



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

July 11, 2023

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – June 27, 2023
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2023-0007) – Proposed Estates of Eckford Site Condominium, 22 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District

OTHER ITEMS

6. PUBLIC COMMENT- 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 June 27, 2023, 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
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

Mr. Fox requested to add *Request for Report* as Agenda item #8.

Resolution # PC-2023-06-035

Moved by: Fox
Support by: Malalahalli

RESOLVED, To approve the Agenda as amended.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – June 13, 2023

Resolution # PC-2023-06-036

Moved by: Buechner
Support by: Faison

RESOLVED, To approve the minutes of the June 13, 2023 Regular meeting as submitted.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Perakis, Tagle
Abstain: Malalahalli

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

STREET VACATION

5. **PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2023-001)** – Request to vacate an unconstructed alley, approximately 18-feet wide by 115-feet long, West of John R and south of Larchwood, Abutting PIN 88-20-26-433-021 (1980 Larchwood) to the west, PIN 88-20-26-433-020 to the south and PIN 88-20-26-433-019 to the east, Platted as part of John R Garden Subdivision, Located between Lot 259 to the west and Lots 65 through 70 to the east, in Section 26

Mr. Savidant gave an overview of a street vacation application process and conveyed how the subject *paper* alley materialized. He said the request to vacate the alley relates to the following agenda item for a proposed Kroger Fuel Station.

PUBLIC HEARING OPENED

Matthew Pisko, representative of the Kroger Company of Michigan, said the request to vacate the alley is to allow for the construction of a Kroger Fuel Station. Mr. Pisko addressed the 12-foot-wide public utility easement on site.

PUBLIC HEARING CLOSED

There was discussion, some comments related to:

- Public utility easement on site.
- Ownership of alley.
- Allocation of property should request be granted.
- Mix of zoning districts and uses.

Resolution # PC-2023-06-037

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request to vacate an unconstructed alley approximately 18-feet wide by 115-feet long, abutting PIN 88-20-26-433-021 (1980 Larchwood) to the west, PIN 88-20-26-433-020 to the south and PIN 88-20-26-433-019 to the east, Platted as part of John R Garden Subdivision, Located between Lot 259 to the west and Lots 65 through 70 to the east, in Section 26, be approved.

Yes: All present (9)

MOTION CARRIED

SPECIAL USE AND PRELIMINARY SITE PLAN APPROVAL

6. **SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2023-0002)** - Proposed Kroger D-463 Fuel Station, West side of John R, South of Larchwood (PIN 88-20-26-435-029, 88-20-26-433-019, -020 and -021), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for a Kroger Fuel Station. He said the application was considered and a Public Hearing was held at the May 9, 2023 Planning Commission Regular meeting. Mr. Carlisle reported the application was postponed allowing the applicant the opportunity to seek the vacation of the alley. He stated the applicant was also asked to reduce the lighting intensity on site and to consider additional landscaping.

Mr. Carlisle reported the application does not show additional landscaping. He said the applicant reduced the lighting candles from 53.9 to 47.9 candles but noted the lighting intensity is still 2.5 times more than pole lighting. Mr. Carlisle noted conditions can be placed on approval of the application because it is a Special Use Approval. Mr. Carlisle addressed the Special Use Standards and Site Plan Review Design Standards.

There was discussion, some comments related to:

- Landscaping as relates to Zoning Ordinance requirements.
- Additional landscaping along property lines.
- Light intensity; shielding of lighting.

Matthew Pisko, representative of the Kroger Company of Michigan, stated an EV parking space has been added. Mr. Pisko addressed the mitigation of lighting intensity. He said all lighting would be shielded and it is Kroger’s preference to keep the canopy well-lit for safety reasons. He said the hours of operation would be from 6 a.m. to 10 p.m. and the lights would be manually turned off at store closing.

Mr. Pisko said they would continue the hedge row landscaping along the southern and western property lines. He shared a concern that a line of trees along the southern property line would hinder vehicular circulation on site.

Discussion continued:

- Signage.
- Concerns with diesel truck traffic, environmental impact, safety.
- Shielding, directional flow of canopy and building lighting.

Chair Lambert opened the floor for public comment.

Greg Jamian, 1941 Woodslee, stated opposition to the application because of the impact on his property that abuts to the south. He expressed concerns with environmental and health impact, potential increase in crime, store operating hours, alcohol sales, loitering and littering.

Chair Lambert closed the floor for public comment.

Mr. Carlisle cited a few of a wide range of by-right uses in the IB zoning district; residential, retail, drive-through lane, bank, pharmacy, office, light manufacturing, truck terminal facility. Mr. Carlisle reported the retention pond on site is a requirement of the Engineering Department to manage stormwater flow.

Mr. Pisko said there would be no alcohol sales. He apologized that he misstated the hours of operation, noting hours would be from 6 a.m. to 11 p.m. to accommodate the time needed by employees to close. He said the lights would go off as close to 10 p.m. as possible, depending on customers being serviced near closing time.

Resolution # PC-2023-06-038

Moved by: Perakis

Seconded by: Fox

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Kroger D-463 Fuel Station, West side of John R, South of Larchwood (PIN 88-20-26-435-029, 88-20-26-433-019, -020 and -021), Section 26, Currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to the following conditions:

1. Approval is subject to alley vacation.
2. Require an additional landscape buffer particularly along the western and southern property lines as discussed.
3. Reduce the lighting intensity along property lines pursuant to Zoning Ordinance.
4. Restrict the hours of operation from 6 a.m. to 11 p.m.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. **PLANNING COMMISSION BYLAWS**

Ms. Dufrane presented revisions to the Planning Commission Bylaws that were reviewed and considered at the Planning Commission April 11, 2023 meeting.

After discussion, it was the consensus of the Board to adopt changes to the Bylaws as presented with the following two revisions:

- Article IV, Section 7.E. – Omit the words “Chairperson or” in the second sentence.
- Article VII, Section 5.D. – Replace the word “consensus” with “majority”.

Resolution # PC-2023-06-039

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, To adopt the Bylaws as amended.

Yes: All present (9)

MOTION CARRIED

8. **REQUEST FOR REPORT**

Mr. Fox asked for input from Board members in its consideration of a proposed fact-finding Resolution requesting City staff to formally draft a report of ordinance changes implemented in neighboring communities that require or incentivize developers to implement low impact development, or other forms of green building.

Discussion followed, some comments related to:

- Various types of green building.
- Positive interest and broader range toward sustainability.
- Setting a time goal to present report.

Mr. Savidant said he would charge Salim Huerta Jr., the City’s Commercial Project Collaborator, with the assignment.

Resolution # PC-2023-06-040

Moved by: Fox
Seconded by: Perakis

RESOLVED, To request City Staff to formally draft a report of ordinance changes implemented in neighboring communities to specifically require or incentivize developers to implement low impact development or other forms of green building including but not limited to the installation of power installations that utilize green energy. It is requested that this report be presented to the Planning Commission no later than the second meeting of August 2023.

Yes: All present (9)

MOTION CARRIED

9. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

Mr. Carlisle reported on the Special City Council meeting held on June 26 in which the Master Plan was discussed. He said the City Council expressed some concerns but overall, the Master Plan was well received. Mr. Carlisle said the administration would act quickly on the revisions and present the item again to the City Council at their next available meeting.

Mr. Carlisle said concerns expressed by City Council relate to:

- Correcting typographical errors.
- Big Beaver land use designation.
- Executive summary to compare 2016 adoption to current plan.
- Brief history of Neighborhood Nodes; creation and locations.

Mr. Savidant thanked Mr. Carlisle for standing in at the City Council meeting.

Brief comments were made on previous sustainability resources implemented by the City.

Mr. Fox reported on the June 20, 2023 Zoning Board of Appeals (ZBA) meeting.

- 4928 Park Manor; approved to allow construction of deck.
- Thanked Mr. Carlisle for standing in at the ZBA meeting.

Mr. Fox encouraged the City's involvement in MIGreenPower, a DTE program that promotes renewable energy.

11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 06 27 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2023/2023%2006%2027%20Draft.docx)

ITEM #5

DATE: July 5, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2023-0007) – Proposed Estates of Eckford Site Condominium, 22 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District.

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 22-unit site condominium, comprised of one family detached homes. 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. OHM Memo, dated July 5, 2023
4. EGLE Wetland Identification Report, dated August 15, 2002
5. Preliminary Site Plan Application

G:\SUBDIVISIONS & SITE CONDOS\SC_JPLN2023-0007_ESTATES OF ECKFORD_SITE CONDO\PC Memo 2023 07 11.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SC JPLN2023-0007) – Proposed Estates of Eckford Site Condominium, 22 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District.

Resolution # PC-2023-07-

Moved by:

Support by:

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Estates of Eckford Site Condominium 26 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, approximately 7.56 acres in size, Currently Zoned R-1C (One Family Residential) District, be (granted, subject to the following conditions):

1. Applicant to obtain EGLE wetland permit prior to Final Engineering Approval.
2. Applicant flip the driveway location of unit/lot 5 to not conflict with the proposed pedestrian crossing of Eckford.
3. Applicant to provide site and rear elevations and building materials.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

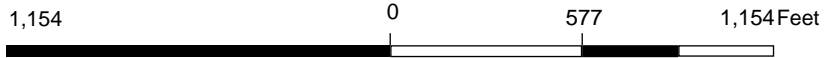
No:

Absent:

MOTION CARRIED



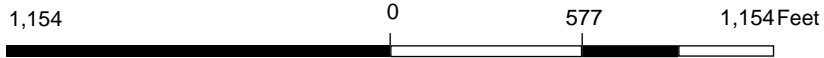
GIS Online



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



GIS Online



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 5, 2023

Preliminary Site Condominium For City of Troy, Michigan

Project Name:	Estates of Eckford
Plan Date:	May 25, 2023
Location:	Southeast corner of Eckford Drive and Tallman Drive
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Approval

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twenty-two (22) unit detached single-family development. The site is six (6) parcels and is a total of 7.56 acres. The site is vacant but encumbered with wetlands and tree cover. The applicant is developing 6.26 acres of the site and maintaining 1.3 acres of the site as undeveloped wetland preserve area. The development is directly across Eckford Drive from the recently approved Eckford Oaks cluster development.

The applicant is also providing a 10-foot-wide public bike path/sidewalk along Tallman Drive and Eckford Drive. 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.

The applicant is proposing multiple two-story options which range in size from a 3,245 to 3,650 sq/ft.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1. - Location and Aerial Image of Subject Site



Size of Subject Property:

The parcel is 7.56 acres

Proposed Uses of Subject Parcel:

Twenty-two (22) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property currently has four (4) single family homes.

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, Cluster Development	Single-family Cluster
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1B, One-family Residential District	Vacant (Troy Schools)

NATURAL RESOURCES

Topography: A topographic survey has been provided on sheet P-1.0. The site slopes from the northwest to southeast.

Wetlands: The survey indicates onsite wetlands, primarily on the southeast and eastern portions of the site. The applicant has provided a wetland delineation report review from EGLE and the wetlands are regulated by EGLE. If the preliminary site plan is approved, the applicant would be required to obtain an EGLE wetland permit prior to final site plan approval.

Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 550 trees on site. Most are noted as good quality with only a few invasive species. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	1887 inches	1887 inches
Woodland	1782 inches	891 inches
Preservation/Mitigation	Inches Preserved	Credit

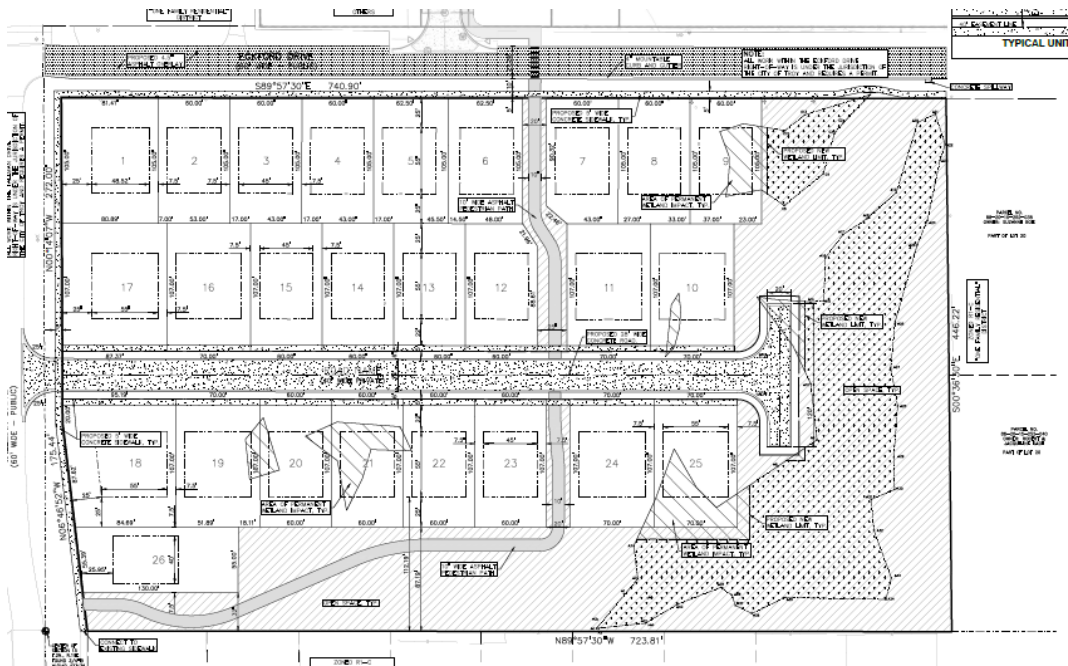
Landmark	551 inches	1102 inches
Woodland	687 inches	1374 inches
Total	302 inches required for replacement.	

Tree mitigation is shown on the landscape plan.

Items to be addressed: Obtain EGLE wetland permit prior to final site plan approval.

PREVIOUS PLAN

A twenty-six (26) unit cluster development was previously submitted for the site.



The previously submitted cluster plan was recommended for approval by the Planning Commission on a vote of 7-1. However, it was denied by the City Council on a vote of 7-0.

SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty-two (22) units. Eight (8) of the lots are accessed off Eckford, and the remaining fourteen (14) lots are accessed from a new private road that is located off Tallman Drive. The wetland along the eastern boundary is being preserved. The smallest lot in size is 9,625 sq. ft and the average lot size is 10,602 sq. ft. Applicant should flip the driveway location of lot 6 to not conflict with the proposed pedestrian crossing of Eckford.

Items to be addressed: Flip the driveway location of lot 6 to not conflict with the proposed pedestrian crossing of Eckford.

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

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

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
Front	30 feet	30 feet	Complies
Rear	40 feet	40 feet	Complies
Side	10 feet / 20 feet	10 feet / 20 feet	Complies
Average Lot Size per Unit*	10,500 sq.ft w.sewer / 9,450 sq.ft w.lot averaging	Average 10,602 / Minimum 9,625 sq.ft	Complies
Lot Width*	85 feet / 76.5 min with lot averaging	85 feet average / 77 feet lot minimum	Complies
Maximum Height	2 ½ stories	Complies	Complies
Maximum Lot Area Covered by Buildings	30%	Complies	Complies
Minimum Floor Area per Unit	1,400 sq/ft	Complies	Complies

*Applicant applying lot averaging as set forth in section 10.01

The proposed site condominium meet all R-1C calculations.

Items to be addressed: None

SITE ACCESS AND CIRCULATION

Vehicular

Eight (8) of the lots are accessed off Eckford, and the remaining fourteen (14) lots are accessed from a new private road that is located off Tallman Drive. The new private road is within a 60-foot right-of-way.

Pedestrian

The applicant proposes a six (6) foot wide concrete sidewalk along the perimeter of the private road. In addition, the applicant is adding a 10-foot wide bike path/ sidewalk along all of Tallman Drive and most of Eckford Drive. 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: None

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: None.

LANDSCAPING

Landscaping requirements are regulated by Section 13.02.F.2.

Frontage	Required	Provided	Compliance
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet. $1432/50 = 29$ trees	29 trees	Complies
Eckford	One (1) large evergreen tree per fifty (30) lineal feet. $741 \text{ lf.}/30 \text{ lf} = 25$ evergreen trees	Total of 35 new trees and 16 existing.	Complies
Tallman	One (1) large evergreen tree per fifty (30) lineal feet. $447 \text{ lf.}/30 \text{ lf} = 15$ evergreen trees		
Overall Landscaping	20%	21.2%	Complies
Tree replacement	302 inches	302 inches	Complies

Items to be Addressed: None.

ELEVATIONS AND FLOOR PLANS

The applicant is proposing multiple housing options which range in size from a 3,245 to 3,650 sq/ft. Front elevations were not provided. However, side and rear elevations and materials were not provided.

Items to be Addressed: Provide side and rear elevations and materials.

SUBMITTAL REQUIREMENTS

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

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

The proposed site condominium project is consistent and compatible with other developments in the community. The proposed development meets the intent of the Site Condominium section of the ordinance. The development meets all zoning requirements.

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

*1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. **The applicant has provided a 60-foot wide public right-of-way. All lots front on the new 60-foot right-of-way or front on the existing Eckford Drive.***

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

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

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

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

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

- i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**
- ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**
- iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: Planning Commission to consider if the site condominium standards have been met.

SITE PLAN REVIEW STANDARDS

The Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 8.06 outlines Site Plan Review Design Standards.

1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.
 - a. Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.
 - b. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.
 - c. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.
2. Development shall incorporate the recognized best architectural building design practices.
 - a. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.
 - b. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
 - c. Develop buildings with creativity that includes balanced compositions and forms.

- d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
- 3. Enhance the character, environment and safety for pedestrians and motorists.*
- a. Provide elements that define the street and the pedestrian realm.*
 - b. Create a connection between the public right of way and ground floor activities.*
 - c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
 - d. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
 - e. Improve safety for pedestrians through site design measures.*

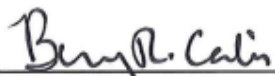
Items to be Addressed: *Planning Commission to consider if the site plan standards have been met.*

SUMMARY

Planning Commission to consider if the site plan standards and site condominium standards have been met.

If the Planning Commission approves the preliminary site plan we recommend the following conditions:

1. Applicant obtains EGLE wetland permit.
2. Applicant flip the driveway location of lot 6 to not conflict with the proposed pedestrian crossing of Eckford.
3. Applicant provides site and rear elevations and materials.



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

memorandum



Date: July 5, 2023

To: R. Brent Savidant, AICP
Scott G Finlay, PE

From: Sara Merrill, PE, PTOE

Re: Estates of Eckford– Single Family Residential
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Estates of Eckford, a proposed site condominium development consisting of 22 detached single-family homes, to be sited at the corner of Eckford drive and Tallman Drive. The development will provide access via a new residential street on the south side of Eckford Drive and via the connection to Tallman Drive. Eckford Drive is a two-lane local road, located east of Rochester Road between Wattles Road and Long Lake Road.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening peak commuter periods, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Eckford Oaks, based on the ITE Trip Generation Manual, 11th Edition, for Single-Family Detached Housing (ITE Land Use Code #210).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Residential (22 units)	5	14	19	15	9	24	125	126	251

During the morning (AM) peak hour, the proposed Estates of Eckford development is expected to generate 19 new trips: 5 inbound (entering the site), and 14 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 24 new vehicle trips: 15 inbound (entering the site) trips, and 9 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

Traffic volumes on residential streets are closely correlated with the number of residential units. While traffic on Eckford Drive will increase slightly over current conditions, the traffic volume will remain similar to many other residential streets. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak (“busiest”) hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

August 15, 2022

VIA EMAIL AND U.S. MAIL

Joe Maniaci
Mondrian Properties
50215 Schoenherr Road
Shelby Township, Michigan 48315

Dear Joe Maniaci:

SUBJECT: Wetland Identification Report
MiWaters Site Name: 63-500 Eckford Dr-Troy
MiWaters WIP Application Submission Number: HPJ-VJ35-MN35Z

The Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) conducted a Level 3 Wetland Identification Program (WIP) review of an assessment area consisting of approximately eight acres on property located in Town 02N, Range 11E, Section 15; Troy (Figure 1) during August 4, 2022. The review was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4(1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your WIP application.

Staff from the WRD reviewed pertinent information such as historical aerial imagery, topographic mapping data, soils survey data, and surface hydrology data. The on-site investigation was conducted with your wetland consultant present and included a review of plants, hydrology, and soils.

Staff confirm the wetland boundary lines delineated by your consultant. The site map (Figure 2) of the WIP assessment area was created by combining information from your consultant and the WRD. The new map identifies areas containing regulated wetland and non-wetland (upland).

All wetlands (i.e., Wetlands A, B, C, AA, BB), within the assessment area are regulated by the WRD because of wetland size and/or contiguity to a pond, lake, or stream. For the areas [approx. 1.12 acres total on site] identified as regulated wetland on the site map (Figure 2), please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.

- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

For those areas identified as non-wetland (upland) on the site map (Figure 2), the WRD lacks jurisdiction under Part 303 for activities occurring there.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other programs administered by EGLE. Any land use activities undertaken within the assessment area may be subject to regulation pursuant to the NREPA under the following programs:

Part 91, Soil Erosion and Sedimentation Control
Floodplain Regulatory Authority found in Part 31, Water Resources Protection

Please be aware that this Wetland Identification Report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the federal Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the WRD is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your assessment area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the WRD reassess the wetland boundaries and regulatory status of wetlands within any portion of the assessment area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification assessment area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology that are different from, or in addition to, the information relied upon by WRD staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environment, Great Lakes, and Energy
Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

Please use the MiWaters submission number assigned to this project site if submitting a permit application or otherwise corresponding with our office.

Joe Maniaci, Mondrian Properties

Page 3

August 15, 2022

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until August 15, 2025, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at GyekisK@Michigan.gov; 517-243-5002; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,



Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures

cc: Oakland County Soil Erosion Enforcement Agent (CEA)
Oakland County Health Department
Troy Clerk
Dana Knox, ASTI Environmental
Andy Hartz, EGLE
Sue Tepatti, EGLE
Patrick Durack, EGLE

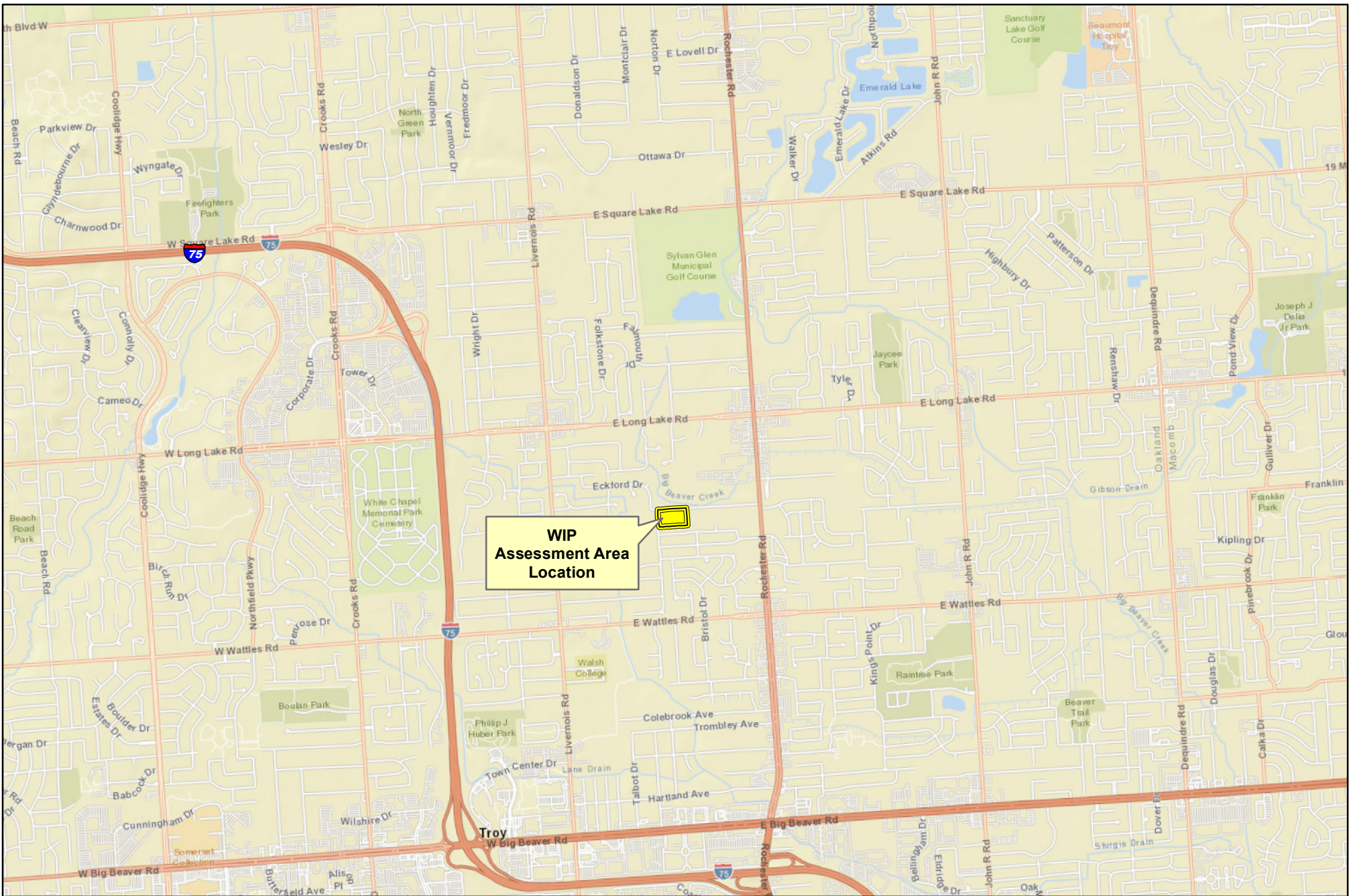
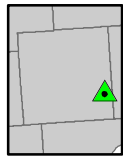
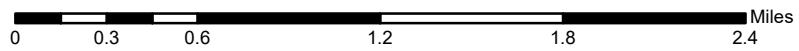


Figure 1.
EGLE Wetland Identification Location
500 Eckford Dr
Troy
WIP - HPJ-VJ35-MN35Z



Oakland County



EGLE

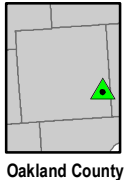
MICHIGAN DEPARTMENT OF
 ENVIRONMENT, GREAT LAKES, AND ENERGY




Map created: August 2022
 K. Gyekis,
 Wetlands, Lakes,
 and Streams Unit, EGLE WRD

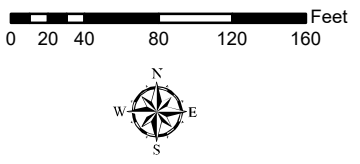
All Wetlands within the WIP Assessment Area are Regulated under Part 303 of NREPA.



Figure 2.
EGLE Wetland Identification Detail
 500 Eckford Dr
 Troy
 WIP - HPJ-VJ35-MN35Z



-  EGLE Regulated Wetland [1.12 ac]
-  WIP Assessment Area [8 ac]
-  Stream / Drain



This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: August 2022
 K. Gyekis,
 Wetlands, Lakes,
 and Streams Unit, EGLE WRD



Estates of Eckford Fact Sheet

Development

- 7.56 +/- Acres Site
- Zoning R-1C
- 22 Single Family Homes
- Colonial Home Styles
- Sizes from 3200 Square Feet and Above
- Development Start Winter/Spring 23/24
- 30 Month Construction Period
- Off Site Model Homes Initially

Green Space

- Preservation of 1.3 Acres of Natural Features
- Wetland Protection Plan
- Buffer Zone to the East
- Tree Replacement Plan
- Part of Troy Community Walking Trails

Contact Information

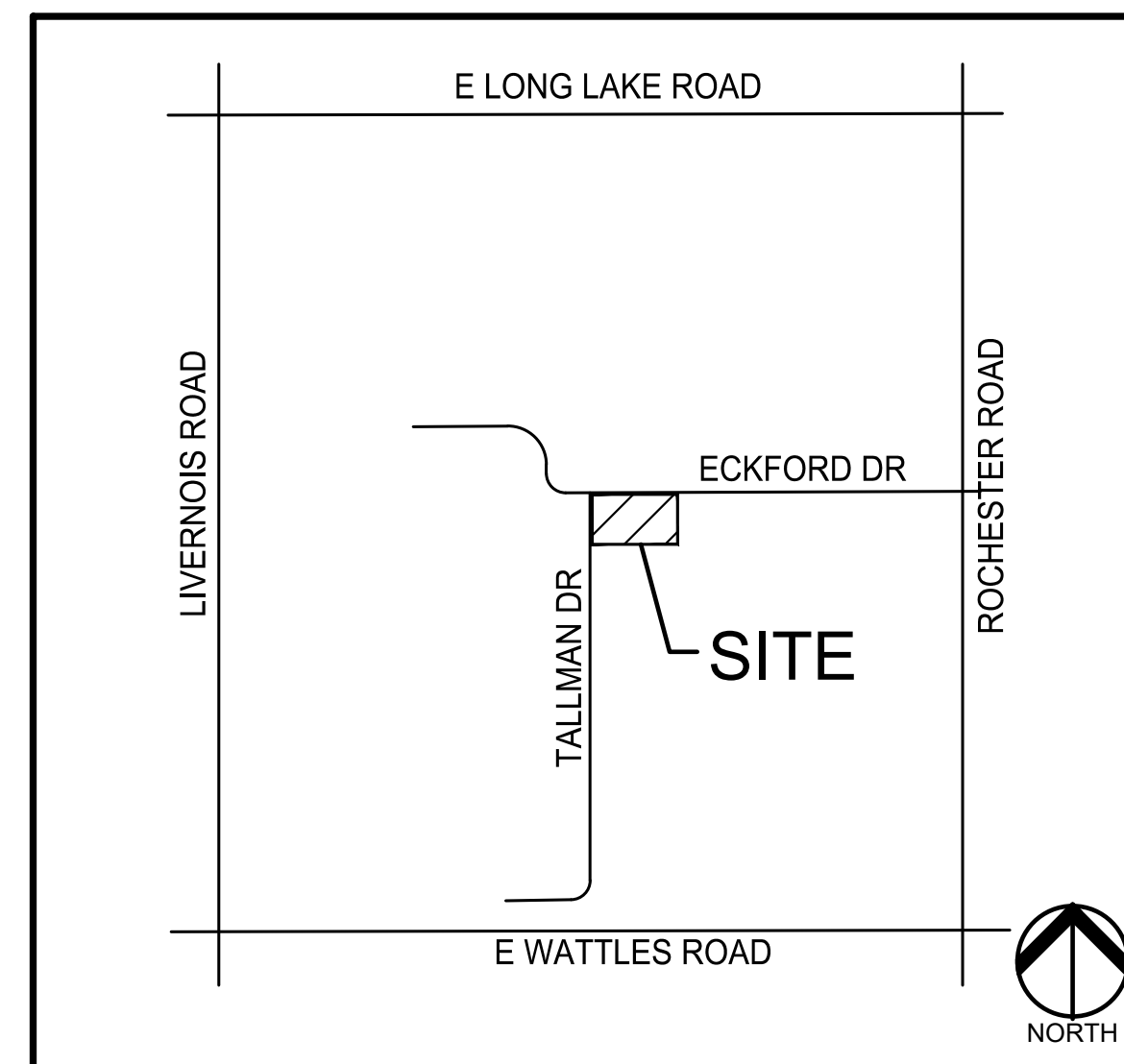
- Anita Khzouz
- E-mail: administration@mondrianproperties.com

PRELIMINARY SITE PLANS

ESTATES OF ECKFORD

ECKFORD DR./TALLMAN DR.
TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
T-1.2	TREE PRESERVATION LIST
FOR REFERENCE	
C-3	DPW REGIONAL DETENTION POND - SITE PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MONDRIAN PROPERTIES 50215 SCHOENHERR RD. SHELBY TWP, MI 48315 CONTACT: JOSEPH MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
LANDSCAPE ARCHITECT	
PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIETZEL@PEAGROUP.COM	



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/25/2023

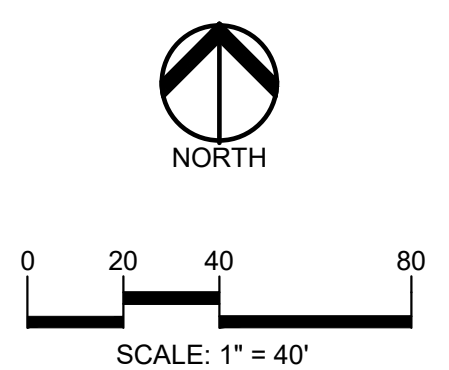


LEGEND

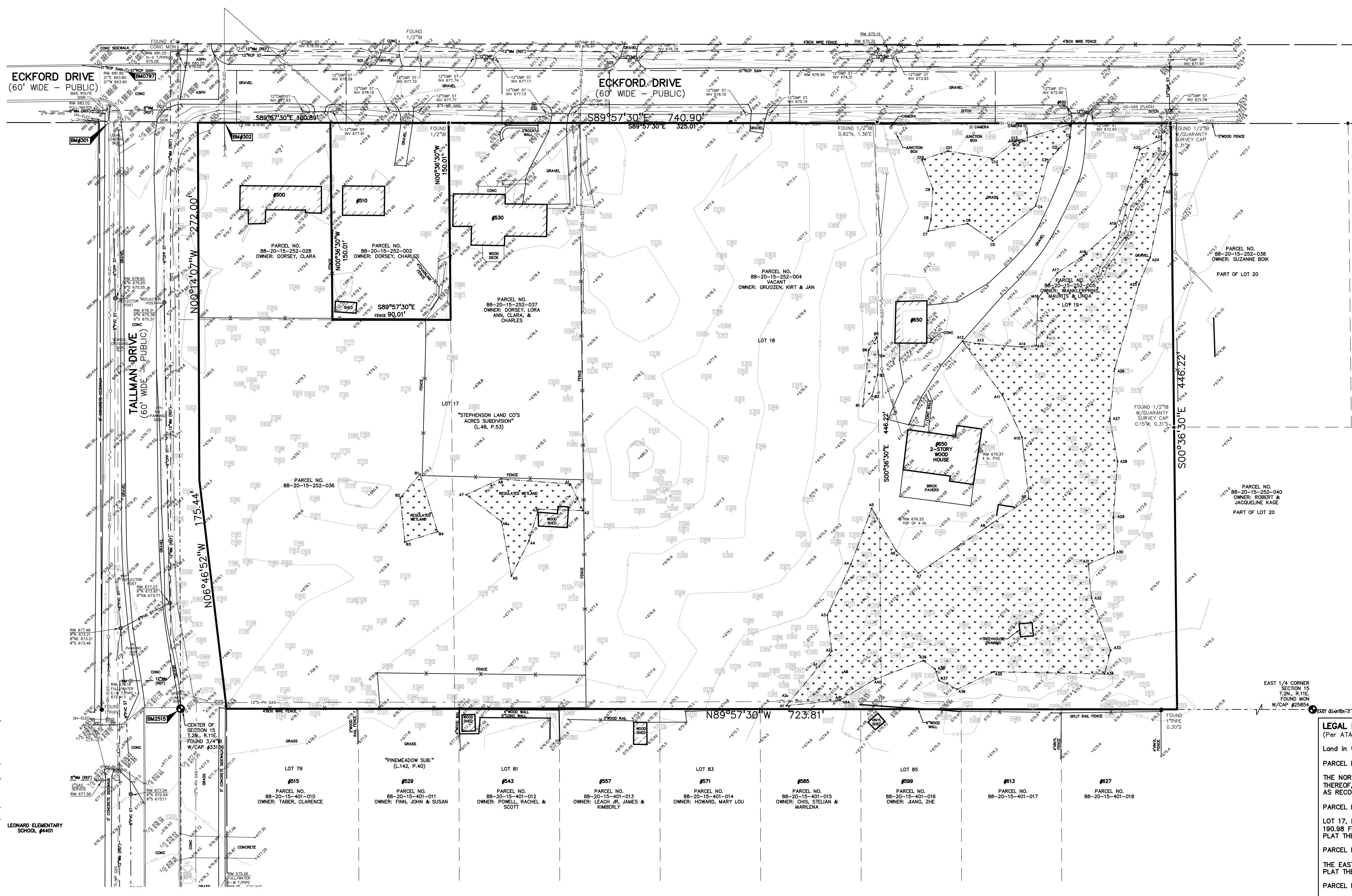
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ R RECORDED
 - ⊗ M MEASURED
 - ⊗ C CALCULATED
- EXISTING**
- OH-ELEC—W—O— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - UG-CATV— ELEC. UNDERGROUND CABLE TV, CATV PEDESTAL
 - UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG-ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
 - GAS—GAS MAN. VALVE & GAS LINE MARKER
 - WATERMAN, HYD.—GATE VALVE, TAPPING BLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
 - CONC.—CONCRETE
 - ASPH.—ASPHALT
 - GRAVEL—GRAVEL SHOULDER
 - WETLAND

REFERENCE DRAWINGS

- WATER MAIN CITY OF TROY GIS, DATED 6-21-21
- CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO. 5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
- SANITARY SEWER CITY OF TROY GIS, DATED 6-21-21
- CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO. 5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
- STORM SEWER CITY OF TROY GIS, DATED 6-21-21
- CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO. 5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
- GAS CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO. 5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
- FLOOD PLAN FEMA F.I.R.M. MAP #26125C0534F, DATED 9-29-2006



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS 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.



BENCHMARKS
(GPS DERIVED - CITY OF TROY DATUM)

- BM #300**
ARROW ON HYDRANT WEST SIDE OF TALLMAN DRIVE, SOUTH OF LEONARD ELEMENTARY NORTH ENTRANCE.
ELEV. - 678.00
- BM #301**
BENCHTIE IN EAST FACE OF POWER POLE, SOUTHWEST CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE.
ELEV. - 682.68
- BM #302**
MAG NAIL IN WEST FACE POWER POLE, SOUTH SIDE OF ECKFORD DRIVE AND EAST OF TALLMAN DRIVE.
ELEV. - 679.70
- CITY OF TROY BM0797**
N-RIM SAN M H W-BOUND LANE OF ECKFORD AT TALLMAN
ELEV. - 681.818(R)
ELEV. - 682.00(M)
- CITY OF TROY BM2515**
TOP OF 1/2" CAPPED IRON, E-SIDE TALLMAN AT B/C, N-END CONC ROAD C.O.C.
ELEV. - 677.98(R)
ELEV. - 678.104(M)

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA NATIONAL TITLE GROUP COMMITMENT PACKAGE)

Land in the City of Troy, Oakland County, Michigan, described as follows:

PARCEL ID 88-20-15-252-028 (Parcel 1)
THE NORTH 150 FEET OF THE WEST 115.98 FEET OF LOT 17, EXCEPT THE WEST 15 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-036 (Parcel 2)
LOT 17, EXCEPT THE EAST 100 FEET, ALSO EXCEPT THE NORTH 150 FEET OF THE WEST 190.98 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-037
THE EAST 100 FEET OF LOT 17, STEPHENSON LAND COMPANY'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-002

PARCEL ID 88-20-15-252-004

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
MAY 25, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2020-0454

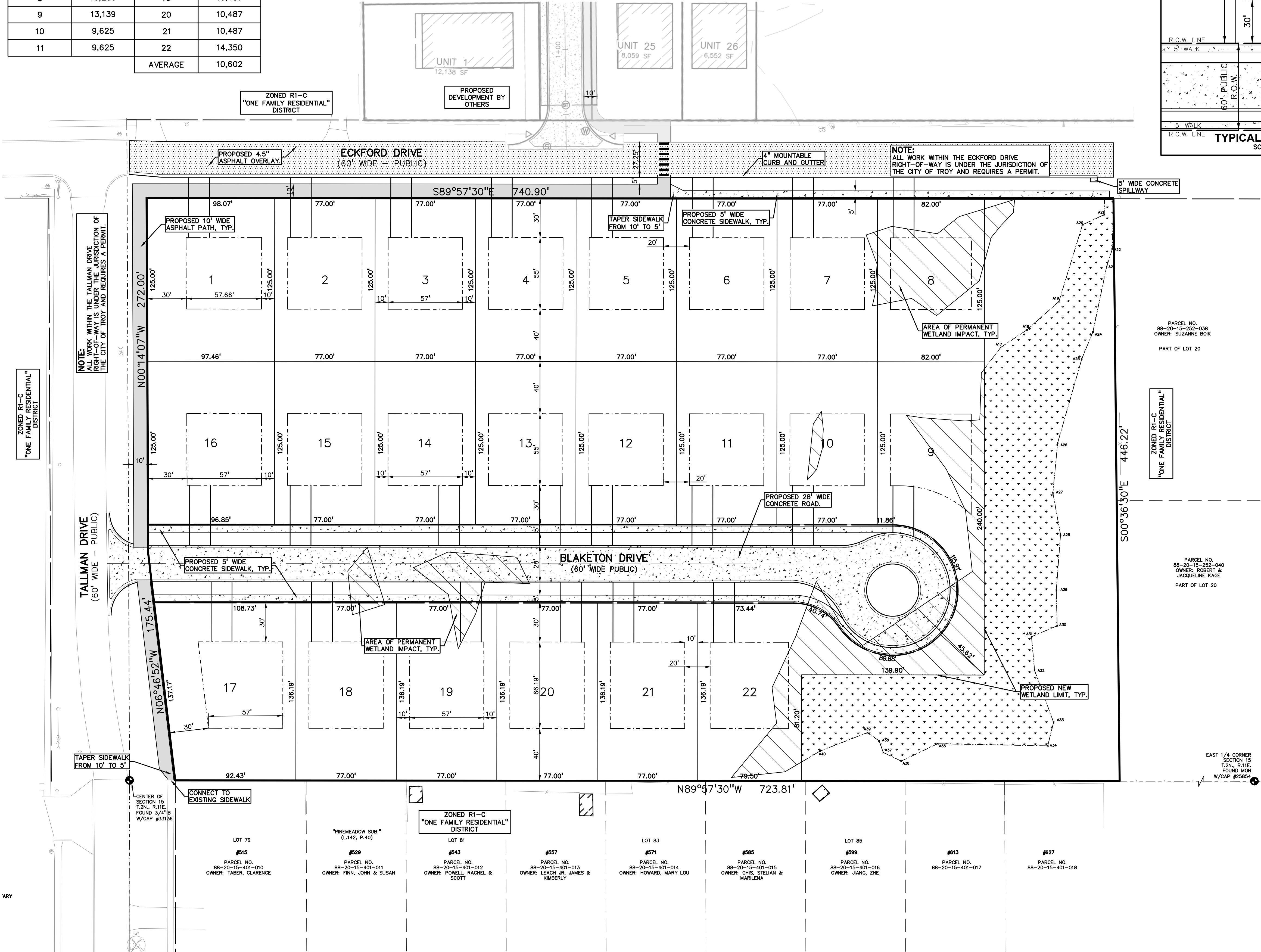
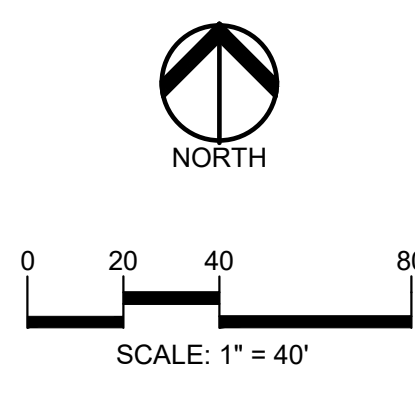
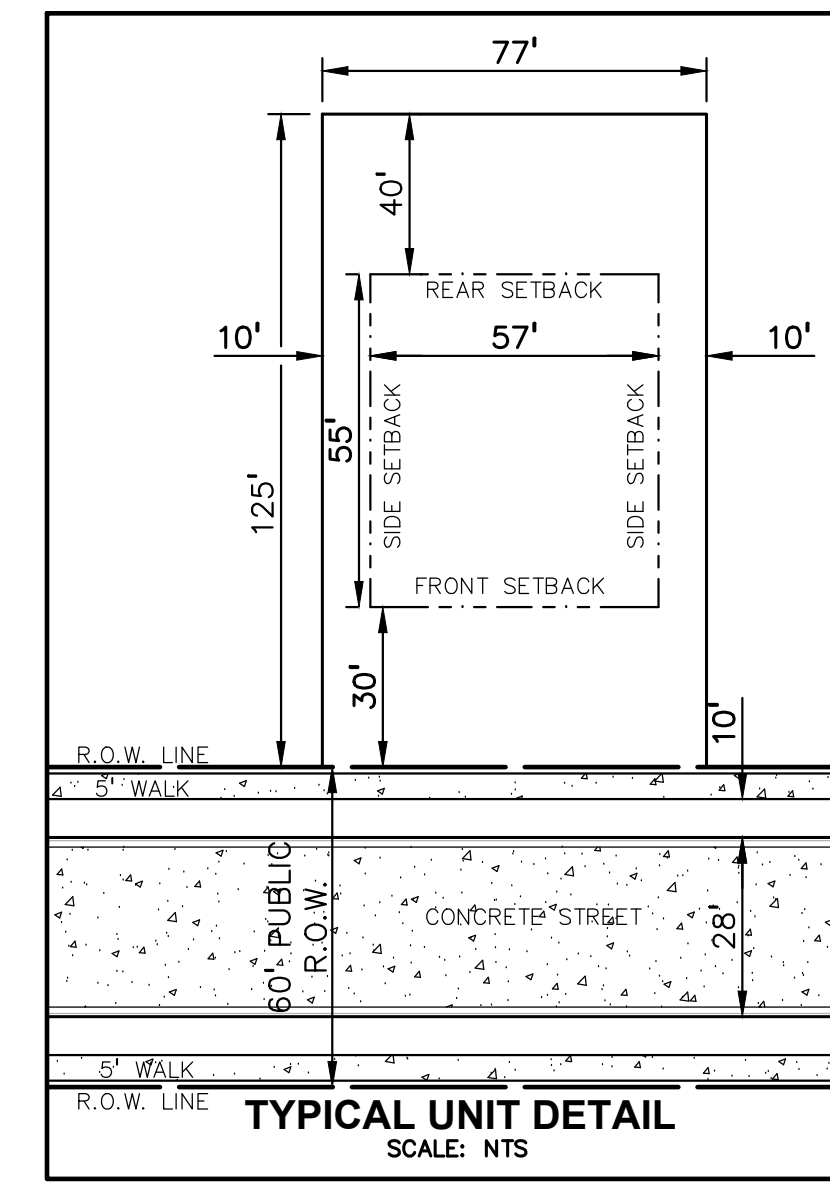
P.M. JBT
DN. KFP
DES. DSK

DRAWING NUMBER:

S:\PROJECTS\2020\2020-0454-030-ESTATES OF ECKFORD - TROY\DWG\ESTATE PLANS\C-1.0_TPOD-200454.dwg

Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	12,221	12	9,625
2	9,625	13	9,625
3	9,625	14	9,625
4	9,625	15	9,625
5	9,625	16	12,145
6	9,625	17	13,698
7	9,625	18	10,487
8	10,250	19	10,487
9	13,139	20	10,487
10	9,625	21	10,487
11	9,625	22	14,350
AVERAGE		10,602	

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.



SITE DATA TABLE:

LOCATION OF PROJECT:
CORNER OF TALLMAN AND ECKFORD DRIVE

SIZE OF PROPERTY: 7.56 ACRES

AREA DEVELOPED: 6.28 AC (82.8%)
TOTAL UNDEVELOPED AREA: 1.3 AC (17.2%)

PROPOSED USE OF PROPERTY: TWENTY-TWO (22) DETACHED, SINGLE FAMILY HOMES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT WITH LOT AVERAGING

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
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

REQUIRED AND PROVIDED LOT DIMENSIONS:

REAR	REQUIRED:	PROVIDED:
FRONT	30 FOOT SETBACK	30 FOOT
REAR	40 FOOT SETBACK	40 FOOT SETBACK
SIDES	10 FOOT MIN. (ONE), 20 FOOT TOTAL	10 FOOT MIN. (ONE), 20 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)	77 FEET MIN. +
MIN. LOT AREA	10,500 SF	10,602 SF*
*LOT AVERAGING		

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 22-LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO TALLMAN DRIVE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY PARTIALLY COVERED BY WOODS AND WETLANDS, WITH FOUR EXISTING HOMES.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 22 LOTS WITH MINIMUM LOT SIZE OF 9,625 SQUARE FEET. THE AVERAGE LOT SIZE IS 10,602 SQUARE FEET. 14 UNITS FRONT ON A NEW PUBLIC STREET WITH 8 FRONTING ECKFORD DRIVE. THE PROPOSED LOTS MEET R-1C ZONING REQUIREMENTS.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS SIGNIFICANT TREE AND WETLAND COVERAGE.

ACCESS AND CIRCULATION:
VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO INTERNAL UNITS WILL BE VIA A NEW STREET LOCATED OFF TALLMAN DRIVE. THE NEW ROADWAY WILL HAVE A SIXTY (60) FOOT WIDE PUBLIC R.O.W. LOTS 1 TO 8 WILL HAVE DIRECT ACCESS FROM ECKFORD DRIVE. ECKFORD DRIVE IS CURRENTLY GRAVEL AND WILL BE PAVED ALONG THE FRONTAGE AS PART OF THE DEVELOPMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY AND ALONG THE SOUTH SIDE OF ECKFORD DRIVE IN FRONT OF THE DEVELOPMENT. A 10-FOOT WIDE ASPHALT PEDESTRIAN PATH IS ALSO PROPOSED TO CONNECT WITH THE PROPERTY ON THE NORTH SIDE OF ECKFORD DRIVE AND WILL EVENTUALLY CONNECT LEONARD ELEMENTARY SCHOOL TO LONG LAKE ROAD.

UTILITIES:
UTILITIES ARE PLACED WITHIN STREET RIGHT-OF-WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER AND SANITARY SEWER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

STORM WATER DETENTION WILL BE PROVIDED OFF-SITE IN A REGIONAL DETENTION BASIN THAT IS OWNED AND MAINTAINED BY THE CITY OF TROY.

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER REPRESENTATION IS MADE 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
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR/TALLMAN DR.
TROY, MICHIGAN

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
MAY 25, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER:	

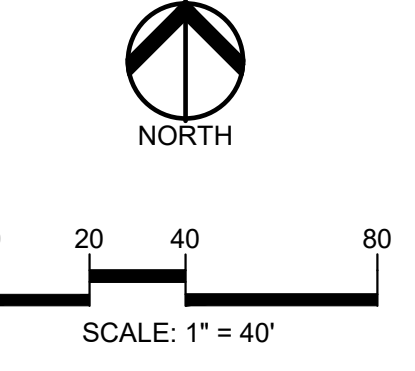
S:\PROJECTS\2020\2020-0454 - TROY\MS\SITE PLANS\G-2.0 SITE-200454.dwg

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

- T/C = TOP OF CURB
- T/P = TOP OF PAVEMENT
- T/S = TOP OF SIDEWALK
- T/W = TOP OF WALL
- G = GUTTER GRADE
- FG = FINISH GRADE
- RIM = RIM ELEVATION
- BW = BOTTOM OF WALL



CAUTION!
 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
MONDRIAN PROPERTIES
 50215 SCHOENHERR RD.
 SHELBY TWP., MI 48315

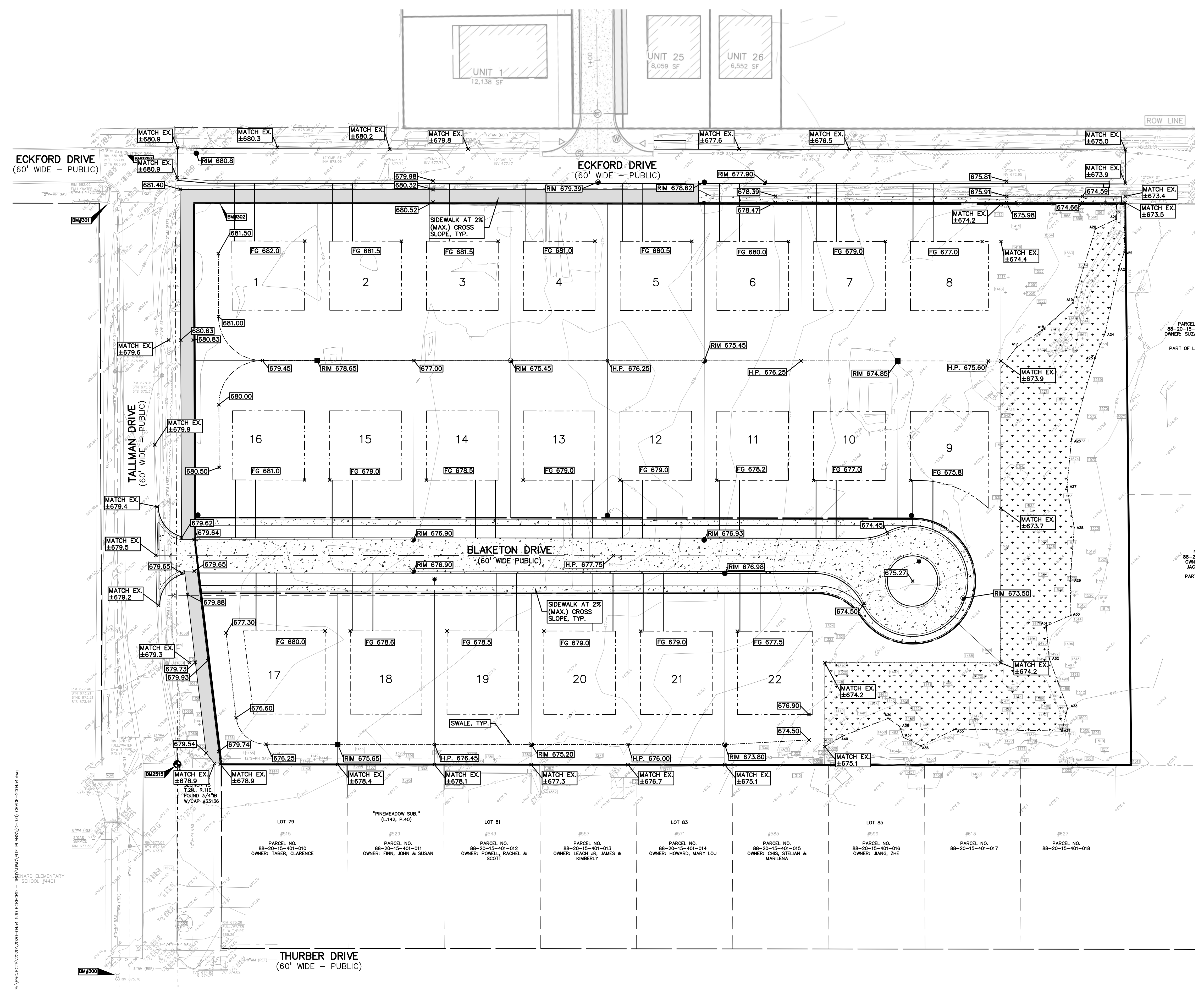
PROJECT TITLE
ESTATES OF ECKFORD
 ECKFORD DR./TALLMAN DR.
 TROY, MICHIGAN

NO.	REVISIONS

ORIGINAL ISSUE DATE:
 MAY 25, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER:	



S:\PROJECTS\2020\2020-0454-001\DRAWING\ESTATE PLANS\C-3.0_Grade-200454.dwg
 3/27/2023 10:00 AM
 TROY, MICHIGAN
 THURBER DRIVE (60' WIDE - PUBLIC)
 ECKFORD DRIVE (60' WIDE - PUBLIC)
 TALLMAN DRIVE (60' WIDE - PUBLIC)
 BLAKETON DRIVE (60' WIDE PUBLIC)
 LOT 79
 PARCEL NO. 88-20-15-401-010
 OWNER: TABER, CLARENCE
 LOT 81
 "PINEMEADOW SUB." (L-142, P.40)
 PARCEL NO. 88-20-15-401-011
 OWNER: FINN, JOHN & SUSAN
 LOT 83
 PARCEL NO. 88-20-15-401-012
 OWNER: POWELL, RACHEL & SCOTT
 LOT 85
 PARCEL NO. 88-20-15-401-013
 OWNER: LEACH JR, JAMES & WIMBERLY
 LOT 87
 PARCEL NO. 88-20-15-401-014
 OWNER: HOWARD, MARY LOU
 LOT 89
 PARCEL NO. 88-20-15-401-015
 OWNER: CHS, STELIAN & MARLENA
 LOT 91
 PARCEL NO. 88-20-15-401-016
 OWNER: JANG, ZHE
 LOT 93
 PARCEL NO. 88-20-15-401-017
 OWNER:

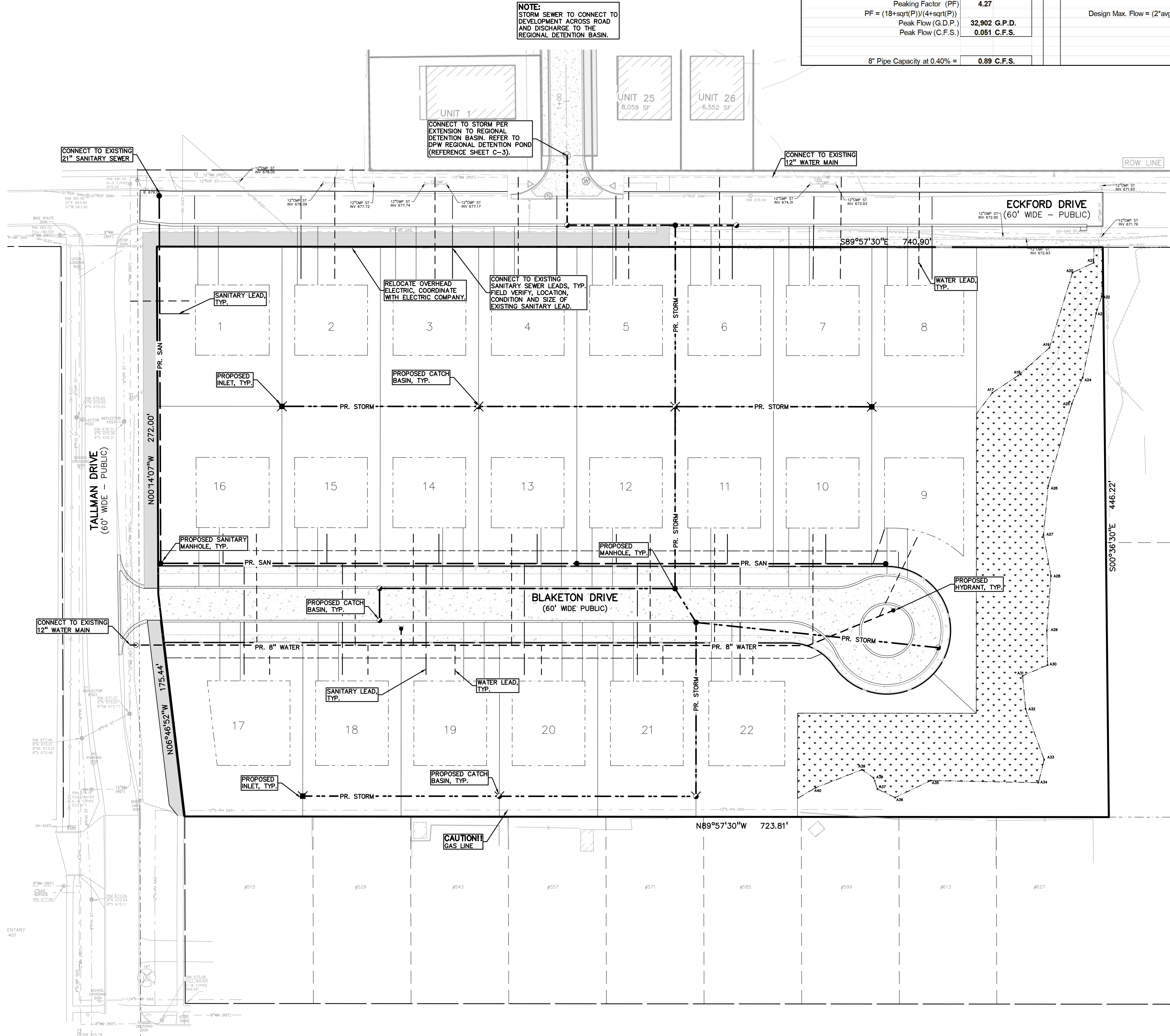
SANITARY SEWER BASIS OF DESIGN: (Unit Factors Based on Oakland County Unit Assignment Factors)		WATER MAIN BASIS OF DESIGN: (Unit Factors Based on Oakland County Unit Assignment Factors)	
Residential Dwelling		Residential Dwelling	
ULTIMATE DESIGN		ULTIMATE DESIGN	
Number of Lots	22.0	Number of Lots	22.0
REU (1 Per Residence Factor)	22.0	REU (1 Per Residence Factor)	22.0
Population (P) (3.5PEOPLE/EDU)	77 People	Population (P) (3.5PEOPLE/EDU)	77 People
Average Flow (100 GPCPD)	7,700 G.P.D.	Average Flow (150 GPCPD)	11,550 G.P.D.
	0.012 C.F.S.		0.018 C.F.S.
P (1000s)	0.077		0.012 M.G.D.
Peaking Factor (PF)	4.27	Design Max. Flow = (2*avg)	23,100 G.P.D.
PF = (18+sqrt(P))/(4+sqrt(P))			0.036 C.F.S.
Peak Flow (G.D.P.)	32,902 G.P.D.		0.023 M.G.D.
Peak Flow (C.F.S.)	0.051 C.F.S.		
8" Pipe Capacity at 0.40% =	0.89 C.F.S.		

NOTE:
STORM SEWER TO CONNECT TO DEVELOPMENT ACROSS ROAD AND DISCHARGE TO THE REGIONAL DETENTION BASIN.

NORTH
0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR 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
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

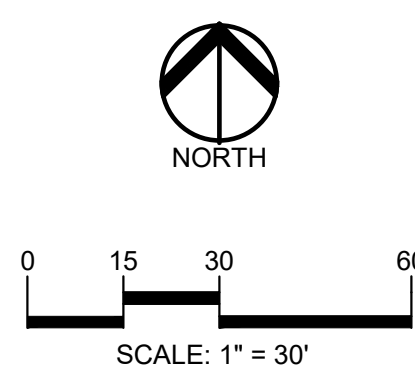
PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
MAY 25, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO. 2020-0454
P.M. JBT
DN. KFP
DES. DSK
DRAWING NUMBER:



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY AS SHOWN ON THE DRAWING AND ARE NOT GUARANTEED BY EITHER THE ENGINEER OR ARCHITECT. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
MAY 25, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2020-0454
P.M. JBT
DN. KAD
DES. KAD
DRAWING NUMBER:

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
8	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht.	B&B
8	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
13	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' Ht.	B&B
7	PB8	Lacebark Pine	<i>Pinus bungeana</i>	8' Ht.	B&B
11	PS8	Eastern White Pine	<i>Pinus strobus</i>	8' Ht.	B&B
47		TOTAL EVERGREEN TREES			

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8-10' Ht.	B&B
7	AR3	Scarlet Sentinel Maple	<i>Acer rubrum 'Scarsen'</i>	3" Cal.	B&B
6	BN10	River Birch	<i>Betula nigra</i>	10' Ht.	B&B
7	CA3	American Hornbeam	<i>Carpinus caroliniana</i>	3" Cal.	B&B
7	CC8	Forset Pansy Redbud	<i>Corcys canadensis 'Forest Pansy'</i>	8' Ht.	B&B
7	GD3	Kentucky Coffee Tree	<i>Gymnocladus dioica - male only</i>	3" Cal.	B&B
12	GT3	Sunburst Honeylocust	<i>Gleditsia triacanthos f. inermis 'Suncole'</i>	3" Cal.	B&B
7	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B
5	MR2.5	Royal Raindrops Crab	<i>Malus 'JFS-KW5 PP 14375' (bright pink, upright)</i>	2.5" Cal.	B&B
8	NS3	Black Gum	<i>Nyssa sylvatica</i>	3" Cal.	B&B
9	TA3	Redmond Linden	<i>Tilia americana 'Redmond'</i>	3" Cal.	B&B
6	QM3	Bur Oak	<i>Quercus macrocarpa</i>	3" Cal.	B&B
7	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long'</i>	3" Cal.	B&B
92		TOTAL DECIDUOUS TREES			

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE, ZONED R1-C

5.03 C-1A. GENERAL SITE LANDSCAPE
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
(5.26 ACRES) 229,125 SF + 20 % = 45,825 SF LANDSCAPE AREA REQUIRED
PROVIDED: 48,787 SF LANDSCAPED AREA (21.2%)

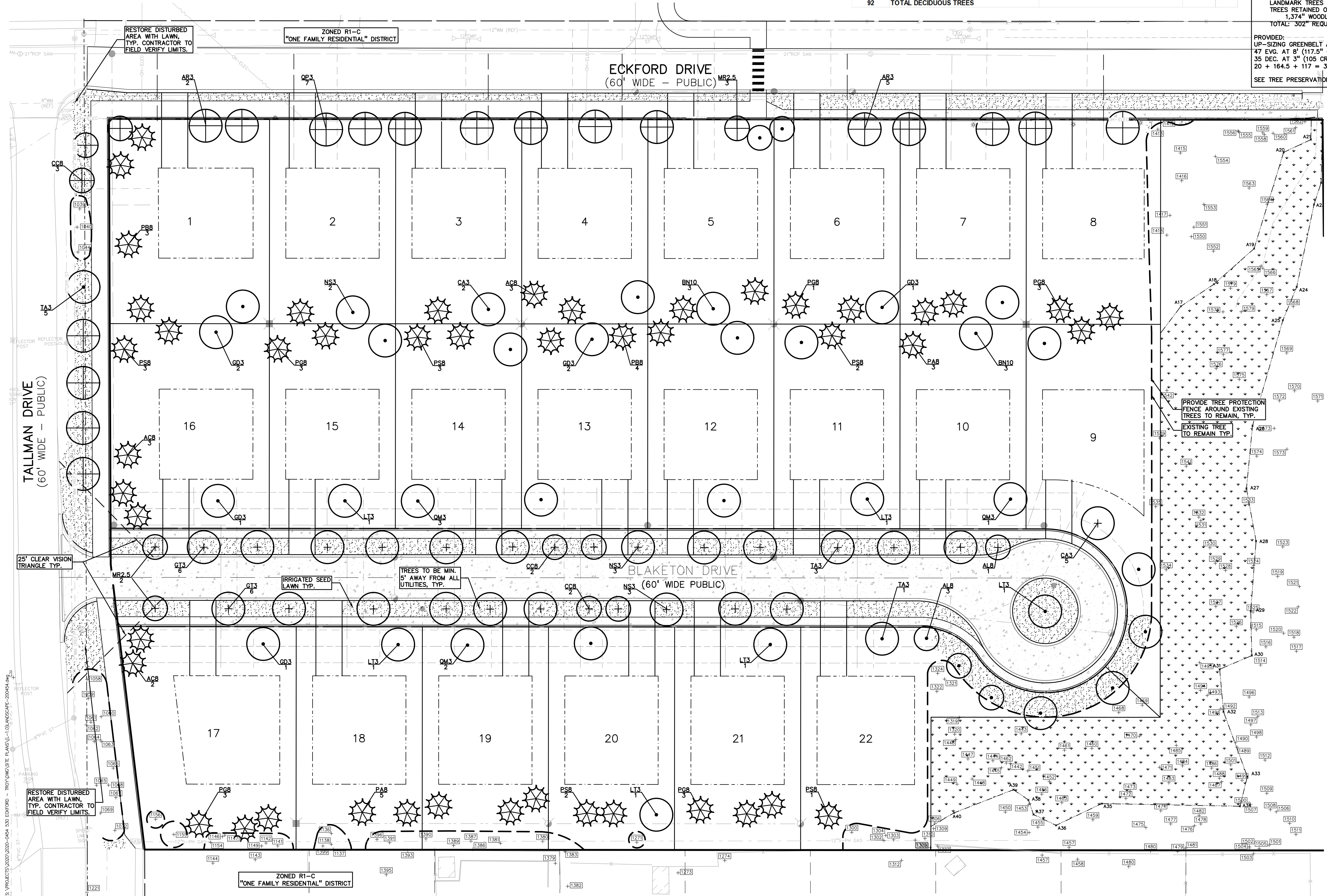
13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
REQUIRED: 1 TREE PER 50 LF OF INTERNAL ROADS
716 LF / 50 = 14.3 TREES TREES REQUIRED (EACH SIDE)
PROVIDED: 29 PROPOSED TREES

13.02 D2. GREENBELT
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
ECKFORD DRIVE - 741 LF FRONTAGE / 30 = 25 TREES
TALLMAN DRIVE - 447 LF FRONTAGE / 30 = 15 TREES
PROVIDED: 22 PROPOSED TREES AND 20 EXISTING TREES ALONG TALLMAN DR. AND 7 TREES ALONG ECKFORD DR. TO AVOID UTILITY CONFLICT THE FRONTAGE TREES ALONG ECKFORD ARE PROPOSED AT THE FRONT OF THE INDIVIDUAL LOTS.

13.07 F. TREE REPLACEMENT:
REQUIRED:
WOODLAND TREES - 50% DBH TO BE REPLACED. 891" REPLACEMENT
LANDMARK TREES - 100% DBH TO BE REPLACED. 1,887" REPLACEMENT
TREES RETAINED ON SITE - 2x DBH RETAINED OFF REPLACEMENT REQUIRED.
1,374" WOODLAND AND 1,102" LANDMARK.
TOTAL: 302" REQUIRED FOR REPLACEMENT.

PROVIDED:
UP-SIZING GREENBELT AND INTERNAL STREET TREES TO 3" (.5" + 40 = 20 CREDITS)
47 EVG. AT 8' (117.5" + UP-SIZING (.5" + 4") 117.5" + 47 = 164.5 CREDITS)
35 DEC. AT 3" (105 CREDITS) AND 5 ORN. AT 2.5" (12.5 CREDITS) = 117.5 CREDITS
20 + 164.5 + 117 = 302" REPLACEMENT PROVIDED.

SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.



KEY:

- = INTERNAL STREET TREES
- = GREENBELT TREES
- = REPLACEMENT TREES
- = NON-IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRIGING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PEST EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

RESTORE DISTURBED AREA WITH LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

ZONED R1-C "ONE FAMILY RESIDENTIAL" DISTRICT

ECKFORD DRIVE (60' WIDE - PUBLIC)

TALLMAN DRIVE (60' WIDE - PUBLIC)

BLAKETON DRIVE (60' WIDE PUBLIC)

25' CLEAR VISION TRIANGLE TYP.

IRRIGATED SEED LAWN TYP.

TREES TO BE MIN. 5' AWAY FROM ALL UTILITIES, TYP.

RESTORE DISTURBED AREA WITH LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

ZONED R1-C "ONE FAMILY RESIDENTIAL" DISTRICT

13.07 E. TREE REPLACEMENT:

WOODLAND TREES: 50% DBH TO BE REPLACED - 2X DBH RETAINED.
891" REPLACEMENT - 1374" RETAINED CREDIT = -483".
0 WOODLAND REPLACEMENT REQUIRED.

LANDMARK TREES: 100% DBH TO BE REPLACED - 2X DBH RETAINED.
1,887" REPLACEMENT - 1102" RETAINED CREDIT = 785".
785" LANDMARK REPLACEMENT REQUIRED.

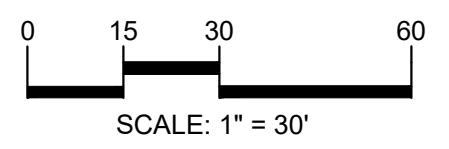
785" LANDMARK REPLACEMENT - 483" WOODLAND CREDIT = 302"
REPLACEMENT / 2.5" CAL. TREES = 121 TREES REQUIRED FOR REPLACEMENT.

WOODLAND TREES

WOODLAND TREES REMOVED:	187	(REPLACE AT 50% OF REMOVED DBH)
1782" DBH x 0.5 =	891"	REPLACEMENT
WOODLAND TREES SAVED:	75	(CREDIT OF 2X DBH)
687" DBH x 2 =	1374"	CREDIT
891	-	1374
	=	-483
0	"	DBH REQUIRED FOR WOODLAND REPLACEMENT

LANDMARK TREES

LANDMARK TREES REMOVED:	80	(REPLACE AT 100% OF REMOVED DBH)
1887" DBH x 1 =	1887"	REPLACEMENT
LANDMARK TREES SAVED:	26	(CREDIT OF 2X DBH)
551" DBH x 2 =	1102"	CREDIT
1887	-	1102
	=	785
302	"	TOTAL DBH REQUIRED FOR REPLACEMENT



CAUTION!
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
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS

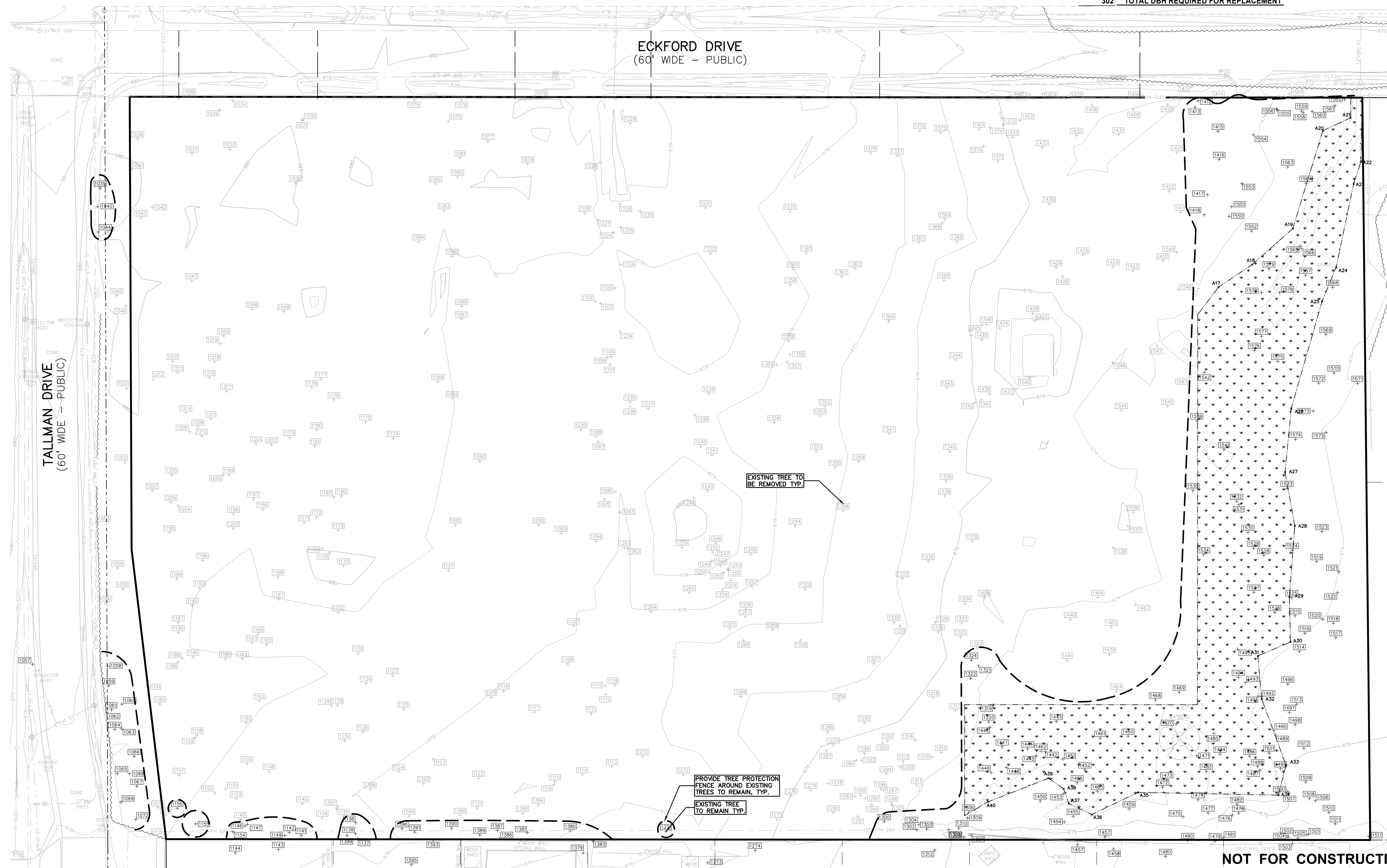
NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
MAY 25, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO. 2020-0454
P.M. JBT
DN. KAD
DES. KAD
DRAWING NUMBER:

T-1.0



NOT FOR CONSTRUCTION



The Estates of Eckford

MONDRIAN

PROPERTIES

THE HIGH PARK



A



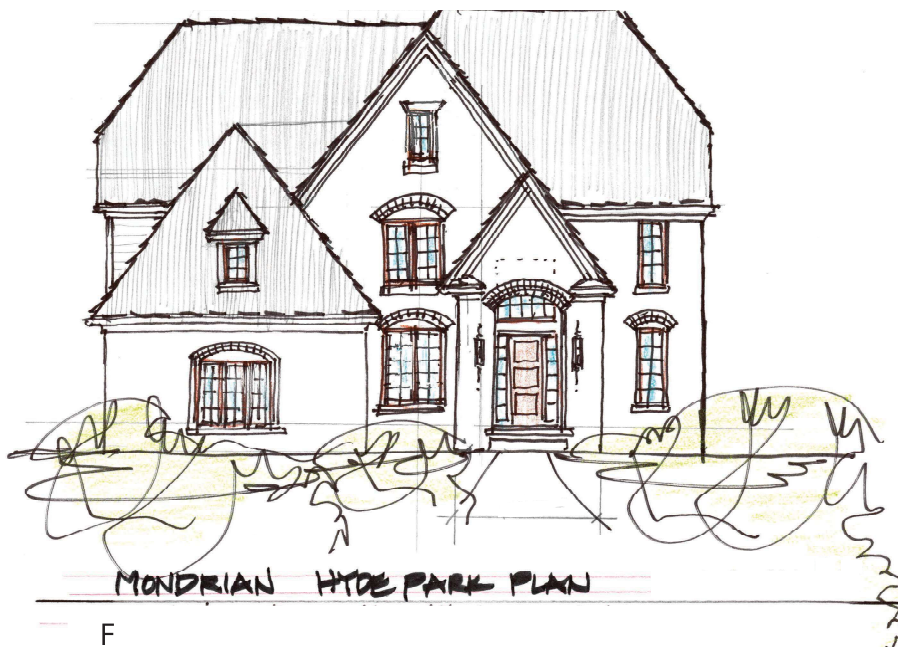
D

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.11.18

MONDRIAN

PROPERTIES

THE HIGH PARK



Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.14.18

MONDRIAN



PROPERTIES

THE HIGH PARK



HIGH PARK "B"



HIGH PARK "C"

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.15.18.

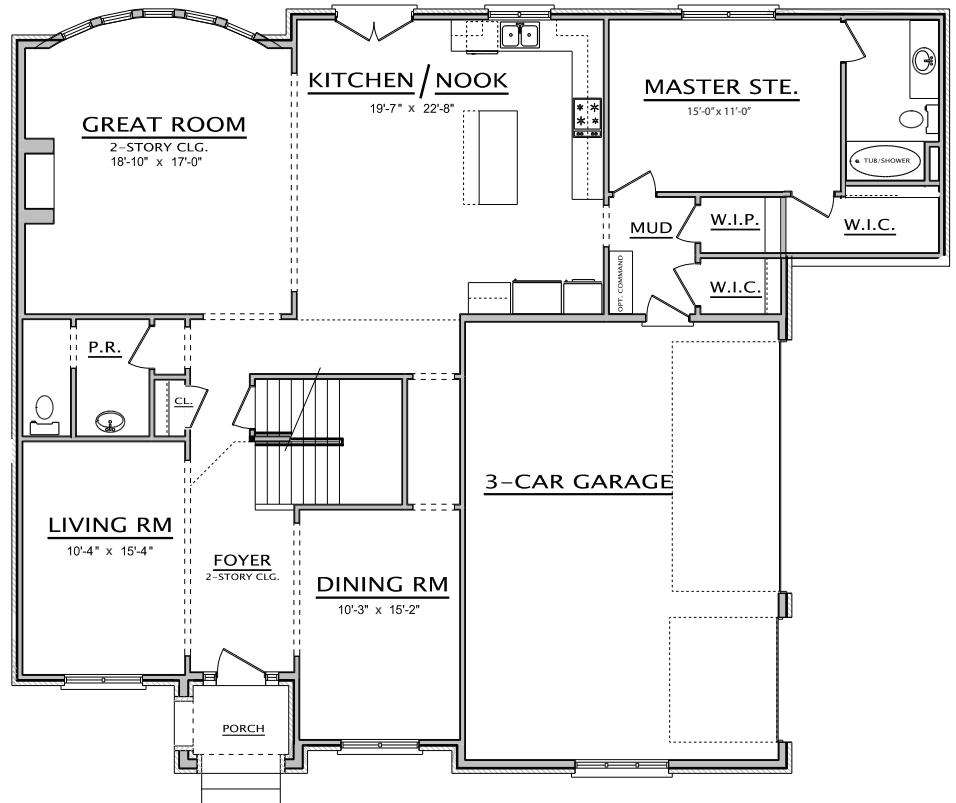
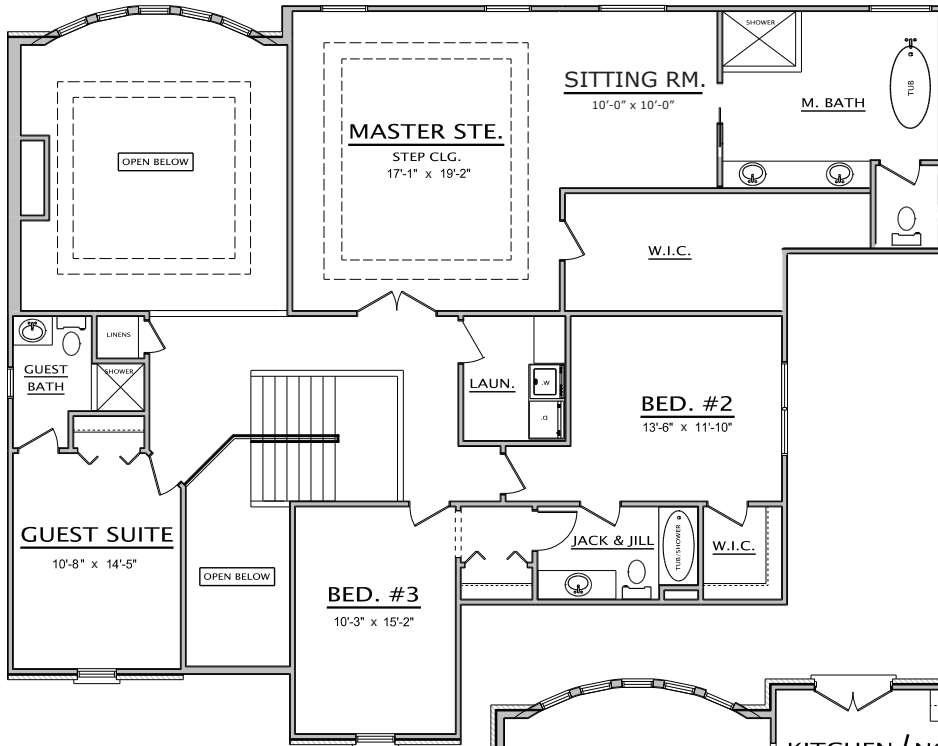
MONDRIAN



PROPERTIES

THE HIGH PARK PREMIER

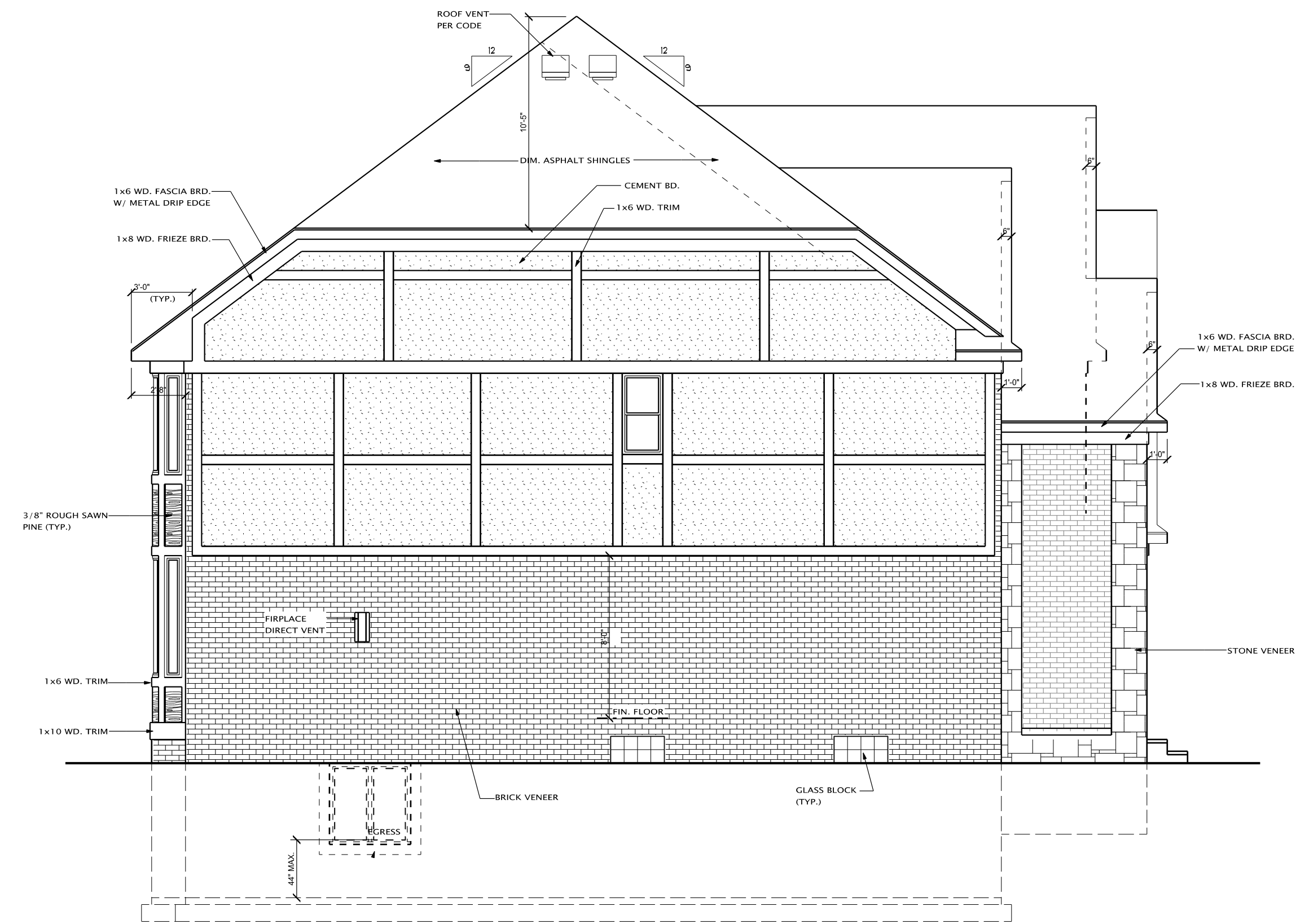
3,650 sq.ft



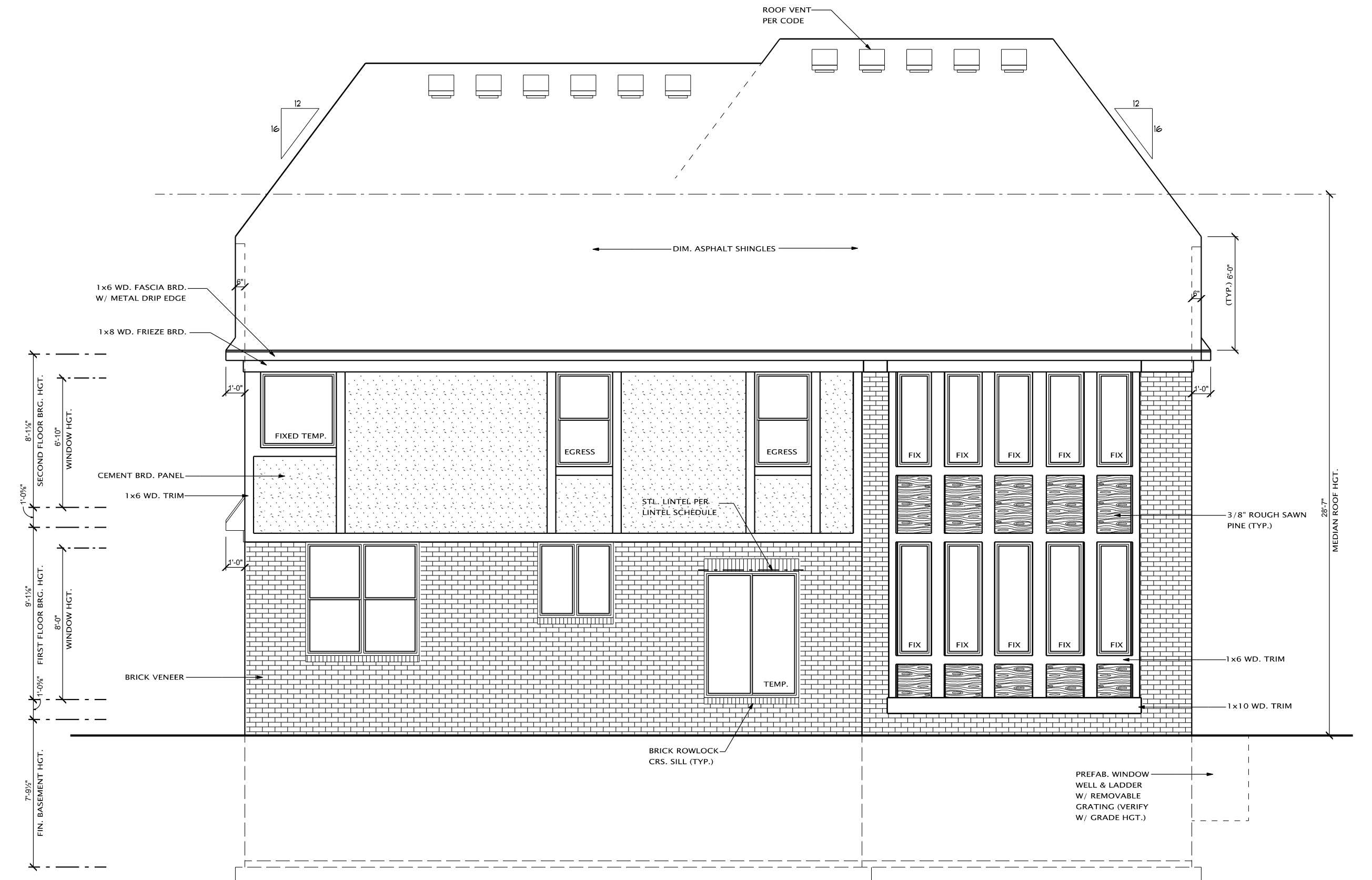
Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.10.23

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design & Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design & Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED

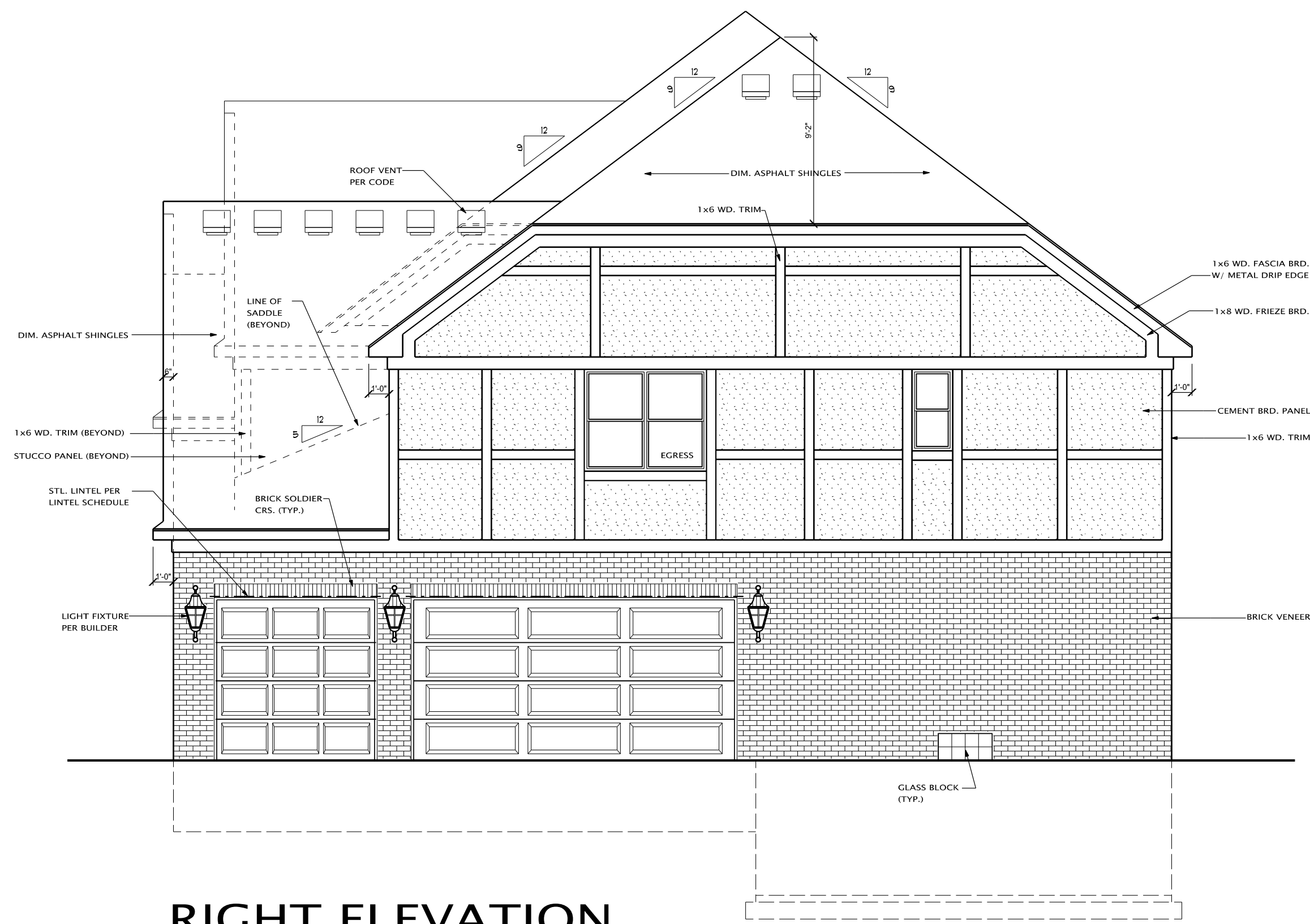
PROJECT



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

"HIGH PARK"
 COLONIAL MODEL
 3-CAR SIDE ENTRY GARAGE
 TYPICAL REAR & SIDE ELEVATIONS

BUILDER



MONDRIAN PROPERTIES
 50215 Schoenherr Road
 Shelby Township, MI 48315

- PRELIMINARY ○
- CONSTRUCTION ●
- PERMIT ●

SHEET TITLE:

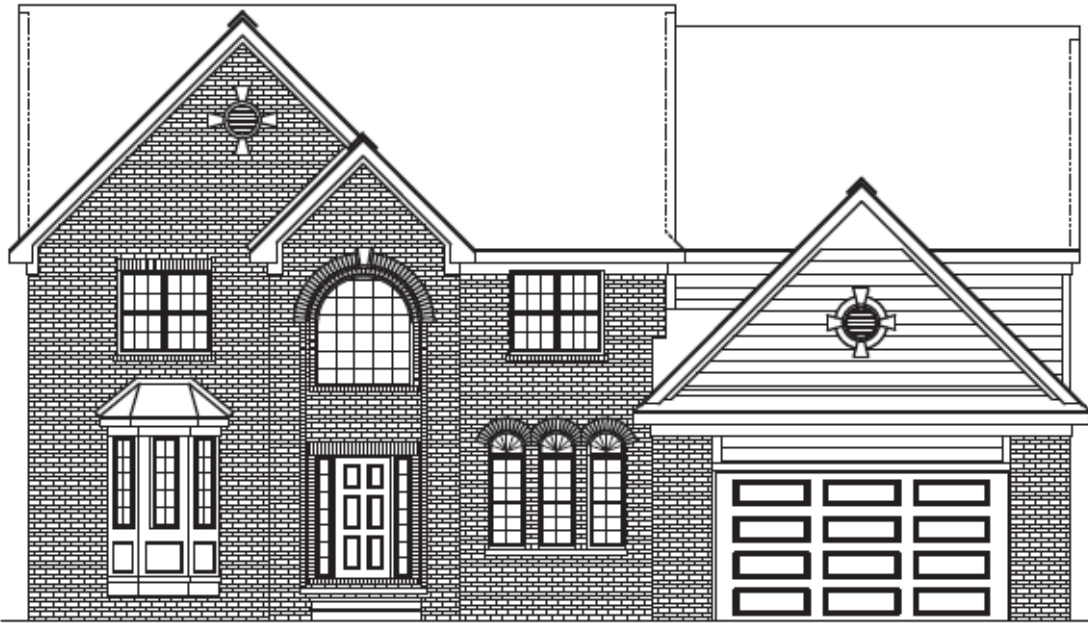
DATE: DRAWN BY:
 C.J.B.

CHECKED BY:

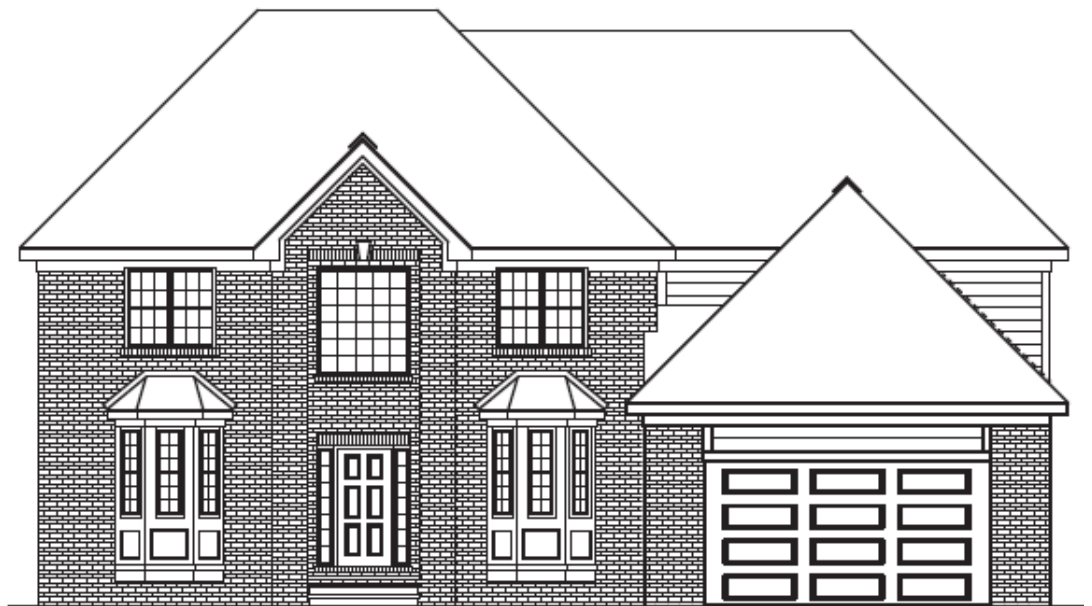
JOB NUMBER:

TYPICAL REAR & SIDE ELEVATIONS

THE HALLMARK & RESERVE



FRONT ELEVATION # 1



FRONT ELEVATION #2

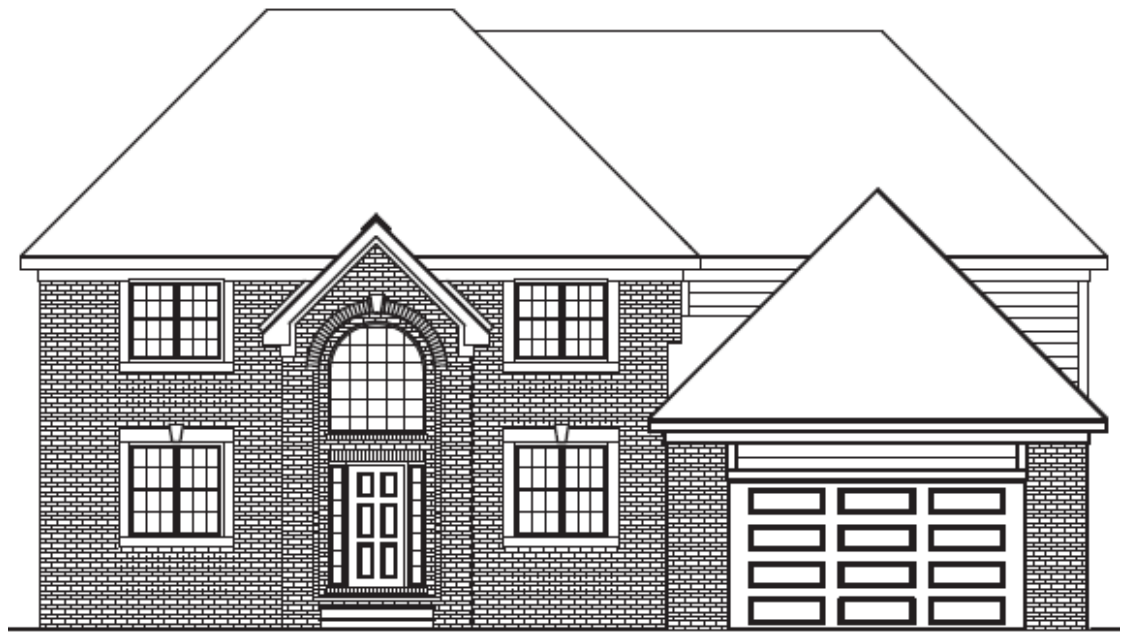
Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

*ALL BAY WINDOWS ARE OPTIONAL

THE HALLMARK & RESERVE



FRONT ELEVATION #3



FRONT ELEVATION #4

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

*ALL BAY WINDOWS ARE OPTIONAL

THE HALLMARK & RESERVE



FRONT ELEVATION #7



FRONT ELEVATION #8

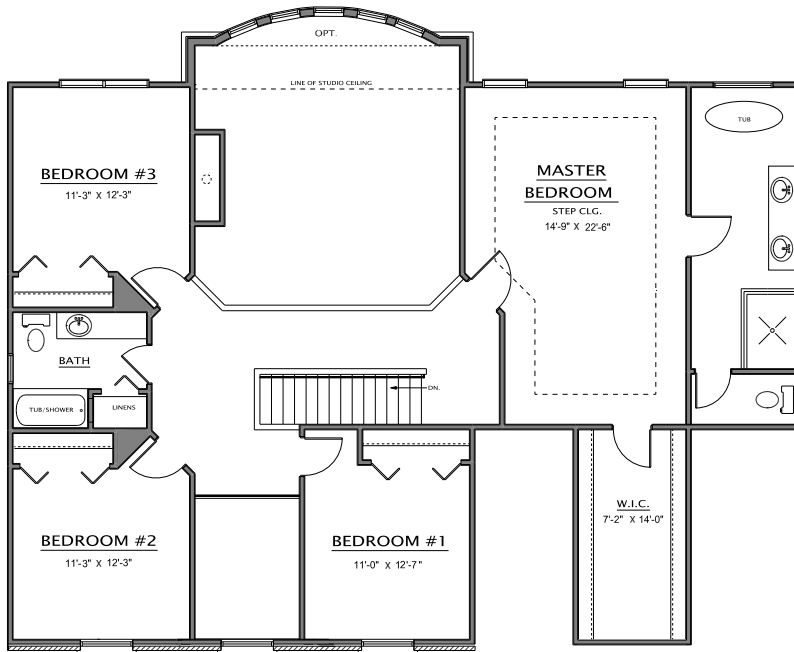
Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 6.30.23

*ALL BAY WINDOWS ARE OPTIONAL

MONDRIAN

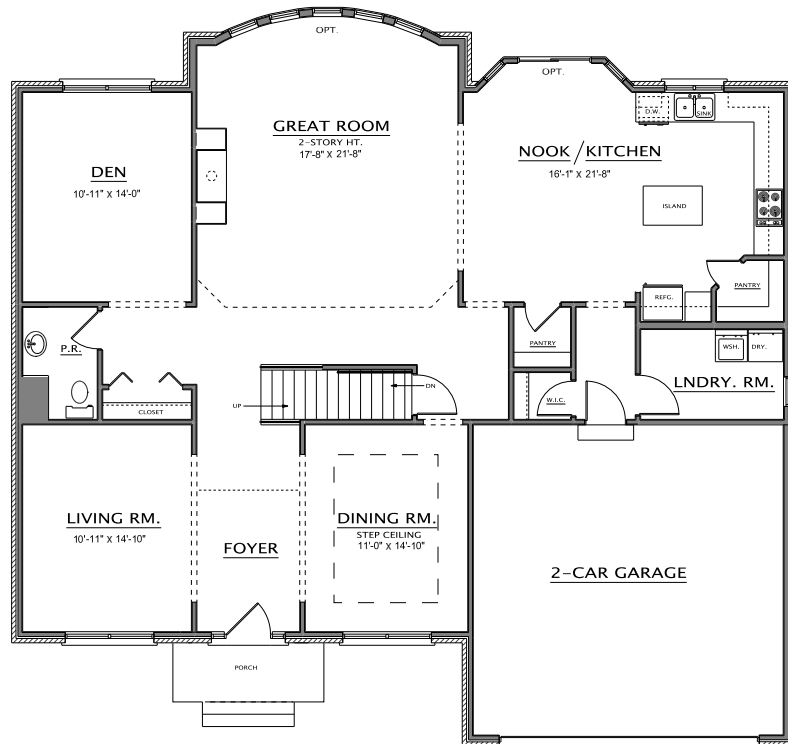


PROPERTIES



RESERVE
3,245 sq.ft

SECOND FLOOR PLAN



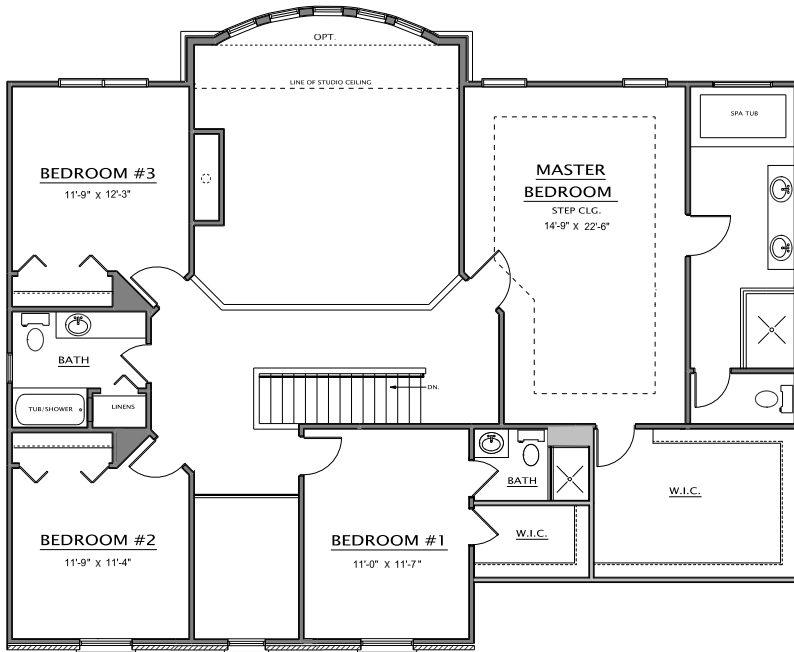
FIRST FLOOR PLAN

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may vary per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.10.23

MONDRIAN



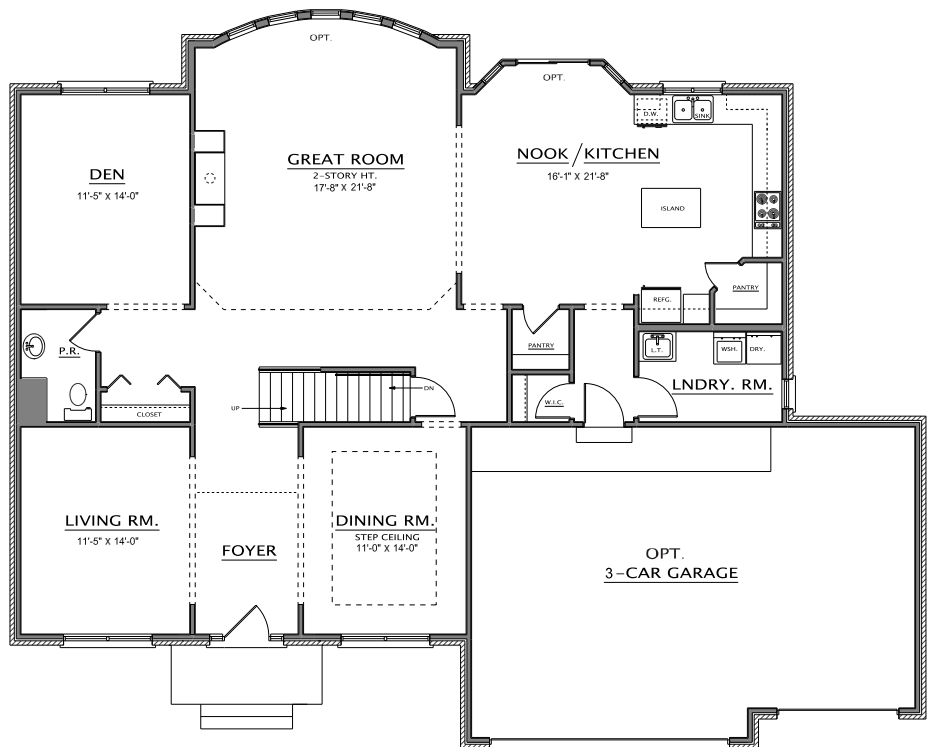
PROPERTIES



RESERVE HALLMARK

3,335 sq.ft.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

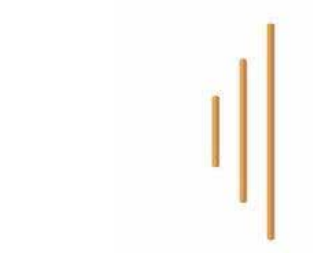
Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may vary per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 5.10.23

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED

PROJECT

**MONDRIAN RESERVE
 MONDRIAN HALLMARK**

BUILDER



MONDRIAN PROPERTIES
 50215 Schoenherr Road
 Shelby Township, MI 48315

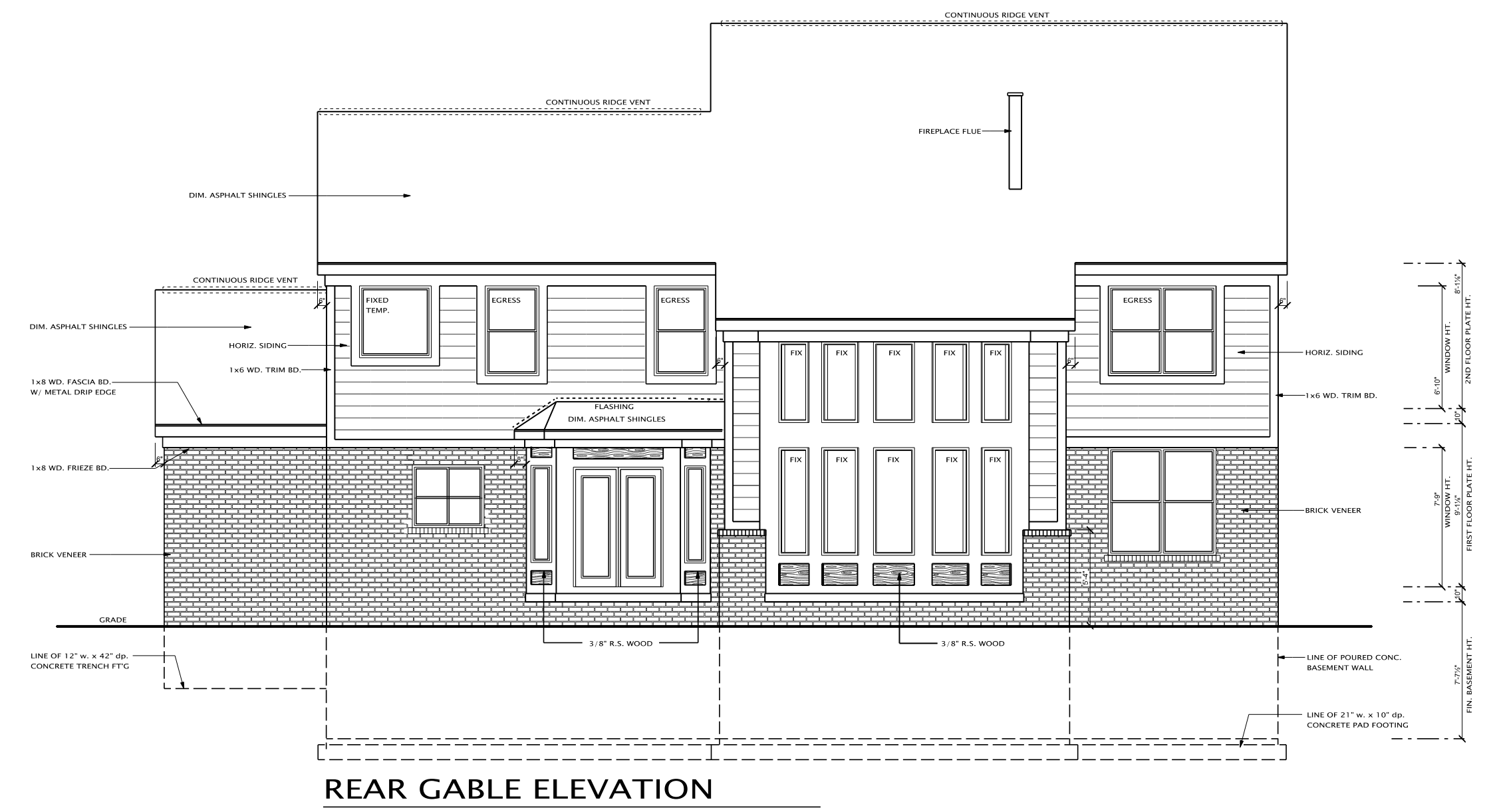
- PRELIMINARY
- CONSTRUCTION
- PERMIT

SHEET TITLE:
REAR ELEVATIONS

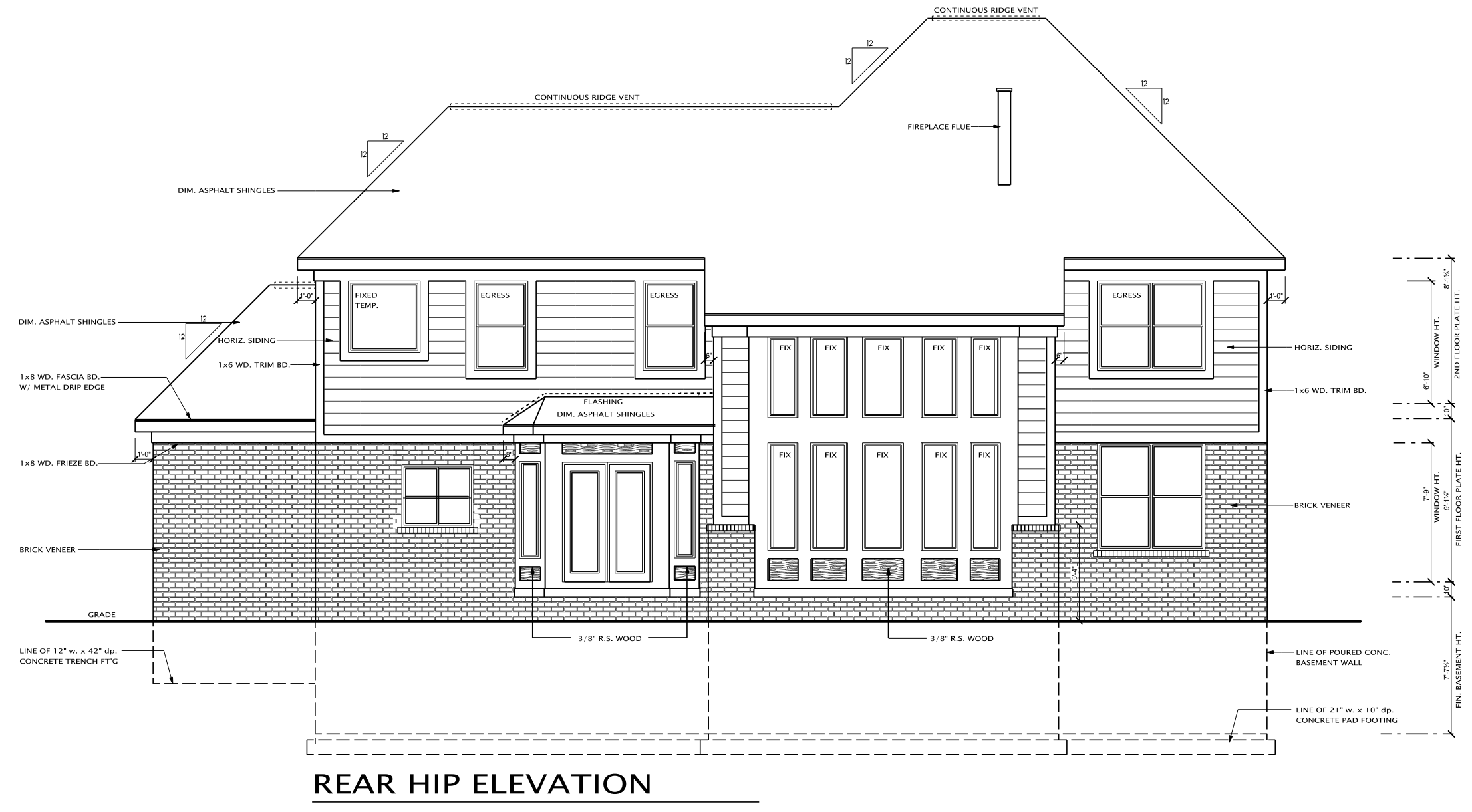
DATE: _____ DRAWN BY:
C.J.B.

CHECKED BY:
J.M.P.

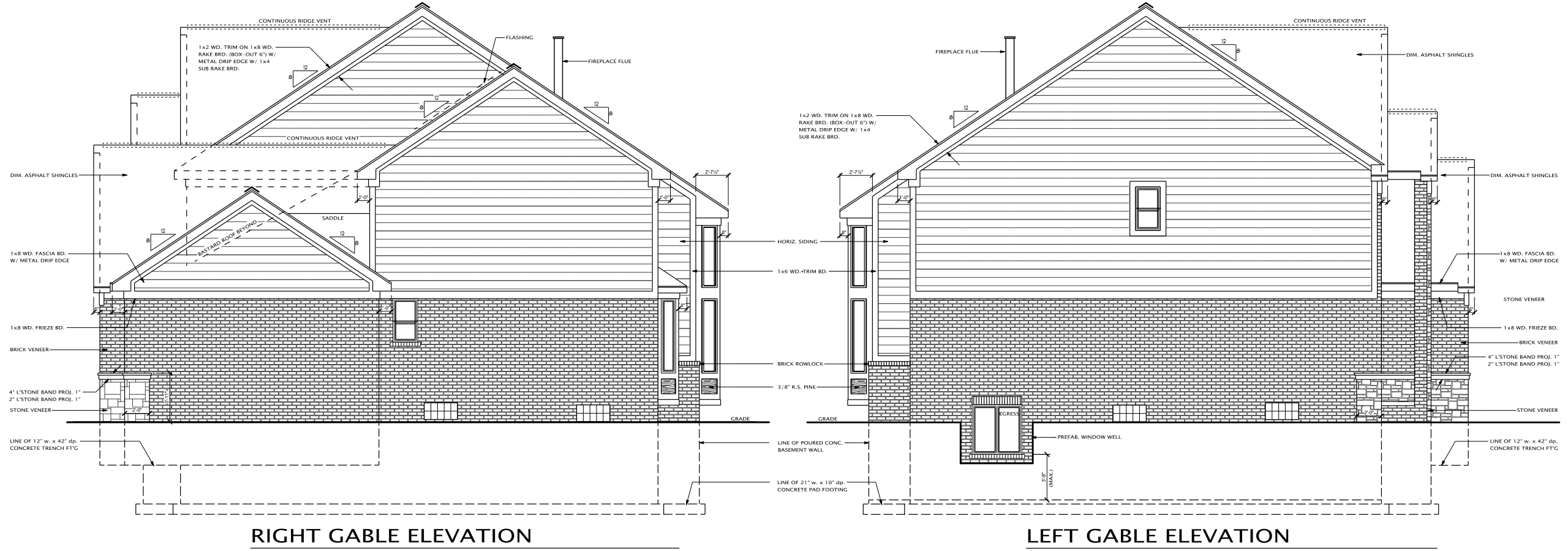
JOB NUMBER: _____



REAR GABLE ELEVATION

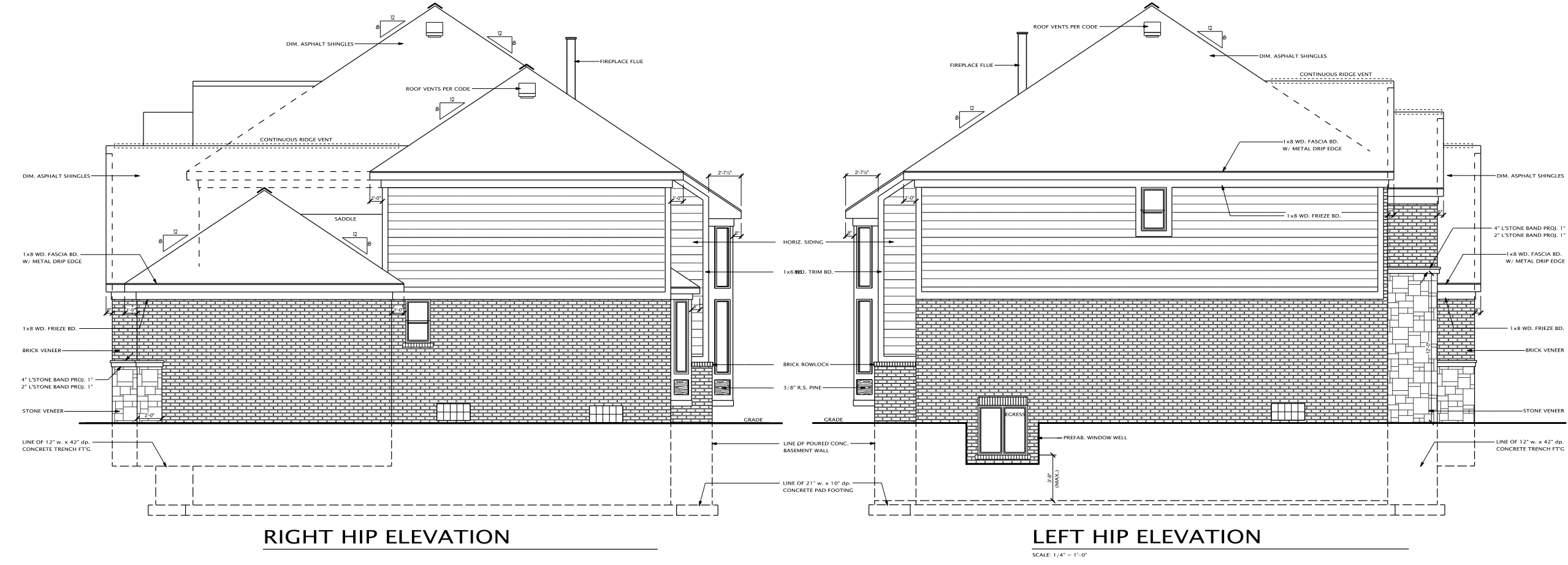


REAR HIP ELEVATION



RIGHT GABLE ELEVATION

LEFT GABLE ELEVATION



RIGHT HIP ELEVATION

LEFT HIP ELEVATION

TYPICAL REAR & SIDE ELVEATIONS



HALLMARK, RESERVE & HIGH PARK

MATERIALS LIST FOR ESTATES of ECKFORD

Mondrian is proud to locally sourced products and materials when possible in building our new homes. We offer many selection in every catagory to allow our homes to be customized to our clients taste. Below is what will be provided on every home in the Estates of Eckford.

BRICK:	First Floor-Variou Types
BRICK & STONE:	Front Elevation Per Plan-Variou Types
Siding:	Second Floor Sides & Rear: Hardi Plank Siding-Variou Colors
Roof:	Dimensional Shinlges-Variou Colors
Trim:	Throughout-Wood-Variou Colors
Window:	Thoughtout-Vinyl-Variou Colors
Accents:	Metal