



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

July 13, 2021

7:00 P.M.

Council Chambers

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

1. ROLL CALL
2. EXTENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – June 22, 2021
5. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

6. 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.

CITY OF TROY MASTER PLAN

7. MASTER PLAN UPDATE – Master Plan Survey Results

OTHER ITEMS

8. APPLICATION TO DE-LIST 6071 LIVERNOIS – Preliminary Report
9. PUBLIC COMMENTS – For Items on the Agenda
10. PLANNING COMMISSION COMMENT
11. ADJOURN

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

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on June 22, 2021. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's 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
David Michalik, IT Help Desk Manager
Kathy L. Czarnecki, Recording Secretary

2. EXTENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2021-06-043

Moved by: Lambert

Support by: Faison

RESOLVED, As allowed by Planning Commission Bylaws and Rules of Procedure Article VII, Sections 5 (A-D), Troy Planning Commission hereby **TEMPORARILY EXTENDS** 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 during an in-person meeting if a person is unable to appear in person to provide comments. (1) Public comments can be submitted for the Planning Commission meeting by sending an email to: 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 12:00 pm (noon) on the day of the meeting. The Vice Chair or in the absence of the Vice Chair another member designated by the Chair is designated to compile the emails and advise members of Planning Commission, during the meeting, the number of comments that favor an agenda item, oppose an agenda item, and/or are neutral toward an agenda item, or (2) Public comments may be submitted by leaving a voicemail message by calling (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.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Resolution # PC-2021-06-044

Moved by: Perakis

Support by: Tagle

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2021-06-045

Moved by: Rauch

Support by: Malalahalli

RESOLVED, To approve the minutes of the June 8, 2021 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

5. PUBLIC COMMENT – For Items Not on the Agenda

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email or voicemail messages were received, and there was no one virtually present to speak.

PRELIMINARY SITE PLAN APPROVAL

6. **PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0006)** – Proposed Shallowbrook Townhomes, East side of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-03), Section 14, Currently Zoned RT (One Family Attached Residential) Zoning District (Controlled by Conditional Rezoning Agreement)

Mr. Carlisle gave a review on the Preliminary Site Plan application for Shallowbrook Townhomes. Mr. Carlisle stated the proposed development is permitted by right in the RT zoning district, noting the site was recently conditionally rezoned to the RT zoning district. He addressed the conditions to the Conditional Rezoning Agreement, neighboring land uses and zoning, site layout, site access and bulk standards. Mr. Carlisle reported four conditions to the Conditional Rezoning Agreement have not been met. He cited them as requirements related to 1) building materials, 2) setback along northern property, 3) number of guest parking spaces and 4) number of trees along southern property line. Mr. Carlisle said the applicant has indicated compliance to all four outstanding conditions.

Mr. Carlisle recommended approval of the Preliminary Site Plan application with the conditions as identified in his report dated June 15, 2021.

Present were Arti Mangla of Premium Development Group and Joe Latozas of Designhaus Architecture.

Mr. Latozas stated the four outstanding conditions identified by the Planning Consultant will be accommodated by the applicant, and he detailed the building materials to be used for the project.

There was discussion on:

- Square footage of units.
- Conceptual site layout in relation to site plan application.
- Shielding of headlights on northern and southern boundaries.
- Guest parking; location of spaces.
- Open Space easement; access, landscaping, potential for play structures.
- Traffic flow; management of emergency vehicles.
- Additional landscaping along southern boundary.
- Demographic target, price range of units.
- Ownership of units; establishment of homeowners' association.

Chair Krent opened the floor for public comment.

Jim McCauley, 4435 Harold, Troy, was present. He addressed his role as community development liaison for the Shallowbrook homeowners' association. Mr. McCauley said all concerns were addressed by the applicant and development team to the satisfaction of adjacent residential neighbors. He spoke positively of the working relationship with the applicant and development team.

The floor was closed for public comment.

Ms. Dufrane addressed the Open Space Easement Agreement noting that typically play structures are not permitted in open space. She requested the Board to give her direction to allow play structures should that be their desire. Ms. Dufrane said the Open Space Easement Agreement would be a recorded document.

There were comments across the Board commending the communication between the developer and neighboring residents.

Resolution # PC-2021-06-046

Moved by: Lambert

Support by: Rahman

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Shallowbrook Townhomes, 32 units in 8 buildings, located on the east side of Rochester, South of Shallowdale, Section 14, Currently Zoned RT (One Family Attached Residential) District and controlled by Conditional Rezoning Agreement, be granted, subject to the following:

1. Provide open space easement agreement to the City Attorney for review and approval prior to Final Site Plan Approval.
2. Provide required building materials as per Conditional Rezoning Agreement.
3. Provide two (2) additional guest parking spaces as per Conditional Rezoning Agreement.
4. Provide four (4) additional trees along the southern property line as per Conditional Rezoning Agreement along with additional landscape screening to prevent headlights from affecting adjoining property to the south.
5. Increase setback along the northern property line to 35 feet as per Conditional Rezoning Agreement.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENTS** – For Items on the Agenda

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no email messages or voicemail messages were received, and there was no one virtually present to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to the status of the Master Plan update and Conditional Rezoning applications relative to conditions associated with site plan approval.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:51 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

C:\Users\bob\Documents\Kathy\COT Planning Commission Minutes\2021\2021 06 22 Regular Meeting_Draft.doc

DATE: July 13, 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 07 13 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

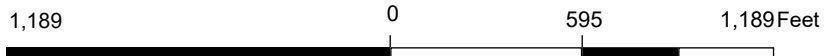
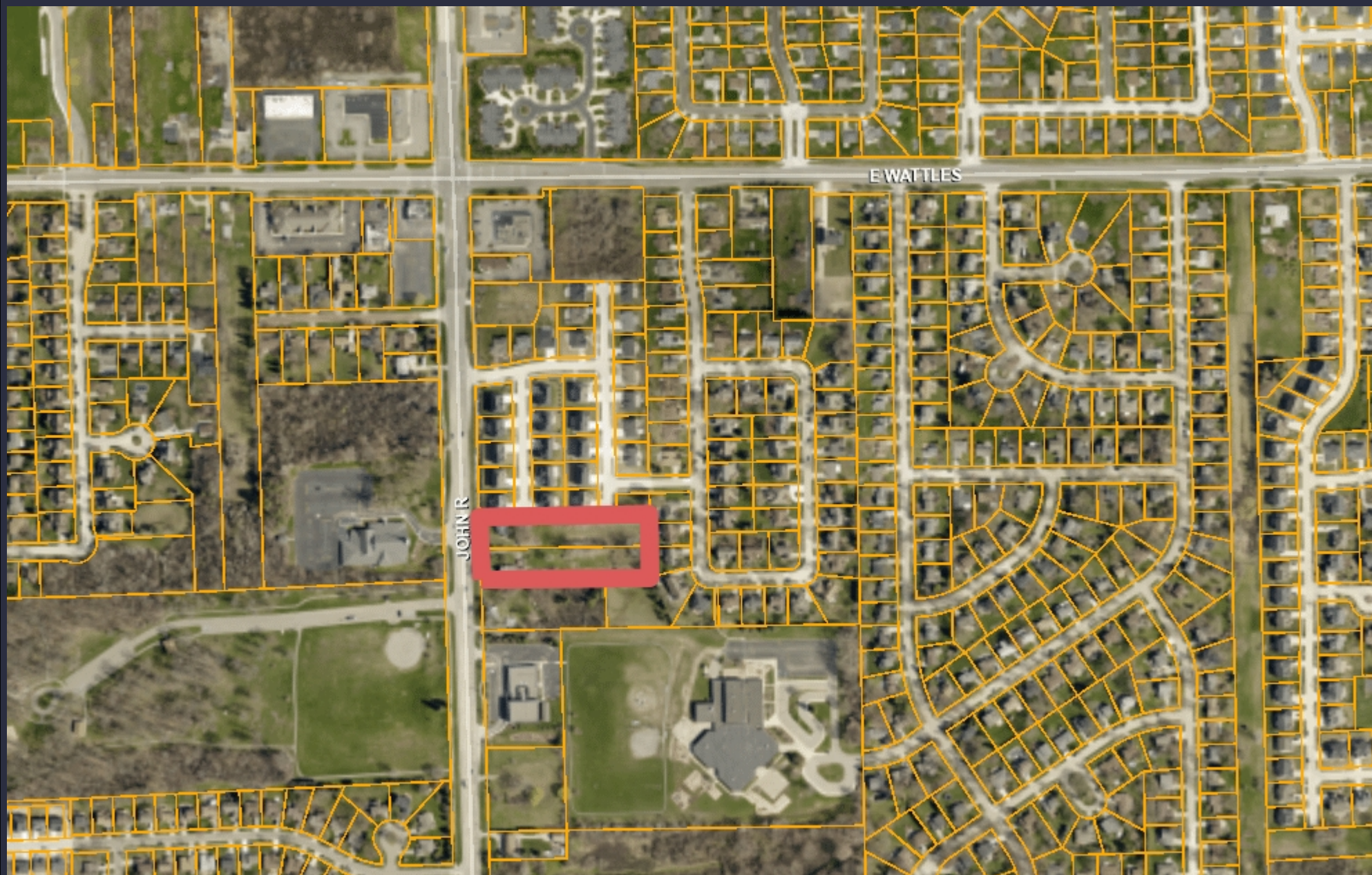
(postponed, for the following reasons: _____)

Yes:

No:

Absent:

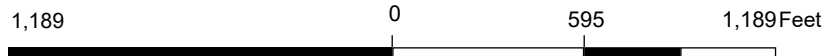
MOTION CARRIED / FAILED



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.



GIS Online



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 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.**

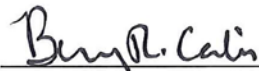
iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Height cannot exceed 30-feet.**

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

CITY OF TROY
PRELIMINARY SITE CONDOMINIUM APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



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

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

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

1. NAME OF THE PROPOSED DEVELOPMENT: _____

2. LOCATION OF SUBJECT PROPERTY: _____

3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: R-1C

4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: _____

5. DESCRIPTION OF PROPOSED USE: _____

6. SIZE OF SUBJECT PROPERTY: _____

7. NUMBER OF UNITS PROPOSED: _____

8. DEVELOPMENT OPTION USED (IF ANY): lot averaging

9. APPLICANT: NAME _____ COMPANY _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ TELEPHONE _____ E-MAIL _____	PROPERTY OWNER: NAME _____ COMPANY _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ TELEPHONE _____ E-MAIL _____
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10. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

11. SIGNATURE OF APPLICANT _____ DATE _____

12. SIGNATURE OF PROPERTY OWNER _____ DATE _____

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR PRELIMINARY SITE CONDOMINIUM.

PRELIMINARY SITE CONDOMINIUM APPLICATION CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

- ☐ REQUIRED FEE
- ☐ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE CONDOMINIUM APPLICATION (PDF Format)

ONE (1) HARD COPY OF THE FOLLOWING:

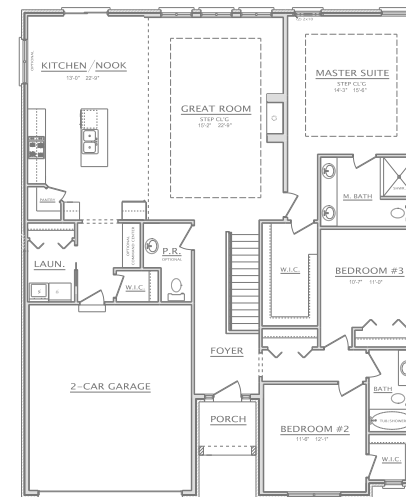
- ☐ COMPLETED CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION FORM
- ☐ CERTIFIED BOUNDARY SURVEY
- ☐ CERTIFIED TOPOGRAPHIC SURVEY

TWO (2) HARD COPIES OF THE FOLLOWING:

- ☐ PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES
- ☐ PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY
- ☐ PRELIMINARY LANDSCAPE PLAN
- ☐ PRELIMINARY FLOOR PLANS
- ☐ PRELIMINARY ELEVATIONS
- ☐ PRELIMINARY GRADING PLAN
- ☐ PRELIMINARY LIGHTING PLAN
- ☐ WETLANDS DETERMINATION
- ☐ ANY DOCUMENTATION REQUIRED TO COMPLY WITH THE PROVISIONS OF THE OPEN SPACE PRESERVATION OPTION (SECTION 10.03) OR THE ONE-FAMILY CLUSTER OPTION (SECTION 10.04)

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

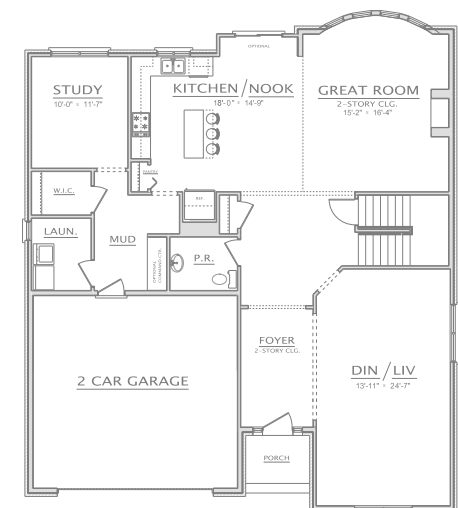
PLANNING COMMISSION AGENDAS ARE ELECTRONIC



HOMEWOOD RANCH 1990 SQFT.

MONDRIAN PROPERTIES

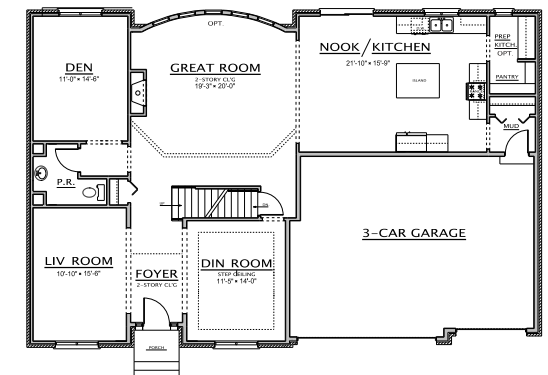
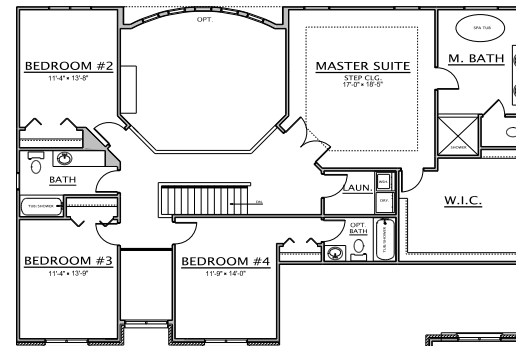
*PLANS ARE CONCEPTUAL AND MAY VARY



MANOR COLONIAL 2988 sqft

MONDRIAN PROPERTIES

*PLANS ARE CONCEPTUAL AND MAY

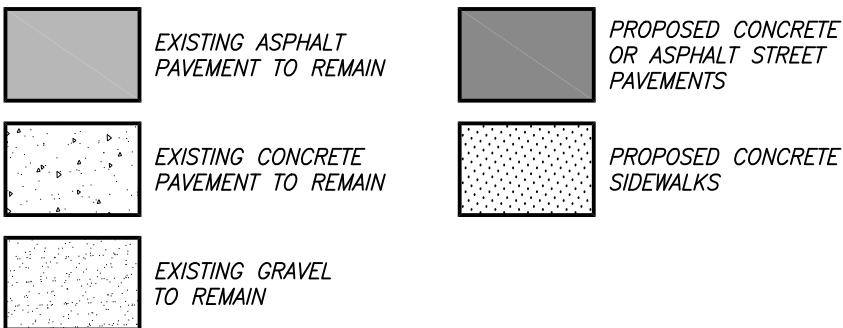


VILLA COLONIAL 3700 SQFT.



*PLANS ARE CONCEPTUAL AND MAY VARY

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 RAINTREE 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.

3 WORKING DAYS
BEFORE YOU DIG
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.



PLAN SCALE: 1" = 40'

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.

REVISIONS:

CLIENT:
MR. JOSEPH MANACI
MONDRAN PROPERTIES
5025 SHOSHONIE RD.
TROY, MI 48063
(313) 726-7340



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
PART OF THE NORTHWEST 1/4 OF SECTION 24, T2N, R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Site Plan

SHEET:

1 OF **4**
MUNICIPAL REVIEW NUMBERS:

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

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 RAINTREE PARK.

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.

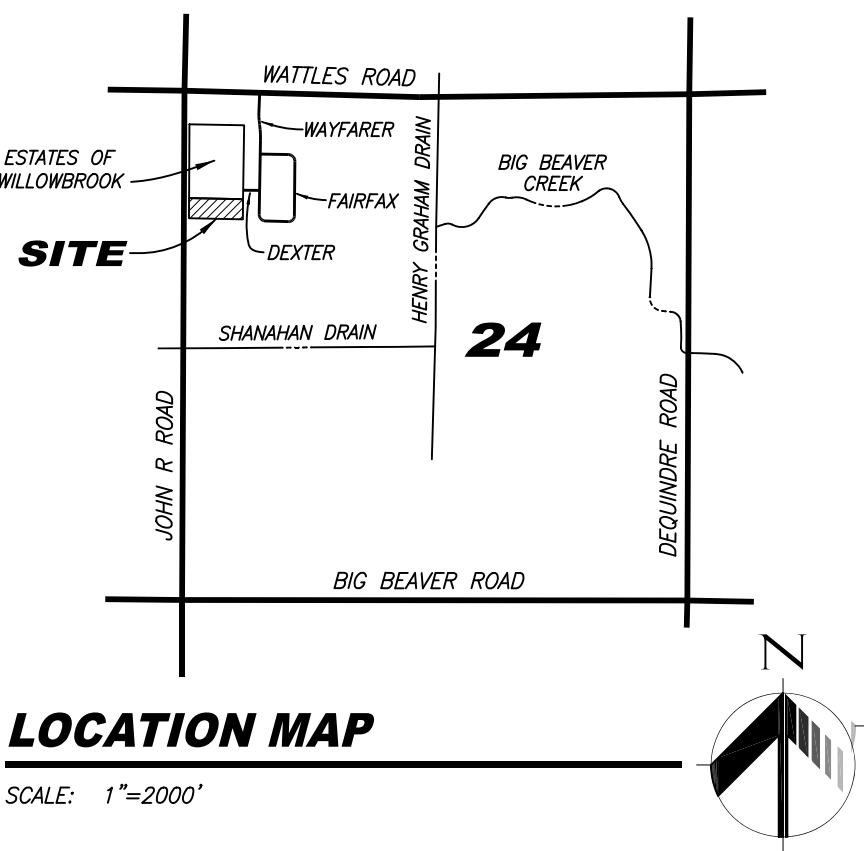
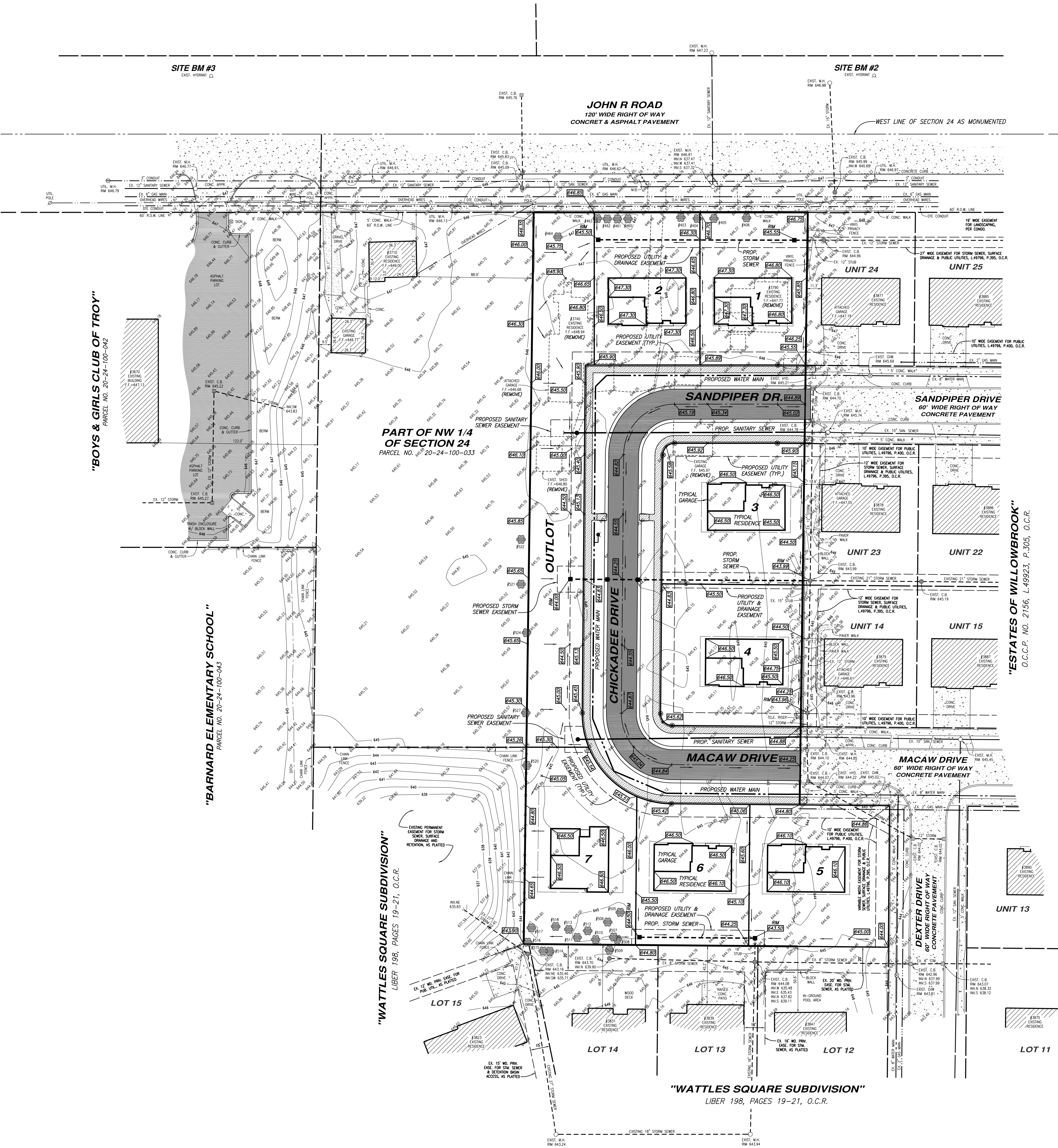
41B AQUEOUS, SANDY, LOAMY, UNDULATING (0 TO 2% SLOPES) 0-60" VARIABLE. VERY LOW POTENTIAL SURFACE RUNOFF, VERY POORLY DRAINED.

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.

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
47249

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 586.453.8097 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:

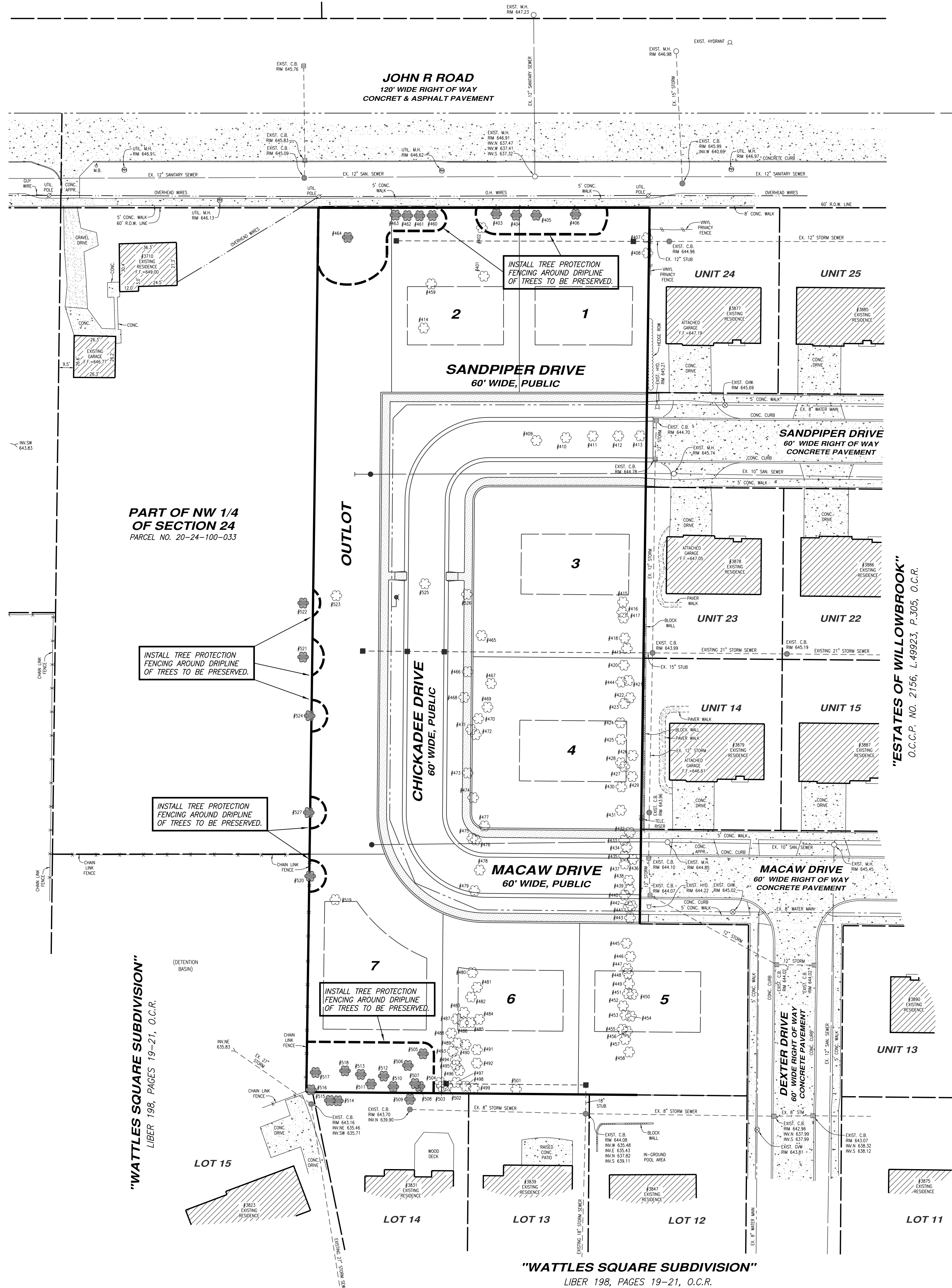
TREE INVENTORY

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

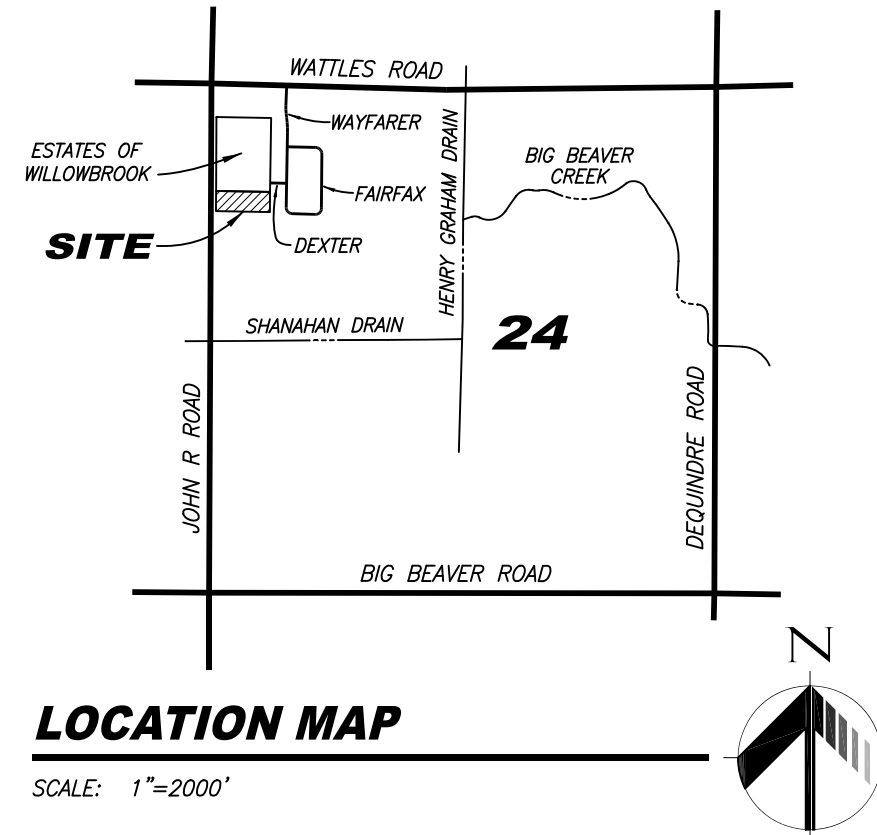
Tag #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	Health Score	(H) Not Protected (s = also, sp = species, c = condition)	Landmark (L)	Remove?	Replacement Required
401*	15	<i>Picea pungens</i>	Colorado Spruce	fair	-Excessive pitch		N (sp)		Yes	7.5'
402*	31	<i>Acer saccharinum</i>	Silver 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				-- 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			N (sp)		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 --	
512*	8	<i>Acer negundo</i>	Boxelder	poor			N (sp)		-- NO --	
513	5 / ...	<i>Rhamnus cathartica</i>	Common Buckthorn	fair	-Contorted crown		N (s,sp)		-- NO --	
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"

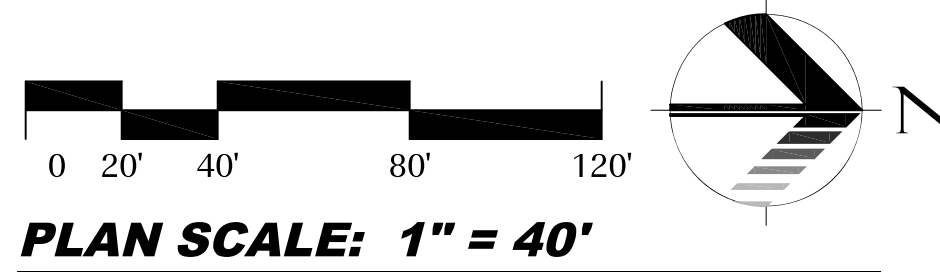


LOCATION MAP

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 DRIPLINE 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.

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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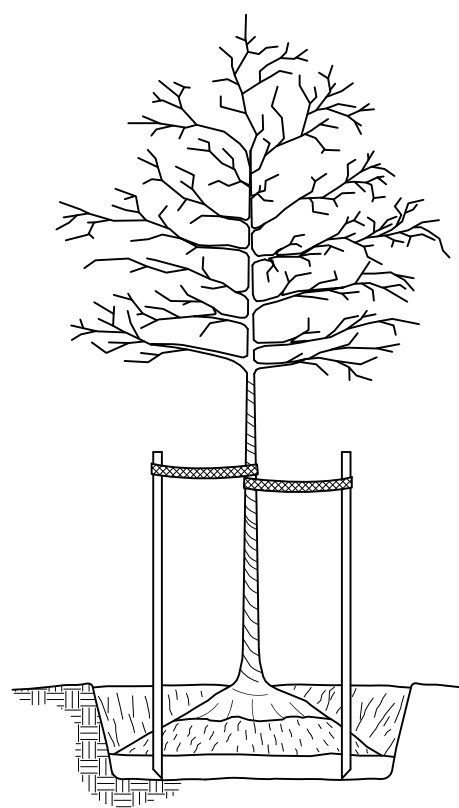
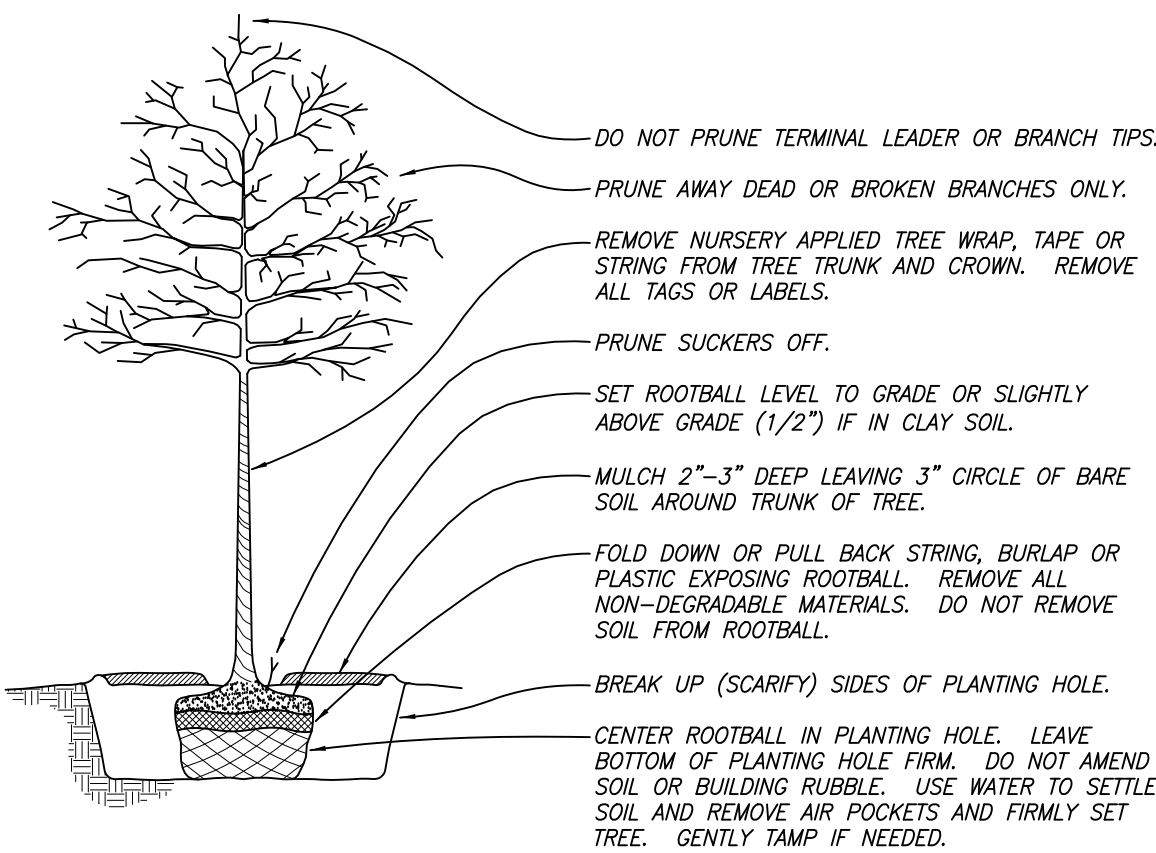
3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-452-7171
(TOLL FREE) for the location
of underground utilities

PLANT SCHEDULE & COST ESTIMATE

LARGE DECIDUOUS TREES:						
QUANTITY:	LABEL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	UNIT PRICE:	UNIT TOTAL:
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:	UNIT TOTAL:
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

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:

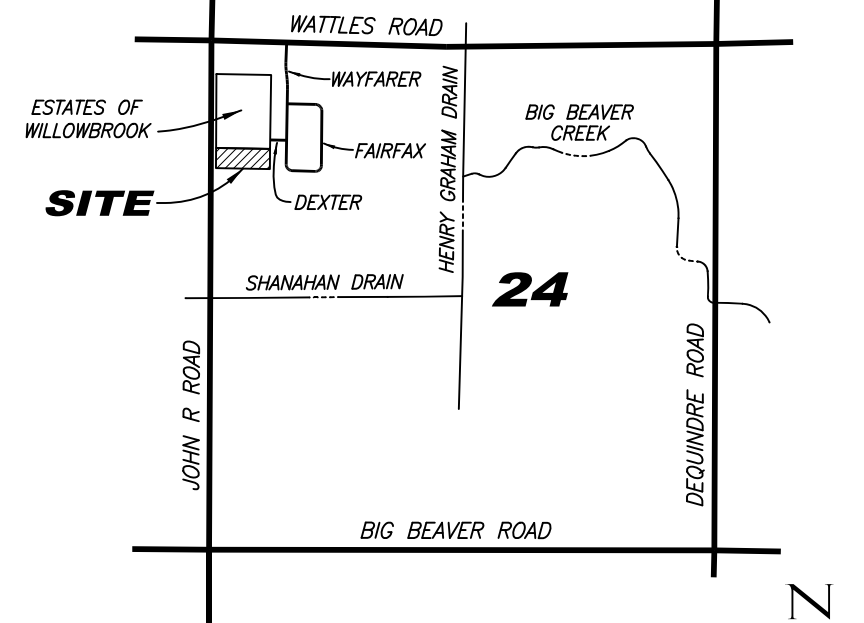
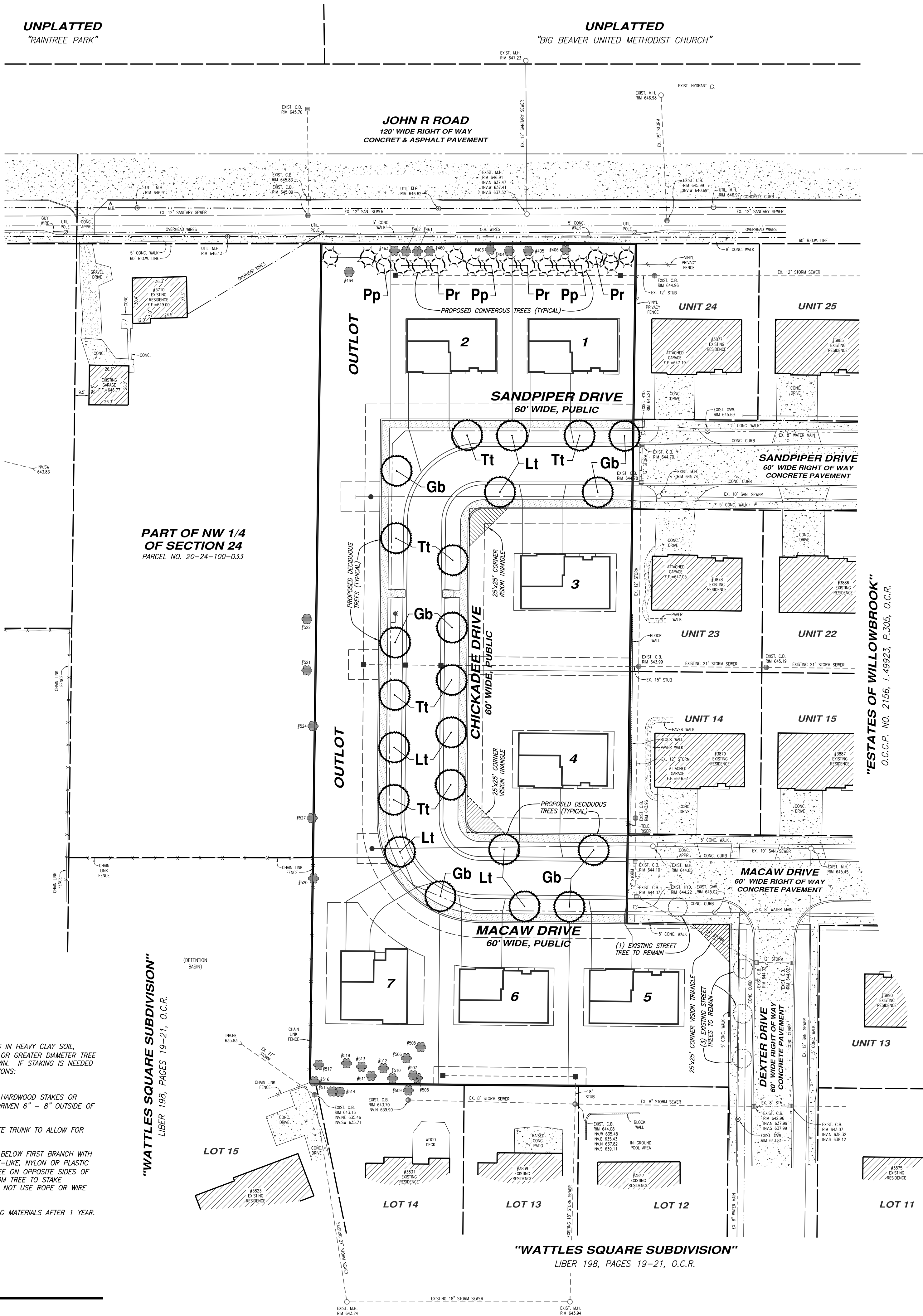
- STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE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

TREE PLANTING DETAIL

SCALE: NONE

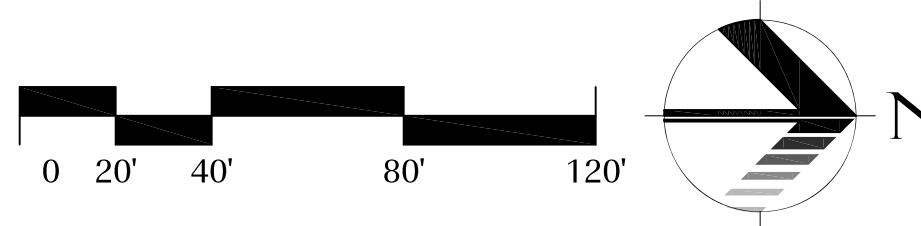
UNPLATTED
"RAINTREE PARK"

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
MONDRAN PROPERTIES
502 LESCHNER RD.
TROY, MI 48063
(313) 728-7340

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



SEAL:

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

Landscape Plan

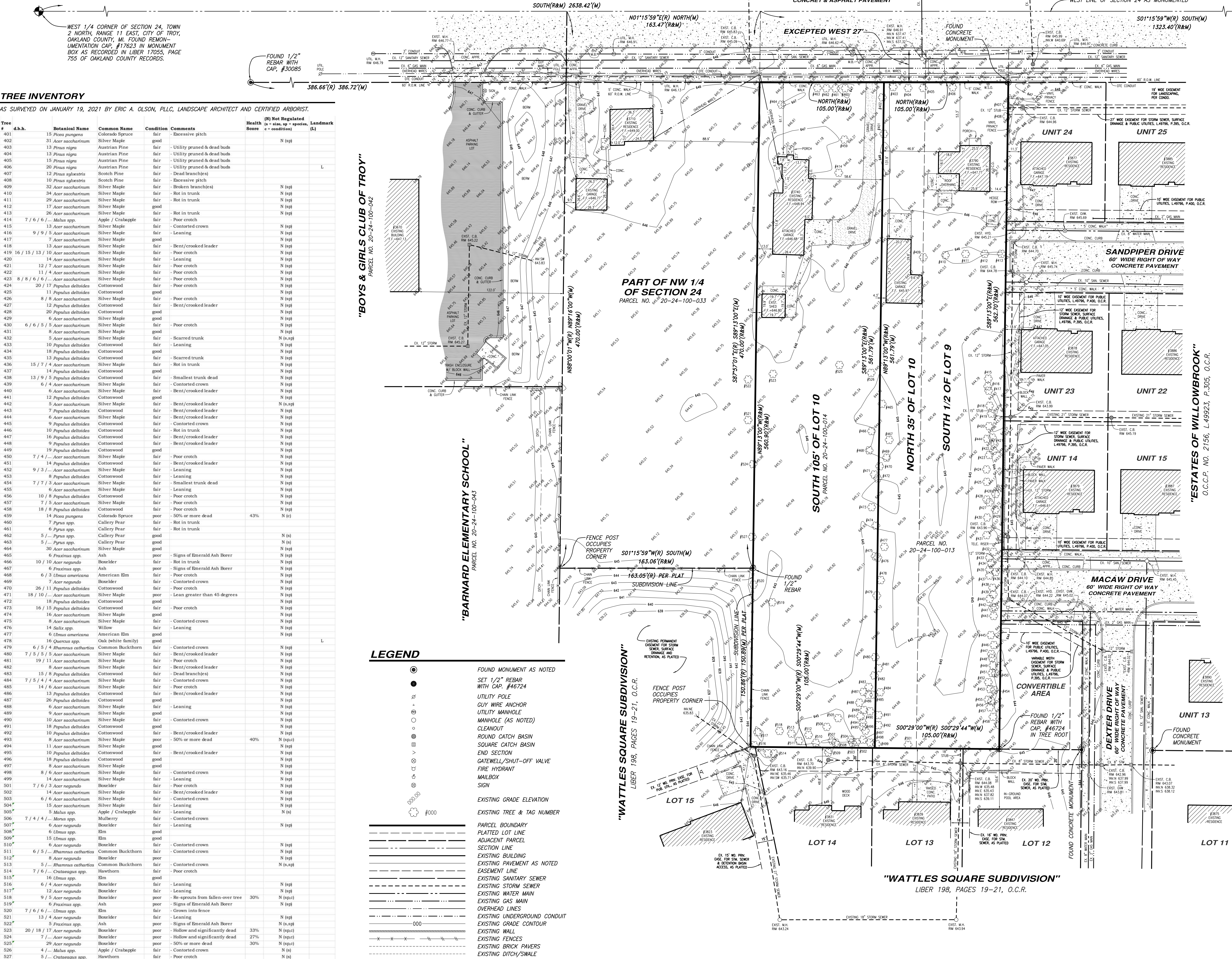
SHEET:

4 OF **4**

MUNICIPAL REVIEW NUMBERS:

TOPOGRAPHIC SURVEY

CERTIFIED TO: MONDRIAN PROPERTIES LLC

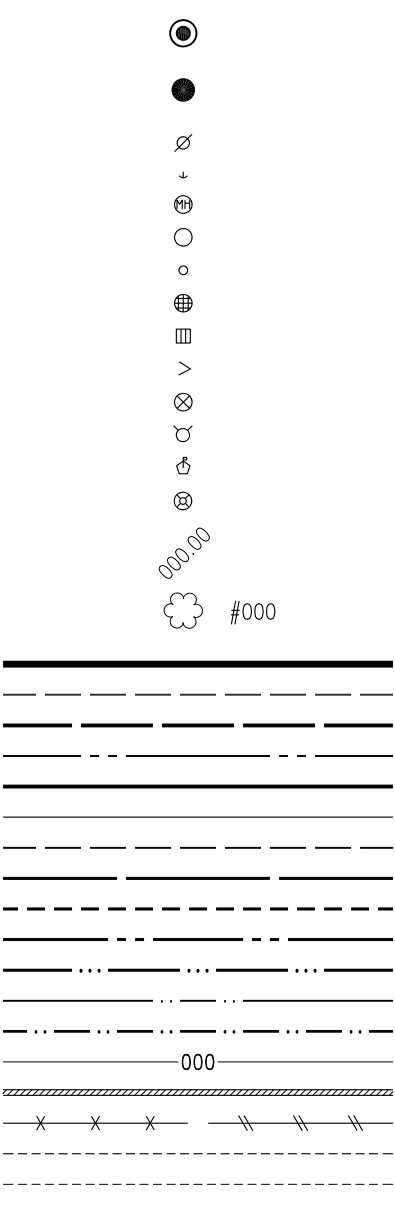


TREE INVENTORY

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

#	d.b.h.	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated		Landmark
						Health Score	Notes	
401	15	Picea pungens	Colorado Spruce	fair	Excessive pitch			
402	31	Acer saccharinum	Silver Maple	good		N (sp)		
403	13	Pinus nigra	Austrian Pine	fair	Utility pruned & dead buds			
404	13	Pinus nigra	Austrian Pine	fair	Utility pruned & dead buds			
405	15	Pinus nigra	Austrian Pine	fair	Utility pruned & dead buds			
406	20	Pinus nigra	Austrian Pine	fair	Utility pruned & dead buds			
407	12	Pinus sylvestris	Scotch Pine	fair	Dead branches			
408	10	Pinus sylvestris	Scotch Pine	fair	Excessive pitch			
409	32	Acer saccharinum	Silver Maple	fair	Broken branches	N (sp)		
410	24	Acer saccharinum	Silver Maple	fair	Rot in trunk	N (sp)		
411	29	Acer saccharinum	Silver Maple	fair	Rot in trunk	N (sp)		
412	17	Acer saccharinum	Silver Maple	good				
413	26	Acer saccharinum	Silver Maple	fair	Rot in trunk	N (sp)		
414	7 / 6 / 6	Malus spp.	Apple / Crabapple	fair	Poor crotch			
415	13	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
416	9 / 9 / 5	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
417	7	Acer saccharinum	Silver Maple	good				
418	13	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)		
419	16 / 15 / 13	10	Acer saccharinum	fair	Poor crotch	N (sp)		
420	14	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
421	12 / 7	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
422	11 / 4	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
423	8 / 8 / 6 / 6	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
424	20 / 17	Populus deltoides	Cottonwood	fair	Poor crotch	N (sp)		
425	11	Populus deltoides	Cottonwood	good				
426	8 / 8	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
427	12	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
428	20	Populus deltoides	Cottonwood	good				
429	6	Acer saccharinum	Silver Maple	good				
430	6 / 6 / 5 / 5	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
431	8	Acer saccharinum	Silver Maple	good				
432	5	Acer saccharinum	Silver Maple	fair	Scared trunk	N (sp)		
433	10	Populus deltoides	Cottonwood	fair	Leaning	N (sp)		
434	18	Populus deltoides	Cottonwood	good				
435	13	Populus deltoides	Cottonwood	fair	Scared trunk	N (sp)		
436	15 / 7 / 4	Acer saccharinum	Silver Maple	fair	Rot in trunk	N (sp)		
437	12	Populus deltoides	Cottonwood	good				
438	13 / 9 / 5	5	Populus deltoides	fair	Smallest trunk dead	N (sp)		
439	6 / 4	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
440	6	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)		
441	12	Populus deltoides	Cottonwood	good				
442	5	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp,c)		
443	7	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
444	6	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)		
445	9	Populus deltoides	Cottonwood	fair	Contorted crown	N (sp)		
446	10	Populus deltoides	Cottonwood	fair	Rot in trunk	N (sp)		
447	16	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
448	9	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
449	19	Populus deltoides	Cottonwood	good				
450	7 / 4 / 1	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
451	14	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
452	9 / 3 / 1	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
453	8	Populus deltoides	Cottonwood	fair	Leaning	N (sp)		
454	7 / 7 / 3	Acer saccharinum	Silver Maple	fair	Smallest trunk dead	N (sp)		
455	6	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
456	10 / 8	Populus deltoides	Cottonwood	fair	Poor crotch	N (sp)		
457	7 / 5	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
458	18 / 8	Populus deltoides	Cottonwood	fair	Poor crotch	N (sp)		
459	14	Picea pungens	Colorado Spruce	poor	50% or more dead	43%	N (c)	
460	7	Pinus spp.	Callery Pear	fair	Rot in trunk			
461	6	Pinus spp.	Callery Pear	fair	Rot in trunk			
462	5 / 1	Pinus spp.	Callery Pear	good		N (n)		
463	5 / 1	Pinus spp.	Callery Pear	good		N (n)		
464	30	Acer saccharinum	Silver Maple	good				
465	6	Fraxinus spp.	Ash	poor	Signs of Emerald Ash Borer	N (sp)		
466	10 / 10	Acer negundo	Boxelder	fair	Rot in trunk	N (sp)		
467	6	Fraxinus spp.	Ash	poor	Signs of Emerald Ash Borer	N (sp)		
468	6 / 3	Ulmus americana	American Elm	fair	Poor crotch	N (sp)		
469	7	Acer negundo	Boxelder	fair	Contorted crown	N (sp)		
470	26 / 11	Populus deltoides	Cottonwood	fair	Poor crotch	N (sp)		
471	18 / 10 / 1	Acer saccharinum	Silver Maple	poor	Lean greater than 45 degrees	N (sp)		
472	18	Populus deltoides	Cottonwood	good				
473	16 / 15	Populus deltoides	Cottonwood	fair	Poor crotch	N (sp)		
474	16	Acer saccharinum	Silver Maple	good				
475	8	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
476	14	Salix spp.	Willow	fair	Leaning	N (sp)		
477	6	Ulmus americana	American Elm	good				
478	16	Quercus spp.	Oak (white family)	good				
479	6 / 5 / 4	4	Rhamnus cathartica	Common Buckthorn	fair	Contorted crown	N (sp)	
480	7 / 5 / 5 / 5	5	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)	
481	19 / 11	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
482	8	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)		
483	15 / 8	Populus deltoides	Cottonwood	fair	Dead branches	N (sp)		
484	7 / 5 / 4 / 1	1	Acer saccharinum	Silver Maple	Contorted crown	N (sp)		
485	14 / 6	Acer saccharinum	Silver Maple	fair	Poor crotch	N (sp)		
486	13	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
487	26	Populus deltoides	Cottonwood	good				
488	6	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
489	9	Acer saccharinum	Silver Maple	good				
490	10	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
491	18	Populus deltoides	Cottonwood	good				
492	10	Populus deltoides	Cottonwood	fair	Bent/crooked leader	N (sp)		
493	8	Acer saccharinum	Silver Maple	poor	50% or more dead	40%	N (sp,c)	
494	11	Acer saccharinum	Silver Maple	good				
495	10	Populus deltoides	Cottonwood	good				
496	18	Populus deltoides	Cottonwood	good	Bent/crooked leader	N (sp)		
497	8	Acer saccharinum	Silver Maple	good				
498	6 / 6	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
499	14	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
500	7 / 6 / 3	Acer negundo	Boxelder	fair	Poor crotch	N (sp)		
501	14	Acer saccharinum	Silver Maple	fair	Bent/crooked leader	N (sp)		
502	6 / 6	Acer saccharinum	Silver Maple	fair	Contorted crown	N (sp)		
503	15	Acer saccharinum	Silver Maple	fair	Leaning	N (sp)		
504	5	Malus spp.	Apple / Crabapple	fair	Leaning	N (n)		
505	7 / 4 / 4 / 1	1	Malus spp.	fair	Contorted crown			
506	6	Acer negundo	Boxelder	fair	Leaning	N (sp)		
507	6	Acer negundo	Boxelder	fair				
508	6	Ulmus spp.	Elm	good				
509	15	Ulmus spp.	Elm	good				
510	6	Acer negundo	Boxelder	fair	Contorted crown	N (sp)		
511	6 / 5 / 1	1	Rhamnus cathartica	Common Buckthorn	fair	Contorted crown	N (sp,c)	
512	8	Acer negundo	Boxelder	poor				
513	5	Rhamnus cathartica	Common Buckthorn	fair	Contorted crown	N (n,sp)		
514	7 / 6 / 1	1	Ulmus americana	American Elm	fair	Poor crotch	N (sp)	
515	16	Ulmus spp.	Elm	good				
516	6 / 4	Acer negundo	Boxelder	fair	Leaning	N (sp)		
517	12	Acer negundo	Boxelder	fair	Leaning	N (sp)		
518	9 / 5	Acer negundo	Boxelder	poor	Re-sprouts from fallen-over tree	30%	N (sp,c)	
519	6	Fraxinus spp.	Ash	poor	Signs of Emerald Ash Borer	33%	N (sp,c)	
520	7 / 6 / 6 / 1	1	Ulmus spp.	Elm	fair	Grown into fence		
521	13 / 4	Acer negundo	Boxelder	fair	Leaning	N (sp)		
522	5	Fraxinus spp.	Ash	poor	Signs of Emerald Ash Borer			
523	20 / 18 / 17	17	Acer negundo	Boxelder	poor	Hollow and significantly dead	33%	N (sp,c)
524	7 / 1	Acer negundo	Boxelder	poor	Hollow and significantly dead	27%	N (sp,c)	
525	29	Acer negundo	Boxelder	poor	50% or more dead	30%	N (sp,c)	
526	4 / 1	Malus spp.	Apple / Crabapple	fair	Contorted crown			
527	5 / 1	Ulmus americana	American Elm	fair	Poor crotch	N (n)		

LEGEND



FOUND MONUMENT AS NOTED
SET 1/2\"/>

PROPERTY DESCRIPTIONS: (AS FURNISHED BY CLIENT)

PARCEL NO. 20-24-100-013
THE SOUTH 1/2 OF LOT 3, ALSO THE NORTH 35 FEET 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.

PARCEL NO. 20-24-100-014
THE SOUTH 1/2 OF LOT 10, EXCEPT FOR THE WEST 27 FEET
TAKEN 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.

PARCEL AREAS

AS SURVEYED:
PARCEL NO. 20-24-100-013
TOTAL = 59,030.47 SQUARE FEET = 1.355 ACRES
PARCEL NO. 20-24-100-014
TOTAL = 58,935.11 SQUARE FEET = 1.352 ACRES

BASIS OF BEARING

DUE NORTH, BEING WEST LINE OF SECTION 24 AS PLATTED AND AS
MONUMENTED IN FIELD.

FLOOD NOTE

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. 2612500503G, DATED JANUARY
16, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

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 RAINTREE PARK.

SURVEYOR'S NOTES

- 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.
- ALL PROPERTY SPLITS OR COMBINATIONS REQUIRE PRIOR CITY,
TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN
DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A
FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A
CORRECT REPRESENTATION OF THE SAME.

Shane P. Azbell
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 46724

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

AZTEC
LAND SURVEYORS INC.
P.O. BOX 359
HOLLY, MI 48442
PHONE: 586-906-1253

PROJECT: TOPOGRAPHIC SURVEY
CLIENT: MR. JOSEPH MANAKIS
5021 SHELBY DR.
SHELBY TOWNSHIP, MI 48315
586-726-7340
JOB NO: 15-116
DATE: 1/25/21
DRAWN BY: S.A.
CHECKED BY: S.A.

REVISIONS:
SCALE: AS SHOWN

STATE OF MICHIGAN
SHANE P. AZBELL
PROFESSIONAL SURVEYOR
LICENSE NO. 46724

SHEET
1
OF 1
MUNICIPAL REVIEW NUMBERS:

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 Aqueens 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

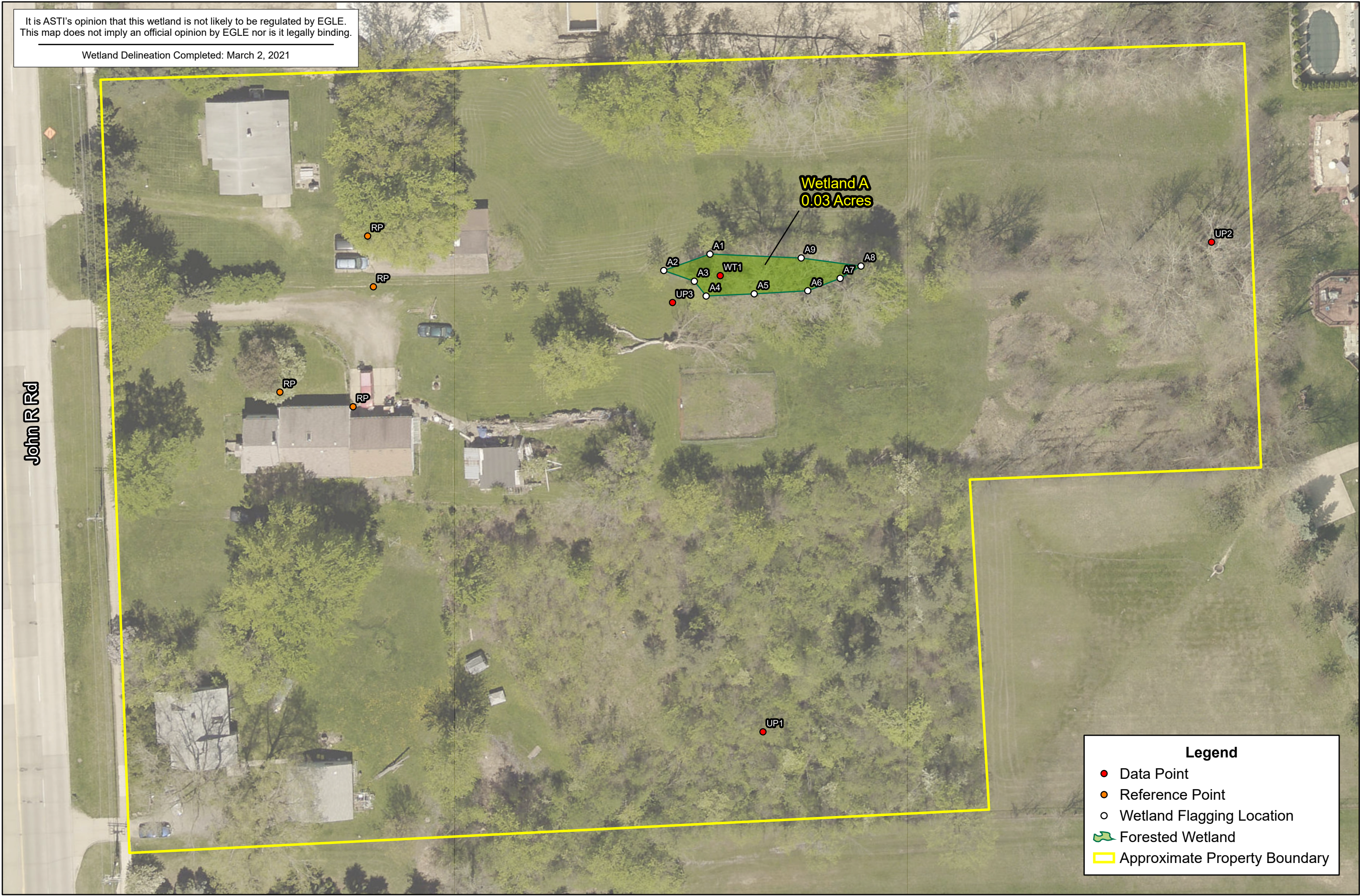


Dana R. Knox, PWS
Wetland Ecologist
Professional Wetland Scientist #213

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 _____	Is the Sampled Area within a Wetland? 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)
Field Observations:		Wetland Hydrology Present? 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>	Dominance Test worksheet: 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	Prevalence Index worksheet: <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>																				
Sapling/Shrub Stratum (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																	
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Carex blanda</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ 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																	
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>	_____	_____	_____	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover	Hydrophytic Vegetation Present? Yes <u>X</u> No _____																

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 _____	Is the Sampled Area within a Wetland? 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)
Field Observations:		Wetland Hydrology Present? 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>	Dominance Test worksheet: 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	Prevalence Index worksheet: <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>																				
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
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																	
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>None</u>	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		_____	=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
X 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | |
|--|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R , |
| <input type="checkbox"/> Histic Epipedon (A2) | MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> High Chroma Sands (S11) (LRR K, L) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Marl (F10) (LRR K, L) |
| <input type="checkbox"/> Dark Surface (S7) | |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches):

Hydric Soil Present?	Yes	No	X
----------------------	-----	----	---

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

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>	Is the Sampled Area within a Wetland? 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)
Field Observations:		Wetland Hydrology Present? 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>				Dominance Test worksheet: 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	Prevalence Index worksheet: <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	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
			=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	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 <u> </u> No <u> X </u>																

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 _____	Is the Sampled Area within a Wetland? 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)
Field Observations:		Wetland Hydrology Present? 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>	Dominance Test worksheet: 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																				
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																				
1. <u>Frangula alnus</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Prevalence Index worksheet: <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:																			
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>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				
Herb Stratum (Plot size: <u>5ft</u>)																				
1. <u>Phragmites australis</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <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 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ 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																				
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>Vitis riparia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				

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

SOIL

Sampling Point: WT1

[illegible]

DATE: July 8, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: MASTER PLAN UPDATE – Master Plan Survey Results

The Master Plan Survey was presented to the public via a full-page ad in the May 27, 2021 edition of the Troy Times, which is delivered to every household in Troy. The ad featured a link to the online survey and a QR code for accessing the survey instantly with a smart phone. The survey was initially proposed to be open until June 18, 2021 but was extended another week to provide more opportunity for resident participation. The following methods were used to encourage participation:

- Multiple postings on the City's FaceBook page (8,997 followers)
- Multiple postings on the City's Twitter page (4,124 followers)
- Link to survey on City of Troy website front page
- Email blast with survey link sent to govDelivery (10,000+ subscribers)
- Email blast with survey link sent to 30 places of worship
- Two email blasts with survey link sent to 55 Troy Homeowners Associations
- Survey link sent to Boys and Girls Club Board of Directors
- Survey link sent to Historic Society Board of Directors
- Survey link sent to members of Global Troy
- Mayor/City Council members shared survey link on social media platforms
- Press release sent to all local media outlets
- Flyers with QR code distributed to public locations (grocery stores, coffee shops, office foyers, etc.)

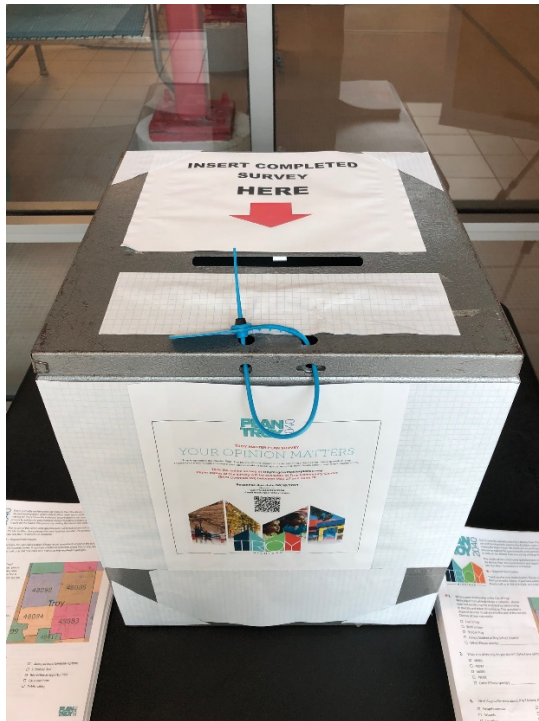
For those without internet access and/or a smart phone, hard copies of the survey were provided at a kiosk near the main desk at the Community Center. Approximately 35 hard copies were collected from the Community Center. In total, we received 1,653 responses.

Attached are a summary of the Master Plan Survey, a summary of responses related to Neighborhood Nodes, and Master Plan Survey data. We will discuss this at the July 12, 2021 Planning Commission Regular meeting.

Attachments:

1. Photos
2. Flyer
3. Survey Results, Memo prepared by CWA, dated July 1, 2021.
4. Neighborhood Node Report, Memo prepared by CWA, sated July 1, 2021.
5. Troy Master Plan Survey 7-9-21, SoGoSurvey Expert.

COMMUNITY CENTER SURVEY KIOSK



FLYERS ON DISPLAY



PLAN TROY 2040

TROY MASTER PLAN SURVEY

YOUR OPINION MATTERS

Troy is updating the Master Plan. The Master Plan is essential in determining priorities for future growth in Troy. Please take a few minutes to share your opinions about open space, housing, new development, and Troy's quality of life.

Take the online survey at troymi.gov/masterplansurvey
Paper copies of the survey will be available at Troy Community Center
(3179 Livernois Rd) between May 27 and June 18

Response due date 06/18/2021

Questions:

Call Ph: 248.524.3364

Email masterplan@troymi.gov



M I C H I G A N



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

From: Ben Carlisle, AICP

Date: July 1, 2021

RE: Survey Results

The Troy Survey was recently closed. A total of 1,653 surveys were taken. Of the respondents, 98% were residents, 75% were white/Caucasian, 96% rent, and 74% have lived in Troy for more than 10 years. We've included a more detailed PowerPoint in the appendix that details survey responses.

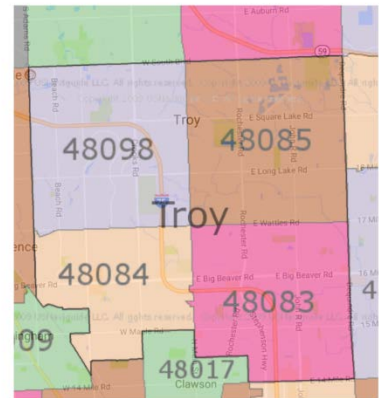
Major Survey Takeaways:

1. Top MP priorities
 - a. Parks and open space (overwhelmingly)
 - b. Neighborhoods
 - c. Natural environment
2. Lowest MP priorities
 - a. Commercial/shopping areas
 - b. Location and access
 - c. Development and growth potential
3. Nodes have been over developed
4. Nodes with most interest
 - a. Crooks and Wattles
 - b. Wattles and Rochester
 - c. Long Lake and Livernois
 - d. Wattles and John R
 - e. Long Lake and Rochester
 - f. Wattles and Livernois
5. Residents desire more open space via both purchase and set aside as part of development
6. Desire for empty nester housing. Little to no desire for any other type of housing. Too many townhomes/rowhomes and apartments
7. 41% said no additional non-residential development is needed. Top desired non-residential is entertainment (29%) and recreational (27%)

8. Assets in neighborhoods
 - a. Schools
 - b. Mature trees
 - c. Walkability
 - d. Quality of housing
9. Threats to neighborhoods
 - a. New development
 - b. Traffic
 - c. Lack of green space
 - d. Run down properties

Basic Information:

- Total surveys: 1,653
- Location:
 - 36% from 48085 (northeast)
 - 31% from 48098
 - 17% from 48083
 - 16% from 48084
 - 1% from other
- 1,522 responders (98%) were residents, 33 responders (2%) were non-residents.
- Resident responders:
 - Race
 - 75% white/caucasian
 - 17% asian
 - 6% other
 - 2% each black/African American, Hispanic/latinx, or multi-racial
 - Residence
 - 96% own
 - 3% rent
 - Income
 - 32%: 125-199k
 - 29%: 75-125k
 - 23%: 200k +
 - 11%: 50-75k
 - Age:
 - 27%: 65+
 - 23%: 45-54
 - 22% 34-44
 - 21: 55-64
 - 7%: 34 or younger
 - Length of residency:
 - 74%: more than 10 years



Survey Results
July 1, 2021

- 13%: 6 to 10 years
- 10: 1 to 5 years
- 2% less than 1 year

I've include a PowerPoint that goes into more detail in the survey, and a node report that gives more detail on the six identified nodes.



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

Appendix:

- Node Report Memo
- Summary PowerPoint



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

From: Ben Carlisle, AICP

Date: July 1, 2021

RE: Neighborhood Node Report

There were six (6) neighborhood nodes that scored much higher from an interest level than others:

1. Crooks and Wattles
2. Wattles and Rochester
3. Long Lake and Livernois
4. Wattles and John R
5. Long Lake and Rochester
6. Wattles and Livernois

Top two answers for each question for each node:

	Why important		How has this node been developed?		What type of development do you think fits this node?	
Crooks and Wattles	Live Nearby (76%)	I drive through node (21%)	Too Intense (42%)	Just Right (36%)	Single-Family (53%)	Mixed Use (22%)
Wattles and Rochester	Live Nearby (85%)	I drive through node (10%)	Just Right (42%)	Too Intense (41%)	Single-Family (53%)	Mixed Use (33%)
Long Lake and Livernois	Live Nearby (65%)	I frequent this node often (20%)	Too Intense (46%)	Just Right (43%)	Single-Family (41%)	Mixed Use (36%)
Wattles and John R	Live Nearby (87%)	I drive through node (7%)	Just Right (43%)	Too Intense (39%)	Single-Family (49%)	Mixed Use (30%)
Long Lake and Rochester	Live Nearby (87%)	I drive through node (14%)	Just Right (58%)	Too Intense (23%)	Single-Family (56%)	Mixed Use (27%)
Wattles and Livernois	Live Nearby (78%)	I drive through node (17%)	Too Intense (53%)	Just Right (23%)	Mixed Use (39%)	Commercial (33%)

Current Conditions:

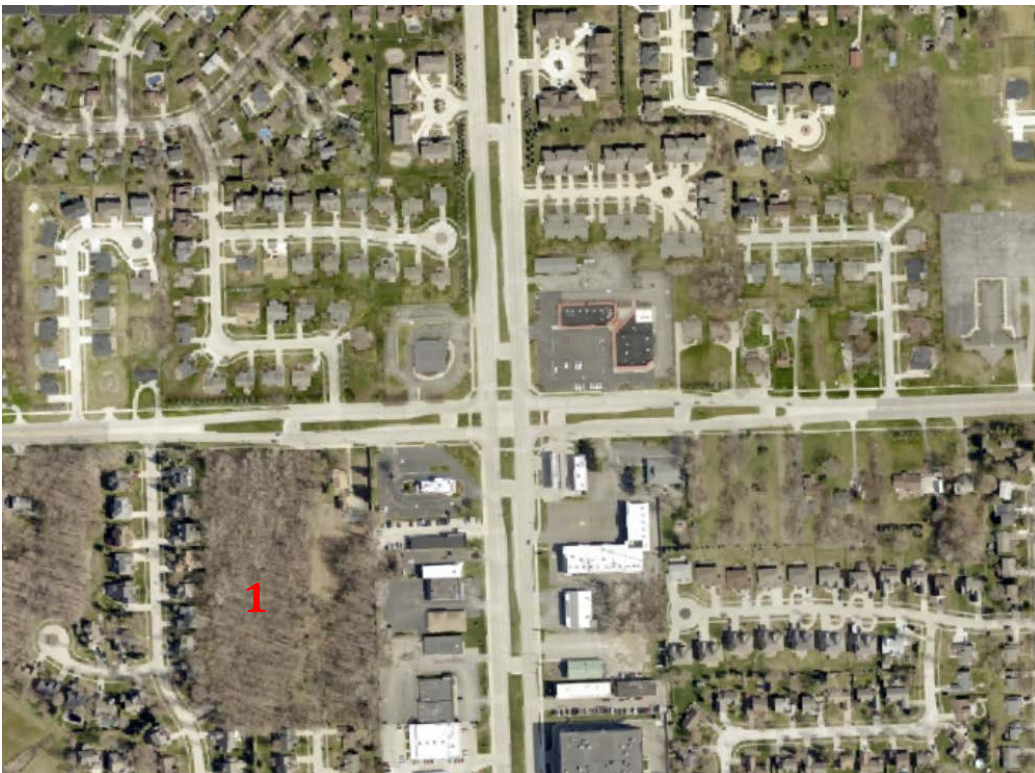
Crooks and Wattles



Recent Developments at or near node:

1. 7-11
2. Dental Office
3. Westington (approved, not built)
4. Crooks Road Townhomes (proposed but denied)

Wattles and Rochester



Recent Developments at or near node:

1. Town Haven Park (submitted not approved, not part of node)

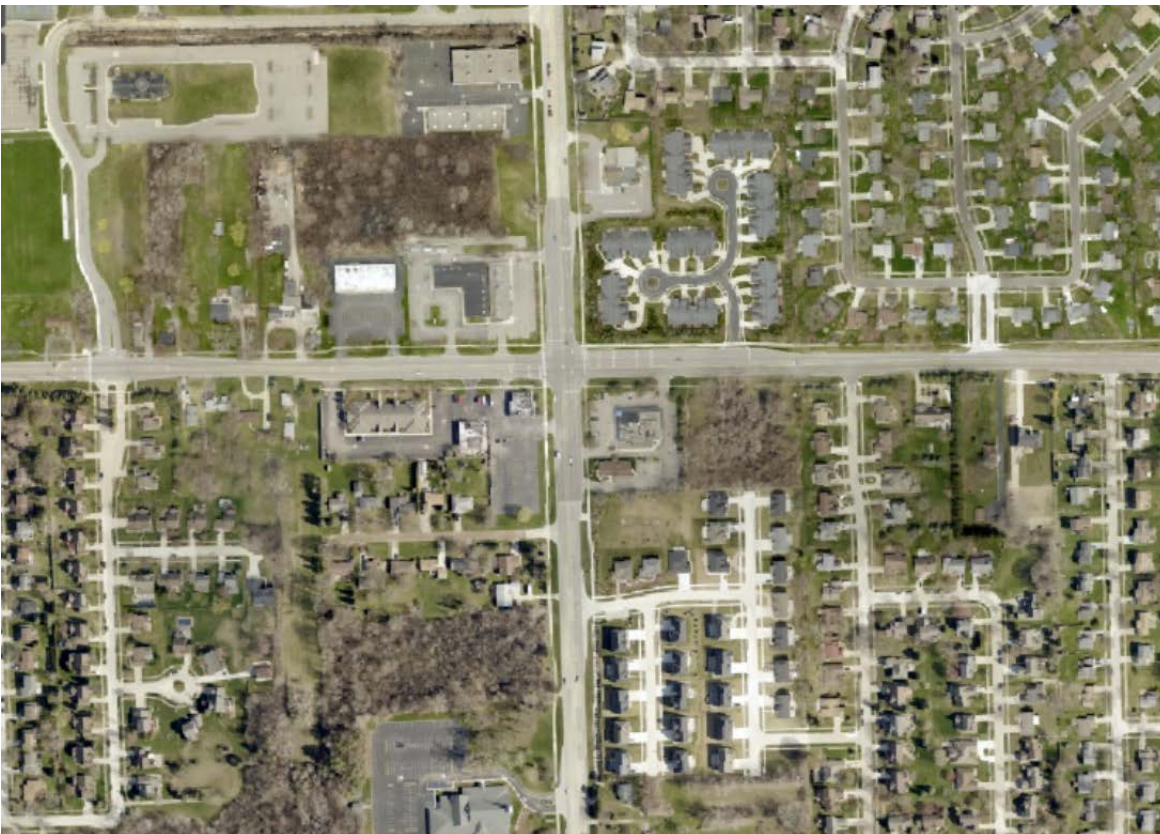
Long Lake and Livernois



Recent Developments
at or near node:

1. Long Lake Square
(not part of original
node in 2011, added
via Conditional
Rezoning)

Wattles and John R



No Recent
Development

Long Lake and Rochester



Recent Developments at or near node:

1. Mid-town Cluster (not part of node)
2. Flag Star Bank Exterior Renovation

Wattles and Livernois



Recent Development at or near node:

1. Lange View (submitted but not approved)

Conclusions:

- Other than Crooks and Wattles, all nodes were “built-out” with current development prior to 2008 Master Plan and 2011 Comprehensive Zoning Ordinance update.
- Few nodes have experienced any development since 2008 Master Plan and 2011 Zoning Ordinance.
- Other than Crooks and Wattles, no nodes would currently be characterized as single-family residential.

- Other than single-family residential, strong desire for mixed use. Mixed use scored first or second in desired development in all six nodes.
- Little to no desire for multiple family. The highest node with multiple family scored was 9% at Wattles and Rochester and Long Lake and Livernois



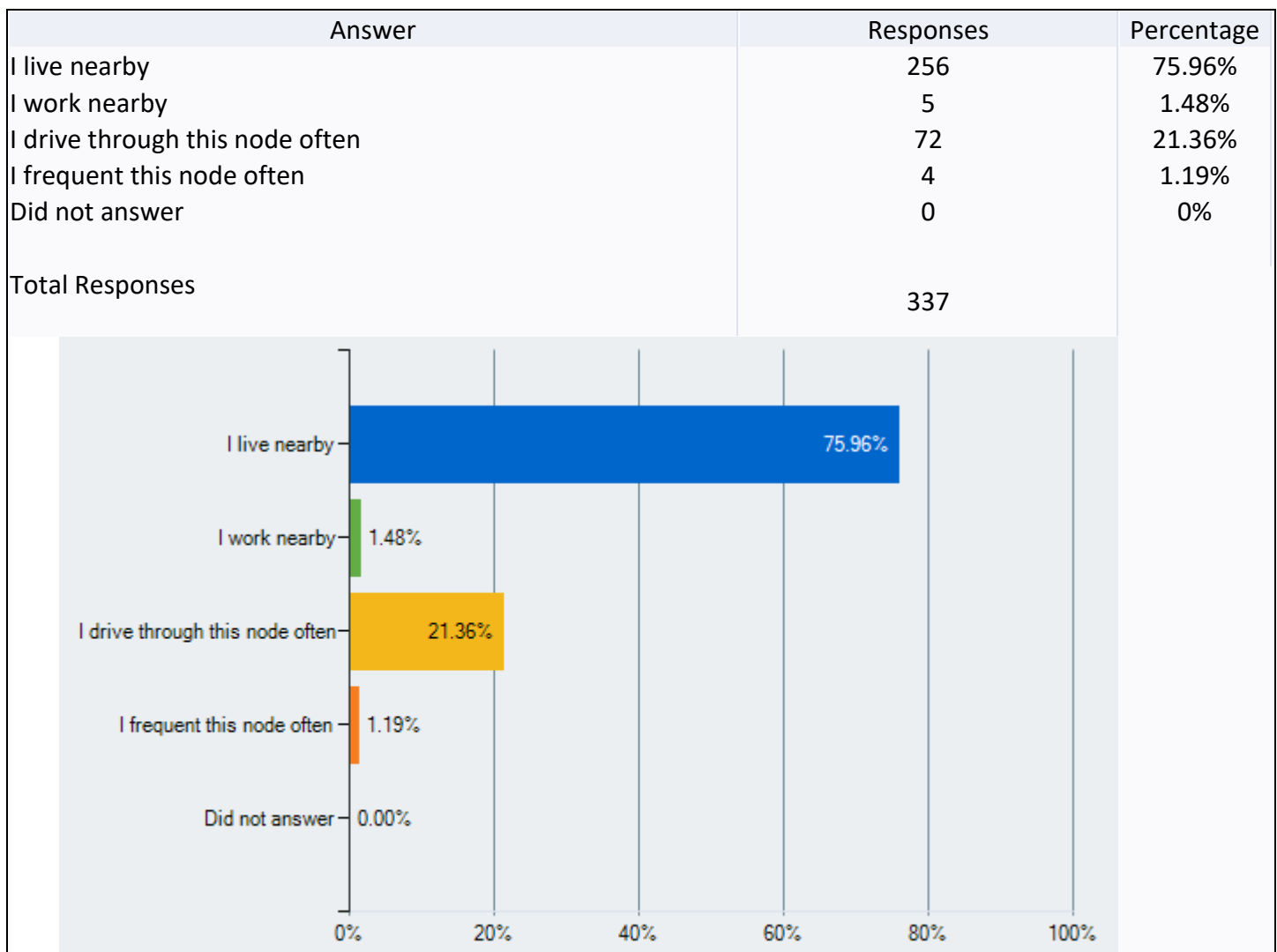
CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP
Principal

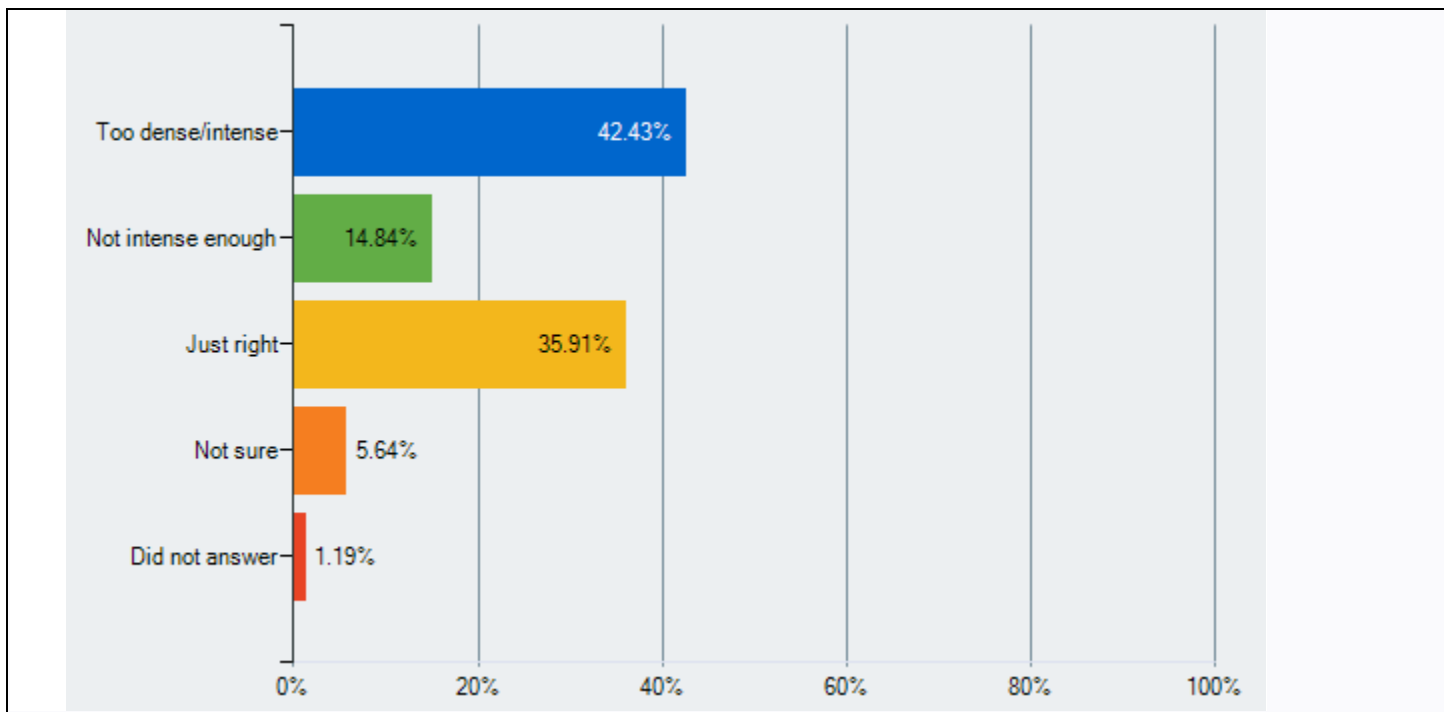
Detailed Node Survey Results:

Wattles and Crooks

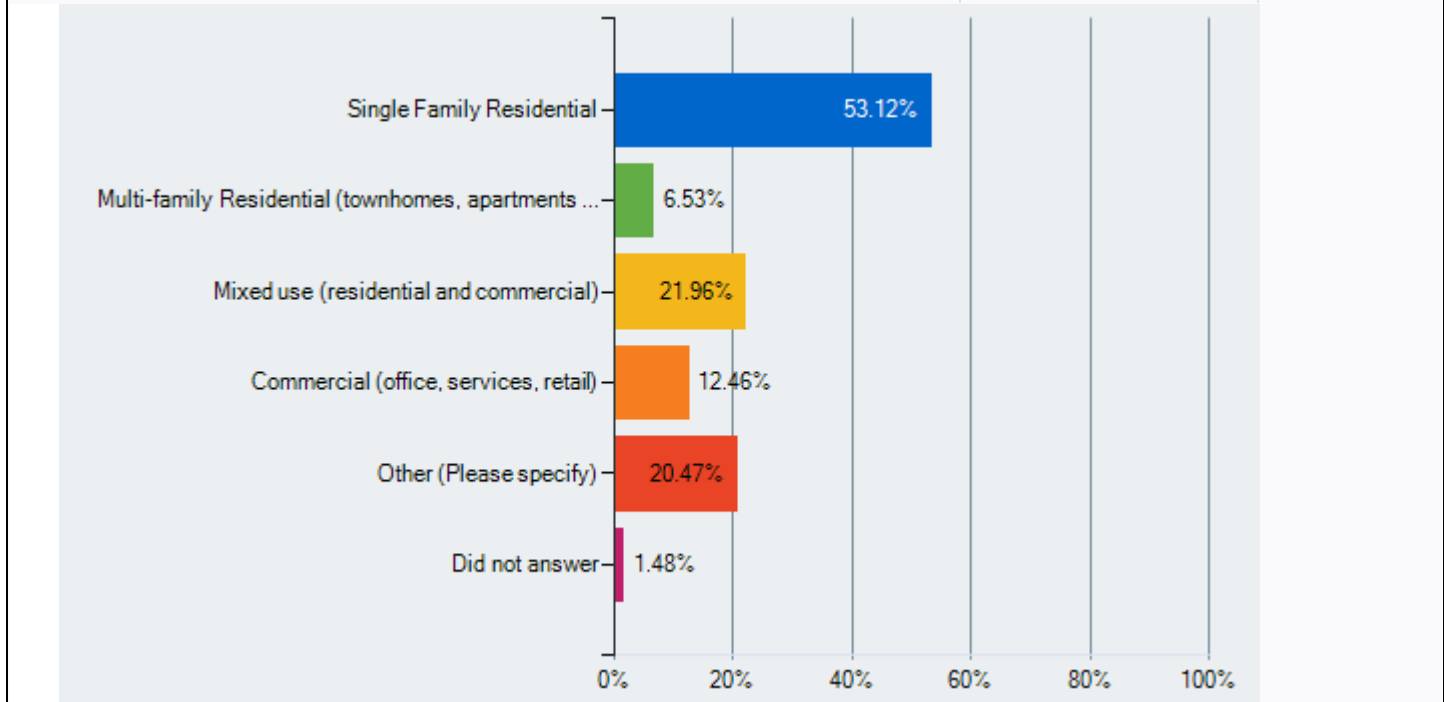
7. Why is this node important to you?



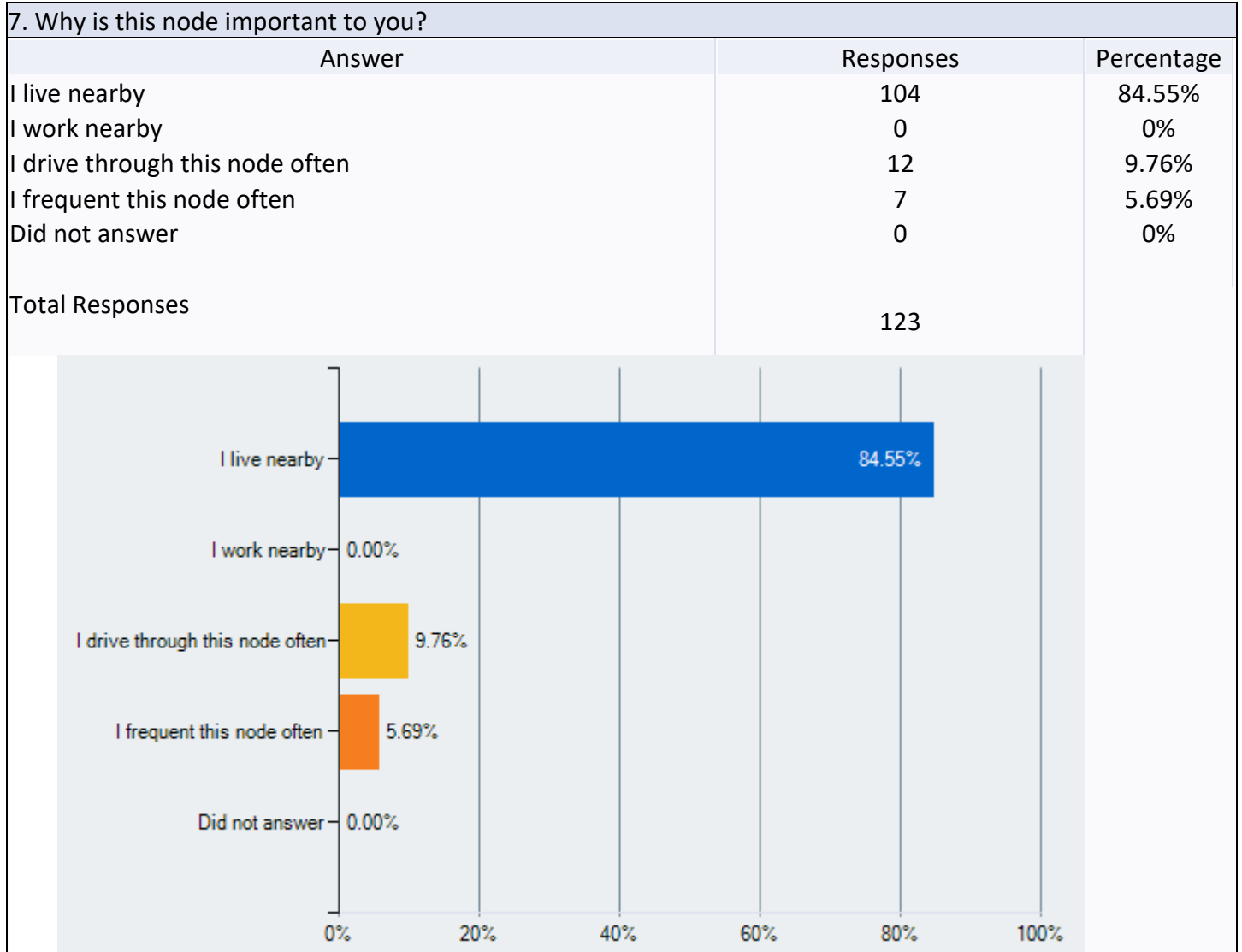
8. How do you think this node has been developed?		
Answer	Responses	Percentage
Too dense/intense	143	42.43%
Not intense enough	50	14.84%
Just right	121	35.91%
Not sure	19	5.64%
Did not answer	4	1.19%
Total Responses	337	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	179	53.12%
Multi-family Residential (townhomes, apartments, condominiums)	22	6.53%
Mixed use (residential and commercial)	74	21.96%
Commercial (office, services, retail)	42	12.46%
Other (Please specify)	69	20.47%
Did not answer	5	1.48%
Total Responses	391	

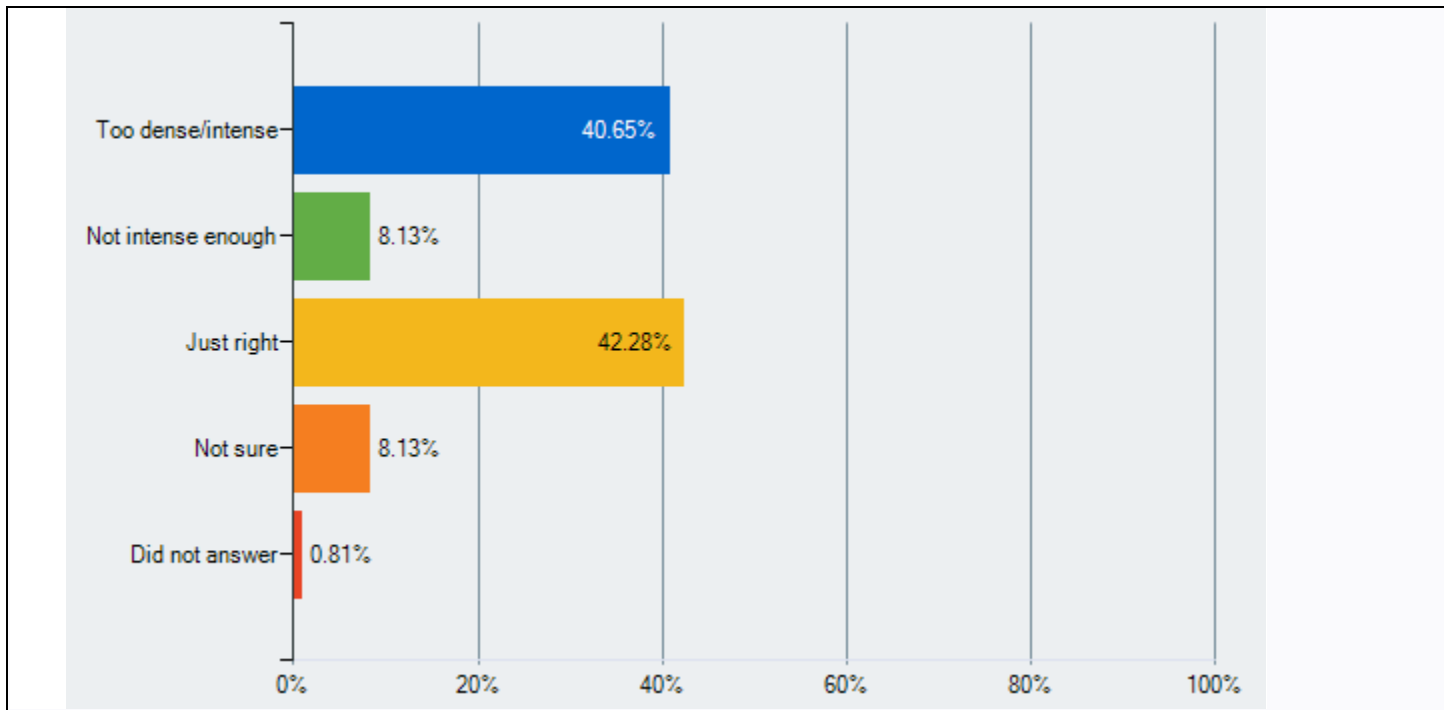


Because multiple answers per participant are possible, the total percentage may exceed 100%.

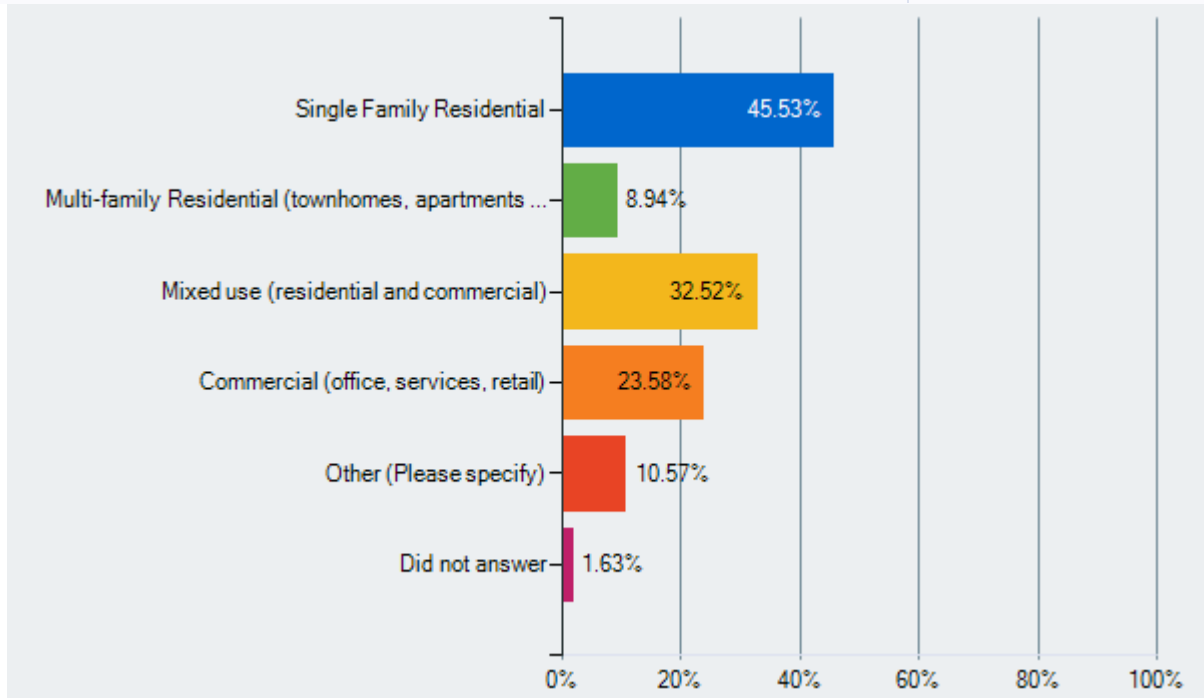


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	50	40.65%
Not intense enough	10	8.13%
Just right	52	42.28%
Not sure	10	8.13%
Did not answer	1	0.81%
Total Responses	123	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	56	45.53%
Multi-family Residential (townhomes, apartments, condominiums)	11	8.94%
Mixed use (residential and commercial)	40	32.52%
Commercial (office, services, retail)	29	23.58%
Other (Please specify)	13	10.57%
Did not answer	2	1.63%
Total Responses	151	

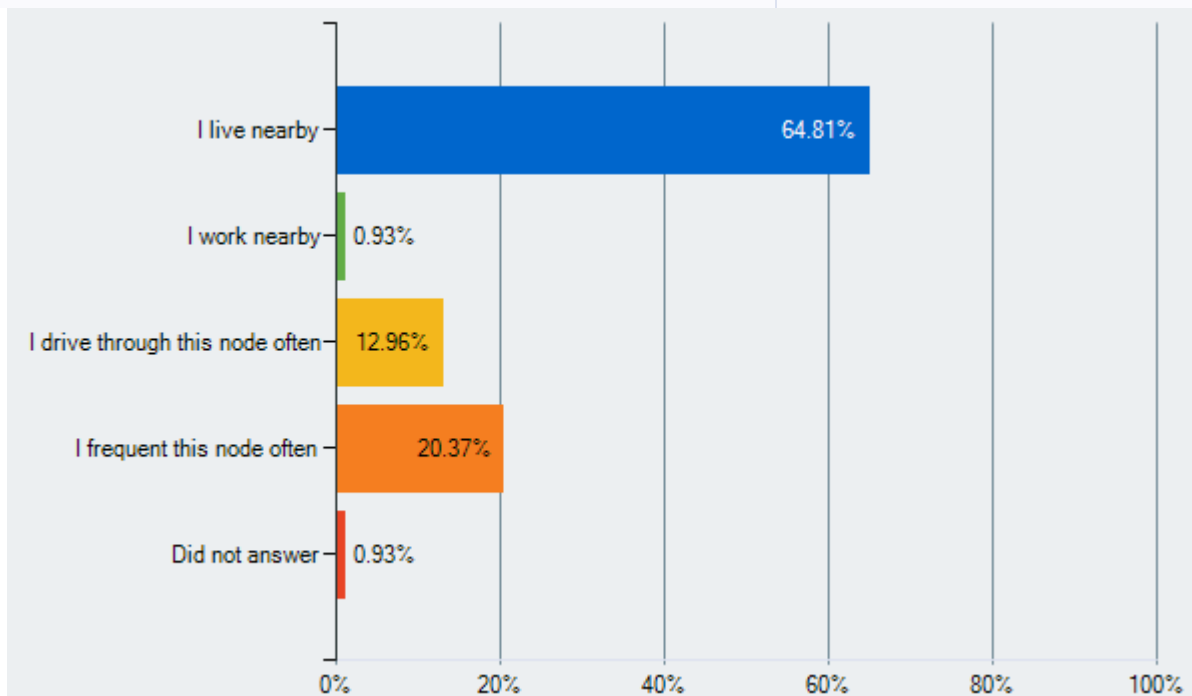


Because multiple answers per participant are possible, the total percentage may exceed 100%.

Long Lake and Livernois

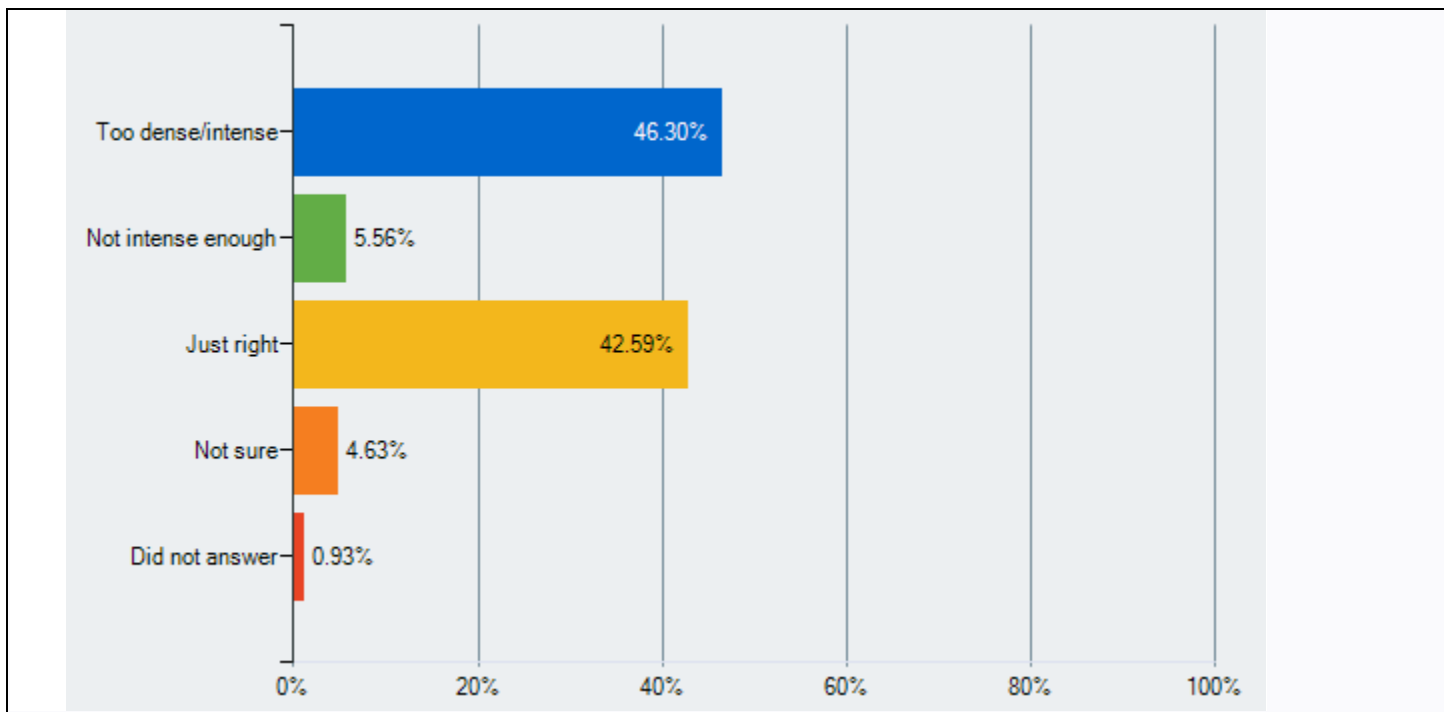
7. Why is this node important to you?

Answer	Responses	Percentage
I live nearby	70	64.81%
I work nearby	1	0.93%
I drive through this node often	14	12.96%
I frequent this node often	22	20.37%
Did not answer	1	0.93%
Total Responses	108	

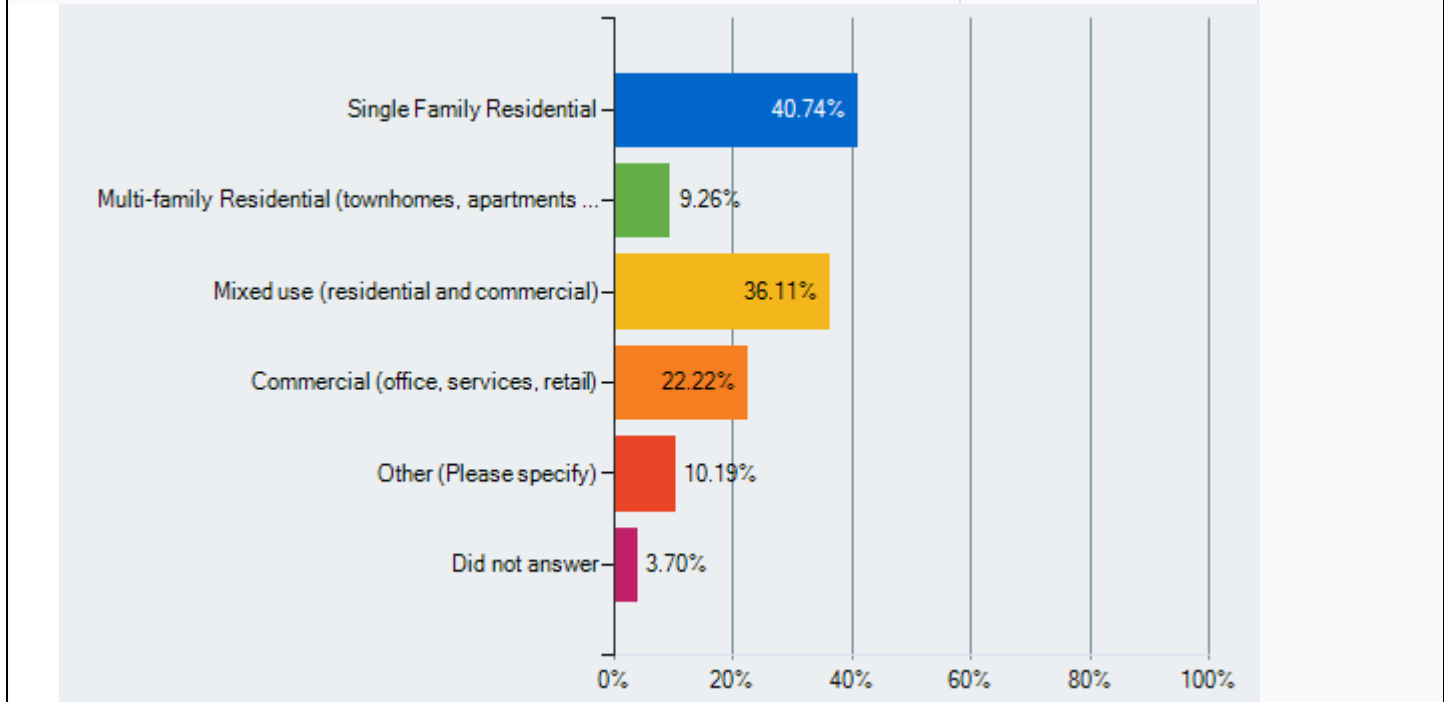


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	50	46.30%
Not intense enough	6	5.56%
Just right	46	42.59%
Not sure	5	4.63%
Did not answer	1	0.93%
Total Responses	108	



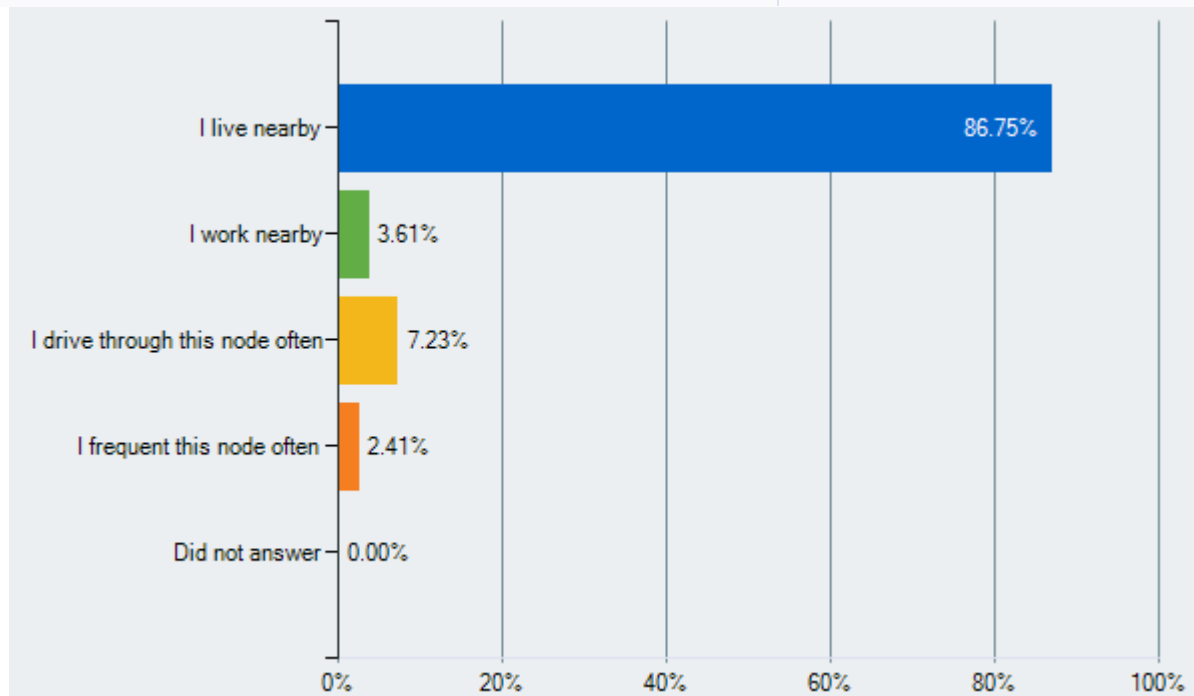
9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	44	40.74%
Multi-family Residential (townhomes, apartments, condominiums)	10	9.26%
Mixed use (residential and commercial)	39	36.11%
Commercial (office, services, retail)	24	22.22%
Other (Please specify)	11	10.19%
Did not answer	4	3.70%
Total Responses	132	



Because multiple answers per participant are possible, the total percentage may exceed 100%.

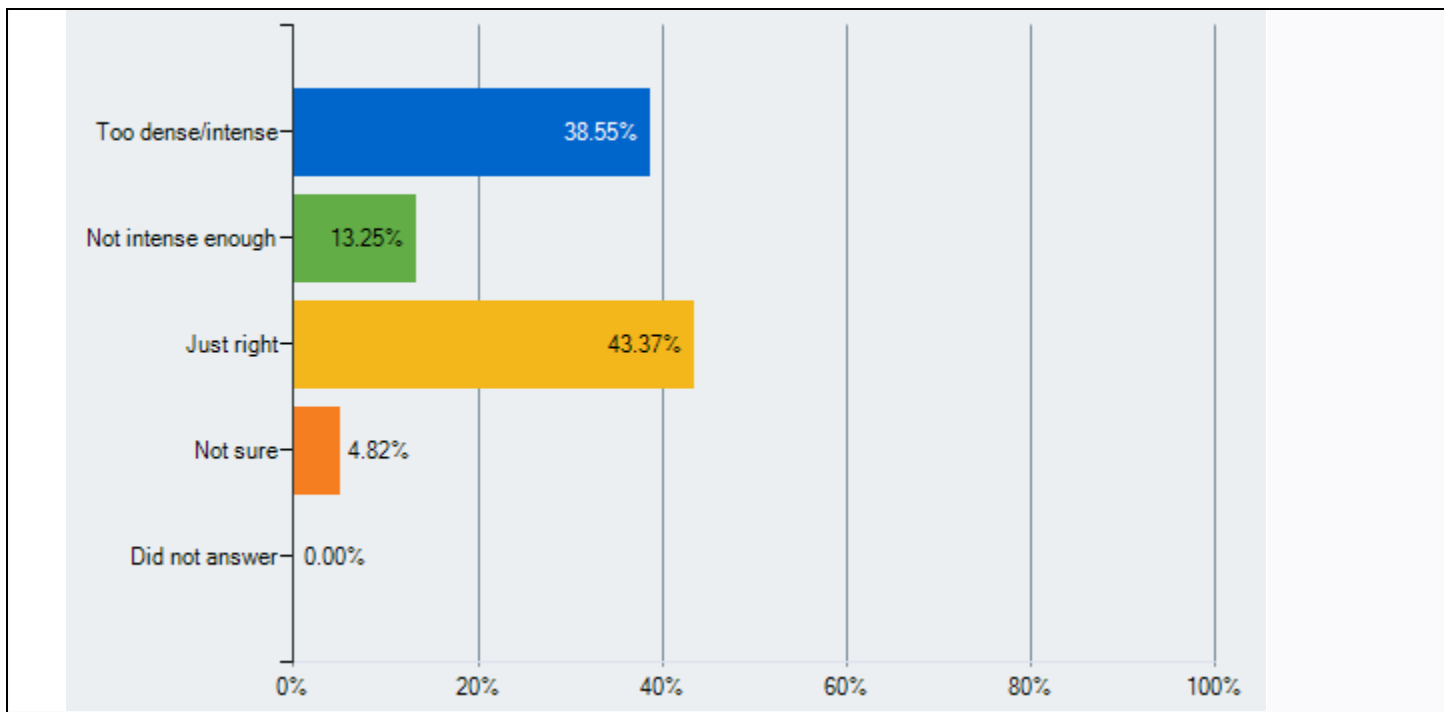
7. Why is this node important to you?

Answer	Responses	Percentage
I live nearby	72	86.75%
I work nearby	3	3.61%
I drive through this node often	6	7.23%
I frequent this node often	2	2.41%
Did not answer	0	0%
Total Responses	83	

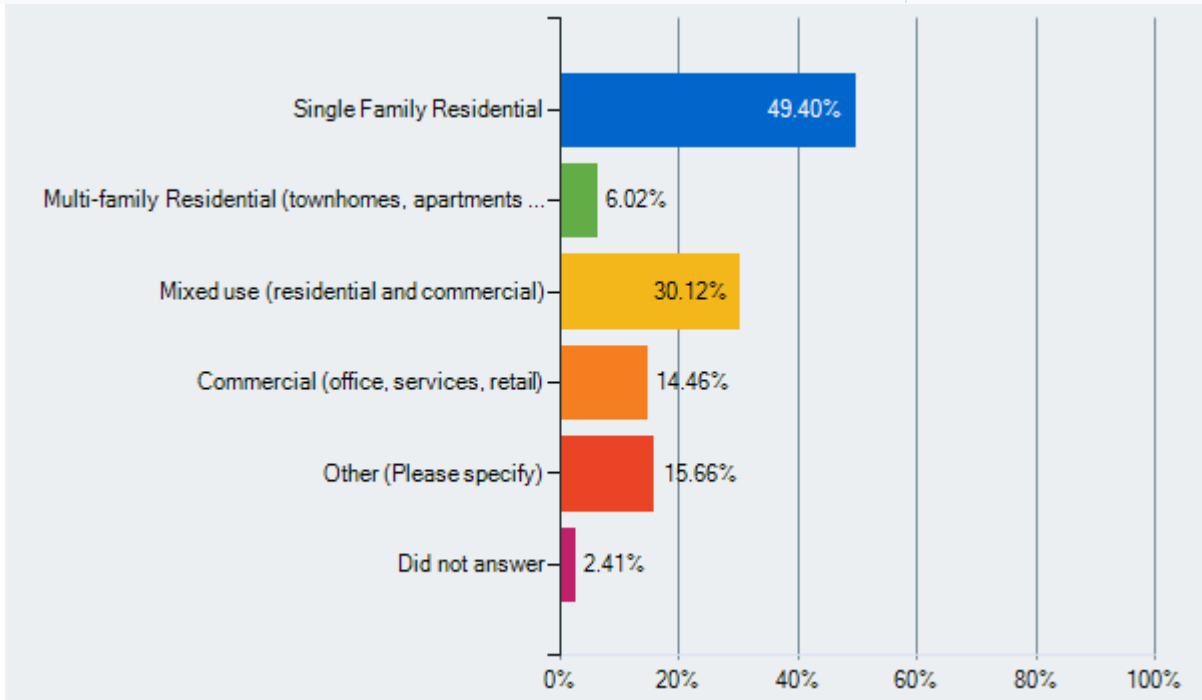


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	32	38.55%
Not intense enough	11	13.25%
Just right	36	43.37%
Not sure	4	4.82%
Did not answer	0	0%
Total Responses	83	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	41	49.40%
Multi-family Residential (townhomes, apartments, condominiums)	5	6.02%
Mixed use (residential and commercial)	25	30.12%
Commercial (office, services, retail)	12	14.46%
Other (Please specify)	13	15.66%
Did not answer	2	2.41%
Total Responses	98	

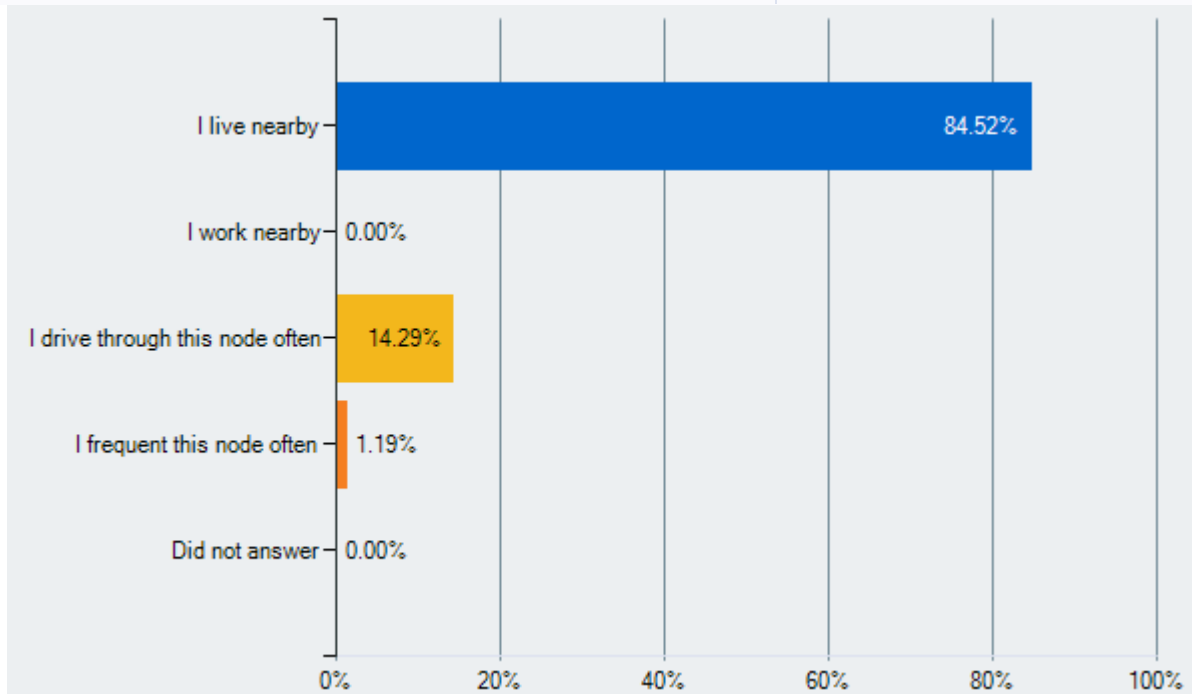


Because multiple answers per participant are possible, the total percentage may exceed 100%.

Long Lake and Rochester

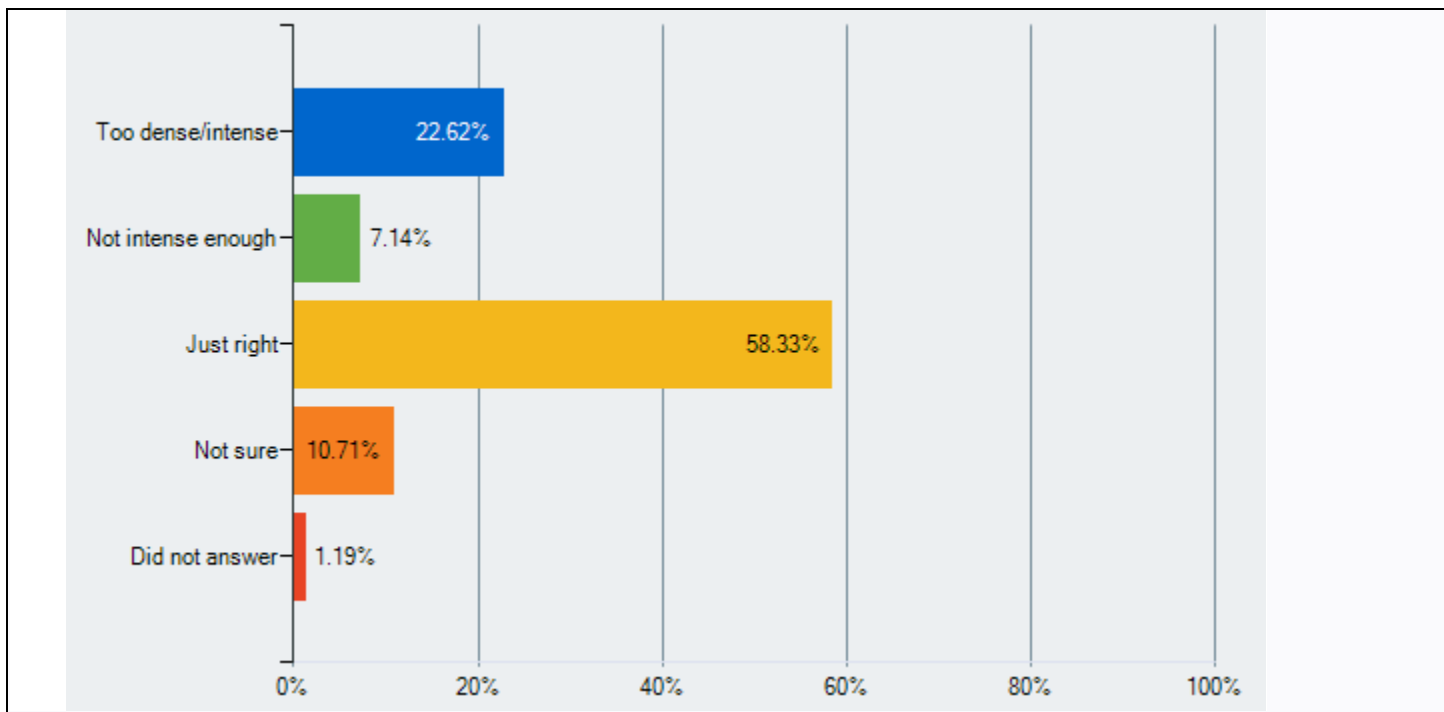
7. Why is this node important to you?

Answer	Responses	Percentage
I live nearby	71	84.52%
I work nearby	0	0%
I drive through this node often	12	14.29%
I frequent this node often	1	1.19%
Did not answer	0	0%
Total Responses	84	

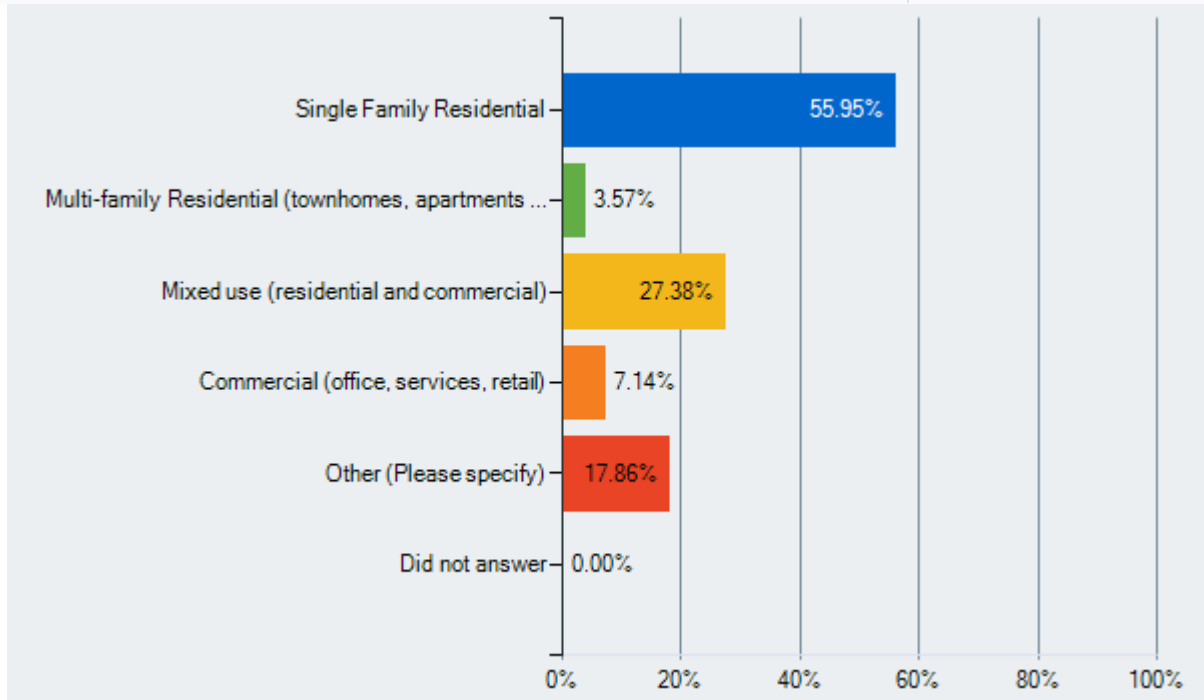


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	19	22.62%
Not intense enough	6	7.14%
Just right	49	58.33%
Not sure	9	10.71%
Did not answer	1	1.19%
Total Responses	84	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	47	55.95%
Multi-family Residential (townhomes, apartments, condominiums)	3	3.57%
Mixed use (residential and commercial)	23	27.38%
Commercial (office, services, retail)	6	7.14%
Other (Please specify)	15	17.86%
Did not answer	0	0%
Total Responses	94	

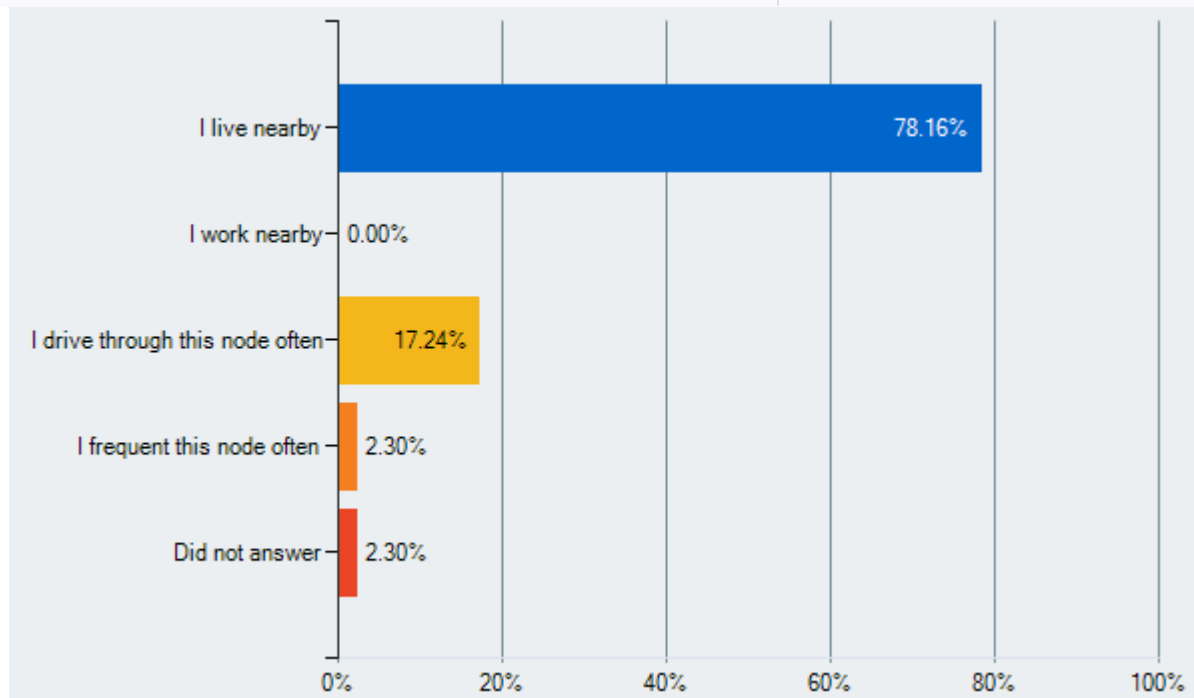


Because multiple answers per participant are possible, the total percentage may exceed 100%.

Wattles and Livernois

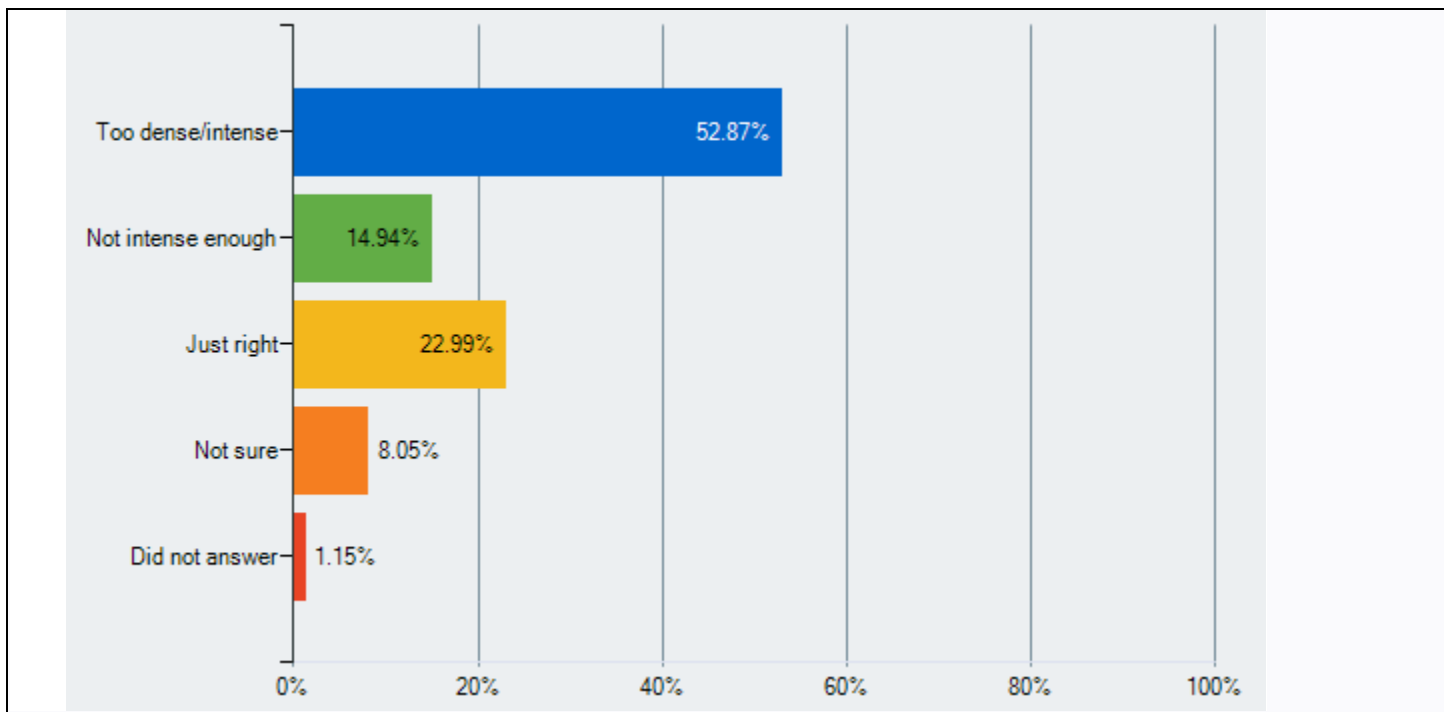
7. Why is this node important to you?

Answer	Responses	Percentage
I live nearby	68	78.16%
I work nearby	0	0%
I drive through this node often	15	17.24%
I frequent this node often	2	2.30%
Did not answer	2	2.30%
Total Responses	87	

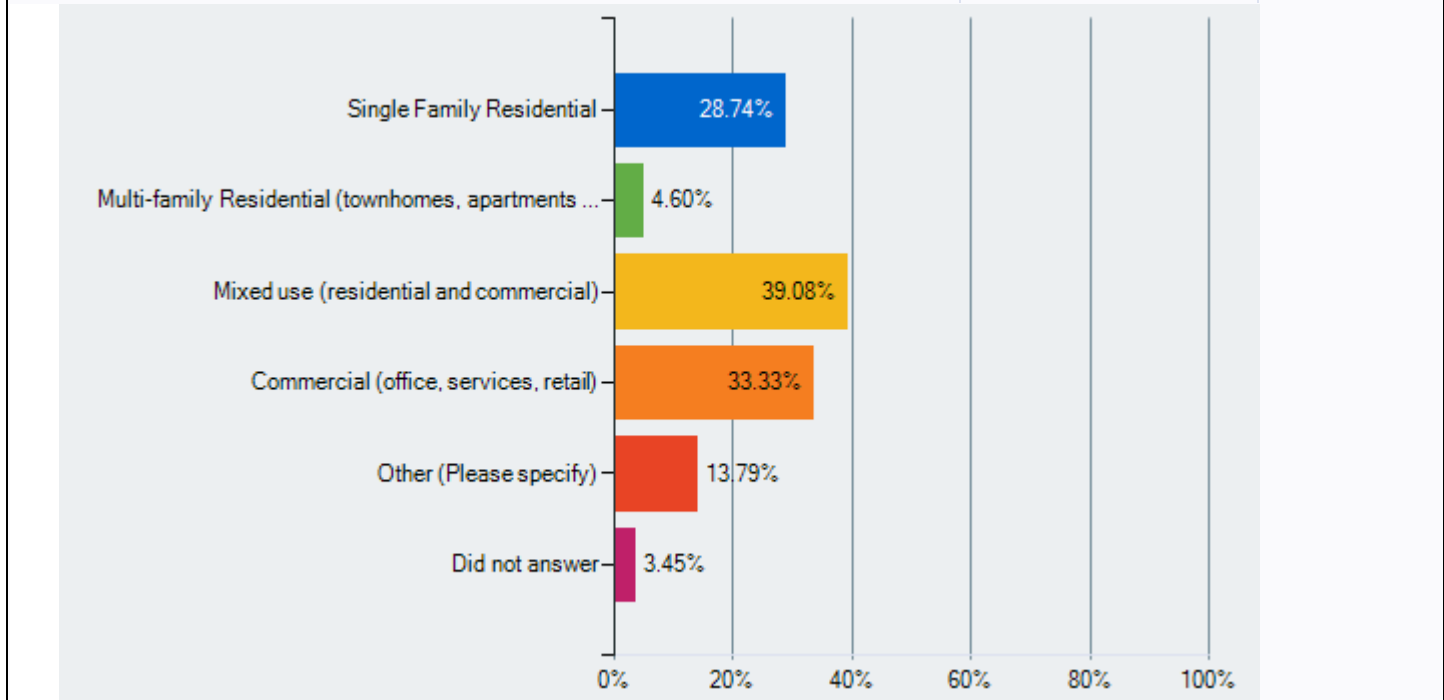


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	46	52.87%
Not intense enough	13	14.94%
Just right	20	22.99%
Not sure	7	8.05%
Did not answer	1	1.15%
Total Responses	87	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	25	28.74%
Multi-family Residential (townhomes, apartments, condominiums)	4	4.60%
Mixed use (residential and commercial)	34	39.08%
Commercial (office, services, retail)	29	33.33%
Other (Please specify)	12	13.79%
Did not answer	3	3.45%
Total Responses	107	



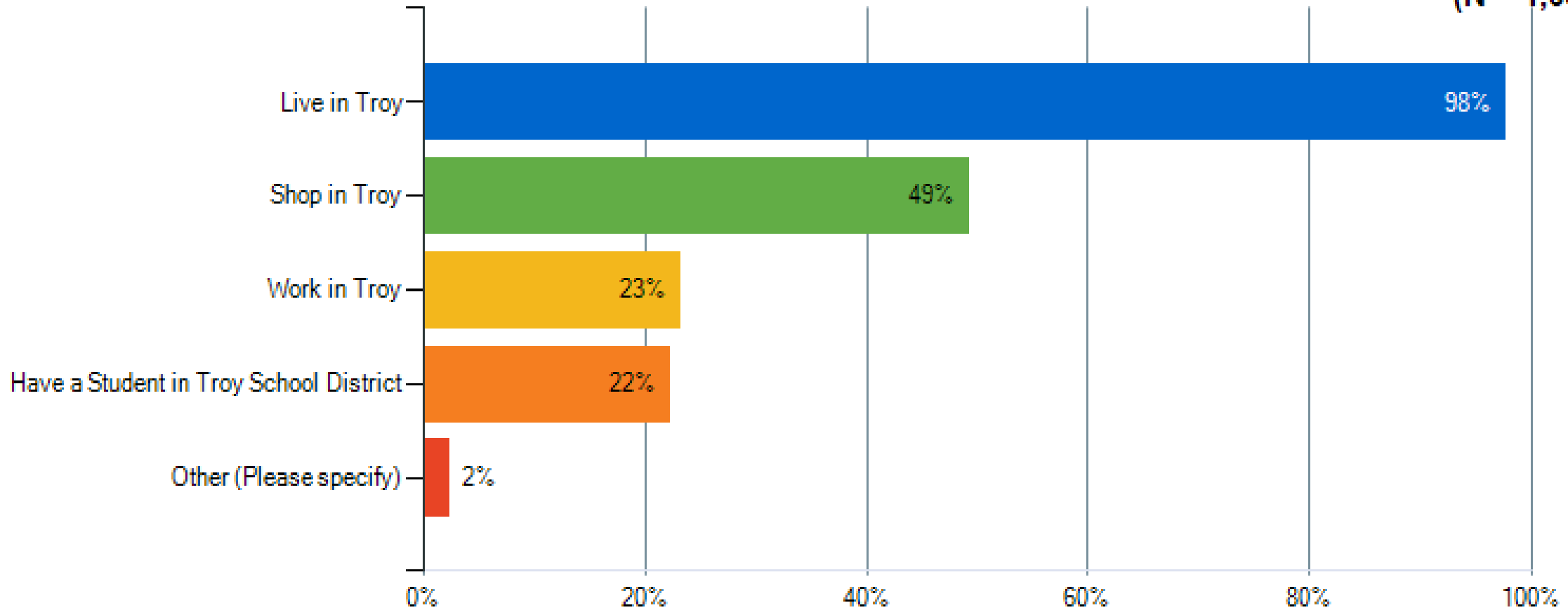
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Troy Master Plan Survey

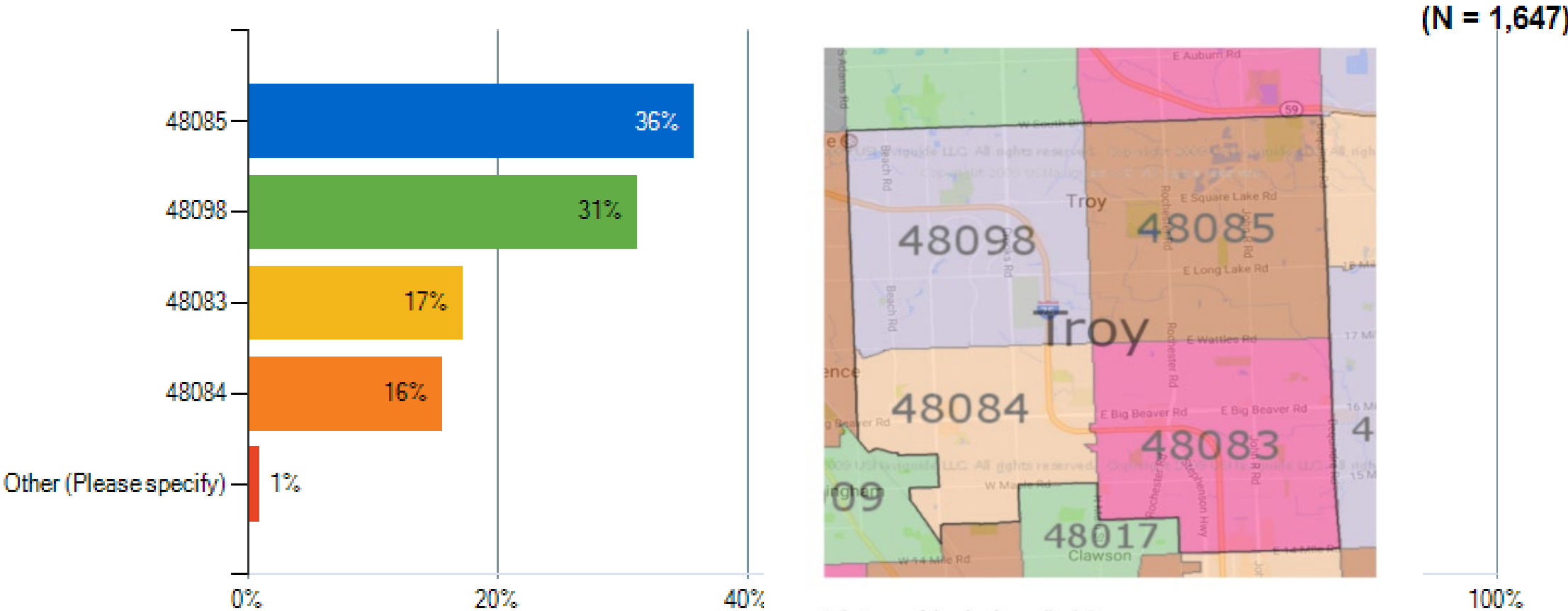
7-9-21

Q What is your relationship to the City of Troy?
Choose all that may apply:

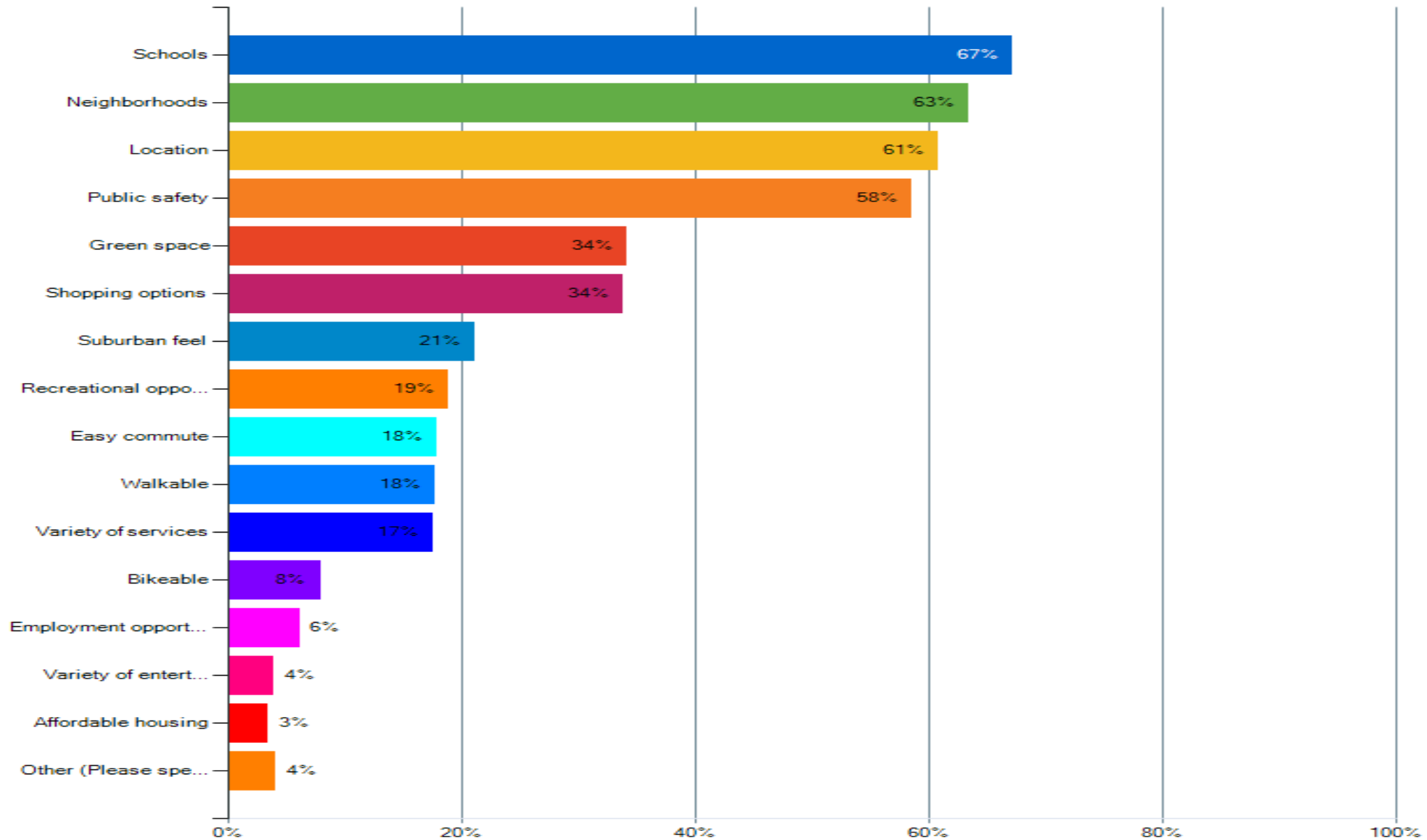
(N = 1,653)



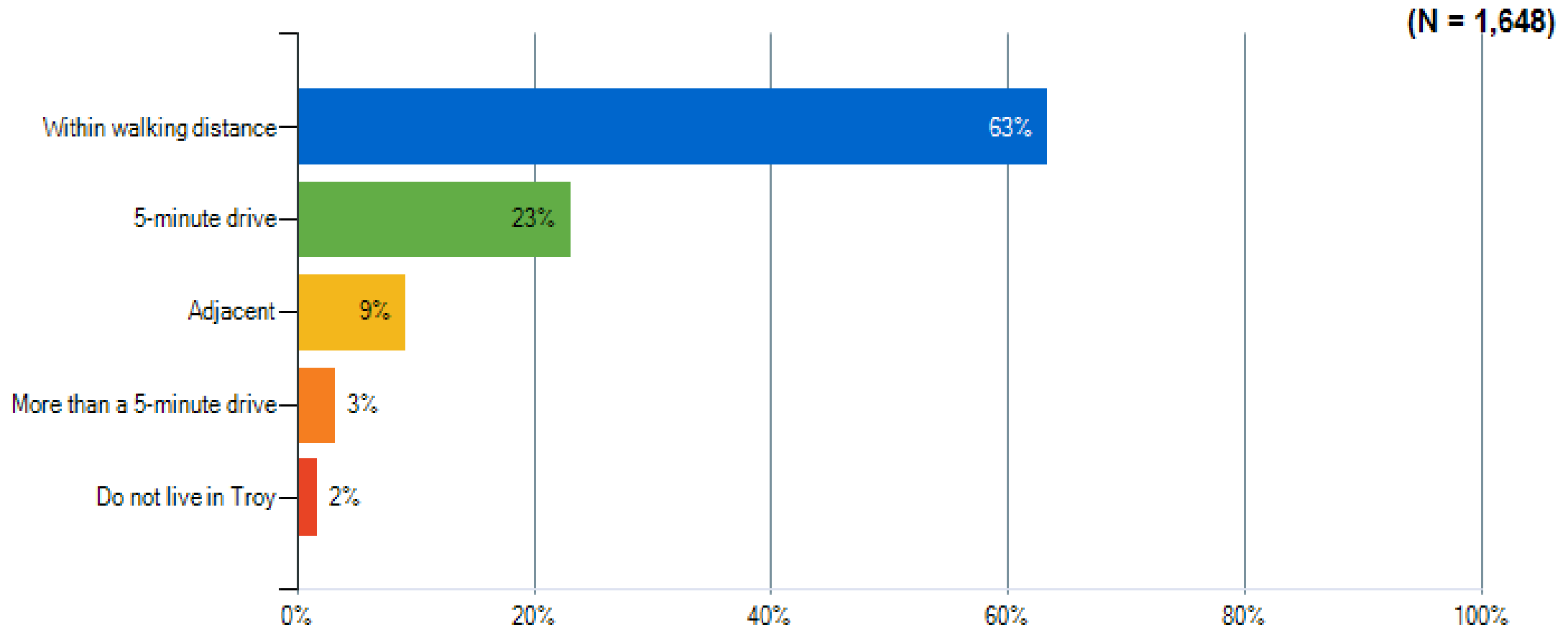
Q What area of the city do you live in?



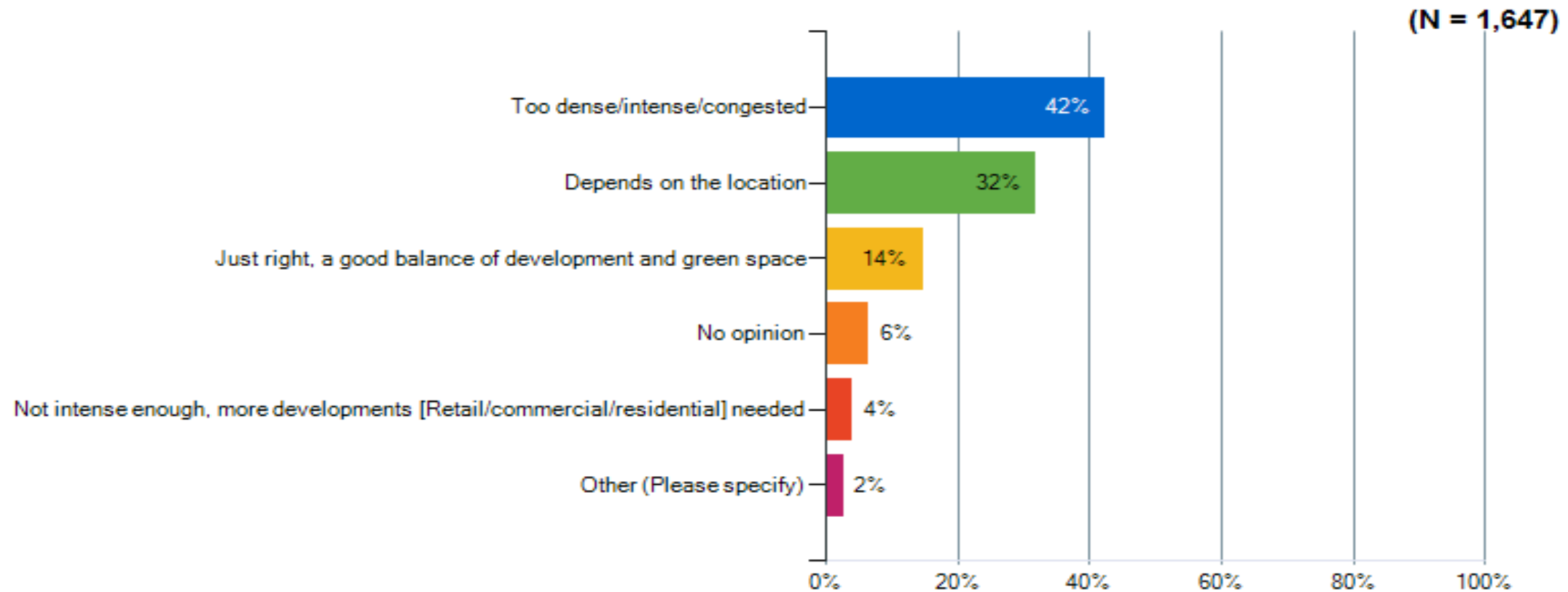
Q What do you like best about Troy? (check at most 5 responses)



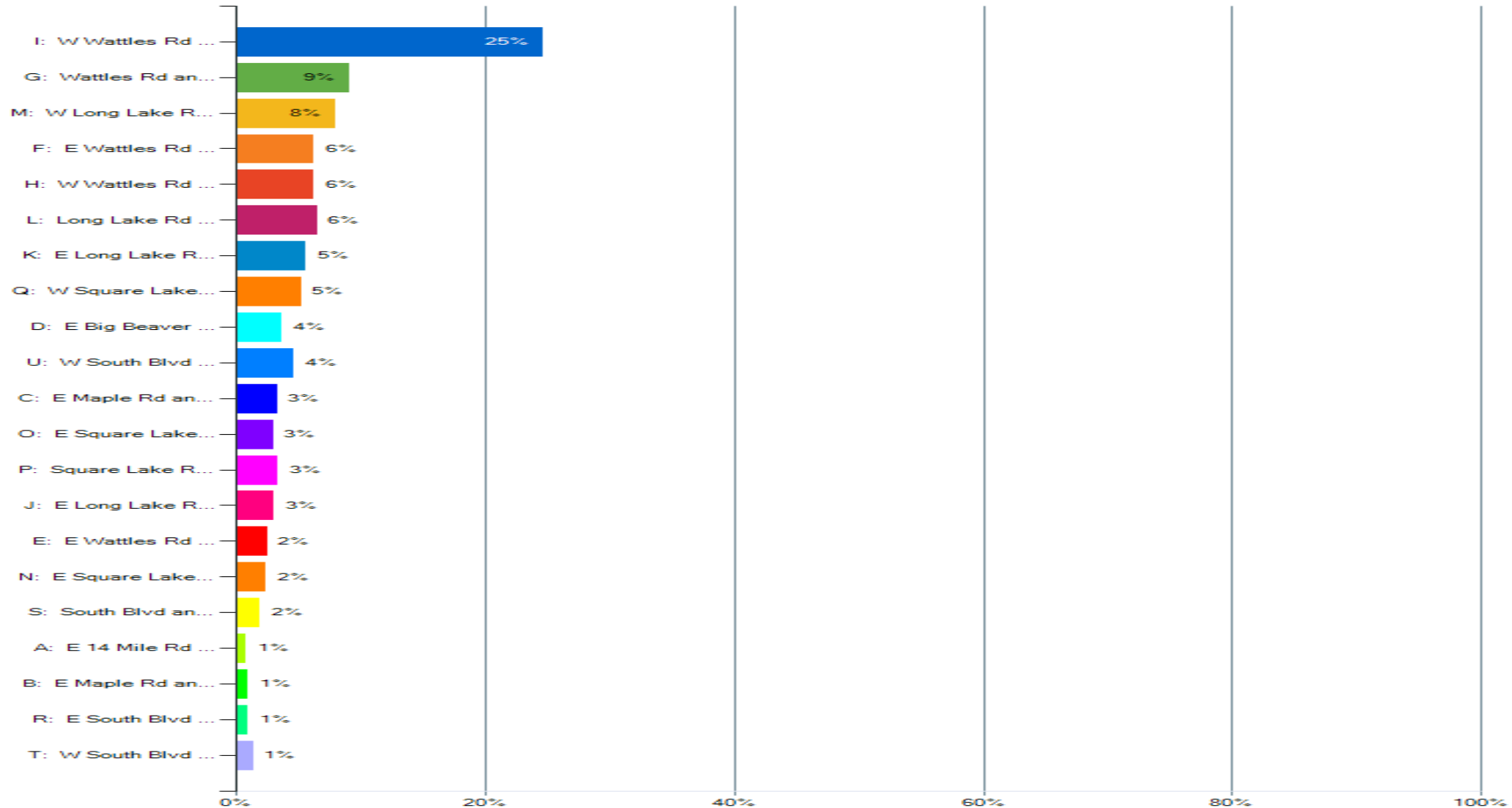
Q How close do you live to a Neighborhood Node (intersection of major mile road)?



Q Over the last 10 years, how do you think Neighborhood Nodes overall have been developed?



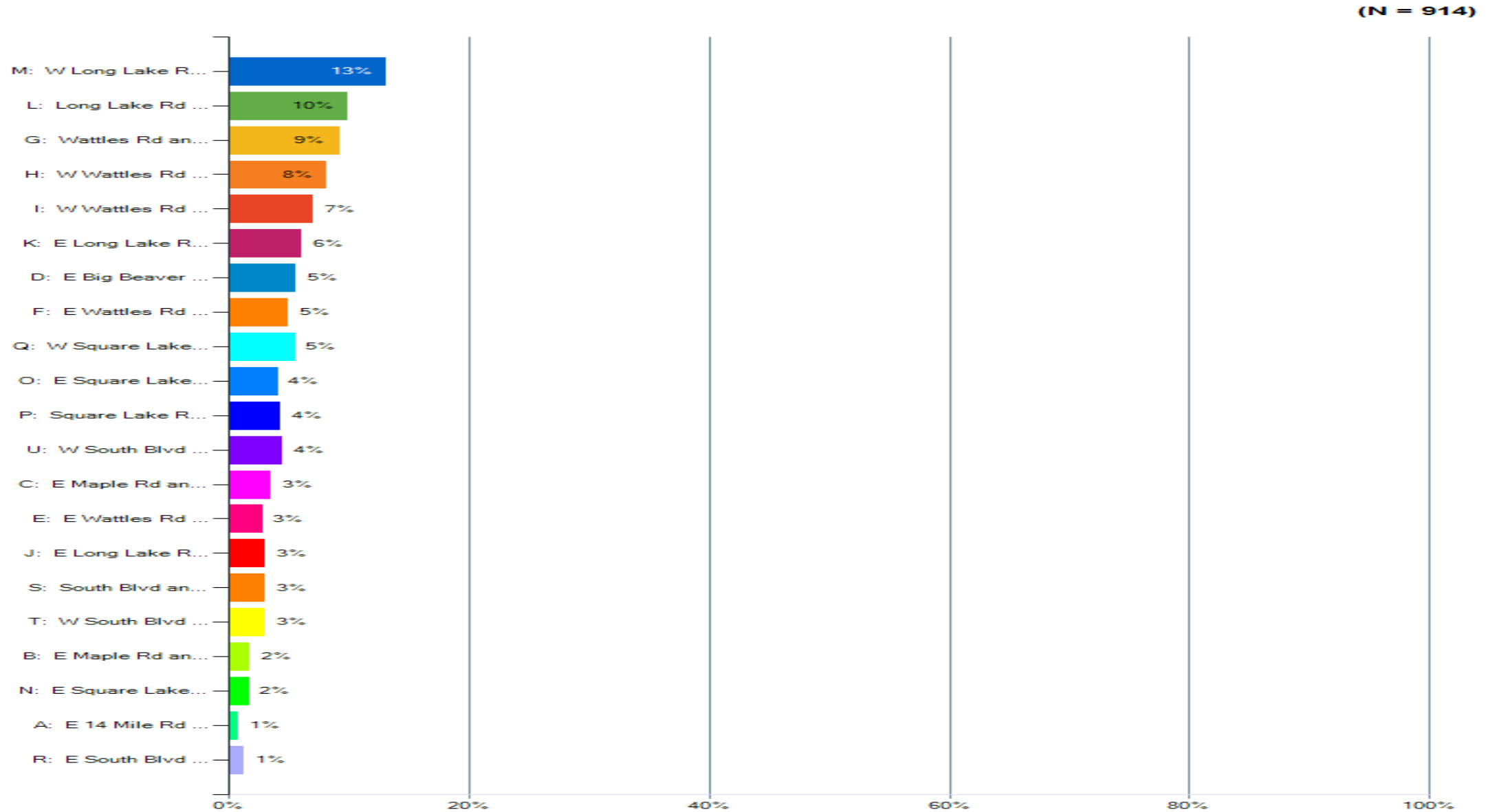
Q With regards to specific Neighborhood Nodes (intersections of major mile roads), how should these areas be planned? (you will be able to rate up to three nodes).



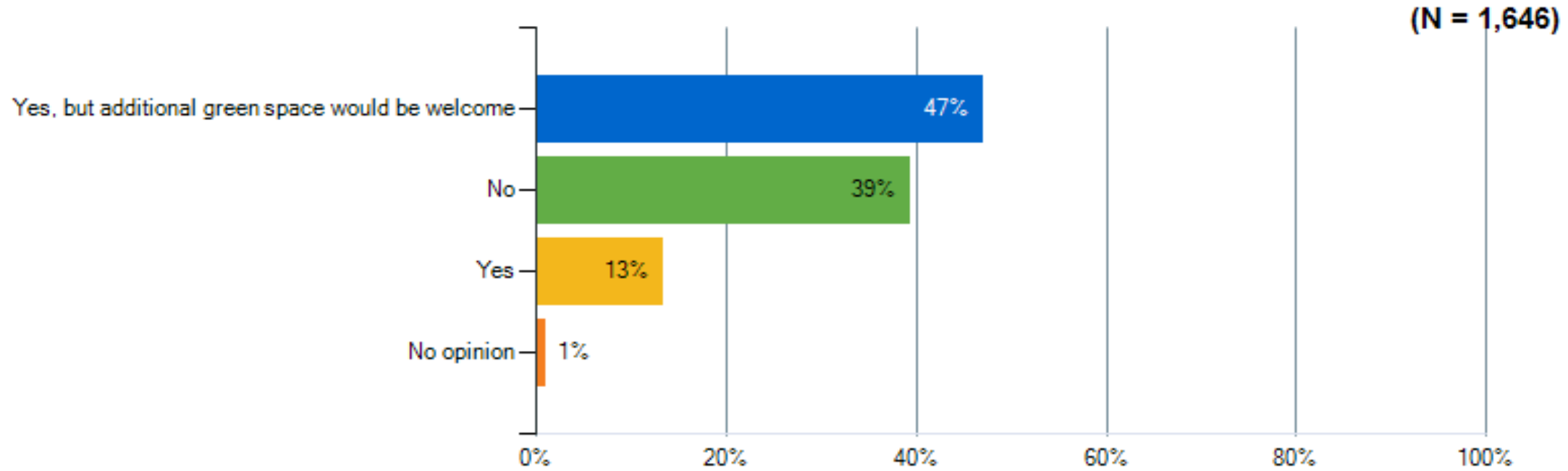
Q Please select a second Neighborhood Node for consideration.



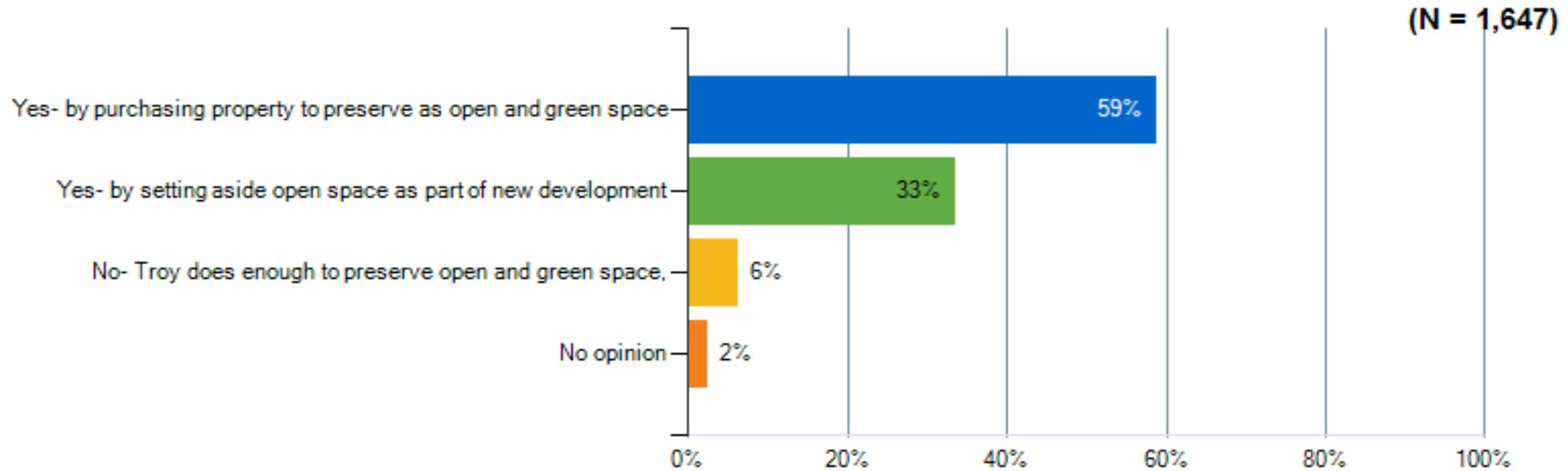
Q Please select a third (final) Neighborhood Node for consideration.



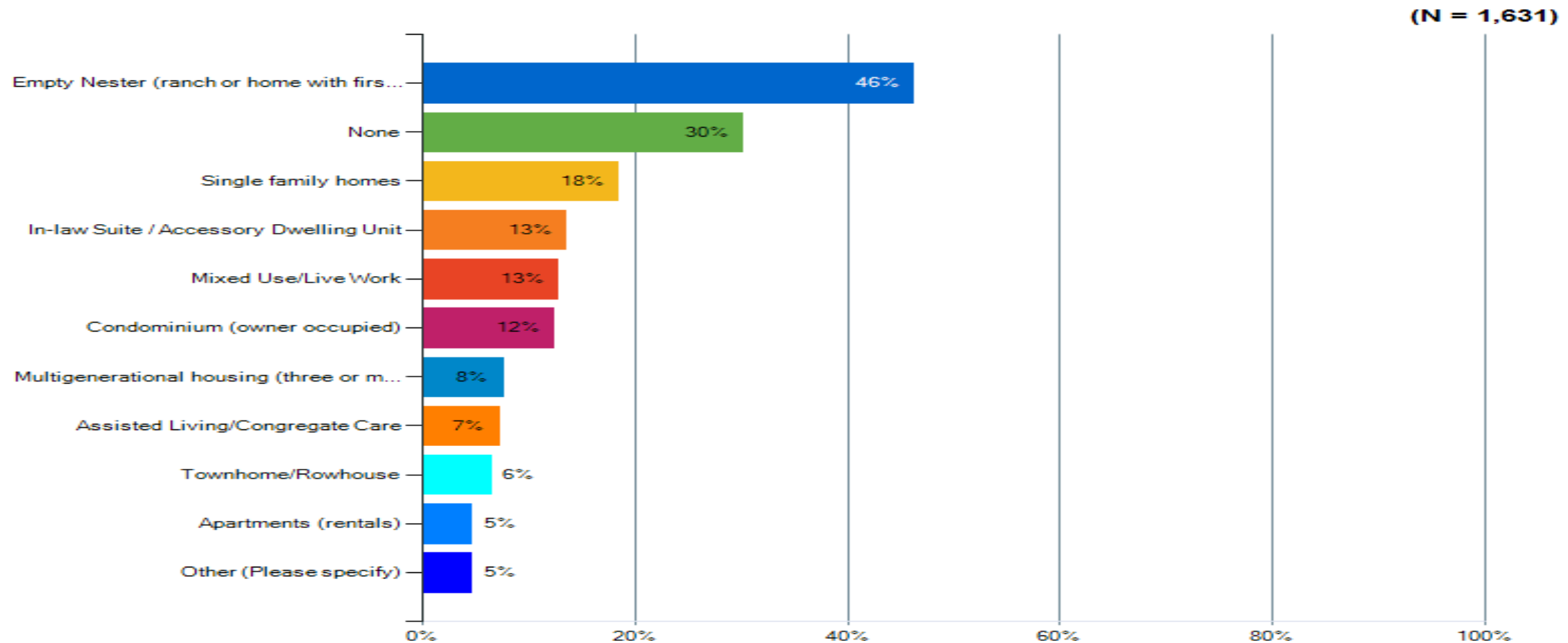
Q Does Troy have enough open or green space?



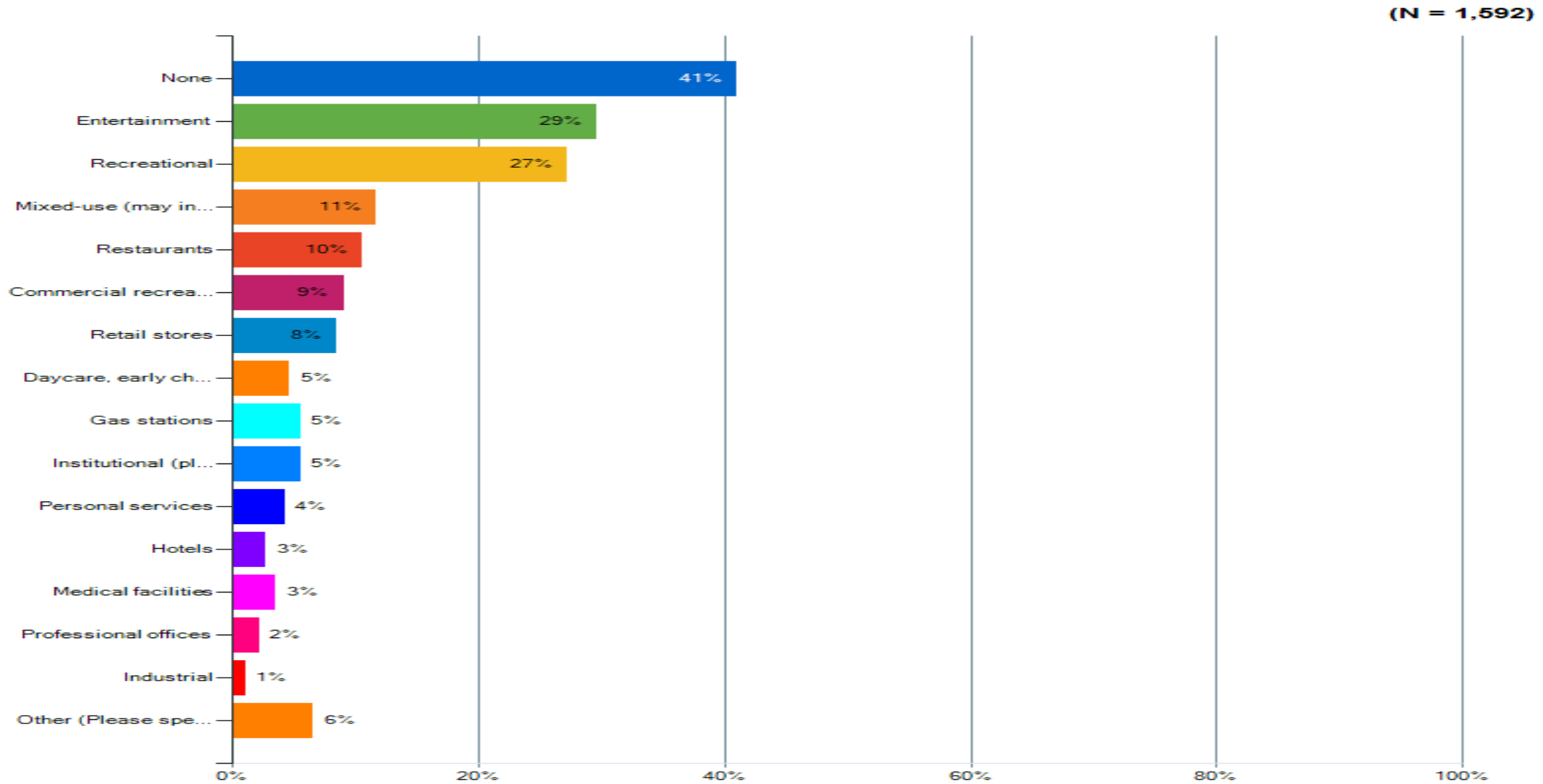
Q Should Troy do more to proactively preserve open and green space?



Q What kind of new residential development is missing in Troy? (check all that apply)

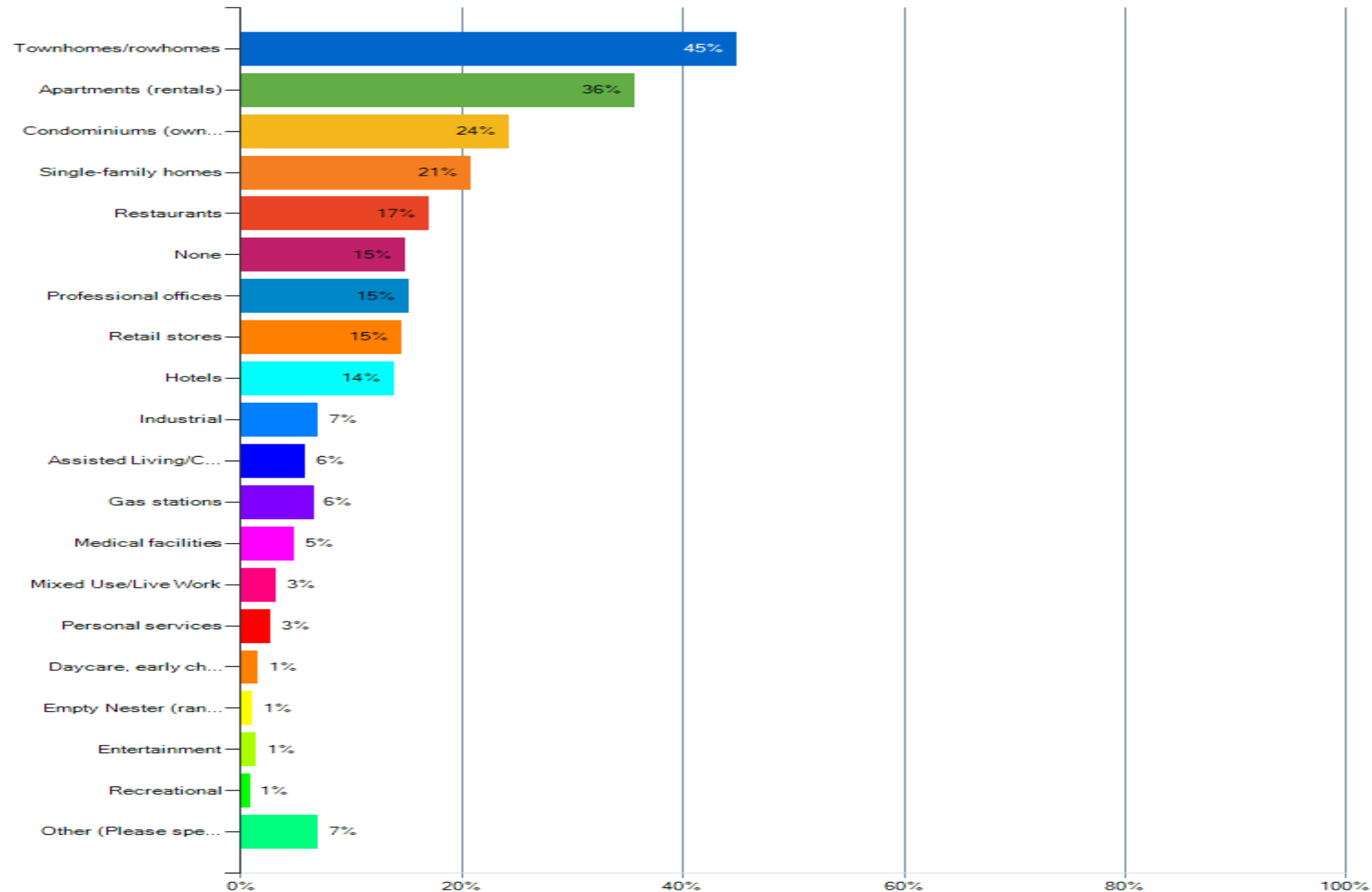


Q What kind of non-residential development is missing in Troy? (check all that apply)

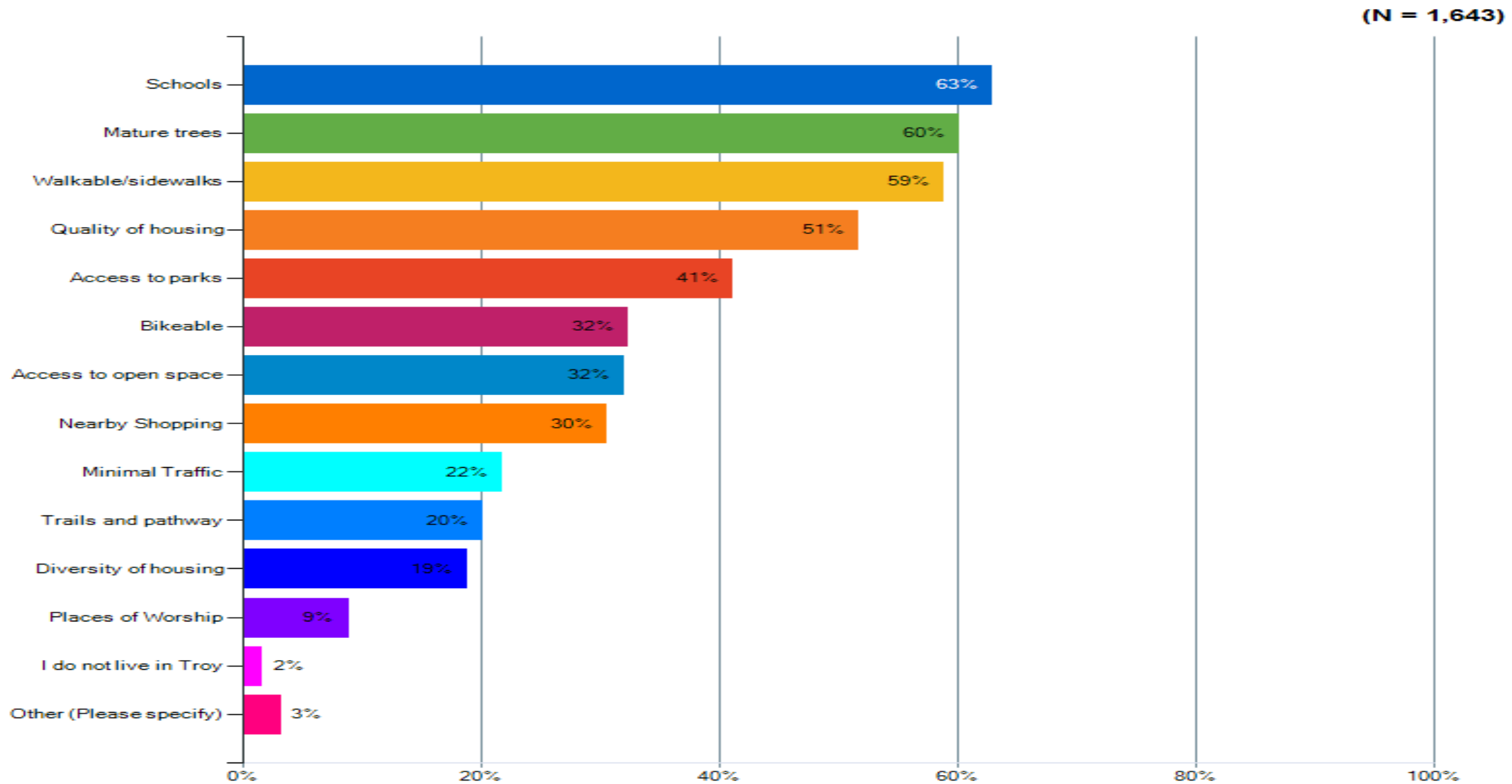


Q Are there any kinds of development that occur too frequently in Troy? (check all that apply)

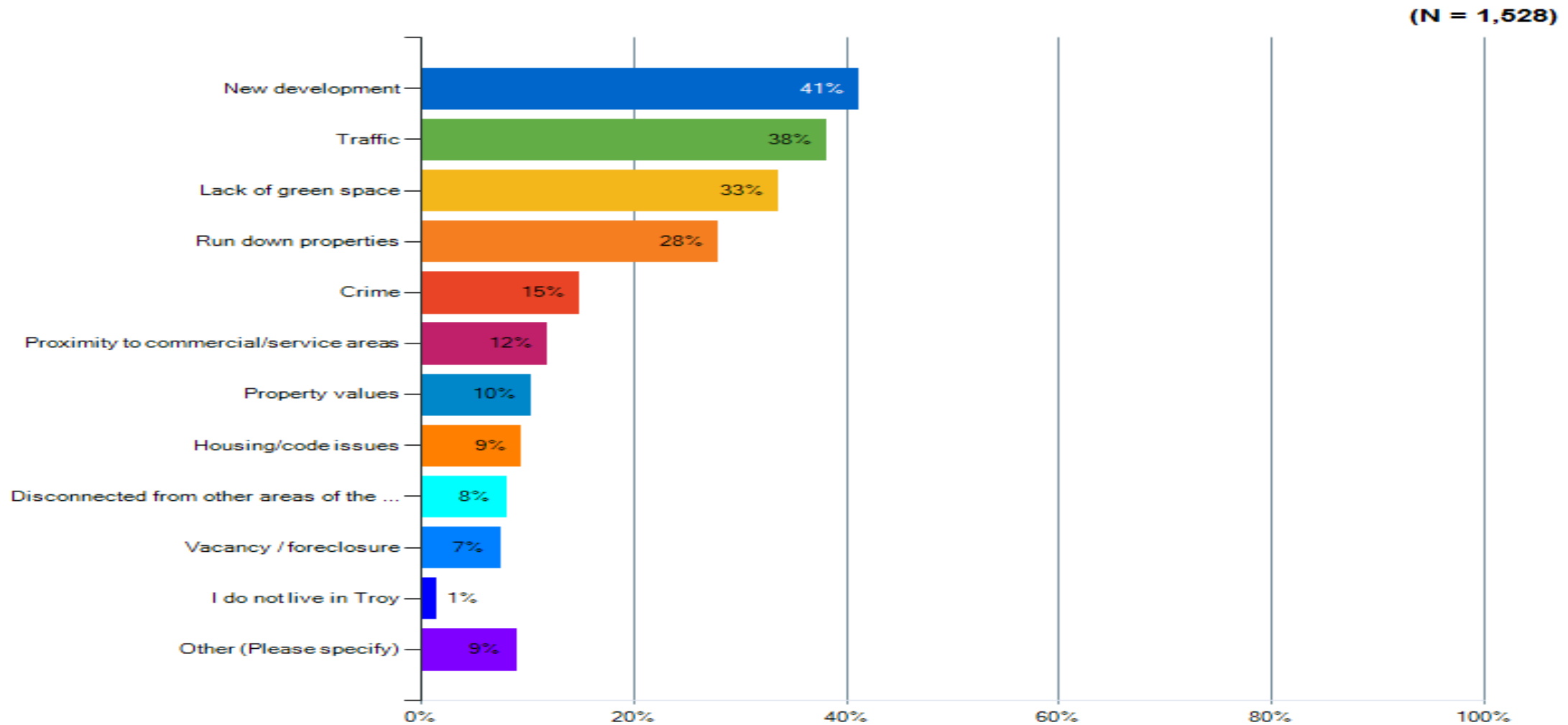
(N = 1,565)



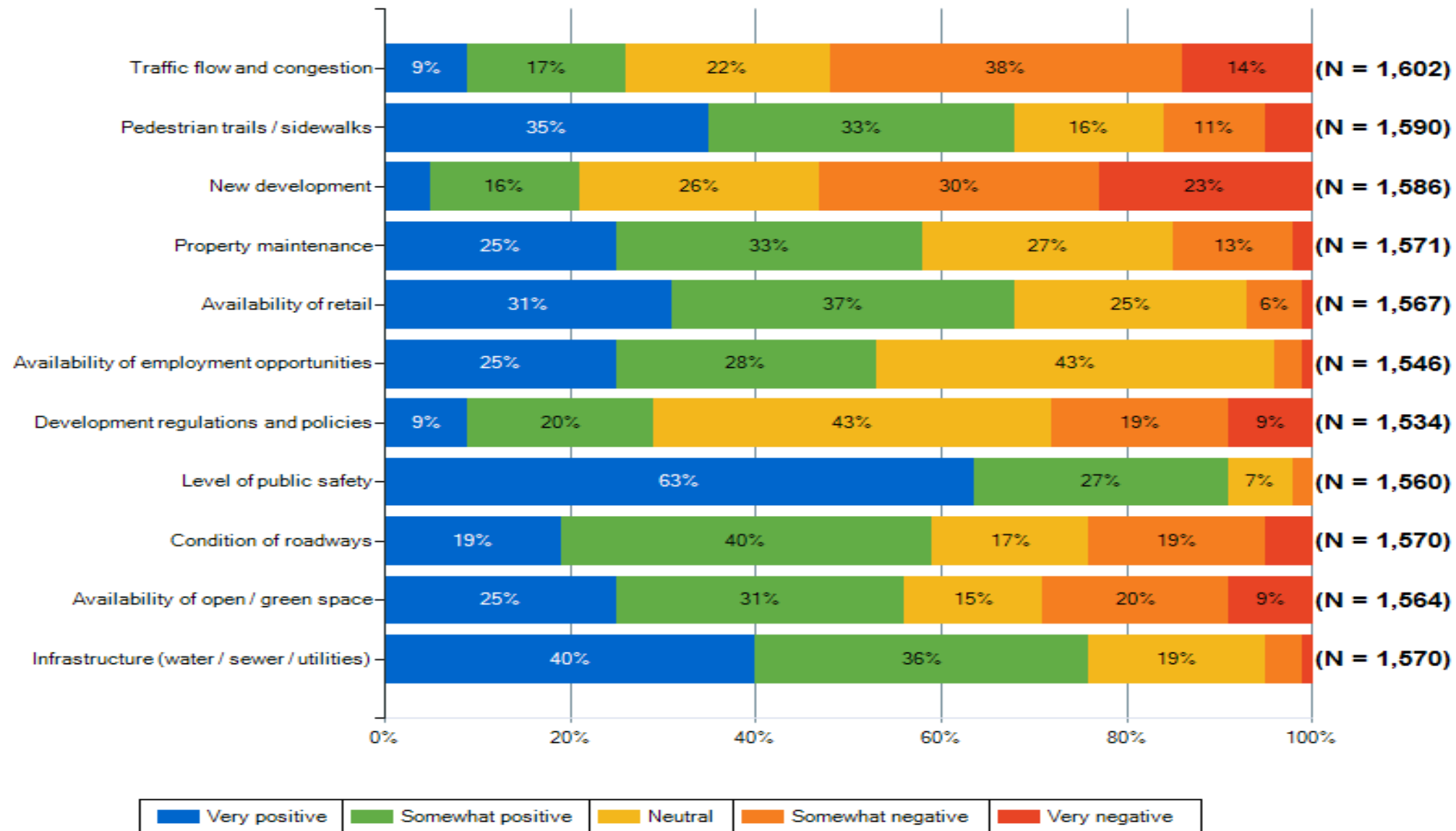
Q What is the biggest asset of your neighborhood? (check all that apply)



Q What is the biggest threat to the viability of your neighborhood? (check all that apply)

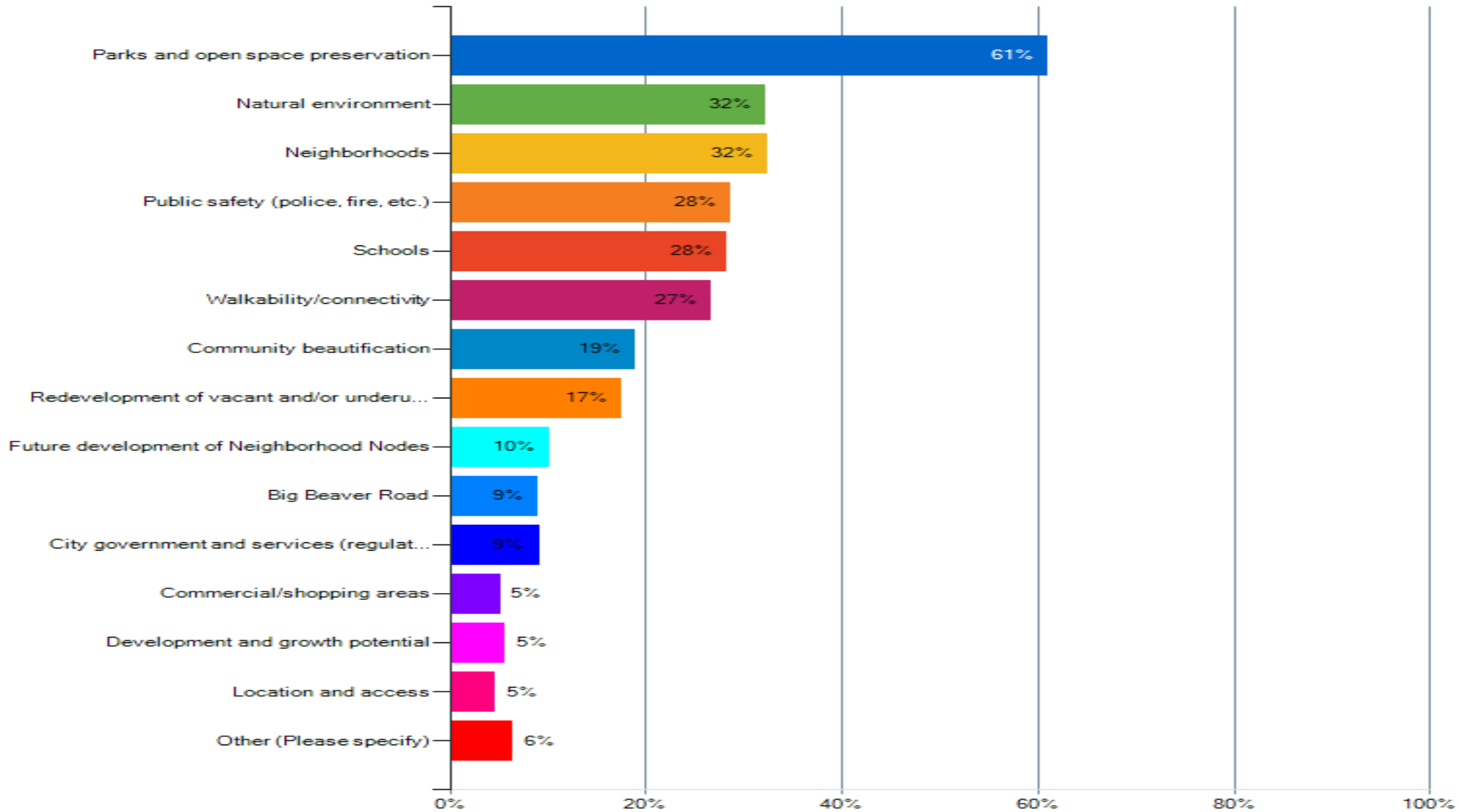


Q: Please rate how each of the following currently contributes to the quality of life in the community.

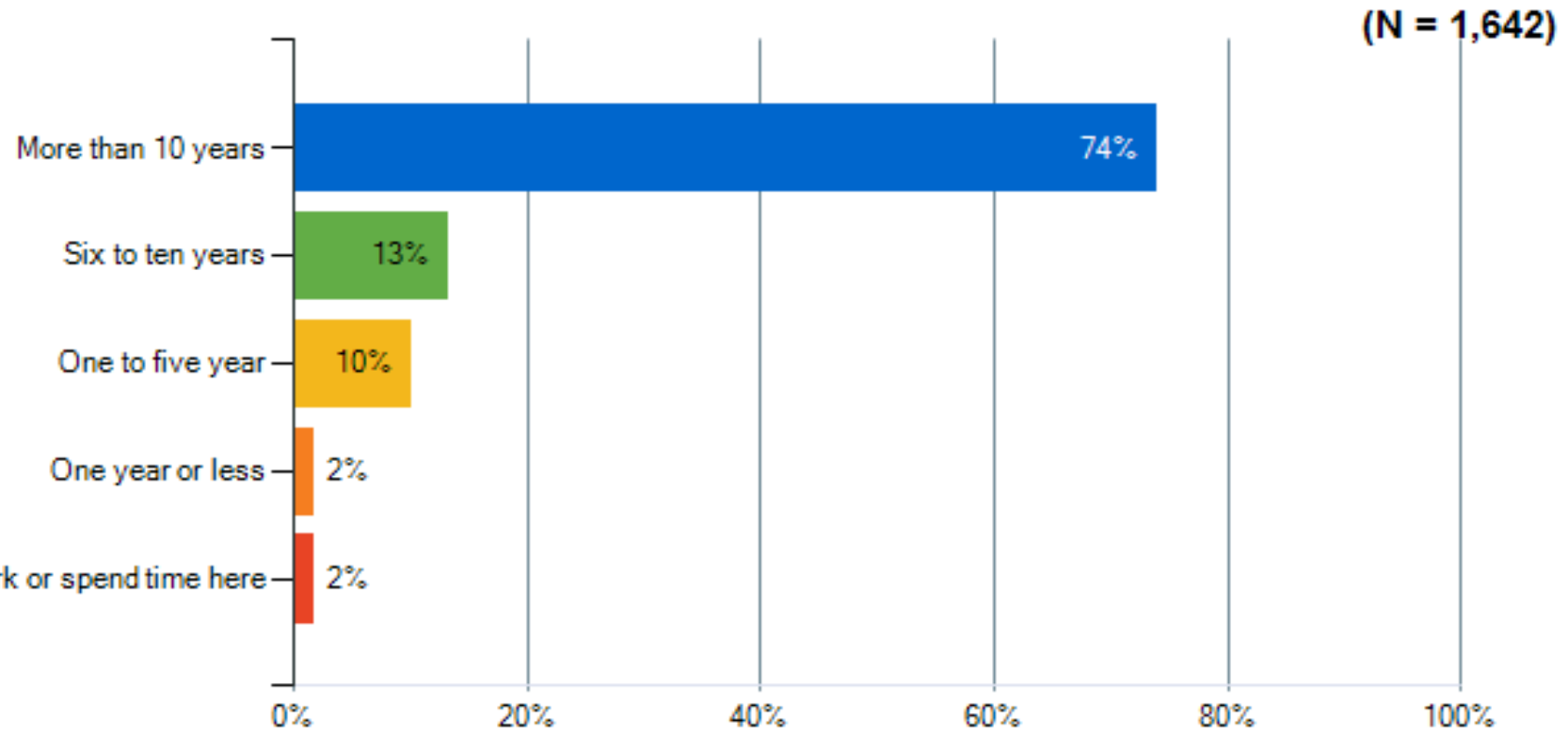


Q What are the top three priorities the Master Plan should focus on? (choose three)

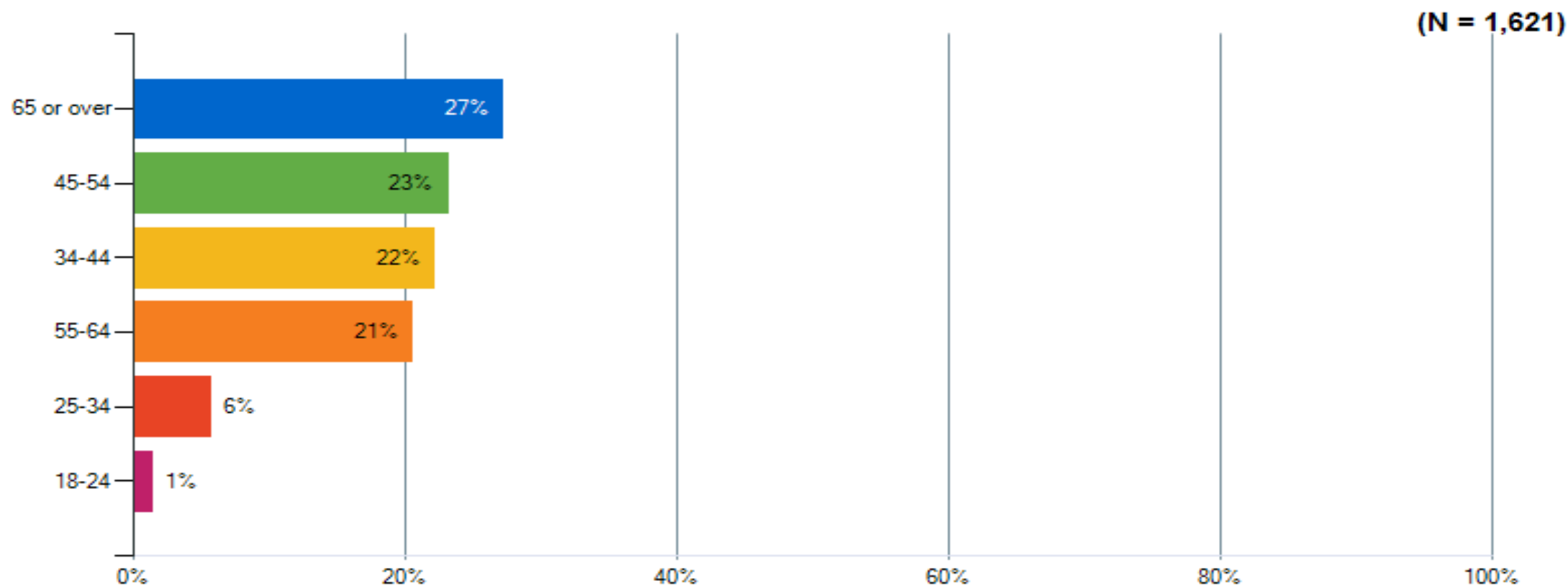
(N = 1,638)



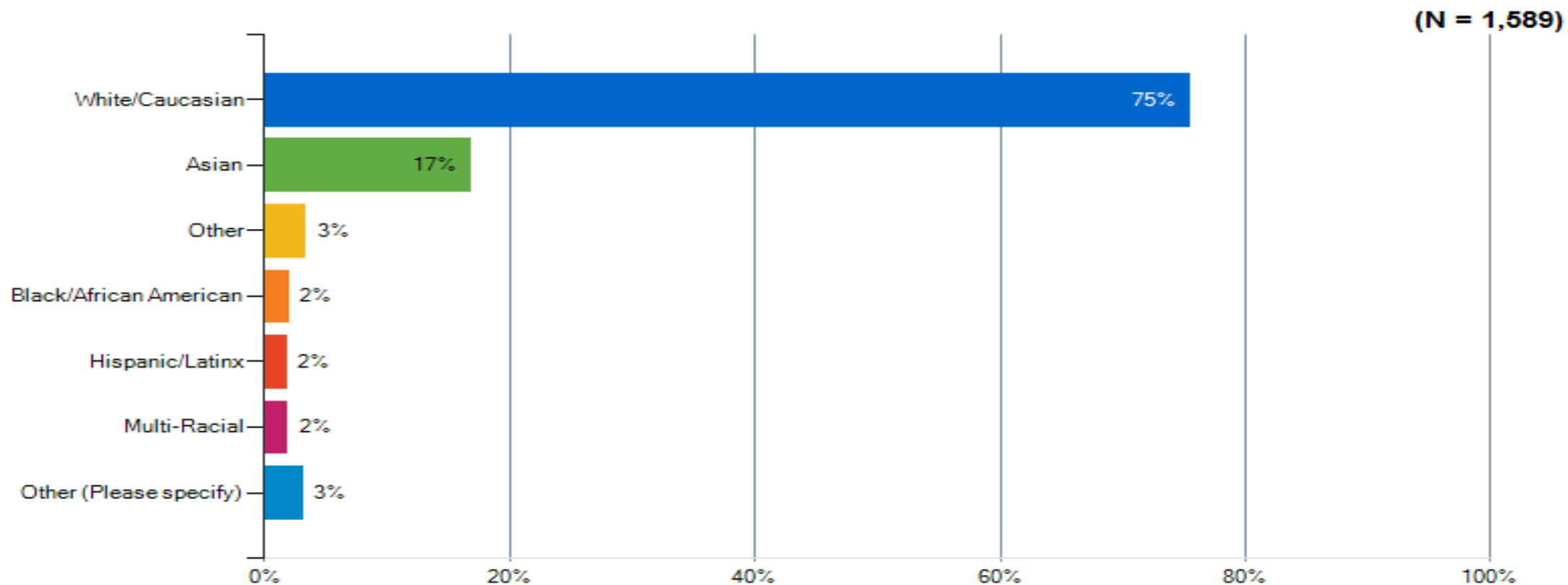
Q If you are a city resident, how long have you lived in Troy?



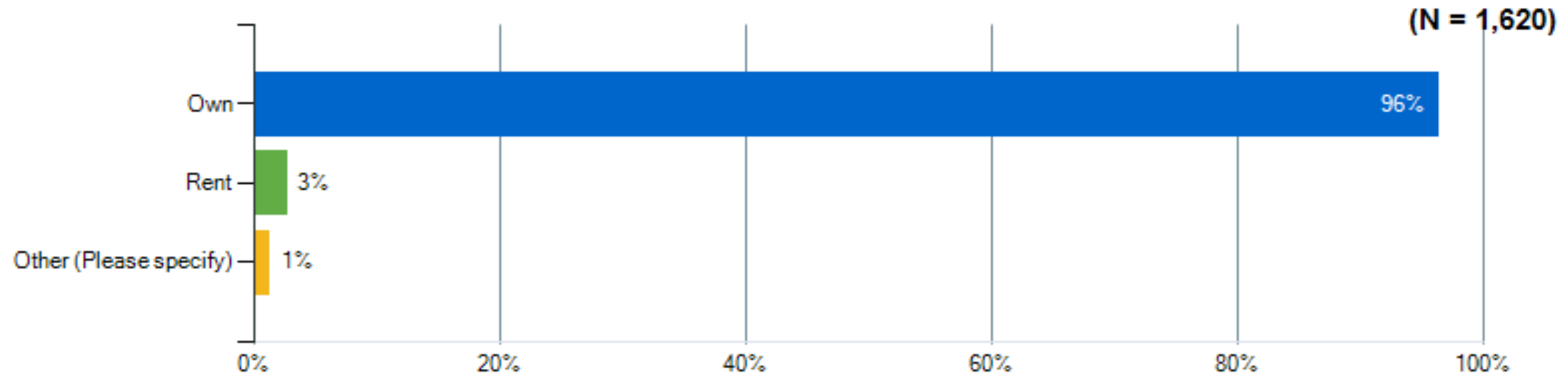
Q If you are a city resident, what is your age group?



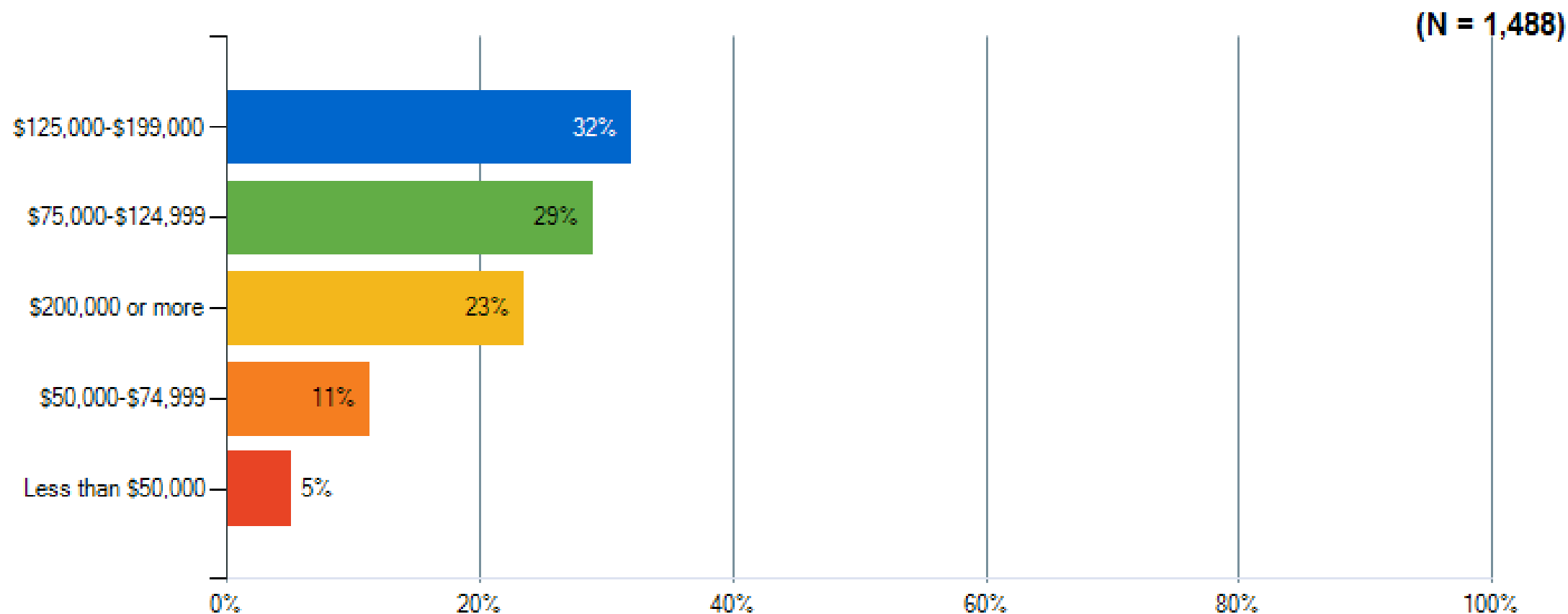
Q If you are a city resident, to which group(s) do you consider yourself to belong (check all that apply)?



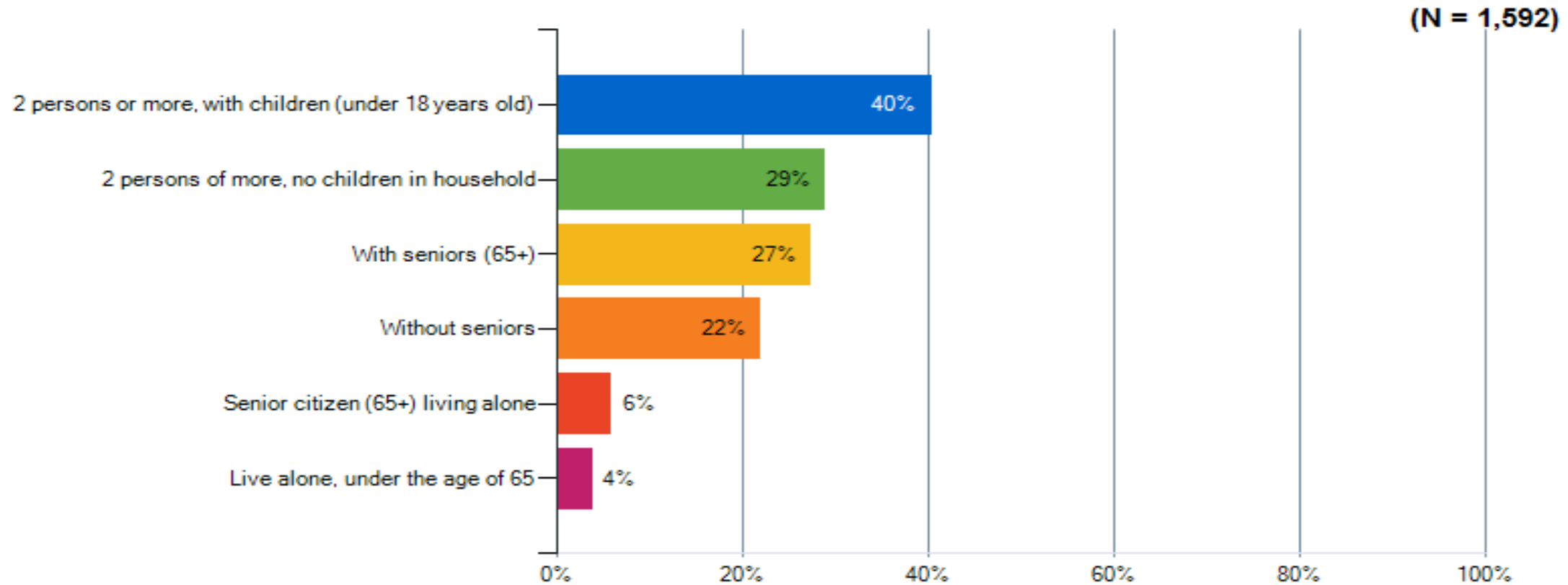
Q If you are a city resident, do you own or rent / lease your residence?



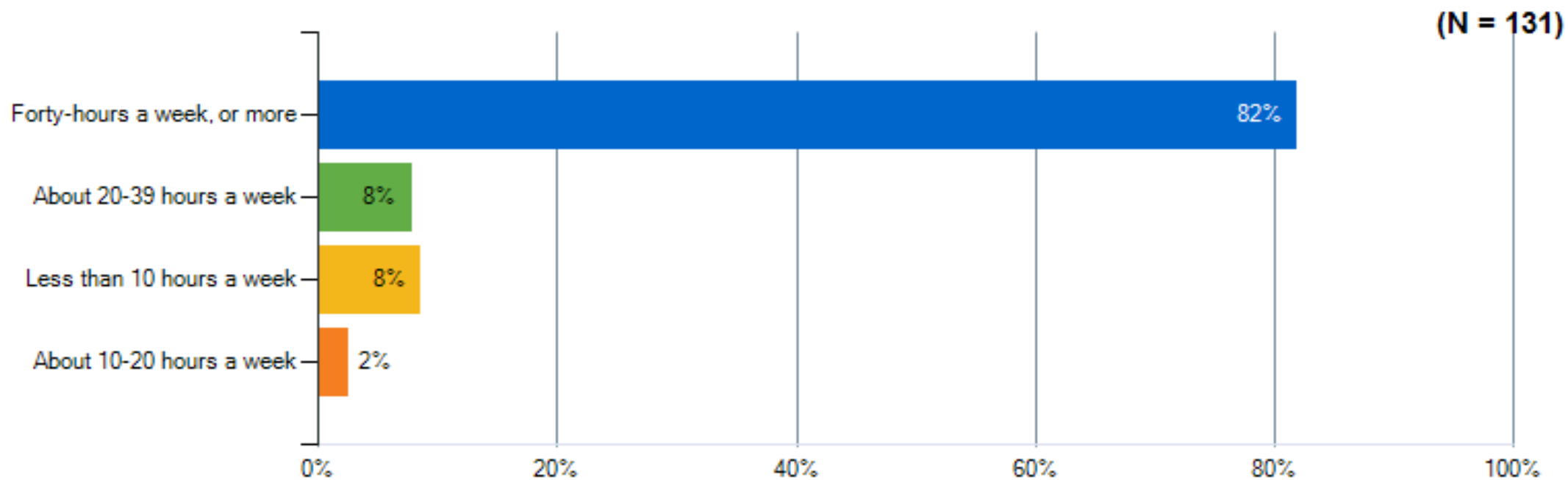
Q If you are a city resident, which of the following categories include your total household income last year?



Q If you are a City resident, which of the following categories describes your household (check all that apply)?



Q For those who do NOT live in Troy but who work or otherwise spend-time in Troy,
about how much time do you spend here?



Date: July 9, 2021

To: Planning Commission

From: R. Brent Savidant, Community Development Director

Subject: APPLICATION TO DE-LIST 6071 LIVERNOIS

The Jezierski family, owners of Ye Olde Flower Barn, submitted an application to de-list 6071 Livernois. The property is listed as a historic property in the City's Historic Preservation Ordinance (Chapter 13). De-listing the property would remove the property's historic designation.

The owner seeks to de-list the property to provide flexibility when developing the property.

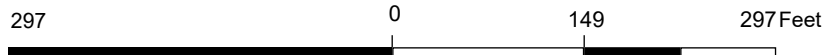
Chapter 13 specifies the process for de-listing (see attached Chapter 13). The HDSC reviewed the Preliminary Report at a meeting on February 25, 2021. Following that meeting the report was provided to City Council, after which followed a mandatory 60-day waiting period. The Preliminary Report was submitted to the Michigan Historical Commission and the State Historic Preservation Review Board for review and comment. Their feedback is attached.

The Planning Commission may make a recommendation on the de-listing as described in the Preliminary Report, however Planning Commission action is not required.

Attachments:

1. Map
2. Minutes from May 15, 2018 Historic District Study Committee meeting
3. Preliminary Report to De-List 6071 Livernois
4. Letter and report from MSHDA, dated June 21, 2021.

G:\Historic District Study Committee\6071 Livernois\PC Memo 07 12 2021.doc



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.

The Historic District Study Committee meeting began at 7:05 p.m. on February 25, 2021. The meeting was held remotely on the GoToMeeting remote meeting platform.

1. ROLL CALL

Present:

Barb Chambers
Timothy McGee
Kent Voigt

Also Present:

R. Brent Savidant, Community Development Director
Jeff Jezierski, owner of 6071 Livernois

2. APPROVAL OF AGENDA

Moved by: McGee
Seconded by: Chambers

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. ELECTION OF OFFICERS

Moved by: McGee
Seconded by: Chambers

RESOLVED, To elect Kent Voigt as Chairperson.

Yes: All present (3)

MOTION CARRIED

4. PRELIMINARY REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 6071 LIVERNOIS (YE OLDE FLOWER BARN)

Mr. Savidant presented the Preliminary Report. General discussion followed.

Timothy McGee stated he toured the barn in the early 2000's with the Director of the Troy Museum, as the Troy Museum was interested in acquiring a historic barn. Her opinion at the time was that the barn was not historically significant.

The Committee agreed the farmhouse was typical of farmhouses constructed at the turn of the 20th century and was not historically significant. Further, there was no record indicating the reasons for listing 6071 Livernois as a historic property in Chapter 13.

Moved by: McGee
Seconded by: Chambers

RESOLVED, The Historic District Study Committee hereby approves the Preliminary Report to De-List 6071 Livernois.

BE IT FURTHER RESOLVED, The Historic District Study Committee hereby requests that the Planning Department transmit copies of the Preliminary Report to City Council, the Planning Commission, the Historic District Commission, the Michigan Historical Commission and the State Historic Preservation Review Board, and any additional review body required by the State Historic Preservation Officer.

BE IT FINALLY RESOLVED, The Historic District Study Committee hereby requests the Planning Department to schedule a public hearing not less than sixty (60) days after the transmittal of the report to the above listed organizations.

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

There was no one present who wished to speak.

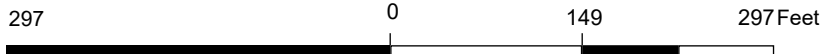
Chairperson Voigt adjourned the meeting at 7:25 pm.

PRELIMINARY REPORT

HISTORIC DISTRICT STUDY COMMITTEE

APPLICATION TO DE-LIST 6071 LIVERNOIS, TROY MI

YE OLDE FLOWER BARN



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.

INTRODUCTION

The owner of 6071 Livernois (Ye Olde Flower Shop) submitted an application to remove (de-list) the property from Chapter 13 Historic Preservation. The City of Troy Planning Department maintains files for properties listed as historic in Chapter 13. It appears that a file report documenting the justification

TROY HISTORIC VILLAGE RESEARCH

6071 Livernois (Ye Olde Flower Shop)

History of land ownership mostly based on maps available at the Troy Historic Village. A thorough search through the county deeds would give more specific dates and additional land ownership information.

- 1822 April 15th original purchase by Guy Phelps, 160 acres.
Guy Phelps owned 160 acres SE ¼ of Section 4 and 160 acres “across the street” in SW ¼ of Section 3. See appendix for land grant for SE ¼ Section 4, filed Apr 2 1823.
- 1838 Included in the plat for the Village of Hastings. This suggests it was purchased by Johnson Niles sometime between 1823 and 1838.
- 1857 Part of Niles Corners (ownership noted on the 1857 map). This suggests it was still owned by Johnson Niles.
- 1872 Owned by George H Niles (ownership noted on the 1872 map). George inherited much of the Johnson Niles property including the Niles House on Livernois south of Square Lake Road and the land where 6071 Livernois would be built.
- 1896 Owned by Thomas Smith (1896 Map).
- 1908 Hard to read parcel owner on the 1908 map – Phillips?
- 1916 Name absent from 1916 map.
- 1917? House and land were purchased by Fred and Rosetta (Kyser) Schoch after the death of their son in 1917. Unsure who they purchased the house from, though a search of the county deeds would give more information.
- 1921 The property became part of Troy Acres Subdivision.
- 1930 House still owned by the Schoch's, though they also spent time in Florida (US Census).

1940 Fred and Rosetta Schoch (US Census).

1953 Fred Schoch dies, Rosetta continues to live in the home at 6071 Livernois.

1966 Rosetta Schoch dies, with no surviving children the house is sold.

1967? Purchased by Fred and Jeannine Jezierski.

Records relating to 6071 Livernois and the Historic District Commission (HDC)

1971 6071 Livernois (88-20-04-478-017) was first nominated for historic designation by Dorothy Scott in March of 1971. The property was one of 120 suggested listings submitted by Mrs. Scott that year, it was NOT approved.

197? Lois Lance's notes (HDC) suggest the house was built c. 1905.

1986 The property first appears on Chapter 13 historic designation list in November 1986 HDC meeting minutes.

199? The property appears in the HDC "Troy...Next Five Exits" pamphlet with the notation c.1915.

The property was designated as part of the larger Troy Corners Historic District area (year unknown).

There is no historic survey on file for this building in the City's Historic District Commission records. As the various pamphlets and notes indicate, there was never any in-depth research conducted to give the house and barn an appropriate historic designation. Dorothy Scott and Lois Lance were passionate about saving pieces of Troy history as the city was rapidly changing in the 1960s. This effort was well intended and important. However, it appears that 6071 Livernois was considered because it was more than 50 years old and there were very few buildings left in the area that were over 50 years old.

No other paperwork in our holdings suggests why this building is historically significant. The house appears to be a vernacular farmhouse built around 1900. It was renovated in the late 1960s shortly after Fred and Jeannine Jezierski purchased it. Their children said a majority of the work was completed by their father to bring the house "up to date". While there are very few surviving homes from that era in Troy, there seems to be no other reason for historic designation.

Loraine Campbell and Jen Peters did a visual inspection of the barn on August 17th, 2020. There is some age to it, with hand-hewn beams, original rafters that still have

bark, and some original floors, but it has been heavily modified. It would need further review by a barn specialist to determine what kind of historical value it may still have.

BUILDING OFFICIAL INSPECTION

The City Building Official inspected the site in November, 2020. The following summarizes his findings:

There are two buildings on the property. He was not able to enter any of the buildings because the shop was closed. The flower shop is located within the building at the back (north). It has two attached structures, one on the side. It is an apparent sun room of low quality that is deteriorated. On the back side there is an attachment, it has a flat low roof, it was possibly added for storage. It is in bad shape and it looks deteriorated. The shop itself has a roof with shingles that do not represent the era of the building. In addition, it has two skylights that are more of a 1960's fashion. The furnace stack is tilted. On the interior of that same building, the structure is composed of timber elements. It could not be determined if they are from the original structure. The ceiling was probably restored, at a later date following construction.

The building at the front (south), appears to be a single house. It has the same characteristic on the roof as the back building. The shingles do not represent its historic value. The porch of the front building has a ceiling that was repaired with contemporary 4' x 8' wood paneling. It does not represent its historic value.

BARN PRESERVATION NETWORK INPUT

Jen Peters from the Troy Historic Village reached out to Steve Stier with the Barn Preservation Network. He passed on photos to an architect who also works with barns and they both felt like it might be a stick-built building with the beams added to make it look older. A photograph in Appendix C shows an unused corner notch which indicates the beam is used for aesthetic purposes only.

They also both agreed that if there is no definitive evidence to link it back to the original Troy Corners settlement then there is probably little historic value.

SUMMARY

It is unclear why the property was designated as "historic" under the provisions of Chapter 13 Historic Preservation.

APPENDIX A

Land grant for Guy Phelps, SE $\frac{1}{4}$ of Section 4, Township 2N Range 11E (Troy), Bureau of Land Management, General Land Office (BLM-GLO Records).

109

{ Certificate.
No. 129.

The United States of America.

Sent 12. May 1822

To all to whom these presents shall come, Greeting:

Whereas *Guy Phelps* of *Onida County State of New York*
has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at *Detroit Michigan Territory* whereby it appears that full payment has been made by the said *Guy Phelps*
according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for
The South East quarter of Section four in Township Two North in Range Eleven East in the district
of *Detroit and Territory of Michigan* containing *One Hundred and sixty acres*

according to the official plat of the survey of the said Lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said *Guy Phelps*

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several acts of Congress, in such case made and provided, have Given and Granted, and, by these presents do give and grant, unto the said *Guy Phelps*
the said tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said *Guy Phelps*
and his heirs and assigns, forever.

In testimony whereof, *J. James Monroe*

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *Second* day of *April* in the year of our
Lord, one thousand eight hundred and twenty *three*, and of the Independence of the United States the
forty seventh.

By the President,

J. M.
J. Nelson Commissioner of the General Land Office.

548482
LS.

APPENDIX B

Photographs taken by Building Official in November, 2020.



6071 Livernois, looking west from Livernois. The home is in the foreground.



Porch on front of residence.



Barn building, south elevation.



Barn building, north elevation.



Barn interior.



Barn interior.



Barn addition.



Barn addition.

APPENDIX C

Photograph of beam inside barn.



Notch in beam indicates beam was originally used in a different building and used in this building for aesthetic purposes.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

D. JEFFREY NOEL
PRESIDENT

June 21, 2021

Mr. R. Brent Savidant, AICP
Community Development Director
City of Troy

Dear Mr. Savidant:

Staff members of the State Historic Preservation Office (SHPO) have reviewed the preliminary historic district study committee report to de-list the local historic district located at 6071 Livernois in Troy. Our comments are enclosed. We offer these comments in order to assist communities to prepare final study committee reports that meet the requirements of Michigan's Local Historic Districts Act and to provide a strong legal basis for protecting historically significant resources. These comments and recommendations are based on our experiences working with local historic districts. The SHPO lacks authority to give legal advice to any person or agency, public or private.

The report was presented to the State Historic Preservation Review Board and the Michigan Historical Commission at their recent meetings. We received no further comments from the Michigan Historical Commission. The State Historic Preservation Review Board concurred with the SHPO's comments, stating that more research should be done.

We appreciate the City of Troy's efforts to protect historic resources. If we can assist you further, please contact me at ArnoldA@michigan.gov.

Sincerely,

Amy L. Arnold
Preservation Planner



STATE HISTORIC PRESERVATION OFFICE

Delist 6071 Livernois (Ye Old Flower Barn) Troy, MI Staff Comments, April 27, 2021

The Introduction on page 3 seems to be incomplete. It stops just where the justification is to appear.

Regarding the elimination of a local historic district, Section 399.214 of Public Act 169 of 1970 states:

(2) If considering elimination of a historic district, a committee shall follow the procedures set forth in section 3 for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing 1 or more of the following:

- (i) The historic district has lost those physical characteristics that enabled establishment of the district.*
- (ii) The historic district was not significant in the way previously defined.*
- (iii) The historic district was established pursuant to defective procedures.*

Based on the photograph, the house is a representative example of a late 19th Century cross-gabled, Victorian farm house. It has a jerkinhead or clipped roof that, though not rare, is uncommon on a vernacular house of this style in Michigan. The property still appears to retain most of the physical characteristics that originally defined it. The report does not make the case that the house no longer meets criteria 2(i) in PA 169 as noted above. The report should include a more detailed list of changes to the property, the approximate period they occurred, and an analysis of how the changes affected its historic integrity.

Staff consulted the SHPO's local historic district files. Though SHPO is not the office of record, our files do contain a letter dated July 7, 1987 to Dorothy Scott from then SHPO Preservation Coordinator Janet Kreger, stating that the SHPO has "the historic district study committee reports for the following districts" and lists "Troy Corners (14 buildings)." The historic district ordinance attached to the letter contains a list of Troy's historic districts dated July 27, 1981. The list includes 6071 Livernois. Specific addresses in the list are grouped by penciled lines with a handwritten label, "Troy Corners Hist. Dist." Any claim that the district was established by defective procedure (2(iii) above) would need to be documented since it appears that a study committee report was submitted and received by the SHPO and the historic district ordinance was approved by city council.

The report does not put forth a case that the district is not significant in the way previously defined, requirement 2 (ii) above. The house looks like it was probably built between 1872 and 1896 when it was owned by George H. Niles, the son of Troy's founder Johnson Niles. According to the study committee report there are, "very few surviving homes from that era in Troy." Because the city's records regarding the history and establishment of this district cannot be found, our recommendation would be to have the study committee research the history of Troy Corners to determine the significance property. County deed research may turn up more information that would "provide specific dates and additional land owner information," as noted in the report. The relationship of this property to Troy's founder Johnson Niles, a former Michigan State Senator who died in 1872, and/or his son George, should be clarified so that the significance of the resource can be properly evaluated. SHPO staff found the following information on-line in *The Account of the 11th Gathering of the Bailey-Bayley Family Association* held in Boston on June 2, 1906, p. 40. Other pioneer accounts are probably available. It sounds as if this house and property could be significant in the pioneer history of the founding of Troy.

and others, John T. Henson, Andrew Green, and James Sams-
more. At what is now Troy Corners lived Johnson Niles, a
very peculiar, eccentric, and go-ahead pioneer, whose name is
familiar to the early settlers of Oakland County. Mr. Niles set-
tled in Troy at an early day, and was an influential man, and
gave a willing, helping hand to the settlers when beginning in
the wilderness. He was a zealous politician, and a Democrat of
the Old Hickory school, and usually was a delegate to the Dem-
ocratic county conventions held at Pontiac, where were also
such men as William Popleton, Oren Popleton, Alfred Hans-

In summary, the report does not include the documentation needed to determine that the house has lost its historic physical characteristics, is no longer historically significant as previously defined, or that the local historic district was established by inappropriate procedure.