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## **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

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**May 25, 2021**

**7:00 P.M.**

**Council Chambers**

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***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](mailto: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 – April 27, 2021 and May 11, 2021
5. PUBLIC COMMENT – For Items Not on the Agenda

### **REZONING REQUEST**

6. PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, south of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District

### **SITE PLAN REVIEW**

7. PRELIMINARY SITE PLAN REVIEW (File Number PSCP2021-0001) – Proposed Willowbrook No. 2 Site Condominium (PIN 88-20-24-100-013 & 88-20-24-100-014), 7 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) Zoning District
8. PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) Zoning District

### **CITY OF TROY MASTER PLAN**

9. MASTER PLAN UPDATE

**OTHER ITEMS**

10. PUBLIC COMMENTS – For Items on the Agenda
11. PLANNING COMMISSION COMMENT
13. 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](mailto: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.*



Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 27, 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:

R. Brent Savidant, Community Development Director  
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-2021-04-027**

Moved by: Rahman

Support by: Faison

**WHEREAS** Public Act 228 of 2020, MCL 15.263a(1)(b), permits public meetings to be held by electronic means where a local state of emergency has been declared,

**WHEREAS** the Troy City Council declared a local state of emergency through Resolution 2021-04-048 because it determined that 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, Sections 3 and 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 until the Troy City Council lifts the local state of emergency or through December 31, 2021 whichever is earlier.

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 VII, Section 5(A-D) the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement that a person who wishes to address Planning Commission must do so in person and **ALLOWS** four (4) methods of receiving Public Comment for electronic meetings. (1) Public comments can be submitted for the Planning Commission meeting by sending an email to: [planning@troymi.gov](mailto:planning@troymi.gov). Timely received emails will be incorporated into the record by reference and will be distributed to Planning Commission members for review and consideration. Emails will be considered timely if received prior to 4:00 pm on the day of the meeting, (2) Public comments may be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Timely received voicemail messages will be played during the electronic meeting. Recorded voicemail messages will be considered timely if received prior to 4:00 pm on the day of the meeting, (3) Members of the public may attend the electronic meeting virtually by signing into the electronic meeting through the designated platform (i.e. Zoom.us) and may comment on an agenda item when recognized by the Chair, and (4) Members of the public may call into the electronic meeting using a designated call-in number associated with the electronic meeting and will be recognized by the Chair before being permitted to speak. All public comments will be limited to three minutes.

Discussion on the motion on the floor.

There was discussion on procedure to follow with respect to public comment received by email.

- Acknowledge receipt and read all email messages into the record.
- Acknowledge receipt and read only email messages not incorporated in agenda packet and received after posted deadline.
- If resident present at live Public Hearing, email message does not have to be read.
- Consistency in procedure among all Boards; City Council reads email messages into record.
- Tally email messages; in support and/or in opposition.
- Select Planning Commission member to read email messages into the record.
- Time limitation on email messages.
- Notice posted online regarding public comment received by email.

Ms. Dufrane clarified the Notice posted online with reference to public comment posed no legal concern. She advised the Board that an amendment to the Bylaws requires two-thirds vote.

**Resolution # PC-2021-04-028**

Moved by: Perakis

Support by: Lambert

**RESOLVED**, To **AMEND** the **RESOLVED** portion of Resolution #PC-2021-04-027, specifically item one (1) with respect to the four (4) methods of receiving Public Comment for electronic meetings, to read: (1) Public comments can be submitted for the Planning Commission meeting by sending an email to: [planning@troymi.gov](mailto:planning@troymi.gov). Timely

received emails will be read at the meeting and made part of the record unless the email author attends the meeting at the live public hearing, at which point the email message will not be read but rather incorporated into the record by reference.

Vote on the amendment on the floor.

Yes: All present (9)

**MOTION CARRIED**

Vote on the motion on the floor as amended.

**Resolution # PC-2021-04-027** (as amended)

Moved by: Rahman

Support by: Faison

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF AGENDA

**Resolution # PC-2021-04-029**

Moved by: Rahman

Support by: Faison

**RESOLVED**, To approve the Agenda as amended to remove Agenda item #9, Rezoning Request (File Number Z JPLN2021-0001), Proposed Lindsey Center Rezoning, East side of Crooks, South of Big Beaver (2690 Crooks, Parcel 88-20-28-101-003), Section 28, From O (Office) to UR (Urban Residential).

Yes: All present (9)

**MOTION CARRIED**

4. APPROVAL OF MINUTES

**Resolution # PC-2021-04-030**

Moved by: Lambert

Support by: Malalahalli

**RESOLVED**, To approve the minutes of the April 13, 2021 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

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

- Brody Rukenbrod, University of Detroit Jesuit High School student and Troy resident, was virtually present. Mr. Rukenbrod asked for consideration to install a public basketball court at Beach Road park.

Mr. Savidant advised the Board that Mr. Rukenbrod's request received in an email format was forwarded to the appropriate department.

**PRELIMINARY SITE PLAN REVIEW**

6. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013)**  
– Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle gave a brief review of the Preliminary Site Plan application that was presented and discussed at the April 13, 2021 meeting. He specifically addressed the open space, wetlands, trailhead, desired housing project, elevations and renderings and the applicant's request for a side yard deviation. Mr. Carlisle compared the proposed cluster development plan with what could be developed by right. Mr. Carlisle cited the benefits of the application that would not be achievable without a cluster type development. He recommends that the Planning Commission recommend approval to the City Council with the three conditions as identified in his report dated March 26, 2021.

Present were Tim Loughrin and James Clarke of Robertson Brothers, James Butler of Professional Engineering Associates and Rick West, Superintendent for Business Services, Troy School District.

Mr. Loughrin gave a PowerPoint presentation. He addressed property ownership, desired ranch style homes, open space, homeowners' association maintenance responsibility and the trailhead amenity that connects to the existing trail system.

There was discussion on:

- Landscaping along the west and east sides of the development.
- Ownership of parcels.
- Deviation of side yard setbacks; sale of homes, "real" distance.
- Comparison of similar housing development by applicant outside of the City.
- Environmental concerns with maintenance of open space area.
- Typical homeowners' association fees for this type of development; \$350-\$450/mo.

Mr. Clarke addressed the cluster development plan as relates to the side yard deviation and preservation of the wetlands.

PUBLIC HEARING OPENED (continued)

There was no one virtually present to speak.

The following email messages were read:

- Laury Shah, no address; in opposition
- Ellen B, no last name/address, multiple emails and petition; in opposition
- Maureen Bedford, no address, multiple emails; in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Natalie Chrisopoulos, no address; in opposition
- Chuck Shepherd, no address; in support
- Linda and Don Gottschalk, 6270 Silverstone, two emails; in opposition
- Dorene, no last name/address; in opposition
- Camille Bedford, no address, 2 emails; in opposition

Ms. Ferencz reported no voicemail messages were received.

PUBLIC HEARING CLOSED

Mr. Rauch noted from the 39-page petition of 843 signatures, he counted 140 Troy resident signatures.

**Resolution # PC-2021-04-xxx**

Moved by: Rahman

Support by: - - -

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed The Meadows of Troy Site Condominium (One Family Residential Cluster), 31 units/lots, East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, approximately 12 acres in size, Currently Zoned R-1D (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The applicant is providing a public parking lot and trailhead to preserved trails.
6. The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

**BE IT FINALLY RESOLVED**, The Planning Commission recommends the following design considerations:

1. Provide a new wetland assessment or extension from Michigan Department of Environment, Great Lakes and Energy (EGLE).
2. Provide maintenance agreement for the public parking lot.

3. Provide easement over Turtle Woods for access to the public lot.
4. Provide landscaping on the east and west sides with trees for privacy.
5. To include in the Homeowners' Association manual a statement that state they should not use chemicals that are harmful for animals and ecology.

With no support for the motion, a brief discussion followed with respect to the appropriateness of placing restrictions on the use of harsh chemicals in the maintenance of the open space area. Mr. Rahman opted to remove condition #5.

**Resolution # PC-2021-04-031**

Moved by: Rahman  
Support by: Lambert

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed The Meadows of Troy Site Condominium (One Family Residential Cluster), 31 units/lots, East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, approximately 12 acres in size, Currently Zoned R-1D (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The applicant is providing a public parking lot and trailhead to preserved trails.
6. The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

**BE IT FINALLY RESOLVED**, The Planning Commission recommends the following design considerations:

1. Provide a new wetland assessment or extension from the Michigan Department of Environment, Great Lakes and Energy (EGLE).
2. Provide maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods for access to the public lot.
4. Provide landscaping on the east and west sides with trees for privacy.

Yes: Faison, Krent, Lambert, Rahman, Tagle  
No: Hutson, Perakis, Rauch, Malalahalli

**MOTION CARRIED**

Mr. Hutson stated he voted no because he is in favor of placing a condition on the use of harsh chemicals in the maintenance of the open space area.

## **SPECIAL USE APPROVAL**

7. **PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0014)** – Proposed St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles (3603 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

Mr. Carlisle gave a brief review of the Special Use and Preliminary Site Plan application that was presented and discussed at the April 13, 2021 meeting. He addressed worship services and the use of the gymnasium, landscape plan, lighting, elevations and renderings.

Mr. Carlisle said if the Planning Commission is satisfied that the use of the addition would not impact adjacent residential properties, that all Special Use standards have been met. He recommends approval of the application with the two conditions as identified in his report dated March 26, 2021.

Present were project architect Harold Remlinger of DesignTeam Plus and Mark Nasr of St. Mark Optic Church.

Mr. Remlinger gave a PowerPoint presentation. He addressed building height, insulation and security, existing landscape screening, lighting and church worship and gymnasium activities. Mr. Remlinger assured the Board there would be no spillage of light onto neighboring properties and worship services and gymnasium activities would not be held concurrently.

There was discussion on:

- Maintenance of church property.
- Landscape screening.

Mr. Carlisle confirmed the church is currently in compliance with landscape requirements. He said although the existing dense tree line appears to offer sufficient screening for adjacent residential, the Planning Commission could place a condition on the Special Use approval to provide additional landscaping.

Mr. Savidant said he conducted a site visit. He said the property appears to be well-maintained, the existing trees are quite dense, and he could not confirm any allegations as cited in comments received from the public.

### **PUBLIC HEARING OPENED (continued)**

There was no one virtually present to speak.

The following email messages were read:

- David Bemis, no address, multiple emails; in opposition
- Mary Ann and Joseph Howell, no address; in opposition
- Suzanne Conover, 73 Kirks Lane; in opposition

Ms. Ferencz reported no voicemail messages were received.

**PUBLIC HEARING CLOSED**

Ms. Perakis said the property appeared to be well-kept when she visited the site.

Mr. Nasr said the church wants to be a good neighbor and welcomed anyone to walk the property or contact the church with any concerns.

**Resolution # PC-2021-04-032**

Moved by: Lambert

Support by: Tagle

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles (Parcel 88-20-21-277-036), Section 21, Zoned R-1B (One Family Residential) District, be granted, subject to the following conditions:

1. Applicant agrees that there will be no concurrent use of site facilities that should require parking to exceed 322 spaces. Events or uses that draw users to the facility, such as basketball tournaments or other large gathering events, shall not be held concurrently with regularly scheduled church activities such as mass.
2. Applicant provides a detailed landscape review as a part of the final site plan.

Yes: All present (9)

**MOTION CARRIED**

**CONDITIONAL REZONING**

8. **PUBLIC HEARING - CONDITIONAL REZONING (File Number CR JPLN2019-003)** – Proposed Livernois Court, East side of Livernois, North of Big Beaver (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family residential) to BB (Big Beaver Road)

After a brief explanation of a Conditional Rezoning application, Mr. Carlisle reviewed the Conditional Rezoning application for the Board's consideration this evening. He addressed the existing wetlands and floodplain, the concept plan provided by the applicant and conditions offered by the applicant. Mr. Carlisle indicated that due to traffic, surrounding land uses and limited developable area because of the wetlands and floodplain, it is unlikely that the site will develop as currently zoned single family residential. Mr. Carlisle asked the applicant to confirm how the development relates to the floodplain and wetlands, how he plans to preserve the wetland/floodplain area and explain the necessity of a 40-foot easement for the parcel to the north.



Mr. Carlisle said the change in the application since it was last considered at the December 10, 2020 meeting is that the parcel to the north and owned by Mr. Black is now included in the proposed rezoning. He addressed how the property could be developed by right and how the application relates to the Rezoning Standards and the Master Plan. Mr. Carlisle recommends that the Planning Commission consider the application, hold a public hearing and consider any public comments.

Mr. Rauch stated he attended the December 10, 2020 meeting in which this item was considered and spoke at the public hearing as a member of the public. He said his comments were based on the information presented at that time and do not reflect any pre-determined opinion on the application before the Board this evening.

Present were Erion Nikolla of Eureka Building Company and James Butler of Professional Engineering Associates.

Mr. Nikolla said Mr. Black, owner of the parcel to the north, does not want to sell his property but Mr. Black supports the proposed rezoning to the Big Beaver zoning district. He said the proposed 40-foot easement is for access to and from the Black property. Mr. Nikolla said the same rezoning conditions would apply to the Black property. Mr. Nikolla said the development would not interfere with the floodplain or wetlands and conservation of the wetlands would be determined during legal discussions and incorporated into the Conditional Rezoning agreement.

There was discussion on:

- Applicant bound by any approval of a conditional rezoning, even if subsequent zoning changes are made to the Master Plan.
- Uniqueness of this particular application.
  - not tied to a specific site plan
  - submittal by co-applicants, co-property ownership
  - future development on northern parcel unknown
  - uncertainty that conditions offered are associated to northern parcel
- Comparison of building heights of surrounding developments.
- Allowable building heights in Big Beaver district versus multi-family district.
- Process to draft Conditional Rezoning agreement.
- Assurance that wetlands, green space to the east remain undeveloped.

Ms. Dufrane stated that any conditions offered by the applicant, or in this case co-applicants, must be associated to all the parcels; one parcel cannot be singled out and acquire a zoning change only.

Ms. Dufrane will work with the applicants on the application submittal as it relates to property ownership and conditions offered.

PUBLIC HEARING OPENED

There was no one virtually present to speak.

The following email messages were read:

- Chance Tess, property owner of Parcel 88-20-22-301-009; in support
- George Contis, legal representative for Judith A. Bill and B. Suzanne Giarmarco, property owners of Parcel 88-20-22-301-008; in support
- William B. Black, 3364 Livernois, property owner of Parcel 20-22-301-007; in support

Ms. Ferencz reported no voicemail messages were received.

PUBLIC HEARING CLOSED**Resolution # PC-2021-04-033**

Moved by: Lambert

Support by: Rahman

**RESOLVED**, To postpone action on the application so that the petitioner has time to resolve issues raised by City staff, the Planning Consultant and members of the Commission.

Yes: All present (9)

**MOTION CARRIED****REZONING**

9. Agenda item removed; see Resolution # PC-2021-04-029.

10. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments, some relating to:

- Zoom meeting format for public hearings.
- Comparison of applications with other communities.
- Signatures on petitions.

Ms. Dufrane asked members to determine a format they wish to follow in handling public comment at Public Hearings so that she can better prepare a Resolution to Suspend the Bylaws.

11. ADJOURNMENT

The virtual Regular meeting of the Planning Commission adjourned at 10:55 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary

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Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:06 p.m. on May 11, 2021.

1. ROLL CALL

Present:

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

Absent:

Michael W. Hutson

Also Present:

R. Brent Savidant, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Jackie Ferencz, Planning Department Administrative Assistant  
Kathy L. Czarnecki, Recording Secretary

**Resolution # PC-2021-05-034**

Moved by: Rauch  
Support by: Faison

**RESOLVED**, To postpone all agenda items on the May 11, 2021 meeting and the Public Hearing for Agenda item #6, Proposed Lindsey Center Rezoning, to the May 25, 2021 meeting.

Discussion on the motion on the floor.

Mr. Savidant announced that because of a technical difficulty with the Zoom remote meeting platform, the meeting does not afford the ability for public participation required under the Open Meetings Act. Therefore, it is recommended to postpone all items on the agenda for two weeks.

Vote on the motion on the floor.

Yes: Faison, Krent, Lambert, Malalahalli, Perakis, Rahman, Rauch, Tagle  
Absent: Hutson

**MOTION CARRIED**

Mr. Savidant formally apologized to the applicants present for Agenda item #6, Jordan Jonna, Eric Williams and Jason Gekiere.

Ms. Dufrane announced City Council lifted the State of Emergency order, and it is expected that the May 25, 2021 meeting will be in person. She stated that to continue to meet remotely, one must be in the military or cite a medical condition. Ms. Dufrane asked any Board member to advise the administration if he/she cannot attend in person and cite the reason to continue to attend remotely so the administration can accommodate the member(s).

Ms. Dufrane and Mr. Savidant assured that all precautions will be taken to protect Board members and the general public from exposure to COVID-19, such as social distancing, mask coverings, disinfectants.

Mr. Savidant said most likely additional agenda items would be added to the agenda posted this evening but noted no additional public hearings have been noticed.

The virtual Regular meeting of the Planning Commission adjourned at 7:14 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary

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DATE: May 6, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, south of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District.

The applicant AF Jonna Development & Management Company seeks rezoning of the subject parcel from O (Office) to BB (Big Beaver). The parcel is 4.45 acres in area. An office building presently sits on the parcel.

Based on the application, the applicant seeks to repurpose the existing building from office to residential. This may be accommodated via the building permit review process if there is minimal site work proposed. The Big Beaver Zoning District permits multi-family residential use, the Office district does not.

The Master Plan classifies the parcel as Big Beaver Road. The rezoning application is consistent with the Master Plan.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Rezoning application

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## **PROPOSED RESOLUTION**

PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, south of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District.

### **Resolution # PC-2021-05-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the east side of Crooks, south of Big Beaver (2690 Crooks), within Section 28, being approximately 4.45 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any non-conformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.
6. The rezoning would provide market flexibility to an office building in the wake of the Covid-19 pandemic.
7. The rezoning would permit residential uses by right, which would have the effect of locating new residents within walking distance of the Big Beaver commercial corridor and employment centers.
8. The rezoning would permit residential uses which would promote walkability and create a more 24-hour environment within the Big beaver corridor.

Yes:

No:

**MOTION PASSED / FAILED**



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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Date: May 4, 2021

## **Rezoning Analysis For City of Troy, Michigan**

<b>Applicant:</b>	Jordan Jonna
<b>Project Name:</b>	Lindsey Center
<b>Location:</b>	2690 Crooks Road
<b>Zoning:</b>	O, Office
<b>Action Requested:</b>	Rezone from O, Office to BB, Big Beaver

### **SITE/PROJECT DESCRIPTION/CURRENT USE**

The applicant is requesting to rezone the parcel at 2690 Crooks Road from O-Office to BB, Big Beaver, in order to convert the existing four-story Lindsey Centre building to a 64-unit apartment building. The parcel is located on the east side of Crooks Road, between Big Beaver (16 Mile) Road and Kirts Boulevard. Currently, the 14.8-acre subject site is improved with the aforementioned 4-story office building. Overall site parking is sufficient for the conversion from office to residential.

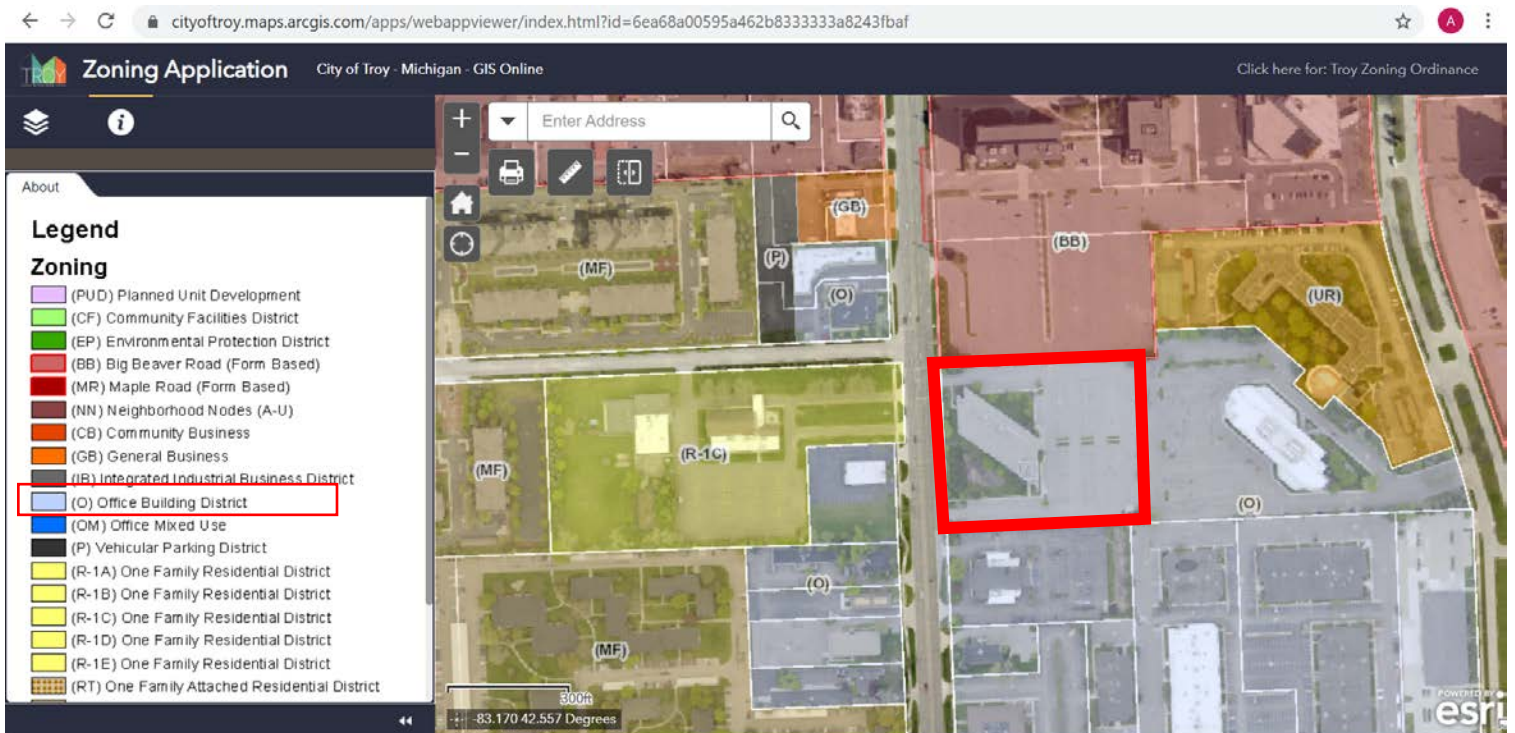
Multiple-family residential is not a permitted use in the O, Office District but is permitted in BB, Big Beaver Residential. Please note that additional uses to the site that alter the existing building footprint or any additional building on site will require a future site plan review by the Planning Commission.



Figure 1. Aerial View of Site



## NEIGHBORING ZONING AND LAND USE



The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

**Table 1. Neighboring Zoning and Land Use**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use (Master Plan)</b>
<b>Subject Parcel</b>	O – Office	Office Building	Big Beaver / High Density Residential
<b>North</b>	BB – Big Beaver Road FBC	Office Building	Big Beaver Road FBC
<b>South</b>	O – Office	Funeral Home	High Density Residential
<b>East</b>	O – Office	Office Building	Big Beaver / High Density Residential
<b>West</b>	R-1C – One Family Residential / O – Office	Church (Special Use) / Office	Big Beaver / High Density Residential

According to the Future Land Use Map in the Troy Master Plan, the property is located on the border of the Big Beaver Road Corridor and High Density Residential.

## MASTER PLAN

The proposed development is consistent with the Master Plan as the City seeks to bring additional high-density residential units to this area of the City. The 2006 Big Beaver Corridor study stated that *“In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.”* In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Promote redevelopment opportunities along the Big Beaver Corridor.
- Promote redevelopment with a greater mix of land uses, particularly new residences.
- Transform Big Beaver Corridor into a destination or "People Place" characterized by round-the-clock activity and an exciting nightlife.
- Maintain a unified vision for transforming Big Beaver Road into a World-Class Boulevard, while improving the corridor by focusing on each of its neighborhoods.
- Maintain and improve existing businesses along Big Beaver Corridor.
- Transform the corridor into a pedestrian-friendly environment.

The current Master Plan emphasizes these points, and emphasis residential uses along the corridor, and improvements to pedestrian circulation.

We find that the conversion of the office building into a multiple family residential use is consistent the Master Plan and Big Beaver Corridor Study:

- The proposed development will locate new residents within walking distance of the ever-booming Big Beaver commercial corridor and employment centers.
- Providing easy access to a main thoroughfare within the City and regional transportation network.
- Repurposes a building from an unknown future office market to a known market of residential.
- Additional residential uses promotes walkability and creates a more 24-hour environment.

We find that the proposed rezoning is consistent with the City's adopted policies including the Master Plan and the Big Beaver Corridor Study.

## **DEVELOPMENT POTENTIAL**

### **Current Zoning**

The intent of the O, Office District is to provide areas for office uses and limited related retail and service uses which support an office environment. These districts are typically located along commercial corridors in the City, or on the periphery of regionally prominent retail and service center. The O, Office District is suited to serve as a conventional transition zone or in support of more regionally prominent areas districts with a more intense concentration of uses.

### **Proposed Zoning**

The Troy Master Plan recognizes that certain areas of the City may be conducive to high-density residential dwellings, particularly when located in close proximity to more intense mixed use and non-residential development.

The Big Beaver (BB) District is intended to implement the policies set forth in the Big Beaver Corridor Study, Big Beaver Design Guidelines, and the City's Master Plan. With the current office market environment, the conversion to a more viable use of residential is supported both in the Master Plan, the Big Beaver Corridor Study and the zoning ordinance.

## **TRAFFIC IMPACT AND SITE ACCESS**

Access to the site will be two driveways from Crooks Road. As stated before, the site is currently a 4-story office building with an existing parking lot with 300+ spaces. Sixty-four (64) multiple family residential units is less impactful from a traffic standpoint than the exiting four (4) story office building.

If future development is proposed for the site, a Traffic Impact Analysis may be required by the Zoning Administrator, in consultation with the Traffic Engineer, to analyze the effect of development upon existing street traffic.

## ESSENTIAL FACILITIES AND SERVICES

Essential facilities and services related to the proposed development will be evaluated as part of the building permit review if the property is rezoned for use as a multiple family residential building.

## FINDING FOR REZONING

According to Rezoning Procedures in Section 16.03C, a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- 1) The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan.

**CWA:** The Future Land Use Map in the Master Plan designates this area as the border between Big Beaver District and High Density Residential. Repurposing a building from an unknown future office market to a known market of residential is consistent with the goals and policies of the Master Plan and Big Beaver Corridor Study

2. The proposed rezoning will not cause nor increase any non-conformity.

**CWA:** Rezoning from O, Office to BB, Big Beaver will not cause nor increase any non-conformity as a residential use is not permitted in O, Office but is permitted in BB, Big Beaver.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

**CWA:** The use conversion is not likely to significantly adversely impact any public services and facilities under the requested rezoning.

4. The rezoning will not impact public health, safety, or welfare.

**CWA:** Rezoning of this site to BB, Big Beaver will not impact the public health, safety, or welfare of the citizens of Troy or adjacent municipality.

5. The rezoning will ensure compatibility with adjacent uses of land.

**CWA:** Adjacent uses of land are O, Office designated parcels of land with existing office/office-like buildings. The office building on the subject parcel will be converted into a high-density residential building, keeping the office building aesthetic. As stated above, the rezoning will be consistent with the Master Plan.

## RECOMMENDATIONS

We find that the conversion of the rezoning of the site to repurpose the building from an unknown future office market to a known market of residential, is consistent with the Master Plan and the required rezoning standards:

- The proposed development will locate new residents within walking distance of the ever-booming Big Beaver commercial corridor and employment centers.
- Provides easy access to a main thoroughfare within the city and regional transportation network.
- Additional residential promotes walkability and creates a more 24-hour environment.

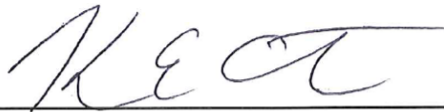
Based upon the comments of the analysis, we recommend approval of the proposed rezoning of the parcel from O, Office to BB, Big Beaver.

---



**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, AICP, LEED AP**  
**Principal**

---



**CARLISLE/WORTMAN ASSOC., INC.**  
**Kristoffer Canty**  
**Planner**

# CITY OF TROY REZONING REQUEST APPLICATION

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



REZONING REQUEST APPLICATION  
\$1,800.00

ESCROW FEE  
\$1,500.00

## NOTICE TO THE APPLICANT

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

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

### PLEASE COMPLETE THE FOLLOWING:

1. NAME OF THE PROPOSED DEVELOPMENT: Lindsey Center
2. ADDRESS OF THE SUBJECT PROPERTY: 2690 Crooks Road
3. CURRENT ZONING CLASSIFICATION: Office
4. PROPOSED ZONING CLASSIFICATION: Urban Residential (UR)
5. TAX ID NUMBER(S) OF SUBJECT PROPERTY: 20-28-101-003
6. APPLICANT FOR REZONING:  
NAME Jordan Jonna  
COMPANY AF Jonna Development & Management Co.  
ADDRESS 4036 Telegraph Road, Suite 201  
CITY Bloomfield Hills STATE MI ZIP 48032  
TELEPHONE 248-593-6200  
E-MAIL jjonna@afjonna.com
- OWNER OF THE SUBJECT PROPERTY:  
NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_
7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Applicant is owner.
8. SIGNATURE OF THE PROPERTY OWNER: [Signature]  
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.
9. SIGNATURE OF THE APPLICANT: [Signature]

# REZONING APPLICATION CHECKLIST

A COMPLETE REZONING APPLICATION SHALL INCLUDE THE FOLLOWING:

- ☐ REQUIRED FEE
- ☐ ONE (1) HARD COPY OF THE SIGNED APPLICATION FORM
- ☐ ONE (1) HARD COPY OF A CERTIFIED BOUNDARY SURVEY OF THE PROPERTY TO BE REZONED, WHICH SHALL INCLUDE A LEGAL DESCRIPTION AND A SCALE DRAWING, PREPARED BY A LICENSED LAND SURVEYOR
- ☐ ONE (1) HARD COPY OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED
- ☐ ONE (1) HARD COPY OF A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUESTED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY
- ☐ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE COMPLETE REZONING APPLICATION

## NOTICE TO APPLICANT

PUBLIC HEARING NOTICES REGARDING REQUESTS FOR REZONING REQUESTS WILL BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE SITE INVOLVED IN THE REQUEST. THE OPINIONS OF ADJACENT PROPERTY OWNERS ARE TAKEN INTO CONSIDERATION BY THE PLANNING COMMISSION AND THE CITY COUNCIL IN THE COURSE OF THEIR PUBLIC HEARINGS.







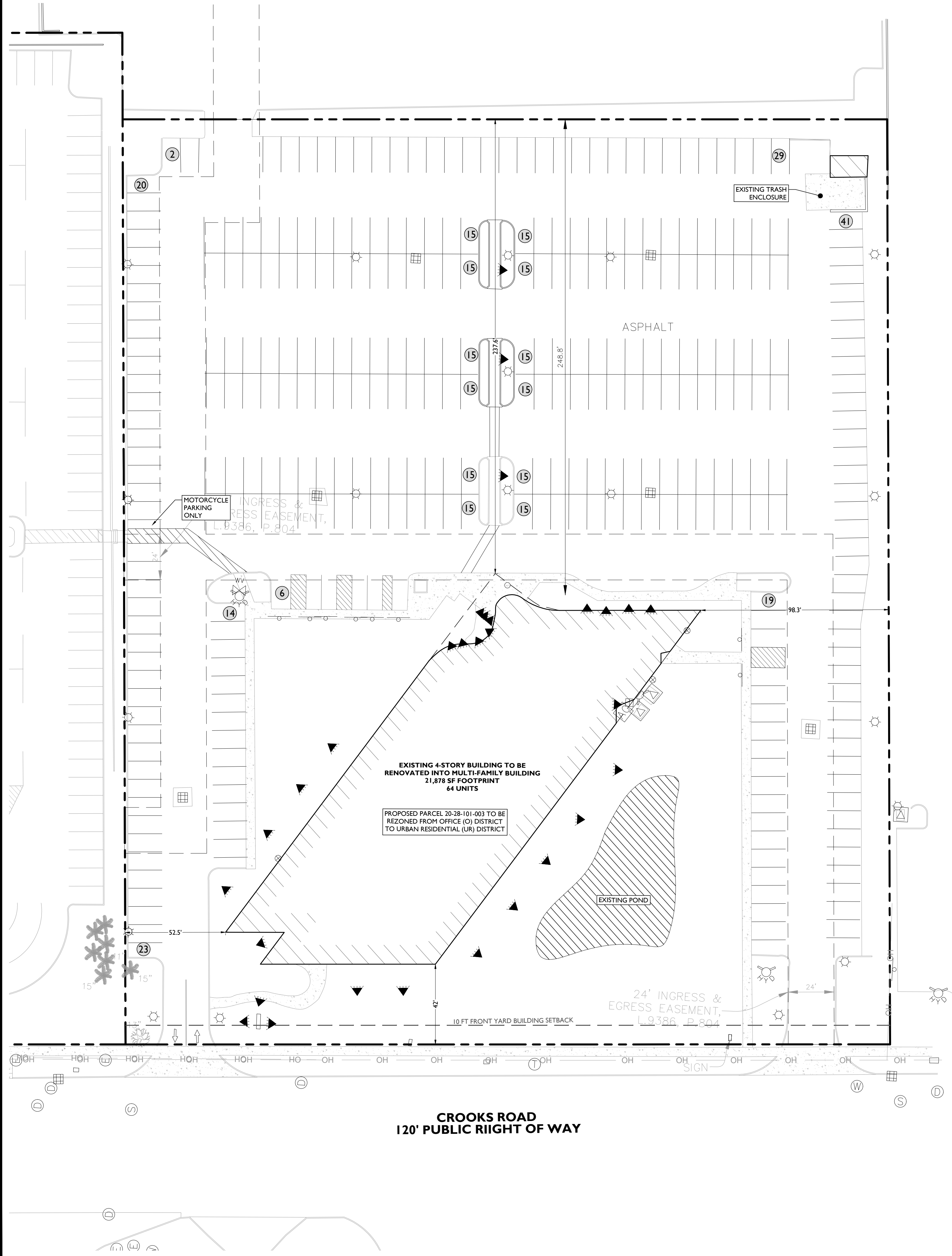


TABLE OF LAND USE AND ZONING		
PARCEL ID: 20-28-101-003		
EXISTING ZONE: OFFICE (O)		
PROPOSED ZONE: URBAN RESIDENTIAL (UR)		
PROPOSED USE	PERMITTED USE	
MULTI-FAMILY APARTMENTS		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	193,599 SF (4.44 AC)
MINIMUM BUILDING COVERAGE	50% (96,800 SF)	11.3% (21,890 SF)
MAXIMUM DENSITY	35 UNITS/ACRE (155 UNITS)	14.8 UNITS/ACRE (62 UNITS)
REQUIRED FRONT YARD SETBACK	10 FT	42.0 FT
MINIMUM SIDE YARD SETBACK	0 FT	52.5 FT
MINIMUM REAR YARD SETBACK	0 FT	237.6 FT
MINIMUM SETBACK BETWEEN BUILDINGS	30 FT	N/A

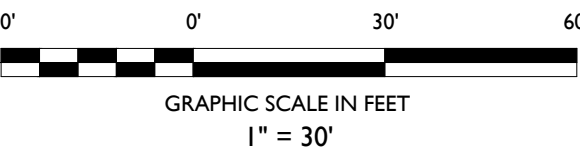
FLOOR AREA TABLE		
CODE SECTION	REQUIRED	PROPOSED
§ 4.09.C	FLOOR AREA/UNIT:	TBD
	1 BEDROOM = 600 SF/UNIT	
	2 BEDROOM = 800 SF/UNIT	
	3 BEDROOM = 1,000 SF/UNIT	
	4 BEDROOM = 1,200 SF/UNIT	

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ TABLE 13.06-A	MULTI-FAMILY DWELLING:	333 SPACES
	2 SPACES PER DWELLING UNIT (62 UNITS)(2 SPACES PER UNIT) = 124 SPACES	
§ TABLE 13.06-B	90° PARKING: 9.5 FT X 19 FT W/ 24 FT AISLE	EXISTING
§ 13.06.F.3	MAXIMUM PARKING: 120% OF REQUIRED PARKING (124 SPACES)(1.2) = 149 SPACES	333 SPACES (W)
§ 13.11.C.4	BICYCLE PARKING: 2 SPACES PER BUILDING (1 BUILDINGS)(2 SPACES/BUILDING) = 2 SPACES	TO BE PROVIDED
§ 13.02.E-1	SITE LANDSCAPING: 15% OF THE SITE AREA SHALL BE LANDSCAPED (193,599 SF)(0.15) = 29,040 SF	26.4% (51,208 SF)
§ 4.09.D.5	RECREATIONAL AREA: 300 SF RECREATIONAL AREA PER UNIT (62 UNITS)(300 SF/UNIT) = 18,600 SF	36,542 SF

(W) WAIVER

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING BUILDING
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



**STONEFIELD**  
engineering & design

Detroit, MI • New York, NY • Rutherford, NJ  
Princeton, NJ • Tampa, FL • Boston, MA  
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115

**2690 CROOKS ROAD**  
**PROPOSED REZONING**

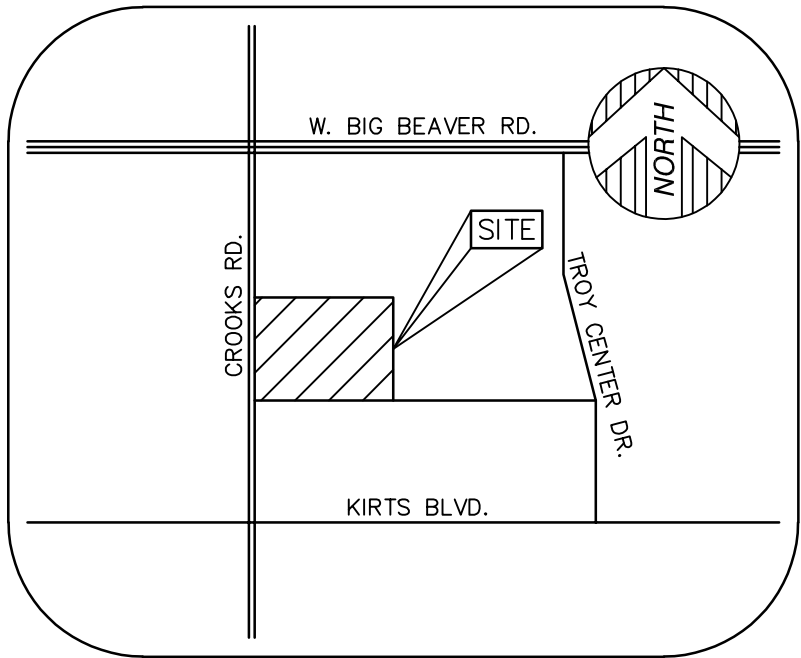


**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: M-19301.01

TITLE: **SITE PLAN**

DRAWING: **C-2**



VICINITY MAP  
(NOT TO SCALE)

LEGEND

	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	ELECTRIC MANHOLE
	ELECTRIC PANEL
	TRANSFORMER
	UTILITY POLE
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	ELECTRIC OUTLET
	CABLE TV RISER
	TRAFFIC SIGNAL
	CROSSWALK SIGNAL
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	DRAIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE MANHOLE
	WATER VALVE
	AIR CONDITIONING UNIT
	BOLLARD
	FLAGPOLE
	FLOOD LIGHT
	LIGHTPOST/LAMP POST
	MAIL BOX
	SINGLE POST SIGN
	DOUBLE POST SIGN
	HANDICAP PARKING
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	RAISED CONCRETE
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	WALL (AS NOTED)
	LANDSCAPING (AS NOTED)
	OVERHEAD UTILITY LINE
	UNDERGROUND PIPE (AS NOTED)
	BUILDING AREA
	ASPHALT
	CONCRETE

PARKING

HANDICAP PARKING = 8 STALLS  
STANDARD PARKING = 328 STALLS

BASIS OF BEARING

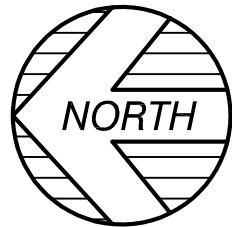
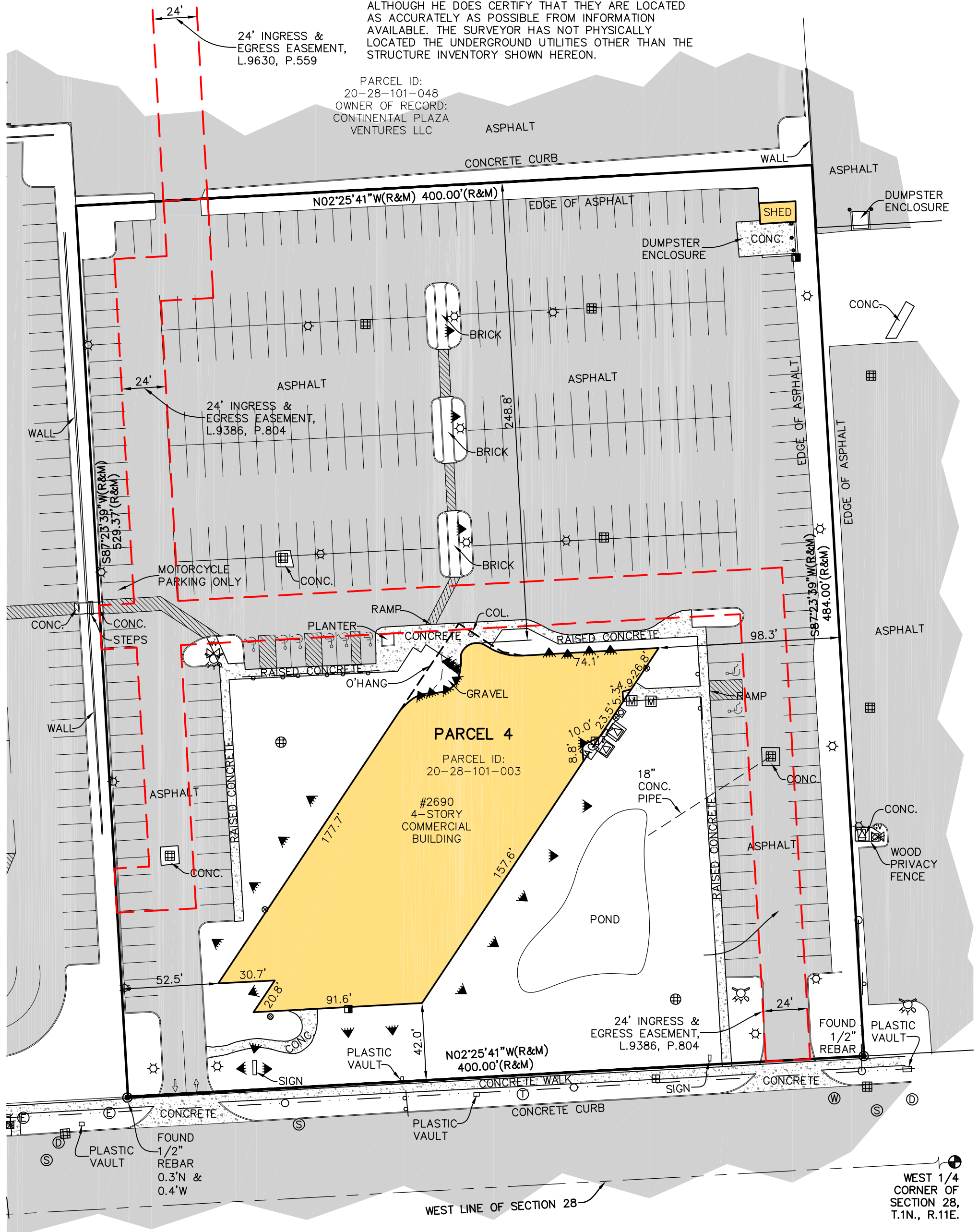
SOUTH 02°25'41" EAST, BEING THE WEST LINE OF SECTION 28, AS SHOWN.

PARCEL AREA

PARCEL 4:  
193,599± SQUARE FEET = 4.444± ACRES

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 4:  
THE EAST 484 FEET OF THE WEST 544 FEET OF THE SOUTH 400 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 CORNER OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY FILE No. 63-19650824-SCM, REVISION 4, DATED SEPTEMBER 03, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

27. TERMS AND PROVISIONS CONTAINED WITHIN, AND EASEMENTS CREATED BY CROSS-ACCESS OR JOINT-DRIVE EASEMENT RECORDED IN LIBER 9386, PAGE 804, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 4). (AS SHOWN)

28. TERMS AND PROVISIONS CONTAINED WITHIN, AND EASEMENTS CREATED BY CROSS-ACCESS OR JOINT-DRIVE EASEMENT RECORDED IN LIBER 9630, PAGE 559, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 4). (AS SHOWN)

SURVEYOR'S CERTIFICATION

TO A.F. JONNA; STEWART TITLE GUARANTY COMPANY; AND ATA NATIONAL TITLE GROUP, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2019.

DATE OF PLAT OR MAP: DECEMBER 10, 2019

DRAFT

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: A.F. JONNA  
991 & 999 W. BIG BEAVER RD. & 2690 CROOKS RD.,  
TROY, MICHIGAN,  
PART OF SECTION 28,  
TOWN 2 NORTH, RANGE 11 EAST

PROFESSIONAL ENGINEERING,  
SURVEYING & ENVIRONMENTAL  
SERVICES  
**KEM-TEC**  
A GROUP OF COMPANIES  
Eastpointe  
(800) 255-7222  
Ann Arbor  
(734) 994-0667  
Detroit  
(313) 758-0677  
Grand Blanc  
(888) 684-0001  
FAX: (688) 772-4048 FAX: (686) 772-4048 FAX: (810) 694-9955  
[www.kemttecgroupofcompanies.com](http://www.kemttecgroupofcompanies.com)

DRAWN BY:	JDM	12/12/19
CHECKED BY:	ATS	12/12/19
DATE:	DECEMBER 12, 2019	
PROJECT NO:	19-03820	SCALE: 1" = 50'

DATE: May 20, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number PSCP2021-0001) – Proposed Willowbrook No. 2 Site Condominium (PIN 88-20-24-100-013 & 88-20-24-100-014), 7 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) Zoning District.

The petitioner Langham Investments LLC submitted the above referenced Preliminary Site Plan Approval application for a 7-unit site condominium. The property is currently zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

Willowbrook No. 2 is provided vehicular access via the extension of two stub streets in The Estates at Willowbrook, a site condominium that was approved by the Planning Commission in 2016.

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 Willowbrook No. 2.

G:\SUBDIVISIONS & SITE CONDOS\Willowbrook No. 2\PC Memo 05 25 2021.docx



## PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number PSCP2021-0001) – Proposed Willowbrook No. 2 Site Condominium (PIN 88-20-24-100-013 & 88-20-24-100-014), 7 units/lots, East side of John R, South of Wattles, Section 24, Currently Zoned R-1C (One Family Residential) Zoning District.

### **Resolution # PC-2021-05-**

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 Willowbrook No. 2 Site Condominium, 7 units/lots, East side of John R, South of Wattles (PIN 88-20-24-100-013 & 88-20-24-100-014), Section 24, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide crosswalk striping.
2. Add language to the Master Deed stating that the Developer will maintain the outlot, until such time that the outlot is turned over to the Association or the Developers rights cease to exist.

\_\_\_\_\_ ) 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: May 17, 2021

## Site Condominium Plan For City of Troy, Michigan

**Applicant:** Joseph Maniaci, Langham Investments LLC.

**Project Name:** Estates at Willowbrook No. 2

**Plan Date:** March 2, 2021

**Location:** SE Corner of John R. Road and Wattles Road.

**Zoning:** R-1C, One 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 +/- 2.9 acres. The site is located on east side of John R. Road, south of Wattles Road. The proposed site condominium will be on two (2) parcels (20-24-100-013 and 20-24-100-014). This is the second phase of the Estates of Millbrook.

The applicant is requesting approval of a seven (7) unit single family detached site condominium project. The proposed residential use is permitted in the R-1C district. All lots will have access to via a new 60-foot-wide public road off Macaw and Sandpiper Drives, that connects those two public roads. As part of Phase 1 of Willbrook, an undersized outlot was retained to be reserved for possible future development. This undersized outlot as part of Phase 1 is being combined with additional area to create lot 5 of the Phase 2.

The applicant has shown a 46' x 409' outlot, located in the southern edge of the development. The outlot does not meet the depth requirements to build a house. The applicant proposes to maintain the lot until such time as additional property can be added to it to make a conforming lot. The applicant should add

language to the Master Deed to state that the Developer will maintain the outlot until such time as the outlot is turned over to the Association or the Developers rights cease to exist.

**Location of subject site:**

East side of John R. Road; South of Wattles Road.

**Location and Aerial Image of Subject Site**



**Size of subject site:**

The property is 2.9 acres in area.

**Proposed use of subject site:**

The proposed use is seven (7) single-family residential site condominium units.

**Current use of subject site:**

The property is currently two (2) single family homes.

**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
South	R-1C, One-family Residential District	Single-family home

East	R-1C, One-family Residential District	Single-family home
West	R-1C, One-family Residential District	Place of Worship

#### **SITE ARRANGEMENT, ACCESS, and CIRCULATION**

The seven (7) lots are arranged along the proposed 60-foot-wide public road. The public road (Chickadee Drive) will connect both Sandpiper Drive and Macaw Drive to eliminate the dead ends and create an easier flow of traffic. 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.

**Items to be Addressed:** *None.*

#### **AREA, WIDTH, HEIGHT, SETBACKS**

Required and Provided Dimensions:

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

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front	30 feet	30 feet	Complies
Rear	40 feet	40 feet	Complies
Side	10 feet / 20 feet	10 feet / 20 feet	Complies
Average Lot Size per Unit	10,500 sq/ft w/sewer	10,788 sq/ft	Complies
Average Lot Width	85 feet	85.70 feet	Complies
Maximum Height	2 ½ stories 30 Feet	2 Stories 27 Feet	Complies
Maximum Lot Area Covered by Buildings	30%	22%	Complies
Minimum Floor Area per Unit	1,200 sq/ft	2,590 to 3,250 sq/ft	Complies

The proposed site condominium meets all R-1C 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 Colorado Spruce, Silver Maple, Austrian Pine, Scotch Pine, Apple/Crabapple, Cottonwood, Pear, Ash, American Elm, Oak,

Boxelder, and Common Buckthorn. One (1) landmark Oak tree is to be removed according to the applicant. The applicant is preserving 18 trees onsite. No mitigation is required.

**Wetlands/Floodplain** – The applicant has provided a delineation report which notes that there is a wetland on site but it is not regulated. The subject parcels lie with Zone X; areas determined to be outside of the 0.2% annual change of flood.

**Items to be Addressed:** None.

## LANDSCAPING

The Landscape Plan includes a mixture of evergreen and deciduous trees. 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. 1,244.33 feet = 27 trees	23 new trees, 4 existing (3 trees on Dexter Drive; 1 tree on Macaw Drive)	Compliant
Buffer: John R.	Where a subdivision or site condominium abuts a public road right-of-way located outside of the proposed subdivision or site condominium, the screening requirements set forth in Section 13.02.B., Screening Between Land Uses shall be met in the following manner: Where a subdivision or site condominium abuts a street right-of-way of either one hundred and twenty (120) or one hundred and fifty (150) feet as designated in the City of Troy Master Plan, the screening alternative number 2, as set forth in Table 13.02-A, shall be required.  1 Large Evergreen Tree per ten (10) lineal feet. 210 lineal feet along John R. Road = 21 trees	21 Coniferous trees are provided.  17 new; 4 existing.	Compliant

**Items to be Addressed:** None.

## ENGINEERING

The City Engineering Departments will review this project for the final site condominium review.

**Items to be Addressed:** Provide City Engineering Departments Review of the site condominium.



## FIRE DEPARTMENT

The City Fire Department will review the site plan for the final site condominium review.

**Items to be Addressed:** *Provide Fire department review for safety requirements.*

## SIDEWALKS

The applicant has provided a sidewalk along both sides of the proposed internal road. There is a curb drop and barrier-free ramp for a crosswalk. Applicant should provide stripping to indicate the crosswalk.

**Items to be Addressed:** *Provide crosswalk stripping.*

## FLOOR PLANS AND ELEVATIONS

The applicant has submitted sample floor plans. The applicant has submitted three elevation types including a ranch.

**Items to be Addressed:** *None*

## 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.**

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 has provided a 60-foot wide public right-of-way. All lots front on the 60-foot right-of-way.*

*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, with crosswalk striping added.**

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.**

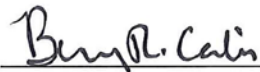
iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Height cannot exceed 30-feet.**

**Items to be Addressed:**

## RECOMMENDATIONS

We recommend preliminary site plan approval with the following condition:

1. *Provide crosswalk striping.*
2. *Add language to the Master Deed that states that the Developer will maintain the outlot until such time as the outlot is turned over to the Association or the Developers rights cease to exist.*



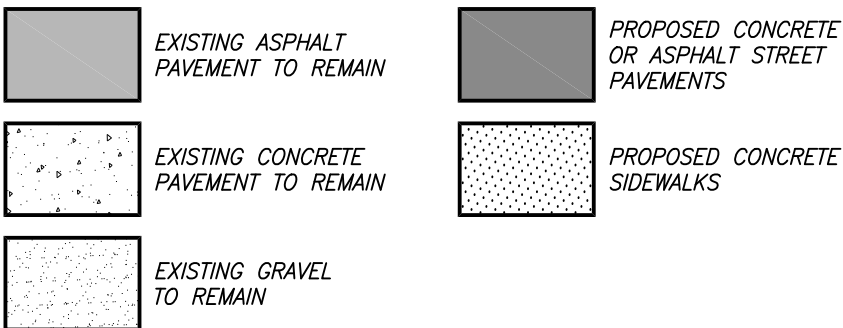
CARLISLE/WORTMAN ASSOC., INC.  
Benjamin R. Carlisle, LEED AP, AICP



CARLISLE/WORTMAN ASSOC., INC.  
Kristoffer Canty  
Planner



LEGEND



BENCHMARKS

SITE BENCHMARK #1  
ELEVATION = 649.44 (NAVD 88 DATUM)  
CITY OF TROY BENCHMARK #1067  
ARROW ON TOP OF HYDRANT #23-17 ON W. SIDE OF JOHN R ROAD AT EXISTING RESIDENCE #3887.

SITE BENCHMARK #2  
ELEVATION = 649.83 (NAVD 88 DATUM)  
ARROW ON TOP OF HYDRANT ON W. SIDE OF JOHN R ROAD AT EXISTING CHURCH #3753 (BIG BEAVER UNITED METHODIST CHURCH).

ELEVATION = 649.75 (NAVD 88 DATUM)  
ARROW ON TOP OF HYDRANT ON W. SIDE OF JOHN R ROAD SOUTH OF ENTRANCE TO CITY OF TROY'S RAIN TREE PARK.

NOTES

- CONDOMINIUM LAYOUT AND DIMENSIONS ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL AND COMPUTATION OF THE MASTER DEED EXHIBIT "B".
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
- REFER TO PRELIMINARY GRADING & UTILITY PLAN FOR UTILITIES TO SERVE THE PROPOSED UNITS.
- NO SIGNAGE IS PROPOSED AS A PART OF THIS DEVELOPMENT. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AS DIRECTED BY THE CITY FIRE DEPARTMENT IF AND AS REQUIRED.
- NO SITE LIGHTING IS PROPOSED AS A PART OF THIS DEVELOPMENT.
- ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY AND ROAD COMMISSION FOR OAKLAND COUNTY (JOHN R ROAD).

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

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CALL MISS DIG  
1-800-452-7171  
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

ZONED CF  
UNPLATTED  
"RAINTREE PARK"

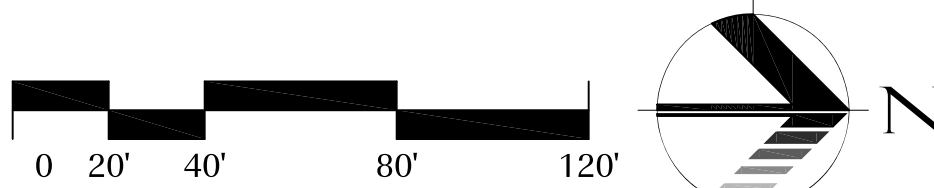
ZONED R-1C  
UNPLATTED  
"BIG BEAVER UNITED METHODIST CHURCH"

LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOT 9, AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF BOTH SAID LOTS FOR ROAD WIDENING, "SUPERVISOR'S PLAT NO.19" PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.



SITE CRITERIA

- PARCEL SUMMARY:**  
ADDRESS: #3740 & #3790 JOHN R ROAD  
PARCEL ID NO.: 20-24-100-013 & -014  
EXISTING ZONING: R-1C (SINGLE FAMILY RESIDENTIAL)  
ADJACENT ZONINGS: R-1C AND CF
- NEW DEVELOPMENT AREA:** 117,965 S.F. (2.708 ACRES)  
**CONVERTIBLE AREA FROM "PHASE ONE":** 7,512 S.F. (0.172 ACRE)  
**TOTAL PROPOSED DEVELOPMENT AREA:** 125,477 S.F. (2.881 ACRE)
- USE SUMMARY:**  
EXISTING USE: SINGLE FAMILY RESIDENTIAL ACREAGE PARCELS.  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM W/ LOT AVERAGING OPTION.  
ALLOWABLE DENSITY: 3.1 UNITS PER ACRE  
PROPOSED DENSITY: 7 UNITS (2.6 UNITS PER ACRE)
- UNIT SUMMARY:**  
AVERAGE UNIT AREA REQUIRED: 10,500 S.F.  
AVERAGE UNIT AREA PROVIDED: 10,788 S.F.  
LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT AREA:  
MINIMUM UNIT AREA REQUIRED: 9,450 S.F.  
MINIMUM UNIT AREA PROVIDED: 9,453 S.F.  
LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT WIDTH:  
MINIMUM UNIT WIDTH REQUIRED: 85' x 90% = 76.5'  
MINIMUM LOT WIDTH PROVIDED: 81'
- BUILDING SETBACK SUMMARY:**  
FRONT: 30' MIN.  
REAR: 40' MIN.  
SIDE: 10' MIN. ONE SIDE; 20' MIN. TOTAL  
JOHN R ROAD: 50'
- BUILDING CONSTRUCTION SUMMARY:**  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 30' (2.5 STORY)  
PROPOSED BUILDING HEIGHT: 24' TO 27' ± (NOT TO EXCEED 30')  
MAXIMUM ALLOWABLE LOT COVERAGE: 30%  
PROPOSED MAX. LOT COVERAGE: 22% ± (NOT TO EXCEED 30%)  
MINIMUM REQUIRED FLOOR AREA PER UNIT: 1,200 S.F.  
PROPOSED FLOOR AREA PER UNIT: 2,550 TO 3,250 S.F. ±

SHEET INDEX

- SITE PLAN.
- PRELIMINARY GRADING & UTILITY PLAN.
- TREE INVENTORY & PRESERVATION PLAN.
- LANDSCAPE PLAN.

SUPPLEMENTALS:  
• BOUNDARY & TOPOGRAPHICAL SURVEY.  
• TYPICAL HOUSE FLOOR PLANS & ELEVATIONS.

PROJECT:

Proposed  
"Estates at Willowbrook No. 2"  
Site Condominium

SHEET:

1 OF 4  
MUNICIPAL REVIEW NUMBERS:

SCALE:



REVISIONS:

CLIENT: MR. JOSEPH MANACI  
MONDRAN PROPERTIES  
5025 SHELBY RD.  
TROY, MI 48063  
(313) 728-7340

JOB NO: 15-073  
DATE: 9-2-21  
DRAWN BY: N.P.R.

HORIZON  
ENGINEERING LLC  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053



LEGEND

EXISTING ASPHALT PAVEMENT TO REMAIN	PROPOSED CONCRETE OR ASPHALT STREET PAVEMENTS
EXISTING CONCRETE PAVEMENT TO REMAIN	PROPOSED CONCRETE SIDEWALKS
EXISTING GRAVEL TO REMAIN	PROPOSED GRADE
EXISTING CONTOURS, 1' INTERVAL	DIRECTION OF SURFACE DRAINAGE
EXISTING GRADE	

BENCHMARKS

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SOILS (FROM COUNTY SOILS SURVEY)

11B CAPAC SANDY LOAM (0 TO 4% SLOPES). 0"-8" VERY DARK GRAYISH-BROWN SANDY LOAM, 8"-20" BROWN CLAY LOAM, 20"-32" GRAYISH-BROWN CLAY LOAM, 32"-60" PALE BROWN LOAM. MODERATELY SLOW PERMEABILITY, SLOW RUNOFF.

12 BROOKSTON & COLWOOD LOAMS. 0"-8" DARK GRAYISH-BROWN SANDY LOAM, 8"-12" BROWN SANDY LOAM, 12"-18" YELLOWISH-BROWN SANDY CLAY LOAM, 18"-34" DARK YELLOWISH-BROWN SANDY CLAY LOAM, 34"-46" YELLOWISH-BROWN SANDY CLAY LOAM, 46"-60" BROWN SANDY LOAM. MODERATE PERMEABILITY, SLOW RUNOFF.

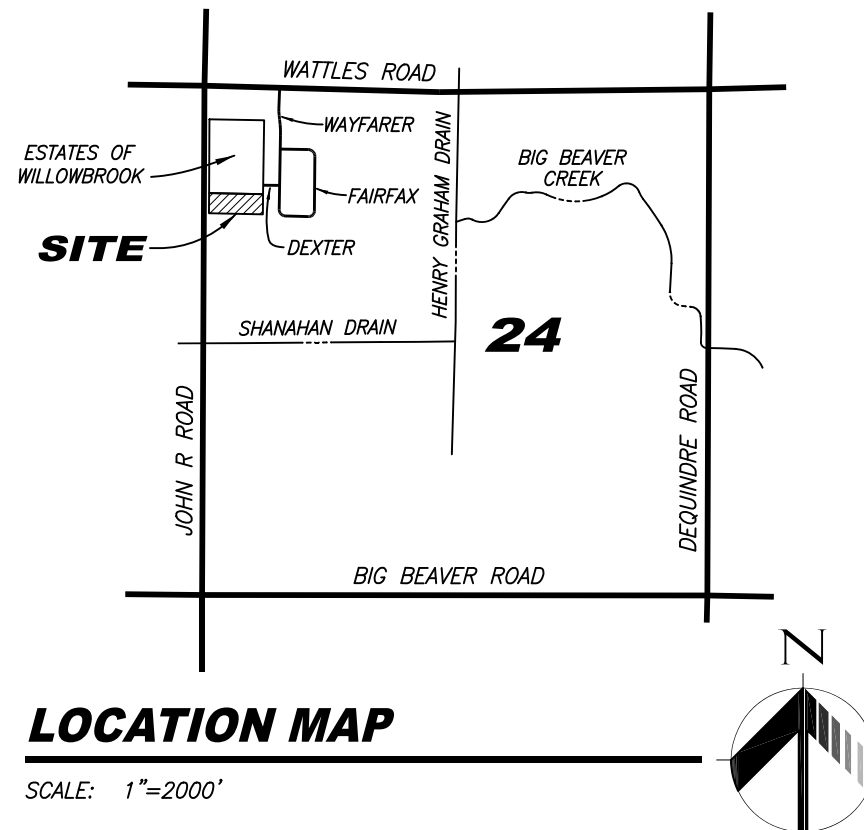
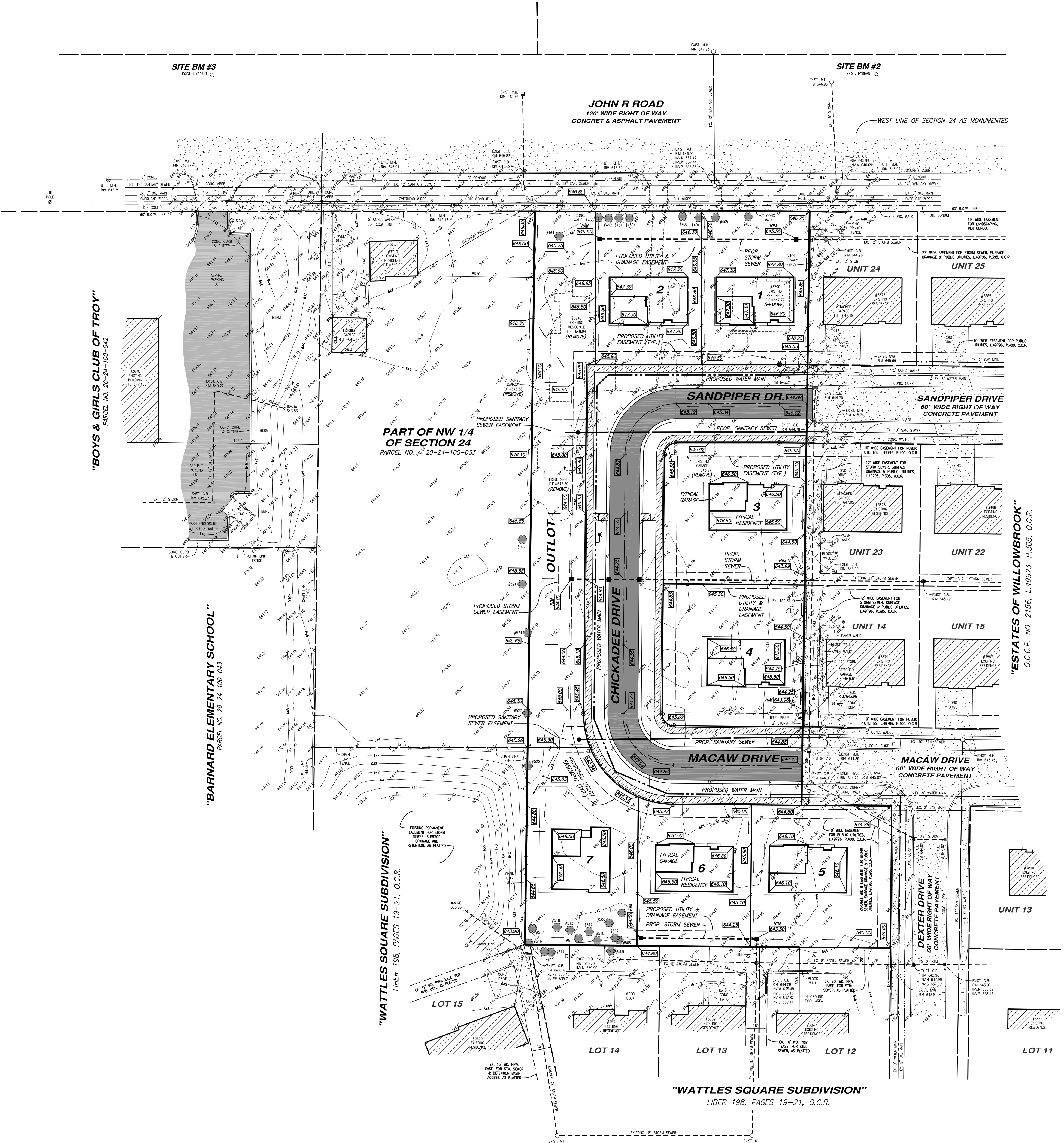
41B AQUEOUS, SANDY, LOAMY, UNDULATING (0 TO 2% SLOPES) 0-60" VARIABLE. VERY LOW POTENTIAL SURFACE RUNOFF, VERY POORLY DRAINED.

CONTRACTOR'S NOTE

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(TOLL FREE) for the location of underground utilities

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PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOT 9, AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF BOTH SAID LOTS FOR ROAD WIDENING, SUPERVISOR'S PLAT NO.19, PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

PLAN SCALE: 1" = 40'

SITE CRITERIA

- UTILITY SUMMARY:
  - SANITARY SEWER: PUBLIC SANITARY SEWERS SHALL BE EXTENDED ON SITE FROM THE EXISTING SEWERS LOCATED IN "ESTATES OF WILLOWBROOK" CONDOMINIUM TO THE NORTH.
  - STORM SEWER: STORM SEWERS SHALL BE EXTENDED ON SITE FROM THE EXISTING SEWERS LOCATED IN "ESTATES OF WILLOWBROOK" CONDOMINIUM TO THE NORTH AND FROM "WATTLES SQUARE SUBDIVISION" TO THE EAST.
  - WATER MAIN: PUBLIC WATER MAIN SHALL BE EXTENDED ON SITE FROM THE EXISTING WATER MAINS LOCATED IN "ESTATES OF WILLOWBROOK" CONDOMINIUM TO THE NORTH.
- NATURAL FEATURES SUMMARY:
  - FLOOD PLAIN: SUBJECT PARCEL LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C05536, DATED JANUARY 16, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - WETLANDS: THE DEVELOPER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A WETLANDS CONSULTANT IN ORDER TO VERIFY THAT NO REGULATED WETLANDS EXIST ON THE SUBJECT PROPERTY.

STORM WATER DETENTION

THE EXISTING STORM WATER DETENTION BASINS LOCATED IN "ESTATES OF WILLOWBROOK" CONDOMINIUM TO THE NORTH AND "WATTLES SQUARE SUBDIVISION" TO THE EAST ARE SIZED TO ACCOMMODATE DRAINAGE FROM THE SUBJECT PROPERTY.

NOTES

- UTILITY AND GRADING DESIGN ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL.
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
- ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY AND ROAD COMMISSION FOR OAKLAND COUNTY.
- UTILITY EASEMENTS SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF TROY ENGINEERING DEPARTMENT.
- REFER TO THE TREE PRESERVATION & LANDSCAPE PLAN FOR TREE REMOVALS.
- ALL PERMITS REQUIRED BY THE CITY OF TROY ENGINEERING DEPARTMENT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- DRIVEWAY WIDTH AT THE PROPERTY LINE SHALL NOT EXCEED 40% OF THE LOT WIDTH.
- ALL EXISTING BUILDING STRUCTURES ON SITE ARE TO BE REMOVED.

REVISIONS:

CLIENT: MR. JOSEPH MANACI  
MONDRON PROPERTIES  
5025 E. HOPKINSON RD.  
TROY, MI 48063  
(313) 728-7340

ENGINEER: J. ROBINSON  
47439

JOB NO: 15-073  
DATE: 9-2-21  
DRAWN BY: N.P.R.

SEAL: OF MICHIGAN ENGINEER

HORIZON ENGINEERING LLC  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8087 Fax 586.580.0053

PROJECT: Proposed "Estates at Willowbrook No. 2" Site Condominium  
PART OF THE NORTHWEST 1/4 OF SECTION 24, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLANS: Preliminary Utility & Grading Plan

SHEET: 2 OF 4  
MUNICIPAL REVIEW NUMBERS:



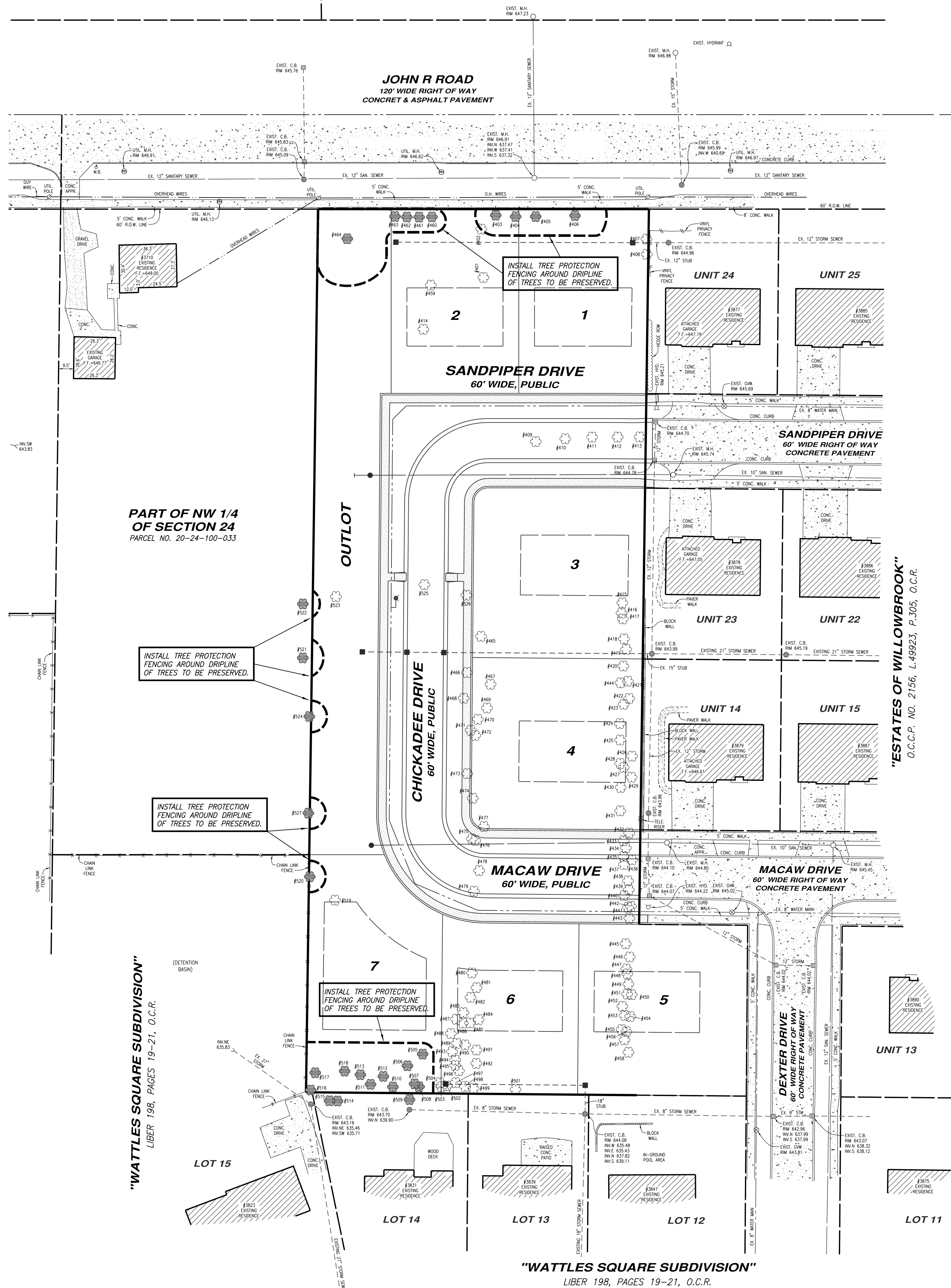
**TREE INVENTORY**

AS SURVEYED ON JANUARY 19, 2021 BY ERIC A. OLSON, PLLC, LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST.

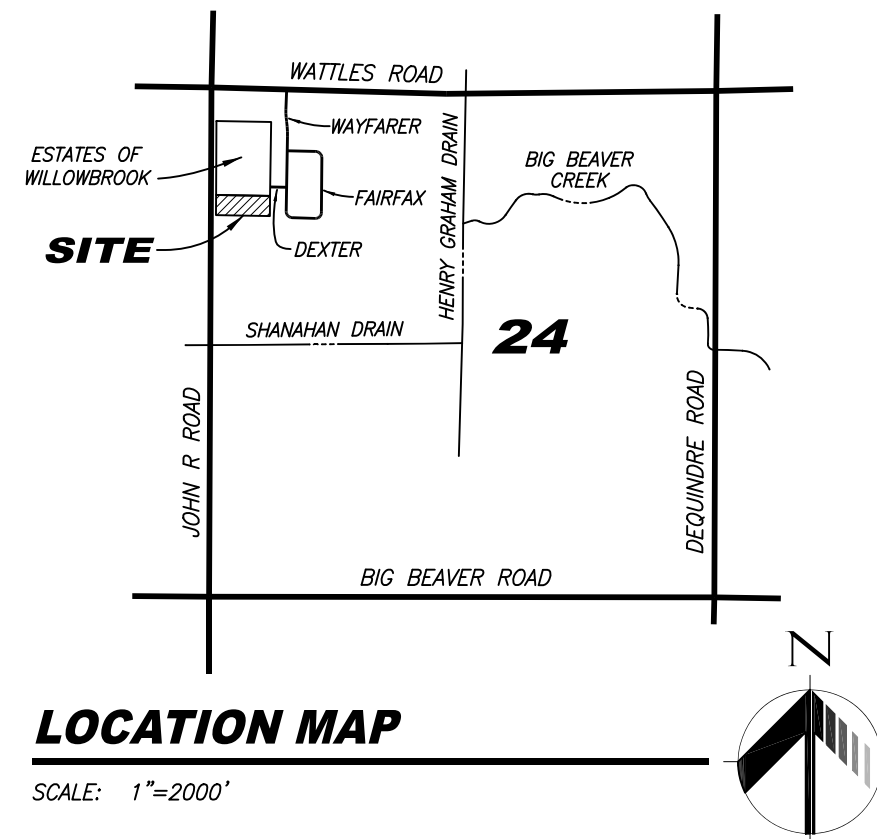
Tag #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	Health Score	(H) Not Protected (s = also, sp = species, c = condition)	Landmark (L)	Remove?	Replacement Required
401*	15	<i>Picea pungens</i>	Colorado Spruce	fair	-Excessive pitch		N (sp)		Yes	7.5"
402*	31	<i>Acer saccharinum</i>	Silver Maple	good					Yes	none
403*	13	<i>Pinus nigra</i>	Austrian Pine	fair	-Utility pruned & dead buds				-- NO --	
404*	13	<i>Pinus nigra</i>	Austrian Pine	fair	-Utility pruned & dead buds				-- NO --	
405*	20	<i>Pinus nigra</i>	Austrian Pine	fair	-Utility pruned & dead buds				-- NO --	
406*	20	<i>Pinus nigra</i>	Austrian Pine	fair	-Utility pruned & dead buds			L	-- NO --	-40" (credit)
407*	12	<i>Pinus sylvestris</i>	Scotch Pine	fair	-Dead branch(es)				Yes	6"
408*	10	<i>Pinus sylvestris</i>	Scotch Pine	fair	-Excessive pitch				Yes	5"
409*	32	<i>Acer saccharinum</i>	Silver Maple	fair	-Broken branch(es)		N (sp)		Yes	none
410*	34	<i>Acer saccharinum</i>	Silver Maple	fair	-Rot in trunk		N (sp)		Yes	none
411*	29	<i>Acer saccharinum</i>	Silver Maple	fair	-Rot in trunk		N (sp)		Yes	none
412*	17	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
413*	26	<i>Acer saccharinum</i>	Silver Maple	fair	-Rot in trunk		N (sp)		Yes	none
414	7 / 6 / 6 / ...	<i>Malus spp.</i>	Apple / Crabapple	fair	-Poor crotch				Yes	3.5"
415*	13	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
416	9 / 9 / 5	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
417*	7	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
418*	13	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
419 / 16 / 13 / 10	13	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
420*	14	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
421	12 / 7	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
422	11 / 4	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
423	8 / 8 / 6 / 6 / ...	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
424	20 / 17	<i>Populus deltoides</i>	Cottonwood	fair	-Poor crotch		N (sp)		Yes	none
425*	11	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
426	8 / 8	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
427*	12	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
428*	20	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
429*	6	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
430	6 / 6 / 5 / 5	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
431*	8	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
432*	5	<i>Acer saccharinum</i>	Silver Maple	fair	-Scarred trunk		N (s,sp)		Yes	none
433*	10	<i>Populus deltoides</i>	Cottonwood	fair	-Leaning		N (sp)		Yes	none
434*	18	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
435*	13	<i>Populus deltoides</i>	Cottonwood	fair	-Scarred trunk		N (sp)		Yes	none
436	15 / 7 / 4	<i>Acer saccharinum</i>	Silver Maple	fair	-Rot in trunk		N (sp)		Yes	none
437	14	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
438	13 / 9 / 5	<i>Populus deltoides</i>	Cottonwood	fair	-Smallest trunk dead		N (sp)		Yes	none
439	6 / 4	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
440	6	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
441	12	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
442	5	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (s,sp)		Yes	none
443	7	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
444	6	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
445	9	<i>Populus deltoides</i>	Cottonwood	fair	-Contorted crown		N (sp)		Yes	none
446	10	<i>Populus deltoides</i>	Cottonwood	fair	-Rot in trunk		N (sp)		Yes	none
447	16	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
448	9	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
449	19	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
450	7 / 4 / ...	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
451	14	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
452	9 / 3 / ...	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
453	8	<i>Populus deltoides</i>	Cottonwood	fair	-Leaning		N (sp)		Yes	none
454	7 / 7 / 3	<i>Acer saccharinum</i>	Silver Maple	fair	-Smallest trunk dead		N (sp)		Yes	none
455	6	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
456	10 / 7	<i>Populus deltoides</i>	Cottonwood	fair	-Poor crotch		N (sp)		Yes	none
457	7 / 5	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
458	18 / 8	<i>Populus deltoides</i>	Cottonwood	fair	-Poor crotch		N (sp)		Yes	none
459	14	<i>Picea pungens</i>	Colorado Spruce	poor	-50% or more dead	43%	N (c)		Yes	none
460	7	<i>Pyrus spp.</i>	Gallery Pear	fair	-Rot in trunk				-- NO --	
461	6	<i>Pyrus spp.</i>	Gallery Pear	fair	-Rot in trunk				-- NO --	
462	5 / ...	<i>Pyrus spp.</i>	Gallery Pear	good			N (s)		-- NO --	
463	5 / ...	<i>Pyrus spp.</i>	Gallery Pear	good			N (s)		-- NO --	
464	30	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		-- NO --	
465	6	<i>Fraxinus spp.</i>	Ash	poor	-Signs of Emerald Ash Borer		N (sp)		Yes	none
466	10 / 10	<i>Acer negundo</i>	Boxelder	fair	-Rot in trunk		N (sp)		Yes	none
467	6	<i>Fraxinus spp.</i>	Ash	poor	-Signs of Emerald Ash Borer		N (sp)		Yes	none
468	6 / 3	<i>Ulmus americana</i>	American Elm	fair	-Poor crotch		N (sp)		Yes	none
469	7	<i>Acer negundo</i>	Boxelder	fair	-Contorted crown		N (sp)		Yes	none
470	26 / 11	<i>Populus deltoides</i>	Cottonwood	fair	-Poor crotch		N (sp)		Yes	none
471	18 / 10 / ...	<i>Acer saccharinum</i>	Silver Maple	poor	-Lean greater than 45 degrees		N (sp)		Yes	none
472	18	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
473	16 / 15	<i>Populus deltoides</i>	Cottonwood	fair	-Poor crotch		N (sp)		Yes	none
474	16	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
475	8	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
476	14	<i>Salix spp.</i>	Willow	fair	-Leaning		N (sp)		Yes	none
477	6	<i>Ulmus americana</i>	American Elm	good			N (sp)		Yes	none
478	...	<i>Quercus spp.</i>	Oak (white family)	good					Yes	16"
479	6 / 5 / 4	<i>Rhamnus cathartica</i>	Common Buckthorn	fair	-Contorted crown		N (sp)		Yes	none
480	7 / 5 / 5 / 5	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
481	19 / 11	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
482	8	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
483	15 / 8	<i>Populus deltoides</i>	Cottonwood	fair	-Dead branch(es)		N (sp)		Yes	none
484	7 / 5 / 4 / 4	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
485	14 / 6	<i>Acer saccharinum</i>	Silver Maple	fair	-Poor crotch		N (sp)		Yes	none
486	13	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
487	26	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
488	6	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
489	9	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
490	10	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
491	18	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
492	10	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
493	8	<i>Acer saccharinum</i>	Silver Maple	poor	-50% or more dead	40%	N (sp)		Yes	none
494	11	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
495	10	<i>Populus deltoides</i>	Cottonwood	fair	-Bent/crooked leader		N (sp)		Yes	none
496	18	<i>Populus deltoides</i>	Cottonwood	good			N (sp)		Yes	none
497	8	<i>Acer saccharinum</i>	Silver Maple	good			N (sp)		Yes	none
498	8 / 6	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
499	14	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
500	(tag number not used)									
501	7 / 6 / 3	<i>Acer negundo</i>	Boxelder	fair	-Poor crotch		N (sp)		Yes	none
502	14	<i>Acer saccharinum</i>	Silver Maple	fair	-Bent/crooked leader		N (sp)		Yes	none
503	6 / 6	<i>Acer saccharinum</i>	Silver Maple	fair	-Contorted crown		N (sp)		Yes	none
504	15	<i>Acer saccharinum</i>	Silver Maple	fair	-Leaning		N (sp)		Yes	none
505	5	<i>Malus spp.</i>	Apple / Crabapple	fair	-Leaning		N (s)		-- NO --	
506	7 / 4 / 4 / ...	<i>Malus spp.</i>	Malus	fair	-Contorted crown				-- NO --	
507	6	<i>Acer negundo</i>	Boxelder	fair	-Leaning		N (sp)		-- NO --	
508	6	<i>Ulmus spp.</i>	Elm	good					-- NO --	
509*	15	<i>Ulmus spp.</i>	Elm	good					-- NO --	
510*	6	<i>Acer negundo</i>	Boxelder	fair	-Contorted crown		N (sp)		-- NO --	NO (offsite)
511	6 / 5 / ...	<i>Rhamnus cathartica</i>	Common Buckthorn	fair	-Contorted crown		N (sp)		-- NO --	NO (offsite)
512*	8	<i>Acer negundo</i>	Boxelder	poor			N (sp)		-- NO --	NO (offsite)
513	5 / ...	<i>Rhamnus cathartica</i>	Common Buckthorn	fair	-Contorted crown		N (s,sp)		-- NO --	NO (offsite)
514	7 / 6 / ...	<i>Crataegus spp.</i>	Hawthorn	fair	-Poor crotch				NO (offsite)	
515*	...	<i>Ulmus spp.</i>	Elm	good					NO (offsite)	
516	6 / 4	<i>Acer negundo</i>	Boxelder	fair	-Leaning		N (sp)		-- NO --	
517*	12	<i>Acer negundo</i>	Boxelder	fair	-Leaning		N (sp)		-- NO --	
518	9 / 5	<i>Acer negundo</i>	Boxelder	poor	-Re-sprouts from fallen-over tree	30%	N (sp)		Yes	none
519*	6	<i>Fraxinus spp.</i>	Ash	poor	-Signs of Emerald Ash Borer		N (sp)		Yes	none
520	7 / 6 / 6 / ...	<i>Ulmus spp.</i>	Elm	fair	-Grown into fence				-- NO --	
521	13 / 4	<i>Acer negundo</i>	Boxelder	fair	-Leaning		N (sp)		NO (offsite)	
522*	5	<i>Fraxinus spp.</i>	Ash	poor	-Signs of Emerald Ash Borer		N (s,sp)		NO (offsite)	
523	20 / 18 / 17	<i>Acer negundo</i>	Boxelder	poor	-Hollow and significantly dead	33%	N (sp)		Yes	none
524	7 / ...	<i>Acer negundo</i>	Boxelder	poor	-Hollow and significantly dead	27%	N (sp)		NO (offsite)	
525*	29	<i>Acer negundo</i>	Boxelder	poor	-50% or more dead	30%	N (sp)		Yes	none
526	4 / ...	<i>Malus spp.</i>	Apple / Crabapple	fair	-Contorted crown		N (s)		Yes	none
527	5 / ...	<i>Crataegus spp.</i>	Hawthorn	fair	-Poor crotch		N (s)		NO (offsite)	

TOTAL CALIPER INCHES OF REPLACEMENT REQUIRED = 38"  
TOTAL CALIPER INCHES OF CREDIT = 40"  
NET CALIPER INCHES OF REPLACEMENT REQUIRED = NONE

**UNPLATTED**  
"RAINTREE PARK"



**UNPLATTED**  
"BIG BEAVER UNITED METHODIST CHURCH"

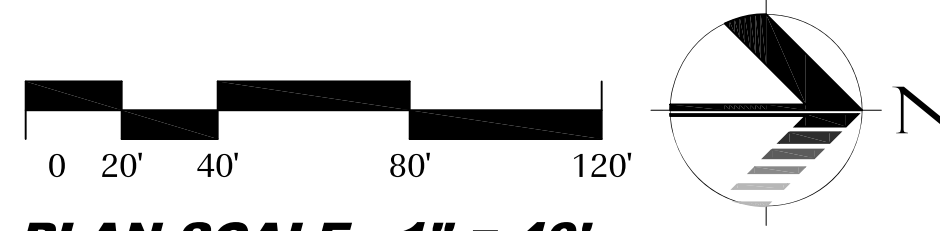


**LOCATION MAP**

SCALE: 1"=2000'

**PROPERTY DESCRIPTION**

THE SOUTH 1/2 OF LOT 9, AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF BOTH SAID LOTS FOR ROAD WIDENING, "SUPERVISOR'S PLAT NO.19," PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.



**PLAN SCALE: 1" = 40'**

**LEGEND**

- EXISTING TREE & TAG NUMBER TO BE REMOVED
- EXISTING TREE & TAG NUMBER TO BE SAVED

**NOTES**

- ALL TREES ON-SITE THAT FALL WITHIN AREAS OF EARTH DISTURBANCE FOR CONSTRUCTION AND DEVELOPMENT PURPOSES ARE TO BE REMOVED. TREES TO BE PRESERVED ARE AS INDICATED ON THE PLAN.
- FOR EXISTING TREE PROTECTION, A 4-FOOT HIGH ORANGE SNOW FENCE SHALL BE ERECTED AROUND TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVAL.
- ALL TREES LYING OFFSITE OR OUTSIDE OF THE DEVELOPMENT AREA SHALL BE PRESERVED.

**CONTRACTOR'S NOTE**

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

REVISIONS:

CLIENT: MR. JOSEPH MANACI  
MONDRON PROPERTIES  
5225 SHILOH RD.  
TROY, MI 48063  
(313) 726-7340





CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

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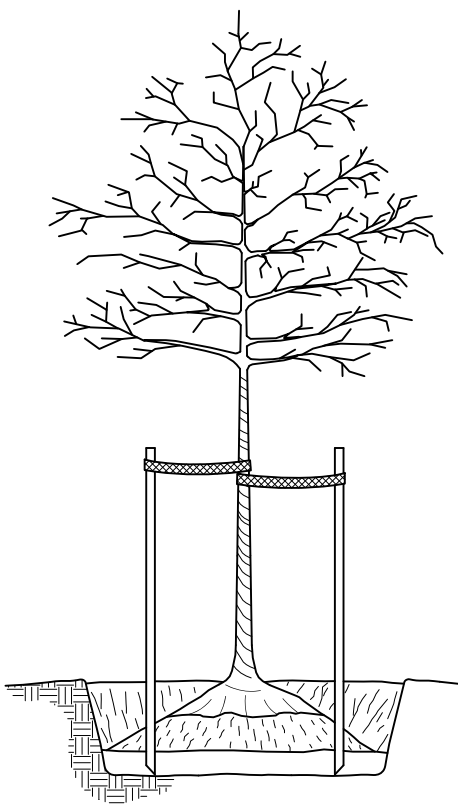
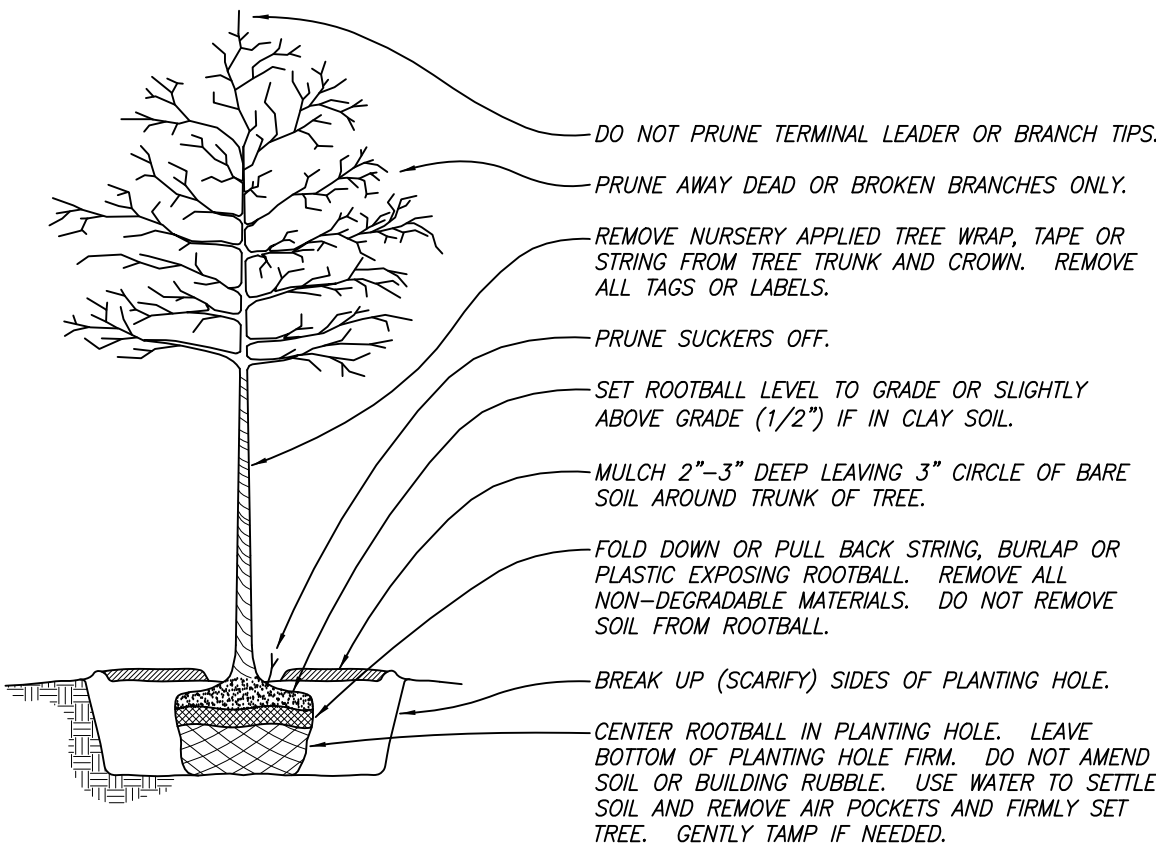
PLANT SCHEDULE & COST ESTIMATE

LARGE DECIDUOUS TREES:						
QUANTITY:	LABEL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	UNIT PRICE:	INSTALLATION COST:
8 EACH	Tl	TILIA TOMENTOSA	STERLING LINDEN	2.5" CAL.	@ \$300.00	@ \$25.00
7 EACH	Lt	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5" CAL.	@ \$300.00	@ \$25.00
8 EACH	Gb	GINKGO BILOBA	GINKGO	2.5" CAL.	@ \$300.00	@ \$25.00
CONIFEROUS TREES:						
QUANTITY:	LABEL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	UNIT PRICE:	INSTALLATION COST:
8 EACH	Pr	PINUS RESINOSA	NORWAY (RED) PINE	5' HT.	@ \$300.00	@ \$25.00
8 EACH	Pp	PICEA PUNGENS	COLORADO SPRUCE	5' HT.	@ \$300.00	@ \$25.00
SUBTOTAL COST:						\$13,000
5% CONTINGENCY:						\$650
TOTAL ESTIMATE:						\$13,650

TOTAL TREES: 40

PLANTING NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY TO AVOID UTILITIES, STRUCTURES, DRIVEWAYS, ETC.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF TROY ORDINANCE STANDARDS. ALL STREET TREES SHALL MEET THE MINIMUM SIZE, SPACING AND SPECIES REQUIREMENTS AS SET FORTH IN THE CITY OF TROY'S ZONING ORDINANCE, SECTION 13.02.H, "MINIMUM SIZE AND SPACING REQUIREMENTS" AND SECTION 13.02.I, "PROHIBITED SPECIES".
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
  - SHADE TREES.....5 FT.
  - ORNAMENTAL AND EVERGREEN TREES.....10 FT.
  - (CRAB, PINE, SPRUCE, ETC.)
- SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY.....2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. REFER TO ENGINEERING PLANS FOR EXACT LOCATIONS OF UTILITY LINES.
- FOR EXISTING TREE PROTECTION, A 4'-FOOT HIGH ORANGE SNOW FENCE SHALL BE ERECTED AROUND TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING, OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVAL.



DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:

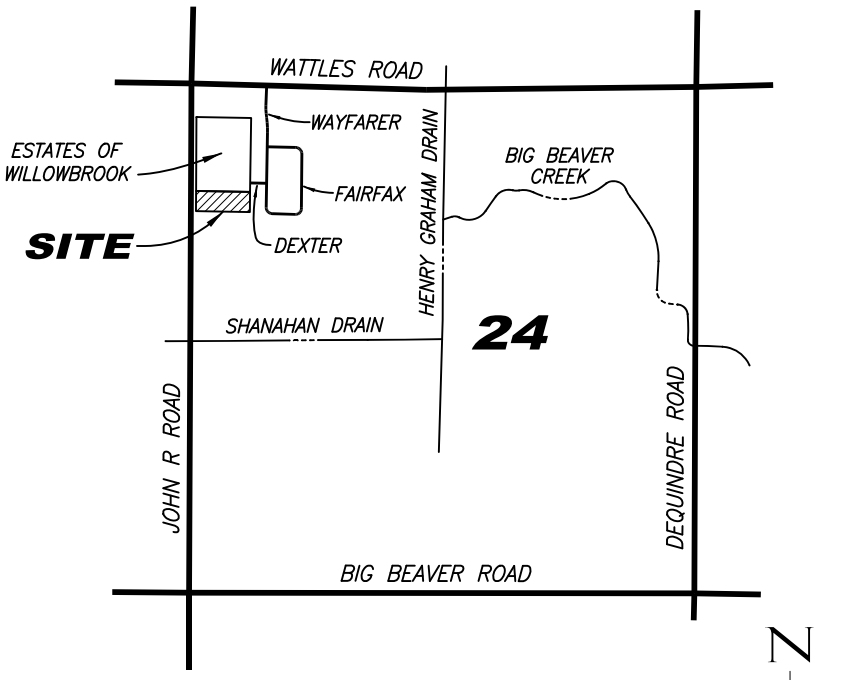
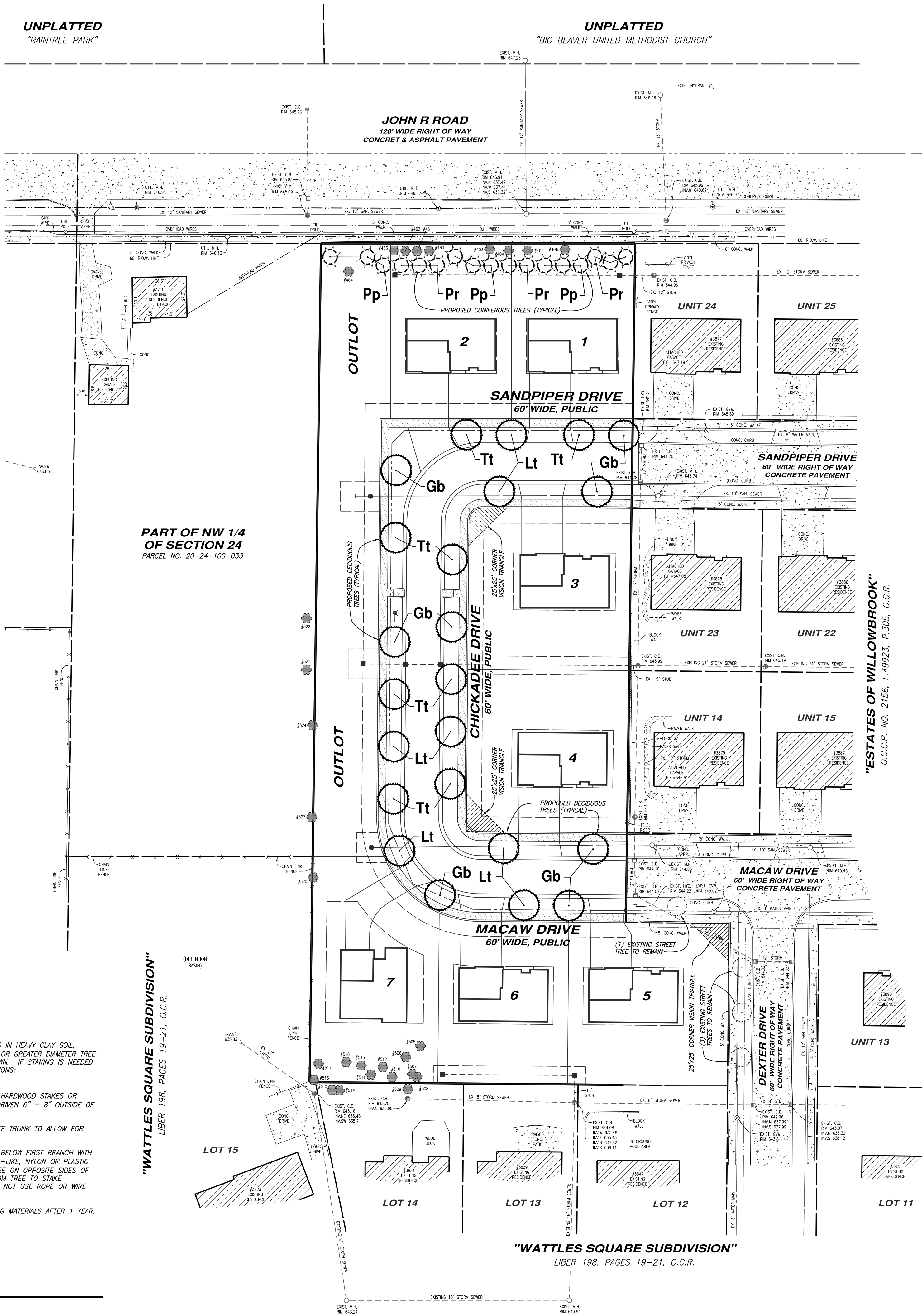
- STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
- REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

TREE PLANTING DETAIL

SCALE: NONE

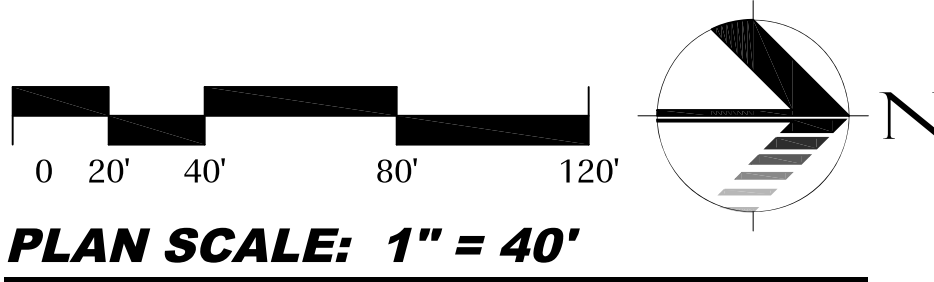
UNPLATTED  
"RAINTREE PARK"

UNPLATTED  
"BIG BEAVER UNITED METHODIST CHURCH"



LOCATION MAP

SCALE: 1"=2000'



PLAN SCALE: 1" = 40'

LEGEND



SITE CRITERIA

LANDSCAPING SUMMARY:

ON-SITE STREET TREES REQUIRED:

ONE LARGE DECIDUOUS TREE EVERY 50 FEET OF PUBLIC ROAD FRONTAGE ON SITE.

SANDPIPER DRIVE (WEST SIDE):  
REQUIRED = 168.90'/50' = 3.38 = 4 TREES.  
PROVIDED = 4 TREES.

SANDPIPER DRIVE (EAST SIDE):  
REQUIRED = 99.67'/50' = 1.99 = 2 TREES.  
PROVIDED = 2 TREES.

MACAW DRIVE (WEST SIDE):  
REQUIRED = 98.50'/50' = 1.97 = 2 TREES.  
PROVIDED = 2 TREES.

MACAW DRIVE (EAST SIDE):  
REQUIRED = 248.65'/50' = 4.97 = 5 TREES.  
PROVIDED = 5 TREES (4 NEW + 1 EXISTING).

DEXTER DRIVE (SOUTH SIDE):  
REQUIRED = 108.50'/50' = 2.17 = 3 TREES.  
PROVIDED = 3 TREES (EXISTING).

CHICKADEE DRIVE (NORTH SIDE):  
REQUIRED = 226.52'/50' = 4.53 = 5 TREES.  
PROVIDED = 5 TREES.

CHICKADEE DRIVE (SOUTH SIDE):  
REQUIRED = 293.59'/50' = 5.87 = 6 TREES.  
PROVIDED = 6 TREES.

TOTAL STREET TREES REQUIRED = 27 TREES.  
TOTAL STREET TREES PROVIDED = 27 TREES.

JOHN R ROAD STREET TREES REQUIRED:

ONE LARGE CONIFEROUS TREE EVERY 10 FEET OF PUBLIC ROAD FRONTAGE ALONG JOHN R ROAD.

REQUIRED = 210'/10' = 21 TREES.  
PROVIDED = 21 TREES (17 NEW + 4 EXISTING).

TREE REPLACEMENT REQUIRED:

NO REPLACEMENT TREES ARE REQUIRED  
(REFER TO TREE INVENTORY ON SHEET 3).

NOTES

- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.

REVISIONS:

CLIENT:  
MR. JOSEPH MANACI  
MONDRON PROPERTIES  
502 LESCHNER RD.  
TROY, MI 48063  
(313) 728-7340

JOB NO: 15-073  
DATE: 3-2-21  
DRAWN BY: N.P.R.

SCALE:

HORIZON  
ENGINEERING LLC  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

Proposed  
"Estates at Willowbrook No. 2"  
Site Condominium

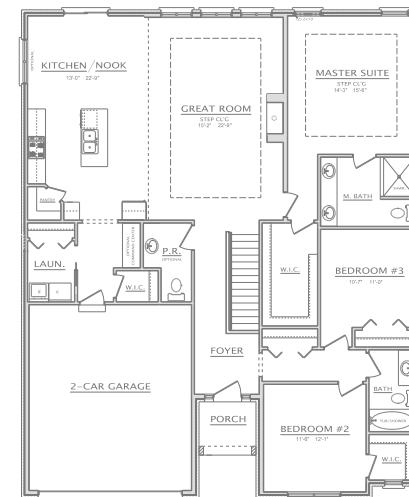
SHEET:

4  
OF: 4  
MUNICIPAL REVIEW NUMBERS:







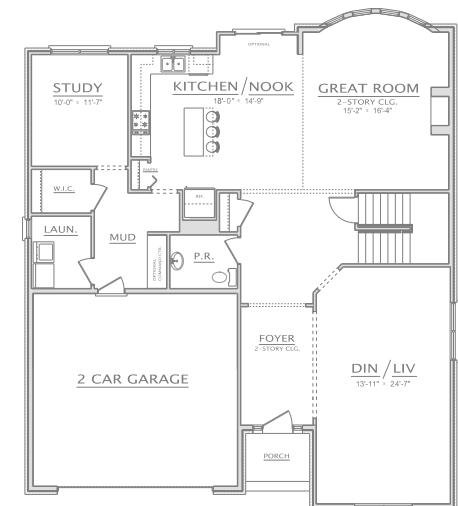
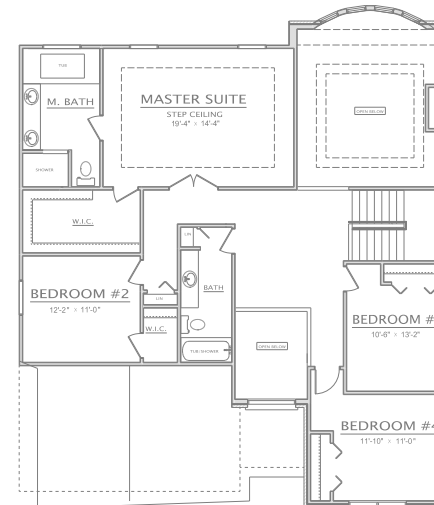


# HOMEWOOD RANCH 1990 SQFT.

MONDRIAN PROPERTIES

\*PLANS ARE CONCEPTUAL AND MAY VARY

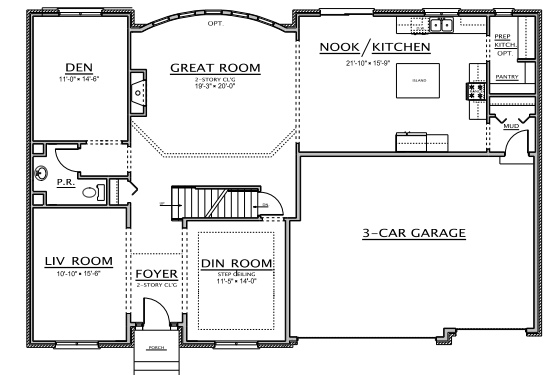




# MANOR COLONIAL 2988 sqft

MONDRIAN PROPERTIES

\*PLANS ARE CONCEPTUAL AND MAY



# VILLA COLONIAL 3700 SQFT.



\*PLANS ARE CONCEPTUAL AND MAY VARY

**Sent Via Email Only**

March 22, 2021

Mr. Joe Maniaci  
**Mondrian Properties**  
50215 Schoenherr Road  
Shelby Township, MI 48315

*RE: Wetland Delineation and Jurisdictional Assessment  
4.2 Acres John R. Road, Willowbrook No.2  
Troy, Oakland County, Michigan  
ASTI File No. 11786*

Dear Mr. Maniaci:

On February 26, 2021, ASTI Environmental (ASTI) conducted a site investigation to delineate wetland boundaries on approximately 4.2-acres of land located at 3710, 3740, and 3790 John R Road, south of East Wattles Road and north of West Big Beaver Road in Troy, Oakland County, Michigan (Property). One wetland likely not regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was found on the Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

**SUPPORTING DATA AND MAPPING**

The United States Geological Survey (USGS) Warren, Michigan 7.5' Quadrangle Map, the USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. None of the reviewed data indicated the presence of wetlands on the Property.

In addition, the WSS indicated the Property is comprised of the soils Brookston and Colwood loam (0-2% slopes), Aquents sandy loam, undulating (0-2% slopes), and Shebeon-Urban land complex (0-4% slopes). The soil complexes of



Brookston and Colwood loam and Aquents sandy loam, are listed as hydric soil according to the WSS.

## **FINDINGS**

ASTI investigated the Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*.

It should be noted that some municipalities have local wetland ordinances and natural features setbacks that may apply to this property. In addition, in some circumstances the US Army Corps of Engineers (ACOE) may also have jurisdiction of wetlands or watercourses on your Property. If either is the case for your site, this information will also be noted in the wetland descriptions below.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral/Northeast Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries. One wetland area was found on the Property discussed below.

### Wetland A

Wetland A is a forested wetland 0.03 acres in size, located in the central portion of the Property (see Figure 1). Dominant vegetation found within Wetland A included American elm (*Ulmus americana*), eastern cottonwood (*Populus deltoides*), glossy buckthorn (*Frangula alnus*), common reed (*Phragmites australis*), and dogbane (*Apocynum cannabinum*). Soils within Wetland A were loamy and are considered hydric because the criteria for a depleted matrix was met. Indicators of wetland hydrology observed within Wetland A included water marks and water stained leaves.

Dominant vegetation observed within the upland adjacent to Wetland A included Kentucky blue grass (*Poa pratensis*) and (*Glechoma hederacea*). Upland soils were fine loam and no evidence of wetland hydrology was observed.

It is ASTI's opinion that Wetland A is not regulated by EGLE because it is less than 5 acres in size and isolated (greater than 500 feet from an EGLE regulated inland lake, stream, or pond).

### Wetland Flagging

Wetland boundaries were marked in the field with day-glow pink and black striped flagging labeled with the flag numbers A-1 through A-9. All flagging was located using a hand-held, survey-grade, sub-meter, GPS unit simultaneous to wetland delineation activities. Surveyed wetland locations are depicted on Figure 1.

**SUMMARY**

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Property includes one wetland (Wetland A) not regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging on the Property, and completed US Army Corps of Engineers (ACOE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL



Jeremiah Roth, PWS  
Wetland Ecologist  
Professional Wetland Scientist #3291



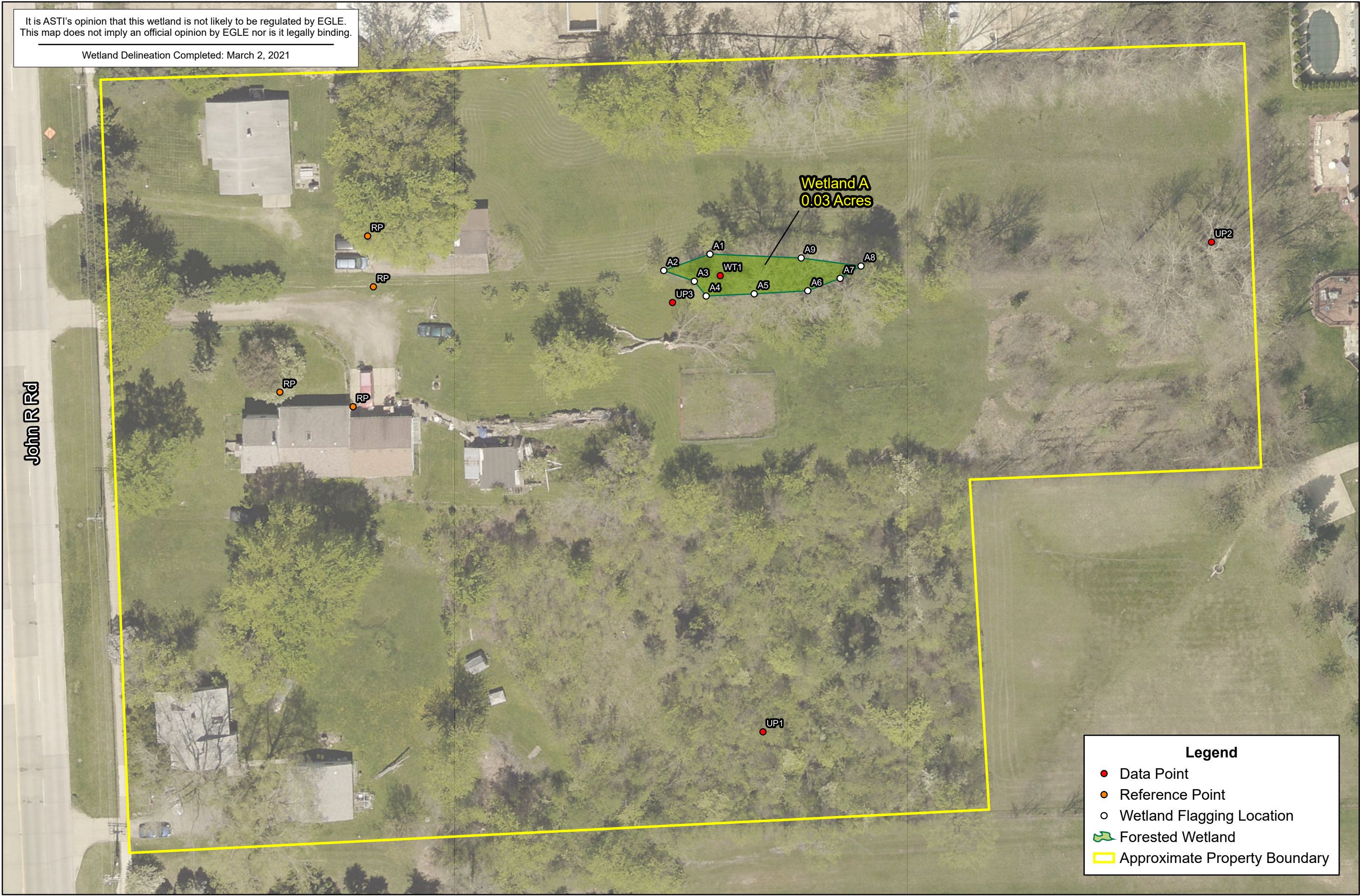
Dana R. Knox, PWS  
Wetland Ecologist  
Professional Wetland Scientist #213

Attachments: Figure 1 – *GPS-Surveyed Wetland Boundaries*  
Completed ACOE Wetland Data Forms



It is ASTI's opinion that this wetland is not likely to be regulated by EGLE.  
This map does not imply an official opinion by EGLE nor is it legally binding.

Wetland Delineation Completed: March 2, 2021





## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Willowbrook No.2 City/County: City of Troy, Oakland Co. Sampling Date: 2/26/2021  
Applicant/Owner: Mondrain Properties State: MI Sampling Point: UP1  
Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Sec.13 T02, R11E  
Landform (hillside, terrace, etc.): plain Local relief (concave, convex, none): concave Slope %: 0-1  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: NAD 83  
Soil Map Unit Name: Shebeon-Urban land complex (0-4% slopes) NWI classification: None

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 _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

### HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input 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 type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP1

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>85</u></td> <td>x 3 = <u>255</u></td> </tr> <tr> <td>FACU species <u>15</u></td> <td>x 4 = <u>60</u></td> </tr> <tr> <td>UPL species <u>5</u></td> <td>x 5 = <u>25</u></td> </tr> <tr> <td>Column Totals: <u>110</u> (A)</td> <td><u>350</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.18</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>85</u>	x 3 = <u>255</u>	FACU species <u>15</u>	x 4 = <u>60</u>	UPL species <u>5</u>	x 5 = <u>25</u>	Column Totals: <u>110</u> (A)	<u>350</u> (B)	Prevalence Index = B/A = <u>3.18</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>5</u>	x 2 = <u>10</u>																			
FAC species <u>85</u>	x 3 = <u>255</u>																			
FACU species <u>15</u>	x 4 = <u>60</u>																			
UPL species <u>5</u>	x 5 = <u>25</u>																			
Column Totals: <u>110</u> (A)	<u>350</u> (B)																			
Prevalence Index = B/A = <u>3.18</u>																				
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15ft</u> )																				
1. <u>Rhamnus frangula</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Rhamnus cathartica</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Fraxinus americana</u>	<u>15</u>	<u>No</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>90</u>	=Total Cover																	
<b>Herb Stratum</b> (Plot size: <u>5ft</u> )																				
1. <u>Carex blanda</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b>  <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>      </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Geum canadense</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Carex plantaginea</u>	<u>5</u>	<u>Yes</u>	<u>UPL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>15</u>	=Total Cover																	
<b>Woody Vine Stratum</b> (Plot size: <u>30ft</u> )																				
1. <u>None</u>	_____	_____	_____	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

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



## SOIL

Sampling Point: UP1

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Willowbrook No.2 City/County: City of Troy, Oakland Co. Sampling Date: 2/26/2021  
Applicant/Owner: Mondrain Properties State: MI Sampling Point: UP2  
Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Sec.13 T02, R11E  
Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 0-1  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: NAD 83  
Soil Map Unit Name: Shebeon-Urban land complex (0-4% slopes) NWI classification: None

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 _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

### HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input 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 type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> ? Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____	(includes capillary fringe)	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP2

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Acer saccharinum</u>	<u>35</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>70</u>	=Total Cover	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>35</u></td> <td>x 2 = <u>70</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>85</u> (A)</td> <td><u>220</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.59</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>35</u>	x 2 = <u>70</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>85</u> (A)	<u>220</u> (B)	Prevalence Index = B/A = <u>2.59</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>35</u>	x 2 = <u>70</u>																			
FAC species <u>50</u>	x 3 = <u>150</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>85</u> (A)	<u>220</u> (B)																			
Prevalence Index = B/A = <u>2.59</u>																				
<b>Sapling/Shrub Stratum (Plot size: <u>15ft</u> )</b>																				
1. <u>Rhamnus frangula</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>15</u>	=Total Cover																	
<b>Herb Stratum (Plot size: <u>5ft</u> )</b>																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		_____	=Total Cover																	
<b>Woody Vine Stratum (Plot size: <u>30ft</u> )</b>																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

**Hydrophytic Vegetation Indicators:**  
   1 - Rapid Test for Hydrophytic Vegetation  
X 2 - Dominance Test is >50%  
   3 - Prevalence Index is ≤3.0<sup>1</sup>  
   4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
   Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**  
  
**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
  
**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
  
**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
  
**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**      Yes X      No

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

## SOIL

Sampling Point: UP2

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Willowbrook No.2 City/County: City of Troy, Oakland Co. Sampling Date: 2/26/2021  
Applicant/Owner: Mondrain Properties State: MI Sampling Point: UP3  
Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Sec.13 T02, R11E  
Landform (hillside, terrace, etc.): plain Local relief (concave, convex, none): convex Slope %: 0-1  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: NAD 83  
Soil Map Unit Name: Shebeon-Urban land complex (0-4% slopes) NWI classification: None

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>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

### HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP3

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>None</u>				<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
			=Total Cover	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>95</u></td> <td>x 4 = <u>380</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>95</u> (A)</td> <td><u>380</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>95</u>	x 4 = <u>380</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>95</u> (A)	<u>380</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>95</u>	x 4 = <u>380</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>95</u> (A)	<u>380</u> (B)																			
Prevalence Index = B/A = <u>4.00</u>																				
			=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15ft</u> )																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
			=Total Cover																	
Herb Stratum (Plot size: <u>5ft</u> )																				
1. <u>Poa pratensis</u>	<u>80</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Glechoma hederacea</u>	<u>15</u>	<u>No</u>	<u>FACU</u>																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
			<u>95</u> =Total Cover																	
Woody Vine Stratum (Plot size: <u>30ft</u> )																				
1. <u>None</u>																				
2. _____																				
3. _____																				
4. _____																				
			=Total Cover																	

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0<sup>1</sup>

4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

         Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

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

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**      Yes               No   X

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

## SOIL

Sampling Point: UP3

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Willowbrook No.2 City/County: City of Troy, Oakland Co. Sampling Date: 2/26/2021  
Applicant/Owner: Mondrain Properties State: MI Sampling Point: WT1  
Investigator(s): JWR (ASTI Environmental) Section, Township, Range: Sec.13 T02, R11E  
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): concave Slope %: 0-1  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: NAD 83  
Soil Map Unit Name: Shebeon-Urban land complex (0-4% slopes) NWI classification: None

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 _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

### HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<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 type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b>		<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____	(includes capillary fringe)	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		



**VEGETATION** – Use scientific names of plants.

Sampling Point: WT1

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Populus deltoides</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Acer negundo</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Quercus palustris</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>60</u> =Total Cover																				
<b>Sapling/Shrub Stratum (Plot size: <u>15ft</u> )</b>																				
1. <u>Frangula alnus</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>45</u></td> <td>x 2 = <u>90</u></td> </tr> <tr> <td>FAC species <u>60</u></td> <td>x 3 = <u>180</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>105</u> (A)</td> <td><u>270</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.57</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>45</u>	x 2 = <u>90</u>	FAC species <u>60</u>	x 3 = <u>180</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>105</u> (A)	<u>270</u> (B)	Prevalence Index = B/A = <u>2.57</u>	
Total % Cover of:	Multiply by:																			
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UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>105</u> (A)	<u>270</u> (B)																			
Prevalence Index = B/A = <u>2.57</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				
<b>Herb Stratum (Plot size: <u>5ft</u> )</b>																				
1. <u>Phragmites australis</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b>  <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>        </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Apocynum cannabinum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>35</u> =Total Cover																				
<b>Woody Vine Stratum (Plot size: <u>30ft</u> )</b>																				
1. <u>Vitis riparia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				

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

## SOIL

Sampling Point: WT1

[illegible]

DATE: May 20, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) Zoning District

The petitioner TriCap Residential Group submitted the above referenced Preliminary Site Plan application for the site improvements to an existing development, including the conversion of a 151-unit extended stay Hawthorn Suites hotel into 151 apartment units.

The Planning Commission is responsible for granting Preliminary Site Plan approval for this item. The conversion from an extended stay hotel to apartments requires two variances:

1. As per Section 4.08.C, multiple family residential density is capped at 10 units per acre when adjacent to One Family Residential. The site is 6.4 acres, which would permit a maximum of 64 units. The applicant is proposing a 1:1 conversion of units, creating 151 apartments units. This equates to 23.35 units per acre.
2. As per Section 4.08.C, the minimum square footage of an efficiency or one-bedroom unit is 600 square feet. The existing units range in size from 475 to 600 square feet.

The Planning Commission is asked to review and consider the preliminary site plan prior to the applicant going before the ZBA for the required variances. The Planning Commission is not required to take any action on this application at this time.

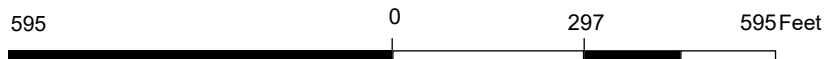
Attached is a report for the Calls For Service to Hawthorne Suites between January 1, 2016 through May 19, 2021, provided by the Troy Police Department. It is anticipated that the conversion to less transient apartment units, with a responsible landlord/property manager, will greatly reduce the need for police calls to the property. This would be a significant benefit for the City including the residential neighbors to the south and east.

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 the recommendations included therein.

Attachments:

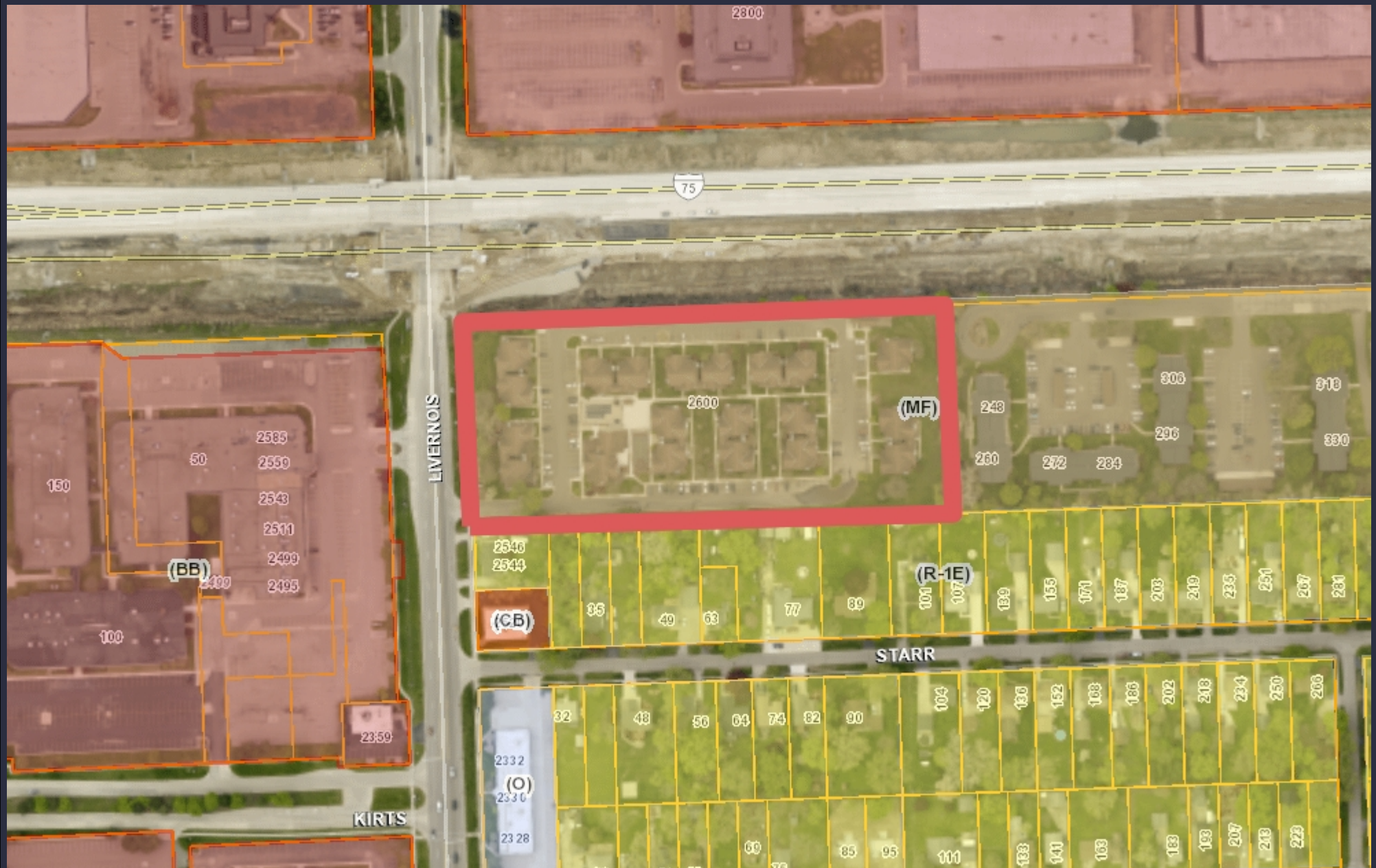
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan.
4. Calls for Service data, 1/1/16 - 5/19/21, provided by Troy Police Department.

G:\SITE PLANS\SP JPLN2021-0003 THE ALCOVE\PC Memo 2021 05 25.docx



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.





595 0 297 595Feet



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.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: May 14, 2021

## **Preliminary Site Plan Review For City of Troy, Michigan**

<b>Project Name:</b>	Alcove
<b>Plan Date:</b>	April 22, 2021
<b>Location:</b>	2600 Livernois
<b>Zoning:</b>	MF, Multiple Family Residential
<b>Action Requested:</b>	Preliminary Plan Approval

### **PROJECT AND SITE DESCRIPTION**

The applicant is proposing to convert the existing Hawthorne Suites, which is an extended stay hotel, to a multiple family apartment development. The applicant is proposing a one-to-one conversion of units, converting the existing 151 extended stay units into 151 apartments units.

As part of the conversion, proposed improvements include:

- Landscaping
- Architectural
- Twenty-five (25) additional parking spaces

The applicant does not propose any changes to the existing building footprint. The applicant proposes to add twenty (20) parallel parking spaces along the northern property line adjacent to the I-75 right of way. Five (5) additional spaces are proposed in the southwest portion of the property. With these twenty-five (25) additional spaces, the site will be served with 193 parking spaces, which is three (3) more than required.



**Figure 1. - Location and Aerial Image of Subject Site**



Size of Subject Property:

23.35 acres

Proposed Uses of Subject Parcel:

One-hundred and fifty-one (151) apartment units

Current Use of Subject Property:

One-hundred and fifty-one (151) apartment units

Extended Stay Hotel

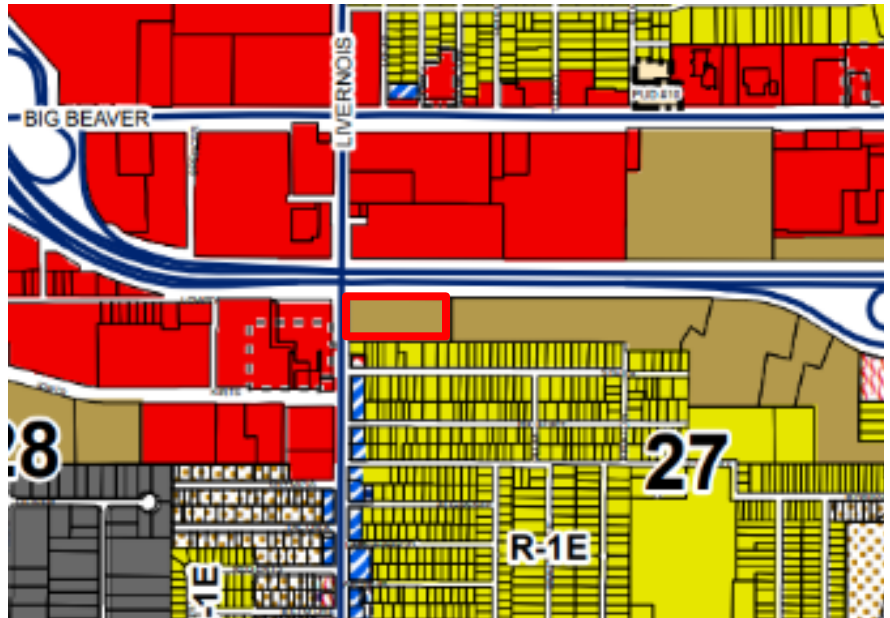
Current Zoning:

The property is currently zoned MF, Multiple Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	I-75	I-75
South	R-1E, One-family Residential District	Single-family homes
East	MF, Multiple Family Residential District	Single-family homes
West	BB, Big Beaver	Commercial

***Items to be addressed: None***



**ZONING BOARD OF APPEALS**

Though zoned MF, Multiple Family Residential, the conversion from an extended stay hotel to multiple family requires two variances:

1. As set forth in Section 4.08.C, multiple family residential is capped at 10 units per acre when adjacent to residential. The site is 6.4 acres, which would permit a maximum of 64 units. The applicant is proposing a one-to-one conversion of units, converting the existing 151 extended stay units into 151 apartment units. This equates to 23.35 units per acre.
2. As set forth in Section 4.08.C, the minimum square footage of an efficiency or one-bedroom unit is 600 square feet. The existing units range in size from 475 to 600 square feet.

The Planning Commission is asked to review and consider the preliminary site plan prior to the applicant going to the ZBA for the required variances.

## LANDSCAPING

**Table 2. – Landscaping Requirements**

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Livernois = 12 trees	11 trees	Deficient by one (1) tree
<u>Site landscaping:</u> A minimum of twenty percent (15%) of the site area shall be comprised of hardscape and landscape material.	20%	Unkown	Provide calculation
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	193 surface spaces = 25 trees	25 trees	Compliant with Planning Commission approval
<u>Screening between land uses:</u> Large evergreen every 10 feet or small ever 3 feet.	Large evergreen every 10 feet or small ever 3 feet or alternative as approved by the Planning Commission	Existing landscaping to be supplemented with additional evergreens. Existing 4-foot masonry wall to remain.	Not compliant. See comment below

The applicant is providing additional trees to comply with the number of parking lot trees but we note that they are located along the perimeter of the parking lot. If they were to place the trees within the existing parking lot they would remove parking and then be out of compliance with the required parking. The Planning Commission may approve parking lot trees to be placed at the perimeter of the parking lots.

There is an existing 4-foot masonry wall that runs the length of the property on the south side. There is no note on the plan of its removal, so we assume it will remain. However, there are pockets along the southern property line that are not adequately screened, and the proposed landscaping is not sufficient to screen those areas. The applicant shall resubmit a landscape plan with sufficient plant density to adequately screen the entire southern property line.





Alcove  
May 14, 2021

Other site amenities include creation of a dog park, grilling area, and swing area.

**Items to be Addressed:** 1). Planning Commission to consider allowing parking lot trees to be planted outside of the parking lot; 2). Provide overall site landscaping calculation; 3). Resubmit a landscape plan with sufficient plant density to adequately screen the entire southern property line; and 4). Resubmit landscape plan with a stamp from a registered architect.

## ELEVATIONS AND FLOOR PLANS





The applicant is proposing minimal changes to the materials and elevations. Outside of new paint, the only material change the applicant proposes is to replace the vinyl siding on the first floor, with new vinyl. We find that conversion of these units from extended stay to apartments is a unique opportunity to make site improvements including material and architectural changes. We recommend that the applicant provide a higher quality material than vinyl and provide additional architectural improvements to the buildings.

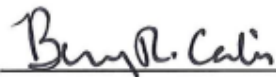
**Items to be addressed:** Provide a higher quality material than vinyl and provide additional architectural improvements to the buildings.

## RECOMMENDATIONS

Because the applicant needs variance, the Planning Commission cannot take action on the item until and if the variances are granted. The Planning Commission is asked to review and consider the preliminary site plan prior to the applicant going to the ZBA for the required variances.

If the variances are granted by the Zoning Board of Appeals, we recommend that the applicant revise their plans and resubmit prior to coming back to the Planning Commission with the following items addressed:

1. Provide overall site landscaping calculation
2. Resubmit a landscape plan with sufficient plant density to adequately screen the entire southern property line
3. Resubmit landscape plan with a stamp from a registered architect
4. Provide a higher quality material than vinyl and provide additional architectural improvements to the buildings.



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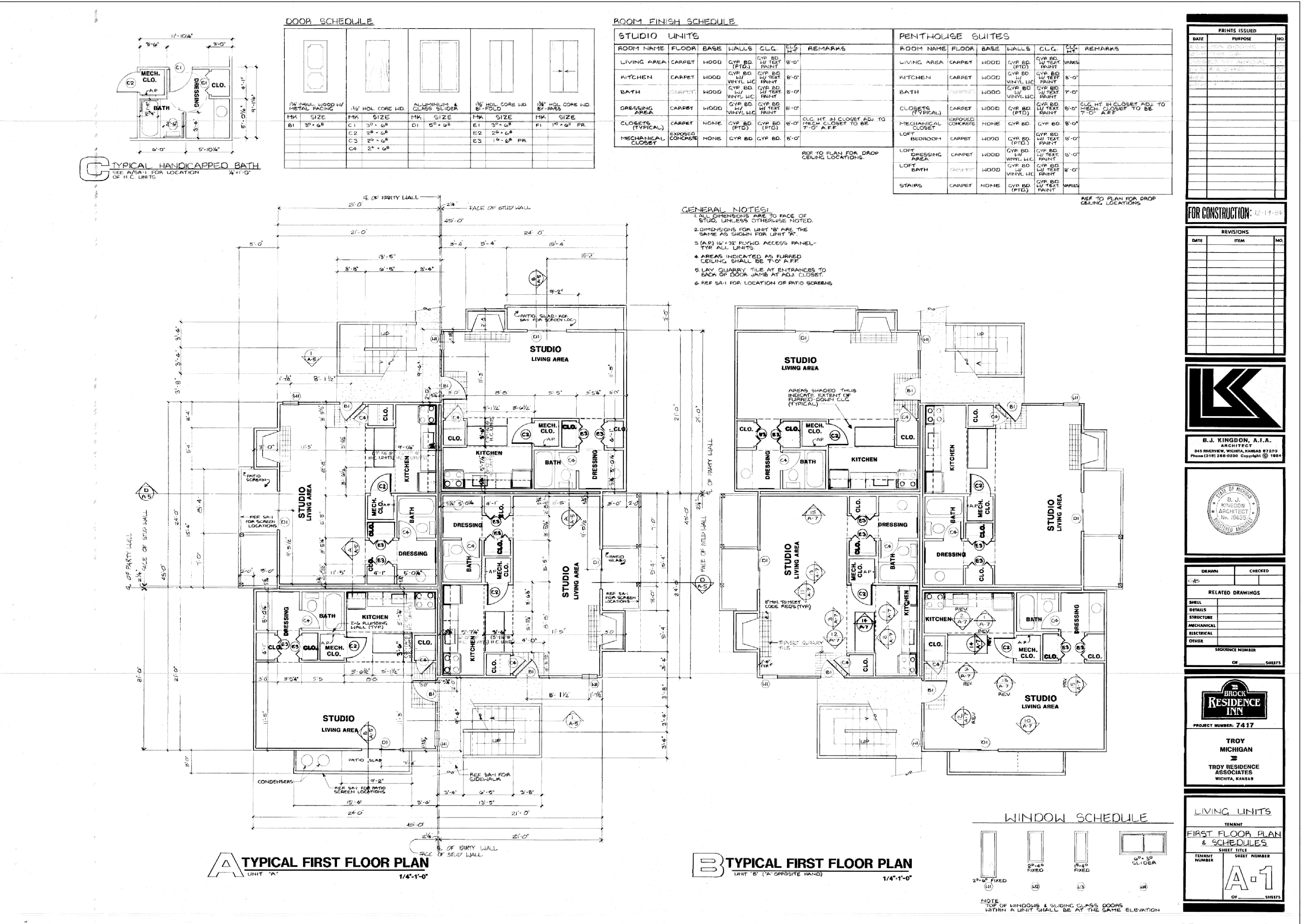
**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, LEED AP, AICP**







ORIGINAL FLOOR PLANS FOR EXISTING BUILDING  
INCLUDED IN PACKAGE FOR REFERENCE ONLY



## NO PROPOSED EXTERIOR MODIFICATIONS TO THE BUILDING FOOTPRINT

## EXISTING FIRST FLOOR PLANS

SHEET TITLE

21-802

PROJECT NUMB

A-100

SHEET NUMB

NOT FOR CONSTRUCTION

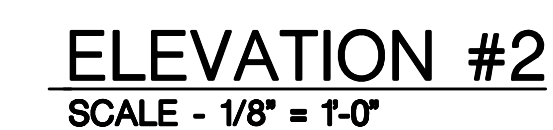
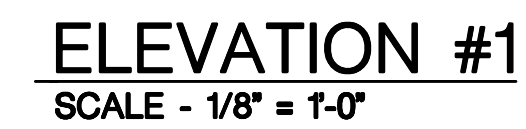


NOT FOR CONSTRUCTION

Drawing: P:\2021\21802\Dwgs\SD\Site Plan Submittal - 20210421\Sheet A-105.dwg  
Date: Apr 22, 2021, 4:22pm Layout: 24x36-Layout Plotted by: wchubb



SHEET NUMBER



- NOT FOR CONSTRUCTION



100 N. State St.  
Ann Arbor, MI 48104  
P.734.663.4189  
[www.hobbs-black.com](http://www.hobbs-black.com)

HEET NUMBER



- PROPOSED FINISHES ARE REPRESENTATIVE OF FINISHES PROPOSED FOR ALL BUILDINGS WITHIN THE EXISTING DEVELOPMENT.
- ALTERATIONS ARE COSMETIC AND NO EXTERIOR STRUCTURAL MODIFICATIONS ARE PROPOSED

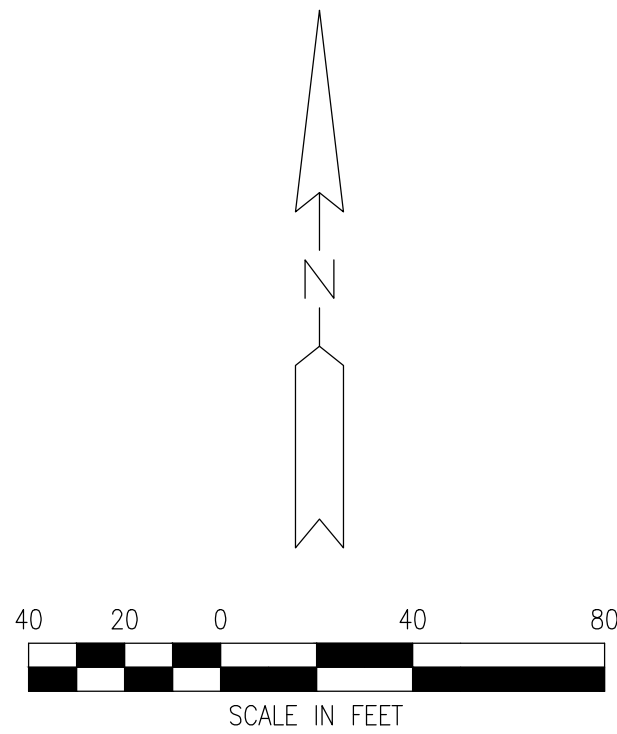
NOT FOR CONSTRUCTION



PROJECT MANAGER: - C:\PW\WORK\WADE-TRIM\_KROYSTON\DT108044\CO-0-PLTS-CSP-EXISTING CONDITIONS.DWG - C-0.0 - PLOTTED 4/22/2021 9:40 AM BY ROYSTON, KEVIN



Know what's below.  
Call before you dig.



#### LEGAL DESCRIPTION:

A PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE SOUTH 00°12'27" WEST, 1383.00 FEET ALONG THE WESTERLY LINE OF SAID SECTION;  
THENCE SOUTH 89°39'11" EAST, 60.00 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION  
OF THE EASTERLY RIGHT OF WAY LINE OF LIVERNOIS ROAD AND THE SOUTHERLY RIGHT OF WAY  
LINE OF INTERSTATE-75 (CHRYSLER FREEWAY); THENCE SOUTH 89°39'11" EAST, 800.43 FEET  
ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 1-75; THENCE  
SOUTH 00°12'27" WEST, 353.50 FEET; THENCE NORTH 89°45'21" WEST, 800.43 FEET ALONG THE  
NORTHERN BOUNDS OF CAVERLY HEIGHTS, AS RECORDED IN LIBER 27, PAGE 12 OF PLATS;  
THENCE NORTH 00°12'27" EAST, 354.94 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF  
LIVERNOIS ROAD TO THE POINT OF BEGINNING.

#### SURVEY NOTES:

HORIZONTAL DATUM: NAD83 MI STATE PLANE COORDINATES, SOUTH ZONE 2113,  
INTERNATIONAL FEET  
VERTICAL DATUM: NAVD88

BENCHMARKS:  
BENCHMARK #50.....677.06(NAVD88)

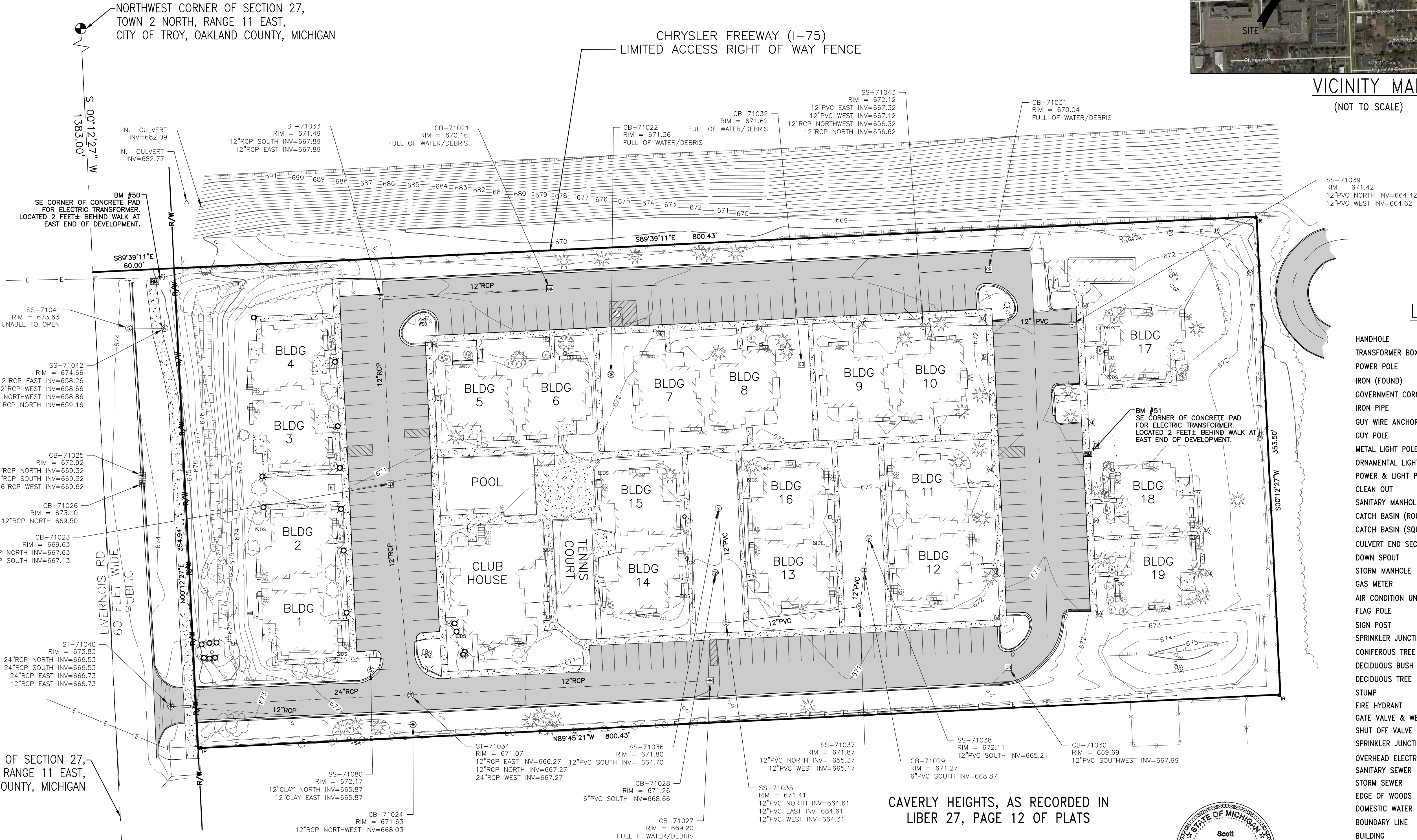
BENCHMARK #51.....672.86(NAVD88)

BASIS OF BEARINGS (BOUNDARY):  
BEARINGS BASED ON LEGAL DESCRIPTION PROVIDED IN TITLE COMMITMENT BY  
CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 630594105NTS, DATED: JULY  
20, 2013.



#### VICINITY MAP

(NOT TO SCALE)



#### LEGEND

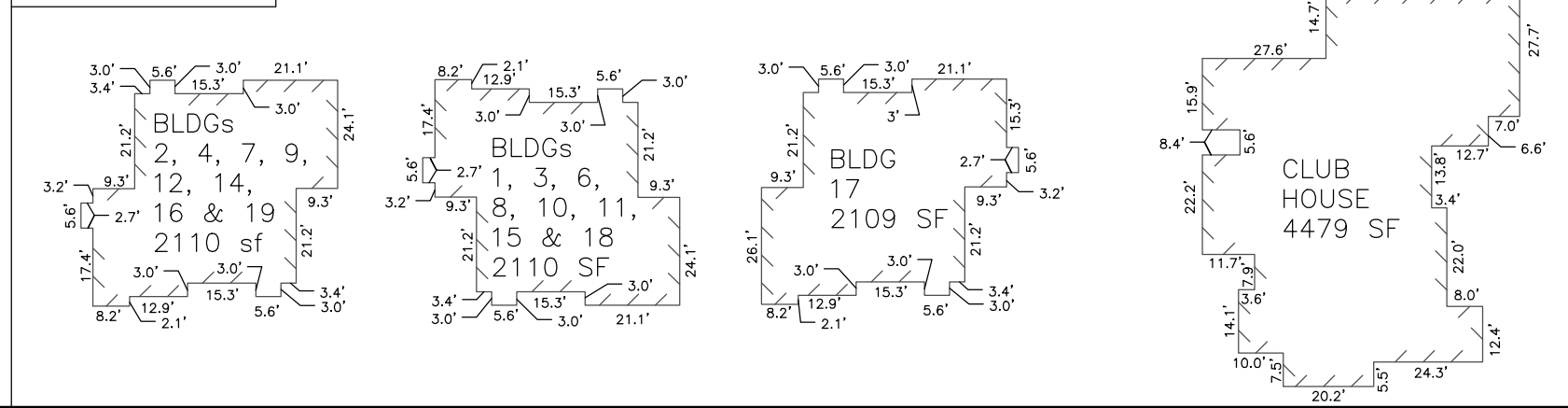
- HANDHOLE
- TRANSFORMER BOX
- POWER POLE
- IRON (FOUND)
- GOVERNMENT CORNER
- IRON PIPE
- GUY WIRE ANCHOR
- GUY POLE
- METAL LIGHT POLE
- ORNAMENTAL LIGHT
- POWER & LIGHT POLE
- CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN (ROUND GRATE)
- CATCH BASIN (SQUARE GRATE)
- CULVERT END SECTION
- DOWN SPOUT
- STORM MANHOLE
- GAS METER
- AIR CONDITION UNIT UNIT
- FLAG POLE
- SIGN POST
- SPRINKLER JUNCTION BOX
- CONIFEROUS TREE
- DECIDUOUS BUSH
- DECIDUOUS TREE
- STUMP
- FIRE HYDRANT
- GATE VALVE & WELL (DETROIT)
- SHUT OFF VALVE
- SPRINKLER JUNCTION BOX
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EDGE OF WOODS
- DOMESTIC WATER
- BOUNDARY LINE
- BUILDING
- CHAIN LINK FENCE
- RIGHT OF WAY
- SECTION LINE
- TOP OF BANK
- WALL
- CONCRETE
- PAVEMENT



Scott R. Bliss

DATE: 4/20/2021

#### BUILDING DETAILS



HOBBS + BLACK ARCHITECTS  
100 NORTH STATE STREET  
ANN ARBOR, MI 48104  
BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
HAWTHORNE REDEVELOPMENT

ISSUED FOR: DATE: BY:  
PSP 04/22/21 KPR

JOB NO.  
HOB2012.01F

SHEET

C-0.0

REV#	DATE	DESCRIPTION	BY

855 S. Saginaw Street, Suite 201  
Ann Arbor, MI 48106-2552  
www.wadetrim.com



C:\PW\WORK\WADE-TRIM\_KROYSTON\DT108044\CO-0-PLTS-CSP-EXISTING CONDITIONS.DWG - C-0.0 - PLOTTED 4/22/2021 9:40 AM BY ROYSTON, KEVIN









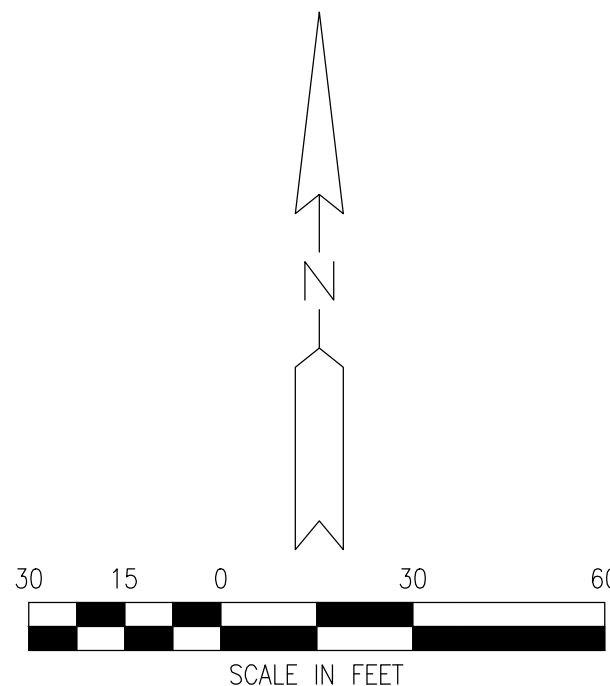
1. ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
2. CONTRACTOR SHALL PROVIDE A PLANTING MIXTURE MEETING THE FOLLOWING REQUIREMENTS. IF THE ENGINEER HAS ANY CONCERNS WITH THE QUALITY OF THE PLANTING MIXTURE, THE ENGINEER SHALL BE ALLOWED TWO WEEKS TO OBTAIN SOIL TEST TO DETERMINE SPECIFICATION COMPLIANCE. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO ENGINEER APPROVAL OF PLANTING MIXTURE. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN A VIGOROUS GROWING CONDITION DURING THIS TIME AT NO ADDITIONAL COST.
3. SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING OR ON PLANT LIST. THE ENGINEER SHALL REVIEW THE PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.
4. ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND REVIEWED BY THE ENGINEER.
6. FINAL PLANT LOCATIONS SHALL BE MARKED BY CONTRACTOR THREE WORKING DAYS PRIOR TO PLANTING FOR ENGINEER REVIEW.
7. ALL PLANTED PLANTS SHALL BE AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
8. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
9. IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. PLANTS MAY BE STORED ON SITE FOR A MAXIMUM OF TWO (2) WEEKS, OR 14 DAYS. ANY PLANTS ALLOWED TO DRY OUT AS DETERMINED BY THE ENGINEER WILL BE REJECTED.
10. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIALS AND CONTAINERS SHALL BE COMPLETELY REMOVED AT THE TIME OF PLANTING.
11. THE CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO ¾ OF ROOT BALL OR ROOT MASS, PACK FIRMLY, PUDDLE WITH WATER; THEN FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF NECESSARY) SHALL BE REMOVED FROM THE UPPER 1/3 OF ROOTBALL, THEN FINISH BACKFILLING ADDING SOLID FERTILIZER TO THE PLANT MIX.

- PACK FIRMLY AND WATER. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO PLACEMENT OF ANY MULCH.
12. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SEEDED/SODDED AS SPECIFIED. PRIOR TO INSTALLATION OF TOPSOIL, LOOSEEN SUBGRADE TO A DEPTH OF 2 INCHES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
13. TOPSOIL SHALL CONSIST OF FRIABLE, SHREDDED, AND SCREENED SOIL REASONABLY FREE OF GRASS, ROOTS, WEEDS, STICKS, STONES OR OTHER FOREIGN MATERIALS. THE TOPSOIL MATERIAL SHALL BE ANALYZED AND THE ANALYSIS REPORT SHALL BE SUBMITTED TO THE OWNER. SOIL COMPOSITION SHOULD CONTAIN AN ORGANIC CONTENT OF 2 TO 6 PERCENT AND BE CLASSIFIED AS A LOAM OR SANDY LOAM AS SPECIFIED IN THE "GUIDE FOR U.S.D.A. SOIL TEXTURAL CLASSIFICATION".
14. ALL TREES AND SHRUBS ARE TO BE FERTILIZED ONCE ROOTS SYSTEM IS ESTABLISHED WITH AGRIFORM 21--GRAM FERTILIZER TABLETS AT RATES RECOMMENDED BY MANUFACTURER.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
16. AT PLANTING TIME, ALL DEAD AND BROKEN BRANCHES SHALL BE PRUNED ON ALL DECIDUOUS TREES.
17. CONTRACTOR SHALL APPLY ENGINEER APPROVED PRE-EMERGENT HERBICIDE, "PREEN" OR EQUAL, TO SHRUB AND GROUND COVER PLANTING AREAS AT THE TIME OF PLANTING (IF SPRING PLANTED) OR THE FOLLOWING SPRING. CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
18. ALL TREES, SHRUBS AND PERENNIAL GROUND COVER SHALL RECEIVE A MINIMUM DEPTH OF THREE INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH, WHERE PLANT BEDS MEET PAVEMENTS, LAWN, OR STEEL EDGING CUT THE GRADE TO ALLOW FOR MULCH AND THREE-INCH DEEP FROM ADJOINING FINISH GRADE.
19. ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8-INCHES AND BACKFILLED WITH SPECIFIED PLANT MIX AS PER PLANTING BED DETAILS. BEDS SHALL BE EDGED WITH METAL EDGING ALONG PERIMETER. ALL EDGING SHALL BE 4" WIDE - 12 GAUGE STEEL, COLOR BLACK. CONTRACTOR SHALL LAYOUT EDGING FOR APPROVAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
20. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND MUST BE GUARANTEED TO EXHIBIT NORMAL GROWTH CUES FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
21. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

1. NO PROPOSED WORK IS WITHIN THE CRITICAL ROOT ZONE OF ANY EXISTING TREES TO REMAIN. IN THE EVENT WORK IS REQUIRED WITHIN THIS AREA, CONTRACTOR SHALL REFER TO TREE PROTECTION DETAIL ON SHEET C-4.0

TREE TO BE REMOVED

TREE PRESERVATION SUMMARY	
EXISTING TREES	
STREET FRONTAGE TREES	11
PARKING LOT TREES	23
TOTAL EXISTING TREES	34
TREES TO BE REMOVED	
STREET FRONTAGE TREE REMOVAL	0
PARKING LOT TREE REMOVAL	6
TOTAL TREE REMOAL	6
EXISTING TREES TO REMAIN	28

[illegible]

**WADE  
TRIM**

**HOBBES + BLACK ARCHITECTS**  
100 NORTH STATE STREET  
ANN ARBOR, MI 48104  
TREE PRESERVATION PLAN  
FOR  
HAWTHORNE REDEVELOPMENT

ISSUED FOR:	DATE:	BY:
PSP	04/22/21	KPR
JOB NO.	HOB2012.01F	
SHEET	C-2.0	



PROJECT MANAGER: - C:\PW\_WORK\WADE-TRIM\_KROYSTON.D1106044\EXHIBIT\_03.DWG - C-3.0 - PLOTTED 4/22/2021 12:50 PM BY ROYSTON, KEVIN  
FIELD BOOK INFORMATION: -



Know what's below.  
Call before you dig.

## TYPICAL AIR CONDITIONING SCREENING ENLARGEMENT

SCALE 1"=5'

## PLANTING NOTES

1. ALL PROPOSED PLANTINGS SHALL MEET THE MINIMUM SIZE AND SPACING REQUIREMENTS OF TABLE 13.02-C: MINIMUM SIZE AND SPACING REQUIREMENTS FOR LANDSCAPING MATERIALS, LOCATED IN ARTICLE 13 SITE DESIGN STANDARDS OF THE CITY OF TROY ZONING ORDINANCE.

City of Troy Multi Family Site Screening Regulations				
Location	Land Use	Regulation	Required	Type/Size
North & West Side	BB Big Beaver Road (Form Based Zoning)	None	None	None
South Side	R-1E One Family Residential	Per Table 13.02-B Screen Alternative 1 or 2* (13.02-B.3 & 13.02-B.4)	Yes	Per Table 13.02-A
East Side	MF Multi Family Residential	None	None	None

\*13.02-B.3 Solid Wall or Fence. Where a land use activity creates noise, light, dust or other similar nuisance that cannot be effectively screened by a landscape buffer, a solid opaque wall or fence may be required. Such wall or fence shall be a minimum of six (6) and a maximum of eight (8) feet in height as measured on the side of the proposed wall having the higher grade. A required wall shall be located on the lot line, except alternate locations may be approved where underground utilities interfere, where this Ordinance requires conformity with front yard setback requirements, or where an alternate location provides more effective screening.

\*13.02-B.4 Combinations. A combination of landscaping and a solid opaque wall or fence may be approved where such a combination provides more effective screening.

See pages 275-293 of City of Troy Ordinance for full requirements.

City of Troy Landscaping Regulations	
Location	Regulation
Parking Lot	1 tree for every 8 parking spaces. Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than 200 square feet in area. A minimum distance of 3 feet from the backside of the curb and the proposed landscape plantings shall be provided. **
Greenbelt	Minimum of 10 feet in width and 1 deciduous for every 30 linear feet, or fraction thereof, of frontage abutting a public road right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of 2 1/2 inches or greater and evergreen trees shall be a minimum of 5 to 6 feet in height. In addition to the required trees within the greenbelt, the remainder of the greenbelt shall be landscaped with grasses, ground covers, shrubs and other natural landscape materials.
Street Frontage	The frontage of all internal public or private streets shall be landscaped with the equivalent of one (1) tree for every fifty (50) linear feet, or fraction thereof. Such street trees shall meet the minimum size, spacing and species requirements set forth in Sections 13.02.H, Minimum Size and Spacing Requirements.

\*\* An equivalent amount of landscape plantings at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met.

See pages 275-293 of City of Troy Ordinance for full requirements.

I-75 LIMITED ACCESS R.O.W.

LIVERNOIS ROAD  
60' WIDE R.O.W.

STREET FRONTAGE  
354.9'

SCREENING FOR AC-  
UNITS SEE DETAIL  
THIS SHEET, TYP.

EXISTING DUMPSTER  
SCREENING FENCE TO  
REMAIN

800.4'  
OPAQUE WOOD FENCE SCREEN

EXISTING DUMPSTER  
SCREENING FENCE TO  
REMAIN

OPAQUE WOOD FENCE SCREEN  
353.9'

BUILDING FRONT  
YARD, TYP.

BUILDING FRONT  
YARD, TYP.

BUILDING FRONT  
YARD, TYP.

PERMANENT  
RESTORATION, SEE  
NOTES THIS SHEET

ORNAMENTAL TREES, TYP.

BUILDING FRONT  
YARD, TYP.

BUILDING FRONT  
YARD, TYP.

BUILDING FRONT  
YARD, TYP.

EXISTING PARKING LOT  
TREE TO BE PROTECTED,  
TYP.

PROPOSED DECIDUOUS  
TREE, TYP.

PROPOSED LARGE  
EVERGREEN TREE, TYP.

EXISTING OPAQUE WOOD FENCE TO REMAIN,  
PER 13.02-B.4 A COMBINATION OF  
LANDSCAPING AND A SOLID OPAQUE FENCE IS  
BEING PROVIDED TO MEET THE REQUIRED  
SCREENING REGULATIONS.

PROPOSED NARROW  
EVERGREEN TREE, TYP.

## PARKING LOT LANDSCAPE CALCULATIONS

193 PROPOSED PARKING SPACES			
	REQUIREMENT	EXISTING	PROPOSED
TREES	25	17	8

## STREET FRONTAGE LANDSCAPE CALCULATIONS

APPX. 355 LINEAL FEET			
	REQUIREMENT	EXISTING	PROPOSED
TREES	8	11	0

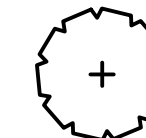
## SCREENING LANDSCAPE CALCULATIONS

APPX. 800 LINEAL FEET			
	REQUIREMENT	EXISTING	PROPOSED
ALT 1	1 PER 3 LF	0	25
ALT 2	1 PER 10 LF	7	4
6' OPAQUE FENCE		780	0

## PERMANENT RESTORATION NOTES

1. ALL ON-SITE UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL, SEED/SOIL AND MULCH. TOPSOIL SHALL BE PER ASTM D5268 AND SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SOILS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL. IF EXISTING ONSITE TOPSOIL OR IMPORTED TOPSOIL DOES NOT MEET THESE REQUIREMENTS, THE TOPSOIL SHALL BE CONDITIONED UNTIL REQUIREMENTS ARE MET.
2. HYDROSEED FOR LAWN AREAS IS TO CONSIST OF A SEED MIXTURE AS FOLLOWS:  
40% PERENNIAL RYEGRASS  
20% KENTUCKY BLUEGRASS  
10% NEW PORT KENTUCKY BLUEGRASS  
30% PENN LAWN RED FESCUE  
THE GRASS SEED MIXTURE SHALL BE SOWN UNIFORMLY AT A RATE OF 220-250 POUNDS PER ACRE.
3. FERTILIZER SHALL HAVE AN ANALYSIS OF 8-8-8 OR 10-10-10 OF NITROGEN, PHOSPHORUS AND POTASSIUM AND IS TO BE USED IN THE LAWN AREA HYDROSEED APPLICATION. FERTILIZER SHALL BE APPLIED AT THE RATE REQUIRED TO FURNISH 300 POUNDS PER ACRE.
4. MULCH SHALL BE STRAW, HAY OR EXCELSIOR. THE MULCH SHALL BE APPLIED AT A RATE OF 1,500 POUNDS PER ACRE WITH 30 POUNDS PER ACRE OF GLUE

## LEGEND



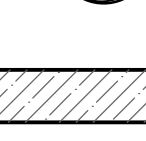
DECIDUOUS TREE



LARGE EVERGREEN TREE



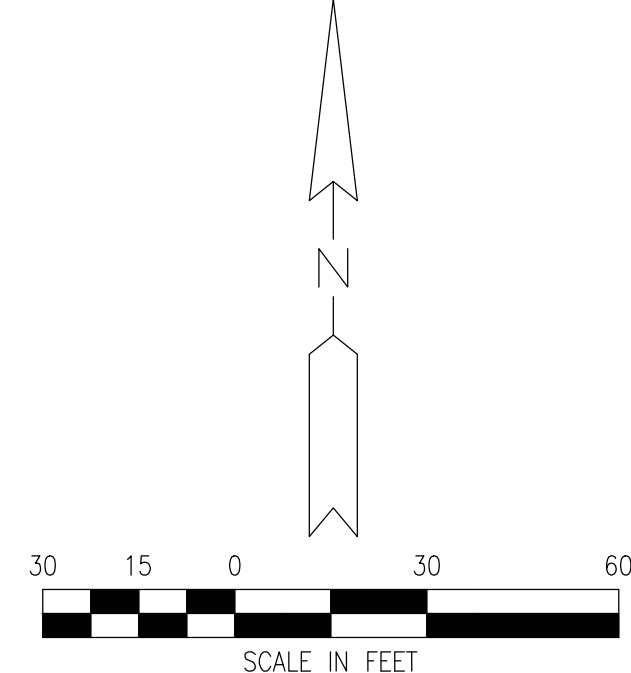
EXISTING PARKING LOT TREE  
TO BE PROTECTED



ORNAMENTAL TREE



PERMANENT RESTORATION



HOBBS + BLACK ARCHITECTS  
100 NORTH STATE STREET  
ANN ARBOR, MI 48104  
PRELIMINARY LANDSCAPE PLAN  
FOR  
HAWTHORNE REDEVELOPMENT

ISSUED FOR: DATE: BY:  
PSP 04/22/21 KPR

JOB NO.  
HOB2012.01F

SHEET  
C-3.0

ISSUED FOR: DATE: BY:  
PSP 04/22/21 KPR



ISSUED FOR: DATE: BY:  
PSP 04/22/21 KPR

JOB NO.  
HOB2012.01F

SHEET  
C-3.0





















**Carlisle | Wortman**  
ASSOCIATES, INC.

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

---

To: Troy Planning Commission  
Brent Savidant, AICP, Community Development Director

From: Ben Carlisle, AICP  
Megan Masson-Minock, AICP

Date: May 4, 2021

Re: Troy Master Plan –Survey Release

---

The Master Plan survey is ready for public release. The survey link will be forwarded to the Planning Commission.

Coinciding with the release of the survey, CWA will create a flyer with the web address and a QR code of the survey. The flyer will be distributed and placed in highly visible locations in the community.

Other means to distribute survey:

- City email distribution lists (approx. 10,000 households)
- City social media
- Emails to HOA Presidents (55 contacts)
- City website
- City Council and Planning Commission announcements
- Article in newspaper(s)
- Distribution to community organizations (schools, places of worship, library, community center, parks and recreation)
- Ad on Page 3 of Troy Times (distributed to every mailbox).



**Sample QR Code**

The goal is to be inclusive.

We look forward to Planning Commission input on how to best distribute survey.


Sincerely,

*Preserves of Troy*  
*January 22, 2021*



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, AICP, LEED AP**  
**Principal**



---

**CARLISLE/WORTMAN ASSOC., INC.**  
**Megan Masson-Minock, AICP**  
**Planner**