricarpos latiflorum</u> | <u>15</u> | <u>Yes</u> | <u>FACW</u> |
| 3. <u>Rosa multiflora</u> | <u>5</u> | <u>No</u> | <u>FACU</u> |
| 4. <u>Toxicodendron radicans</u> | <u>5</u> | <u>No</u> | <u>FAC</u> |
| 5. <u>Prunella vulgaris</u> | <u>5</u> | <u>No</u> | <u>FAC</u> |
| 6. _____ | _____ | _____ | _____ |
| 7. _____ | _____ | _____ | _____ |
| 8. _____ | _____ | _____ | _____ |
| 9. _____ | _____ | _____ | _____ |
| 10. _____ | _____ | _____ | _____ |
| <u>50</u> –Total Cover | | | |
| Woody Vine Stratum (Plot size: <u>30</u>) | Absolute % Cover | Dominant Species? | Indicator Status |
| 1. <u>Vitis riparia</u> | <u>20</u> | <u>Yes</u> | <u>FACW</u> |
| 2. _____ | _____ | _____ | _____ |
| <u>20</u> –Total Cover | | | |

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

| Total % Cover of: | Multiply by: |
|-------------------------------|------------------|
| OBL species <u>0</u> | x 1 = <u>0</u> |
| FACW species <u>75</u> | x 2 = <u>150</u> |
| FAC species <u>75</u> | x 3 = <u>225</u> |
| FACU species <u>5</u> | x 4 = <u>20</u> |
| UPL species <u>0</u> | x 5 = <u>0</u> |
| Column Totals: <u>155</u> (A) | <u>395</u> (B) |

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is >3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 2

| Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.) | | | | | | | | |
|--|---------------|-----|----------------|----|-------------------|--|--------------|-------------------------------|
| Depth (Inches) | Matrix | | Redox Features | | | | Texture | Remarks |
| | Color (moist) | % | Color (moist) | % | Type ¹ | Loc ² | | |
| 0-5 | 10YR 3/2 | 100 | | | | | Loamy/Clayey | |
| 5-16 | 10YR 3/2 | 95 | 10YR 4/4 | 5 | C | PL | Loamy/Clayey | Distinct redox concentrations |
| 16-24 | 10YR 4/2 | 80 | 10YR 4/4 | 20 | C | M | Loamy/Clayey | Distinct redox concentrations |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| ¹ Type: C-Concentration, D-Depletion, RM-Reduced Matrix, MS-Masked Sand Grains. | | | | | | ² Location: PL-Pore Lining, M-Matrix. | | |
| Hydric Soil Indicators: <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) <input type="checkbox"/> Redox Depressions (F8) | | | | | | | | |
| Indicators for Problematic Hydric Soils³: <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Iron-Manganese Masses (F12) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks) | | | | | | | | |
| Restrictive Layer (if observed): Type: _____ Depth (inches): _____ | | | | | | | | |
| Hydric Soil Present? | | | | | | | Yes | No |
| Remarks: | | | | | | | | |

HYDROLOGY

| Wetland Hydrology Indicators: | | | |
|--|---|--|--|
| Primary Indicators (minimum of one is required; check all that apply) | | Secondary Indicators (minimum of two required) | |
| <input type="checkbox"/> Surface Water (A1) | <input checked="" type="checkbox"/> Water-Stained Leaves (B9) | <input type="checkbox"/> Surface Soil Cracks (B6) | |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Aquatic Fauna (B13) | <input checked="" type="checkbox"/> Drainage Patterns (B10) | |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> True Aquatic Plants (B14) | <input type="checkbox"/> Dry-Season Water Table (C2) | |
| <input checked="" type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Crayfish Burrows (C8) | |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) | |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) | <input type="checkbox"/> Stunted or Stressed Plants (D1) | |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Geomorphic Position (D2) | |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Thin Muck Surface (C7) | <input checked="" type="checkbox"/> FAC-Neutral Test (D5) | |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Gauge or Well Data (D9) | | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Other (Explain in Remarks) | | |
| Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe) | | | |
| Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | | | |
| Remarks: | | | |

APPENDIX B – Wetland Data Sheets for Upland

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Casca Village of Troy City/County: Troy/Oakland Sampling Date: 8-22-2020
 Applicant/Owner: _____ State: MI Sampling Point: 1
 Investigator(s): Dortman Section, Township, Range: S4, T2N, R11E
 Landform (hillside, terrace, etc.): none Local relief (concave, convex, none): none
 Slope (%): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Capac sandy loam, 0 to 4 percent slopes NWI classification: UPL
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

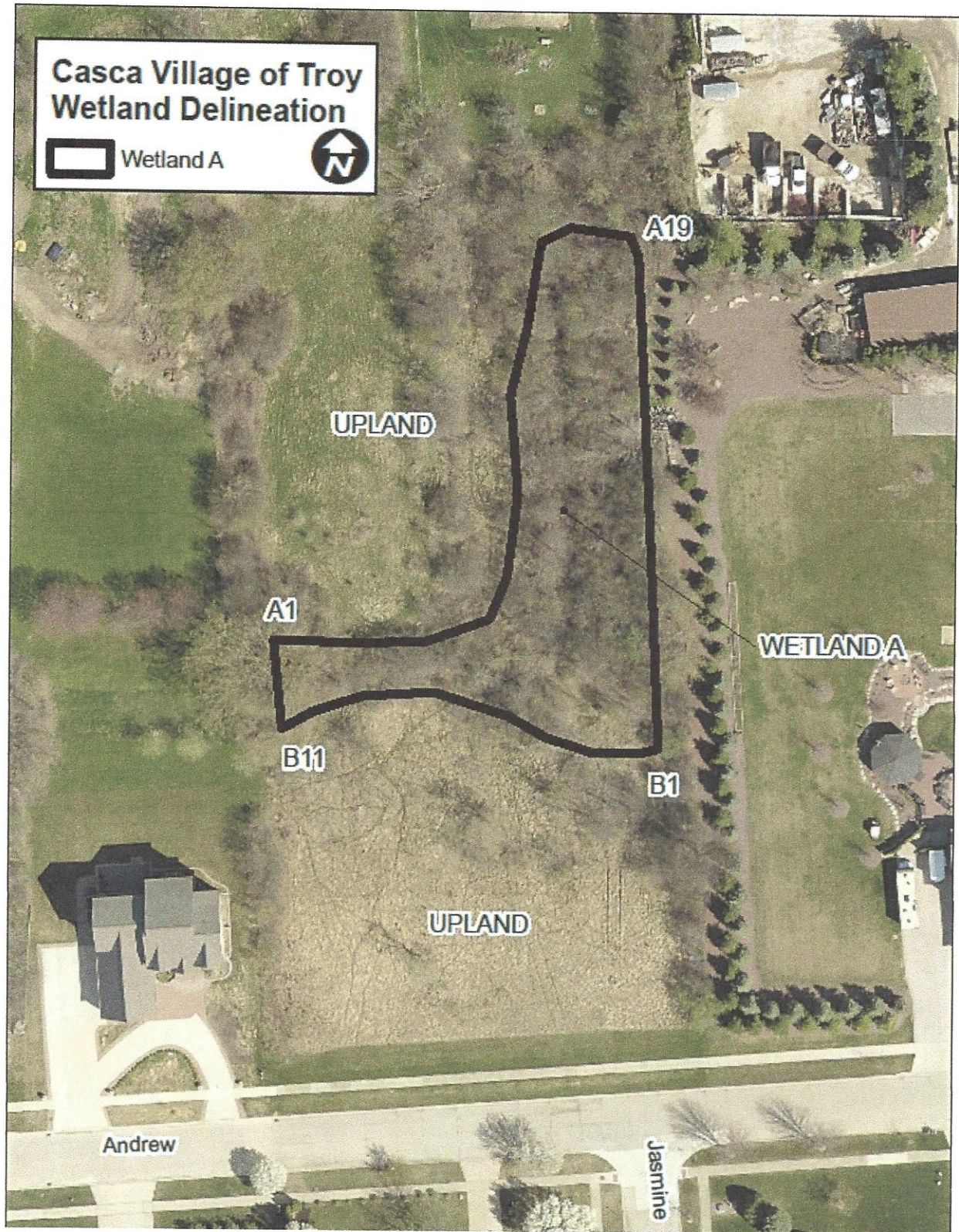
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|---|---|
| Hydrophytic Vegetation Present? Yes _____ No <u>X</u> | Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> |
| Hydric Soil Present? Yes _____ No <u>X</u> | |
| Wetland Hydrology Present? Yes _____ No <u>X</u> | |
| Remarks: Upland Area | |

VEGETATION – Use scientific names of plants.

| Tree Stratum (Plot size: <u>30</u>) | Absolute % Cover | Dominant Species? | Indicator Status | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20.0%</u> (A/B) | | | | | | | | | | | | | | | | |
|---|------------------|-------------------|------------------|---|-------------------|--------------|----------------------|----------------|-----------------------|-----------------|----------------------|-----------------|------------------------|------------------|-----------------------|------------------|-------------------------------|----------------|--------------------------------------|--|
| 1. _____ | | | | | | | | | | | | | | | | | | | | |
| 2. _____ | | | | | | | | | | | | | | | | | | | | |
| 3. _____ | | | | | | | | | | | | | | | | | | | | |
| 4. _____ | | | | | | | | | | | | | | | | | | | | |
| 5. _____ | | | | | | | | | | | | | | | | | | | | |
| | | | -Total Cover | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: <u>15</u>) | | | | Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>90</u></td> <td>x 4 = <u>360</u></td> </tr> <tr> <td>UPL species <u>20</u></td> <td>x 5 = <u>100</u></td> </tr> <tr> <td>Column Totals: <u>125</u> (A)</td> <td><u>490</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.92</u></td> </tr> </tbody> </table> | Total % Cover of: | Multiply by: | OBL species <u>5</u> | x 1 = <u>5</u> | FACW species <u>5</u> | x 2 = <u>10</u> | FAC species <u>5</u> | x 3 = <u>15</u> | FACU species <u>90</u> | x 4 = <u>360</u> | UPL species <u>20</u> | x 5 = <u>100</u> | Column Totals: <u>125</u> (A) | <u>490</u> (B) | Prevalence Index = B/A = <u>3.92</u> | |
| Total % Cover of: | Multiply by: | | | | | | | | | | | | | | | | | | | |
| OBL species <u>5</u> | x 1 = <u>5</u> | | | | | | | | | | | | | | | | | | | |
| FACW species <u>5</u> | x 2 = <u>10</u> | | | | | | | | | | | | | | | | | | | |
| FAC species <u>5</u> | x 3 = <u>15</u> | | | | | | | | | | | | | | | | | | | |
| FACU species <u>90</u> | x 4 = <u>360</u> | | | | | | | | | | | | | | | | | | | |
| UPL species <u>20</u> | x 5 = <u>100</u> | | | | | | | | | | | | | | | | | | | |
| Column Totals: <u>125</u> (A) | <u>490</u> (B) | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = <u>3.92</u> | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Rhamnus cathartica</u> | <u>5</u> | Yes | FAC | | | | | | | | | | | | | | | | | |
| 2. <u>Malus sargentii</u> | <u>5</u> | Yes | UPL | | | | | | | | | | | | | | | | | |
| 3. <u>Ligustrum vulgare</u> | <u>5</u> | Yes | FACU | | | | | | | | | | | | | | | | | |
| 4. _____ | | | | | | | | | | | | | | | | | | | | |
| 5. _____ | | | | | | | | | | | | | | | | | | | | |
| | | | -Total Cover | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: <u>5</u>) | | | | Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 2 - Dominance Test is >50% 3 - Prevalence Index is >3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. | | | | | | | | | | | | | | | | |
| 1. <u>Phleum pratense</u> | <u>25</u> | Yes | FACU | | | | | | | | | | | | | | | | | |
| 2. <u>Schedonorus arundinaceus</u> | <u>50</u> | Yes | FACU | | | | | | | | | | | | | | | | | |
| 3. <u>Daucus carota</u> | <u>15</u> | No | UPL | | | | | | | | | | | | | | | | | |
| 4. <u>Eupatorium perfoliatum</u> | <u>5</u> | No | OBL | | | | | | | | | | | | | | | | | |
| 5. <u>Solidago altissima</u> | <u>5</u> | No | FACU | | | | | | | | | | | | | | | | | |
| 6. <u>Euthamia graminifolia</u> | <u>5</u> | No | FACW | | | | | | | | | | | | | | | | | |
| 7. <u>Cichorium intybus</u> | <u>5</u> | No | FACU | | | | | | | | | | | | | | | | | |
| 8. _____ | | | | | | | | | | | | | | | | | | | | |
| 9. _____ | | | | | | | | | | | | | | | | | | | | |
| | | | -Total Cover | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: <u>30</u>) | | | | Hydrophytic Vegetation Present? Yes _____ No <u>X</u> | | | | | | | | | | | | | | | | |
| 1. _____ | | | | | | | | | | | | | | | | | | | | |
| 2. _____ | | | | | | | | | | | | | | | | | | | | |
| | | | -Total Cover | | | | | | | | | | | | | | | | | |
| Remarks: (Include photo numbers here or on a separate sheet.) | | | | | | | | | | | | | | | | | | | | |

Figure 1 – Wetland Delineation Map



SITE CONDOMINIUM DEVELOPMENT REVIEW

7. **PRELIMINARY SITE PLAN REVIEW** – Proposed Casca Villa Site Condominium, 4 units/lots, North side of Andrew Drive between Crooks and Granger, Section 4, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle reviewed the application for Casca Villa. He recommended approval of the Preliminary Site Condominium Plan with the conditions as identified in his report dated September 8, 2015. He clarified that the berming and screening is along the western property line, not southern, as indicated in his report.

The applicant Anthony Randazzo was present.

There was discussion on the proposed landscaping and notations of the berm and plantings on the landscape plan prior to Final Site Plan approval.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

Resolution # PC-2015-09-060

Moved by: Kuppa

Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Casca Villa Site Condominium, 4 units/lots, north side of Andrew Drive between Crooks and Granger, Section 4, currently zoned R-1B (One Family Residential) District, be granted, subject to the following:

1. Clarify berming and screening on the Landscape Plan along the western property line to indicate the planting of a berm and evergreen trees spaced 12 feet as shown on the Site Plan.
2. Clarify sidewalk location with Engineering.

Yes: All present (8)

Absent: Hutson

MOTION CARRIED

PRELIMINARY SITE PLAN
FOR CASCA VILLA SITE CONDOMINIUM
APPROVED SEPTEMBER 22, 2015

TREE INVENTORY - PROVIDED BY: JIM ALLEN OF ALLEN DESIGN LLC

| TAG NO. | DIAMETER | COMMON NAME | BOTANICAL NAME | CONDITION |
|---------|----------|--------------------|-------------------|-----------|
| 68 | 8 | Eastern Cottonwood | Populus deltoides | Good |
| 69 | 12 | Eastern Cottonwood | Populus deltoides | Good |
| 70 | 6 | Common Mulberry | Morus alba | Good |
| 71 | 6,8,9,13 | Box Elder | Acer negundo | Fair |
| 72 | 8 | Box Elder | Acer negundo | Poor |
| 73 | 10 | Common Apple | Malus spp. | Poor |
| 74 | 12 | Box Elder | Acer negundo | Good |
| 101 | 7 | Box Elder | Acer negundo | Good |
| 102 | 5 | Box Elder | Acer negundo | Good |
| 103 | 6 | Black Walnut | Juglans nigra | Good |
| 104 | 6 | Common Apple | Malus spp. | Poor |
| 105 | 6 | Common Mulberry | Morus alba | Good |
| 106 | 4 | Box Elder | Acer negundo | Good |
| 107 | 11,12 | Common Apple | Malus spp. | Poor |
| 108 | 5 | Black Walnut | Juglans nigra | Good |
| 109 | 7 | Box Elder | Acer negundo | Good |
| 110 | 8 | Box Elder | Acer negundo | Good |
| 111 | 13 | Common Apple | Malus spp. | Poor |
| 112 | 9,10 | Common Apple | Malus spp. | Fair |
| 113 | 9,11 | Common Apple | Malus spp. | Fair |
| 114 | 5 | Common Apple | Malus spp. | Fair |
| 115 | 8,11 | Box Elder | Acer negundo | Good |
| 116 | 8 | Box Elder | Acer negundo | Good |
| 117 | 7 | Common Apple | Malus spp. | Good |
| 118 | 14 | American Elm | Ulmus americana | Good |
| 119 | 5,6 | Common Apple | Malus spp. | Good |
| 391 | 9 | Box Elder | Acer negundo | Good |
| 392 | 9 | Box Elder | Acer negundo | Good |
| 393 | 8,23 | Common Mulberry | Morus alba | Good |
| 394 | 8 | American Elm | Ulmus americana | Good |
| 395 | 6 | Box Elder | Acer negundo | Good |
| 396 | 27 | Common Mulberry | Morus alba | Good |
| 397 | 4,8 | Box Elder | Acer negundo | Good |
| 398 | 11 | American Elm | Ulmus americana | Good |
| 399 | 4,6,8 | Box Elder | Acer negundo | Good |

TROPOGRAPHIC SURVEY, BOUNDARY SURVEY & LEGAL DESCRIPTION PROVIDED BY:

Jakobson & Associates, P.C.
1320 Goldsmith, Plymouth MI 48170
(734) 414-7200

PROJECT #13-08-10

TREES LOCATED & SURVEY OF EXISTING DETENTION POND BY:

Thomas M. Smith PLS
7559 Olde Sturbridge Trail
Clarkston, MI 48348
(248) 625-3276

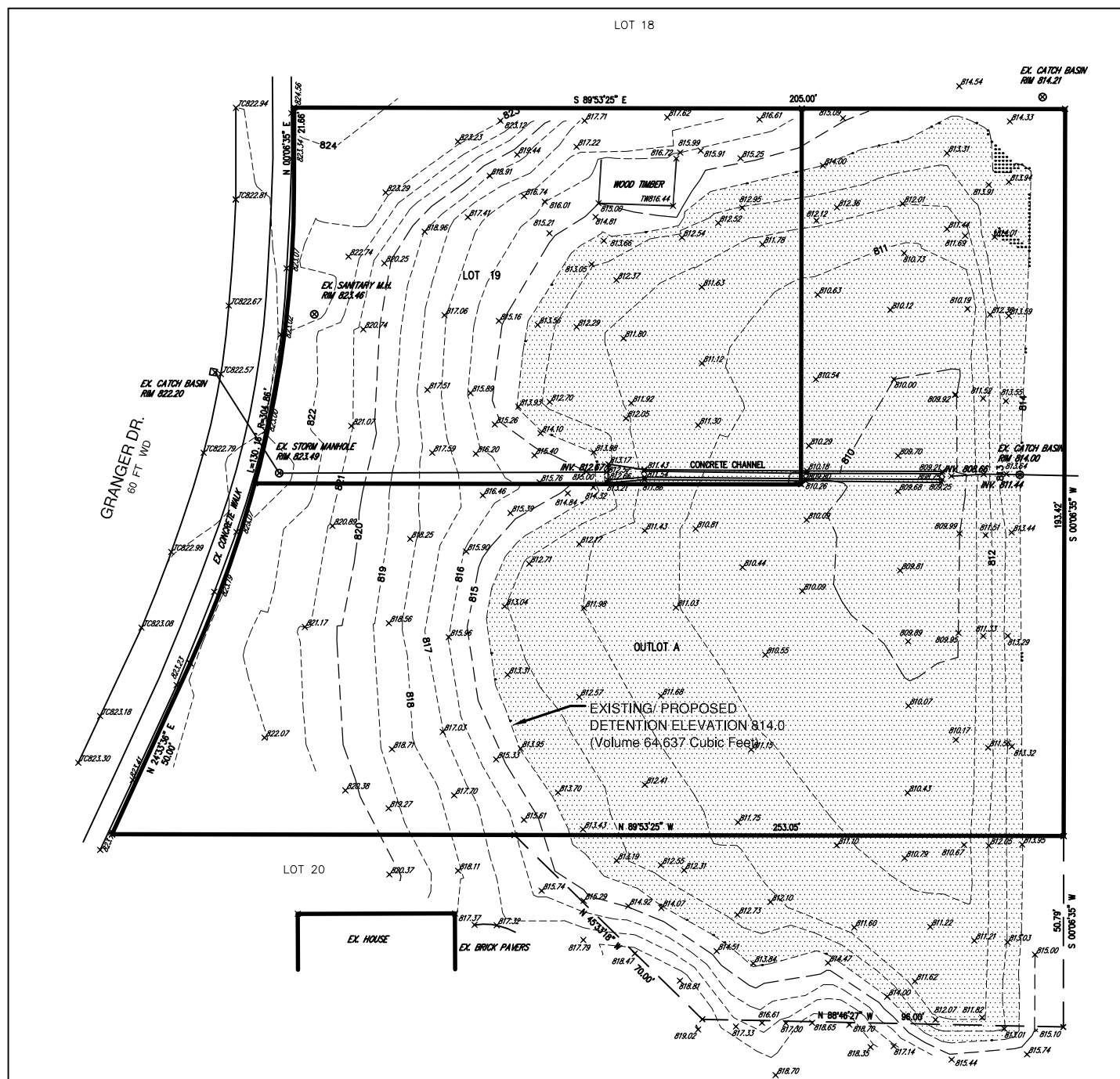
Original Description:

Part of the Northwest Quarter of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as:

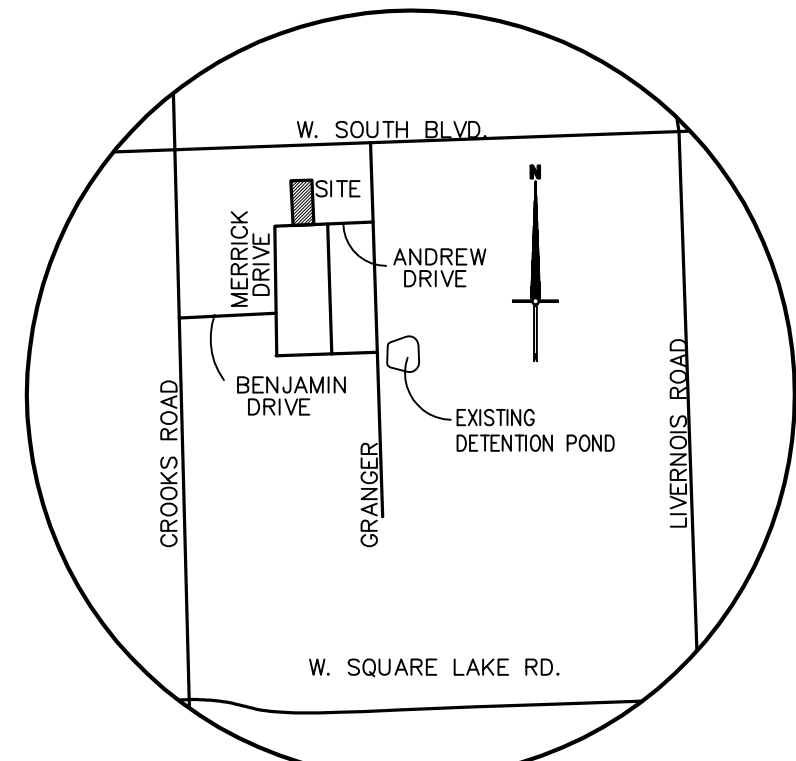
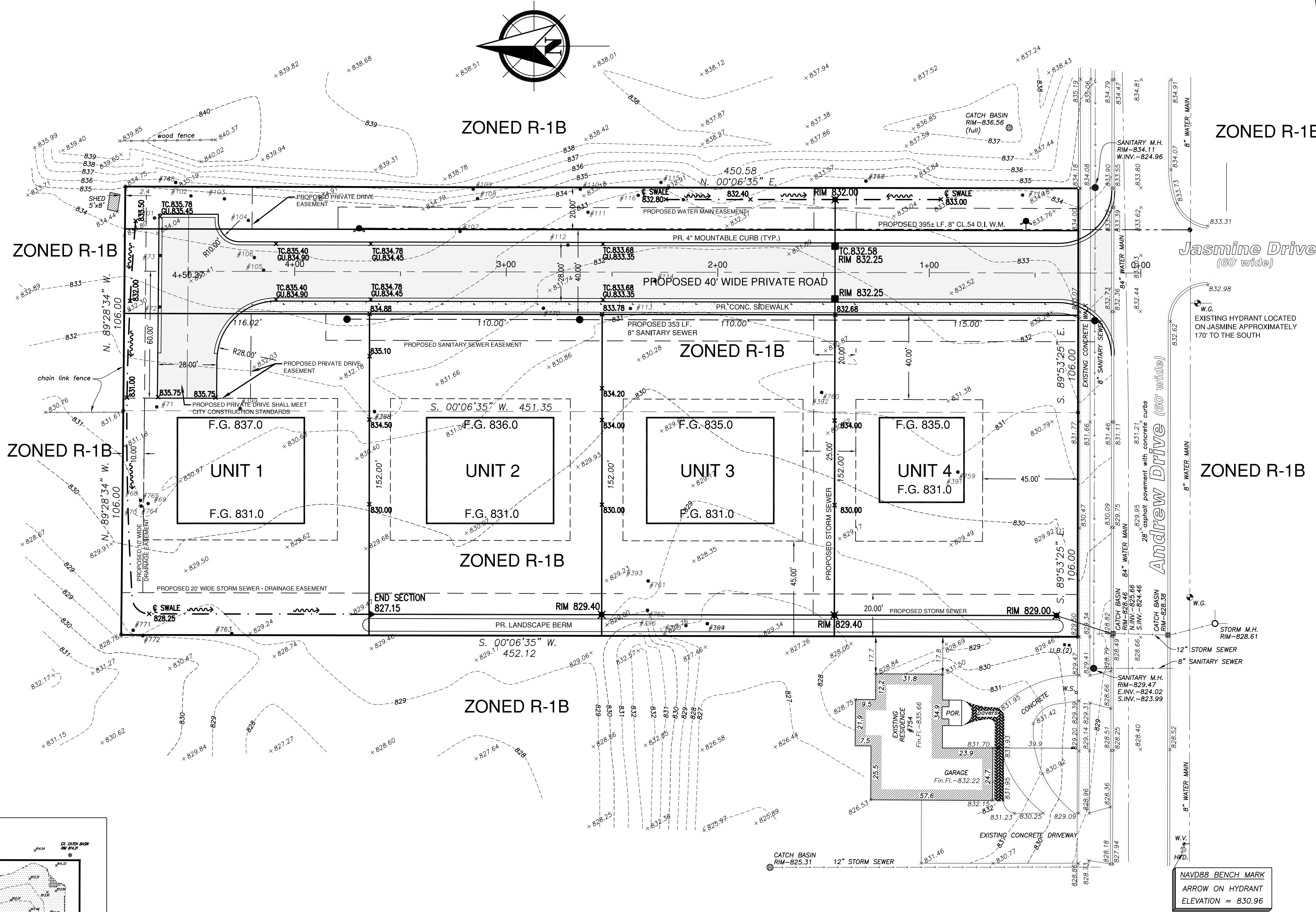
Description After Survey:

Part of the Northwest Quarter of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the North Quarter Corner of Section 4; thence along the North Line of Section 4, North 89°28'34" West 1430.00 feet; thence South 00°06'35" West 330.00 feet to the Point of Beginning; thence South 89°28'34" East 212.00 feet; thence South 00°06'35" West 450.58 feet; thence along the North Line of 'Andrew Farms Sub. No. 2', as recorded in Liber 223 of Plats, Pages 29, 30, 31, and 32, Oakland County Records, and along the North Line of Andrew Drive, 60.00 feet wide, North 89°53'00" West 212.00 feet; thence North 00°06'35" East 452.12 feet to the Point of Beginning. Contains 2.197 Acres. Subject to Easements and Restrictions of record.

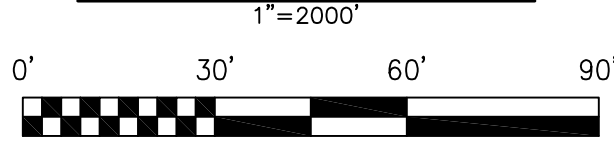
Bearings relate to: 'Andrew Farms Sub. No. 2'



EXISTING OFF-SITE DETENTION POND - PROVIDED BY: THOMAS SMITH P.S.
SCALE: 1"=40'



LOCATION MAP



SCALE: 1"=30'

EXISTING LEGEND:

- C.B. - CATCH BASIN
- M.H. - MANHOLE
- C.O. - CLEAN OUT
- CONC. - CONCRETE
- E.S. - END SECTION
- F.P. - FLAG POLE
- O.H. - OVERHEAD
- U.G. - UNDERGROUND
- HYD. - HYDRANT
- GEN. - GENERATOR
- TRANS. - TRANSFORMER
- U.B. - UTILITY BOX
- L.P. - LIGHT POLE
- U.P. - UTILITY POLE
- B.P. - BOLLARD POST
- W.G. - WATER GATE
- W.S. - WATER STOP
- W.V. - WATER VALVE
- LINE BREAK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT POLE
- UTILITY POLE
- SIGN
- FIP - FOUND IRON PIPE
- FSB - FOUND STEEL BAR
- SSB - SET STEEL BAR
- SRC - SET RIVET IN CONCRETE
- 1 ACRE - 43,560 SQUARE FEET
- R - RECORDED
- M - MEASURED
- C - CALCULATED
- 000.0 - EXISTING ELEVATION
- 000.0 - PROPOSED ELEVATION
- DRAINAGE COURSE
- EXISTING TREE

PROPOSED LEGEND

- PR. GRADE
- PR. CONTOUR
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. COMPACTED SAND BACKFILL
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. MANHOLE
- PR. R.Y.C.B.
- PR. REVERSE CURB
- PR. SILT FENCE
- PR. ASPHALT
- PR. DEEP STRENGTH ASPHALT
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- ARROW ON HYDRANT
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- GUTTER PAN ELEV.

SITE INFORMATION:

ZONING CLASSIFICATION: R-1B (WITH SANITARY SEWER)

SITE AREA: 95,685 SQ.FT. (2.20 ACRES) GROSS
68,637 SQ.FT. (1.58 ACRES) PROP. NET

MINIMUM LOT SIZE: 15,000 SQUARE FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM FLOOR AREA/LOT: 1,400 SQUARE FEET

MINIMUM SETBACKS:
FRONT: 40 FEET
SIDES: 10 FEET (MIN.) / 25 FEET (TOTAL)
REAR: 45 FEET

PROPOSED PARCELS:

| | LOT AREA (SQ.FT.) | LOT WIDTH (FT.) |
|--------|-------------------|-----------------|
| UNIT 1 | 17,717 | 116.02 |
| UNIT 2 | 16,720 | 110.0 |
| UNIT 3 | 16,720 | 110.0 |
| UNIT 4 | 17,480 | 115.0 |

STORM DETENTION CALCULATIONS:

SITE AREA 2.2 ACRES
WEIGHTED RUNOFF COEFFICIENT: 0.38

$$Q_o = 0.2/0.38 = 0.526$$

$$T = -25 + \sqrt{\frac{8,062.5}{0.526}} = 98.8 \text{ MINUTES}$$

$$V_s = \frac{12,900(98.8)}{98.8 + 25} - 40(0.526)(0.38) = 8,216$$

$$V_t = (8,219)(2.2)(0.38) = 6,870 \text{ CUBIC FEET (REQUIRED)}$$

PROPOSED INCREASE IN DETENTION SHALL BE HANDLED IN THE EXISTING DETENTION POND LOCATED: EAST OF GRANGER DRIVE & KIMBERLY DRIVE INTERSECTION.

VOLUME OF STORAGE AVAILABLE (TO 814.00 ELEVATION): 64,637 CUBIC FEET
EXISTING REQUIRED POND VOLUME: 47,485 CUBIC FEET
ADDITIONAL DETENTION VOLUME AVAILABLE (EXISTING): 17,152 CUBIC FEET

REQUIRED DETENTION (6,870 CF) < VOLUME AVAILABLE (17,152 CF)

EXISTING POND REQUIRED CALCULATIONS TAKEN FROM PLANS BY MCS 3/27/90

Site Plan Applicant:

Trowbridge Land Holdings, LLC
2617 Beacon Hill
Auburn Hills, MI 48326
Salvo Orlando 586-855-8333

Property Owner:

Cardinal Acquisition, LLC
2617 Beacon Hill
Auburn Hills, MI 48326
Salvo Orlando 586-855-8333

STORM DETENTION NOTES:

ANY ADDITIONAL STORM WATER DETENTION REQUIRED BY THE CITY ENGINEERING DEPARTMENT SHALL BE PROVIDED IN THE EXISTING DETENTION FACILITIES LOCATED ON PARCELS:

#88-20-04-130-017
#88-20-04-130-018
#88-20-04-130-019

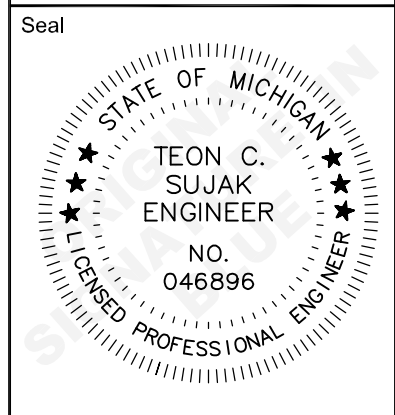
WHICH SHALL BE REGRADED/DESIGNED IF REQUIRED.

| | | | |
|-----|------------|-----|-------------|
| TCS | 9/03/2015 | REV | DESCRIPTION |
| TCS | 8/05/2015 | BY | DATE |
| TCS | 7/14/2015 | | |
| TCS | 4/14/2015 | | |
| TCS | 1/10/2015 | | |
| TCS | 10/16/2014 | | |

Sujak Engineering PLC

CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$

401 Coolidge Highway
Troy, MI 48068
Phone: (248) 885-8431
Fax: (248) 885-8432
Email: SujakEngineering@Comcast.net



Teon C. Sujak, P.E. No. 046896

Casca Village of Troy

Parcels #88-20-04-100-085 & 086, Troy MI

Client: Trowbridge Land Holdings, LLC

SITE PLAN

| | |
|-----------|-----------|
| Scale: | 1"=30' |
| Drawn: | TCS |
| Checked: | TCS |
| Approved: | TCS |
| Date: | 5/07/2014 |
| Job no. | |
| | 14-017 |
| Sheet No. | C1.0 |





**Know what's below.
Call before you dig.**

12. The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
13. The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make himself familiar with all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any costly incurred due to damage of said utilities.
14. The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the Owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
15. Any discrepancies between dimensions layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any changes and/or cost overruns.
16. The Contractor to verify percolation of all planting pits prior to installation of plant material.



500 West Big Beaver
Troy, MI 48084
troymi.gov

PLANNING COMMISSION 2020 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2020 the Planning Commission consisted of Tom Krent (Chair), David Lambert (Vice Chair), Carlton Faison, Ollie Apahidean, Karen Crusse, Michael Hutson, Marianna Perakis, Sadek Rahman, and John Tagle.

Sadek Rahman was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held ten (10) meetings during the year.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

Planning Commission Training

Planning Commission members Tom Krent, Carlton Faison and Marianna Perakis attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held remotely, in October, 2020.



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Troy, MI 48084
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PLANNING COMMISSION 2020 ANNUAL REPORT

SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2020:

| Project | Description | PC Action |
|------------------|--|--|
| SP2019-0022 | Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Zoned NN "I" | Denied Preliminary Site Plan Approval on 11/10/20 |
| SP JPLN2019-0040 | Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Zoned NN "N" | Granted Preliminary Site Plan Approval on 1/14/20 |
| SP JPLN2020-0011 | Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB | Granted Preliminary Site Plan Approval on 10/27/20 |
| SU2019-0044 | Korean United Methodist Church of Troy Parking Lot Expansion, West side of Dequindre, South of Square Lake (42693 Dequindre), Section 27, Zoned R-1C | Granted Special Use Approval and Preliminary Site Plan Approval on 2/11/20 |
| SP2020-0001 | Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Zoned NN "J" District. | Held Public Hearing and Postponed Item on 2/11/20 |
| SP JPLN2019-0038 | Timbercrest Drive Extension, South of East Wattles, West of Dequindre (88-20-24-201-015), zoned R-1C | Granted Preliminary Site Plan Approval on 4/28/20 |
| SP JPLN2020-0004 | Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027), Zoned NN "N" | Granted Preliminary Site Plan Approval on 4/28/20 |
| SP2019-0022 | The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN "I" | Granted Preliminary Site Plan Approval on 12/08/20 |

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2020:

| Amendment | Description | PC Action |
|-------------|--|--|
| Z 2019-0039 | Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-033), Section 27, From P to R-1E | Held public hearing and recommended approval 1/14/20 |
| ZOTA 254 | Zoning Ordinance Text Amendment – Cluster Square Footage | Held public hearing and recommended approval 2/25/20 |
| CR 2019-001 | MNK TROY 1, LLC Conditional Rezoning, East of Rochester Road, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), | Held public hearing and recommended approval 1/28/20 |



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PLANNING COMMISSION 2020 ANNUAL REPORT

Section 14, From R-1C, RT & EP to RT

SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2019:

| Project | Description | SDRC Action |
|--|--|---|
| Depor Industries, Inc. | Located on east side of Northwood, north of Maple (1902 Northwood), Section 28, Zoned IB | Received SDP status on 2/19/20 to exceed maximum lot coverage |
| Ark-Tec Parking Lot Improvements | Located on west side of Maxwell, north of Maple (1715-1717 Stutz Dr), Section 29, Zoned IB | Received SDP status on 2/19/20 to park in front yard in IB district |
| Regency of Troy Convalescent Center/Nursing Home | Located on south side of Maple Rd, east of Crooks (2785 W Maple), Section 32, Zoned IB | Received SDP status on 6/18/20 to park in front yard in IB district |

CITY OF TROY MASTER PLAN

On 10/27/20 the Planning Commission made a determination that the City of Troy Master Plan be amended and recommended that City Council authorize the commencement of the Master Plan amendment process.