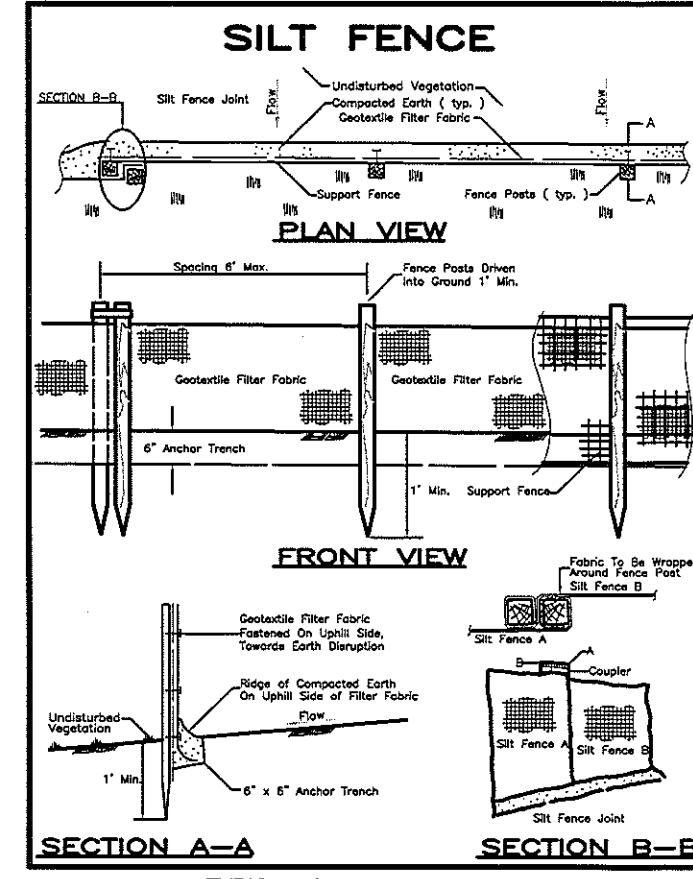
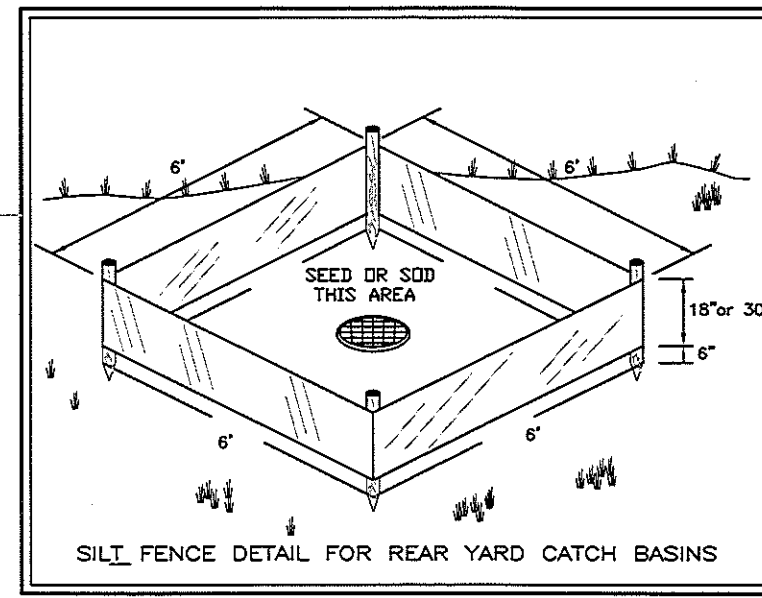
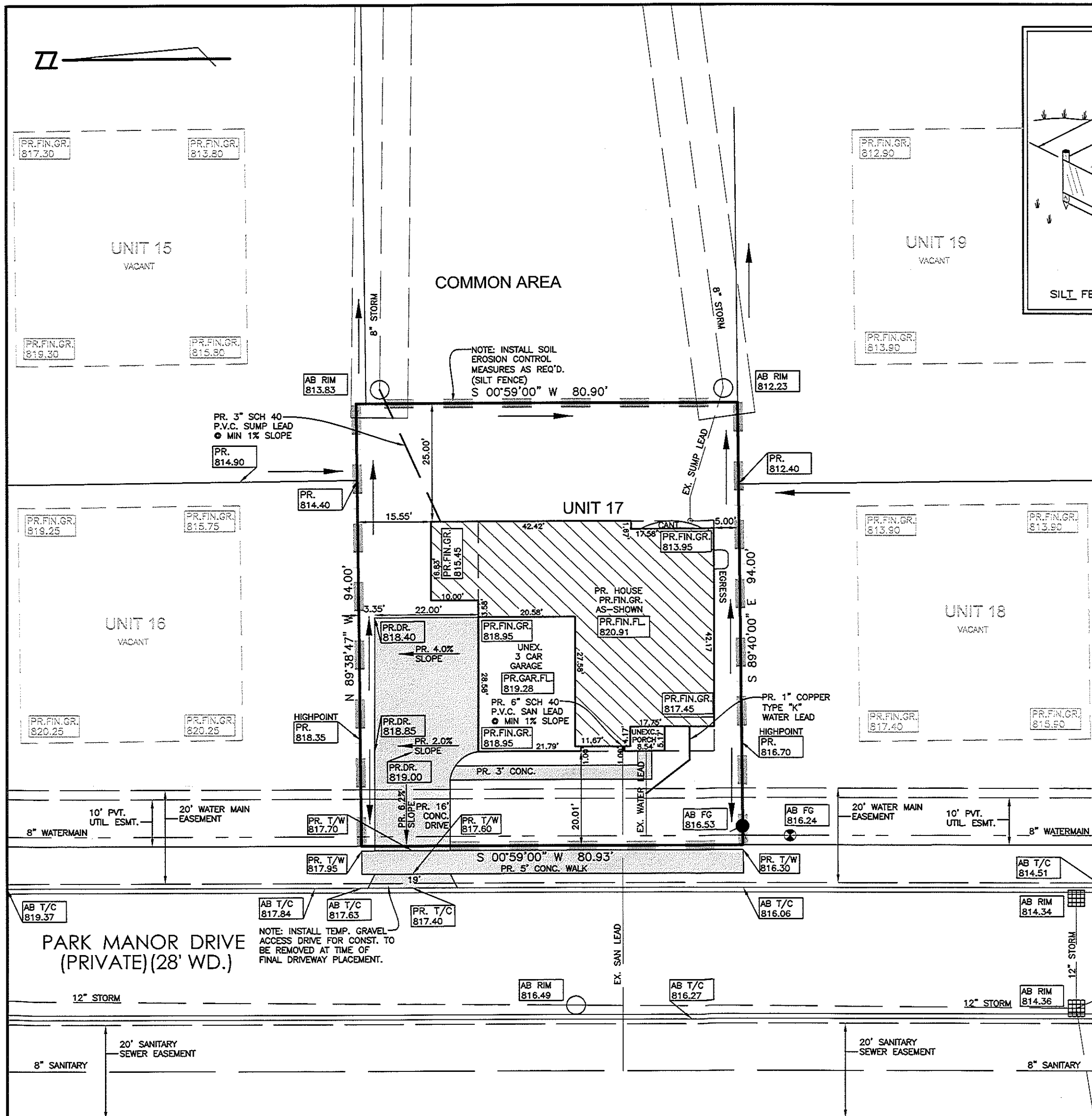




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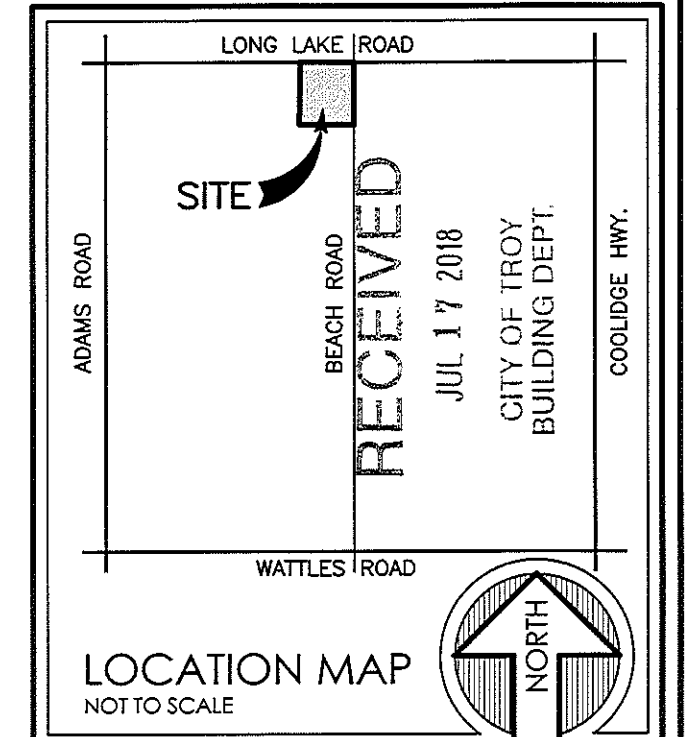
Date: June 6, 2023, 2023
To: Zoning Board of Appeals
From: Paul Evans, Zoning & Compliance Specialist
Subject: 4928 Park Manor grading documents

Attached are two historical grading as-builts for both the subject property and the entire development. We are unaware if subsequent grade changes have occurred. Board may ask the applicants if subsequent grade changes have occurred. The Board has discretion the importance or applicability of this information.



- SOIL EROSION NOTES:**
- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
 - 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
 - 3) COMPLETE ALL EARTH MOVEMENT.
 - 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

- LEGEND**
- SECTION CORNER
 - FOUND IRON, MON., NAIL
 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING DESCRIPTION**
- U.P. = UTILITY POLE
 - E/W = EDGE OF WOODS
 - B/B = BOTTOM OF BERM
 - T/B = TOP OF BERM
 - [A] = EDGE OF ASPHALT
 - [C] = EDGE OF CONCRETE
 - CMP. = CORRUGATED METAL PIPE INVERT
 - T WALL = TOP OF WALL
 - B WALL = BOTTOM OF WALL
 - E/W = EDGE OF WATER
 - B.C./F.G. = BUILDING CORNER/FINISHED GRADE
 - MKR = MARKER
 - W.S.O. = WATER SHUT OFF
 - CL = CENTERLINE
 - SMH = SANITARY MANHOLE
 - C.B.B. = CATCH BASIN BEEHIVE
 - C.B.B. = WATER SHUT OFF VALVE
- PROPOSED GRADE**
- PR. 000.00 = PROPOSED GRADE
 - 000.00 = EXISTING GRADE
 - PR. 000.00 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
 - C.B. FILTER
 - SILT FENCE



- NOTE:** ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.
- NOTE:** SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.
- NOTE:** FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- NOTE:** THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.
- NOTE:** ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.
- NOTE:** PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.
- NOTE:** SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.
- NOTE:** LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN.
- NOTE:** TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD.
- NOTE:** EXISTING DOMINANT LAND FEATURES ARE GRASS & BRUSH SITE IS UNDER CONSTRUCTION.
- NOTE:** AREA OF PROPOSED EARTH CHANGE = 7,605 SQ. FT.
- NOTE:** THE NEAREST WATER COURSE IS ROUGE RIVER APPROX. 2100'± TO THE SOUTHEAST
- NOTE:** SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MARLETTE SANDY LOAM
- NOTE:** PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE RIM HIGH UPON INSTALLATION AND SAWCUT DOWN TO MEET FINAL GRADES.

APPROVED
AS NOTED:
CITY OF TROY LAND SURVEYOR
DATE: 07/19/2018

Matches approved
grading plan.

- SITE BENCHMARKS: (NAVD88)**
- 1) NAIL IN THE WEST FACE OF THE UTILITY POLE 300' ± SOUTH OF THE N.E. PROPERTY CORNER. ELEVATION = 811.51
 - 2) TOP OF HYDRANT ON THE EAST SIDE OF BEACH RD., 125' ± NORTH OF THE S.E. PROPERTY CORNER. ELEVATION = 806.69
 - 3) TOP OF HYDRANT ON THE SOUTH SIDE OF LONG LAKE RD. ALONG THE NORTH PROPERTY LINE. ELEVATION = 827.10
 - 4) TOP OF HYDRANT 150' ± NORTH OF THE S.W. PROPERTY CORNER. ELEVATION = 814.28
- BUILDER:** MONDRIAN PROPERTIES
50215 SCHONHERR RD.
SHELBY TWP., MI 48315
PHONE: (586) 726-7340

NOTE: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, THEN IT IS NOT TO BE USED FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING											
	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

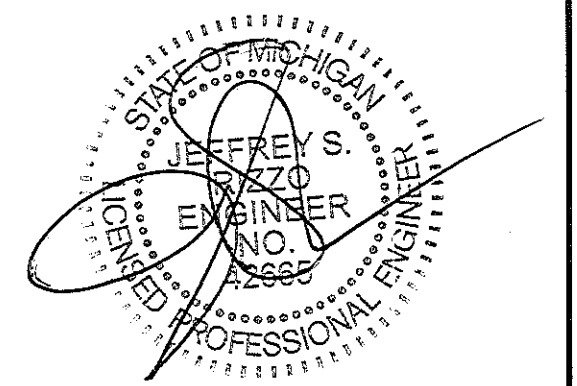


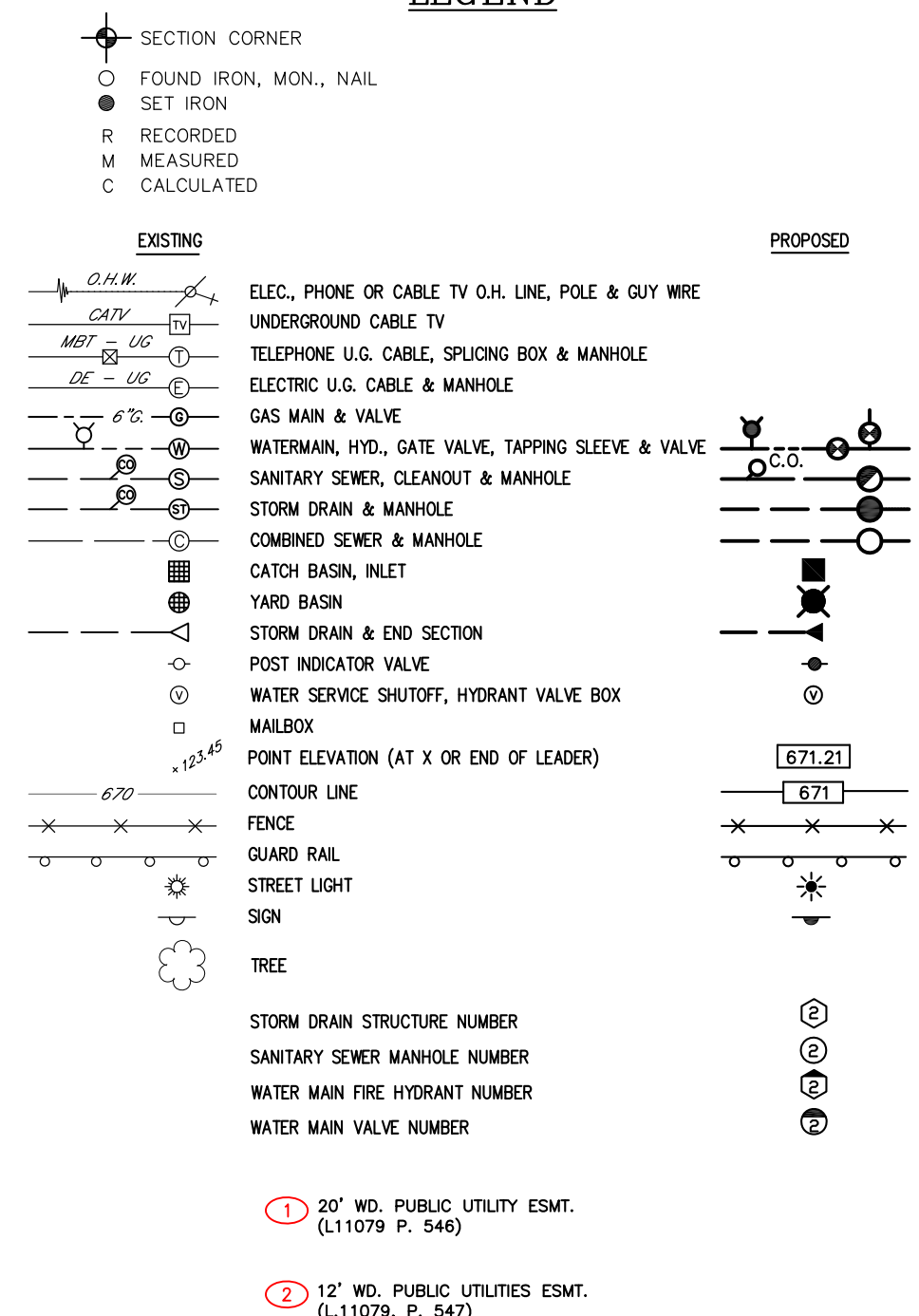
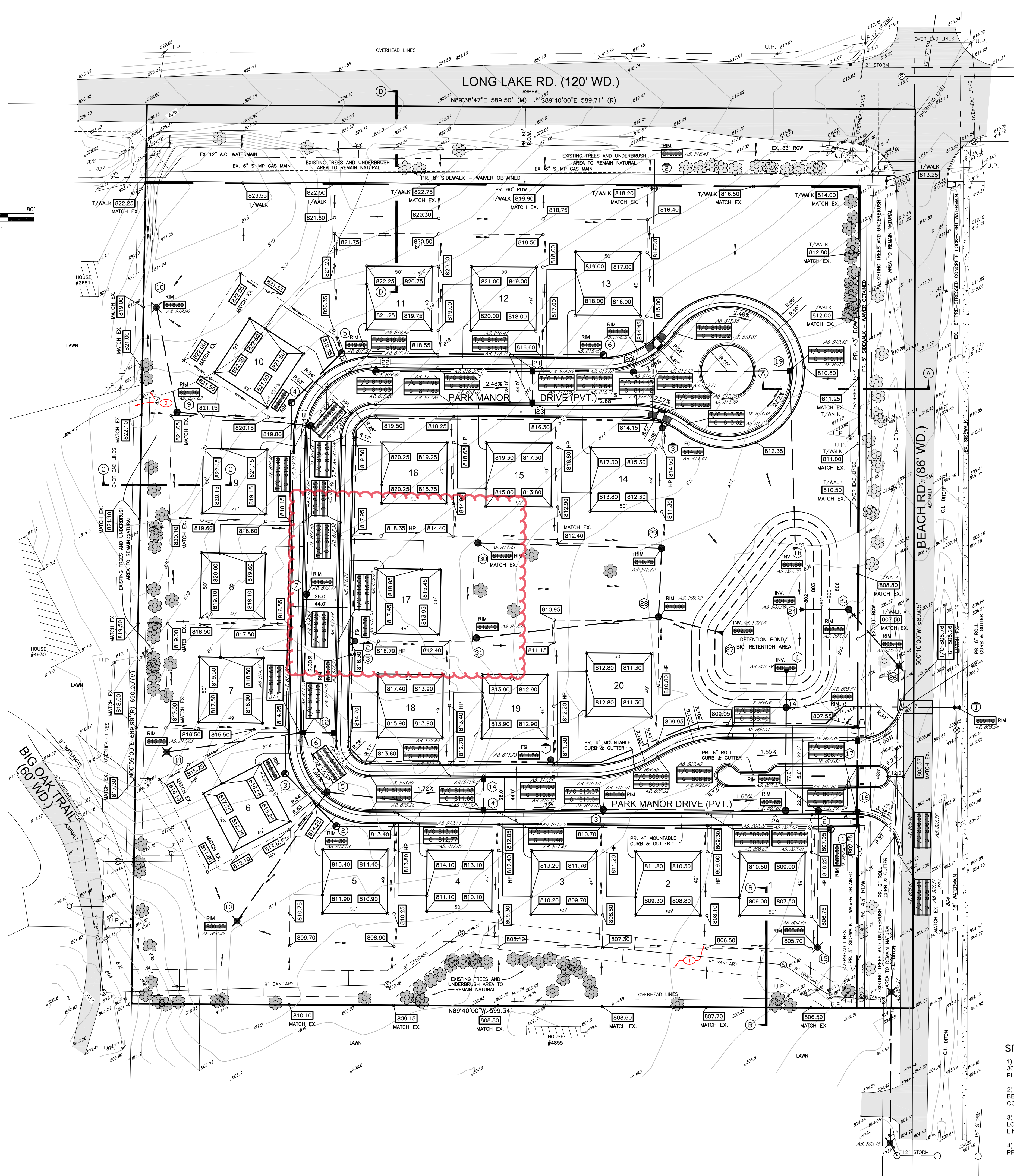
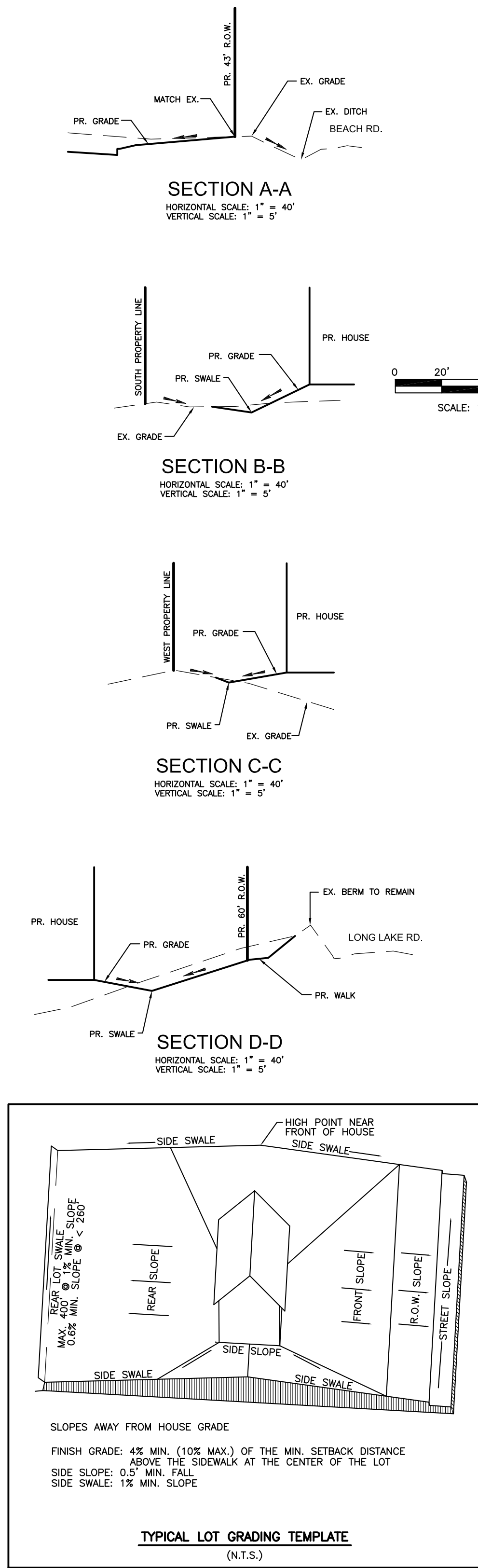
ADDRESS: 4928 PARK MANOR DR.
PARCEL I.D. # 20-18-131-017

REVISIONS

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 20' FIELD: NONE DRAWN BY: AWC
DATE: 07/10/2018 CHECKED: J.S.R., P.E.
PLOT PLAN OVER UNIT 17 OF "PARKVIEW ON BEACH"
PART OF THE NW 1/4 OF SECTION 18, T2N, R11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN
CLIENT: MONDRIAN PROPERTIES DRAWING NUMBER: 18-00268





NOTE:

- FRANCHISE UTILITIES WERE NOT LOCATED AT THIS TIME.
- UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE. THE NEAREST FLOOD ZONE IS APPROXIMATELY 2000 FEET AWAY.
- WETLAND EVALUATION / ASSESSMENT DOCUMENTATION WILL BE PROVIDED BY OWNER.

SITE BENCHMARKS: (NAVD88)

- NAIL IN THE WEST FACE OF THE UTILITY POLE 300' ± SOUTH OF THE N.E. PROPERTY CORNER. ELEVATION = 811.51
- TOP OF HYDRANT ON THE EAST SIDE OF BEACH RD., 125' ± NORTH OF THE S.E. PROPERTY CORNER. ELEVATION = 806.69
- TOP OF HYDRANT ON THE SOUTH SIDE OF LONG LAKE RD., 125' ± NORTH OF THE NORTH PROPERTY CORNER. ELEVATION = 827.10
- TOP OF HYDRANT 150' ± NORTH OF THE S.W. PROPERTY CORNER. ELEVATION = 814.26

NOTE:
UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

CALL MISS DIG



3 WORKING DAYS
(EXCLUDING SAT.,
SUN. AND HOLIDAYS)

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

SITE ENGINEERING PLANS

PARKVIEW ON BEACH
PART OF THE NW 1/4 OF SECTION 18, T2N, R11E
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
●	APPROVAL
●	CONSTRUCTION
●	AS-BUILT

REVISIONS	
DATE	REMARKS
04/01/17	PER CITY & CLIENT
05/05/17	PER CITY (SAN.&WM.)
06/06/17	PER CITY
06/08/17	FINAL APPROVAL

SEAL

CLIENT
MONDRION PROPERTIES
50215 SCHOENHERR
SHELBY TWP., MI 48315

PHONE: 586-726-7340

PROJECT NAME
PARKVIEW ON BEACH

PROJECT NUMBER
C15-003.22

SHEET NAME
GRADING PLAN

DRAWING SCALE:	1"=40'
DATE:	1/25/17
PROJECT MANAGER:	J.S.R., PE
DESIGNED BY:	J.J.S., PE
DRAWN BY:	J.J.S., PE
FIELD BY:	BH/RR
CHECKED BY:	J.S.R., PE

SHEET NUMBER
4 OF 14



500 West Big Beaver
Troy, MI 48084
troymi.gov

Date: May 16, 2023
To: Paul Evans, ZBA Liaison
From: R. Brent Savidant, Community Development Director
Subject: One-Family Cluster Option

The following is an overview of the One-Family Cluster Option to the Zoning Board of Appeals.

One-Family Cluster Option provisions are in Section 10.04 of the Zoning Ordinance. The provisions were adopted by City Council in 2016. Simply described, a cluster development involves grouping homes within a development so that the remaining land on the site can be preserved as open space. A minimum of 20% of the subject site is required to be dedicated open space, remaining as open space in perpetuity through some type of an instrument such as an open space easement. In return for preserving open space, the developer receives a corresponding density bonus. Advantages of the One-Family Cluster Option include preservation of natural features, creative design and reduction of infrastructure.

The tradeoff for residents having smaller individual yards is access to common open space.

The One-Family Cluster is an option available to developers. The approval process for this option requires a recommendation from the Planning Commission (following a public hearing) and approval by City Council (following a public hearing). A traditional single family detached site condominium development is permitted by right in One Family Residential zoning districts (R-1A through R-1E). The Planning Commission has approval authority at a public meeting; it does not require a public hearing.

Below is a summary of the One-Family Cluster developments that have been approved since 2016:



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NAME	LOCATION	PARCEL SIZE	#UNITS	% OPEN SPACE PRESERVED
Parkview on Beach	SW corner off Long Lake & Beach	9.42 acres	20	38%
Raintree Village on the Park	North Lake Drive (west of John R)	18.11 acres	59	32%
Davis Cluster Development	285 E. Long Lake Drive (East of Livernois)	5 acres	13	37%
Whispering Park	North of Long Lake Road, between John R Road & Rochester Road	18 acres	50	31%
West Troy Meadows	North of Wattles, west of Livernois	19.43 acres	42	41%
Ashton Parc	Square Lake and Willow Grove	8.69 acres	29	30%
Chadbury Place	South side of Long Lake, east of John R	5.22 acres	16	24%
Preserves of Troy	North side of Square Lake, west of Dequindre	81.1 acres	23	87%
Adler Cove	South of Long Lake, East of John R	10.0 acres	20	38%
Eckford Woods	North side of Eckford, west of Long Lake	87 acres	26	45%
Golden Villas	South side of Square Lake, west of Dequindre	3.0 acres	12	33%
TOTAL			310	