



500 West Big Beaver
Troy, MI 48084
troymi.gov

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**PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING**

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

April 26, 2022

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – April 12, 2022
4. PUBLIC COMMENT – For Items Not on the Agenda

PUBLIC HEARING

5. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) - Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 & 88-20-15-251-017), Section 15, Currently Zoned R-1B (One Family Residential) District

OTHER ITEMS

6. PUBLIC COMMENTS – For Items on the Agenda
7. PLANNING COMMISSION COMMENT
8. 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

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 12, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

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

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2022-04-020

Moved by: Krent
Support by: Faison

RESOLVED, To remove Agenda items #5 and #6, Preliminary Site Plan Reviews for Westington Phase II and Hills West, at the request of the applicant.

Yes: All present (9)

MOTION CARRIED

Resolution # PC-2022-04-021

Moved by: Buechner
Support by: Perakis

RESOLVED, To approve the Agenda as amended.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – March 22, 2022

Resolution # PC-2022-04-022

Moved by: Malalahalli

Support by: Hutson

RESOLVED, To approve the minutes of the March 22, 2022 Regular meeting as submitted.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman

Abstain: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

(Agenda items #5 and #6 removed from the Agenda. Refer to Resolution #PC-2022-04-020)

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Mr. Carlisle addressed the first meeting of the Neighborhood Nodes subcommittee. He shared that the subcommittee reviewed the intent of the Neighborhood Nodes section in the Master Plan and nine neighborhood nodes, parcel by parcel. Mr. Carlisle said the subcommittee would review the remaining neighborhood nodes at their second meeting on April 13, and that a third meeting would be scheduled to prepare a summary of their conclusions and recommendations which would be presented to the Planning Commission.

Mr. Savidant addressed the effectiveness of a subcommittee and noted the committee accomplished a lot in their 3-hour meeting. He told Board members to expect significant changes to the intent of the Neighborhood Nodes section in the Master Plan. Mr. Savidant announced the subcommittee meetings are open to the public and one can speak during the public comment section of the agenda.

Chair Lambert said the subcommittee findings will ultimately come before the Planning Commission for a collective decision.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:09 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2022/2022 04 12 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2022/2022%2004%2012%20Draft.docx)

DATE: April 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) - Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 & 88-20-15-251-017), Section 15, Currently Zoned R-1B (One Family Residential) District

The petitioner Troy Eckford, LLC submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster. The development proposes to preserve 54% open space on the 8.7-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan Application
4. Public comment

G:\SITE PLANS\SP JPLN2021-0023 TROY ECKFORD WOODS-cluster\PC Memo 2022 04 26.docx

PROPOSED RESOLUTION

PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (SP JPLN2021-0023) - Proposed Eckford Oaks One Family Residential Cluster, North side of Eckford, West of Rochester (PIN 88-20-15-251-026 & 88-20-15-251-017), Section 15, Currently Zoned R-1B (One Family Residential) District

Resolution # PC-2022-04-

Moved by:

Support by:

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Eckford Oaks Site Condominium (One Family Residential Cluster), 26 units/lots, North side of Eckford, West of Rochester (Parcels 88-20-15-275-016, 88-20-15-275-017), Section 15, approximately 8.7 acres in size, Currently Zoned R-1B (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 45% open space, to remain open space in perpetuity.

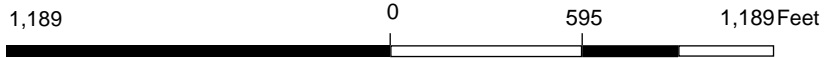
BE IT FINALLY RESOLVED, The Planning Commission offers the following design considerations:

1. Applicant shall indicate limits of grading to confirm impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.

Yes:

Absent:

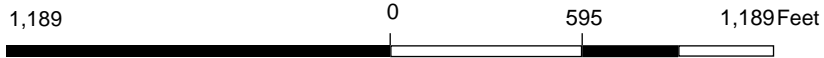
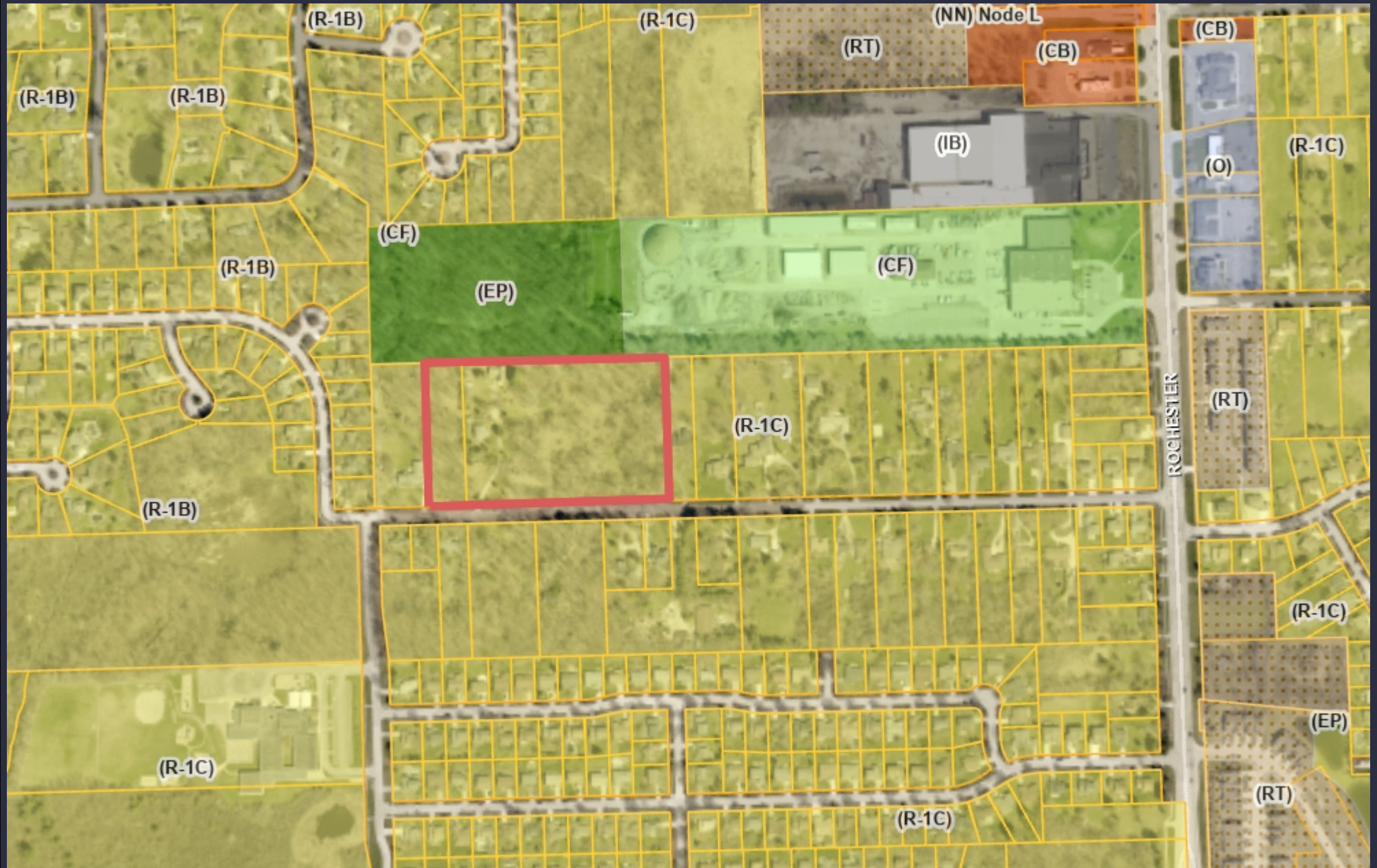
MOTION CARRIED



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



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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: April 15, 2022

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Eckford Oaks
Plan Date:	March 18, 2022
Location:	North side of Eckford, between Rochester and Livernois
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval
Required Information:	Deficiencies noted.

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twenty-six (26) unit detached single-family condominium cluster development. The twenty-six (26) new lots will be accessed from a new private road that is located off Eckford Drive. The site is comprised of two parcels and is a total of 8.7 acres. The site is vacant but encumbered with wetlands, floodplain, floodway, and tree cover.

The applicant proposes a cluster development. The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is twenty-one (21) units. The applicant is seeking five (5) additional units above the parallel plan density by doing a cluster, providing 45% of the total site as open space, and preserving area around the Houghton Drain.

The applicant is proposing three housing option types which range in size from an 1,800 sq/ft ranch with second floor option to a 2,500 sq/ft colonial.

Eckford Oaks
April 15, 2022

Furthermore, the applicant is also providing a 10-foot wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

Figure 1. - Location and Aerial Image of Subject Site



Eckford Oaks
April 15, 2022

Size of Subject Property:

The parcel is 8.7 acres

Proposed Uses of Subject Parcel:

Twenty-six (26) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	EP, Environmental Protection / CF, Community Facility	Department of Public Works facility
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One-family Residential District	Single-family homes



NATURAL RESOURCES

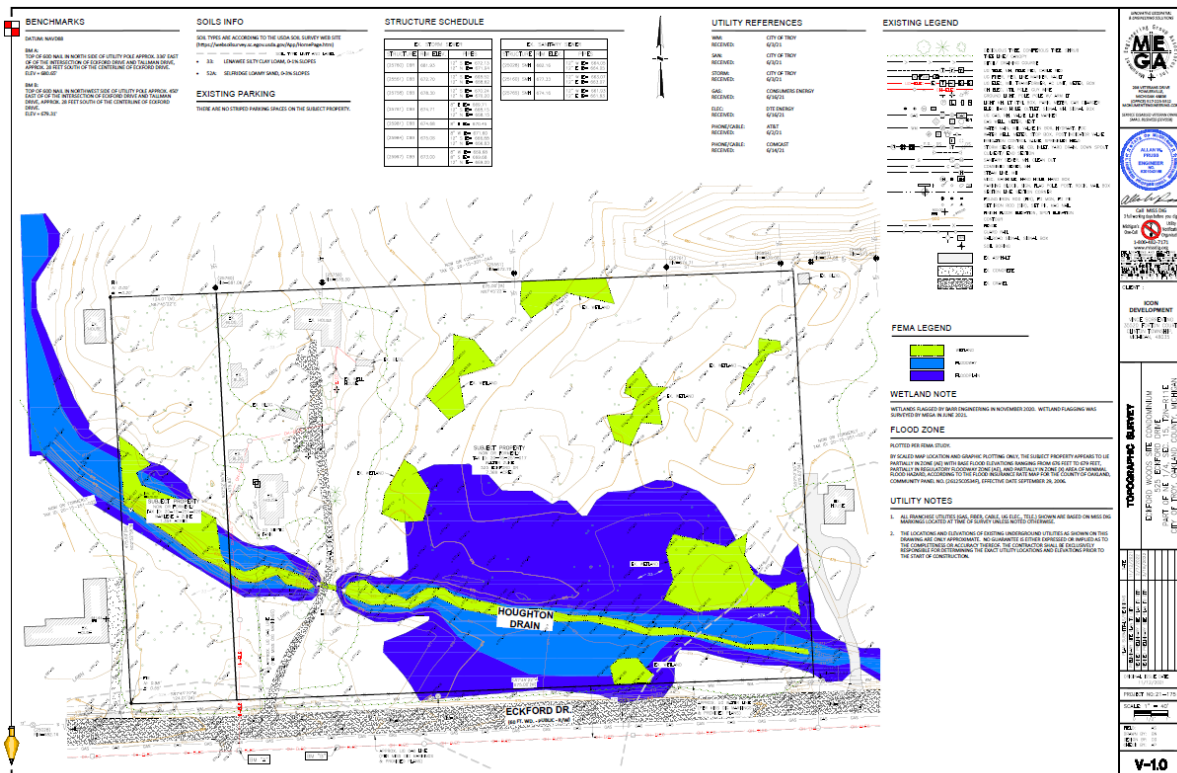
The southern portion of the site is bisected by the Houghton Drain.

Topography: A topographic survey has been provided on sheet V-1.0. The site slopes from the north into the southern portion that contains the Houghton Drain.

Wetlands: The wetland delineation report found eight (8) wetland and one watercourse likely regulated by the Michigan Department of Environment, Great Lakes & Energy (EGLE).

The applicant appears to impact wetlands including those associated within the Houghton Drain.

Floodplain: The submitted topography survey shows the existing conditions of the onsite floodplain. The Engineering Department notes that FEMA approval of Flood Plain boundary will be required and OCDC permit for work around Houghton Drain will be required. The applicant should show limits of grading to indicate amount of potential disturbance to floodplain, and wetlands.



Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 313 trees on site. Most are noted as good quality with only a few invasive species. The applicant proposes to remove 153 regulated trees and protect 160 regulated trees. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	1356 inches	1356 inches
Woodland	997 inches	479 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	1084 inches	2168 inches
Woodland	898 inches	1796 inches
Total	0 inches required for replacement. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: Applicant should indicate limits of grading to confirm impact upon onsite wetlands and floodplains.

SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty-six (26) units. All twenty-six (26) new lots will be accessed from a new private road off Eckford Drive. The proposed lots range between 6,492 sq. ft. and 15,048 sq. ft.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.

8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

Items to be addressed: *Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.*

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

Table 1. – Bulk Requirements

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	Base Density = 21 units + Cluster bonus (45% bonus) = 30 units are allowed The applicant is seeking 26 units.	Complies. 26 units are permitted with City Council approval.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet on east and west perimeter setback. Varies between 25-feet and 40-feet on the north side.	Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-feet into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line	Complies with City Council relief of setbacks.
Lot Size	10,500 sq. ft.	Range in size from 6,492 sq. ft. and 15,048 sq. ft.	Complies with approval of Cluster by City Council
Front Setback (building)	20 feet	25 feet	Complies
Rear Setback (building)	25-feet setback	Decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback	Complies with City Council relief of setbacks.
Side Setback (building)	7.5-feet setback	7.5-feet minimum	Complies
Open Space Requirements: Minimum Percentage	20%	Proposing to preserve 4.0 acres of the 8.7 acres, or 45% for open space.	Complies. Applicant must submit open space preservation covenant.

Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-feet into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line. Please note that these encroachments are along the northern property line, which abut to the DPW yard and city owned Environmental Protection zoned property. In addition, decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback.

The City Council, based upon a recommendation from the Planning Commission, may waive the perimeter and rear lot provisions provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

We find these appropriate waivers to allow a limited encroachment for decks.

Items to be addressed: Consider the deck encroachment into perimeter and rear buffer

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

- a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
- b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or
- c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The site is 8.7 acres, and the applicant is proposing to reserve 4.0 acres for common open space, or 45% of the total site. Open space is provided along the Houghton Drain, which bisects the site. As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland, and floodplain) or provide quality open space.

Guarantee of Open Space and Tree Preservation:

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for

such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

Items to be addressed: Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees) or provide quality open space.

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from a single location off Eckford Drive. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private road. The internal sidewalk will connect to existing sidewalk on Eckford Drive.

The applicant is also providing a 10-foot wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

Items to be Addressed: City Engineer to review site access and circulation.

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: None.

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. – Landscaping Requirements

Frontage	Required	Provided	Compliance
Proposed Private Road	One (1) deciduous tree for every 50 lineal feet. $1,795/50 = 36 \text{ trees} = 36 \text{ trees}$	36 trees	Complies
Eckford	One (1) large evergreen tree per fifty (50) lineal feet. $296 \text{ lf}/50 \text{ lf} = 6 \text{ evergreen trees}$	6 proposed	Complies

Items to be Addressed: None.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted a five housing options ranging from 1,800 to 2,500 sq/ft. All are one story. Materials were not indicated

Items to be Addressed: Indicate materials.

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- f. A means for owning common open space and for protecting it from development in perpetuity.
- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
- h. The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection,

drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.

- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

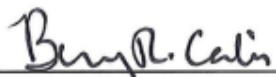
RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved.

Items to consider include:

- Applicant should indicate limits of grading to confirm impact upon onsite wetlands and floodplains.
- Applicant is seeking following relief:
 - Decks for units 5-12, 15, 17-25 encroach into the required 25-foot rear yard setback Decks for units 14-18 encroach into the 40-foot perimeter setback
 - Deck for units 6 encroaches 10 feet and decks for units 5, 7-12 encroach 5-foot into the required 25-foot perimeter setback along northern property line. Unit 13 encroaches up to 20 feet into the required 50-foot perimeter setback along the northern property line
- Indicate materials

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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

LEGAL DESCRIPTION (AS PROVIDED)

(PER FIRST CENTENNIAL TITLE AGENCY, INC. ALTA COMMITMENT FOR TITLE INSURANCE;
DATED NOVEMBER 30, 2020; FILE NO. cen134443-STG)

Lots 13, 14, 15 and the East 124 feet of Lot 16, STEPHENSON LAND CO'S ACRES SUBDIVISION, according to the Plat thereof as recorded in Liber 48 of Plats, Page(s) 53, Oakland County Records.

TAX ID: 88-20-15-251-017
(PER OAKLAND COUNTY GIS INFO)
T2N, R11E, SEC 15 STEPHENSON LAND CO'S ACRES SUB LOTS 13, 14 & 15

TAX ID: 88-20-15-251-026
(PER OAKLAND COUNTY GIS INFO)
T2N, R11E, SEC 15 STEPHENSON LAND CO'S ACRES SUB E 124 FT OF LOT 16

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113,
INTERNATIONAL FEET, GROUND
(LAT: 42°35'11.47"N, LON: 83°08'12.86"W, ELEV: 676', SCALE FACTOR: 1.00011189).

DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,
FOWLERVILLE, MI 48836
ALLAN W PRUSS, PE, PS
PHONE: 517-223-3512

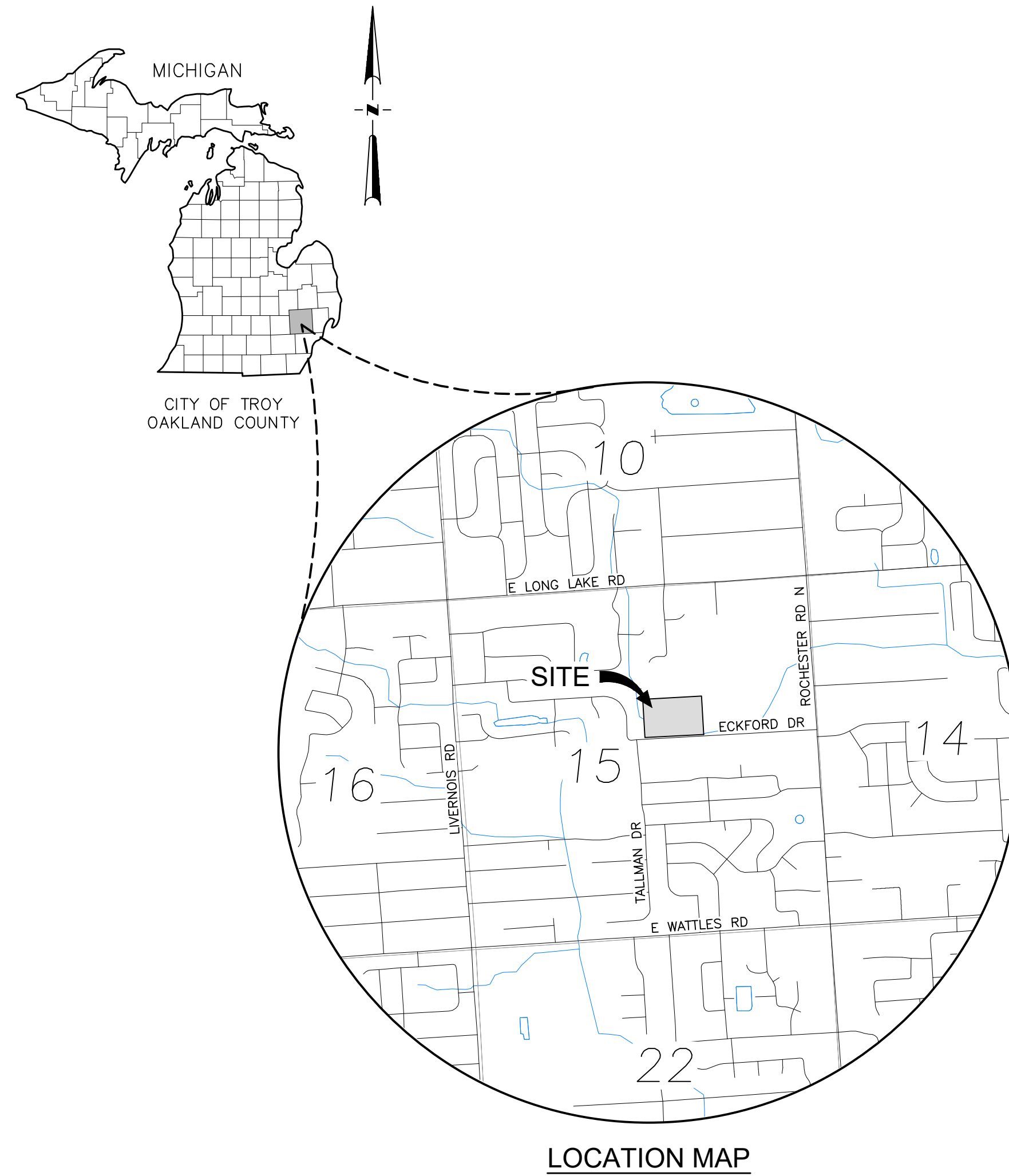
DEVELOPER

ICON DEVELOPMENT, LLC

35520 FORTON COURT
CLINTON TOWNSHIP, MI 48035

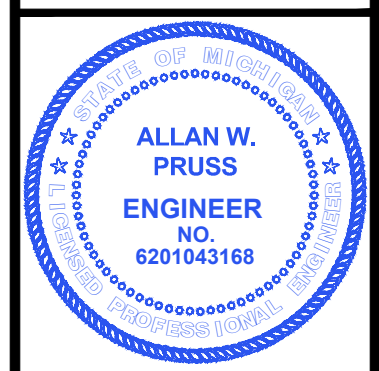
VINCE SORRENTINO
PHONE: 586-792-0660

PRELIMINARY SITE PLAN DRAWINGS FOR
ECKFORD WOODS
SITE CONDOMINIUM



LOCATION MAP

		PLAN SUBMITTALS		
		PRELIMINARY SITE PLAN TO CITY	REVISED PRELIM. SITE PLAN TO CITY	REVISED PRELIM. SITE PLAN TO CITY
		11/12/2021	2/7/2022	3/18/2022
INCLUDED SHEETS				
GENERAL				
SHEET	G-1.0	COVER	•	•
SURVEY				
SHEET	V-1.0	TOPOGRAPHIC SURVEY	•	•
SHEET	V-3.0	TREE SURVEY	•	•
SHEET	V-3.1	TREE INVENTORY	•	•
CIVIL DEMOLITION				
SHEET	CD-1.0	DEMOLITION PLAN	•	•
SITE PLAN				
SHEET	C-1.0	DIMENSION AND PAVING PLAN	•	•
SHEET	C-1.1	PARALLEL PLAN	•	•
VEHICLE CIRCULATION				
SHEET	C-2.0	EMERGENCY VEHICLE CIRCULATION	•	•
UTILITY				
SHEET	C-3.0	UTILITY PLAN	•	•
SHEET	C-3.1	UTILITY PROFILES	•	•
SHEET	C-4.0	SANITARY SEWER PLAN	•	•
SHEET	C-4.1	SANITARY SEWER PROFILES	•	•
SHEET	C-5.0	WATER MAIN PLAN	•	•
SHEET	C-5.1	WATER MAIN PROFILES	•	•
SHEET	C-6.0	STORM SEWER PLAN	•	•
SHEET	C-6.1	STORM SEWER PROFILES	•	•
GRADING				
SHEET	C-7.0	GRADING PLAN	•	•
SOIL EROSION & SEDIMENTATION CONTROL				
SHEET	C-8.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN	•	•
STORM WATER MANAGEMENT				
SHEET	C-9.0	DRAINAGE AREA PLAN	•	•
SHEET	C-9.1	STORM SEWER CALCULATIONS	•	•
ROAD PLANS				
SHEET	C-10.0	ROAD PLAN	•	•
DETAILS				
SHEET	C-11.0	DETAILS	•	•
SPECIFICATIONS				
SHEET	C-12.0	SPECIFICATIONS	•	•
SHEET	C-12.1	SPECIFICATIONS	•	•
LANDSCAPE				
SHEET	LS-1.0	LANDSCAPE PLAN	•	•
LANDSCAPE				
SHEET	LP-1.0	LANDSCAPE PLAN	•	•
CITY OF TROY, OAKLAND COUNTY STANDARD DETAILS				



Call MISS DIG
3 full working days before you dig:
Michigan's Utility Notification Organization
1-800-482-7171
www.missdig.org

CLIENT :
ICON DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

COVER
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS
11/12/2021	PRELIMINARY SITE PLAN TO CITY
2/7/2022	REVISED PRELIMINARY SITE PLAN TO CITY
3/18/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE:
11/12/2021

PROJECT NO: 21-175

SCALE: N/A
0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

G-10

NOT FOR CONSTRUCTION

BENCHMARKS

DATUM: NAVD88

BM A:
TOP OF 60D NAIL IN NORTH SIDE OF UTILITY POLE APPROX. 336' EAST OF THE INTERSECTION OF ECKFORD DRIVE AND TALLMAN DRIVE, APPROX. 28 FEET SOUTH OF THE CENTERLINE OF ECKFORD DRIVE. ELEV = 680.65'

BM B:
TOP OF 60D NAIL IN NORTHWEST SIDE OF UTILITY POLE APPROX. 450' EAST OF THE INTERSECTION OF ECKFORD DRIVE AND TALLMAN DRIVE, APPROX. 28 FEET SOUTH OF THE CENTERLINE OF ECKFORD DRIVE. ELEV = 679.31'

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm)

SOIL TYPE LIMIT AND LABEL

- 33: LENAWEЕ SILTY CLAY LOAM, 0-1% SLOPES
- 52A: SELFRIDGE LOAMY SAND, 0-3% SLOPES

EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

STRUCTURE SCHEDULE

EX. STORM SEWER			EX. SANITARY SEWER		
STRUCTURE	RIM ELEV.	PIPES	STRUCTURE	RIM ELEV.	PIPES
(25760) CBR	681.93	12" S IE= 672.13 12" N IE= 671.94	(25028) SMH	682.16	12" W IE= 664.05 12" E IE= 664.05
(25561) CBB	672.70	12" S IE= 668.52 12" N IE= 668.62	(25160) SMH	677.33	12" W IE= 663.07 12" E IE= 663.07
(25758) CBB	678.30	12" S IE= 670.24 12" N IE= 670.20	(25765) SMH	674.16	12" W IE= 661.93 12" E IE= 661.83
(25761) CBB	674.71	8" E IE= 669.71 8" S IE= 668.15 12" N IE= 668.15			
(25981) CBB	674.68	8" E IE= 670.45			
(25984) CBB	675.06	8" W IE= 671.60 12" S IE= 666.88 12" N IE= 666.83			
(25997) CBB	673.00	8" W IE= 669.68 8" S IE= 669.68 12" N IE= 669.00			

UTILITY REFERENCES

WM: CITY OF TROY 6/3/21
RECEIVED:

SAN: CITY OF TROY 6/3/21
RECEIVED:

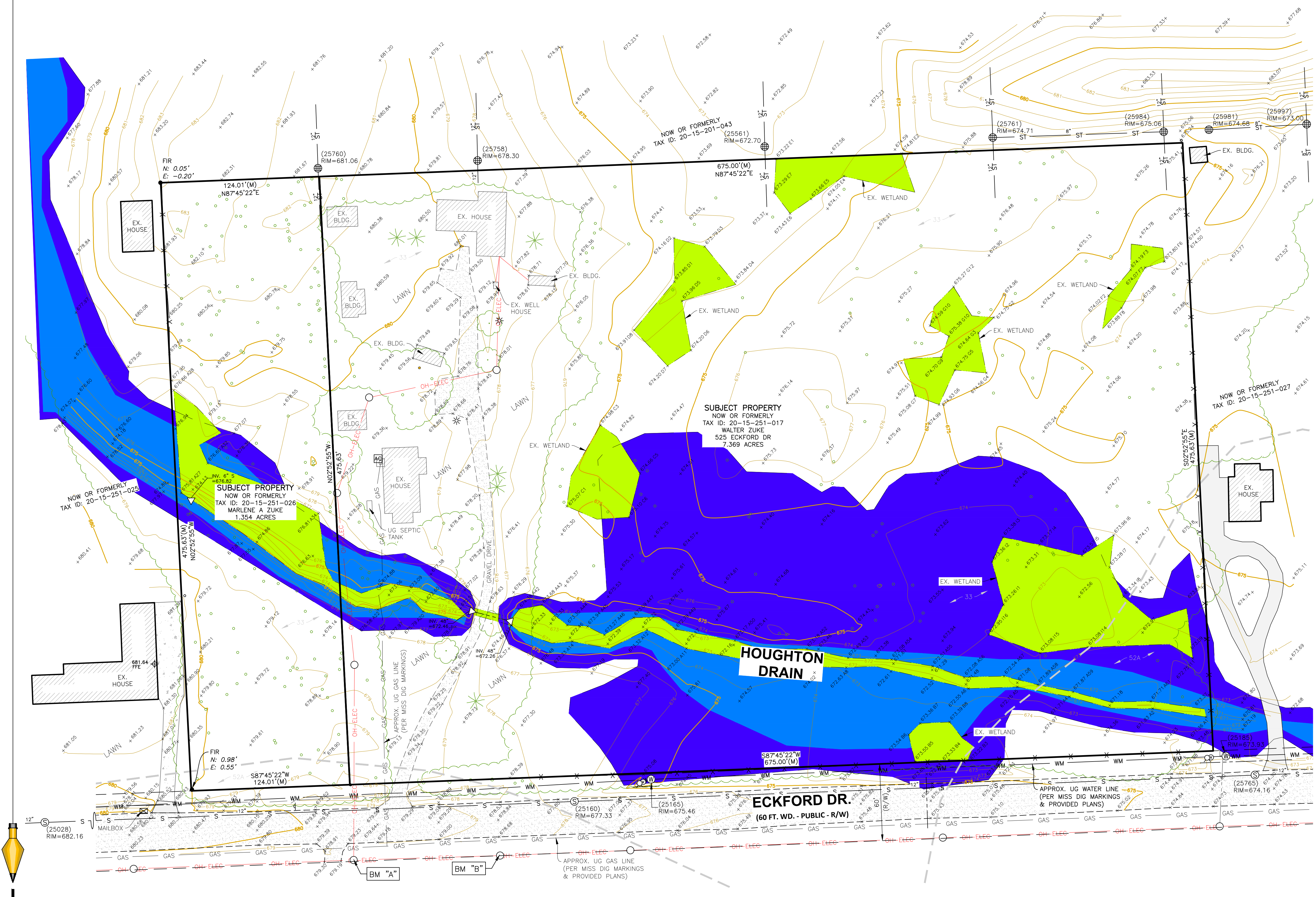
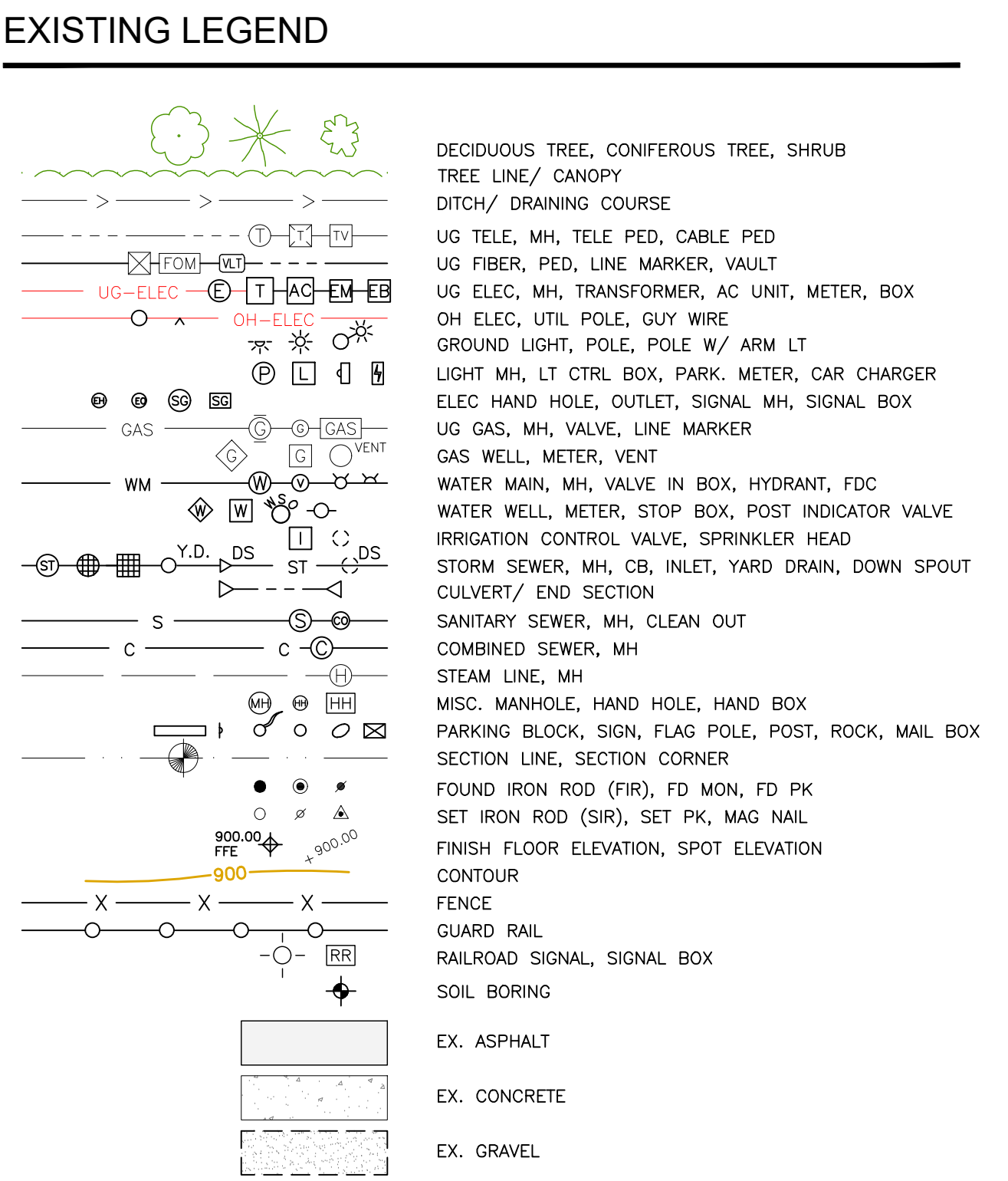
STORM: CITY OF TROY 6/3/21
RECEIVED:

GAS: CONSUMERS ENERGY 6/16/21
RECEIVED:

ELEC: DTE ENERGY 6/16/21
RECEIVED:

PHONE/CABLE: AT&T 6/2/21
RECEIVED:

PHONE/CABLE: COMCAST 6/14/21
RECEIVED:



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CLIENT :

ICON DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

TOPOGRAPHIC SURVEY
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	REVISIONS
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3/19/2022	REVISED PRELIMINARY SITE PLAN TO CITY

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11/12/2021

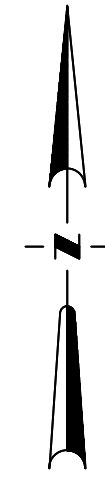
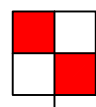
PROJECT NO: 21-175

SCALE: 1" = 40'
0 1/2" 1"






FIELD:
DRAWN BY: AS
DESIGN BY: DN
CHECK BY: AP

V-10

NOT FOR CONSTRUCTION

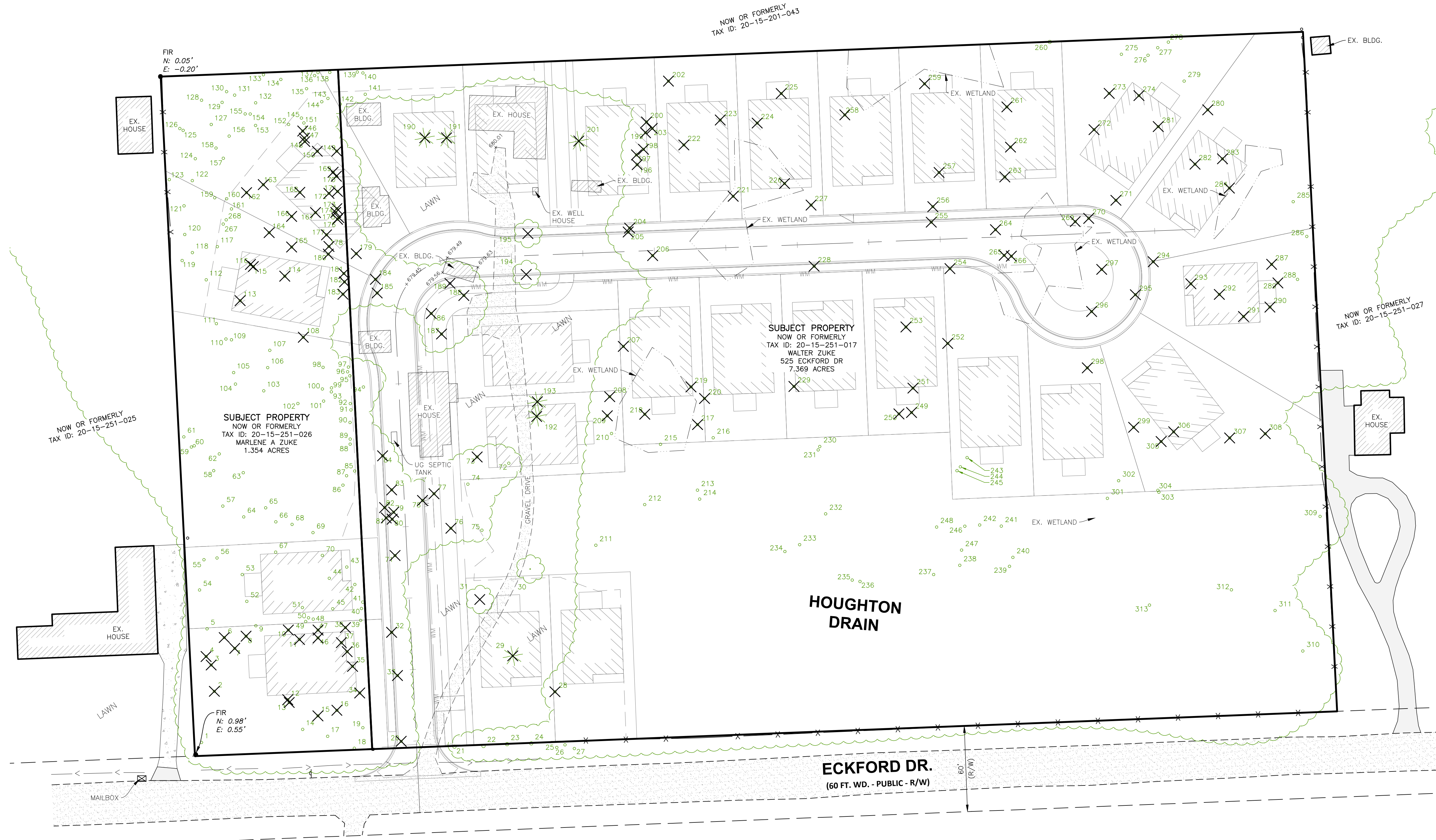


TREE SURVEY LEGEND

-  DECIDUOUS TREE
-  CONIFEROUS TREE
-  TREE LINE/ CANOPY
-  (900) TREE TAG NUMBER (SEE TREE SCHEDULE)
-  X REMOVE TREE

TREE PRESERVATION NOTE

ANY TREES NOT MARKED OR SHOWN PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.



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ENGINEER
NO. 6201043168

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CLIENT :

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VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

TREE SURVEY

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
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REVISED PRELIMINARY SITE PLAN TO CITY	3/15/2022

ORIGINAL ISSUE DATE:
11/12/2021

PROJECT NO: 21-175

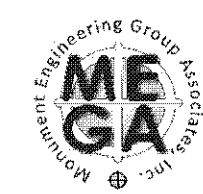
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V-3.0

NOT FOR CONSTRUCTION

TREE INVENTORY



Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
(517) 223-3512
www.monumentengineering.com

Tree Survey Inventory

Project: 21-175 Eckford Oaks Subdivision

Date: 6/30/2021

Table with columns: Tag No., Common Name, Botanical Name, Condition, D.B.H., Landmark, Status, Notes. Lists trees 1-90 with details like 'Crabapple', 'P. Hickory', 'S. B. Hickory', etc.

Table with columns: Tag No., Common Name, Botanical Name, Condition, D.B.H., Landmark, Status, Notes. Lists trees 91-190 with details like 'E. Hemlock', 'R. Pine', 'W. Oak', etc.

Table with columns: Tag No., Common Name, Botanical Name, Condition, D.B.H., Landmark, Status, Notes. Lists trees 191-290 with details like 'Spruce', 'R. Pine', 'W. Oak', etc.

Table with columns: Tag No., Common Name, Botanical Name, Condition, D.B.H., Landmark, Status, Notes. Lists trees 291-313 with details like 'Cottonwood', 'Beech', 'P. Hickory', etc.

TREE PRESERVATION/REMOVAL SUMMARY

Summary table showing Landmark Tree DBH Removal: 1,356 Inches, Woodland Tree DBH Removal: 997 Inches, Landmark Tree DBH Preserved: 1,203 Inches, Woodland Tree DBH Preserved: 979 Inches.

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35520 FORTON COURT, CLINTON TOWNSHIP, MICHIGAN, 48035

TREE INVENTORY
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Table with columns: DATE, PLAN SUBMITTALS/REVISIONS. Lists dates from 11/12/2021 to 3/19/2022 and revision descriptions like 'PRELIMINARY SITE PLAN TO CITY'.

ORIGINAL ISSUE DATE: 11/12/2021

PROJECT NO: 21-175

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FIELD: AS
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V-3.1

NOT FOR CONSTRUCTION

ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM CITY OF TROY ZONING ORDINANCE
DATED: NOVEMBER 29, 2018

SUBJECT PARCEL ZONING: R-1C ONE FAMILY RESIDENTIAL (CLUSTER OPTION)	UNITS				PROPOSED BUILDING				BUILDING SETBACKS (FT)			DEDICATED OPEN SPACE		SITE AREAS				
	AREA (AC)	WIDTH AT BUILDING SITE (FT)	BASE NUMBER OF UNITS	MAX NUMBER OF UNITS	BLDG A AREA (SF)	BLDG B AREA (SF)	GROSS BLDG AREA (INSIDE SETBACKS) (SF)	NET BLDG AREA (FOOTPRINTS) (SF)	PERIMETER (E,W,S)	FRONT	SIDE	REAR	(EXCLUDES ROW & FRONT YARDS) (SF)	(%)	GROSS (SF)	ROW (SF)	NET (SF)	SUBMERGED (CREEK) (SF)
REQUIRED	VARIABLES	VARIABLES	27	27	1,200	1,200			40	20	7.5	25	76,002	20				
PROVIDED	VARIABLES	VARIABLES	21	26	2,500	1,800	94,488	63,111	40	20	7.5	25	172,311	380,011	39,471	340,541	11,934	

CLUSTER DENSITY CALCULATION

BASE NUMBER OF UNITS x 30% DENSITY BONUS
= MAX NUMBER OF UNITS
21 x 1.3 = 27 UNITS

DEDICATED OPEN SPACE CALCULATION

OPEN SPACE/GROSS SITE AREA = 172,311 SF / 380,011 SF x 100% = 45%

ADJACENT ZONING

NORTH: EP & CF
SOUTH: R-1C
EAST: R-1C
WEST: R-1C

PAVEMENT LEGEND

	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL
	PR. CONCRETE
	STANDARD CURB AND GUTTER

REQUIRED PARKING

2 SPACES :1 DWELLING
26 DWELLINGS x 2 SPACES = 52 SPACES REQUIRED
MAX = 133% OF MIN = 33

EACH DWELLING WILL HAVE TWO (2) PARKING SPACES INSIDE THE ATTACHED GARAGE WITH TWO (2) PARKING SPACES IN EACH DRIVEWAY.

TOTAL PROVIDED PARKING: 104 SPACES

STORM WATER MANAGEMENT

STORM WATER RUNOFF GENERATED BY THIS DEVELOPMENT WILL BE DIRECTED TO THE FUTURE REGIONAL STORM WATER MANAGEMENT BASIN PLANNED BY CITY OF TROY. THE BASIN WILL BE ON THE NORTH ADJACENT PROPERTY.

BIKE PATH

THE DEVELOPMENT INTENDS TO PARTICIPATE IN THE REGIONAL BIKE PATH PLANNED BY CITY OF TROY. THE DEVELOPMENT WILL DEDICATE THE EASEMENT NECESSARY FOR THE BIKE PATH.

ECKFORD ROAD PAVING

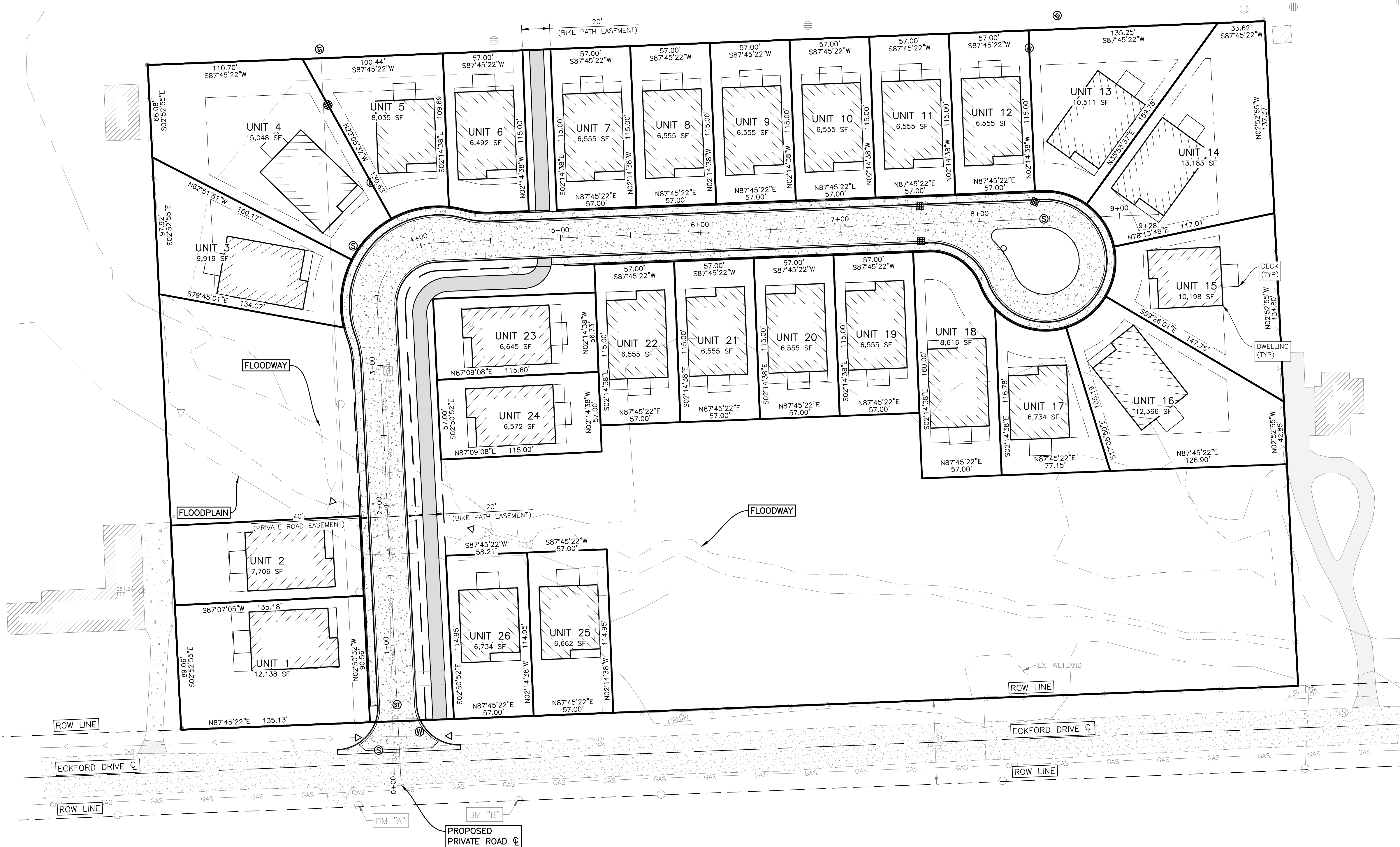
THE DEVELOPMENT HAS AGREED WITH MONDRIAN TO PAVE ECKFORD ROAD ALONG THE COMMON FRONTAGE.

REGULATORY FLEXIBILITY WAIVERS

1. WAIVER FOR SECTION 10.04.E.2.a REQUIRING PERIMETER SETBACKS TO BE EQUAL TO REAR YARD SETBACKS IN ADJACENT ZONE. REQUESTING A 25' REAR YARD SETBACK FOR UNITS 13 AND 14 ALONG THE NORTH PROPERTY BOUNDARY.
2. WAIVER FOR SECTION 7.08.B REQUIRING DECKS TO BE AT LEAST 25' AWAY FROM THE REAR LOT LINE. SEE DECK WAIVER TABLE ON THIS SHEET.

DECK WAIVER TABLE

UNIT	DECK WAIVER DISTANCE
1	0
2	0
3	10
4	0
5	5
6	10
7	5
8	5
9	5
10	5
11	5
12	5
13	0
14	0
15	12
16	0
17	12
18	5
19	5
20	5
21	5
22	5
23	5
24	5
25	12
26	12



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NO. 6201043168

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CLIENT :

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CLINTON TOWNSHIP,
MICHIGAN, 48035

CLUSTER OPTION PLAN
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DATE	DESCRIPTION
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2/7/2022	REVISED PRELIMINARY SITE PLAN TO CITY
3/15/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE: 11/12/2021

PROJECT NO: 21-175

SCALE: 1" = 40'
0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

C-10

NOT FOR CONSTRUCTION

ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM CITY OF TROY ZONING ORDINANCE DATED: NOVEMBER 29, 2018

SUBJECT PARCEL ZONING: R-1C ONE FAMILY RESIDENTIAL	UNITS			BUILDING	BUILDING SETBACKS (FT)		
	AREA (AC)	WIDTH AT BUILDING SITE (FT)	BASE NUMBER OF UNITS	DWELLING (MIN SF)	FRONT	SIDE	REAR
REQUIRED	10,500	85		1,200	30	10	40
PROVIDED	VARIES	VARIES	21	VARIES	30	10	40

PAVEMENT LEGEND

- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL
- PR. CONCRETE
- STANDARD CURB AND GUTTER

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CLINTON TOWNSHIP,
MICHIGAN, 48035

PARALLEL PLAN
ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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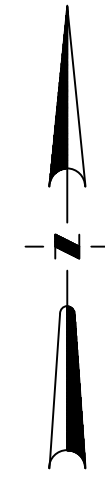
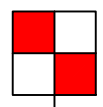
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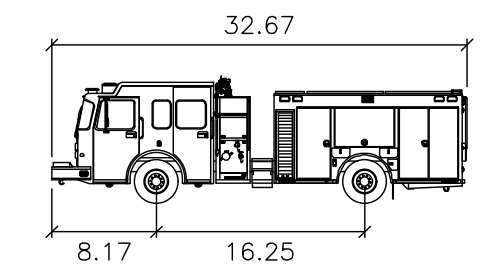
C-11

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EMERGENCY VEHICLE



TOYNE PUMPER

FEET
 WIDTH : 8.35
 TRACK : 7.93
 LOCK TO LOCK TIME : 6.0
 STEERING ANGLE : 50.0

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 MICHIGAN, 48035

EMERGENCY VEHICLE CIRCULATION
 ECKFORD WOODS SITE CONDOMINIUM
 525 ECKFORD DRIVE
 PART OF NE 1/4, SEC. 15, T2N-R11E
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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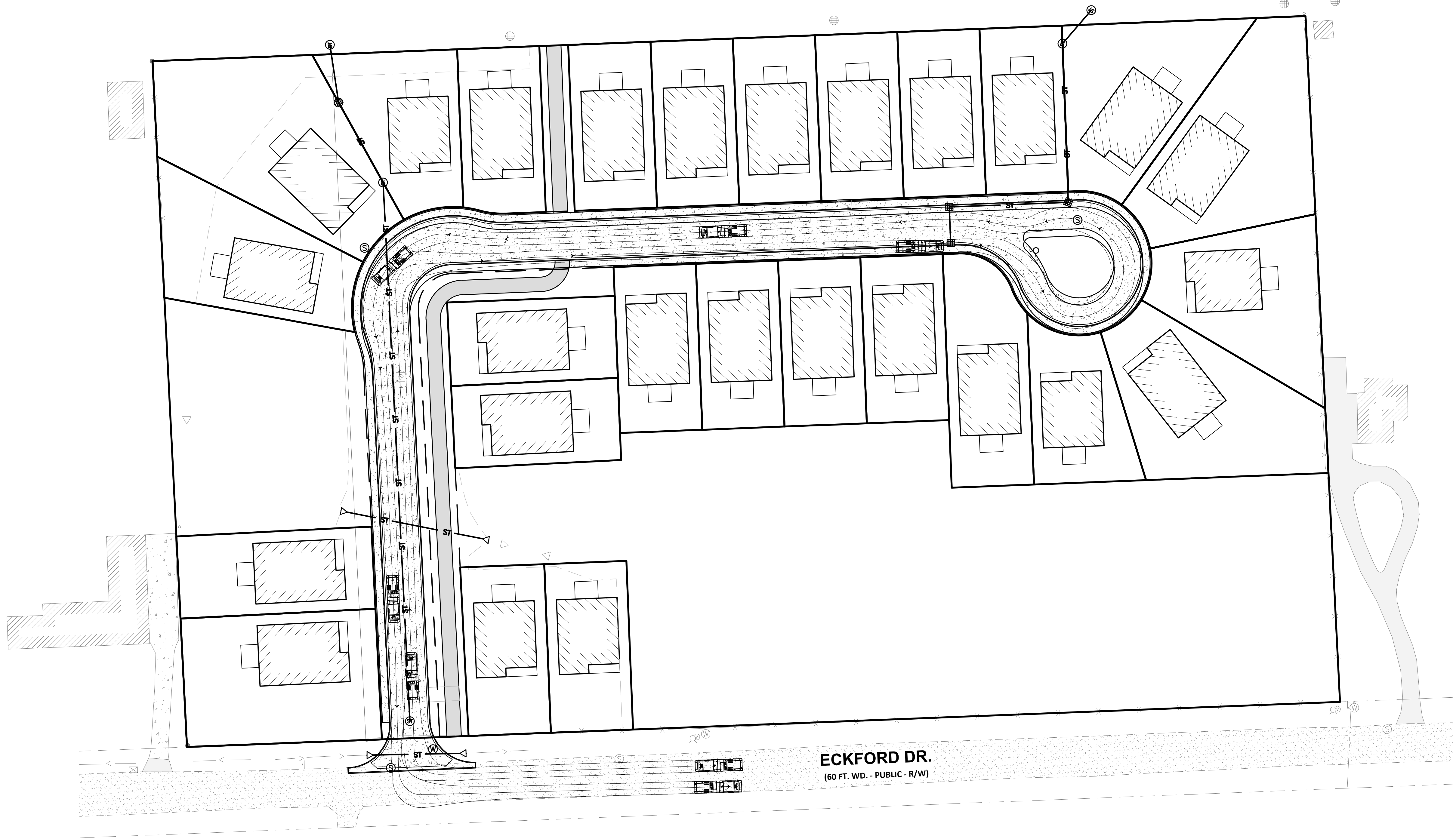
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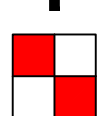
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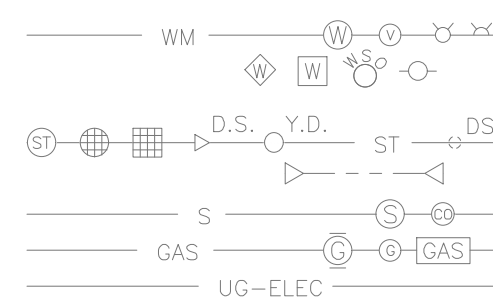
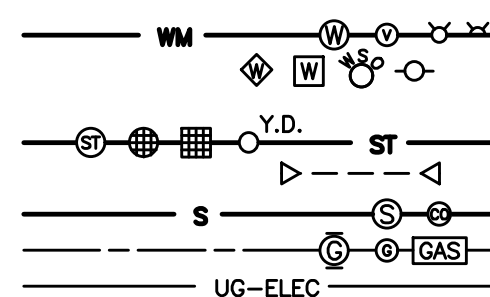




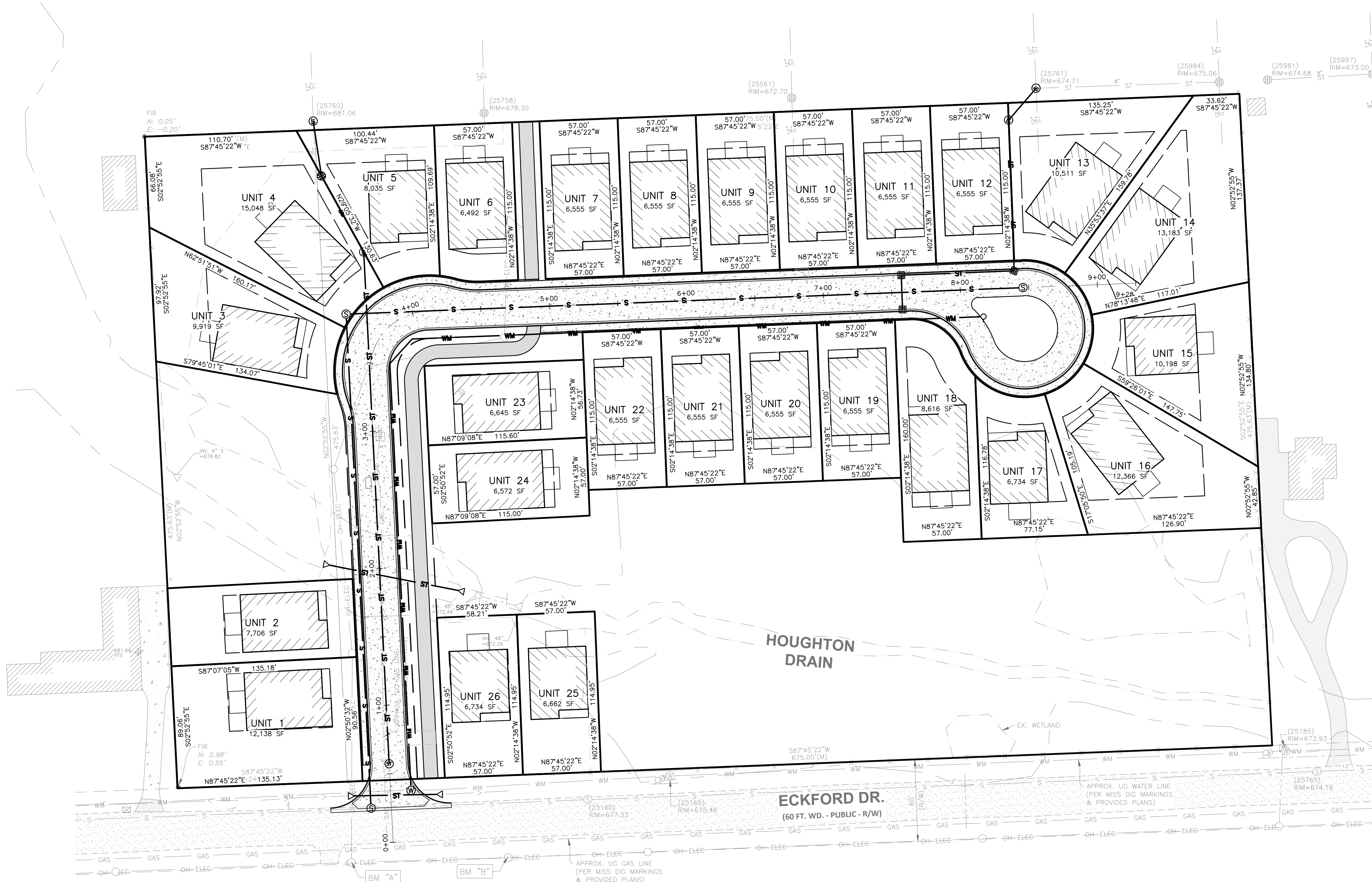
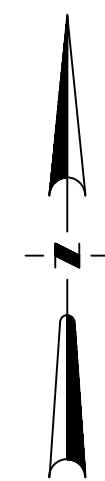
UTILITY LEGEND

PROPOSED

EXISTING



WATER MAIN, MH, VALVE IN BOX, HYDRANT
WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
STORM SEWER, MH, CB, INLET, DOWN SPOUT, YARD DRAIN
CULVERT/ END SECTION
SANITARY SEWER, MH, CLEAN OUT
UG GAS, MH, VALVE, LINE MARKER
UG ELEC (ELEC, CABLE, FIBER)



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MICHIGAN, 48035

UTILITY PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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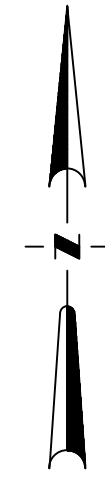
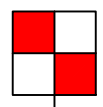
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NOT FOR CONSTRUCTION



GRADING LEGEND

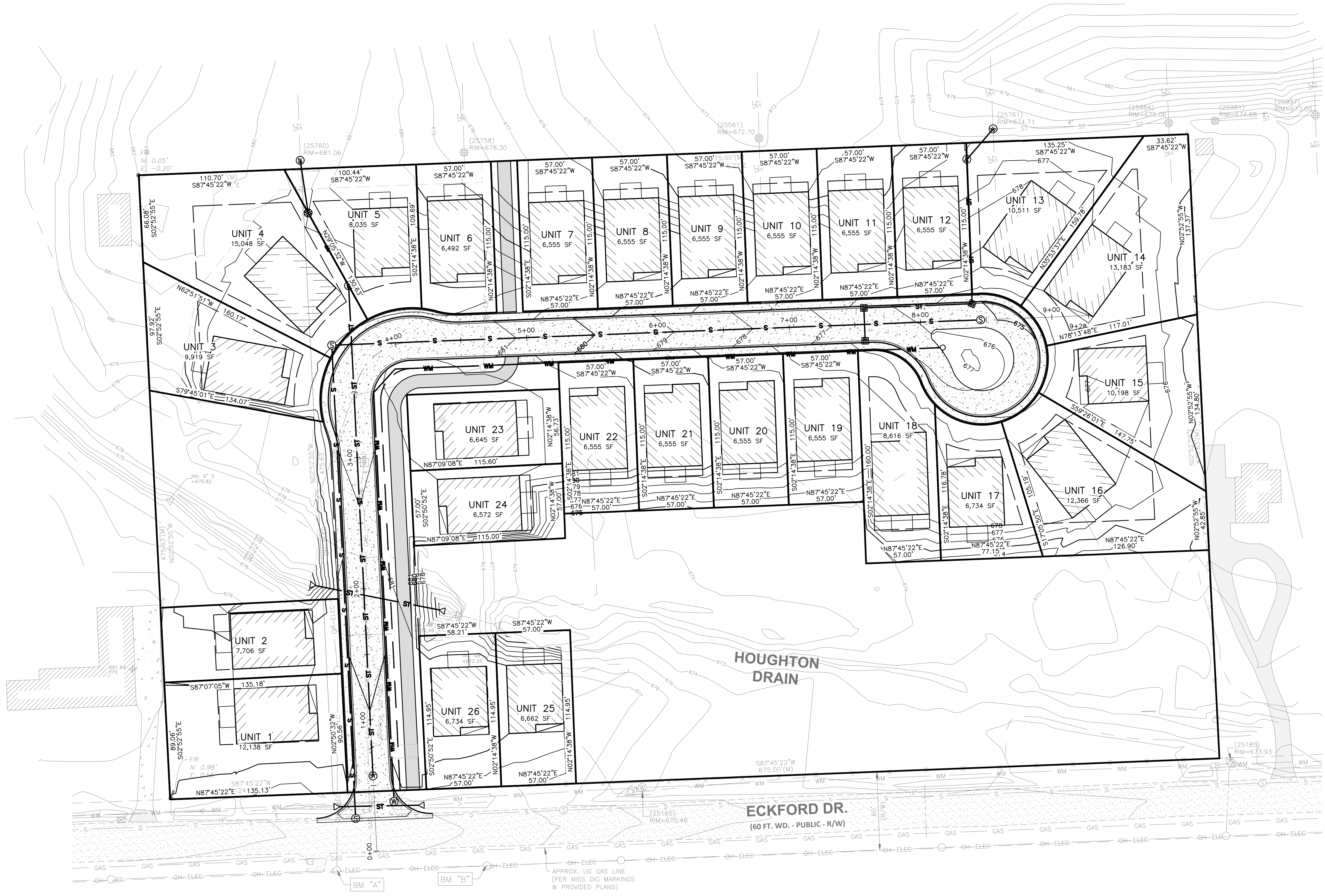
	PROPOSED TOP OF PAVEMENT GRADE
	PROPOSED SIDEWALK GRADE
	PROPOSED FINISH GRADE
	PROPOSED TOP OF CURB GRADE
	PROPOSED GUTTER PAN GRADE
	PROPOSED TOP OF WALL GRADE
	PROPOSED BOTTOM OF WALL GRADE
	MATCH EXISTING GRADE
	PROPOSED FINISH FLOOR GRADE
	PROPOSED RIM GRADE
	ADJUSTED RIM GRADE
	PROPOSED INVERT GRADE
	ADA COMPLIANT SIDEWALK RAMP
	ADA COMPLIANT SIDEWALK LANDING
	EXISTING ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOIL TYPE LIMIT AND LABEL (FROM USGS SOIL SURVEY)
	LIMITS OF DISTURBANCE
	OVERFLOW ROUTE

EROSION CONTROL STANDARDS

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF OAKLAND COUNTY WATER RESOURCES OFFICE.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
- STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE MDEQ NOTICE OF COVERAGE FOR NPDES AS REQUIRED.
- ALL DISTURBED AREAS ARE TO BE TOP SOILED AND SEEDED WITH THE FOLLOWING MIN RATIO:
TOP SOIL 3" IN DEPTH, GRASS SEED 210 LBS PER ACRE, FERTILIZER 150 LBS PER ACRE, STRAW MULCH 3" DEPTH 1.5 TO 2 TONS PER ACRE.

SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

- CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM OAKLAND COUNTY WATER RESOURCES OFFICE PRIOR TO COMMENCING WORK.
- EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
- ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
- PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED, STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
- INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
- IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE, THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

298 VETERANS DRIVE
FOWLERVILLE, MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSS)

ALLAN W. PRUSS
ENGINEER
NO. 6201043168

Call MISS DIG
3 full working days before you dig.

Utility Notification Organization
1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT THREAT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF ANY EXCAVATION WORK.

CLIENT :

ICON DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

PRELIMINARY GRADING PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/18/2022

ORIGINAL ISSUE DATE:
11/12/2021

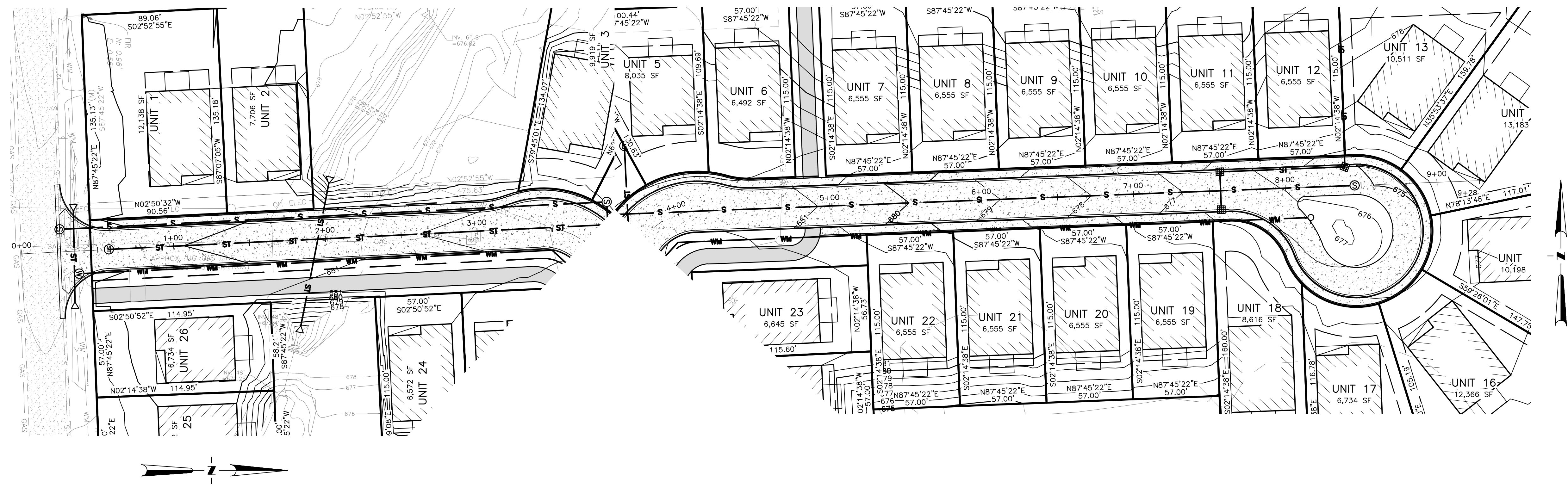
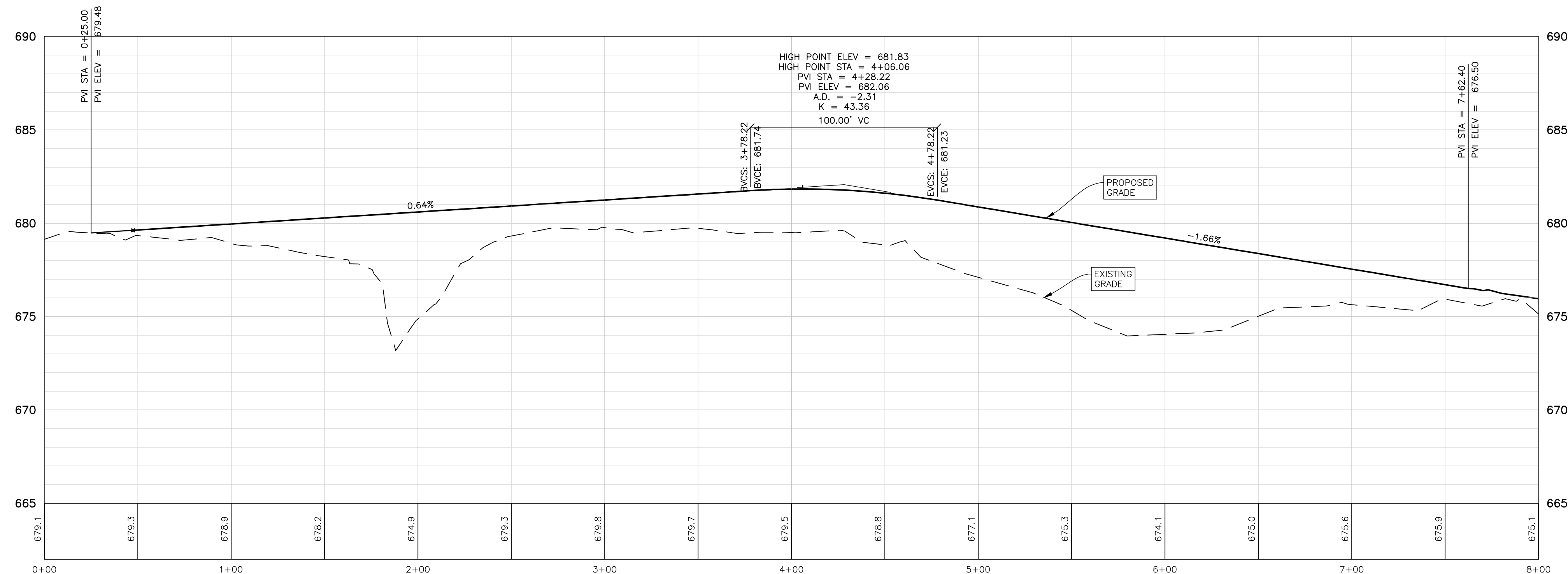
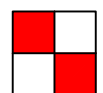
PROJECT NO: 21-175

SCALE: 1" = 40'

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

C-7.0

NOT FOR CONSTRUCTION



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEGA
MONUMENT ENGINEERING GROUP ASSOCIATES, INC.

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MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOB)

ALLAN W. PRUSS
ENGINEER
NO. 6201043168

Call MISS DIG
3 full working days before you dig.

Michigan's Utility One-Call Notification Organization

1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

ICON DEVELOPMENT
VINCE SORRENTINO
35520 FORTON COURT,
CLINTON TOWNSHIP,
MICHIGAN, 48035

ROAD PLAN

ECKFORD WOODS SITE CONDOMINIUM
525 ECKFORD DRIVE
PART OF NE 1/4, SEC. 15, T2N-R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/18/2022

ORIGINAL ISSUE DATE:
11/12/2021

PROJECT NO: 21-175

SCALE: 1" = 40'

0 1/2" 1"

FIELD: AS
DRAWN BY: BN
DESIGN BY: DD
CHECK BY: AP

C-10.0

NOT FOR CONSTRUCTION



client:
ICON DEVELOPMENT
 35520 Forton Court
 Clinton Township,
 Michigan 48035

project:
ECKFORD WOODS

project location:
 City of Troy,
 Michigan
 525 Eckford Drive

sheet title:
STREET TREE LANDSCAPE PLAN

job no./issue/revision date:
 LS21.129.11 SPA 11/12/2021
 LS22.023.02 SPA 2/2/2022
 LS22.023.03 SPA 3/18/2022

drawn by:
JP, HP
 checked by:
FP
 date:
1/31/2022

notice:
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 Do Not scale drawings. Use figured dimensions only.



The location and elevations of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy. Contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no:
LS22.023.02

sheet no:
LS-1

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES: GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF NATURAL COLOR FINELY DOUBLE SHREDDED HARDWOOD MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
- 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 (CRAB, PINE, SPRUCE, ETC.) 10 FT.
 - 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. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- DISTURBED LAWN AREAS TO RECEIVE SEEDING. SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
 - 5% PERENNIAL RYE GRASS
 - 10% RED FESCUE
 - 25% CHEWING FESCUE
 - 60% KENTUCKY BLUE GRASS
 SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

landscape plan for:

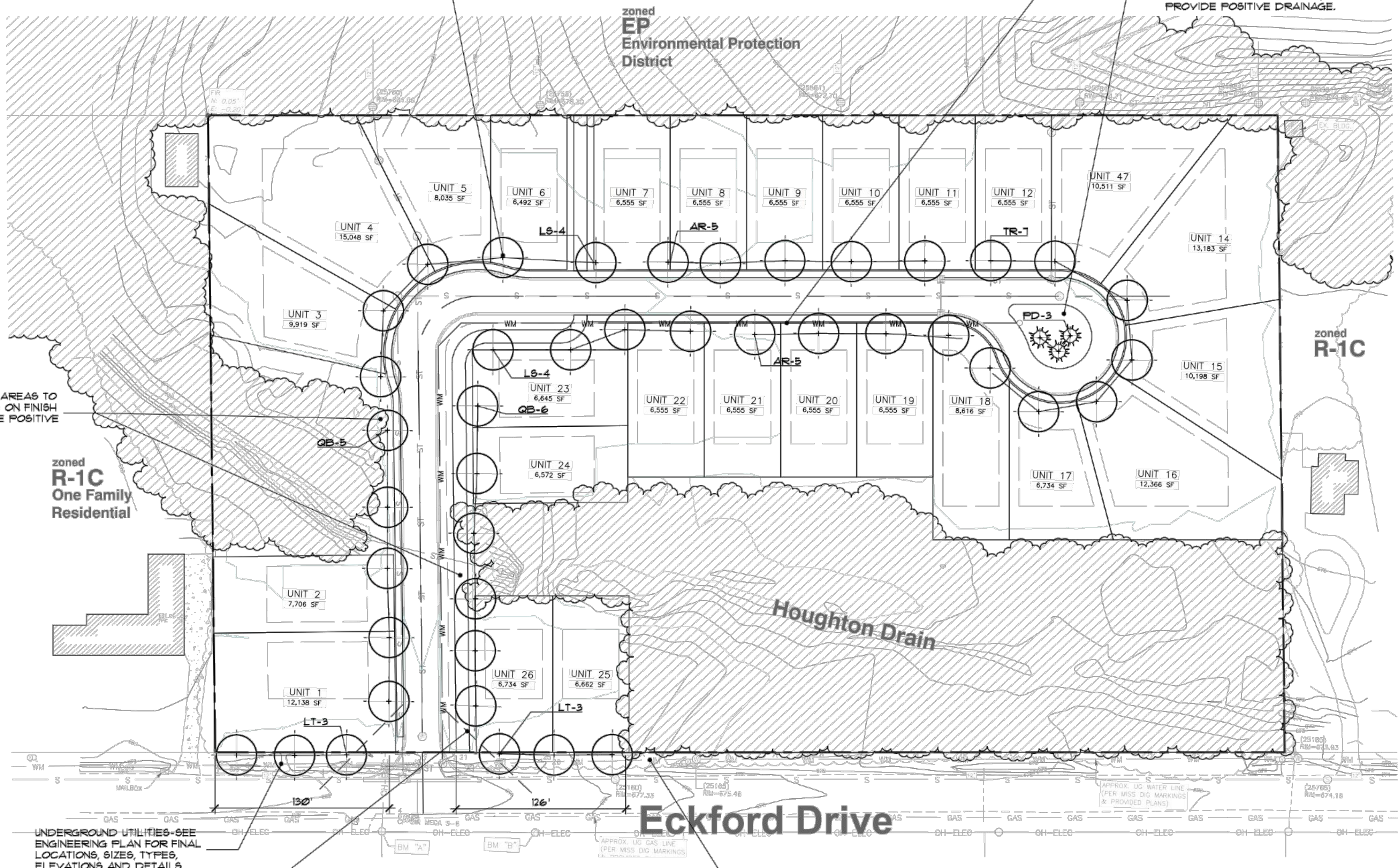
"Eckford Woods"
 a planned single family community
 City of Troy, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

PROPOSED STREET TREES TO BE LOCATED BETWEEN WALK AND BLDG. UNIT AND SPACED AT 50' O.C. NO TREES TO BE INSTALLED OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES. FIELD ADJUST AS REQUIRED PER FINAL DRIVEWAY AND INGROUND UTILITIES LOCATIONS

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS. CROWN CUL-DE-SAC ISLAND 12" AT CENTER. LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

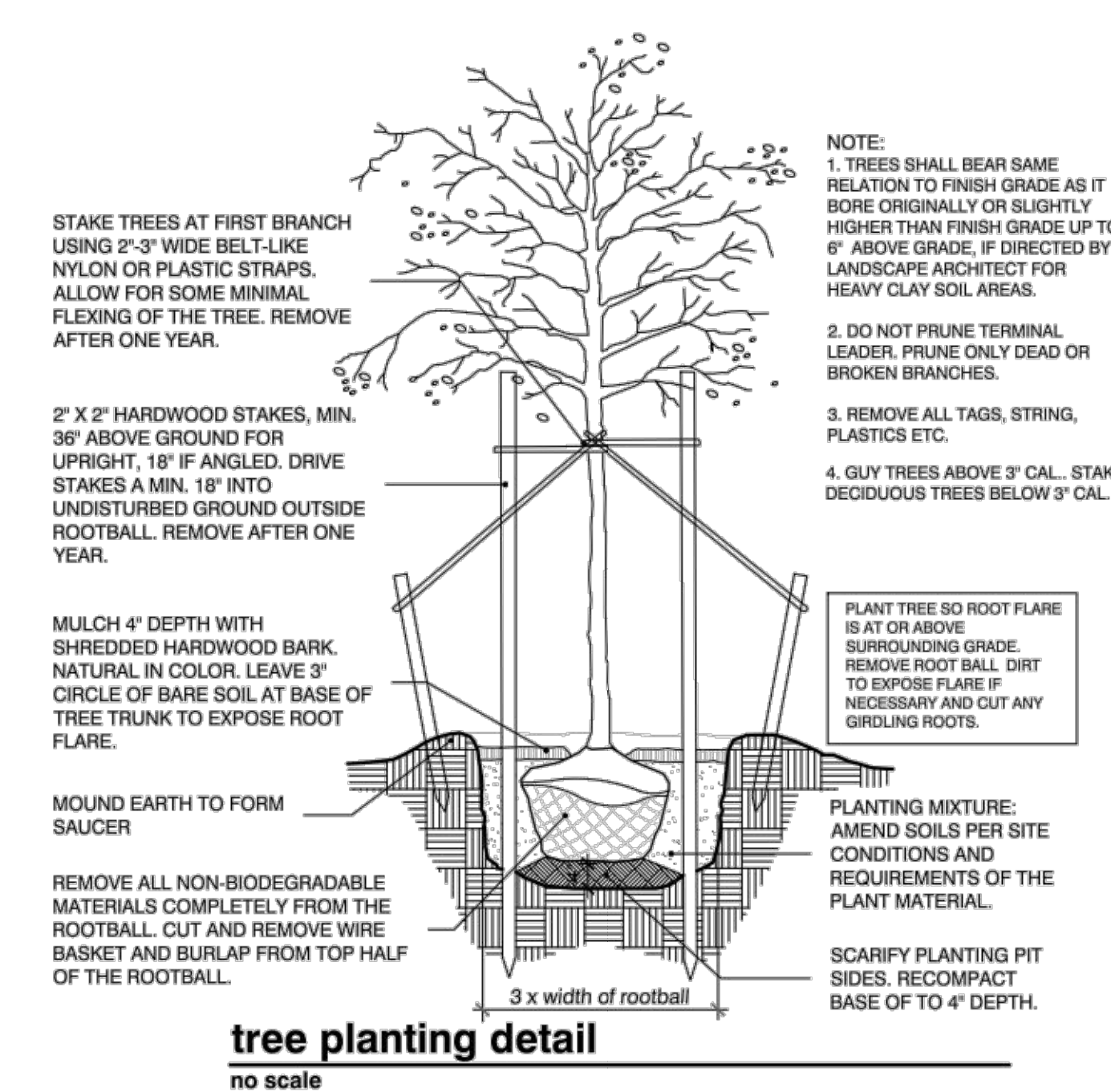


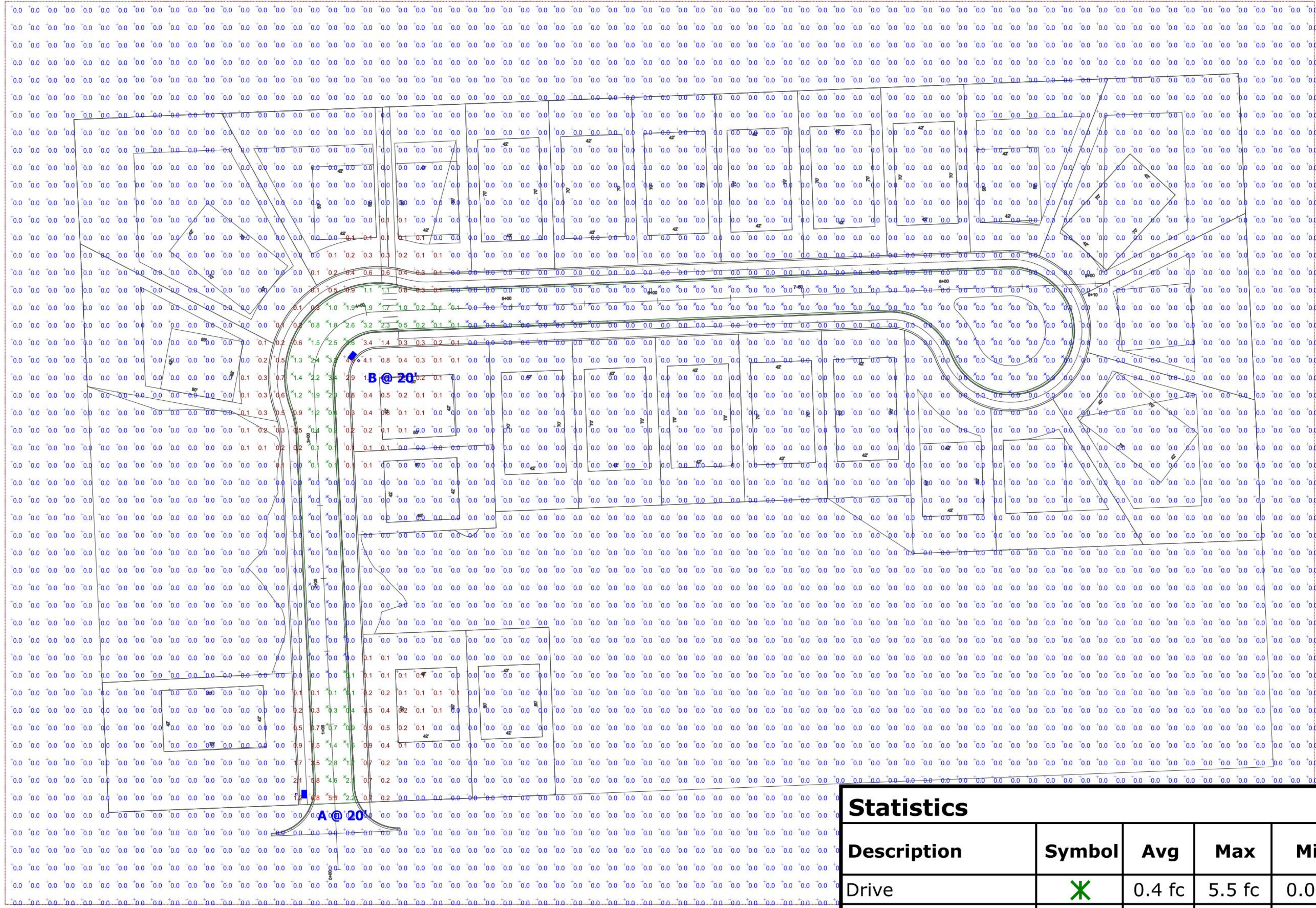
landscape requirements:

street trees	REQUIRED	PROVIDED
TOTAL SQ.FT. OF R.O.W. FRONTAGE (ECKFORD DRIVE) 784'±		
ONE (1) DECIDUOUS TREE PER 50 FT. OF R.O.W. FRONTAGE (256 LIN.FT. / 50' PER TREE = 5.12 TREES)	5	6
TOTAL SQ.FT. OF R.O.W. FRONTAGE (INTERIOR STREET R.O.W.) 1,745'±		
ONE (1) DECIDUOUS TREE PER 50 FT. OF R.O.W. FRONTAGE (1,745 LIN.FT. / 50' PER TREE = 35.4 TREES)	36	36

plant material list

key	quant.	botanical name	common name	size	comments
LARGE AND SMALL DECIDUOUS TREES					
LS	8	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2" BB	
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" BB	
AR	10	ACER R. FRANKSRED	RED SUNSET RED MAPLE	2 1/2" BB	
TR	6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
LT	6	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" BB	
PD	3	PICEA GLAUCA 'DENSATA	BLACK HILL SPRUCE	8" BB	





Plan View
Scale: 1" = 35'

LIGHTING PLAN

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Drive	✕	0.4 fc	5.5 fc	0.0 fc	N/A	N/A
Grade @ 0'	+	0.0 fc	6.8 fc	0.0 fc	N/A	N/A

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

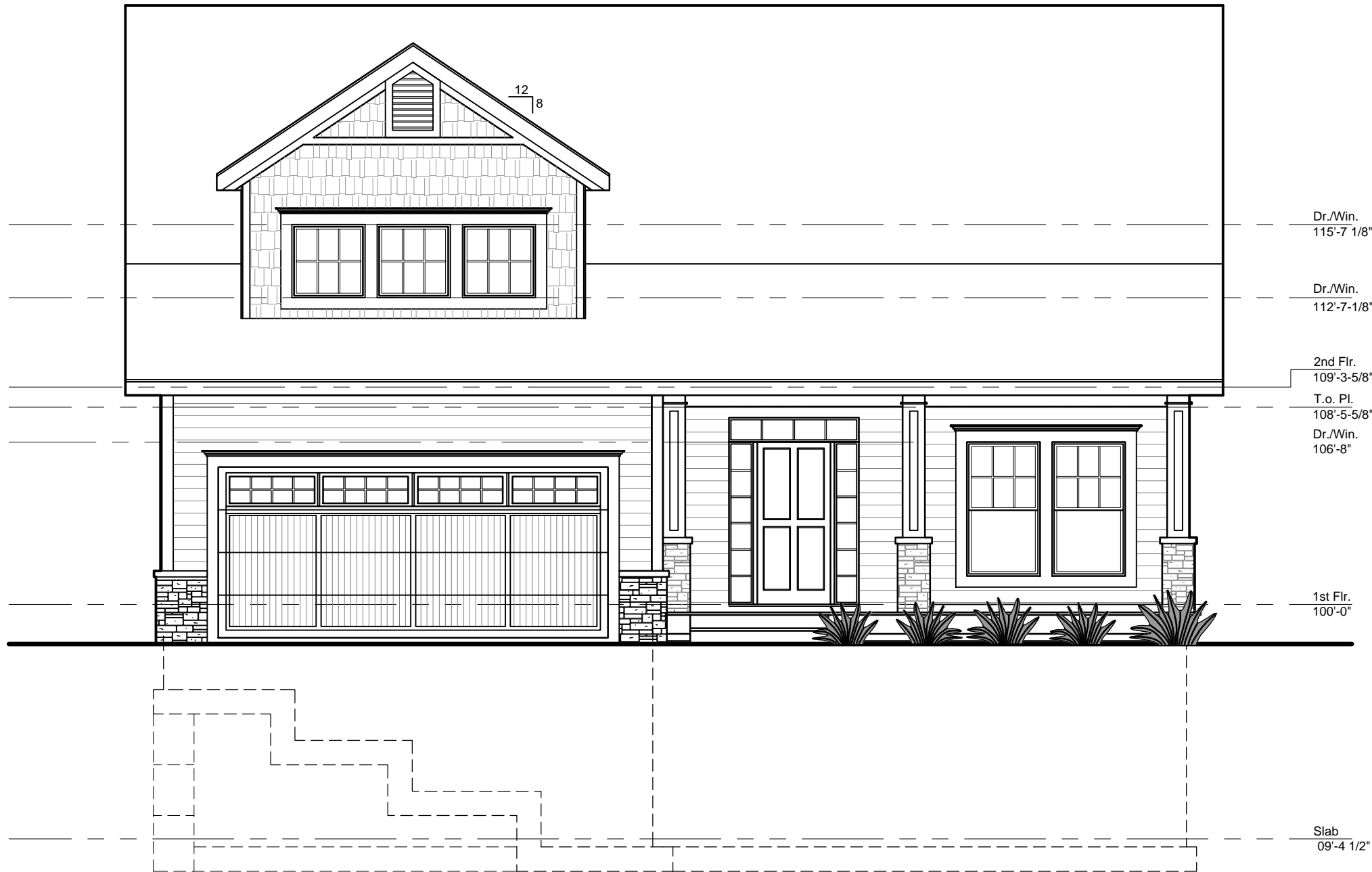
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	1	Lithonia Lighting	DSX0 LED P6 40K RCCO MVOLT	DSX0 LED P6 40K RCCO MVOLT	LED	9739	0.9	134
□	B	1	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT	DSX0 LED P6 40K T3M MVOLT	LED	15508	0.9	134

LP-1.0

Designer
DS
Date
11/11/2021
Scale
Not to Scale
Drawing No.
#21-68808 V1
1 of 1



1 FRONT ELEVATION - BASE
 A2.1 Scale: 3/16" = 1'-0" 2 STORY

REVIEW	DATE
	09.08.21

Front Elevation Base

JBMA Project No.
 221150
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1 SIDE ELEVATION - BASE
A2.2 Scale: 3/16" = 1'-0"

2 STORY

REVIEW 09.08.21

Side Elevation Base

JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.2



1 REAR ELEVATION - BASE
 A2.3 Scale: 3/16" = 1'-0"

2 STORY

REVIEW 09.08.21

Rear Elevation Base

JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.3



1 SIDE ELEVATION - BASE
 A2.4 Scale: 3/16" = 1'-0"

2 STORY

REVIEW 09.08.21

Side Elevation Base

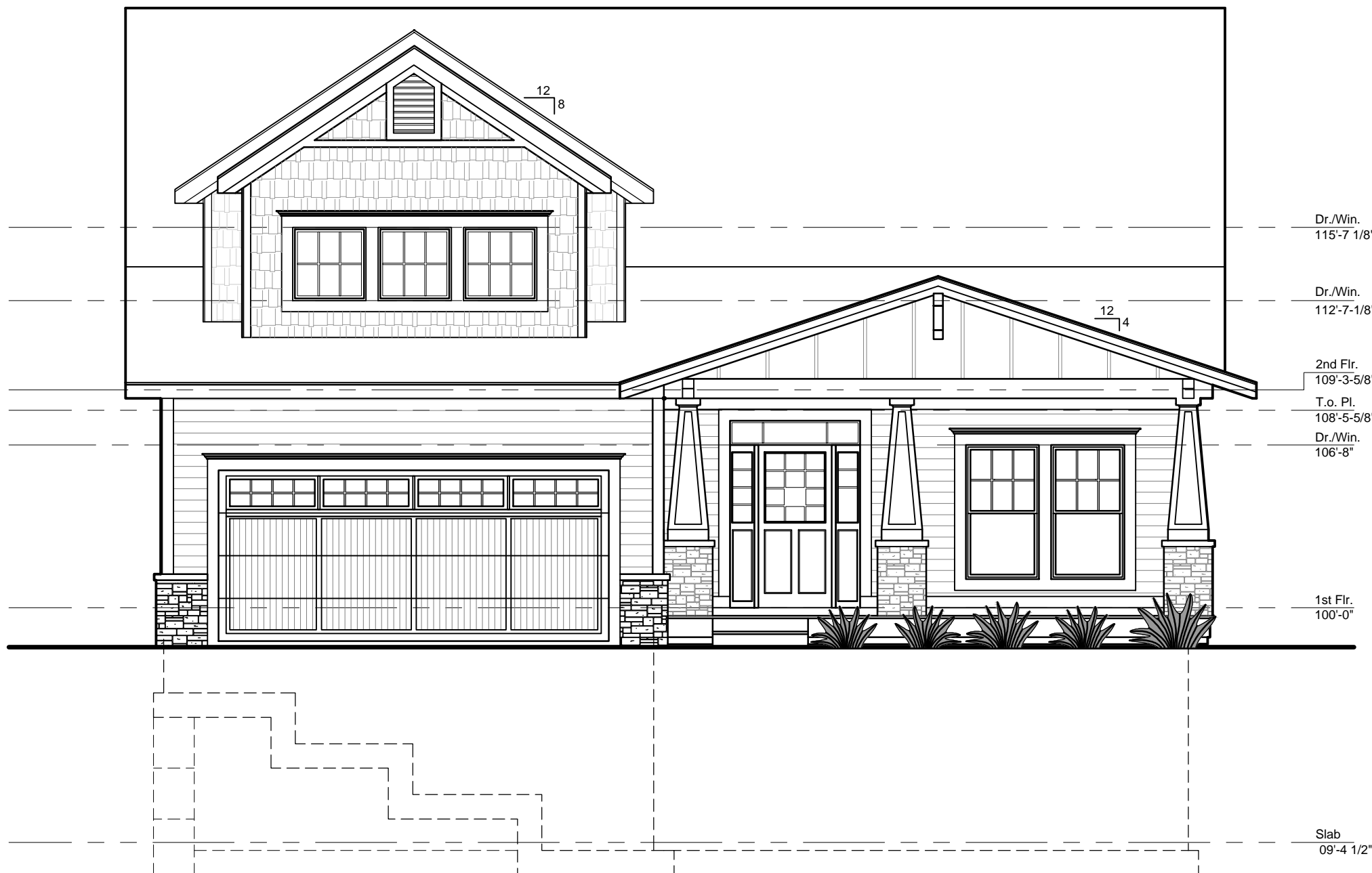
JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.4



1 FRONT ELEVATION - ALT 1
 A2.5 Scale: 3/16" = 1'-0" 2 STORY

Dr./Win.
115'-7 1/8"

Dr./Win.
112'-7-1/8"

2nd Flr.
109'-3-5/8"

T.o. Pl.
108'-5-5/8"

Dr./Win.
106'-8"

1st Flr.
100'-0"

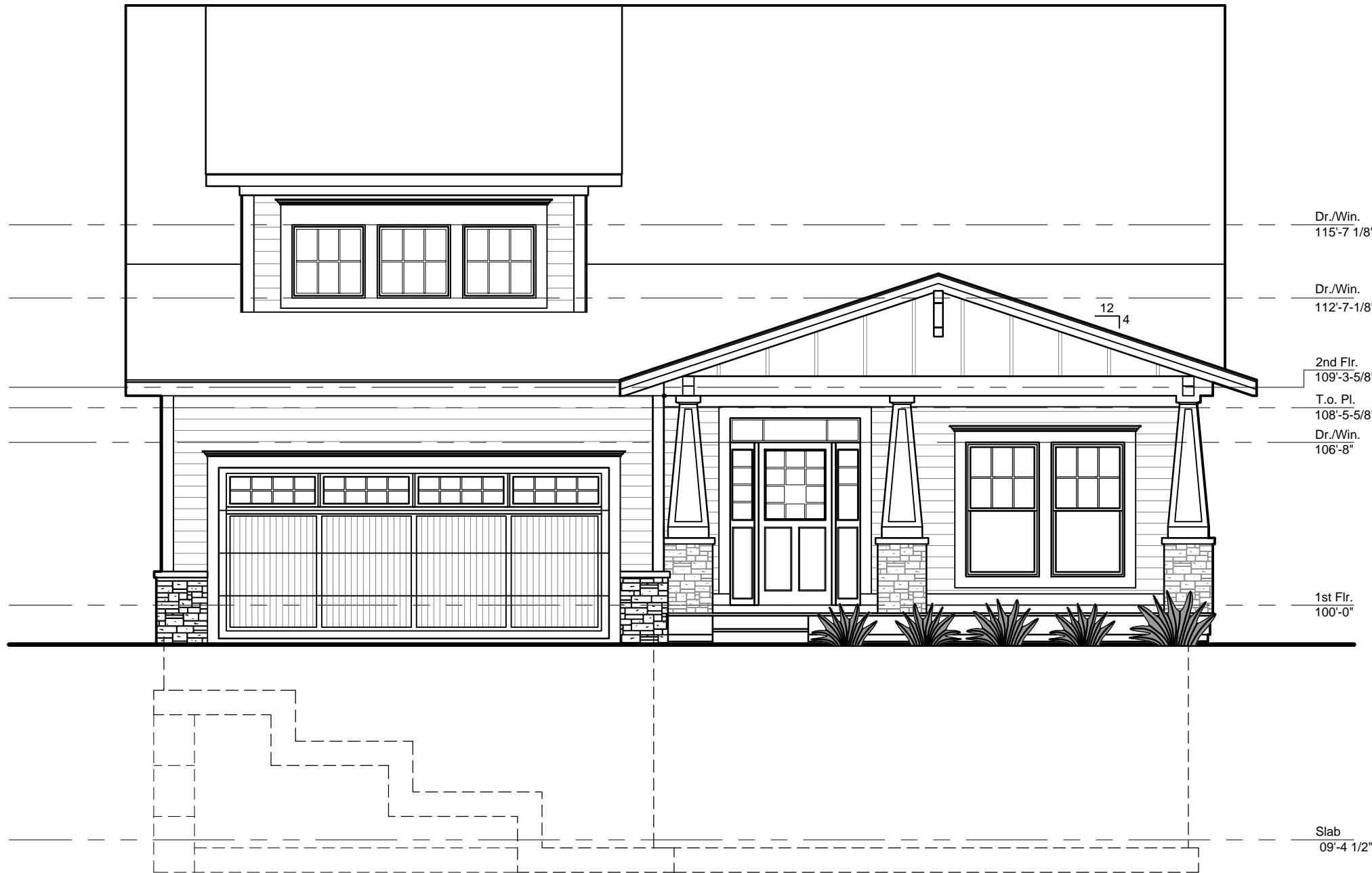
Slab
09'-4 1/2"

REVIEW	DATE
	09.08.21

Front Elevation
Alt 1

JBMA Project No.
221150
©2021

PRELIMINARY NOT FOR CONSTRUCTION **A2.5**



1 FRONT ELEVATION - ALT 2
 A2.6 Scale: 3/16" = 1'-0" 2 STORY

Dr./Win.
115'-7 1/8"

Dr./Win.
112'-7-1/8"

2nd Flr.
109'-3-5/8"

T.o. Pl.
108'-5-5/8"

Dr./Win.
106'-8"

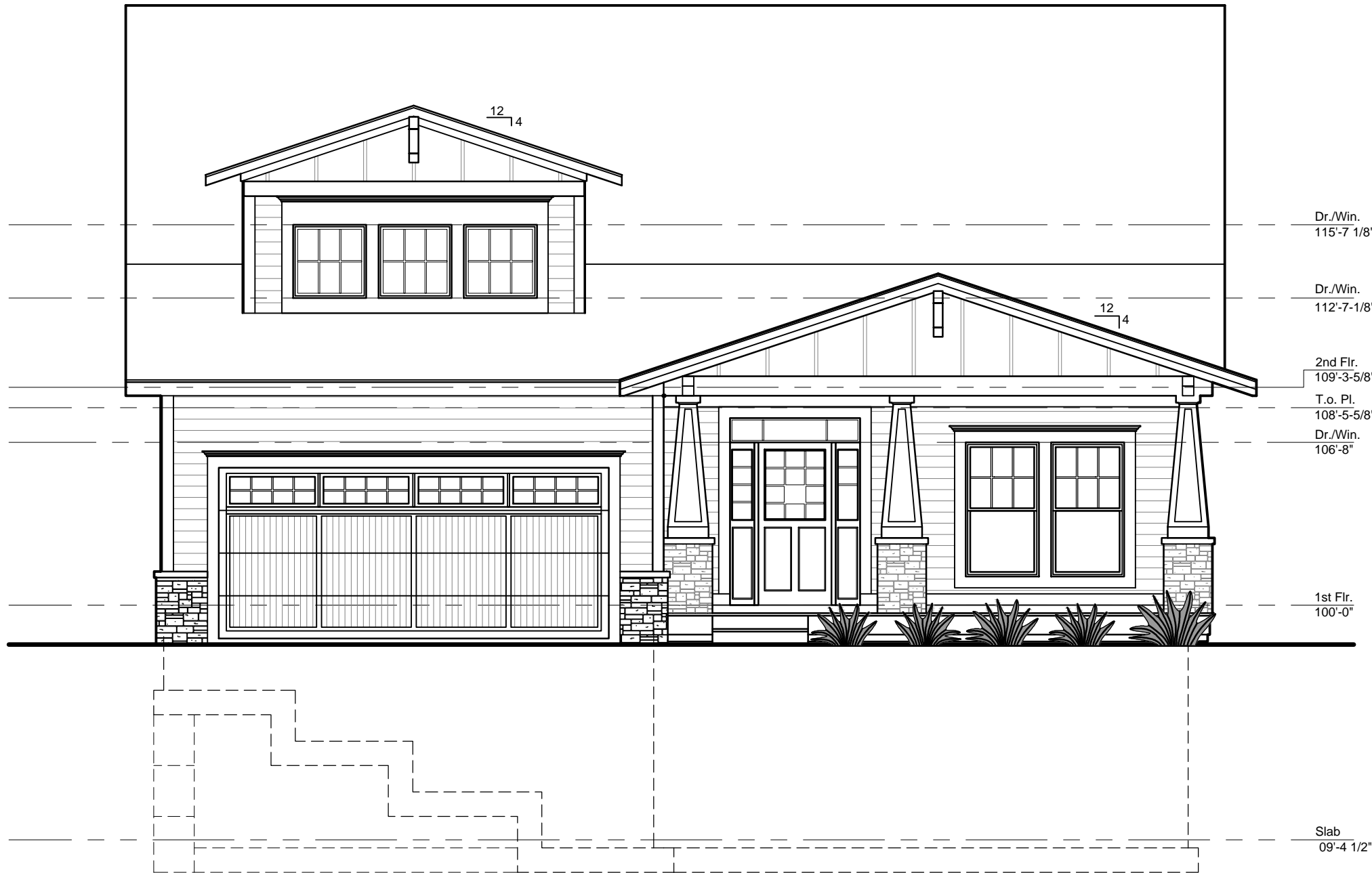
1st Flr.
100'-0"

Slab
09'-4 1/2"

REVIEW	DATE
	09.08.21

Front Elevation
Alt 2

JBMA Project No.
221150
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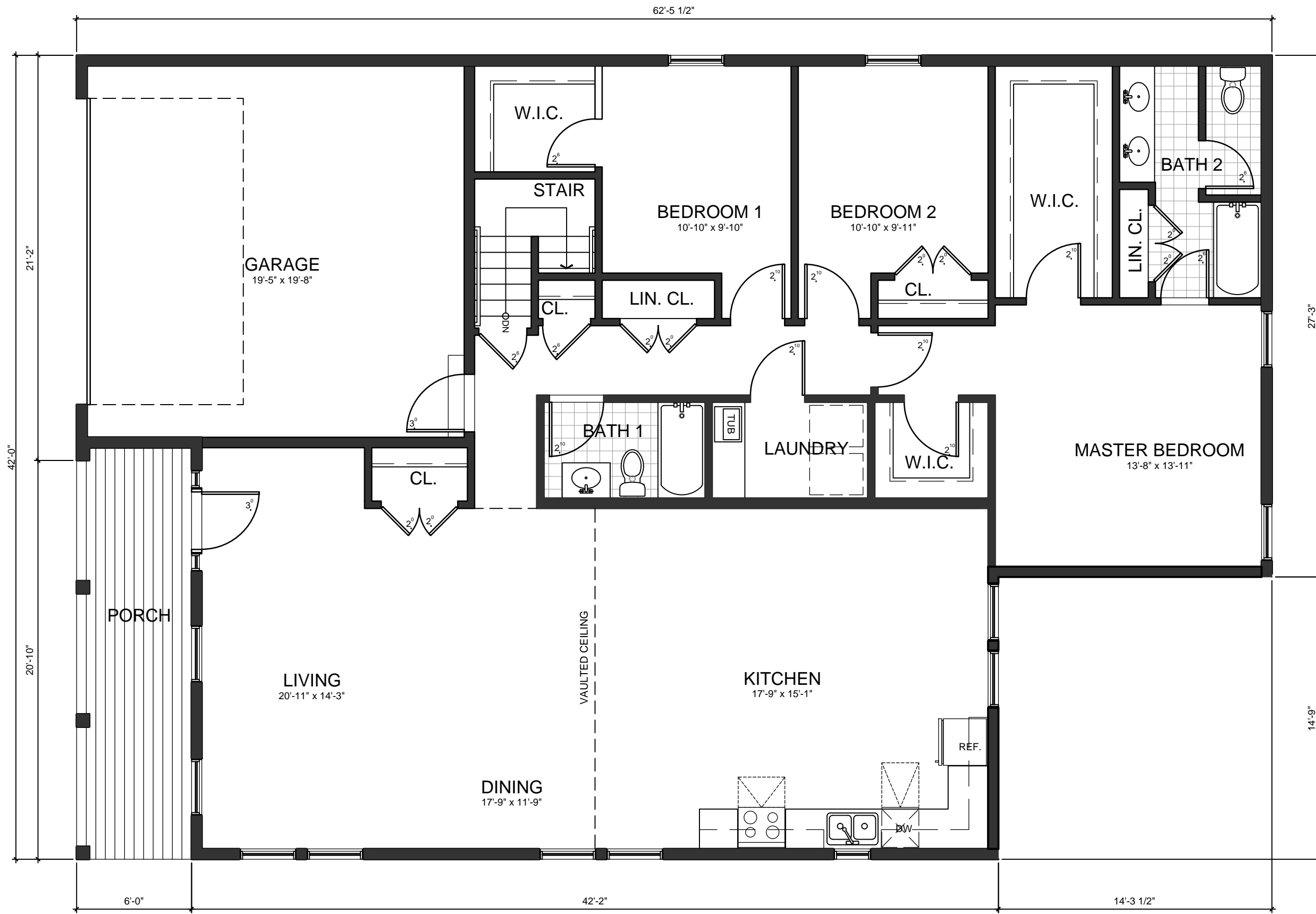
1 FRONT ELEVATION - ALT 3
 A2.7 Scale: 3/16" = 1'-0" 2 STORY

Dr./Win. 115'-7 1/8"
 Dr./Win. 112'-7-1/8"
 2nd Flr. 109'-3-5/8"
 T.o. Pl. 108'-5-5/8"
 Dr./Win. 106'-8"
 1st Flr. 100'-0"
 Slab 09'-4 1/2"

REVIEW	DATE
	09.08.21

Front Elevation
 Alt 3

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1 FIRST FLOOR PLAN - BASE
 A1.1 Scale: 3/16" = 1'-0"

1 STORY

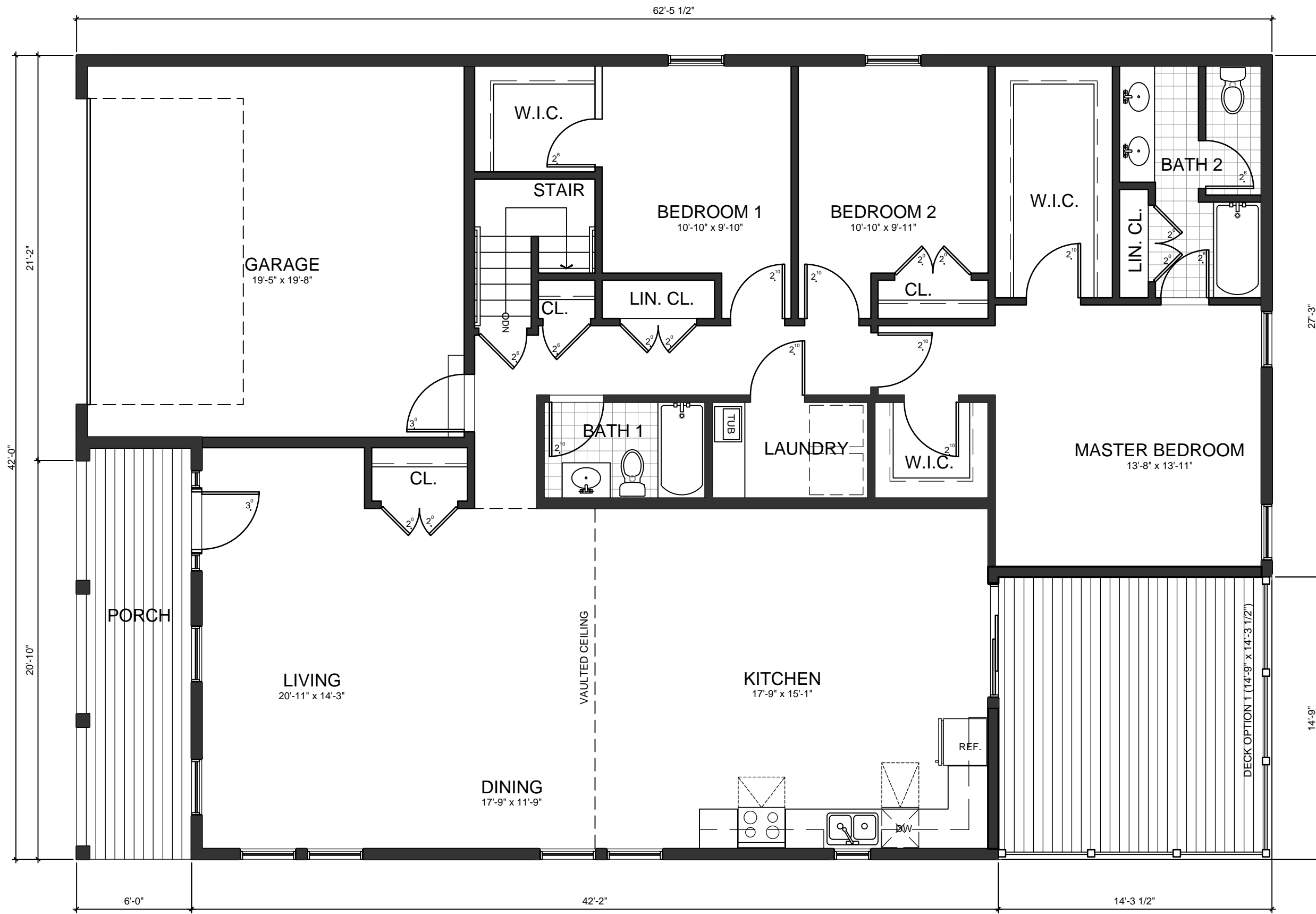
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	DATE
	08.16.21

First Floor Base

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A1.1



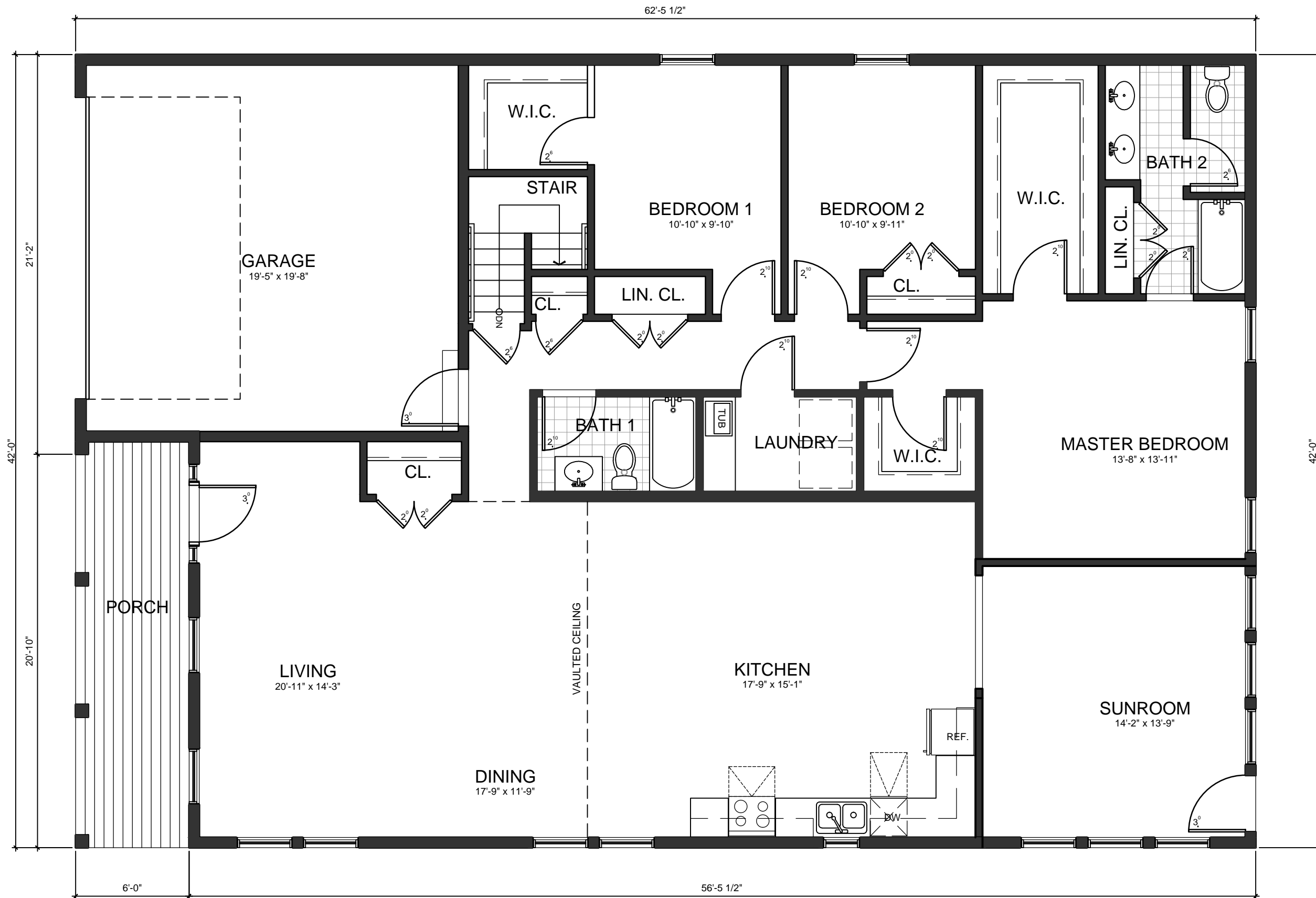
1 FIRST FLOOR PLAN - BASE WITH DECK
 A1.1a Scale: 3/16" = 1'-0" 1 STORY

REVIEW	DATE
	08.16.21

First Floor Base with Deck

JBMA Project No. 221150
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PRELIMINARY NOT FOR CONSTRUCTION **A1.1a**



1 FIRST FLOOR PLAN - SUNROOM
 A1.1b Scale: 3/16" = 1'-0"

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW 08.16.21

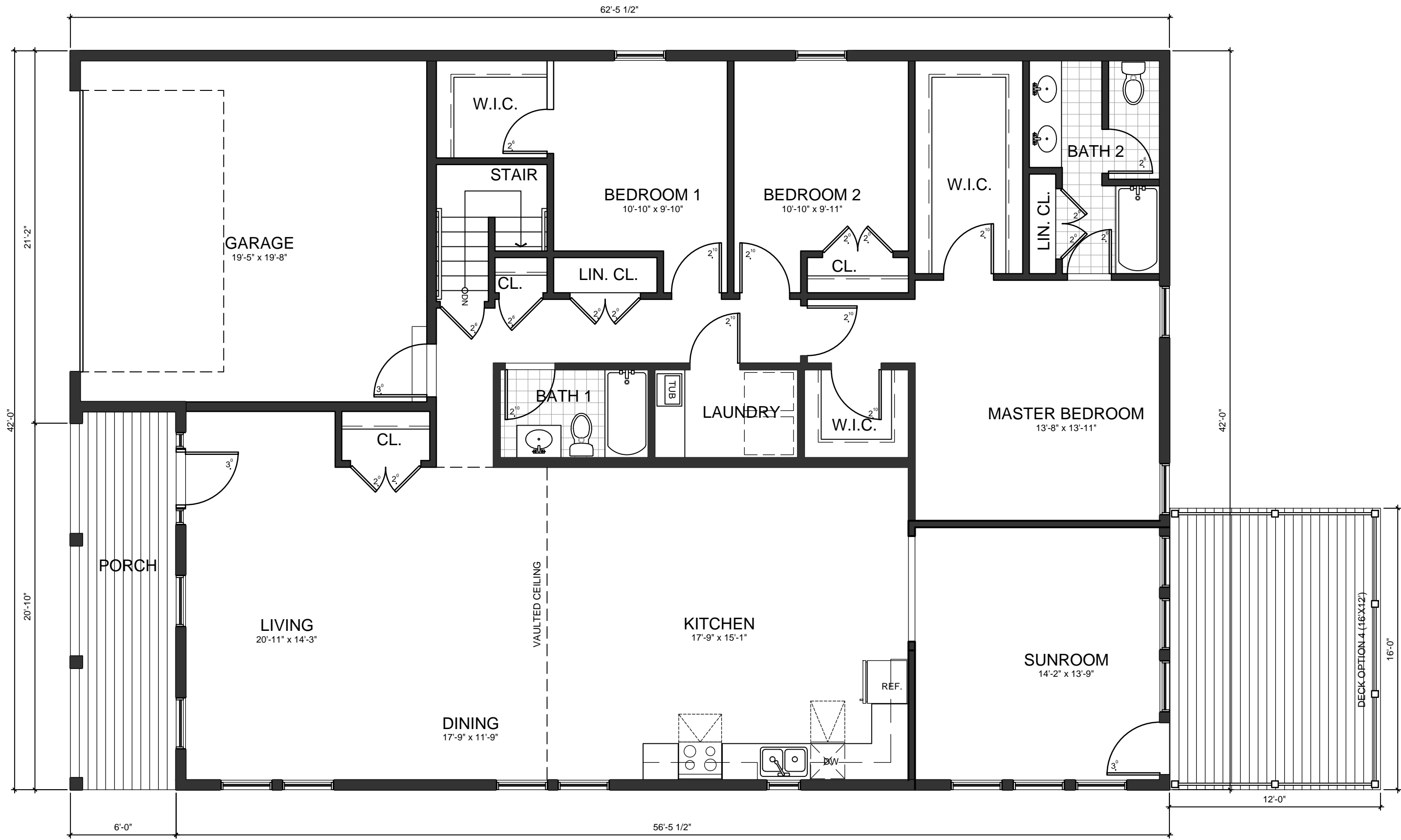
First Floor Plan
 Sunroom

JBMA Project No.

221150

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A1.1b



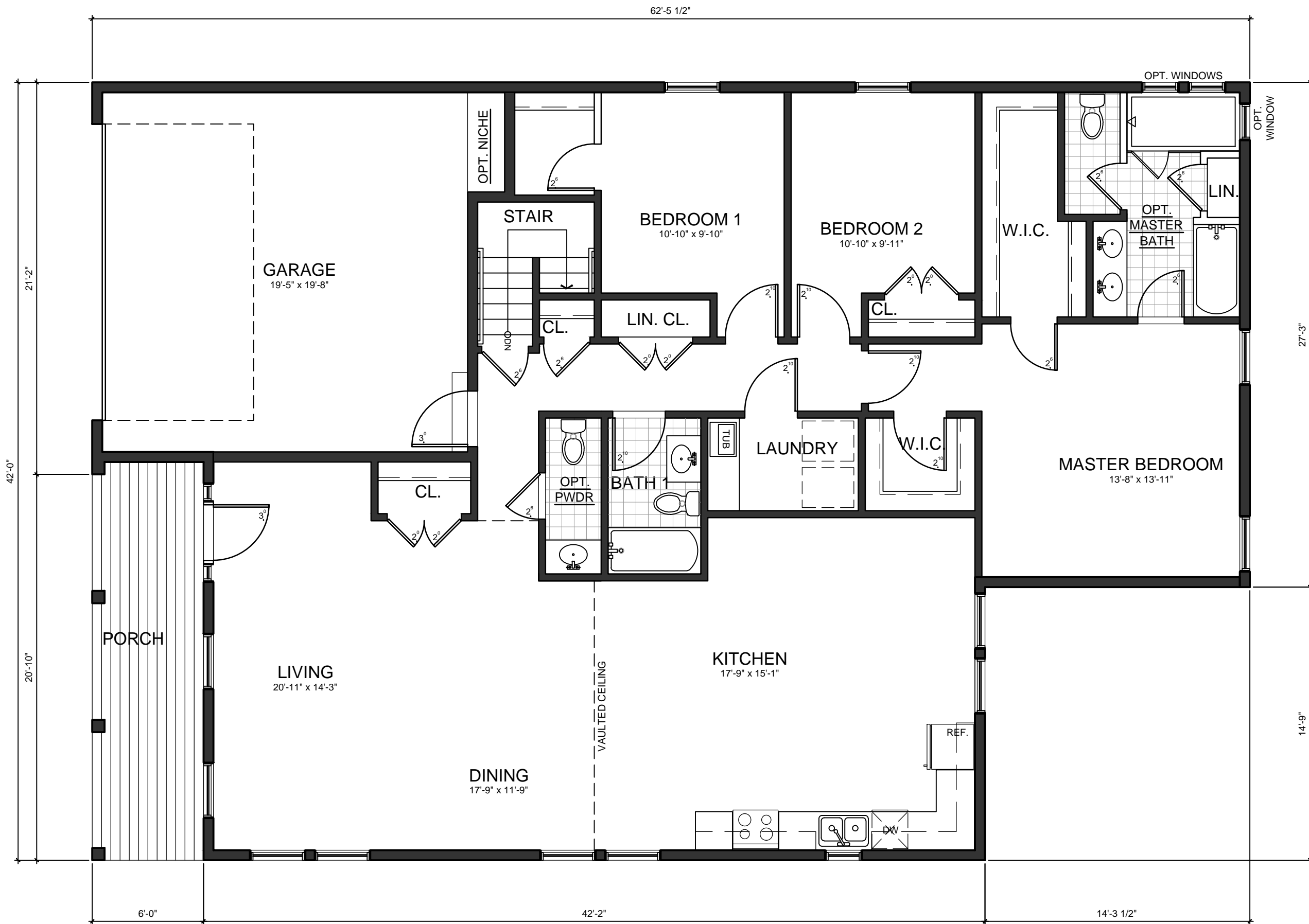
REVIEW	DATE
	08.16.21

First Floor Plan
Sunroom with Deck

1 FIRST FLOOR PLAN - SUNROOM WITH DECK
A1.1c Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1c**

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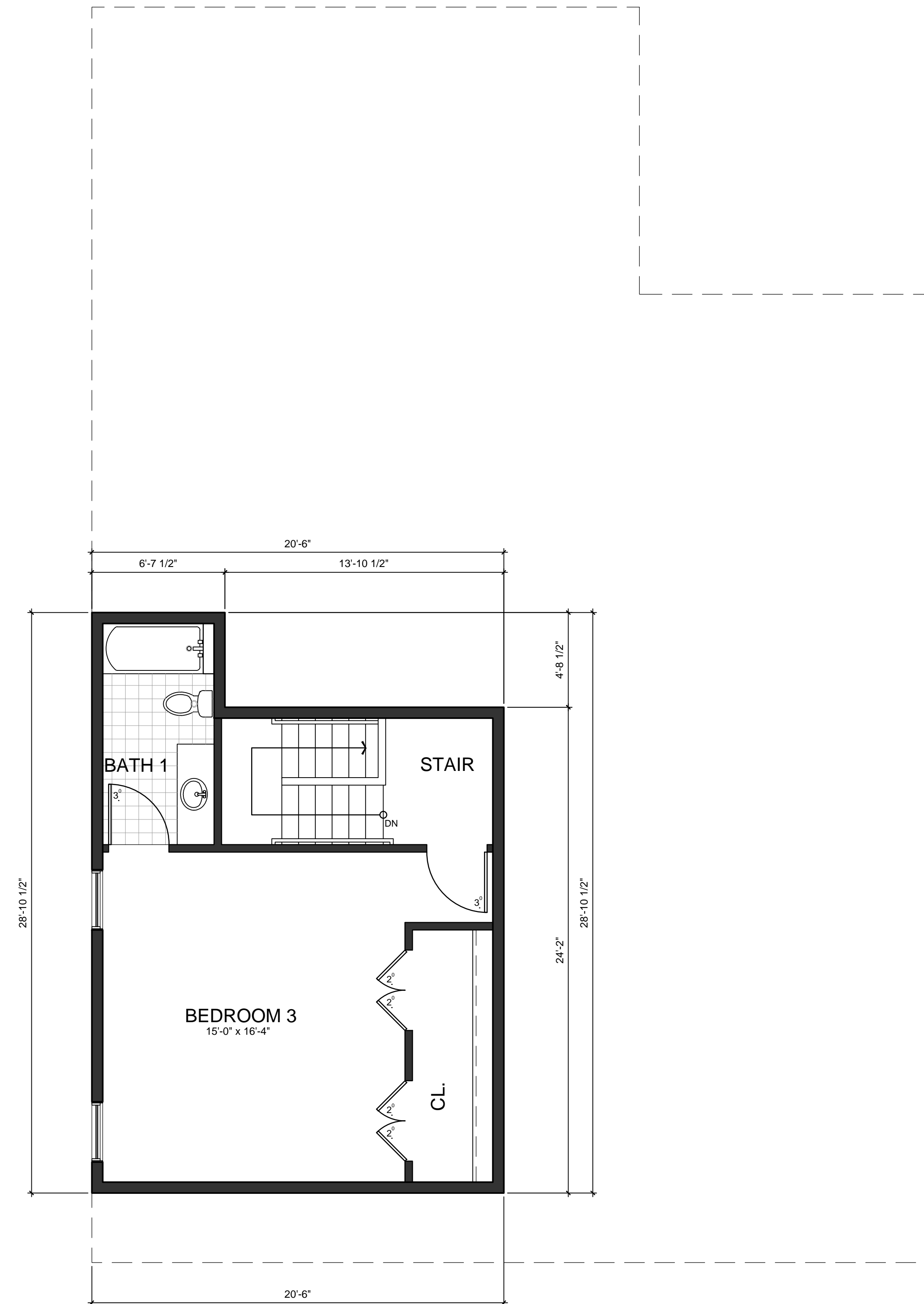
1 FIRST FLOOR PLAN - BASE - INTERIOR LAYOUT OPTIONS
 A1.1d Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1d**

REVIEW	DATE
	08.16.21

First Floor Plan
 Base - Interior
 Layout Options

JBMA Project No.
 221150
 ©2021



1 SECOND FLOOR PLAN - BASE
 A1.2 Scale: 1/4" = 1'-0" 2 STORY

Review	07.13.21

2nd Floor Plan Base

JBMA Project No.
 221150
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PRELIMINARY NOT FOR CONSTRUCTION

A1.2



2 SIDE ELEVATION - BASE
 A2.1 Scale: 1/4" = 1'-0" 2 STORY



1 FRONT ELEVATION - BASE
 A2.1 Scale: 1/4" = 1'-0" 2 STORY

REVIEW	DATE
	07.16.21

Elevations
 Michigan
 Base Model
 JBMA Project No.
 221150
 ©2019

PRELIMINARY NOT FOR CONSTRUCTION

A2.1



2 SIDE ELEVATION - BASE
 A2.2 Scale: 1/4" = 1'-0" 2 STORY



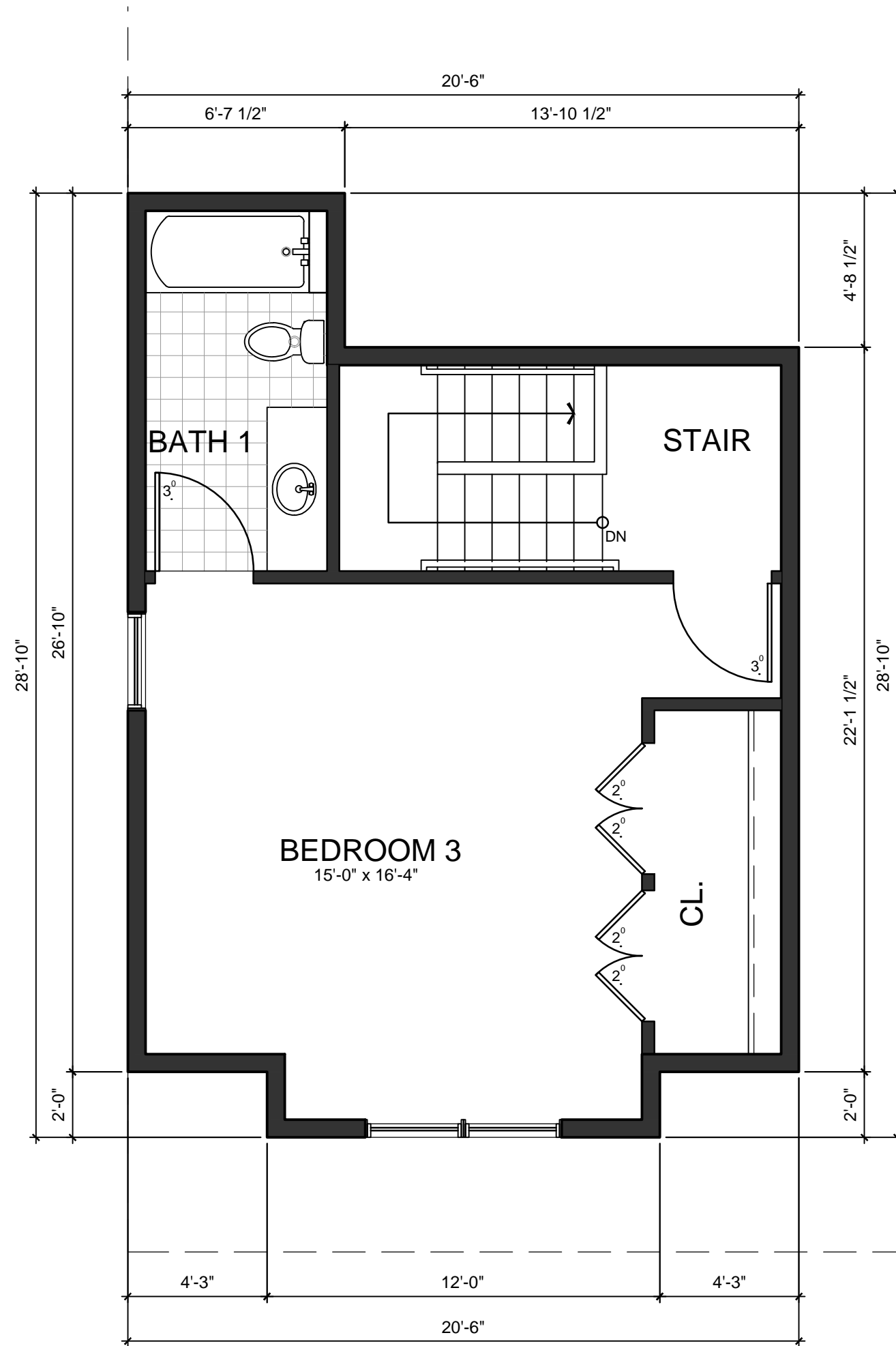
1 REAR ELEVATION - BASE
 A2.2 Scale: 1/4" = 1'-0" 2 STORY

REVIEW	DATE
	07.16.21

Elevations
 Michigan
 Base Model
 JBMA Project No.
 221150
 ©2019

PRELIMINARY NOT FOR CONSTRUCTION

A2.2



2 2nd FLOOR PLAN - ALT '1'
 A2.3 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '1'
 A2.3 Scale: 1/4" = 1'-0" 2 STORY OPTION

REVIEW 07.19.21

Elevation and
 2nd Floor Plan
 Michigan ALT '1'

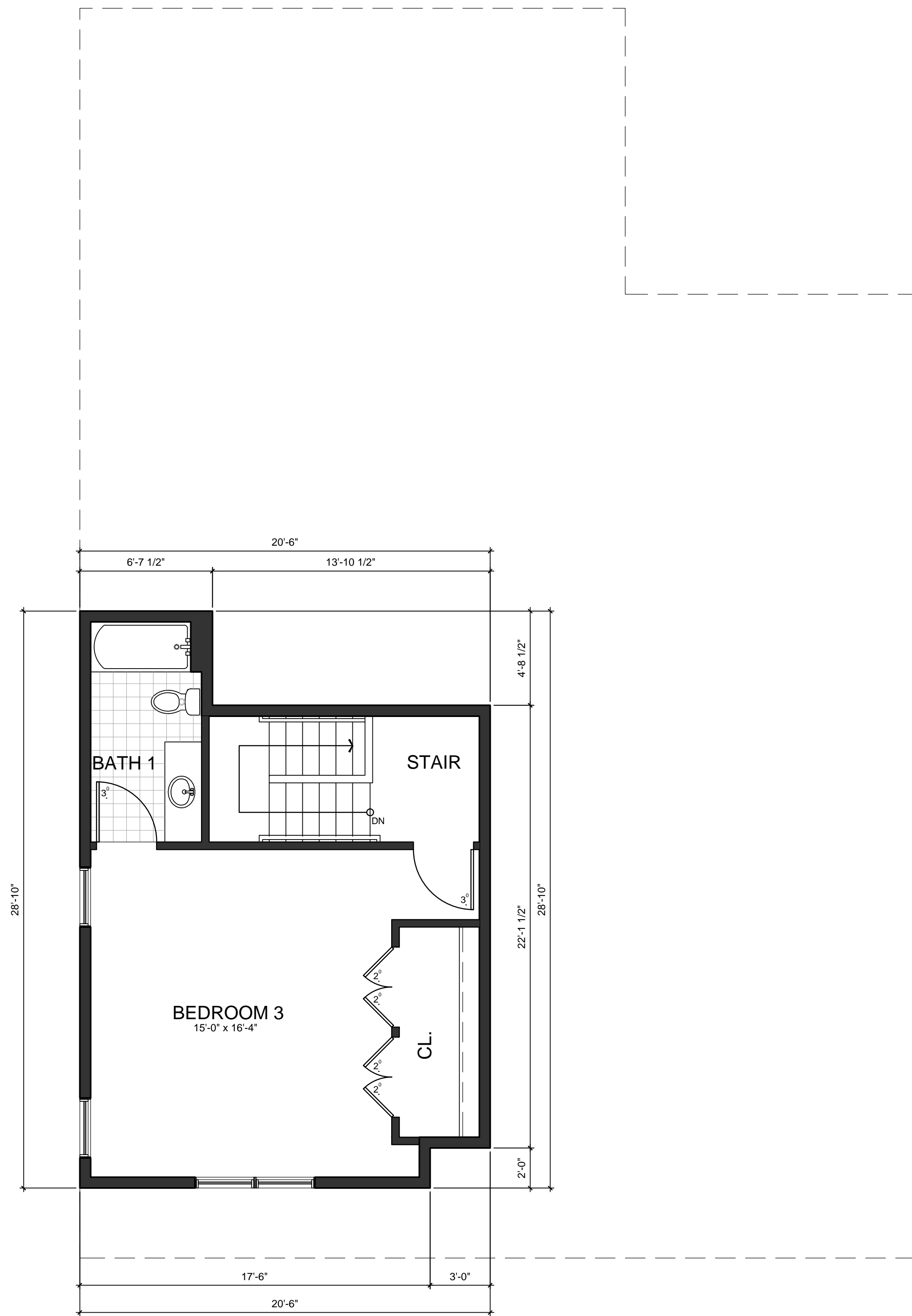
JBMA Project No.

221150

©2019

A2.3

PRELIMINARY NOT FOR CONSTRUCTION



2 2nd FLOOR PLAN - ALT '2'

A2.4 Scale: 1/4" = 1'-0"

2 STORY OPTION



1 FRONT ELEVATION - ALT '2'

A2.4 Scale: 1/4" = 1'-0"

2 STORY OPTION

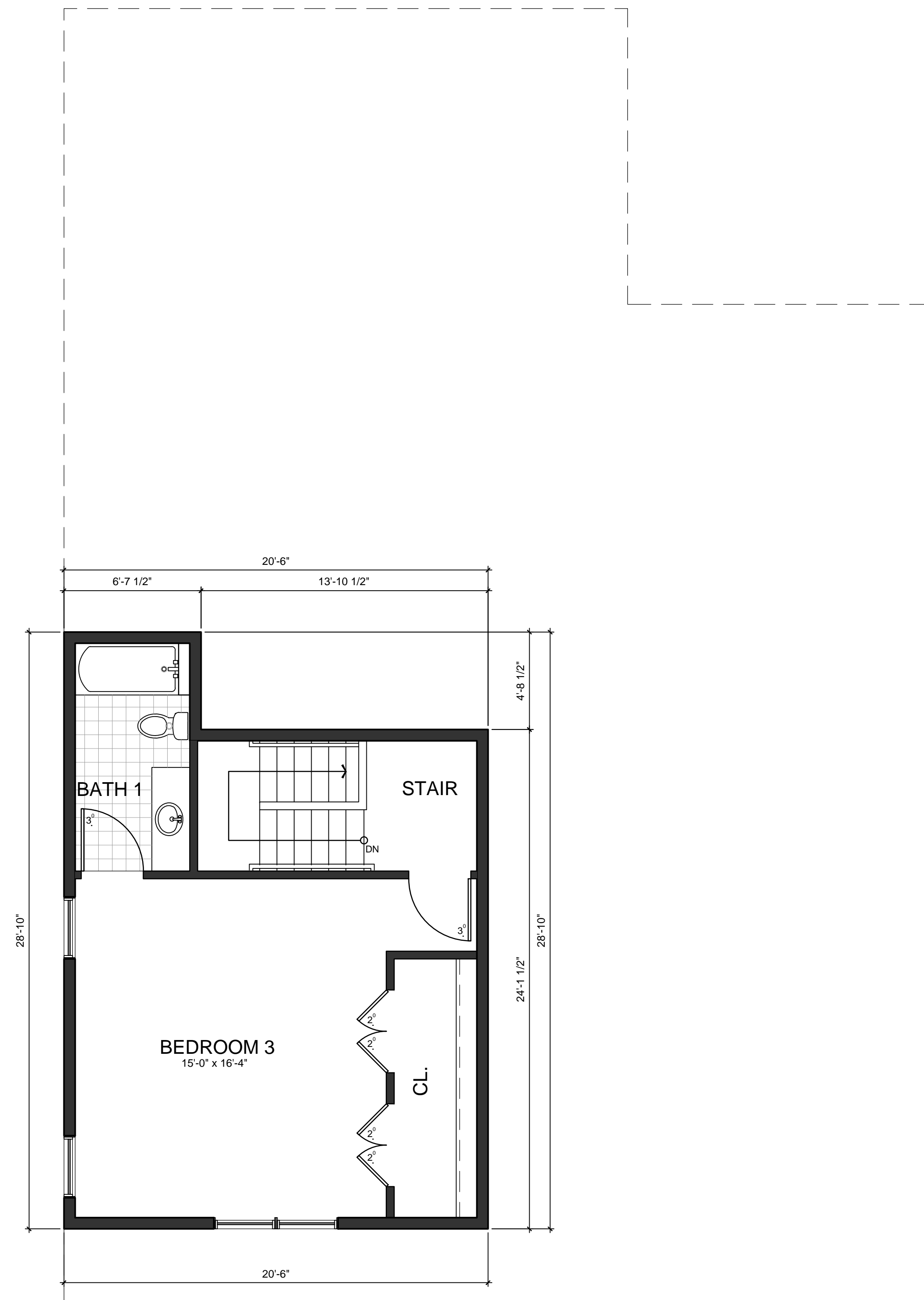
REVIEW	07.07.21

Elevation and
2nd Floor Plan
Michigan ALT '2'

JBMA Project No.
221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.4



2 2nd FLOOR PLAN - ALT '3'
 A2.5 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '3'
 A2.5 Scale: 1/4" = 1'-0" 2 STORY OPTION

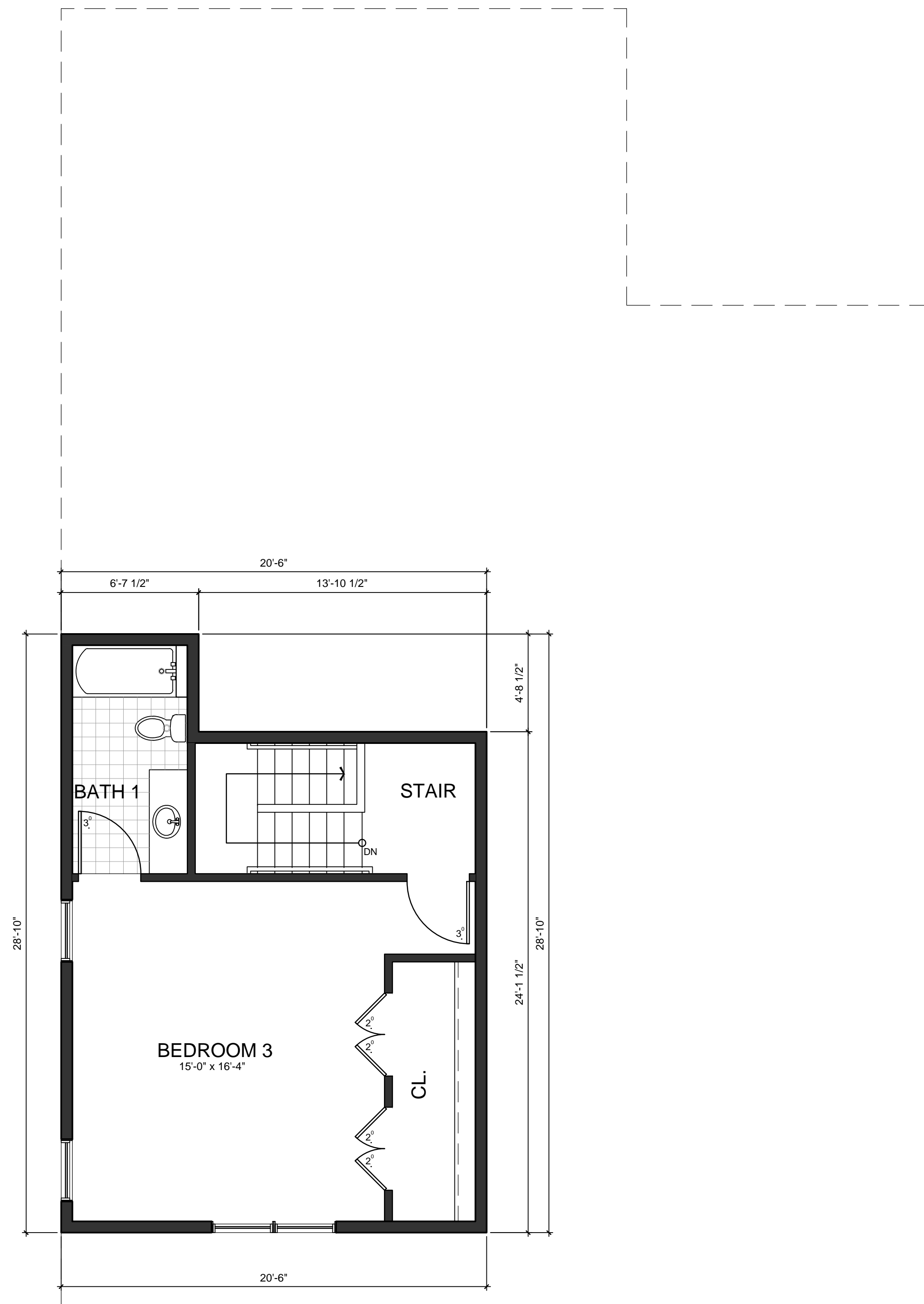
REVIEW 07.19.21

Elevation and
 2nd Floor Plan
 Michigan ALT '3'

JBMA Project No.
 221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



2 2nd FLOOR PLAN - ALT '4'
A2.6 Scale: 1/4" = 1'-0" 2 STORY OPTION



1 FRONT ELEVATION - ALT '4'
A2.6 Scale: 1/4" = 1'-0" 2 STORY OPTION

REVIEW 07.19.21

Elevation and
2nd Floor Plan
Michigan ALT '4'

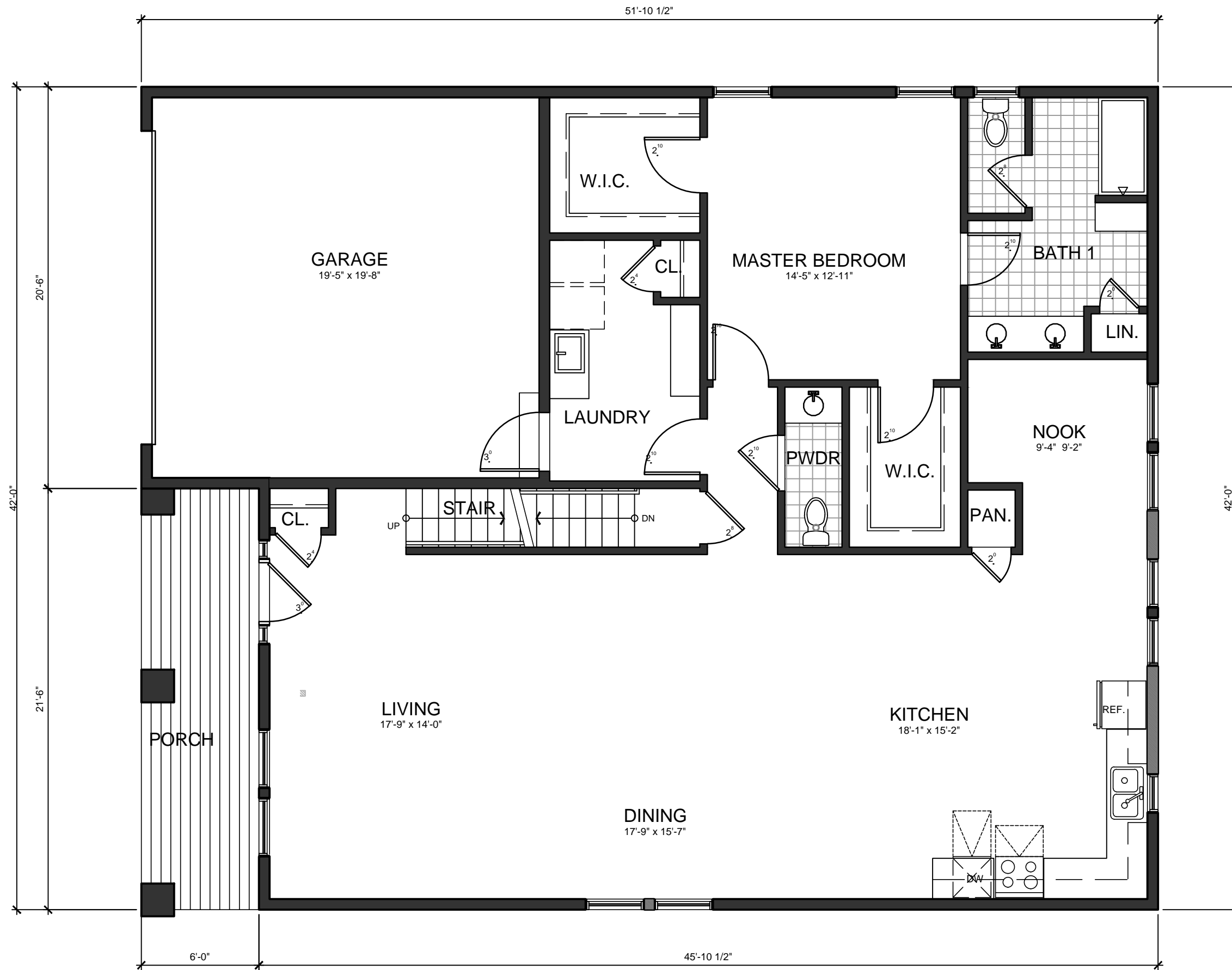
JBMA Project No.

221150

©2019

A2.6

PRELIMINARY NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN - BASE
A1.1 Scale: 3/16" = 1'-0"

2 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW 08.26.21

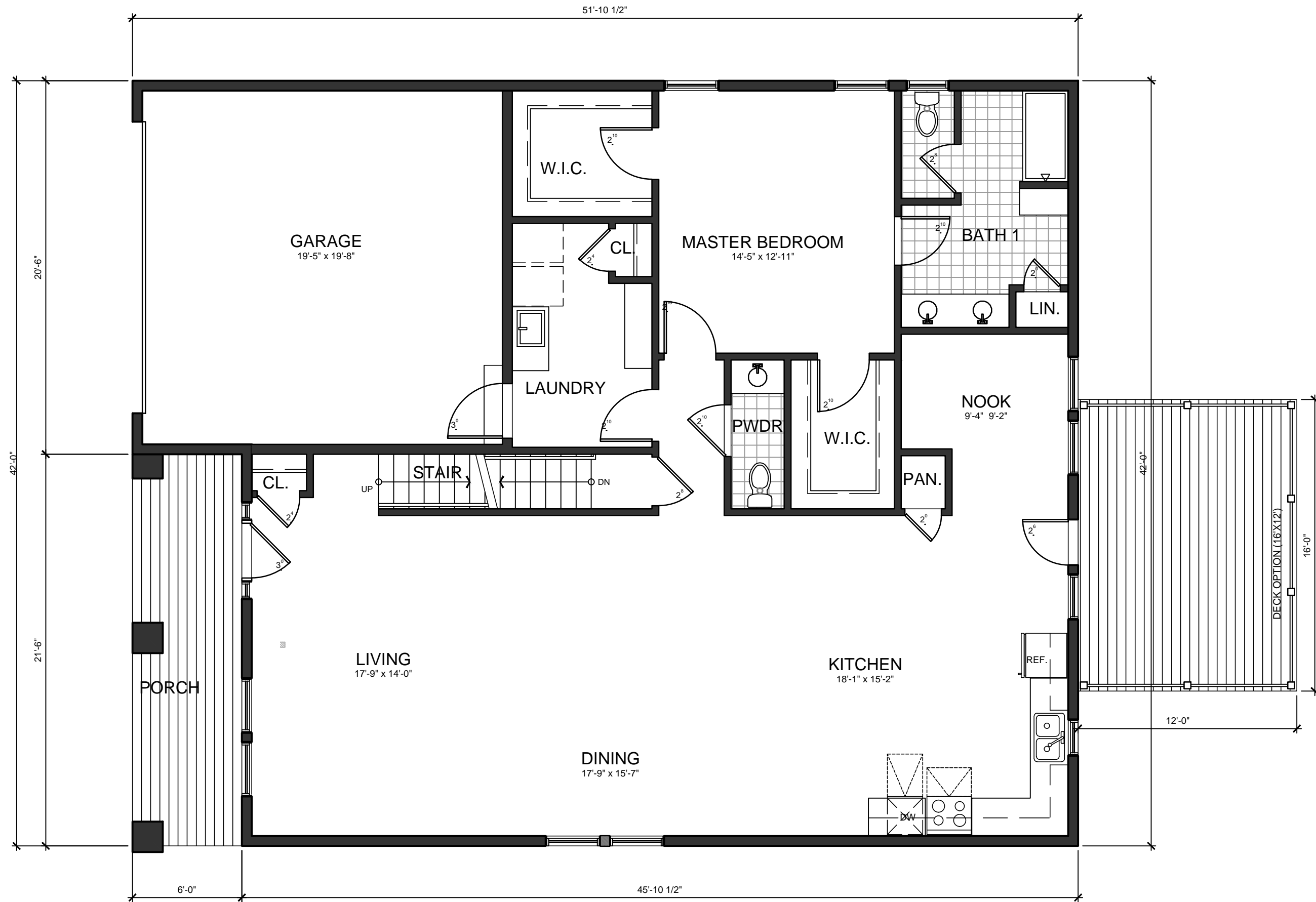
First Floor Plan Base

JBMA Project No.

221150

©2021

A1.1



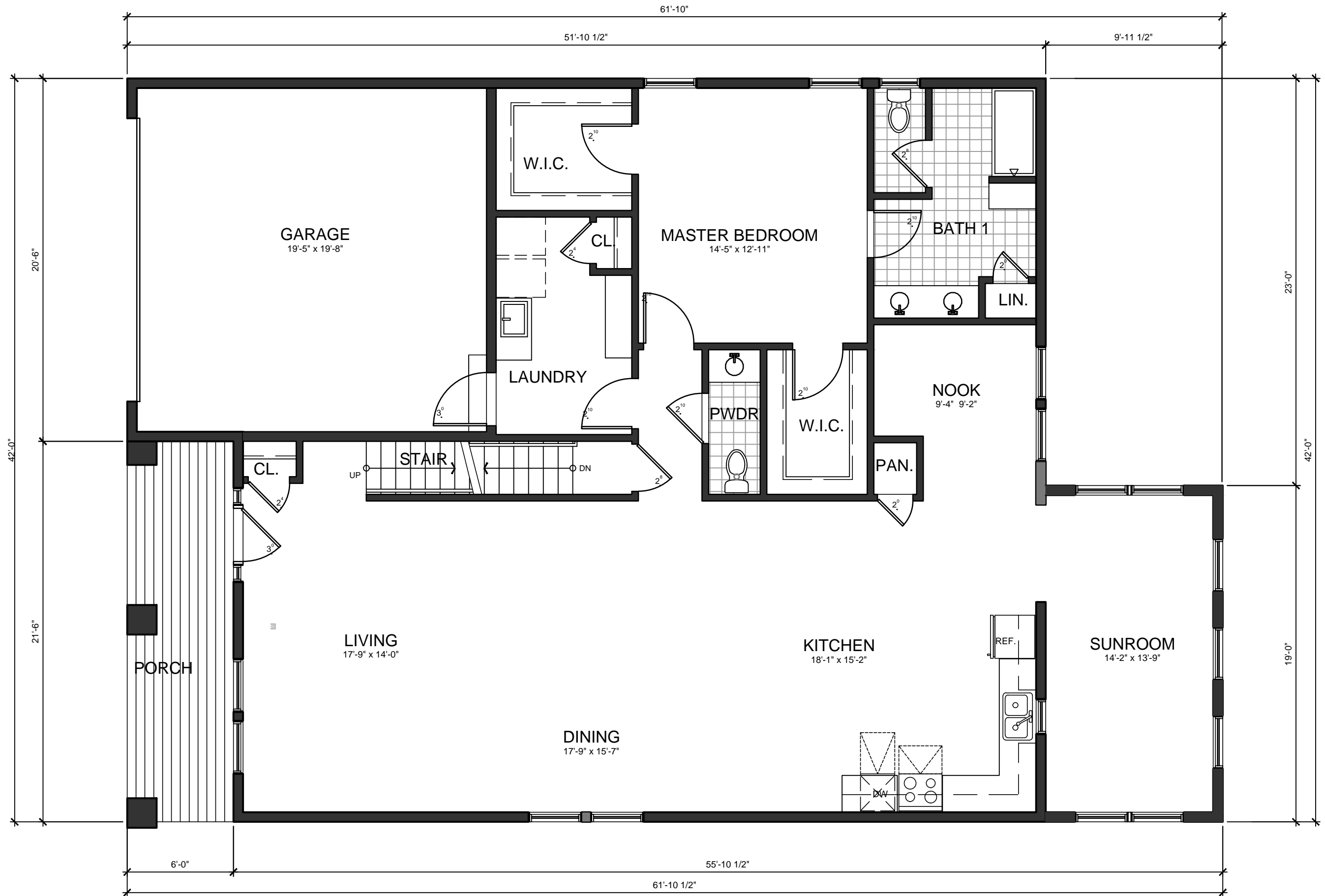
1 FIRST FLOOR PLAN - BASE WITH DECK
 A1.1a Scale: 3/16" = 1'-0" 2 STORY

REVIEW	DATE
	08.26.21

First Floor Plan
 Base with Deck

JBMA Project No.
 221150
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PRELIMINARY NOT FOR CONSTRUCTION **A1.1a**



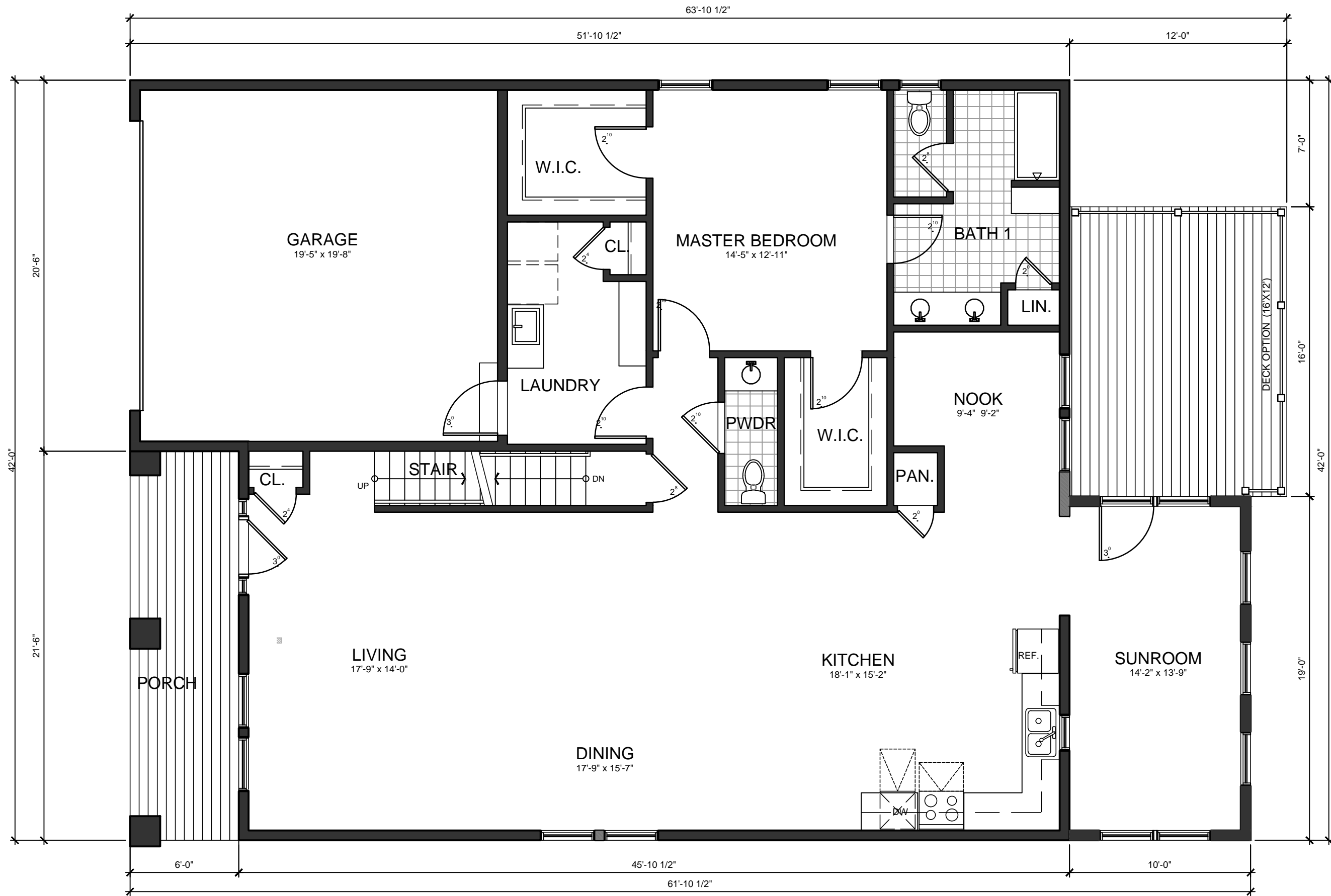
1 FIRST FLOOR PLAN - SUNROOM
 A1.1b Scale: 3/16" = 1'-0" 2 STORY

REVIEW	DATE
	08.26.21

First Floor Plan
Sunroom

JBMA Project No.
221150
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PRELIMINARY NOT FOR CONSTRUCTION **A1.1b**



1 FIRST FLOOR PLAN - SUNROOM WITH DECK
 A1.1c Scale: 3/16" = 1'-0" 2 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1c**

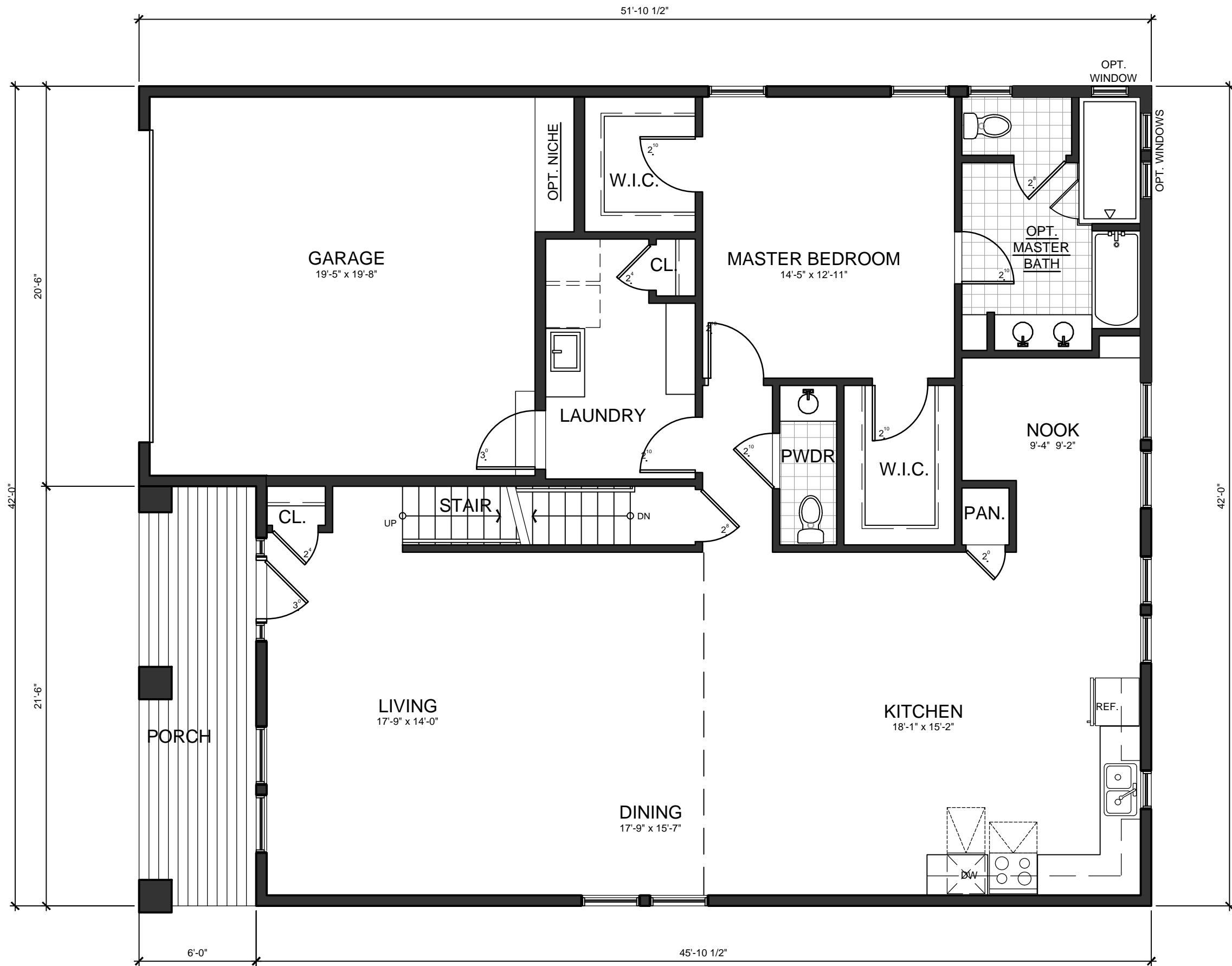
REVIEW 08.26.21

First Floor Plan
 Sunroom with
 Deck

JBMA Project No.

221150

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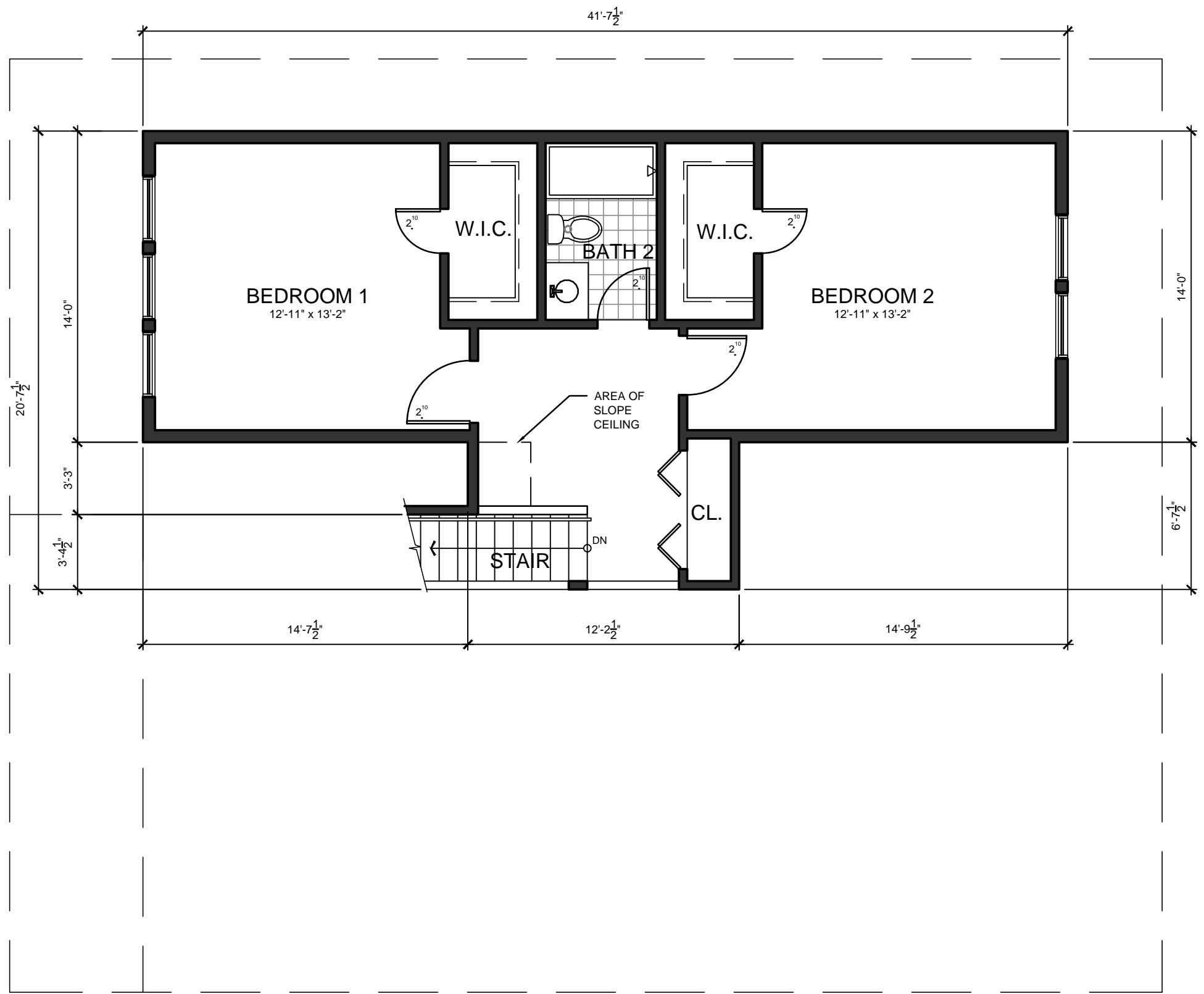
REVIEW	DATE
	08.26.21

First Floor Plan
Base
Interior Options

JBMA Project No.
221150
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1 FIRST FLOOR PLAN - BASE - INTERIOR OPTIONS
A1.1d Scale: 3/16" = 1'-0" 2 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1d**



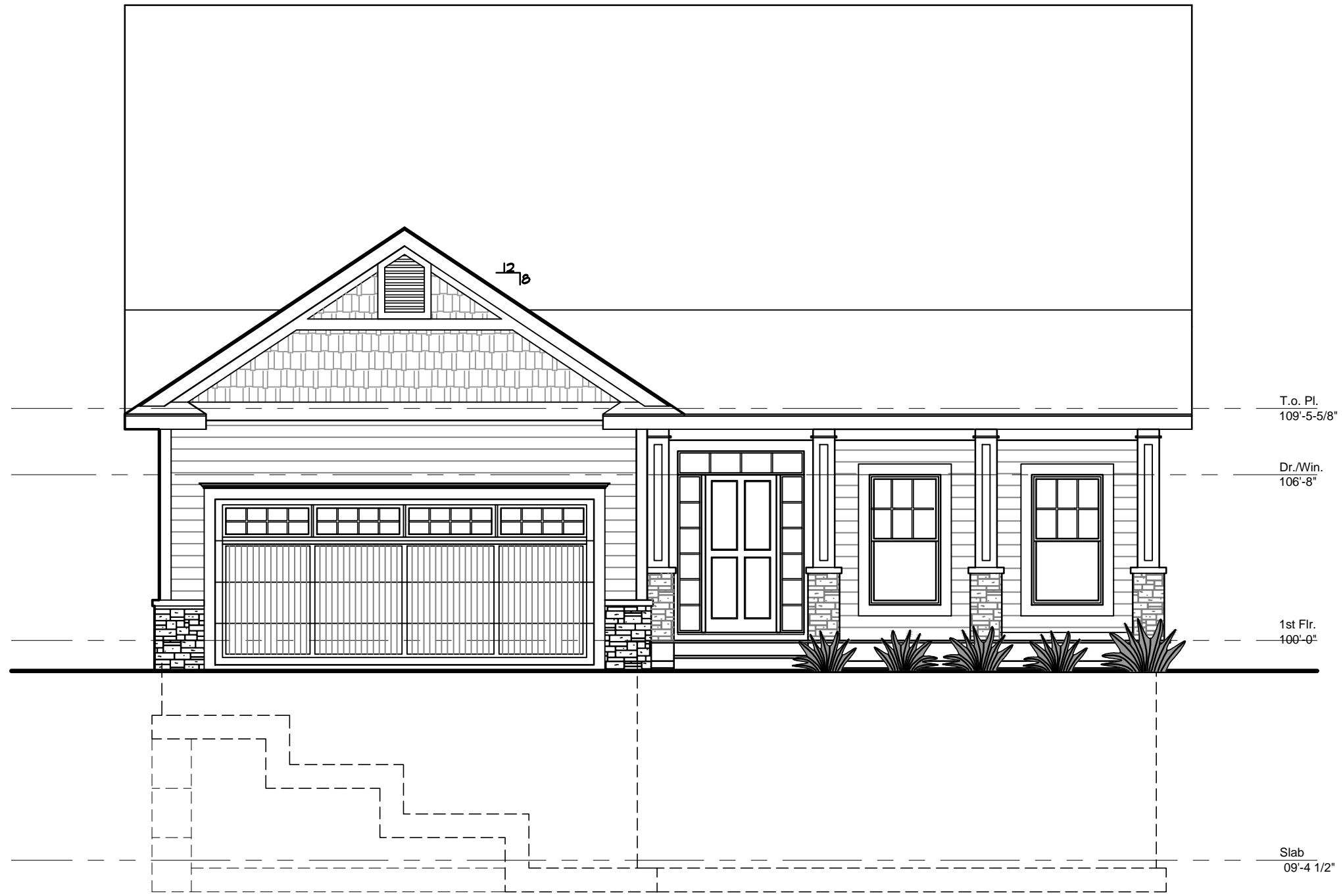
REVIEW	08.26.21

Second Floor
Plan - Base

JBMA Project No.
221150
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1 SECOND FLOOR PLAN - BASE
A1.2 Scale: 3/16" = 1'-0" 2 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.2**



1 FRONT ELEVATION - BASE
 A2.1 Scale: 3/16" = 1'-0"

1 STORY

REVIEW	DATE
	08.24.21

Front Elevation Base

JBMA Project No.
 221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.1



1 SIDE ELEVATION - BASE
A2.2 Scale: 3/16" = 1'-0"

1 STORY

REVIEW 08.24.21

Front Elevation Base

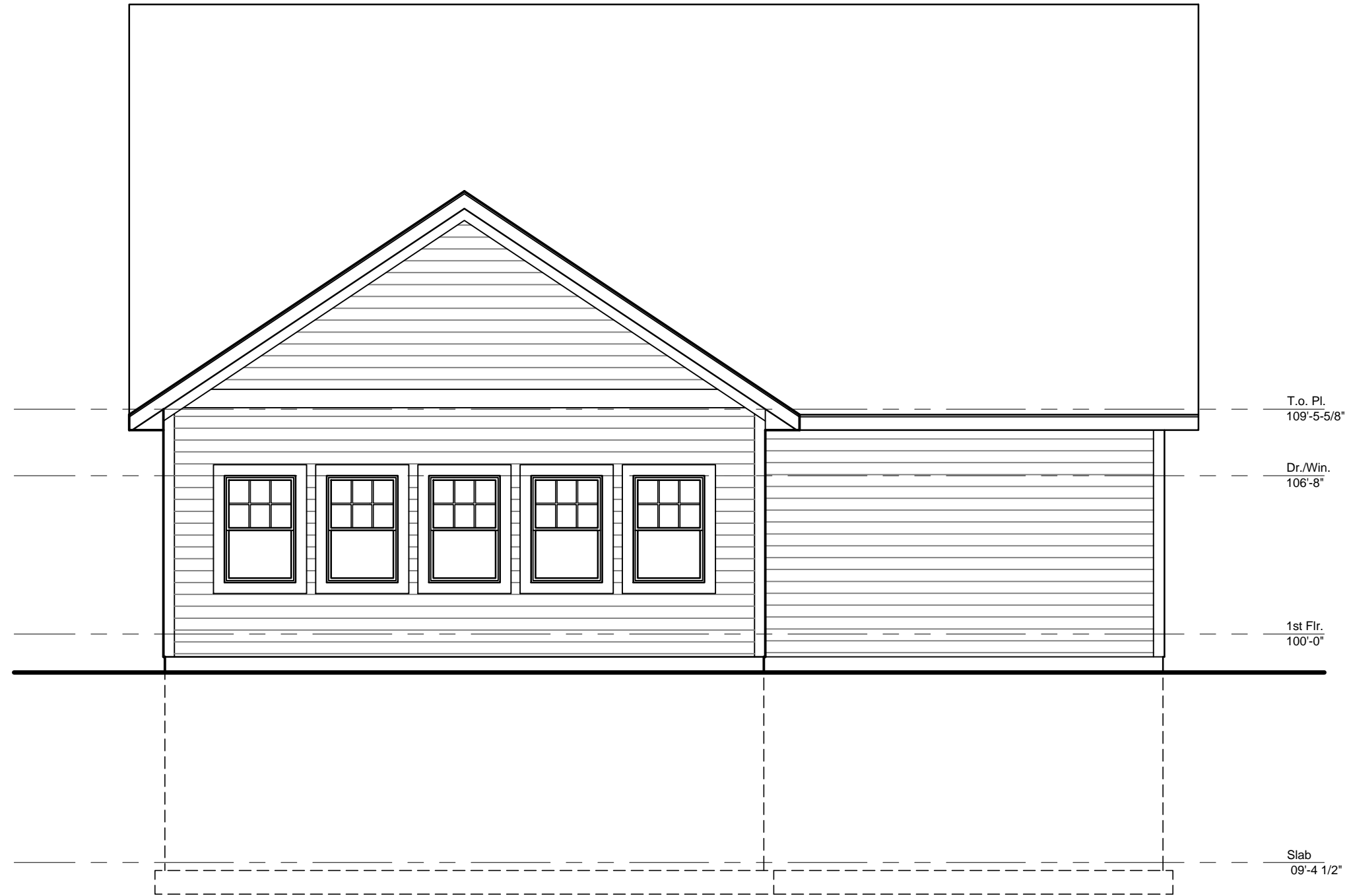
JBMA Project No.

221150

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A2.2

PRELIMINARY NOT FOR CONSTRUCTION



1 REAR ELEVATION - BASE
 A2.3 Scale: 3/16" = 1'-0"

1 STORY

REVIEW 08.24.21

Rear Elevation Base

JBMA Project No.

221150

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PRELIMINARY NOT FOR CONSTRUCTION

A2.3



1 SIDE ELEVATION - BASE
A2.4 Scale: 3/16" = 1'-0"

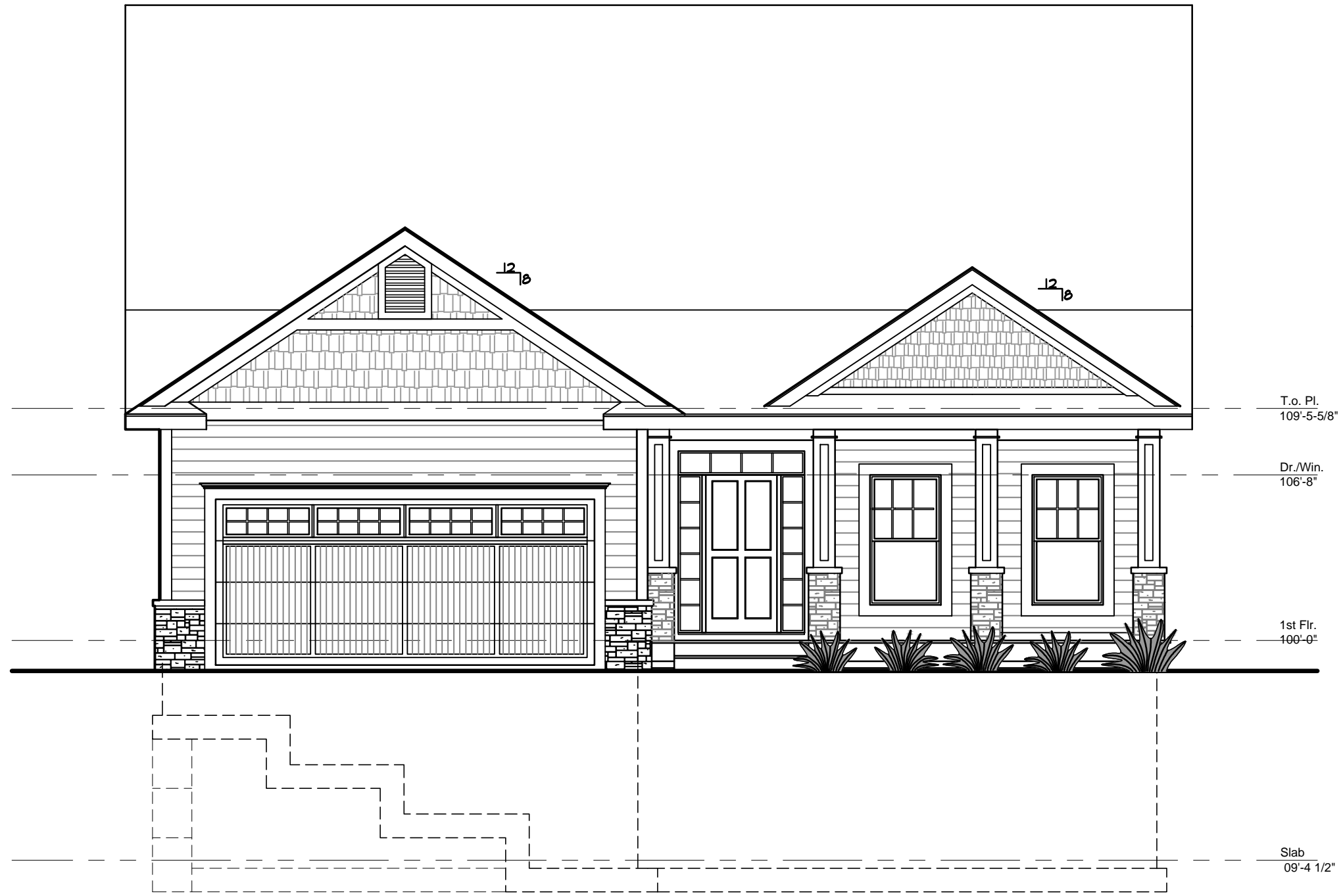
1 STORY

REVIEW	DATE
	08.24.21

Side Elevation Base

JBMA Project No.
221150
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PRELIMINARY NOT FOR CONSTRUCTION A2.4



1
FRONT ELEVATION - ALT 1
A2.5 Scale: 3/16" = 1'-0" 1 STORY

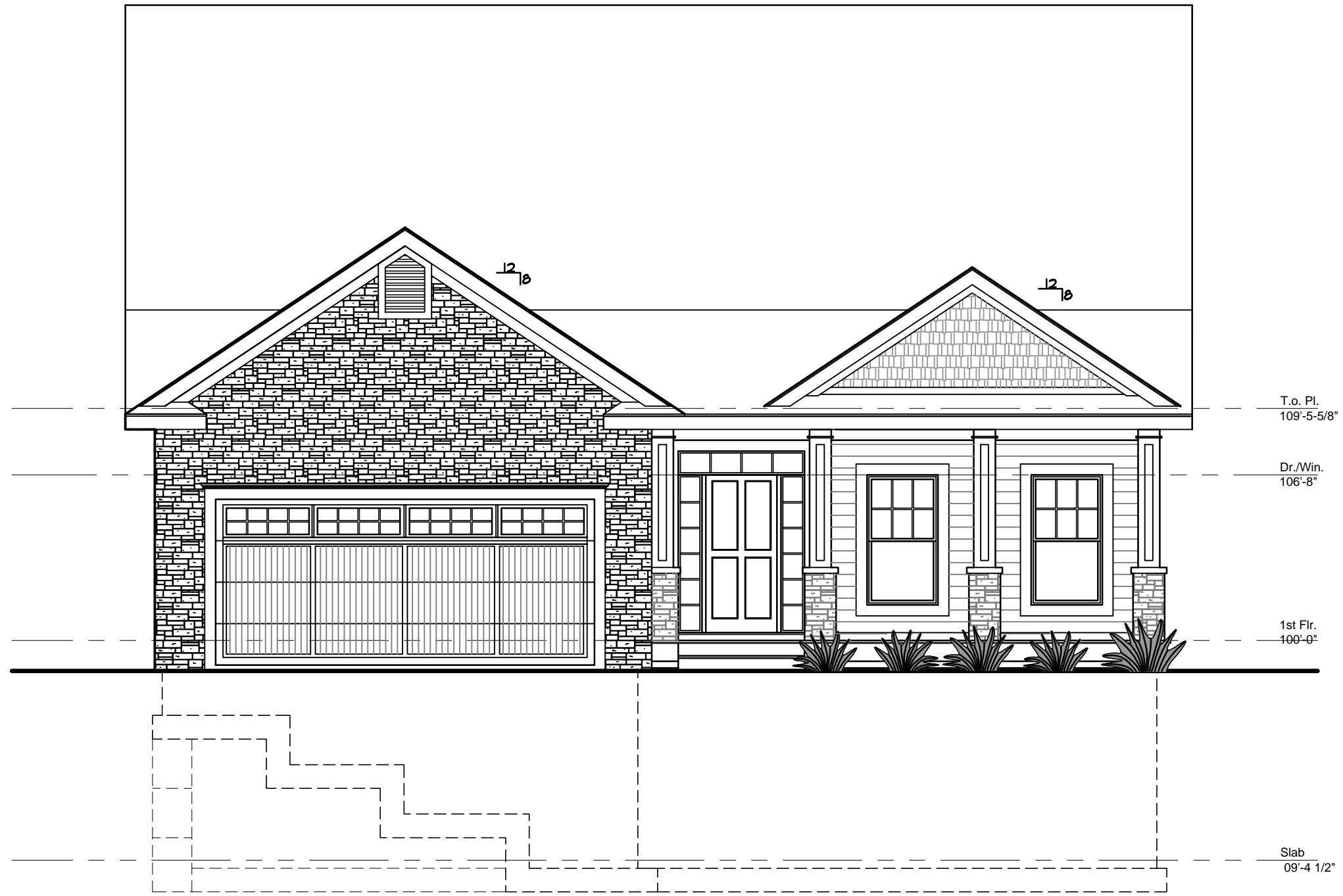
REVIEW	DATE
	08.24.21

Front Elevation
Alt 1

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221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



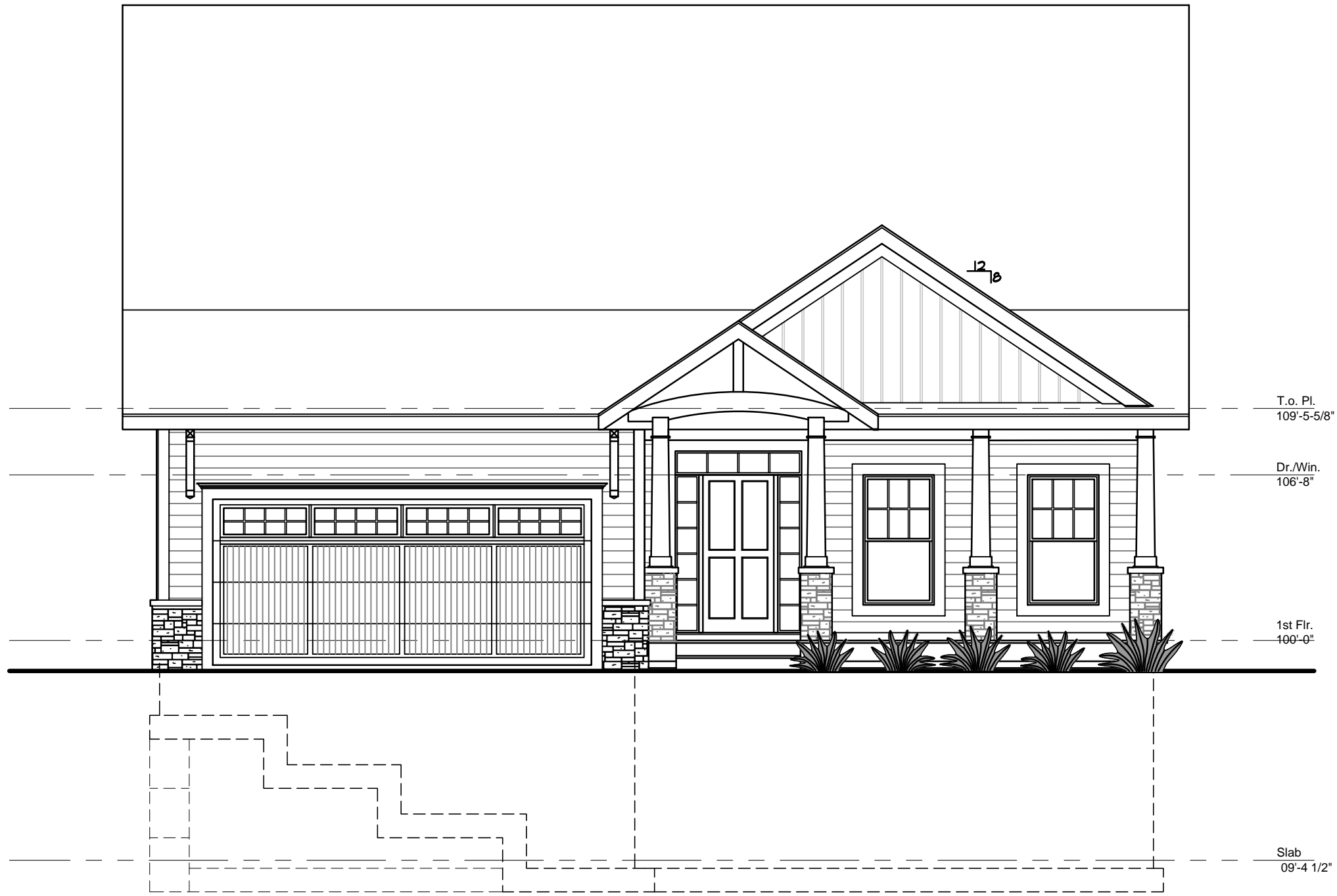
1 FRONT ELEVATION - ALT 2
 A2.6 Scale: 3/16" = 1'-0" 1 STORY

REVIEW	DATE

Front Elevation
 Alt 2

JBMA Project No.
 221150
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PRELIMINARY NOT FOR CONSTRUCTION **A2.6**



1
FRONT ELEVATION - ALT 3
A2.7 Scale: 3/16" = 1'-0" 1 STORY

REVIEW	DATE
	08.24.21

Front Elevation
Alt 3

JBMA Project No.
221150
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PRELIMINARY NOT FOR CONSTRUCTION A2.7



1 FRONT ELEVATION - ALT 4
 A2.8 Scale: 3/16" = 1'-0"

1 STORY

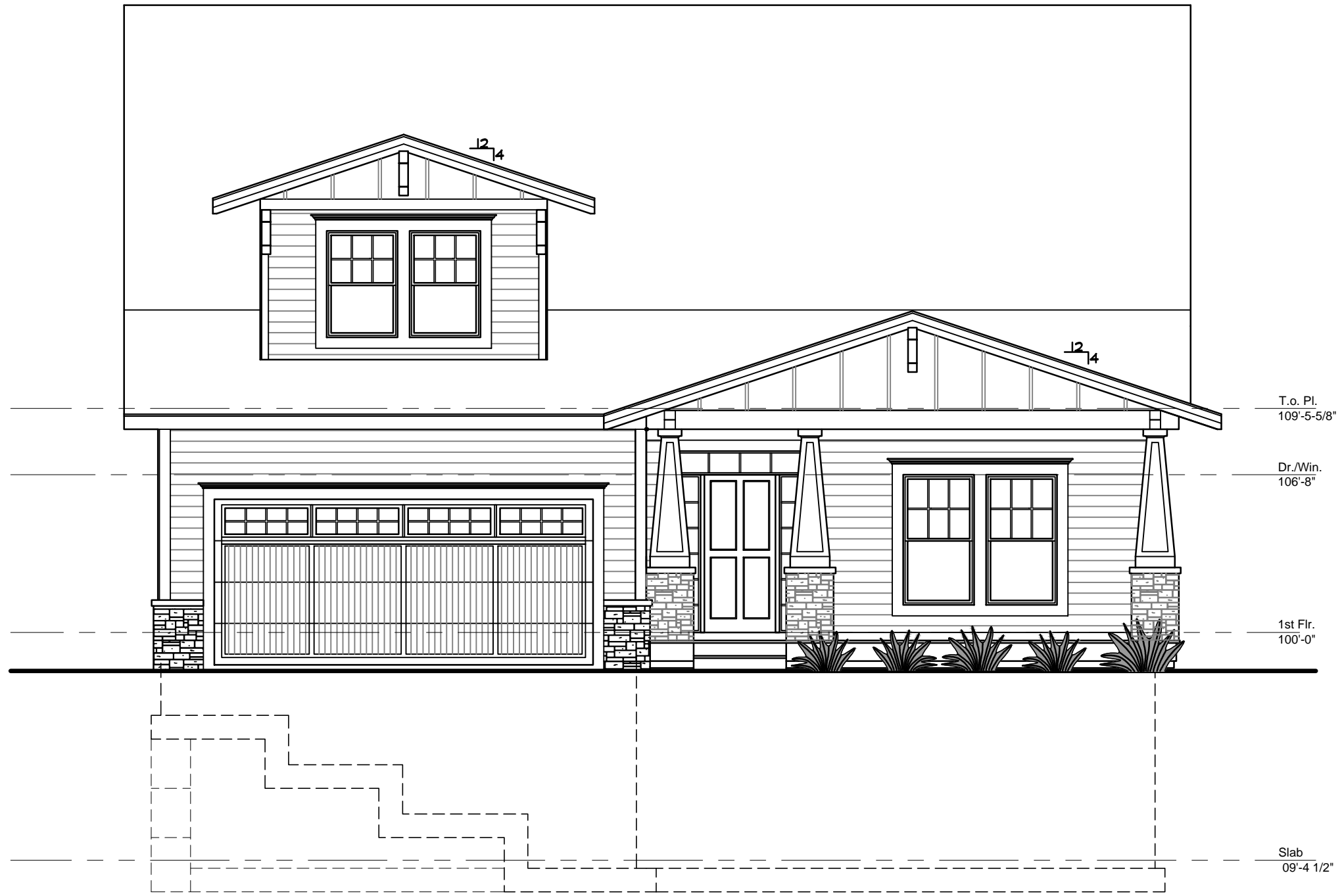
REVIEW	DATE
	08.24.21

Front Elevation
 Alt 4

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 221150
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PRELIMINARY NOT FOR CONSTRUCTION

A2.8



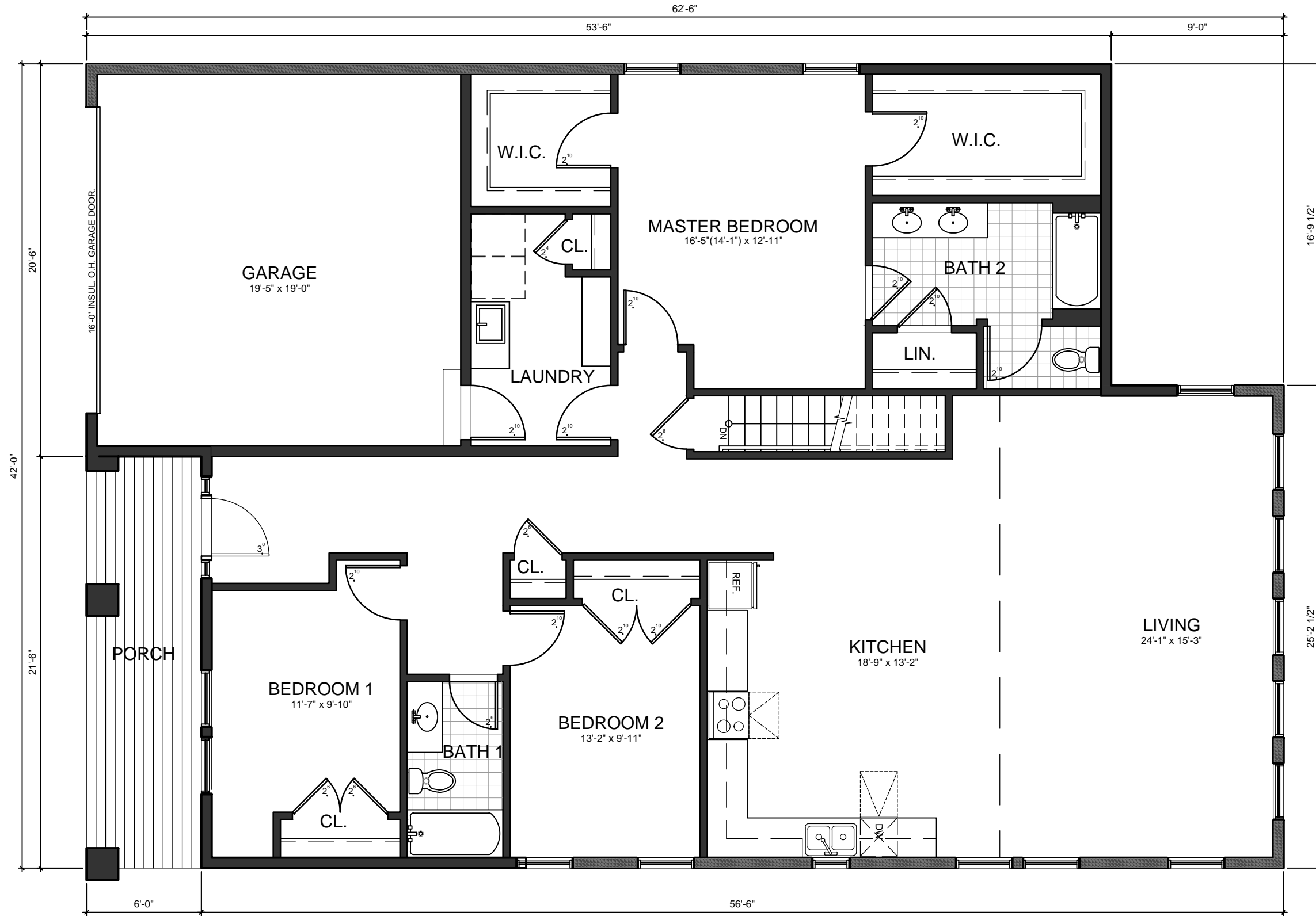
1
A2.9
FRONT ELEVATION - ALT 5
 Scale: 3/16" = 1'-0" 1 STORY

REVIEW	DATE

Front Elevation
Alt 5

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221150
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PRELIMINARY NOT FOR CONSTRUCTION A2.9



1 FIRST FLOOR PLAN - BASE
 A1.1 Scale: 3/16" = 1'-0"

1 STORY

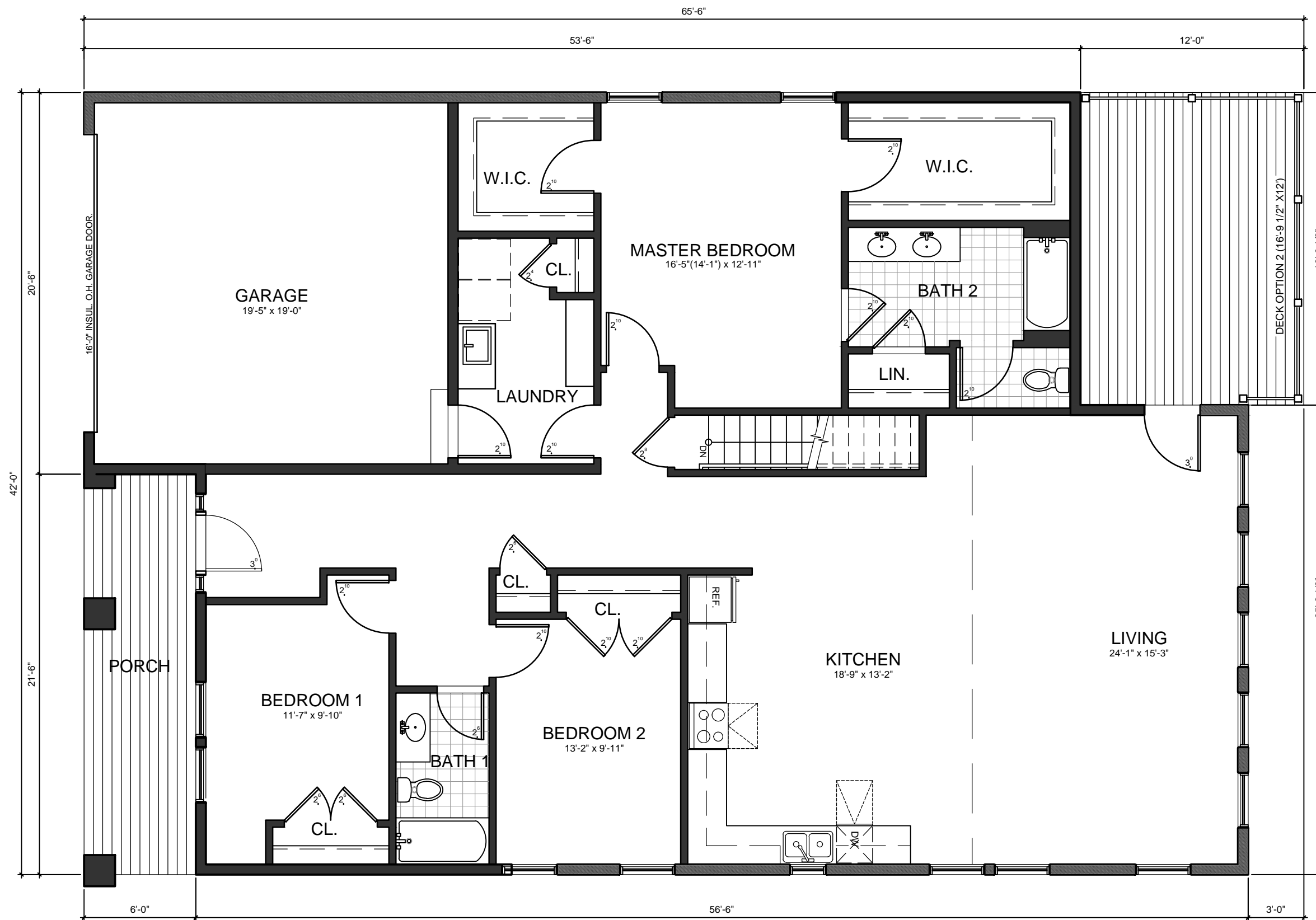
PRELIMINARY NOT FOR CONSTRUCTION

REVIEW 08.16.21

First Floor Plan Base

JBMA Project No.
 221150
 ©2021

A1.1



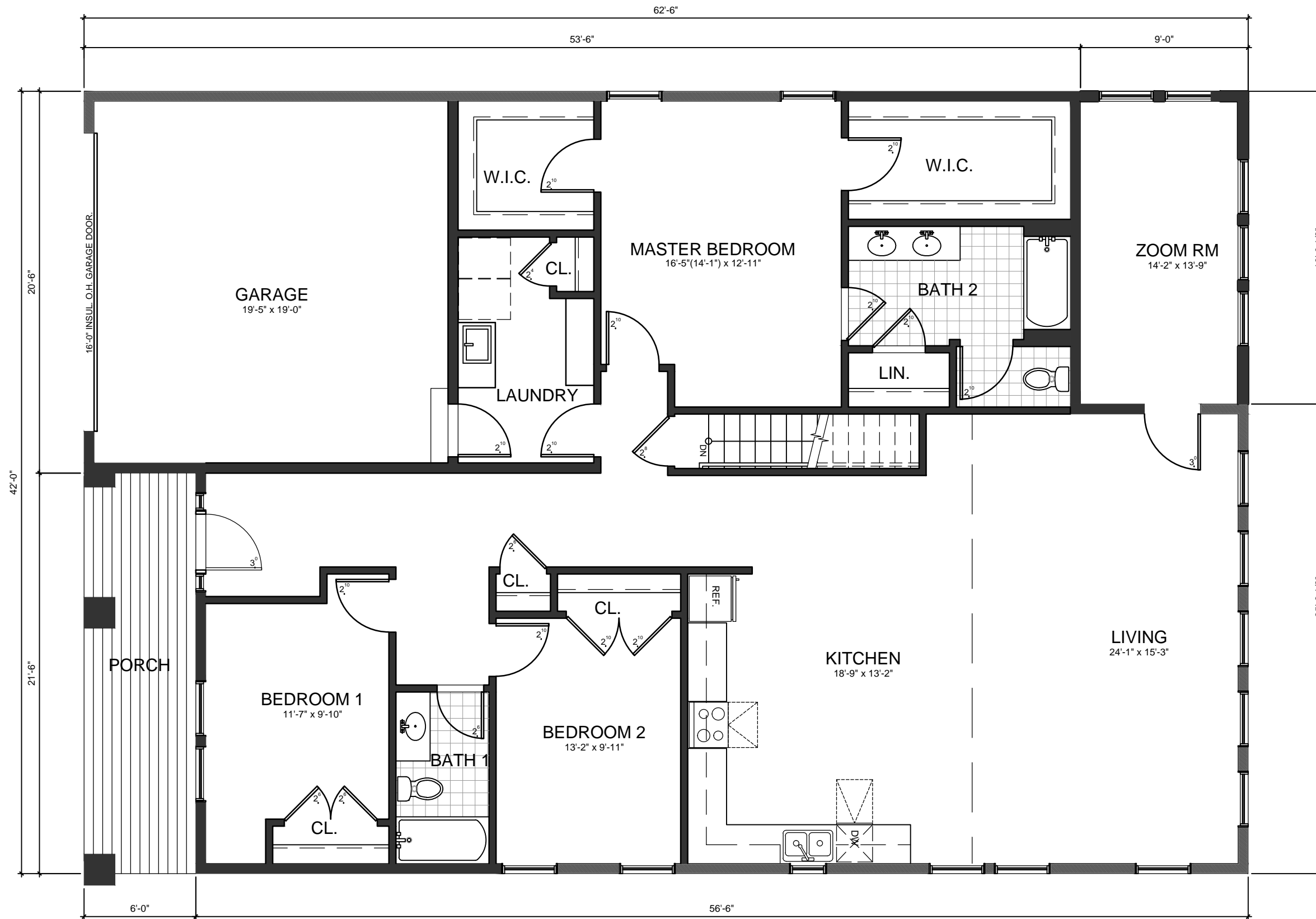
1 FIRST FLOOR PLAN - BASE WITH DECK
 A1.1a Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1a**

REVIEW 08.16.21

First Floor Plan
 Base
 with Deck

JBMA Project No.
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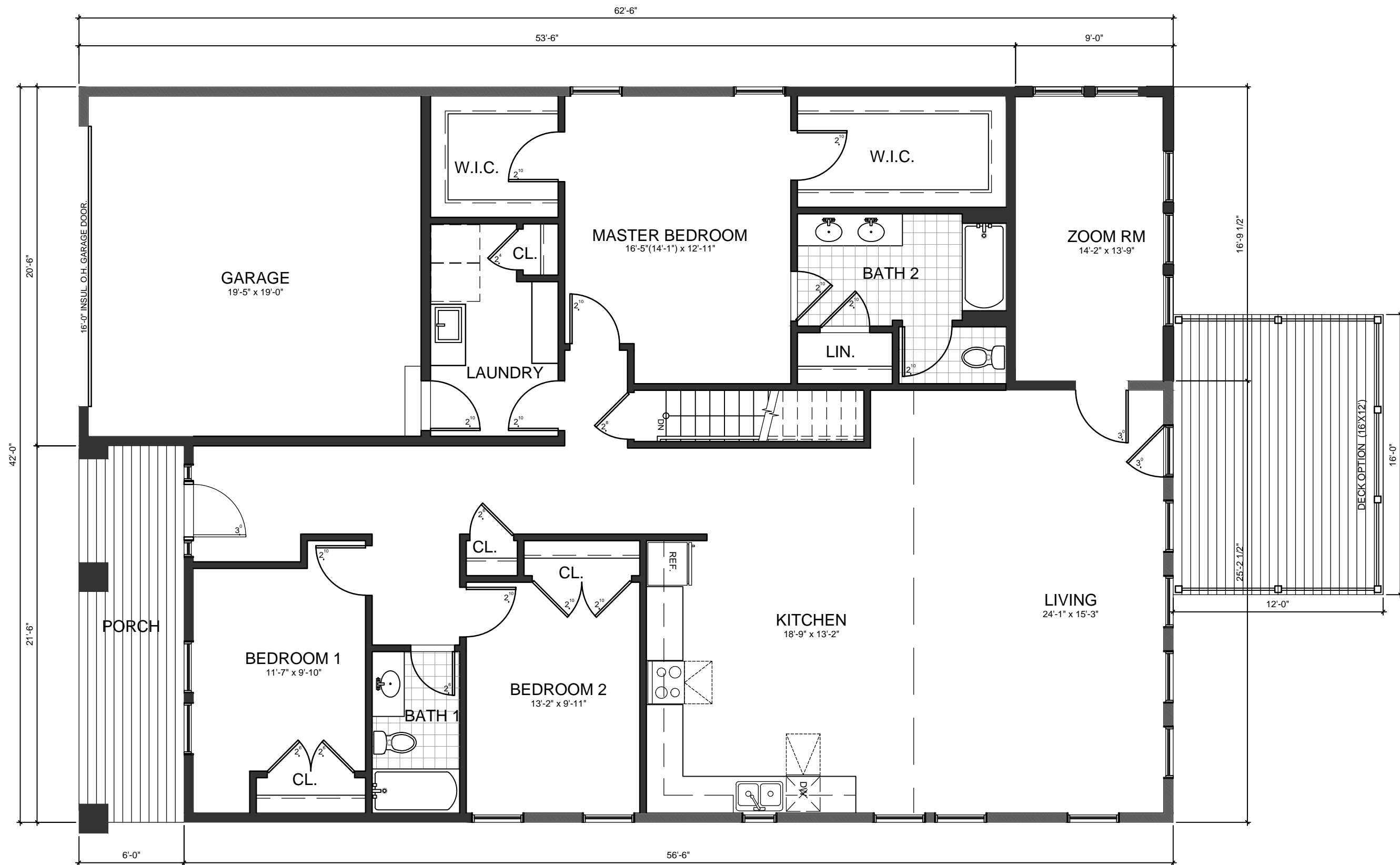
REVIEW	DATE
	08.16.21

First Floor Plan
Zoom Room

JBMA Project No.
221150
© 2021

1 FIRST FLOOR PLAN - ZOOM ROOM
A1.1b Scale: 3/16" = 1'-0" 1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1b**



1 FIRST FLOOR PLAN - ZOOM ROOM WITH DECK

A1.10 Scale: 3/16" = 1'-0"

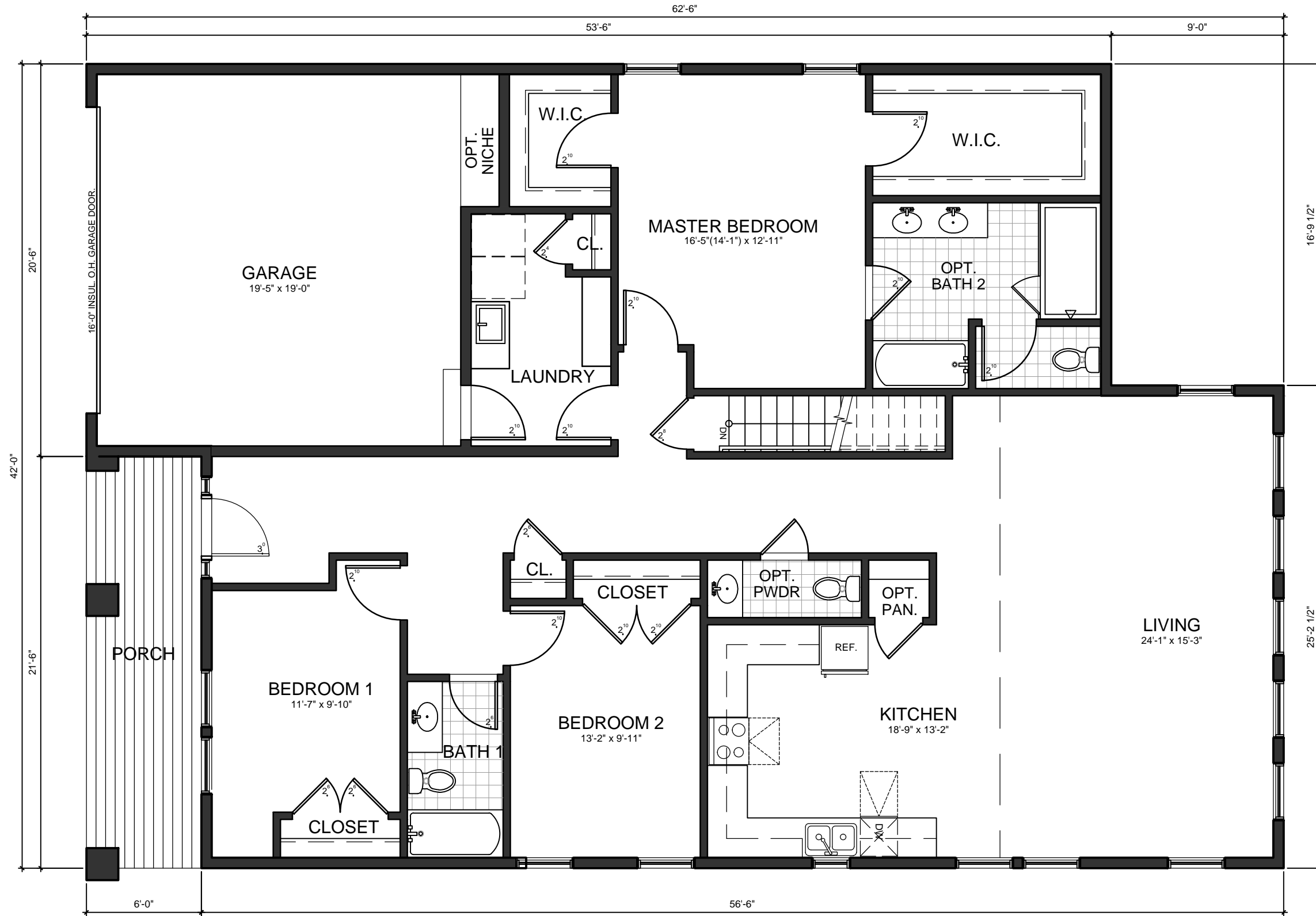
1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1c**

REVIEW	DATE
	08.16.21

First Floor Plan
Zoom Room
with Deck

JBMA Project No.
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REVIEW 08.16.21

First Floor Plan
Base - Interior
Layout Options

JBMA Project No.
221150
©2021

1 FIRST FLOOR PLAN - BASE - INTERIOR LAYOUT OPTIONS
A1.1d Scale: 3/16" = 1'-0"

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION **A1.1d**





From: [Anthony Kapas Kapas](#)
To: [Jackie Ferencz](#)
Subject: Proposed Eckford Woods
Date: Friday, January 14, 2022 1:18:35 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jackie, thank you for providing the information regarding the Eckford Woods project and it's proposed date being delayed until after feb 3 in front of the planning board. As I explained to you when I came into the city, this project in addition to the yet to be proposed project across Eckford (the prior Darcy properties now owned by Mondrian properties LLC). I would like to provide the following preliminary comments should I some how miss the planning meeting.

I have spoken to Mr Savidant on a few occasions regarding both projects and although the Eckford woods project does show functional use of the land as well as represent quite a substantial additional tax revenue for the city, it does not fit the current typical property definitions for the street. We have all heard the old saying In real estate it all boils down to three things... Location, location, location. This builder recognizes this. That is why he is seeking to build where he is, it represents a very lucrative unique project in the city of Troy, within the highly desirable Troy high school limits. I recognize that it would adversely effect my property value in a number of ways.

1. The project (further impacted by the additional project across the street). Will completely change the look and feel of our small street. This portion of the street is currently composed of lots approximately 1 acre in size and the plans I have seen for the Eckford Woods (EW) reduce that to lots considerably smaller in size (approx 1/4 acre or less)
2. Our quaint dirt road will be required to be paved by the builders.
3. My lot and property will be sandwiched between the existing subdivision on my west, the newly proposed subdivision on the east and looking out my front door the yet to be proposed subdivision. Even the representative for Eckford Woods indicated that my property will be an island in a sea of new construction/new housing when completed.
4. Traffic will increase dramatically on our street due to the additional housing, and due to the removal of the dirt portion of the road, cut through traffic between Rochester rd, and Livernois road will increase as well.
5. I was approached by the builders agent regarding purchasing my property and to see if we would be interested in selling thus in effect flowing from the existing subdivision on the west side into a common style area through the end of (EW) but they are only willing to pay for the value of the land and do not recognize that to accept this for my 3200 sf home with its 6 car garage and 2 acres is well below market value. Indicating the only thing they are interested in was the land . (had I owned a small house, this would not have been a concern as the land value would have far exceeded the house value). And in fact the offer I received from them was originally almost 20% below the offer I received when Plulti builders were intending on building on the property 3 years ago (I do believe that all of us would agree that values in Troy have gone up dramatically within the last 3 years). I do believe that one thing all of us in the room will agree upon is the fact that property values have gone up dramatically within the last 3 years).

We have all seen it before, driven down a street and see a home surrounded by either a sub division , buildings, or some other type of improvement and thought that the owners were stupid for not selling when that construction

around them was being done. In my own mind I've thought that the owners must have been attempting to get astronomical amounts for their property to be included. I can assure you that in this instance, this is not the case. I derived my value by common real estate practices of looking to similar sized homes, took the average sale price then discounted that by the fact that I would not be required to pay real estate commissions. I did not account for the size of my garage, nor the additional out builder or many other factors when proposing my value.

As proof of this, I offer up 5 property addresses on Larchwood on the west side of John R road. 1910, 1920, 1930, 1950, and 1970 Larchwood. Each of these residential homes (that were originally on a residential street) are now surrounded by commercial properties. Each of these properties are in effect not able to be sold and have in fact been rental since as far back as I can research. Each of these house owners have attempted to sell their homes multiple times. Only to find that they are unsuccessful to receive any offers remotely near prevailing rates. In addition, I myself have argued this with the city council back in the early 90's. The property next to my then first home (31 Cloveridge) was being bought by the owner of the commercial property next to it on Livernois. City council argued with me indicating that a parking lot and brick wall was much better for my property values than the existing home was. I have attempted many times to sell my home (47 Cloveridge). But the prevailing reason I receive as the primary turn off to the house is the parking lot and brick wall that I am now stuck with. If I have received offered on the home they are typically 30% and in some cases up to 50% below market value. All of the offers I have received have been from investment companies with multiple rental properties. If allowed to build this project as currently proposed, this builder will in fact indirectly steal most of the appreciation in my property. The issue with this is I had intended on moving within the next 5 years anyway (I am getting older and no longer need the space this house has). but when I do, exactly who can I hold accountable for the decline in my property's value once the builder has completed this project taken his (and my) profits and moved to the next area? The city will shrug their shoulders and indicate that being locked between these subdivision did not adversely effect my value and (if anything) will attempt to point to some other unknown factors. The builder will be nowhere to be found and I will be left with a property that was once considered "living the dream" by one of the members on this board.

Just so you don't misunderstand, I recognize that Eckford will be developed at some point in time (most likely soon since this builder does own the property) but, I suggest that if they are unwilling to take the bad with the good, that they build properties lot that are comparable to the ones surrounding the land they intend to build on (as I stated prior approx 1 acre in size). This will ensure that they will not adversely effect any other property owners values and would be considered an acceptable compromise to me. (they currently own approx 9 acres so 9-10 lots in lue of the 26 proposed).

Lastely, The builders agent has indicated that this is a done deal with the city, I pray that is not the case. I hope you take my concerns seriously, and not just the additional tax dollars into account when looking at this project as well as other proposed projects in the area.

Thank you for the opportunity to provide this feedback,

Anthony Kapas
Owner / resident 501 Eckford, Troy mi