



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: June 9, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

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

The petitioner Robertson Brothers Co. submitted the above referenced Preliminary Site Plan application for a 31-unit One Family Residential Cluster. City Council has the authority to approve these types of developments following a recommendation by the Planning Commission.

The applicant has acquired and proposes to develop approximately 12 acres which has been split off from the 80-acre Troy School District parcel. Thirty percent of the 12-acre site will be preserved in common ownership. A housing product with first floor master bedroom, suitable for empty nesters and retirees, is proposed. The remaining approximately 68 acres will remain under control of the Troy School District.

The Planning Commission held a public hearing on this item during the April 13, 2021 Regular meeting. The item was postponed until April 27, 2021 and the public hearing was kept open. The Planning Commission recommended approval of this item by a vote of 5-4.

A City Council public hearing has been scheduled for June 14, 2021.

Attachments:

1. Maps.
2. Minutes from April 13, 2021 Planning Commission Regular meeting (excerpt).
3. Minutes from April 13, 2021 Planning Commission Regular meeting (excerpt).
4. Letter from Robertson Brothers, dated May 12, 2021.
5. Agenda item from January April 27, 2021 Planning Commission Regular meeting.
6. Proposed building waiver, drawing provided by Robertson Brothers May 12, 2021.
7. Public comment.



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PRELIMINARY SITE PLAN REVIEW

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

Mr. Carlisle reviewed the Preliminary Site Plan application. He compared the proposed cluster plan with the parallel plan. Mr. Carlisle addressed the number of units, percentage of open space, proposed location of the trailhead and public parking area, style of homes, acreage to be purchased from Troy School District and remaining acreage. Mr. Carlisle said the layout is similar to a previously approved application by Mondrian Properties, and he briefly addressed the differences between the two proposals.

Mr. Carlisle reported the applicant is seeking a maximum 5-foot deviation to the side yard setbacks. He noted there is no concern about towering or a tunnel affect because the low roof pitch to the single story home allows light and air between units. Mr. Carlisle complimented the applicant in constructing a housing product that is much desired in the City.

Mr. Carlisle reviewed the benefits of the proposed cluster development and recommended approval to the City Council with the conditions as identified in his report dated March 26, 2021.

Discussion among members and administration:

- Intent of Troy School District for remaining 68 acres.
- Reason of default on previously approved application.
- Common ownership of acreage, if any.
- Access to trail system and parking area.
- Applicant's request to deviate from side yard setback requirements.

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

Mr. Loughrin gave a PowerPoint presentation that addressed housing style, open space, trailhead that ties into existing trails, buffer along Square Lake and side yard setbacks. He stated the homes are one-story, ranch-style and the open space correlates to 42%, a clarification to the Planning Consultant report.

There was discussion on:

- Desired housing product.
- Street named for former Planning Commissioner/school district member, Don Edmunds.
- Base price point; \$400,000.
- Locations of similar housing developments by Robertson Brothers.

- Deviation of side yard setbacks; interpretation of bulk regulations.
- Public access to trailhead.
- Stormwater management.
- Maintenance of parking lot; conveyance to homeowners' association.
- Reason previously approved application not developed.

Mr. Thompson briefly addressed stormwater management.

Mr. West said the Troy School Board, through a Resolution, is committed to preserve to perpetuity the natural features of the site and are currently working with Six Rivers Land Conservancy and Michigan Natural Resources. He confirmed there is no co-ownership of property; that the 12 acres is being purchased outright by Robertson Brothers.

Mr. Clarke addressed the benefits of the cluster development. He expressed no concerns in selling the homes with reduced side yard setbacks.

PUBLIC HEARING OPENED

Mr. Savidant reported the following email messages were received and provided to Board members in their agenda packet.

- Dorene (no last name/address); in opposition
- Ellen B (no last name/address); in opposition
- Camille Bedford (2 emails, no address); in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Linda and Don Gottschalk, 6270 Silverstone; in opposition

Ms. Ferencz reported no voicemail messages were received.

(Public Hearing remains opened)

Resolution # PC-2021-04-023

Moved by: Malalahalli

Support by: Lambert

RESOLVED, To table The Meadows of Troy Site Condominium application to the April 27, 2021 Planning Commission meeting.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

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

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

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

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

There was discussion on:

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

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

PUBLIC HEARING OPENED (continued)

There was no one virtually present to speak.

The following email messages were read:

- Laury Shah, no address; in opposition
- Ellen B, no last name/address, multiple emails and petition; in opposition
- Maureen Bedford, no address, multiple emails; in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Natalie Chrisopoulos, no address; in opposition
- Chuck Shepherd, no address; in support

- Linda and Don Gottschalk, 6270 Silverstone, two emails; in opposition
- Dorene, no last name/address; in opposition
- Camille Bedford, no address, 2 emails; in opposition

Ms. Ferencz reported no voicemail messages were received.

PUBLIC HEARING CLOSED

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

Resolution # PC-2021-04-xxx

Moved by: Rahman

Support by: - - -

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

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

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

1. Provide a new wetland assessment or extension from Michigan Department of Environment, Great Lakes and Energy (EGLE).
2. Provide maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods for access to the public lot.
4. Provide landscaping on the east and west sides with trees for privacy.
5. To include in the Homeowners' Association manual a statement that state they should not use chemicals that are harmful for animals and ecology.

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

Resolution # PC-2021-04-031

Moved by: Rahman

Support by: Lambert

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

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4. Provide landscaping on the east and west sides with trees for privacy.

Yes: Faison, Krent, Lambert, Rahman, Tagle

No: Hutson, Perakis, Rauch, Malalahalli

MOTION CARRIED

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



May 12, 2021

Mr. Brent Savidant
City of Troy Planning Department

Re: Proposed Meadows of Troy

Brent,

As you may recall during our Planning Commission hearing on April 27th, 2021, there was discussion amongst Commissioners in regard to the future maintenance of landscaping within the Meadows of Troy community. We understood from several members that this was an important condition of approval. During the meeting, we voiced our agreement to provide for language in the community's Master Deed and Bylaws that would serve to meet the concerns that the Commissioners had in regard to protection of the natural open space and watercourses in the vicinity. However, ultimately the motion did not include a stipulation in regard to this concern, though the project did still receive a recommendation of approval.

In consideration of the concerns of those Planning Commissioners, Robertson would propose the inclusion of a condition of approval that provides for the protection of the natural open space. Specifically, we propose to include language in the Master Deed and Bylaws for the Meadows of Troy Homeowner's Association to prioritize landscape maintenance companies that meet the standards of the Healthy Lawn Care Program for Watershed Protection, as outlined in Michigan Green Industry Association's website: <https://www.landscape.org/healthylawn>. The purpose of the program is as follows:

HEALTHY LAWN CARE PROGRAM FOR WATERSHED PROTECTION

The Healthy Lawn Care Program (HLCP) for Watershed Protection is an environmentally sound lawn care program that participating members of the Michigan Green Industry Association are offering. HLCP partners include the Michigan Green Industry Association (MGIA), Southeastern Oakland County Water Authority (SOCWA), Wayne County Department of Environment and Water Resources Commissioner (WRC). The Healthy Lawn Care Program has been initiated to help service company's comply



with environmentally sensitive lawn care issues, such as, the over use of fertilizers, pesticides and runoff into storm drains, lakes and/or rivers.

Key services required as part of the Healthy Lawn Care Program for Watershed Protection include:

- *An initial on-site consultation/assessment*
- *Soil nutrient tests offered to new customers*
- *No phosphorus or low-phosphorus fertilizer in accordance with state law*
- *Slow-release nitrogen fertilizer (40% in slow-release form)*
- *Advice to the customer on proper maintenance practices such as mowing and irrigation*
- *Fertilizer quantities of two, three, or four pounds per 1000 square feet, applied over the growing season*
- *Weed control options: Zero pesticides; Spot-treatment for weeds; and/or One-time rescue operation for weed control*
- *Insect control only after identification of problem on site*

We believe that we can establish a structure such that this community strives to be best in class in regard to reducing any impact to the surrounding open space. Our proposed stipulation is as follows: The Master Deed and Bylaws for the Meadows of Troy Homeowner's Association shall prioritize landscape maintenance companies that meet the standards of the Healthy Lawn Care Program for Watershed Protection, as outlined in Michigan Green Industry Association's website. In addition, fertilization shall not occur within 20' of a natural open space area.

In addition to the aforementioned topic, there was discussion from the Commission in regard to building separation. The Meadows of Troy development is the ideal utilization of the City's Open Space Cluster Ordinance, which seeks to preserve open space. In fact, the Meadows of Troy community will provide for well over 40% of the site as natural open space, which is considerably higher than the minimum requirements, and will serve as a catalyst



for the preservation of the larger parcel owned by the school district. In order to provide the tools necessary for this level of open space preservation, the City has the discretion to permit deviations from the standard zoning development standards, such as setbacks and building separation requirements. In follow up to the Planning Commission discussion, we have prepared an exhibit that shows the typical building separations in the community. As noted in our submittal package, these units are all single-story ranch homes, which will not have the tunnel effect that two-story colonials have. Further, the measurements taken for the building separation modifications are to the cantilevered bay window, and thus the deviations are simply no more than a couple of feet in most circumstances from building wall to building wall. Additionally, there are no situations where windows on one home will face windows on another home. Our seventy-five years of building experience informs us that the homebuyers will not object to this condition, and there will be no impact to the greater population.

Thank you for the opportunity to add context to these items. We look forward to the ability to provide for a much-needed community that will preserve an important part of Troy.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

Tim Loughrin | Director of Land Acquisition

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

tloughrin@robertsonhomes.com

DATE: April 22, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

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

The petitioner Robertson Brothers Co. submitted the above referenced Preliminary Site Plan application for a 31-unit One Family Residential Cluster. The Planning Commission is responsible for providing a recommendation to City Council for this item.

The applicant has acquired and proposes to develop approximately 12 acres from the 80-acre Troy School District parcel. Thirty percent of the 12-acre site will be preserved in common ownership. The remaining 68 acres will remain under control of the Troy School District. A housing product with first floor master bedroom, suitable for empty nesters and retirees, is proposed.

The Planning Commission considered this item at the April 13, 2021 Regular meeting but postponed the item until April 27, 2021. The public hearing was opened and was kept open. Public comment will be taken during the public hearing at the April 27, 2021 Regular meeting.

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. Anticipated Traffic Impacts – Memo prepared by OHM, dated August 27, 2020
4. Public comment
5. Preliminary Site Plan Application

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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: January 22, 2021
March 26, 2021

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Meadows of Troy
Plan Date:	February 19, 2021
Location:	North side of Square Lake Road, between John R and Dequindre Roads
Zoning:	R-1D, 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 thirty-one (31) unit detached single-family condominium cluster development. The thirty-one (31) new lots will be accessed from a new private road that is located off Long Lake Road. The applicant is purchasing +/- 12 acres of an +/-80 acre site from the Troy School District. Within the protected open space area of the development there is a regulated wetland. The wetland assessment has expired. A new assessment or extension from EGLE is required.

Thirty percent (30%) of the twelve (12) acres will be preserved in common ownership. Once the property is split, the remaining +/- 68 acres will remain under control of the School District. The future of those 68 acres is unknown.

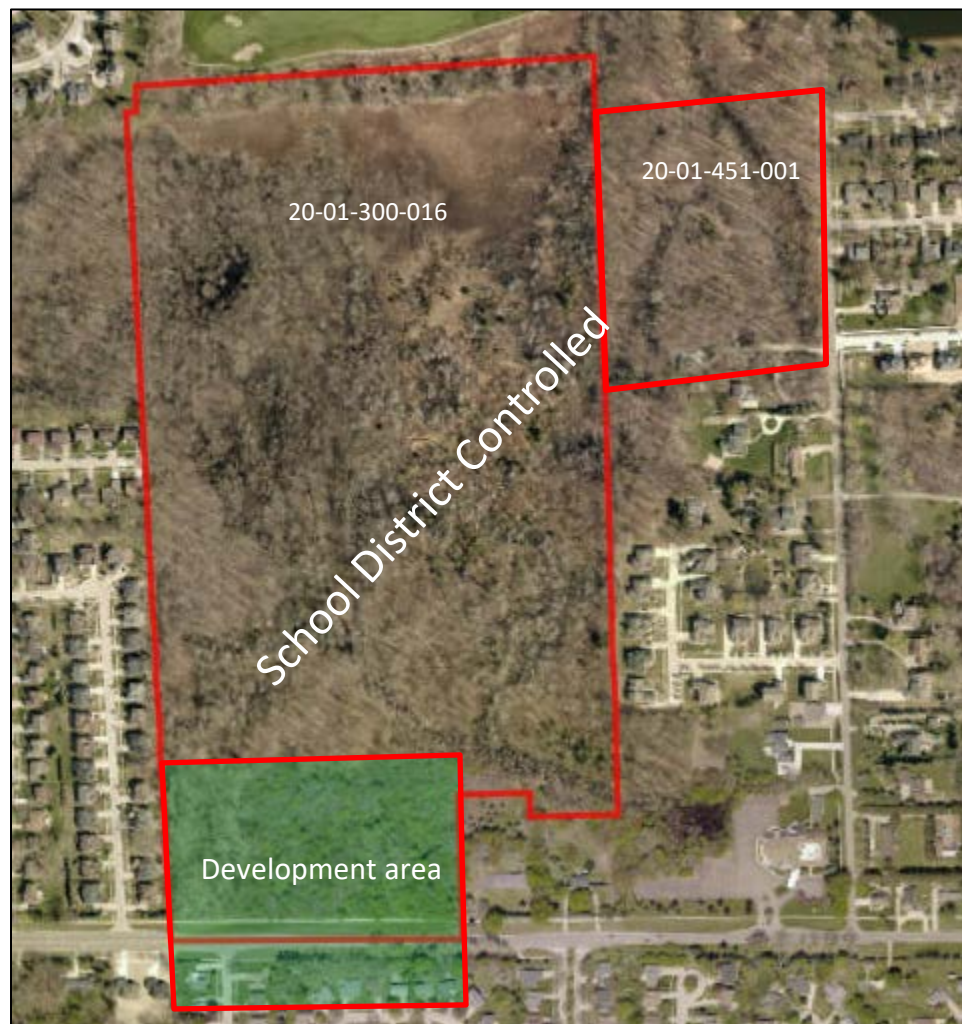
The applicant is providing a desired housing product with first floor master bedroom and bathroom. In addition, the applicant is proposing the construction of a 13-space gravel parking

lot and trailhead. The applicant notes that the trails will be determined after a conservation easement has been established. What is not clear is if those 68 acres are not preserved in perpetuity, where does the applicant propose trails. Will trails be entirely on the 6 acres they are preserving?

The property is surrounded on three sides by R-1D one-family residential zoning district, and a golf course to the north. The applicant proposes a cluster development. The density base of R-1D based on the parallel plan shows 25 lots. Through the cluster option the applicant is seeking 6 additional units by providing over 30% open space.

All of the homes will be 1,830 square feet in size and will feature a first-floor master bedroom design, with three different elevation types. As part of the development the applicant is proposing to construct a 13-space lot to provide parking and access to the trailhead.

Figure 1. - Location and Aerial Image of Subject Site



Square Lake Road

Size of Subject Property:

12.42 acres

Proposed Uses of Subject Parcel:

Thirty-one (31) detached single family condominium cluster development.

Current Use of Subject Property:

The subject parcels are undeveloped.

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	CF, Community Facilities	Golf Course
South	R-1D, One-family Residential District	Single-family homes
East	R-1D, One-family Residential District	Single-family homes
West	R-1D, One-family Residential District	Single-family homes

Items to be addressed: None

PREVIOUS APPROVAL

Robertson Brothers recently submitted a revised plan for the Section 1 Troy School District property. The site was previously approved by the City Council for Mondrian Homes. In that proposal Mondrian Homes was to purchase the entire 81 acres from the School District. They were going to build a 23-unit cluster development on six-acres, and preserve +/-75 acres of property. The property is now under the control of Robertson Brothers. Robertson Brothers plans to purchase a total of 12 of the 81 acres from the school district. On that 12 acres, the applicant proposes to construct a 31-unit cluster development, and preserve 6.29 acres. In addition, the applicant is proposing the construction of a 14-space gravel parking lot and trailhead.



Approved Mondrian Plan



Proposed Robertson Brothers Plan

SITE ARRANGEMENT

The proposed one-family cluster development consists of thirty-one (31) units. All new lots will be accessed via two driveways to the new private road off Square Lake Road.

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: None.

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1D district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. Although proposed setback dimensions are generally in compliance, 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.

The table below outlines the bulk requirements for cluster development.

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.	The applicant is seeking 31 units.	The applicant shows 25 units in parallel plan + 20% open space + 10% for additional 10% open space = 32 units The applicant is eligible to up to 32 units. Seeks approval of 31. Complies
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	The plan shows a minimum 40 ft. setback on all property lines.	Complies
Lot Size	10,500 sq. ft.	Not Applicable	Not Applicable
Front Setback (building)	20 feet	20 feet	Complies
Front Setback (garage)	25 feet	25 feet	Complies
Rear Setback (building)	25-feet setback	25-feet minimum	Complies
Side Setback (building)	7.5-feet setback	5-feet minimum	Seeks a maximum 5-foot deviation
Open Space Requirements: Minimum Percentage	20%	30%	Complies. Applicant must submit open space preservation covenant.

Applicant is seeking the following deviations from the Cluster Ordinance:

- Side Setback:
 - Units 1-5: Providing 10-foot building separation rather than 15 feet.
 - Units 6-12 and 16-22 and 23-25: Providing 11-foot building separation rather than 15 feet.
 - Units 13-15, 25-31: Providing 12-foot building separation rather than 15 feet.

Based on the proposed one-and-a-half story homes, we support the requested sideyard deviations.

Items to be addressed: Planning Commission is to review the requested deviations as part of the site plan in light of attempt to provide for design innovation to provide flexibility for land development.

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 applicant is preserving 30% of the site as open space. As requested, the applicant has shown the limits of grading disturbance on the grading plan.

In addition, the applicant is proposing the construction of a 14-space gravel parking lot and trailhead. The applicant notes that the trails will be determined after a conservation easement has been established. The School Districts notes that they will be preserving the balance of the remaining 69-acres and the trail head and parking area is a negotiated agreement between Robertson Brother and the school district that will serve that preserved land.

A tree survey has been provided to inventory the natural features that exist onsite and to calculate the requirements for tree replacement. The site is heavily wooded. The survey examined the existing tree list of approximately twelve (12) acres at the south of the site, where the proposed development will occur. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Tree Replacement Details

Protected Tree	Inches Removed	Replacement Required
Landmark	220 inches	220 inches
Woodland	2889 inches	1445 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	10752 inches	10752 inches
Woodland	1536 inches	3072 inches
Protected Replacement Required	1665 inches	
Preservation Credit	13824 inches	
Total	+ 12,159 inch Credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

Guarantee of Open Space and Tree Preservation:

The submitted site plan references a tree protection fence that separates land to be developed from land to be preserved and the trees that exist in these areas.

Items to be addressed: *Planning Commission is to consider and make a recommendation to City Council if the layout and natural features preservation meets the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources.*

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from two driveways off of Square Lake Road. 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 roads. The internal sidewalk will connect to existing sidewalk on Square Lake Road. The engineering department has reviewed the pedestrian plan and notes:

Fire

The fire department has reviewed the plan and supports the fire circulation plan.

Items to be Addressed: None

STORMWATER

Stormwater management has been shown on the submitted plans with a detention pond within the preserved 6 acres.

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 Rd.	One (1) deciduous tree for every 50 lineal feet.	50 Trees	Compliant
Square Lake Road 120-foot ROW	One (1) large evergreen tree per ten (10) lineal feet. 843 lf./10 lf=84 evergreen trees	84 Trees	Compliant

The applicant is deficient in right-of-way and private road landscaping in the submitted plan.

Items to be Addressed: None

ELEVATIONS AND FLOOR PLANS

The applicant has submitted proposed housing elevations with three elevation options. The types of housing include a ranch home and two, two-story colonials. The indicated square footage for all three elevations is 1,830 sq/ft.

Items to be Addressed: None

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.

The applicant is seeking approval for six (6) additional units than permitted in parallel plan in exchange for the following benefits:

- A. 30% overall site open space, which allows for the preservation of natural resources and inclusion of site amenities.
- B. Allows for private road which provides an additional buffer than a public road to adjacent properties.
- C. Open space collar around perimeter to adjacent properties.
- D. Long-term protection and preservation of natural features, and open space.
- E. Preservation of 227 regulated trees and a regulated wetland.
- F. Adequately served by public services.
- G. Provides an architectural form, scale, and massing that are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality.
- H. Provides a public parking lot and trail head to preserved trails.
- I. Provides a housing product with first floor master bedroom and bath desired by the community.

RECOMMENDATIONS

The applicant is seeking to develop this site as a cluster in order to provide 30% common open space, allow for tree preservation, preserve the regulated wetland. Many of the benefits of this development would not be achievable without a cluster type development. Overall we find:

- 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 applicant is providing a public parking lot and trail head to preserved trails.
- 6) The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

Overall we recommend that the Planning Commission recommend approval of the Cluster Plan to the City Council with the following conditions:

1. Provide a new assessment or extension from EGLE
2. Provide maintenance agreement for the parking lot
3. Provide easement over Turtle Woods for access to the public lot.


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

memorandum



Date: August 27, 2020

To: Bill Huotari, PE
From: Sara Merrill, PE, PTOE

Re: Meadows of Troy
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Meadows of Troy, a proposed site condominium development consisting of 31 detached single-family homes. The development is located on the north side of Square Lake Road, east of John R Road. In the immediate vicinity of the site, Square Lake Road is a 2-lane roadway, with one through lane in each direction.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th 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 “rush hour”, 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 Meadows of Troy, based on the ITE Trip Generation Manual for Single-Family Detached Housing (ITE Land Use Code #210).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
31 Units	7	20	27	21	12	33	177	177	354

During the morning (AM) peak hour, the proposed Meadows of Troy development is expected to generate 27 new trips: 7 inbound (entering the site), and 20 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 33 new vehicle trips: 21 inbound (entering the site) trips, and 12 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.

The traffic generated by the proposed development is minimal, adding just a few dozen vehicle trips during the peak (“busiest”) hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, Square Lake Road (between John R Road and Dequindre Road) carries close to 1,000 vehicles during the PM peak hour, and averages over 11,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. The day-to-day fluctuations result in peak hour traffic volumes that vary by upwards of a hundred vehicles. The proposed homes in Meadows of Troy are expected to generate fewer than 35 new vehicle trips during the peak hour.

From: [Dorene](#)
To: [Planning](#)
Subject: Re parcel 88-20-01-300-016; 12.42 acres
Date: Thursday, April 1, 2021 12:32:21 PM

This email is in regards to the above property.

This city cannot leave one parcel untouched in the City of Troy. Once again, the TSD is greedy for its money and has no good conscience to leave any plot of land alone. This land, like all the others the TSD sold, is a wildlife sanctuary. But money gets in the way of a good conscience in this city. We don't need 31 more units anywhere in this city.

It is sad and sickening that everyone involved doesn't look past the greed. The land and its trees are desperately needed for climate change. The wildlife sanctuary is not only a gem in this city, but the preservation of wildlife is so very important in a thriving municipality. It is appalling that no one in this city has a conscience, most of all the TSD, who are educators.

That is precisely why this city looks like every other built up city now. Green space is a must where families and children grow up, but this city has no plans for that. The master plan is poor because it has no balance. Building in this city should have ceased 10 years ago. You can't get any more land once it's gone.

Residents are sad and fed up.

Truly,

Another fed up resident

Sent from XFINITY Connect App

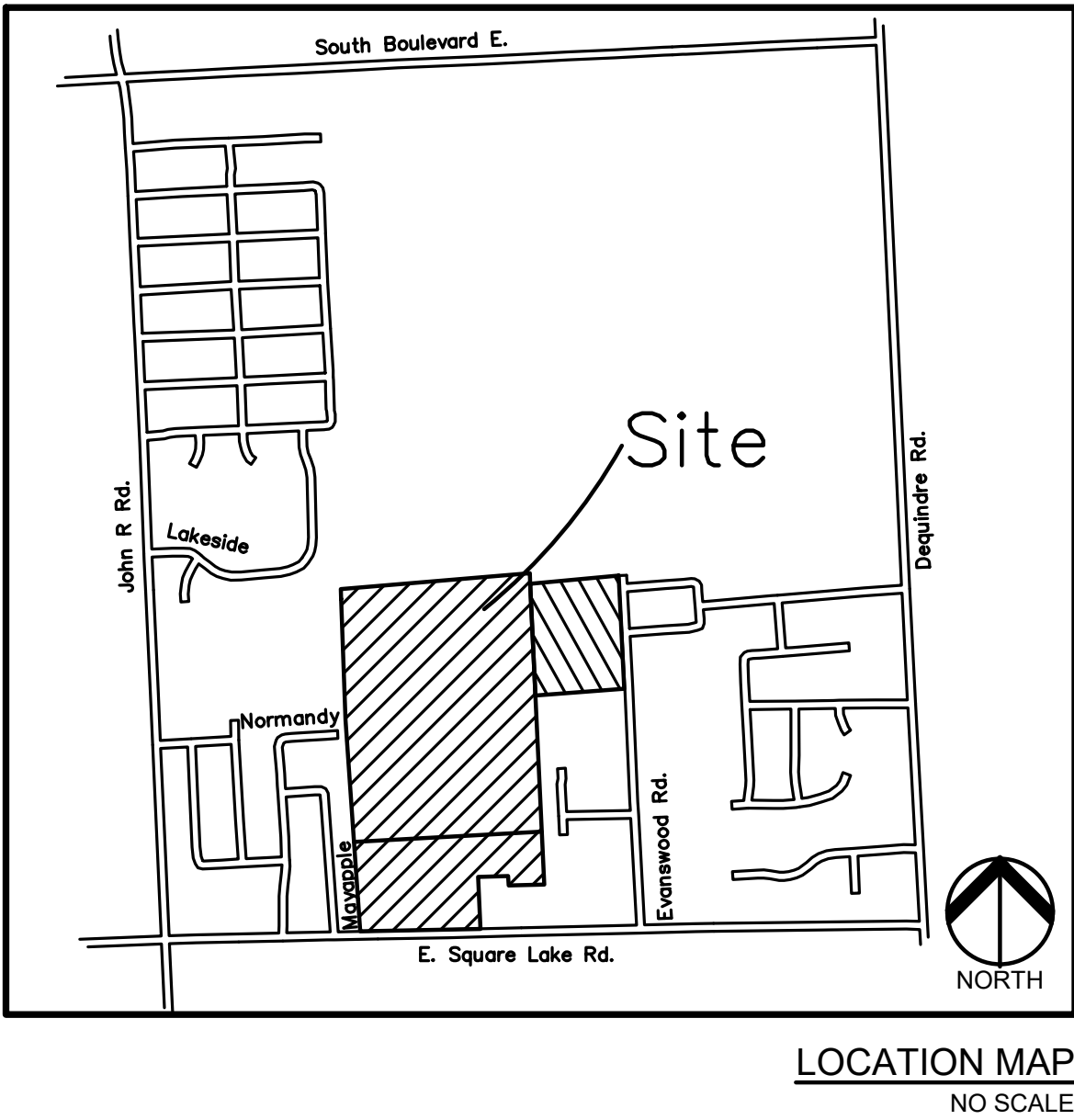
PRELIMINARY SITE PLANS

MEADOWS OF TROY

PART OF THE SW 1/4 OF SECTION 1, T.2N., R.11E.

CITY OF 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-2.0	PARCEL MAP
P-2.1	TOPOGRAPHIC SURVEY
P-3.0	OVERALL SITE PLAN
P-3.1	PRELIMINARY SITE PLAN
P-3.2	PRELIMINARY OPEN SPACE PLAN
P-4.0	PRELIMINARY GRADING PLAN
P-5.0	PRELIMINARY UTILITY PLAN
P-6.0	PARALLEL PLAN
L-1	OVERALL LANDSCAPE PLAN
L-2	DETENTION POND SEEDING PLAN
L-3	LANDSCAPE ENLARGEMENT PLANS
L-4	TREE PRESERVATION PLAN
L-5	TREE SURVEY (1 OF 4)
L-6	TREE SURVEY (2 OF 4)
L-7	TREE SURVEY (3 OF 4)
L-8	TREE SURVEY (4 OF 4) & LANDSCAPE DETAILS
L-9	LANDSCAPE DETAILS & NOTES

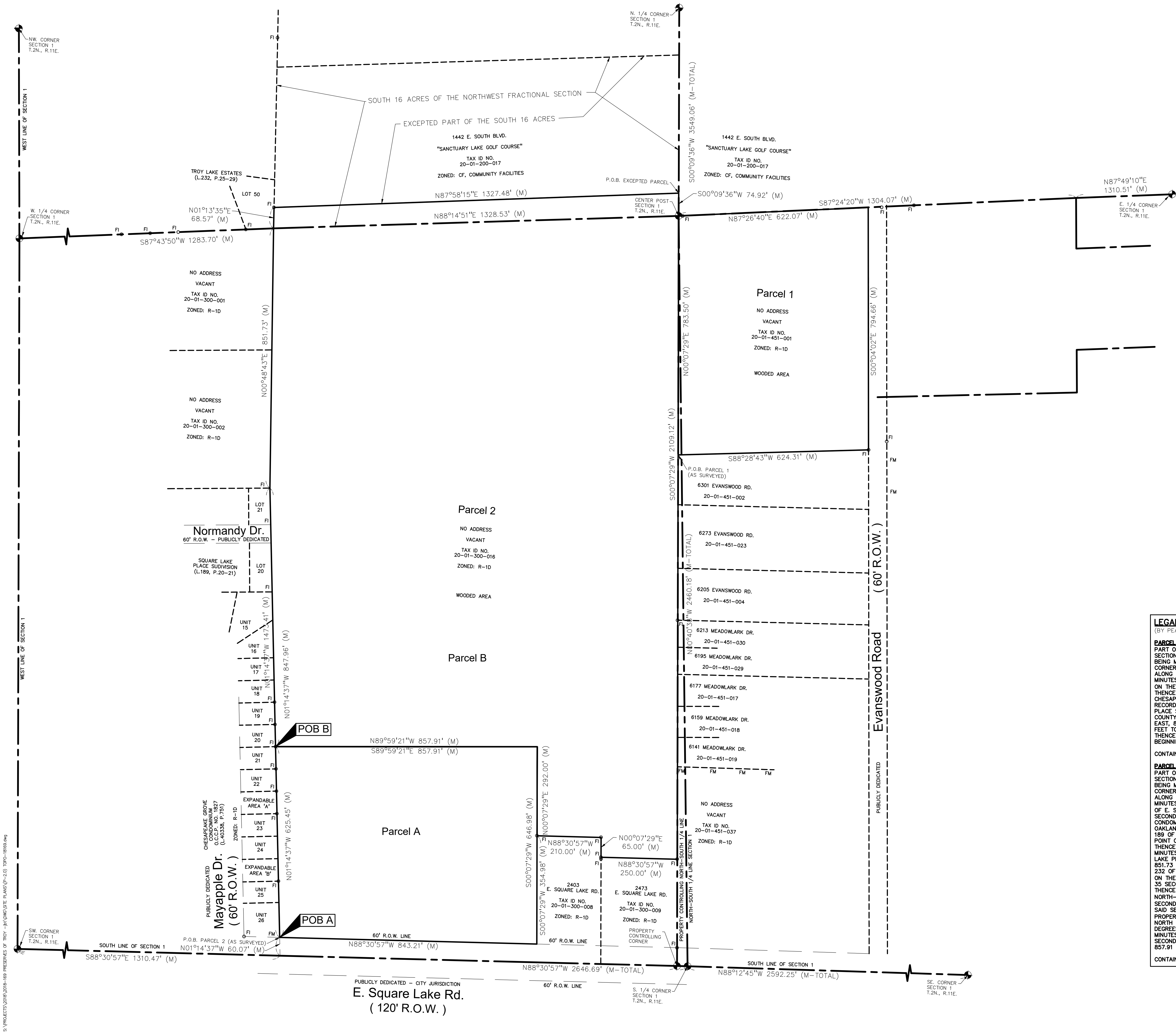
DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
ROBERTSON BROTHERS CO. 6905 TELEGRAPH ROAD, SUITE 200 BLOOMFIELD HILLS, MI 48301 CONTACT: TIM LOUGHRIN PHONE: 248.282.1428 EMAIL: TLOUGHRIN@ROBERTSONHOMES.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
ARCHITECT	LANDSCAPE ARCHITECT
TK DESIGN & ASSOCIATES, INC. 26030 PONTIAC TRAIL SOUTH LYON, MI 48178 CONTACT: TODD HALLETT PHONE: 248.446.1960 EMAIL: THALLETT@TKHOMEDSIGN.COM	LAND DESIGN STUDIO, PLLC 1816 W. THIRTEEN MILE ROAD, SUITE B-4 SOUTHFIELD, MI 48076 CONTACT: TAD KREAR, R.L.A. PHONE: 248.594.3220 EMAIL: TAD@LDSRO.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/30/2020
REVISED LAYOUT	9/22/2020
PLANNER REVIEW COMMENTS	2/19/2021





LEGAL DESCRIPTION
(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

PARCEL 1
PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 2612.25 FEET TO THE PROPERTY CONTROLLING CORNER; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST ALONG THE NORTH-SOUTH PROPERTY CONTROLLING LINE OF SAID SECTION 1, 1675.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PROPERTY CONTROLLING LINE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 783.50 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE NORTH 87 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1, 622.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EVANSWOOD ROAD (60 FEET WIDE); THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE OF EVANSWOOD ROAD, 794.66 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, 624.31 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 20-01-451-001
ADDRESS: NONE (VACANT)
CONTAINING: 491,407.07 SQUARE FEET OR 11.281 ACRES

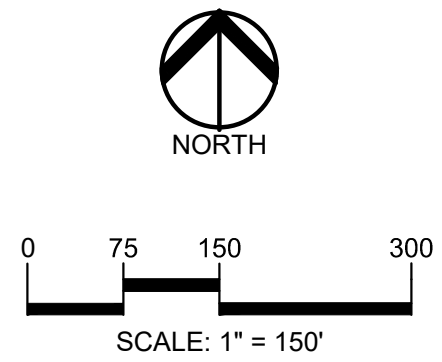
PARCEL 2
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 20-01-300-016
ADDRESS: NONE (VACANT)
CONTAINING: 3,077,405.52 SQUARE FEET OR 70.647 ACRES

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
CONTAINING: 540,917.85 SQUARE FEET OR 12.42 ACRES

PARCEL B
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2,536,487.73 SQUARE FEET OR 58.23 ACRES

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t: 844.813.2949
www.peagroup.com



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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS BEING 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.

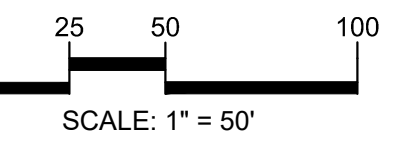
CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020
DRAWING TITLE
PARCEL MAP

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	



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CLIENT

**ROBERTSON
BROTHERS CO.**
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE

**MEADOWS
OF TROY**
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE

**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 2018-169

P.M. JBT

DN. TMK

DES. TMK

DRAWING NUMBER:

P-2.1

LEGEND

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

LEGAL DESCRIPTION

REFER TO SHEET P-2.0 FOR LEGAL DESCRIPTIONS.

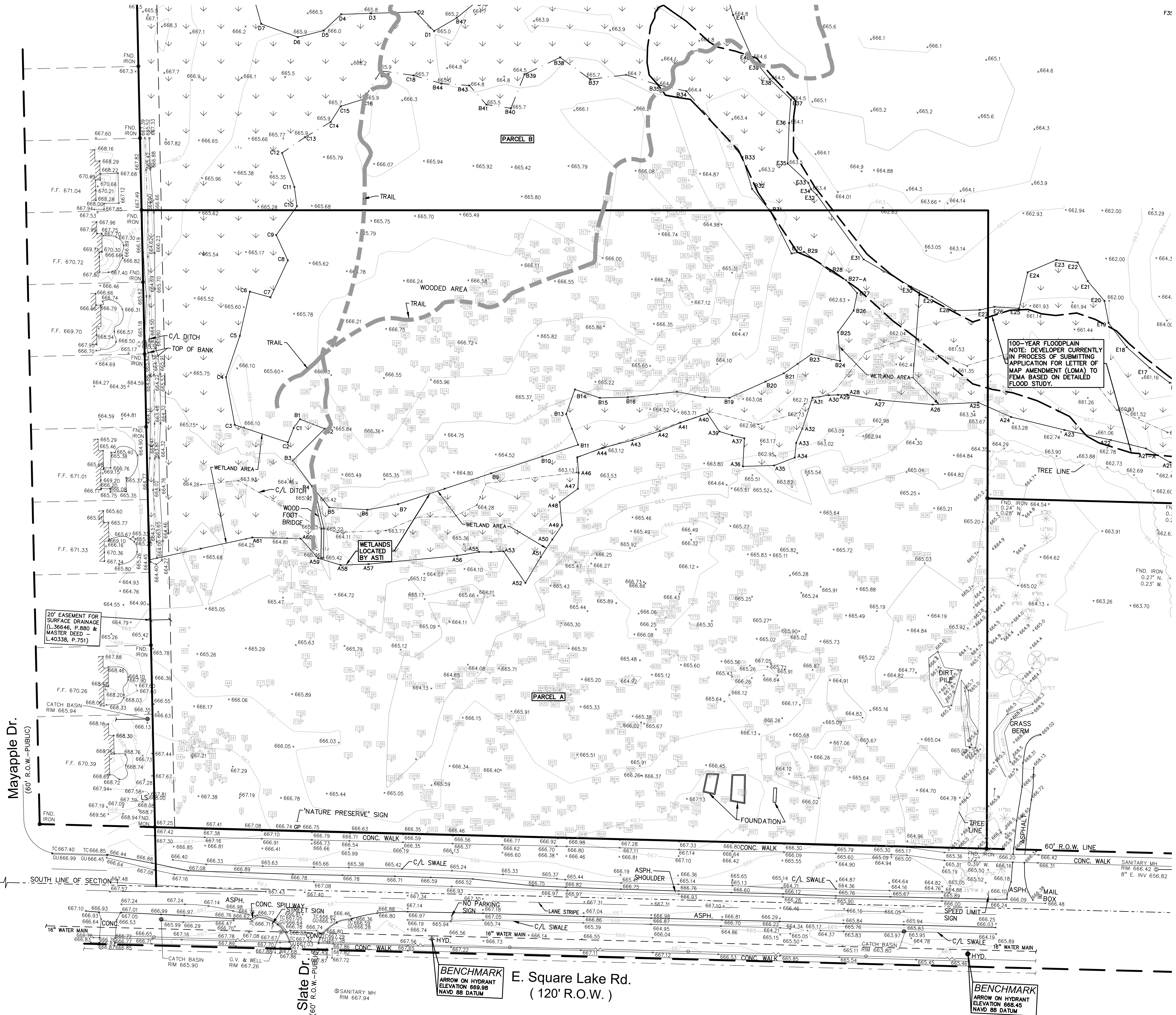
TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NF ENGINEERS.

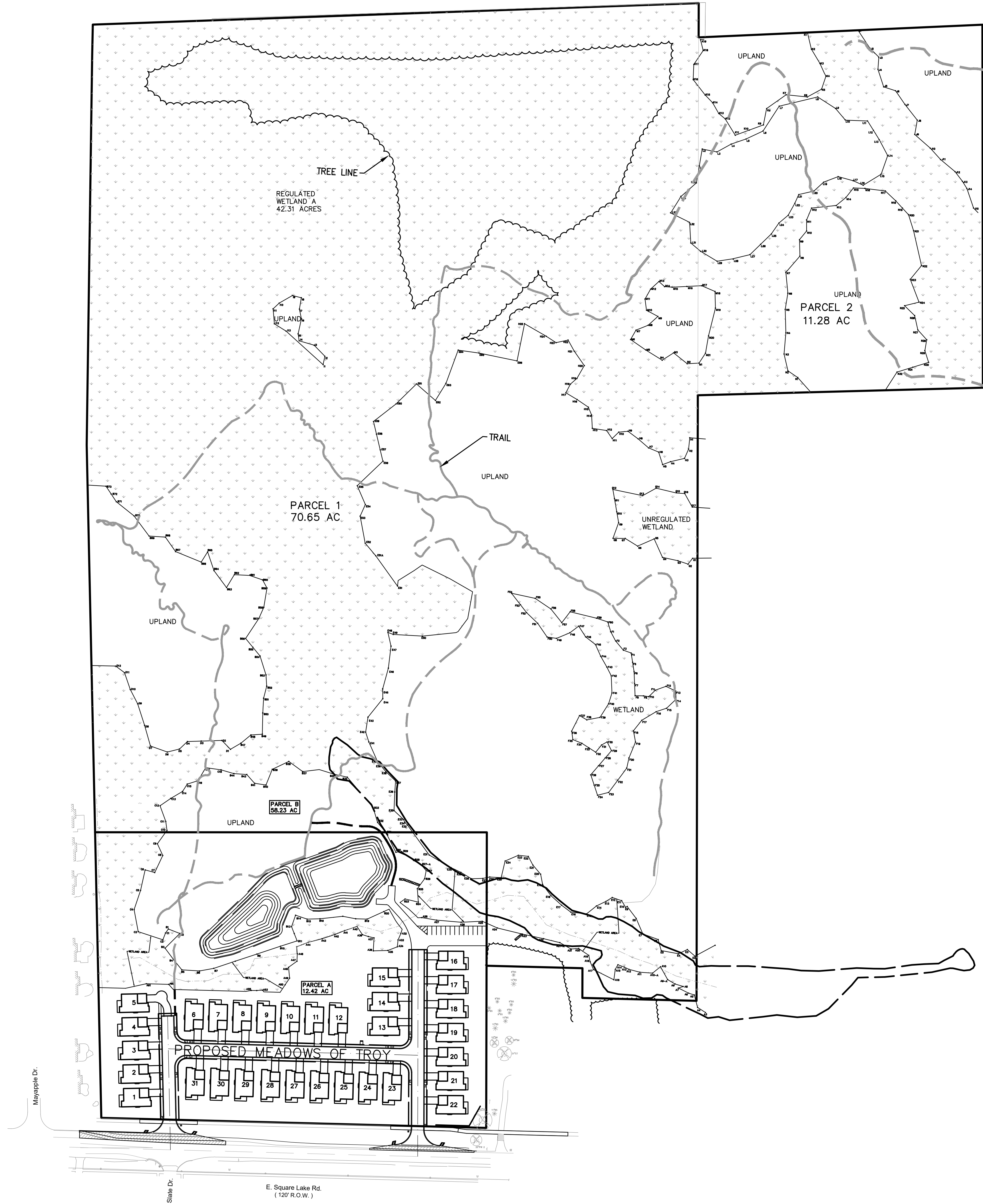
PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING ONLY. A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0553G, DATED SEPTEMBER 29, 2006.



NOT FOR CONSTRUCTION



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING	PROPOSED
—OH—ELEC—W—O—	ELEC., PHONE OR CABLE TV, O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—CS—	STORM SEWER, CLEANOUT & MANHOLE
—C/S—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MARB. BOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARD RAIL	
—STREET LIGHT	
—SIGN	
—CONC.	CONCRETE
—ASPH.	ASPHALT
—GRAVEL	GRAVEL SHOULDER
—WETLAND	WETLAND

PEA GROUP

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NORTH

0 60 120 240

SCALE: 1" = 120'

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CLIENT

ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE

MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE

OVERALL SITE PLAN

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK

DRAWING NUMBER:

NOT FOR CONSTRUCTION

P-3.0

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0553G, DATED SEPTEMBER 29, 2006.

SITE DATA:		
REQUIRED AND PROVIDED LOT DIMENSIONS:		
	REQUIRED/ALLOWED:	PROVIDED:
DENSITY	NOT TO EXCEED # OF UNITS OF CONVENTIONAL SITE, UNLESS DENSITY BONUS GRANTED BY CITY COUNCIL. BASE DENSITY: 25 UNITS 20% CLUSTER BONUS: 5 UNITS 20% OPEN SPACE BONUS: 5 UNITS 25+5+5 = 35 UNITS ALLOWED	31 UNITS
PERIMETER SETBACK	EQUAL TO REAR SETBACK OF UNDERLYING ZONING DISTRICT = 40 FEET	40 FEET PROVIDED
FRONT SETBACK (BUILDING)	20 FOOT SETBACK	20 FOOT SETBACK
FRONT SETBACK (GARAGE)	25 FOOT SETBACK	25 FOOT SETBACK
REAR SETBACK (BUILDING)	25 FOOT SETBACK	40 FOOT SETBACK
SIDE SETBACK (BUILDING)	7.5 FOOT MIN.	5 FOOT MIN.
OPEN SPACE REQUIREMENTS: MINIMUM PERCENTAGE	20%	30% MIN.
NOTE: SEE P-6.0 FOR THE PARALLEL PLAN		

SURROUNDING PROPERTY DETAILS:		
DIRECTION	ZONING	USE
NORTH	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	CONSERVATION AREA
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES

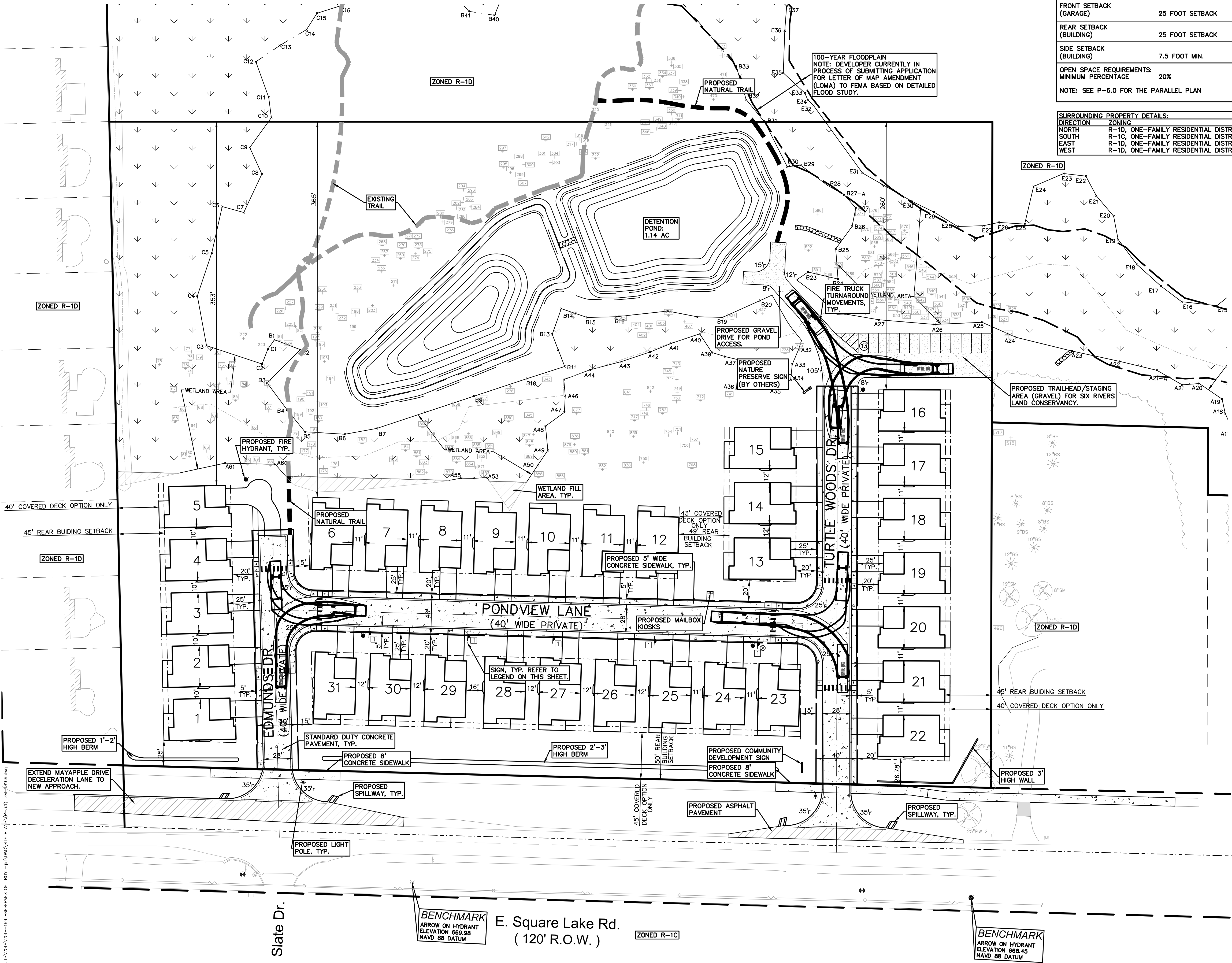
LEGEND	
IRON FOUND IRON SET NAIL FOUND NAIL & CAP SET	BRASS PLUG SET MONUMENT FOUND MONUMENT SET
SEC. CORNER FOUND RECORDED MEASURED CALCULATED	
EXISTING	PROPOSED
OH-ELEC-W-W-ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE UG-CATV-UG-UNDERGROUND CABLE TV, CATV PEDESTAL UG-PHONE-UG-TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE UG-ELEC-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE GAS VALVE & GAS LINE W/VALVE WATERMANN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE SANITARY SEWER, CLEANOUT & MANHOLE STORM SEWER, CLEANOUT & MANHOLE COMBINED SEWER & MANHOLE SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE UNIDENTIFIED STRUCTURE SPOT ELEVATION CONTOUR LINE FENCE GUARD RAIL STREET LIGHT SIGN CONC. CONCRETE ASPH. ASPHALT GRAVEL GRAVEL SHOULDER WETLAND	SEC. CORNER FOUND RECORDED MEASURED CALCULATED PROPOSED ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE UNDERGROUND CABLE TV, CATV PEDESTAL TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE GAS VALVE & GAS LINE W/VALVE WATERMANN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE SANITARY SEWER, CLEANOUT & MANHOLE STORM SEWER, CLEANOUT & MANHOLE COMBINED SEWER & MANHOLE SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE UNIDENTIFIED STRUCTURE SPOT ELEVATION CONTOUR LINE FENCE GUARD RAIL STREET LIGHT SIGN CONC. CONCRETE ASPH. ASPHALT GRAVEL GRAVEL SHOULDER WETLAND STD. DUTY HEAVY DUTY HEAVY DEEP DUTY DUTY ONLY DUTY STRENGTH

PEA GROUP
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NORTH
0 25 50 100
SCALE: 1" = 50'

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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.



PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 31 LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON SQUARE LAKE ROAD BETWEEN JOHN R ROAD AND DEQUINDRE ROAD. THE 31 UNITS ARE LOCATED ON A 12.42 ACRE SPLIT OF THE 81.9 ACRE SCHOOL DISTRICT PROPERTY. ACCESS TO ALL UNITS WILL BE A NEW PRIVATE ROAD VIA SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1D DISTRICT. THE SITE IS CURRENTLY UNDEVELOPED.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 31 UNITS. ALL UNITS FRONT ON NEW PRIVATE STREETS, AND ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS HEAVY TREE COVER AND MODERATE WETLAND COVER.

FLOODPLAIN:
THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE(S) 'A' AND 'X' INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0553G DATED: SEPTEMBER 29, 2006.

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW ROADWAY. ROADWAYS WILL HAVE A PRIVATE ROAD EASEMENT WHICH FOLLOWS THE BACK OF CURB.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED ALONG THE FRONTAGE OF THE NEW ROADWAYS.

UTILITIES:
UTILITIES WILL BE WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND SHALL 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.

A 25-YEAR DETENTION BASIN IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGE TO THE ONSITE WETLANDS.

REQUESTED VARIANCES/WAIVERS:

- 1) VARIANCE FOR 10' BETWEEN BUILDINGS (15' REQUIRED)
- 2) VARIANCE FOR 40' MAJOR ROAD SETBACK (50' REQUIRED)
- 3) VARIANCE FOR 15' FRONT YARD SETBACK FOR CORNER LOTS (20' REQUIRED)

CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

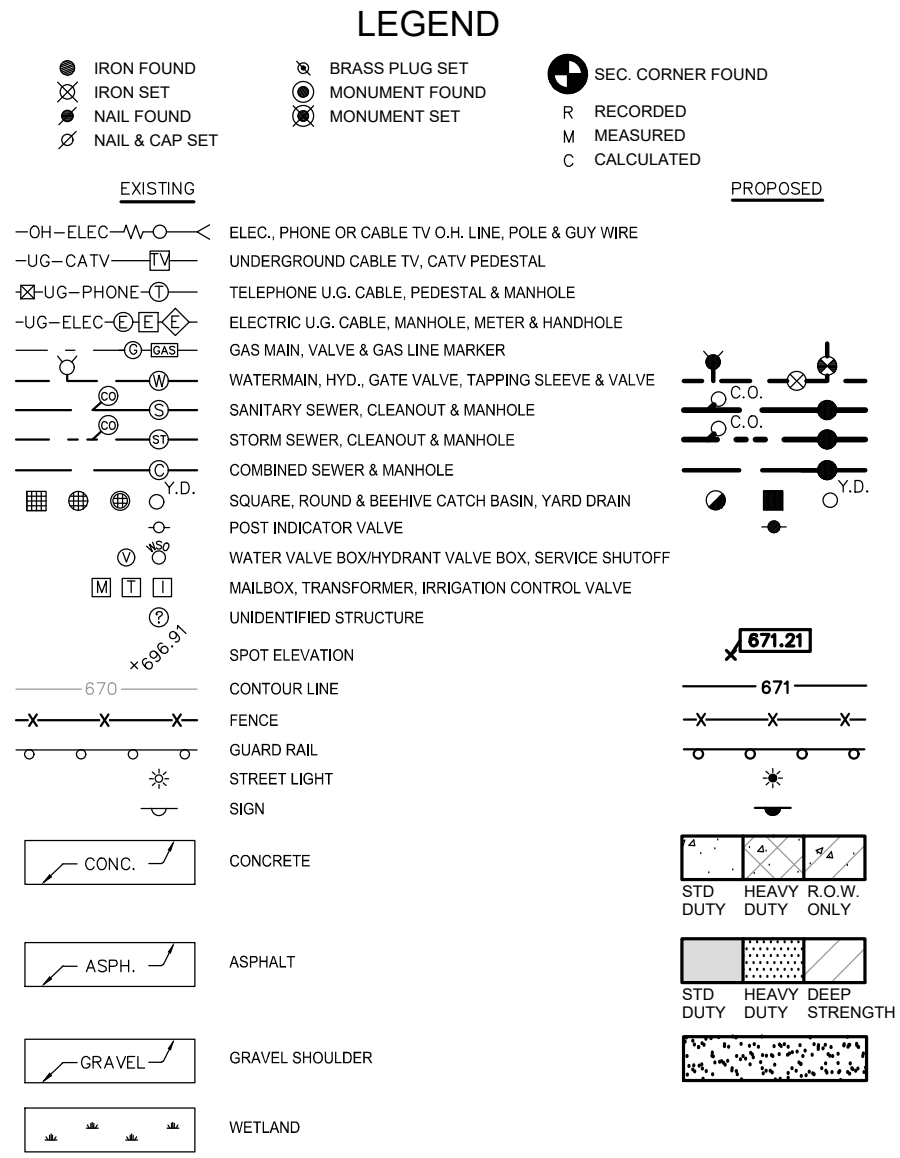
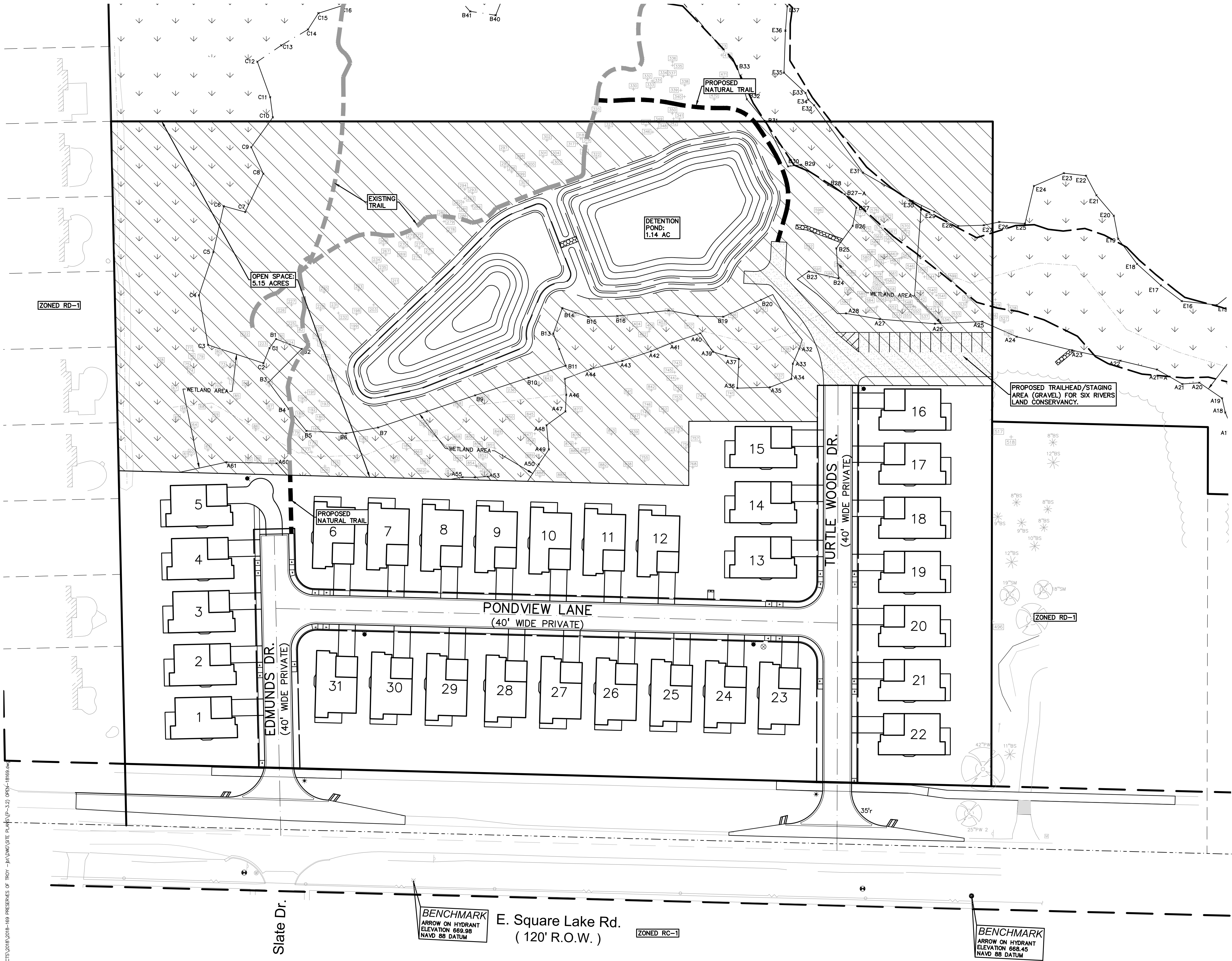
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

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P-3.1

S:\PROJECTS\2018-169 PRELIMINARY OF TROY - PONDVIEW SITE PLAN\FIGURE-3.2 OPEN-SPACE



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CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

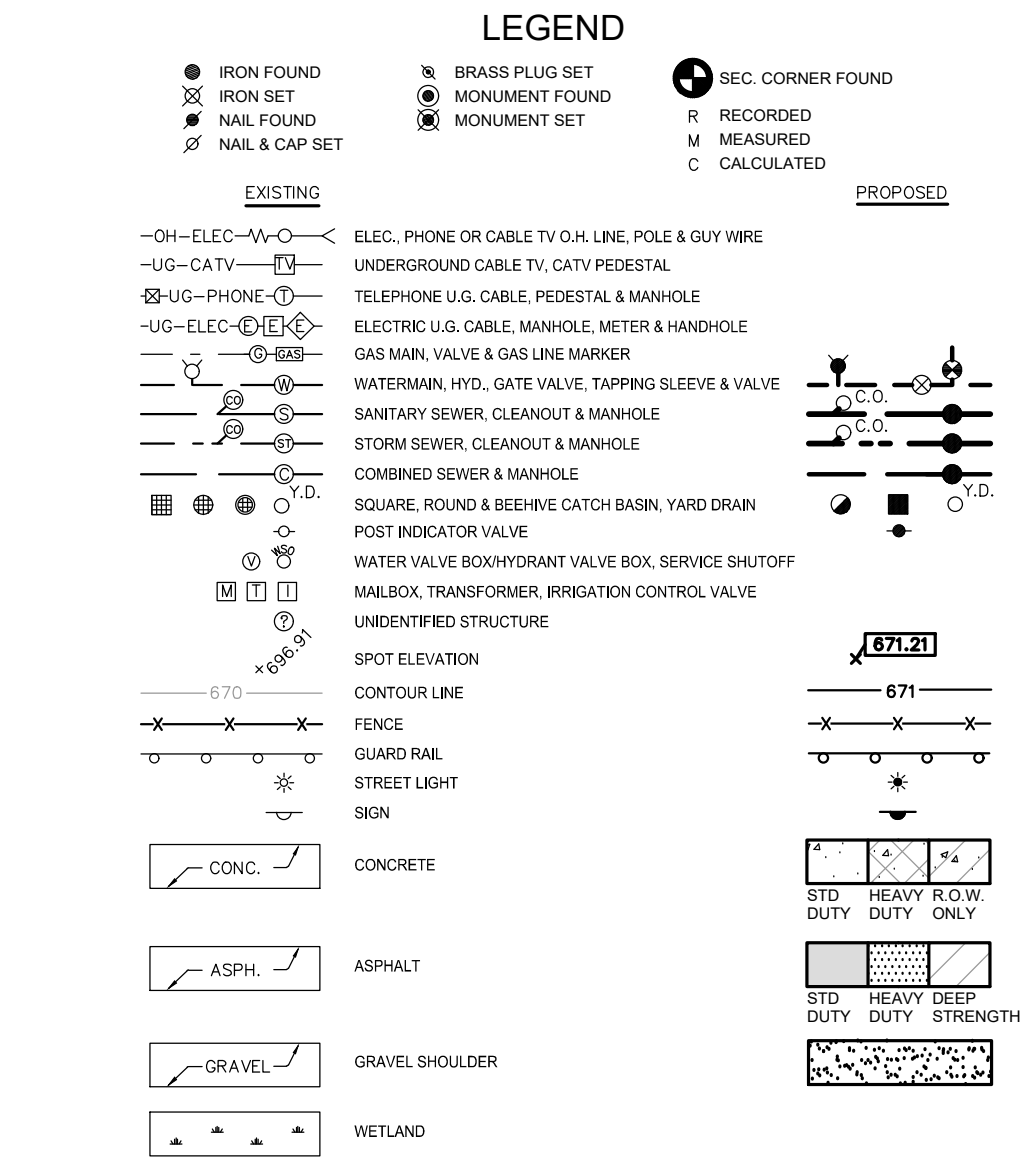
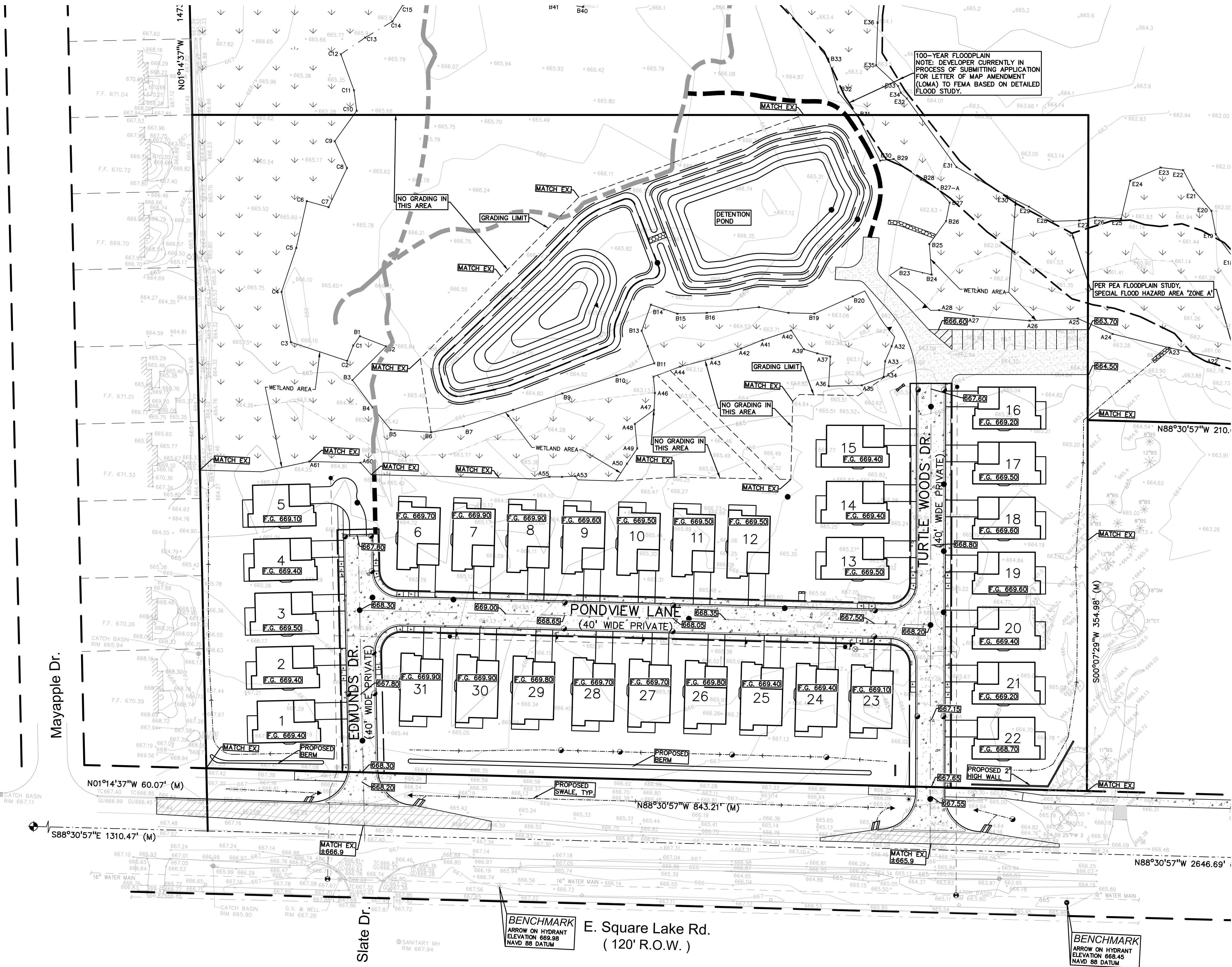
DRAWING TITLE
PRELIMINARY OPEN SPACE PLAN

PEA JOB NO. 2018-169
P.M. JBT
DN. TMK
DES. TMK

DRAWING NUMBER:
P-3.2

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ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

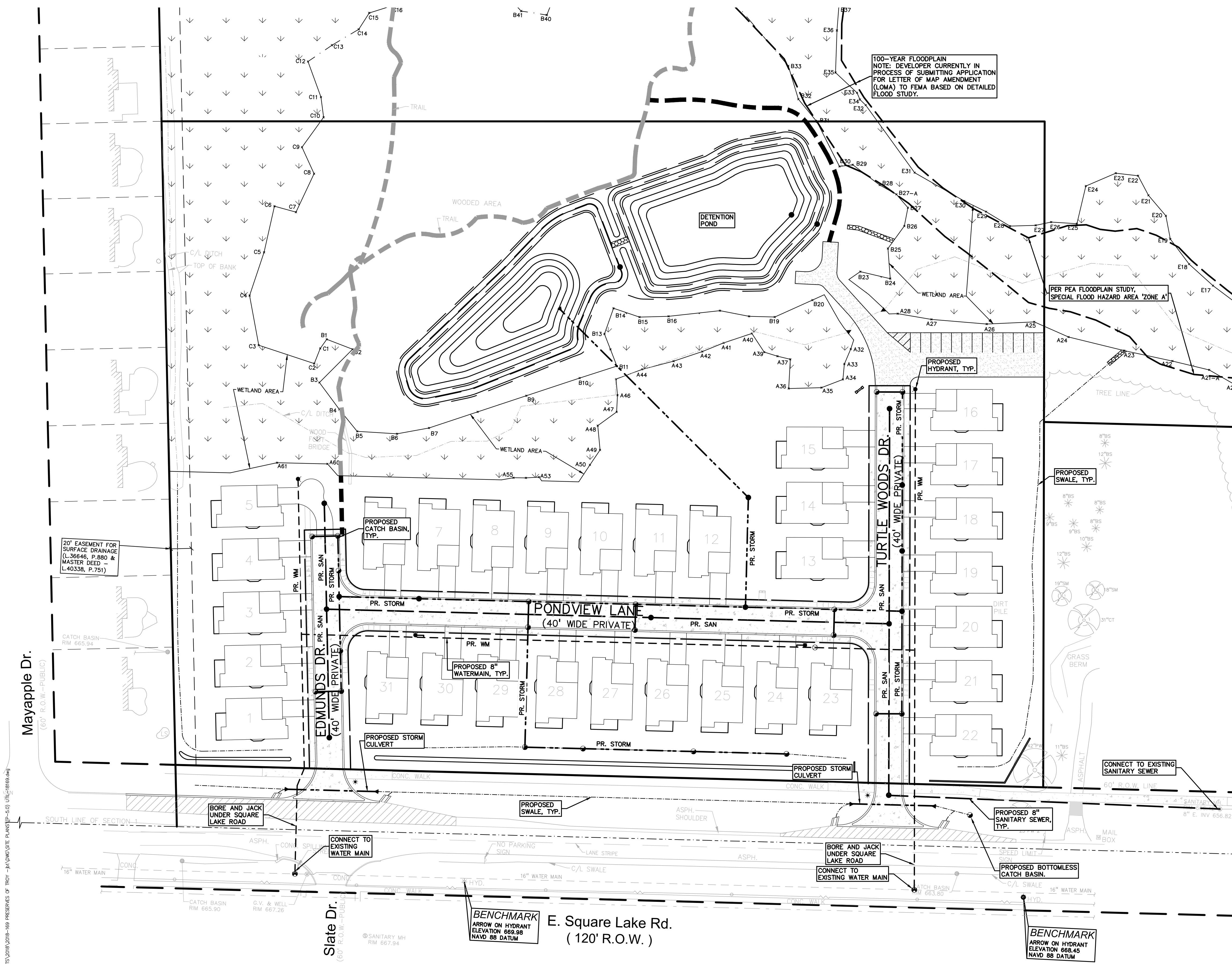
DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO. 2018-169
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

P-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2018-169 PRESERVES OF TROY - P\DWG\SITE PLANS\18-169-501 UTILITY\18169.dwg



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

PROPOSED

OH-ELEC-W-O

ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

UG-CATV

UNDERGROUND CABLE TV, CATV PEDESTAL

UG-PHONE

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

UG-ELEC-CH

ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

UG-ELEC-CH

GAS MAN. VALVE & GAS LINE WARMER

WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

SANITARY SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

COMBINED SEWER & MANHOLE

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

POST INDICATOR VALVE

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

UNIDENTIFIED STRUCTURE

SPOT ELEVATION

CONTOUR LINE

FENCE

GUARD RAIL

STREET LIGHT

SIGN

CONC.

CONCRETE

ASPH.

ASPHALT

GRAVEL

GRAVEL SHOULDER

WETLAND

671.21

671

310

HEAVY FLOW DUTY ONLY

STD

HEAVY DEEP DUTY STRENGTH

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NORTH

0 25 50 100

SCALE: 1" = 50'

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CLIENT

ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE

MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED LAYOUT

09-22-20

PLANNER REVIEW COMMENTS

02-19-21

ORIGINAL ISSUE DATE:

JULY 30, 2020

DRAWING TITLE

PEA JOB NO. 2018-169

P.M. JBT

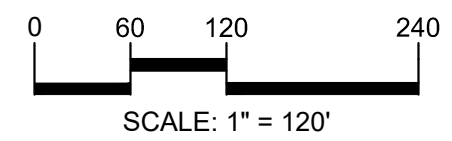
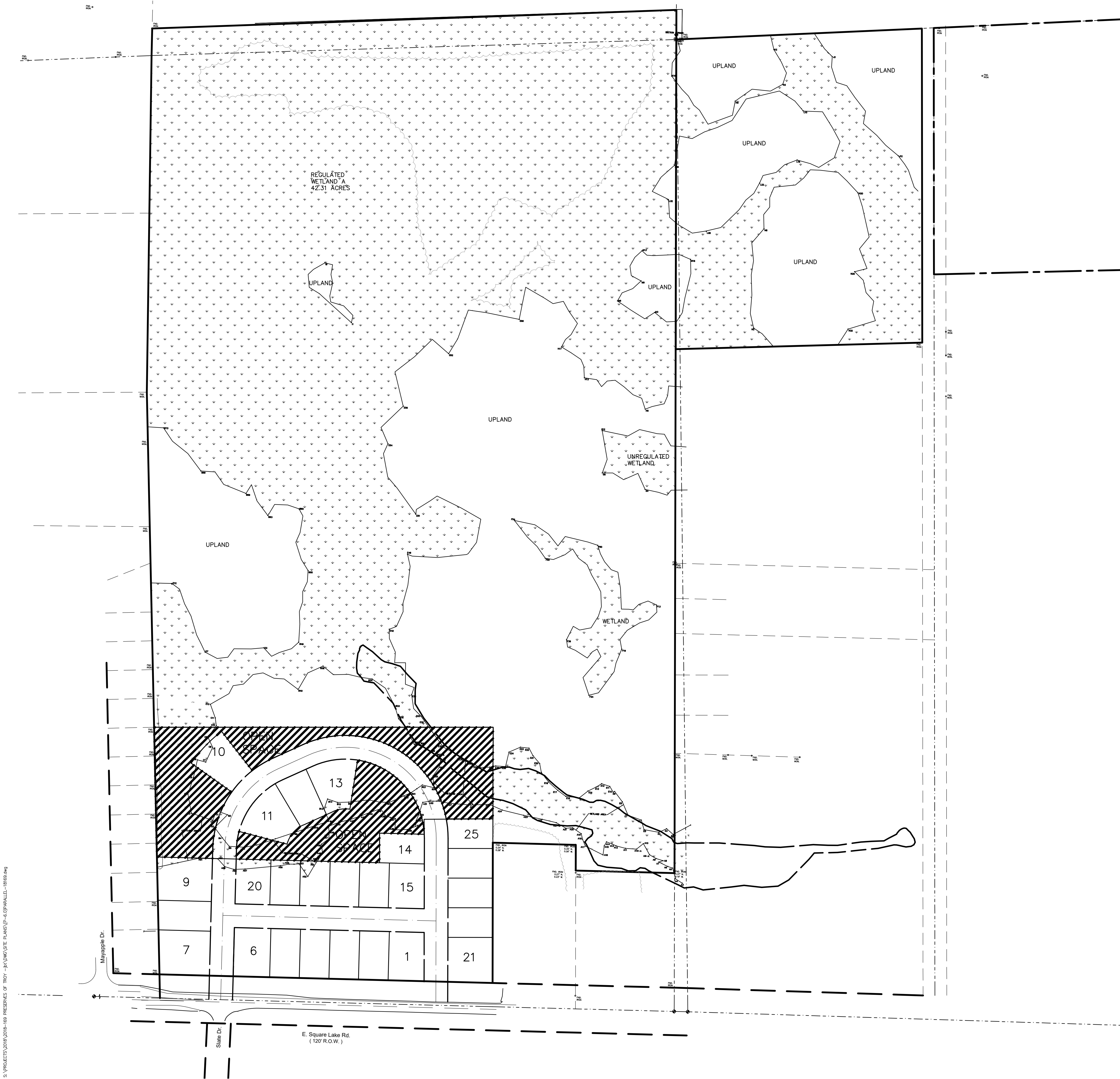
DN. TMK

DES. TMK

DRAWING NUMBER:

P-5.0

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ZONED: R-1D
LOT AVG. METHOD
LOTS: 25

CLIENT
ROBERTSON BROTHERS CO.
6805 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE
PARALLEL PLAN

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

P-6.0



LEGEND

= Existing Trees, To Remain

Landscape Requirement Summary

Diversity of Plant Material
Required: Minimum 50% of the total proposed plantings are native tree and shrub species
Proposed: 94% native tree and shrubs species

Greenbelt Landscape
Required: Min. 10' width Greenbelt along Public Road R.O.W.
Proposed: 10' width Greenbelt along Square Lake R.O.W.
Required: 1 Deciduous Tree per 30 LF of Greenbelt
Greenbelt Length: 843.45 LF
Required: 84 Trees
Proposed: 84 Trees

Street Tree Landscape
Required: 1 Tree per 50 LF internal road frontage
Unit 1-5 Frontage: 269.83 LF
Required: 6 Trees
Proposed: 6 Trees
Unit 6 W. Frontage: 112.98 LF
Required: 3 Trees
Proposed: 3 Trees
Unit 6-13 S. Frontage: 520.75 LF
Required: 11 Trees
Proposed: 11 Trees
Unit 13-15 Frontage: 227.87 LF
Required: 5 Trees
Proposed: 5 Trees
Unit 16-22 Frontage: 386.58 LF
Required: 8 Trees
Proposed: 8 Trees
Unit 23 E. Frontage: 130.03 LF
Required: 3 Trees
Proposed: 3 Trees
Unit 23-31 Frontage: 520.08 LF
Required: 11 Trees
Proposed: 11 Trees
Unit 31 W. Frontage: 130.15 LF
Required: 3 Trees
Proposed: 3 Trees

Woodland Replacement Summary

Total Trees Surveyed: 1,019
- Total Trees Offsite: 27
Total Onsite Trees: 992

Total Trees Saved: 237

Total Trees Removed: 755
- Woodland Trees: 322
- Woodland Tree DBH: 2,889.00"
- Landmark Trees: 13
- Landmark Tree DBH: 220.00"
- Exempt Trees: 420"
*Exempt Trees include prohibited trees species, and Poor Quality Trees

Replacement Requirements:
Required: 50% of Woodland Tree DBH Removed
100% of Landmark Tree DBH Removed
Required: 1,664.50"
Provided: 6,028***
**6,028.00" provided from Existing Trees saved on site at a rate of 2x the inch for inch equivalent.

Additional Trees Preserved Onsite:
Additional Tree Preservation Area Onsite: 64,126.40 sf (1.47 Ac.)
*Trees within this Preservation Area are determined by Representative Tree Plots at the following calculations
Representative Tree Plot: 100'x100' (1,000 sf)
- Woodland Trees: 21 at 8" average = 168" DBH
- Landmark Trees: 2 at 12" average = 24" DBH
- Invasive Trees: 14 (Exempt for Replacement)
- Total DBH per Plot: 192"
Additional Tree Preservation
- Tree Plots per Area: 64,126.40 / 1,000 = 64.13
- Additional DBH Saved: 12,312.96"
Total Replacement Credit: 18,876.96"



■ sheet title:

Overall Landscape Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

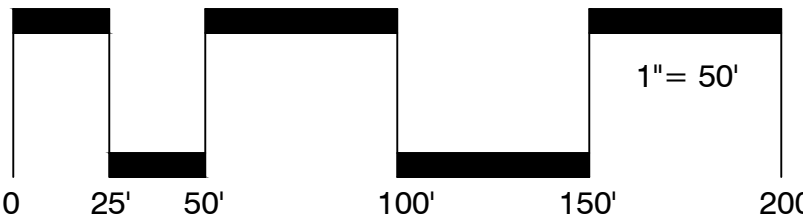
WTK

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

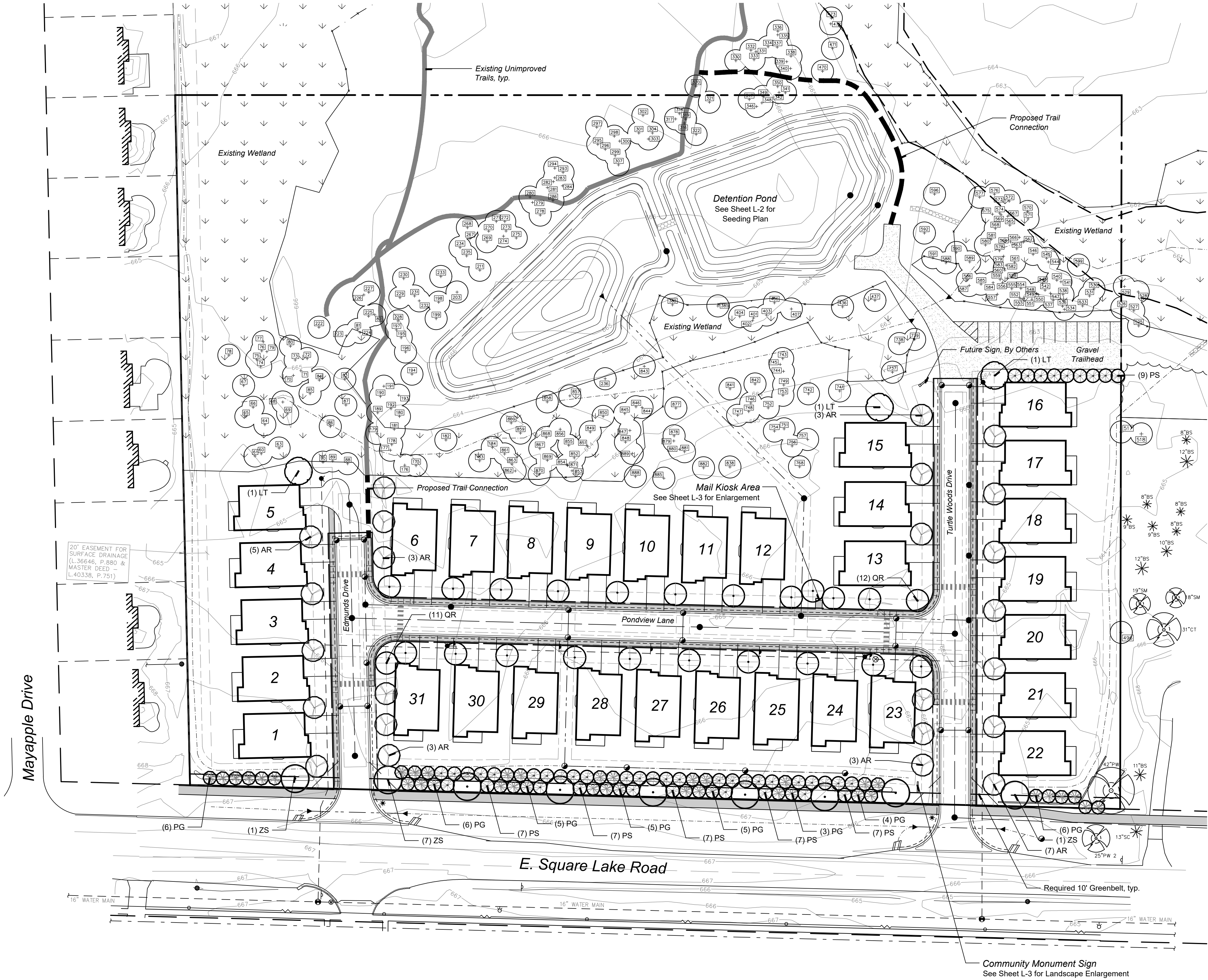


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sheet no.

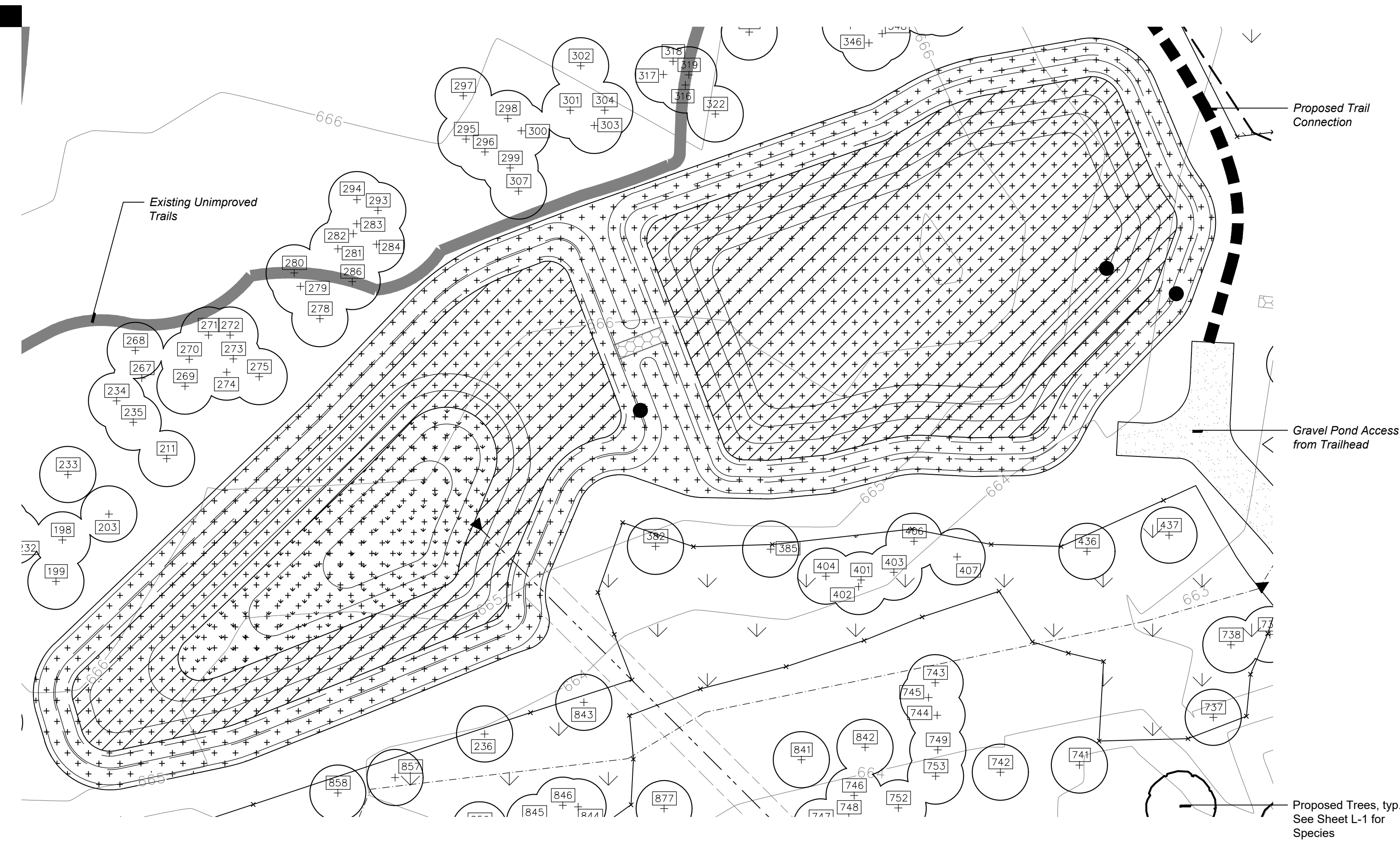
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Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root native*
AR	24	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	2.5" cal.	per plans	B&B yes
LT	3	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B yes
PG	40	<i>Picea glauca</i>	White Spruce	6' ht.	per plans	B&B yes
PS	44	<i>Pinus strobus</i>	White Pine	6' ht.	per plans	B&B yes
QR	23	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	2.5" cal.	per plans	B&B yes
ZS	9	<i>Zelkova serrata</i>	Japanese Zelkova	2.5" cal.	per plans	B&B

* "Native" for the purposes of the Ordinance requirement is being interpreted to include "nearly native" cultivars which possess beneficial improvements over the species.



Stormwater Seed Mix - Edge Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses/Sedges/Rushes:					
<i>Bolboschoenus fluviatilis</i>	River Bulrush	1.00			
<i>Carex cristatella</i>	Crested Oval Sedge	0.50			
<i>Carex lurida</i>	Bottlebrush Sedge	3.00			
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00			
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00			
<i>Glyceria striata</i>	Fowl Manna Grass	1.00			
<i>Juncus effusus</i>	Common Rush	1.00			
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00			
<i>Panicum virgatum</i>	Switch Grass	2.00			
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	3.00			
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00			
<i>Scirpus cyperinus</i>	Wool Grass	1.00			
	Total	41.50			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs & Shrubs:					
<i>Alisma subcordatum</i>	Common Water Plantain	2.50			
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00			
<i>Bidens</i> spp.	Bidens Species	2.00			
<i>Eupatorium perfoliatum</i>	Common Boneset	1.00			
<i>Helenium autumnale</i>	Sneezeweed	2.00			
<i>Iris virginica v. shrevei</i>	Blue Flag	4.00			
<i>Lycopus americanus</i>	Common Water Horehound	0.50			
<i>Mimulus ringens</i>	Monkey Flower	1.00			
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50			
<i>Persicaria</i> spp.	Pinkweed Species	2.00			
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00			
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50			
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00			
<i>Senna hebecarpa</i>	Wild Senna	2.00			
<i>Symphyotrichum lanceolatum</i>	Panicled Aster	0.50			
<i>Symphyotrichum novae-angliae</i>	New England Aster	0.50			
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00			
	Total	26.00			
Mix Statistics					
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix	
Forbs	1.63	1,334,949	30.65	32.19%	
Grasses	2.59	2,812,650	64.57	67.81%	
Total Natives	4.22	4,147,599	95.22	100.00%	
Cover	28.75	4,343,800	99.72		
Totals	32.97	8,491,399	194.94		

Emergent Wetland Seed Mix - Pond Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses/Sedges/Rushes:					
<i>Bolboschoenus fluviatilis</i>	River Bulrush	1.00			
<i>Carex comosa</i>	Bristly Sedge	2.50			
<i>Carex lacustris</i>	Common Lake Sedge	0.50			
<i>Carex lurida</i>	Bottlebrush Sedge	4.00			
<i>Carex stricta</i>	Common Tussock Sedge	1.00			
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00			
<i>Eleocharis palustris</i>	Great Spike Rush	1.00			
<i>Juncus effusus</i>	Common Rush	1.00			
<i>Leersia oryzoides</i>	Rice Cut Grass	3.00			
<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush	2.50			
<i>Schoenoplectus pungens</i>	Chaimaker's Rush	1.50			
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	6.00			
	Total	26.00			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs:					
<i>Acorus americanus</i>	Sweet Flag	1.00			
<i>Alisma subcordatum</i>	Common Water Plantain	2.00			
<i>Asclepias incarnata</i>	Swamp Milkweed	1.00			
<i>Boehmeria cylindrica</i>	False Nettle	1.00			
<i>Cephalanthus occidentalis</i>	Buttonbush	6.00			
<i>Decodon verticillatus</i>	Swamp Loosestrife	0.50			
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed	0.50			
<i>Hibiscus</i> spp.	Rose Mallow Species	4.00			
<i>Iris virginica v. shrevei</i>	Blue Flag	6.00			
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25			
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.25			
<i>Lycopus americanus</i>	Common Water Horehound	1.00			
<i>Mimulus ringens</i>	Monkey Flower	1.00			
<i>Peltandra virginica</i>	Arrow Arum	16.00			
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50			
<i>Persicaria</i> spp.	Pinkweed Species	2.00			
<i>Pontederia cordata</i>	Pickering Weed	4.00			
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00			
<i>Sparganium eurycarpum</i>	Common Bur Reed	6.00			
<i>Verbena hastata</i>	Blue Vervain	1.00			
	Total	56.00			

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	3.50	1,354,097	31.09	34.63%
Grasses	1.63	2,556,083	58.68	65.37%
Total Natives	5.13	3,910,179	89.77	100.00%
Cover	28.75	4,343,800	99.72	
Totals	33.88	8,253,979	189.49	

Detention Pond Seeding Summary

Pond Zone - Elev. 659-661

4,753 s.f.
Application Rate: 39.8 lbs. / Ac.
4.34 lbs. of Emergent Wetland Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be
Placed in this Area. Use Seed Mat.

Edge Zone - Elev. 661/664-663/664

27,858 s.f.
Application Rate: 32.6 lbs. / Ac.
20.85 lbs. of Stormwater Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be
Placed in this Area. Use Seed Mat.

Upland Zone - Elev. 663/664-665

16,876 s.f.
Application Rate: 37.7 lbs. / Ac.
14.61 lbs. of Low Profile Prairie Mix
3"-6" of Topsoil Shall be
Placed in this Area.

Seed Mixes available from Cardno JFNW
- www.cardnonativeplantnursery.com
- 574.586.2412

All Seed shall be protected with mulch blanket

Low-profile Prairie Seed Mix - Upland Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses:					
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00			
<i>Carex</i> spp.	Prairie Sedge Species	4.00			
<i>Elymus canadensis</i>	Canada Wild Rye	32.00			
<i>Koeleria macrantha</i>	June Grass	1.00			
<i>Panicum virgatum</i>	Switch Grass	1.00			
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00			
	Total	90.00			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs:					
<i>Amorpha canescens</i>	Lead Plant	0.50			
<i>Asclepias syriaca</i>	Common Milkweed	2.00			
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00			
<i>Baptisia alba</i>	White Wild Indigo	2.00			
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00			
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00			
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00			
<i>Dalea candida</i>	White Prairie Clover	1.50			
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50			
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00			
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	8.00			
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00			
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	2.00			
<i>Liatris aspera</i>	Rough Blazing Star	0.50			
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine	4.00			
<i>Monarda fistulosa</i>	Wild Bergamot	0.50			
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00			
<i>Parthenium integrifolium</i>	Wild Quinine	1.00			
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50			
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	1.00			
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00			
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00			
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00			
<i>Silphium terebinthinaceum</i>	Prairie Dock	1.00			
<i>Solidago speciosa</i>	Showy Goldenrod	0.50			
<i>Symphyotrichum ericoides</i>	Heath Aster	0.25			
<i>Symphyotrichum laeve</i>	Smooth Blue Aster	1.00			
<i>Symphyotrichum novae-angliae</i>	New England Aster	0.50			
<i>Tradescantia ohiensis</i>	Common Spiderwort	1.00			
<i>Verbena stricta</i>	Hoary Vervain	1.00			
<i>Vernonia gigantea</i>	Smooth Tall Ironweed	1.50			
<i>Veronicastrum virginicum</i>	Culver's Root	0.25			
	Total	66.00			

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.13	1,731,814	39.76	66.02%
Grasses	5.63	891,416	20.46	33.98%
Total Natives	9.75	2,623,230	60.22	100.00%
Cover	28.75	4,343,800	99.72	
Totals	38.50	6,967,030	159.94	

Native Seeding Maintenance

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.


During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220

LEGEND

 = Existing Trees, To Remain



■ sheet title:

Detention Pond Seeding Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

WTK

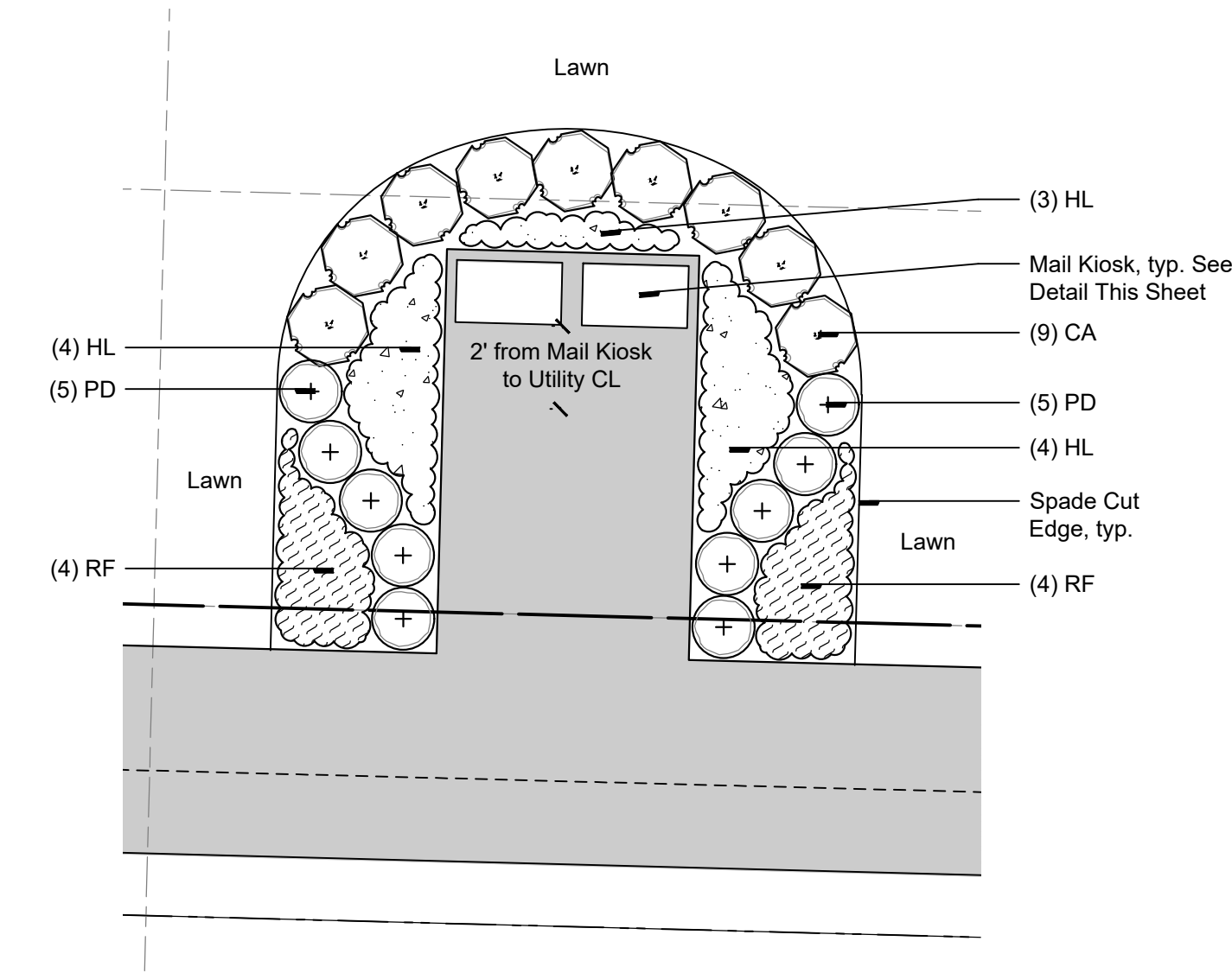
■ revisions:

09.21.2020 Per Engineering Revisions

02.22.2021 Per Municipal Review

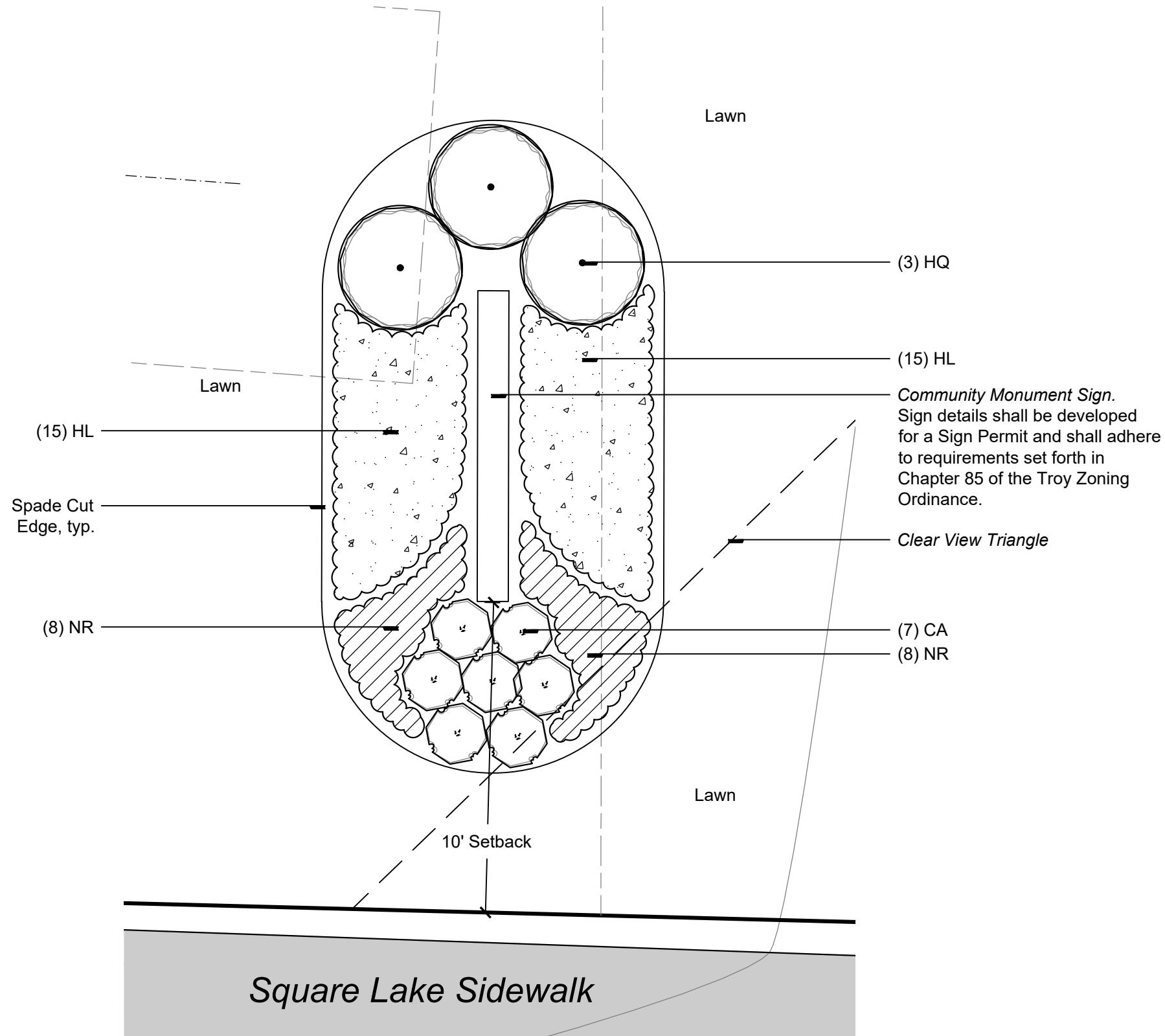


LEGEND



Mail Kiosk Landscape Enlargement Plan

Scale: 3/4" = 1'



Community Monument Sign Landscape Enlargement Plan

*Note: This landscape is conceptual and subject to change as the monument sign details are developed.

Scale: 3/4" = 1'

Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	native*
HQ	3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	#3	48" o.c.	cont.	yes

Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
CA	16	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	24" o.c.	cont.
HL	41	Hemerocallis 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.
NR	16	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	#1	15" o.c.	cont.
PD	10	Penstemon 'Dark Tower'	Dark Tower Beardtongue	#1	18" o.c.	cont.
RF	8	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	18" o.c.	cont.

* "Native" for the purposes of the Ordinance requirement is being interpreted to include "nearly native" cultivars which possess beneficial improvements over the species.



All Aluminum Construction



Decorative Mailbox - 16 Gang CBU

Manufacturer: Salsbury Industries
1010 E. 62nd St.
Los Angeles, CA 90001
www.mailboxes.com
Model: Regency Decorative CBU
#3316R
Black
Quantity: 2

Scale: NTS



■ sheet title:

Landscape
Enlargement Plans

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

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■ checked by:

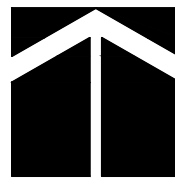
WTK

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review






Know what's below.
Call before you dig.



sheet no.

L-3

LEGEND

-  = Existing Trees, To Remain
 = Existing Trees, To Remove
 = Tree Protection Fencing



Tree Preservation Notes:

- Tree Survey was prepared by PEA Group
- See Sheets L-5 through L-8 for Tree Survey List with save/remove designations
- See Sheet L-8 for Tree Fence Details & Notes

■ sheet title:

Tree Preservation Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

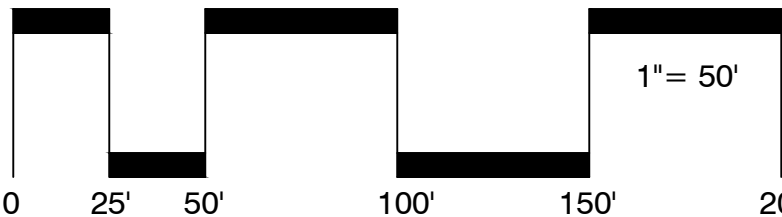
WTK

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review



Know what's below.
Call before you dig.



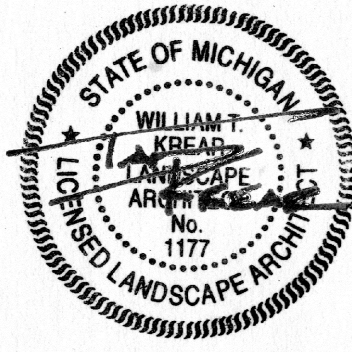
sheet no.

L-4

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
1	CT	23	Cottonwood	Populus deltoides	Good		Remove	
2	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
3	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
4	CT	19	Cottonwood	Populus deltoides	Good		Remove	
5	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
6	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
7	CT	18	Cottonwood	Populus deltoides	Fair		Remove	x1
8	GA	10	Green Ash	Fraxinus pennsylvanica	Fair		Remove	x1
9	CT	24	Cottonwood	Populus deltoides	Fair		Remove	
10	GA	7	Green Ash	Fraxinus pennsylvanica	Fair		Remove	
11	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
12	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
13	E	10	American Elm	Ulmus americana	Fair		Remove	
14	CT	13	Cottonwood	Populus deltoides	Fair		Remove	
15	CT	21	Cottonwood	Populus deltoides	Good		Remove	
16	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
17	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
18	CT	21	Cottonwood	Populus deltoides	Fair		Remove	
19	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
20	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
21	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
22	CT	8	Cottonwood	Populus deltoides	Fair		Remove	
23	CT	24	Cottonwood	Populus deltoides	Fair		Remove	
24	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
25	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
26	SM	9	Silver Maple	Acer saccharinum	Poor		Remove	
27	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
28	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
29	CT	21	Cottonwood	Populus deltoides	Good		Remove	
30	CT	14	Cottonwood	Populus deltoides	Good		Remove	
31	CT	26	Cottonwood	Populus deltoides	Fair		Remove	
32	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
33	CT	20	Cottonwood	Populus deltoides	Good		Remove	
34	CT	21	Cottonwood	Populus deltoides	Good		Remove	
35	CT	14	Cottonwood	Populus deltoides	Good		Remove	
36	CT	21	Cottonwood	Populus deltoides	Good		Remove	
37	RM	7	Red Maple	Acer rubrum	Fair		Remove	
38	RM	8	Red Maple	Acer rubrum	Good		Remove	
39	CT	23	Cottonwood	Populus deltoides	Good		Remove	
40	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
41	BX	12	Box elder	Acer negundo	Fair		Remove	
42	BX	9	Box elder	Acer negundo	Fair		Remove	
43	BX	9	Box elder	Acer negundo	Fair		Remove	
44	CT	9	Cottonwood	Populus deltoides	Good		Remove	
45	CT	6	Cottonwood	Populus deltoides	Fair		Remove	
46	BX	12	Box elder	Acer negundo	Fair		Remove	
47	BX	7	Box elder	Acer negundo	Poor		Remove	
48	CT	32	Cottonwood	Populus deltoides	Fair		Remove	
49	CT	12	Cottonwood	Populus deltoides	Fair		Remove	
50	BX	6	Box elder	Acer negundo	Poor		Remove	
51	CT	25	Cottonwood	Populus deltoides	Good		Remove	
52	BX	8	Box elder	Acer negundo	Fair		Remove	
53	CT	17	Cottonwood	Populus deltoides	Good		Remove	
54	CT	12	Cottonwood	Populus deltoides	Fair		Remove	
55	CT	18	Cottonwood	Populus deltoides	Good		Remove	
56	CT	18	Cottonwood	Populus deltoides	Good		Remove	
57	CT	28	Cottonwood	Populus deltoides	Good		Remove	
58	CT	15	Cottonwood	Populus deltoides	Fair		Remove	
59	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
60	CT	18	Cottonwood	Populus deltoides	Good		Save	
61	AP	6	Domestic Apple	Malus sylvestris	Fair		Save	
62	BX	28	Box elder	Acer negundo	Poor		Remove	
63	SM	17	Silver Maple	Acer saccharinum	Good		Save	x1
64	SM	18	Silver Maple	Acer saccharinum	Good		Save	
65	CT	42	Cottonwood	Populus deltoides	Good		Save	
66	BX	7	Box elder	Acer negundo	Fair		Save	
67	RM	13	Red Maple	Acer rubrum	Good		Save	x1
68	RM	9	Red Maple	Acer rubrum	Good		Save	
69	SM	8	Silver Maple	Acer saccharinum	Fair		Save	
70	SM	9	Silver Maple	Acer saccharinum	Good		Save	
71	SM	12	Silver Maple	Acer saccharinum	Good		Save	
72	SM	17	Silver Maple	Acer saccharinum	Good		Save	
73	SM	23	Silver Maple	Acer saccharinum	Good		Save	x2
74	SM	14	Silver Maple	Acer saccharinum	Good		Save	
75	SM	13	Silver Maple	Acer saccharinum	Good		Save	
76	SM	14	Silver Maple	Acer saccharinum	Fair		Save	
77	SM	7	Silver Maple	Acer saccharinum	Good		Save	
78	RM	17	Red Maple	Acer rubrum	Good	Yes	Save	
79	RM	8	Red Maple	Acer rubrum	Good		Save	x4
80	RM	15	Red Maple	Acer rubrum	Good		Save	
81	AP	7	Domestic Apple	Malus sylvestris	Fair		Save	
82	WS	10	White Spruce	Picea glauca	Good		Save	
83	CT	10	Cottonwood	Populus deltoides	Good		Save	
84	CT	13	Cottonwood	Populus deltoides	Good		Save	
85	CT	10	Cottonwood	Populus deltoides	Good		Save	
86	CT	31	Cottonwood	Populus deltoides	Good		Save	
87	CT	13	Cottonwood	Populus deltoides	Good		Save	
88	CT	15	Cottonwood	Populus deltoides	Good		Save	
89	SM	13	Silver Maple	Acer saccharinum	Good		Save	
90	CT	19	Cottonwood	Populus deltoides	Good		Save	
91	CT	9	Cottonwood	Populus deltoides	Good		Remove	
92	CT	25	Cottonwood	Populus deltoides	Good		Remove	
93	CT	12	Cottonwood	Populus deltoides	Good		Remove	
94	CT	27	Cottonwood	Populus deltoides	Fair		Remove	
95	CT	8	Cottonwood	Populus deltoides	Good		Remove	
96	CT	9	Cottonwood	Populus deltoides	Good		Remove	
97	CT	32	Cottonwood	Populus deltoides	Fair		Remove	
98	CT	17	Cottonwood	Populus deltoides	Good		Remove	
99	SM	7	Silver Maple	Acer saccharinum	Good		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
100	CT	14	Cottonwood	Populus deltoides	Good		Remove	
101	CT	13	Cottonwood	Populus deltoides	Fair		Remove	
102	CT	9	Cottonwood	Populus deltoides	Very Poor		Remove	
103	BE	9	American Beech	Fragus grandifolia	Good		Remove	
104	CT	19	Cottonwood	Populus deltoides	Good		Remove	
105	CT	15	Cottonwood	Populus deltoides	Good		Remove	
106	CT	14	Cottonwood	Populus deltoides	Good		Remove	
107	CT	13	Cottonwood	Populus deltoides	Good		Remove	
108	CT	8	Cottonwood	Populus deltoides	Good		Remove	
109	CT	8	Cottonwood	Populus deltoides	Good		Remove	
110	SWO	13	Swamp White Oak	Quercus bicolor	Poor		Remove	
111	CT	9	Cottonwood	Populus deltoides	Good		Remove	
112	CT	22	Cottonwood	Populus deltoides	Good		Remove	
113	CT	11	Cottonwood	Populus deltoides	Good		Remove	x1
114	BE	12	American Beech	Fragus grandifolia	Good		Remove	
115	BE	10	American Beech	Fragus grandifolia	Good		Remove	
116	BE	6	American Beech	Fragus grandifolia	Good		Remove	
117	BX	35	Box elder	Acer negundo	Poor		Remove	
118	BX	9	Box elder	Acer negundo	Poor		Remove	
119	PW	8	White Poplar	Populus alba	Good		Remove	
120	E	10	American Elm	Ulmus americana	Good		Remove	
121	BX	8	Box elder	Acer negundo	Poor		Remove	
122	BX	13	Box elder	Acer negundo	Fair		Remove	
123	BX	15	Box elder	Acer negundo	Poor		Remove	
124	BE	11	American Beech	Fragus grandifolia	Fair		Remove	x2
125	E	8	American Elm	Ulmus americana	Poor		Remove	
126	BE	6	American Beech	Fragus grandifolia	Good		Remove	
127	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
128	BE	6	American Beech	Fragus grandifolia	Fair		Remove	
129	BE	13	American Beech	Fragus grandifolia	Fair		Remove	
130	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
131	SWO	14	Swamp White Oak	Quercus bicolor	Good		Remove	
132	BE	7	American Beech	Fragus grandifolia	Fair		Remove	x1
133	RM	10	Red Maple	Acer rubrum	Fair		Remove	
134	RM	12	Red Maple	Acer rubrum	Good		Remove	
135	RM	7	Red Maple	Acer rubrum	Good		Remove	
136	BE	8	American Beech	Fragus grandifolia	Good		Remove	
137	RM	19	Red Maple	Acer rubrum	Good	Yes	Remove	
138	BE	10	American Beech	Fragus grandifolia	Fair		Remove	x1
139	BE	7	American Beech	Fragus grandifolia	Good		Remove	x1
140	SM	16	Silver Maple	Acer saccharinum	Good		Remove	
141	BE	6	American Beech	Fragus grandifolia	Good		Remove	
142	RM	10	Red Maple	Acer rubrum	Good		Remove	
143	SM	12	Silver Maple	Acer saccharinum	Good		Remove	
144	RM	7	Red Maple	Acer rubrum	Fair		Remove	
145	RM	13	Red Maple	Acer rubrum	Good		Remove	x1
146	RM	6	Red Maple	Acer rubrum	Good		Remove	
147	RM	7	Red Maple	Acer rubrum	Good		Remove	
148	RM	8	Red Maple	Acer rubrum	Fair		Remove	
149	RM	8	Red Maple	Acer rubrum	Fair		Remove	
150	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
151	RM	7	Red Maple	Acer rubrum	Fair		Remove	
152	SM	19	Silver Maple	Acer saccharinum	Fair		Remove	
153	RM	10	Red Maple	Acer rubrum	Fair		Remove	x3
154	RM	12	Red Maple	Acer rubrum	Fair		Remove	
155	RC	6	Red Cedar	Juniperus virginiana	Fair		Remove	
156	RM	9	Red Maple	Acer rubrum	Fair		Remove	
157	RM	12	Red Maple	Acer rubrum	Good		Remove	
158	RM	12	Red Maple	Acer rubrum	Fair		Remove	
159	RM	6	Red Maple	Acer rubrum	Good		Remove	
160	CT	18	Cottonwood	Populus deltoides	Good		Remove	
161	RM	9	Red Maple	Acer rubrum	Fair		Remove	
162	CT	24	Cottonwood	Populus deltoides	Good		Remove	x2
163	CT	21	Cottonwood	Populus deltoides	Good		Remove	
164	CT	26	Cottonwood	Populus deltoides	Good		Remove	
165	RM	13	Red Maple	Acer rubrum	Good		Remove	
166	CT	13	Cottonwood	Populus deltoides	Good		Remove	x4
167	CT	22	Cottonwood	Populus deltoides	Good		Remove	
168	SM	18	Silver Maple	Acer saccharinum	Good		Remove	x1
169	E	12	American Elm	Ulmus americana	Fair		Remove	
170	E	8	American Elm	Ulmus americana	Poor		Remove	
171	E	8	American Elm	Ulmus americana	Fair		Remove	
172	E	8	American Elm	Ulmus americana	Fair		Remove	
173	E	10	American Elm	Ulmus americana	Good		Remove	
174	CT	30	Cottonwood	Populus deltoides	Fair		Remove	
175	CT	10	Cottonwood	Populus deltoides	Good		Save	
176	CT	28	Cottonwood	Populus deltoides	Good		Save	
177	CT	15	Cottonwood	Populus deltoides	Good		Save	
178	CT	14	Cottonwood	Populus deltoides	Fair		Save	
179	CT	9	Cottonwood	Populus deltoides	Fair		Save	
180	AP	7	Domestic Apple	Malus sylvestris	Fair		Save	
181	CT	18	Cottonwood	Populus deltoides	Good		Save	
182	E	14	American Elm	Ulmus americana	Fair		Save	
183	CT	43	Cottonwood	Populus deltoides	Good		Save	
184	E	9	American Elm	Ulmus americana	Fair		Save	
185	E	15	American Elm	Ulmus americana	Fair		Remove	
186	RM	7	Red Maple	Acer rubrum	Fair		Remove	
187	RM	9	Red Maple	Acer rubrum	Fair		Remove	
188	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		Remove	
189	RM	13	Red Maple	Acer rubrum	Fair		Save	
190	CT	9	Cottonwood	Populus deltoides	Good		Save	
191	CT	8	Cottonwood	Populus deltoides	Fair		Save	
192	CT	26	Cottonwood	Populus deltoides	Good		Save	
193	CT	9	Cottonwood	Populus deltoides	Fair		Save	
194	RM	7	Red Maple	Acer rubrum	Fair		Save	
195	SWO	14	Swamp White Oak	Quercus bicolor	Good		Save	
196	SWO	7	Swamp White Oak	Quercus bicolor	Good		Save	
197	RM	6	Red Maple	Acer rubrum	Fair		Save	
198	BC	12	Wild Black Cherry	Prunus serotina	Fair		Save	



■ sheet title:

Tree Survey
(2 of 4)

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

WTK



Know what's Below.
Call before you dig.

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

sheet no.

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
298	RM	10	Red Maple	Acer rubrum	Good		Save	
299	RM	11	Red Maple	Acer rubrum	Fair		Save	
300	RM	8	Red Maple	Acer rubrum	Good		Save	1
301	TP	14	Tulip-Poplar	Liriodendron tulipifera	Fair		Save	
302	SM	9	Silver Maple	Acer saccharinum	Poor		Save	
303	PW	16	White Poplar	Populus alba	Good		Save	
304	SM	12	Silver Maple	Acer saccharinum	Fair		Save	
305	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	1
306	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
307	SS	14	Sassafras	Sassafras albidum	Fair	Yes	Save	
308	RM	6	Red Maple	Acer rubrum	Fair		Remove	1
309	RM	8	Red Maple	Acer rubrum	Fair		Remove	
310	SM	10	Silver Maple	Acer saccharinum	Good		Remove	
311	SM	6	Silver Maple	Acer saccharinum	Good		Remove	
312	SM	14	Silver Maple	Acer saccharinum	Fair		Remove	
313	SM	12	Silver Maple	Acer saccharinum	Good		Remove	
314	SM	12	Silver Maple	Acer saccharinum	Good		Remove	2
315	SM	13	Silver Maple	Acer saccharinum	Fair		Remove	1
316	BL	11	Black Locust	Robinia pseudoacacia	Fair		Save	
317	SM	9	Silver Maple	Acer saccharinum	Fair		Save	
318	RM	10	Red Maple	Acer rubrum	Fair		Save	
319	RM	11	Red Maple	Acer rubrum	Fair		Save	
320	RM	13	Red Maple	Acer rubrum	Fair		Offsite	
321	RM	6	Red Maple	Acer rubrum	Fair		Save	
322	SM	12	Silver Maple	Acer saccharinum	Fair		Save	
323	RM	14	Red Maple	Acer rubrum	Fair		Remove	1
324	SM	7	Silver Maple	Acer saccharinum	Poor		Remove	2
325	SM	9	Silver Maple	Acer saccharinum	Poor		Remove	
326	RM	6	Red Maple	Acer rubrum	Poor		Remove	
327	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	
328	RM	6	Red Maple	Acer rubrum	Fair		Remove	
329	RM	7	Red Maple	Acer rubrum	Poor		Remove	1
330	SM	13	Silver Maple	Acer saccharinum	Fair		Offsite	
331	SS	6	Sassafras	Sassafras albidum	Fair		Offsite	
332	SS	9	Sassafras	Sassafras albidum	Good		Offsite	
333	SS	8	Sassafras	Sassafras albidum	Fair		Offsite	
334	SS	11	Sassafras	Sassafras albidum	Very Poor		Offsite	
335	SS	13	Sassafras	Sassafras albidum	Good	Yes	Offsite	
336	SS	14	Sassafras	Sassafras albidum	Good	Yes	Offsite	
337	SS	10	Sassafras	Sassafras albidum	Poor		Offsite	
338	SS	17	Sassafras	Sassafras albidum	Fair	Yes	Offsite	
339	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		Offsite	
340	BC	22	Wild Black Cherry	Prunus serotina	Poor		Offsite	
341	BC	14	Wild Black Cherry	Prunus serotina	Fair		Offsite	
342	SS	7	Sassafras	Sassafras albidum	Fair		Offsite	2
343	RO	12	Red Oak	Quercus rubra	Poor		Remove	
344	SS	6	Sassafras	Sassafras albidum	Fair		Remove	
345	RM	7	Red Maple	Acer rubrum	Poor		Remove	
346	RM	8	Red Maple	Acer rubrum	Fair		Save	
347	SM	6	Silver Maple	Acer saccharinum	Fair		Save	
348	SS	11	Sassafras	Sassafras albidum	Fair		Save	
349	SS	9	Sassafras	Sassafras albidum	Fair		Save	
350	SS	7	Sassafras	Sassafras albidum	Fair		Offsite	
351	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
352	RM	6	Red Maple	Acer rubrum	Poor		Remove	
353	PW	11	White Poplar	Populus alba	Poor		Remove	
354	SM	15	Silver Maple	Acer saccharinum	Fair		Remove	
355	RO	9	Red Oak	Quercus rubra	Poor		Remove	
356	PW	12	White Poplar	Populus alba	Poor		Remove	
357	PW	14	White Poplar	Populus alba	Poor		Remove	
358	BE	15	American Beech	Fragus grandifolia	Good		Remove	
359	SWO	6	Swamp White Oak	Quercus bicolor	Fair		Remove	
360	E	6	American Elm	Ulmus americana	Fair		Remove	
361	RM	6	Red Maple	Acer rubrum	Fair		Remove	
362	PO	16	Pin Oak	Quercus palustris	Fair	Yes	Remove	
363	WO	11	White Oak	Quercus alba	Fair		Remove	
364	BC	19	Wild Black Cherry	Prunus serotina	Fair	Yes	Remove	
365	RO	10	Red Oak	Quercus rubra	Poor		Remove	1
366	RO	8	Red Oak	Quercus rubra	Poor		Remove	
367	BO	17	Black Oak	Quercus velutina	Poor		Remove	
368	SM	7	Silver Maple	Acer saccharinum	Fair		Remove	
369	BO	10	Black Oak	Quercus velutina	Fair		Remove	
370	RM	6	Red Maple	Acer rubrum	Fair		Remove	
371	PW	13	White Poplar	Populus alba	Poor		Remove	3
372	PW	13	White Poplar	Populus alba	Fair		Remove	
373	SS	6	Sassafras	Sassafras albidum	Fair		Remove	
374	SS	9	Sassafras	Sassafras albidum	Fair		Remove	
375	PW	10	White Poplar	Populus alba	Fair		Remove	
376	PW	9	White Poplar	Populus alba	Fair		Remove	
377	RM	10	Red Maple	Acer rubrum	Fair		Remove	
378	SM	10	Silver Maple	Acer saccharinum	Fair		Remove	1
379	E	7	American Elm	Ulmus americana	Fair		Remove	
380	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	
381	SM	15	Silver Maple	Acer saccharinum	Good		Remove	
382	SM	16	Silver Maple	Acer saccharinum	Fair		Save	
383	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
384	RM	8	Red Maple	Acer rubrum	Poor		Remove	
385	SM	10	Silver Maple	Acer saccharinum	Fair		Save	
386	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
387	SS	9	Sassafras	Sassafras albidum	Fair		Remove	
388	RM	10	Red Maple	Acer rubrum	Good		Remove	
389	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
390	SM	14	Silver Maple	Acer saccharinum	Good		Remove	
391	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
392	RM	7	Red Maple	Acer rubrum	Good		Remove	
393	RM	7	Red Maple	Acer rubrum	Fair		Remove	
394	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
395	SM	6	Silver Maple	Acer saccharinum	Fair		Remove	
396	SM	13	Silver Maple	Acer saccharinum	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
397	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
398	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
399	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
400	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
401	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
402	RM	32	Red Maple	<i>Acer rubrum</i>	Good	Yes	Save	1
403	RO	10	Red Oak	<i>Quercus rubra</i>	Fair		Save	
404	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Save	
405	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
406	SS	9	Sassafras	<i>Sassafras albidum</i>	Fair		Save	
407	SS	9	Sassafras	<i>Sassafras albidum</i>	Poor		Save	
408	SS	7	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
409	SS	6	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
410	SS	10	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
411	SS	10	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
412	SS	10	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
413	SS	13	Sassafras	<i>Sassafras albidum</i>	Fair	Yes	Remove	
414	SS	28	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
415	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
416	SS	10	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
417	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
418	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
419	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	
420	BC	32	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
421	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Remove	
422	PW	11	White Poplar	<i>Populus alba</i>	Fair		Remove	
423	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
424	TP	15	Tulip-Poplar	<i>Liriodendron tulipifera</i>	Good		Remove	
425	PO	9	Pin Oak	<i>Quercus palustris</i>	Poor		Remove	
426	PO	10	Pin Oak	<i>Quercus palustris</i>	Fair		Remove	
427	SM	8	Silver Maple	<i>Acer saccharinum</i>	Poor		Remove	
428	SM	10	Silver Maple	<i>Acer saccharinum</i>	Poor		Remove	
429	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
430	SS	11	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
431	SS	12	Sassafras	<i>Sassafras albidum</i>	Fair	Yes	Remove	
432	CT	13	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
433	RM	9	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
434	CT	28	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
435	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
436	BC	15	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Save	
437	SS	20	Sassafras	<i>Sassafras albidum</i>	Poor		Save	
438	E	11	American Elm	<i>Ulmus americana</i>	Poor		Remove	
439	RO	10	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
440	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
441	RM	7	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
442	RM	7	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
443	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
444	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
445	RO	16	Red Oak	<i>Quercus rubra</i>	Good	Yes	Remove	
446	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
447	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
448	WO	8	White Oak	<i>Quercus alba</i>	Fair		Remove	
449	SM	11	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
450	CT	35	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
451	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
452	WO	11	White Oak	<i>Quercus alba</i>	Fair		Remove	
453	RO	6	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
454	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
455	PW	10	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
456	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
457	WO	11	White Oak	<i>Quercus alba</i>	Poor		Remove	
458	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
459	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
460	WO	6	White Oak	<i>Quercus alba</i>	Poor		Remove	
461	PW	10	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
462	SM	15	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
463	PO	7	Pin Oak	<i>Quercus palustris</i>	Poor		Remove	
464	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
465	PW	14	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
466	RM	6	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
467	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
468	SS	6	Sassafras	<i>Sassafras albidum</i>	Good		Remove	
469	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
470	SM	10	Silver Maple	<i>Acer saccharinum</i>	Good		Offsite	
471	CT	15	Cottonwood	<i>Populus deltoides</i>	Poor		Offsite	
472	CT	20	Cottonwood	<i>Populus deltoides</i>	Very Poor		Offsite	
473	CT	15	Cottonwood	<i>Populus deltoides</i>	Very Poor		Offsite	
474	BX	26	Box elder	<i>Acer negundo</i>	Fair		Remove	
475	BX	6	Box elder	<i>Acer negundo</i>	Poor		Remove	1
476	BX	13	Box elder	<i>Acer negundo</i>	Fair		Remove	
477	BX	6	Box elder	<i>Acer negundo</i>	Poor		Remove	
478	BX	6	Box elder	<i>Acer negundo</i>	Fair		Remove	
479	E	21	American Elm	<i>Ulmus americana</i>	Good		Remove	
480	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
481	E	9	American Elm	<i>Ulmus americana</i>	Fair		Remove	
482	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
483	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
484	AU	14	Austrian Pine	<i>Pinus nigra</i>	Fair		Remove	
485	PW	8	White Poplar	<i>Populus alba</i>	Fair		Remove	
486	AU	13	Austrian Pine	<i>Pinus nigra</i>	Fair		Remove	
487	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
488	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
489	RM	18	Red Maple	<i>Acer rubrum</i>	Fair	Yes	Remove	
490	SM	15	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
491	SM	31	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
492	SM	32	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
493	WS	8	White Spruce	<i>Picea glauca</i>	Fair		Remove	
494	SM	36	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
495	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220



■ sheet title:

Tree Survey
(3 of 4)

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

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■ drawn by:

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■ checked by:

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Call before you dig.

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09.21.2020 Per Engineering Revisions
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sheet no.

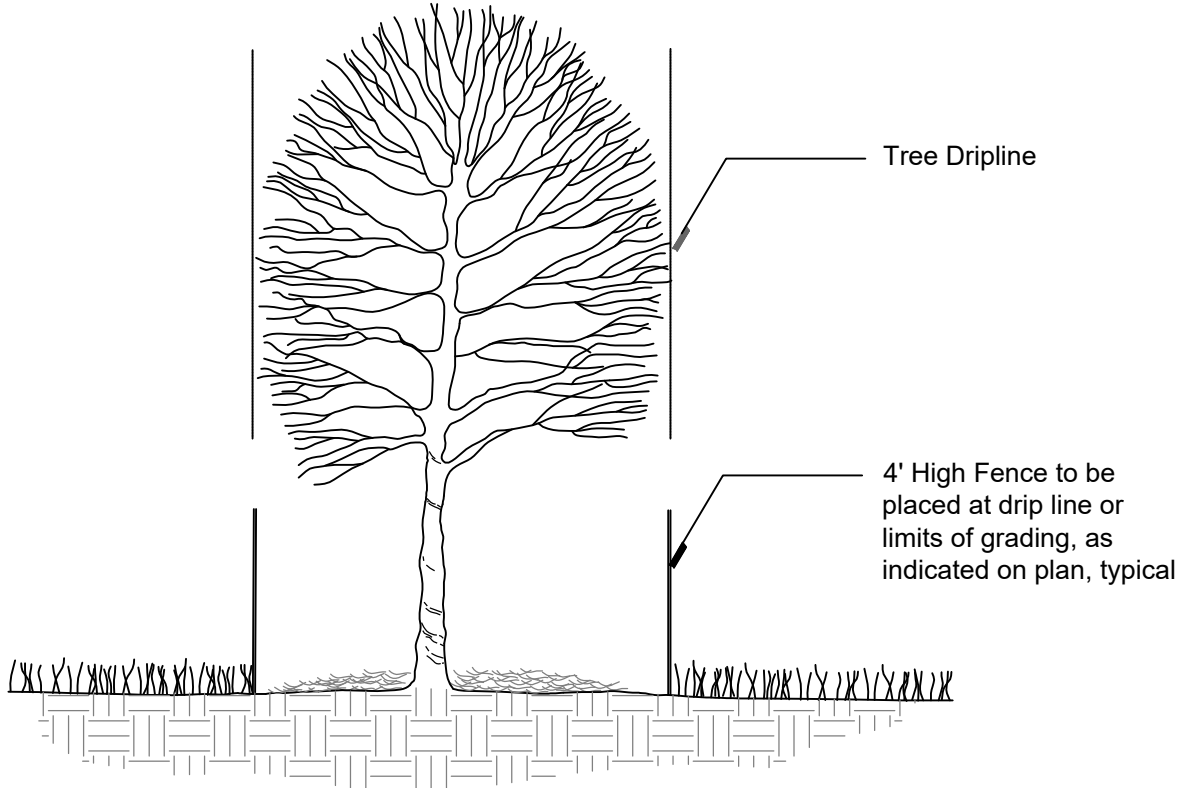
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
595	E	8	American Elm	Ulmus americana	Fair		Remove	
596	CT	42	Cottonwood	Populus deltoides	Fair		Save	
597	SS	8	Sassafras	Sassafras albidum	Fair		Remove	
598	BX	16	Box elder	Acer negundo	Fair		Remove	
599	BW	7	Black Walnut	Juglans nigra	Fair		Remove	x1
600	BW	8	Black Walnut	Juglans nigra	Fair		Remove	
601	BX	7	Box elder	Acer negundo	Fair		Remove	
602	BX	14	Box elder	Acer negundo	Fair		Remove	
603	BX	13	Box elder	Acer negundo	Fair		Remove	
604	E	6	American Elm	Ulmus americana	Fair		Remove	
605	E	8	American Elm	Ulmus americana	Fair		Remove	
606	E	7	American Elm	Ulmus americana	Fair		Remove	
607	BX	10	Box elder	Acer negundo	Fair		Remove	
608	BX	7	Box elder	Acer negundo	Fair		Remove	
609	B	13	Basswood	Tilia americana	Good		Remove	
610	E	6	American Elm	Ulmus americana	Fair		Remove	
611	E	12	American Elm	Ulmus americana	Good		Remove	
612	RM	11	Red Maple	Acer rubrum	Good		Remove	
613	BC	6	Wild Black Cherry	Prunus serotina	Good		Remove	
614	BC	10	Wild Black Cherry	Prunus serotina	Fair		Remove	
615	BC	6	Wild Black Cherry	Prunus serotina	Fair		Remove	
616	RM	8	Red Maple	Acer rubrum	Good		Remove	
617	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
618	CT	18	Cottonwood	Populus deltoides	Good		Remove	
619	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
620	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
621	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
622	SM	15	Silver Maple	Acer saccharinum	Good		Remove	
623	BC	12	Wild Black Cherry	Prunus serotina	Good		Remove	
624	BW	7	Black Walnut	Juglans nigra	Fair		Remove	
625	BX	8	Box elder	Acer negundo	Poor		Remove	
626	BX	12	Box elder	Acer negundo	Fair		Remove	
627	BX	6	Box elder	Acer negundo	Fair		Remove	
628	BX	11	Box elder	Acer negundo	Fair		Remove	
629	BX	14	Box elder	Acer negundo	Poor		Remove	
630	BX	8	Box elder	Acer negundo	Fair		Remove	
631	BX	8	Box elder	Acer negundo	Fair		Remove	
632	BX	16	Box elder	Acer negundo	Fair		Remove	
633	BX	19	Box elder	Acer negundo	Fair		Remove	
634	TP	7	Tulip-Poplar	Liriodendron tulipifera	Fair		Remove	x1
635	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	x2
636	BO	6	Black Oak	Quercus velutina	Fair		Remove	
637	E	7	American Elm	Ulmus americana	Fair		Remove	
638	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
639	RO	7	Red Oak	Quercus rubra	Fair		Remove	
640	BC	13	Wild Black Cherry	Prunus serotina	Fair		Remove	
641	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
642	B	13	Basswood	Tilia americana	Fair		Remove	
643	RO	9	Red Oak	Quercus rubra	Good		Remove	
644	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	
645	SWO	9	Swamp White Oak	Quercus bicolor	Fair		Remove	
646	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
647	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
648	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	
649	PW	16	White Poplar	Populus alba	Fair		Remove	
650	PW	9	White Poplar	Populus alba	Fair		Remove	
651	BC	12	Wild Black Cherry	Prunus serotina	Fair		Remove	
652	CT	13	Cottonwood	Populus deltoides	Good		Remove	
653	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
654	CT	27	Cottonwood	Populus deltoides	Fair		Remove	
655	CT	17	Cottonwood	Populus deltoides	Fair		Remove	
656	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
657	CT	28	Cottonwood	Populus deltoides	Fair		Remove	
658	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
659	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
660	PW	17	White Poplar	Populus alba	Fair		Remove	
661	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
662	RM	15	Red Maple	Acer rubrum	Fair		Remove	
663	SM	7	Silver Maple	Acer saccharinum	Fair		Remove	
664	BX	12	Box elder	Acer negundo	Poor		Remove	
665	BX	8	Box elder	Acer negundo	Very Poor		Remove	
666	BX	8	Box elder	Acer negundo	Fair		Remove	
667	BX	10	Box elder	Acer negundo	Very Poor		Remove	
668	E	8	American Elm	Ulmus americana	Poor		Remove	
669	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
670	E	7	American Elm	Ulmus americana	Fair		Remove	
671	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
672	CT	10	Cottonwood	Populus deltoides	Fair		Remove	
673	SM	17	Silver Maple	Acer saccharinum	Fair		Remove	
674	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
675	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
676	I	9	Ironwood	Ostrya virginiana	Fair	Yes	Remove	
677	BX	10	Box elder	Acer negundo	Fair		Remove	
678	SWO	6	Swamp White Oak	Quercus bicolor	Fair		Remove	
679	BX	12	Box elder	Acer negundo	Fair		Remove	
680	BX	8	Box elder	Acer negundo	Fair		Remove	
681	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
682	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
683	PW	9	White Poplar	Populus alba	Fair		Remove	
684	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
685	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
686	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
687	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
688	BX	7	Box elder	Acer negundo	Fair		Remove	
689	BX	16	Box elder	Acer negundo	Fair		Remove	
690	BX	7	Box elder	Acer negundo	Fair		Remove	
691	BX	7	Box elder	Acer negundo	Fair		Remove	
692	BX	10	Box elder	Acer negundo	Fair		Remove	
693	BX	8	Box elder	Acer negundo	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
694	G	9	Ginkgo	<i>Ginkgo biloba</i>	Fair		Remove	
695	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
696	BX	8	Box elder	<i>Acer negundo</i>	Fair		Remove	
697	BX	8	Box elder	<i>Acer negundo</i>	Fair		Remove	
698	BX	10	Box elder	<i>Acer negundo</i>	Fair		Remove	
699	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	x1
700	BX	31	Box elder	<i>Acer negundo</i>	Fair		Remove	
701	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
702	E	7	American Elm	<i>Ulmus americana</i>	Fair		Remove	
703	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
704	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
705	BC	14	Wild Black Cherry	<i>Prunus serotina</i>	Good		Remove	
706	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair		Remove	
707	E	8	American Elm	<i>Ulmus americana</i>	Fair		Remove	
708	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
709	BX	13	Box elder	<i>Acer negundo</i>	Fair		Remove	
710	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
711	RO	17	Red Oak	<i>Quercus rubra</i>	Good	Yes	Remove	
712	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
713	CT	33	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
714	SM	14	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
715	CT	27	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
716	CT	10	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
717	CT	13	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
718	B	7	Basswood	<i>Tilia americana</i>	Good		Remove	
719	CT	24	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
720	CT	24	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
721	CT	8	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
722	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
723	CT	31	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
724	SM	19	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
725	CT	12	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
726	CT	21	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
727	E	11	American Elm	<i>Ulmus americana</i>	Fair		Remove	
728	CT	26	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
729	T	24	Tamarack	<i>Larix laricina</i>	Good	Yes	Remove	
730	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
731	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
732	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
733	SM	7	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
734	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
735	E	12	American Elm	<i>Ulmus americana</i>	Fair		Remove	
736	RO	14	Red Oak	<i>Quercus rubra</i>	Good		Remove	
737	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
738	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
739	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Save	
740	SM	40	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
741	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Save	
742	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
743	CT	15	Cottonwood	<i>Populus deltoides</i>	Good		Save	
744	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Save	
745	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
746	SM	28	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
747	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
748	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
749	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
750	CT	35	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
751	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Save	
752	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Good		Save	
753	SM	7	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
754	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Save	
755	BP	8	Bradford Pear	<i>Pyrus calleryana</i>	Fair		Remove	
756	E	19	American Elm	<i>Ulmus americana</i>	Poor		Save	
757	RO	13	Red Oak	<i>Quercus rubra</i>	Fair		Save	
758	CT	14	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
759	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
760	SM	11	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
761	RO	8	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
762	BC	12	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	x2
763	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
764	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
765	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
766	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Remove	
767	BC	12	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
768	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Save	
769	BW	10	Black Walnut	<i>Juglans nigra</i>	Good		Remove	
770	SM	10	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
771	RM	14	Red Maple	<i>Acer rubrum</i>	Good		Remove	
772	SM	8	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
773	WO	8	White Oak	<i>Quercus alba</i>	Poor		Remove	
774	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
775	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
776	PW	9	White Poplar	<i>Populus alba</i>	Good		Remove	
777	PW	10	White Poplar	<i>Populus alba</i>	Good		Remove	
778	PW	8	White Poplar	<i>Populus alba</i>	Fair		Remove	
779	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
780	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
781	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
782	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
783	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
784	PW	10	White Poplar	<i>Populus alba</i>	Fair		Remove	
785	RO	12	Red Oak	<i>Quercus rubra</i>	Good		Remove	
786	RO	9	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
787	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
788	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
789	RM	16	Red Maple	<i>Acer rubrum</i>	Fair	Yes	Remove	
790	E	13	American Elm	<i>Ulmus americana</i>	Fair		Remove	
791	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
792	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	



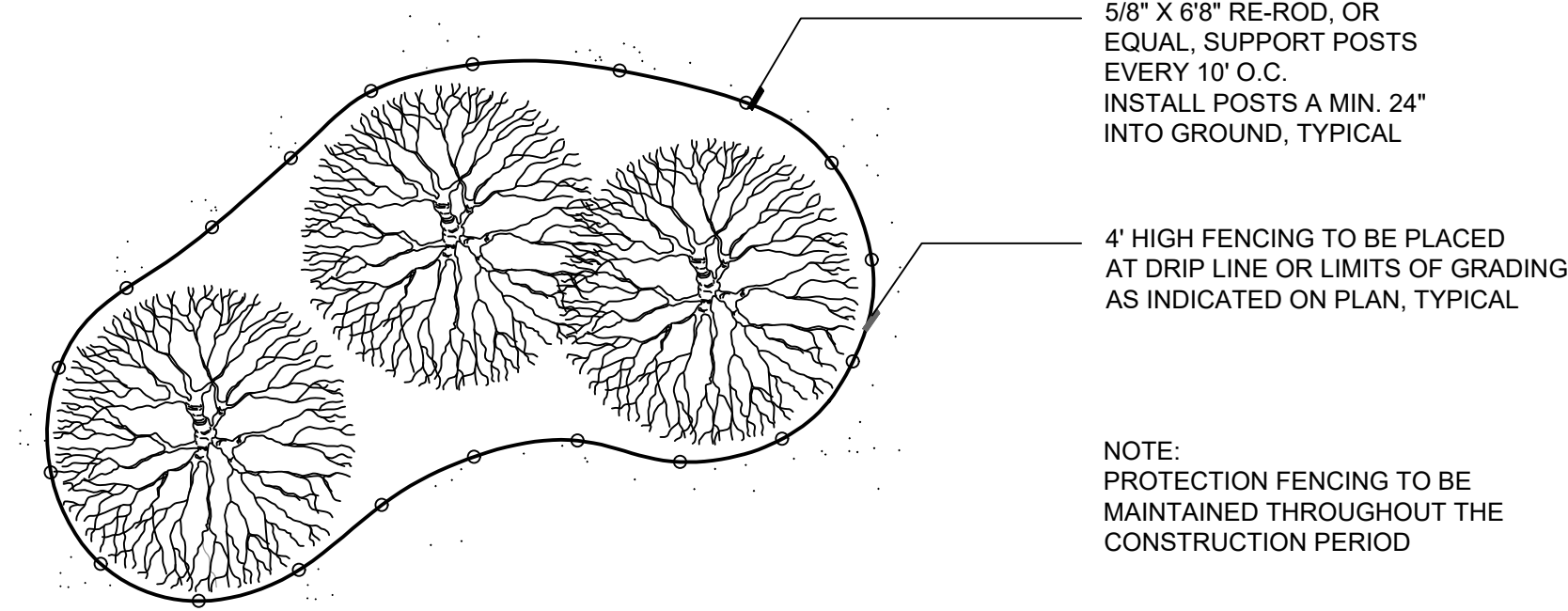
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
892	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
893	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
894	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
895	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
896	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
897	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
898	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
899	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
900	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
901	BC	11	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
902	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
903	RO	7	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
904	RM	13	Red Maple	<i>Acer rubrum</i>	Good		Remove	
905	RM	15	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
906	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
907	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
908	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
909	RM	20	Red Maple	<i>Acer rubrum</i>	Good	Yes	Remove	
910	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
911	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
912	SM	7	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
913	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair		Remove	
914	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
915	B	9	Basswood	<i>Tilia americana</i>	Fair		Remove	
916	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
917	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
918	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
919	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
920	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	
921	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
922	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
923	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
924	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
925	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
926	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
927	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
928	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
929	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
930	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
931	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
932	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	x1
933	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
934	RM	11	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x3
935	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
936	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
937	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
938	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
939	CT	24	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
940	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
941	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
942	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
943	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
944	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
945	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
946	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
947	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
948	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
949	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
950	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
951	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x3
952	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
953	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
954	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
955	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
956	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
957	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
958	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
959	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
960	CT	11	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
961	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
962	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
963	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
964	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
965	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
966	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
967	PV	15	White Poplar	<i>Populus alba</i>	Good		Remove	
968	RM	13	Red Maple	<i>Acer rubrum</i>	Good		Remove	
969	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
970	RO	15	Red Oak	<i>Quercus rubra</i>	Good		Remove	
971	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
972	WO	9	White Oak	<i>Quercus alba</i>	Fair		Remove	
973	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
974	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
975	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
976	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
977	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
978	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x2
979	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
980	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
981	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
982	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
983	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
984	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
985	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x2
986	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
987	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
988	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
989	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
990	SM	7	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
991	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
992	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
993	WS	8	White Spruce	<i>Picea glauca</i>	Fair		Remove	x1
994	SM	12	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
995	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
996	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
997	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
998	SM	12	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
999	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1000	B	7	Basswood	<i>Tilia americana</i>	Fair		Remove	
1001	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	x1
1002	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1003	WS	12	White Spruce	<i>Picea glauca</i>	Fair		Remove	
1004	WS	14	White Spruce	<i>Picea glauca</i>	Fair		Remove	
1005	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1006	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
1007	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1008	B	12	Basswood	<i>Tilia americana</i>	Fair		Remove	
1009	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1010	SM	6	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1011	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1012	PW	12	White Poplar	<i>Populus alba</i>	Fair		Remove	
1013	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1014	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
1015	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1016	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1017	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
1018	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
1019	RM	6	Red Maple	<i>Acer rubrum</i>	Poor		Remove	



Tree Protection Detail - Section

Scale: NTS



Tree Protection Detail - Plan

Scale: NTS

Tree Protection Notes

1. Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
2. No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, placing solvents, building materials, construction equipment, etc.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall attach any device or wire to any remaining tree.
5. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
6. Swales shall be routed to avoid the area within the drip lines of protected trees.
7. Trees located on adjacent properties that may be affected by construction activities must be protected.
8. Trees to be removed shall be flagged by the Owner Representative prior to site grading.
9. Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
10. The parking of idle and running equipment shall be prohibited under the drip line of protected trees.
11. The stripping of topsoil from around protected trees shall be prohibited.
12. Trees to be removed shall be fell away from trees to be saved.
13. Grubbing of understorey vegetation in construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a hydro-axe.
14. The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.



■ sheet title:

Tree Survey (4 of 4) & Landscape Details

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

WTK



Know what's Below.
Call before you dig.

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review



Landscape Maintenance Notes

All Landscape Maintenance shall be performed by Owner or Owner's desired Landscape Contractor or Landscape Maintenance Company.

Overall

- All diseased, damaged, or dead materials shall be replaced in accordance with the standards of the City of Troy Zoning Ordinance.

Lawn & Turf

- Lawn shall not be irrigated the prior to scheduled mowing
- Maintain a lawn height or 2-1/2" to 3-1/2"
- Lawn shall be mowed with a mulching mower or mower affixed with a mulching blade. Grass clippings shall be left on the lawn to decompose and release nutrients back into the soil
- Inspect Irrigation system after mowing to ensure no damage has been done to the components
- Maintenance Contractor shall maintain clean equipment to prevent potential spread of unwanted seeds, pests, and pathogens

Shrubs

- Prune shrubs on an as-needed basis and only to maintain the plant's natural appearance
- Allow shrubs to mature and fill planting areas as designed
- Allow designed hedges to grow together prior to pruning into a uniform shape

Groundcovers

- Keep free of weeds, grass, and refuse
- Prune lightly to maintain natural appearance
- Allow groundcovers to fill the intended planting area

Perennials

- Prune dead flower stalks that emerge during the summer to encourage foliage growth
- Perform seasonal pruning, weeding, and dead-heading as necessary to maintain a neat appearance and encourage flowering

Trees

- Remove weeds and suckers from around the base of trees
- Prune trees for safety, health, or structural clearance. Remove crossing and damaged branches
- Do not top trees for any reason
- Check on tree staking on a regular basis to ensure that ties and stakes are not damaging the trees. Maintain tree stakes until the tree can stand on its own. Upon reaching this point, remove and properly dispose of all tree stakes, ties, and wiring

Mulch

- Maintain hardwood mulch at a 3" depth and replenish as needed
- Keep mulch at least 3" away from plant stems and tree trunks
- Maintain clean-cut mulch edges and tree rings that match the designed edges

Weed Management

- Remove and properly dispose of any weeds and tree suckers that appear in planting beds. Use the least destructive methods possible

Fertilization

When fertilizing, use organic or non-chemical alternatives whenever possible to reduce the runoff into the Paint Creek

Pest Control

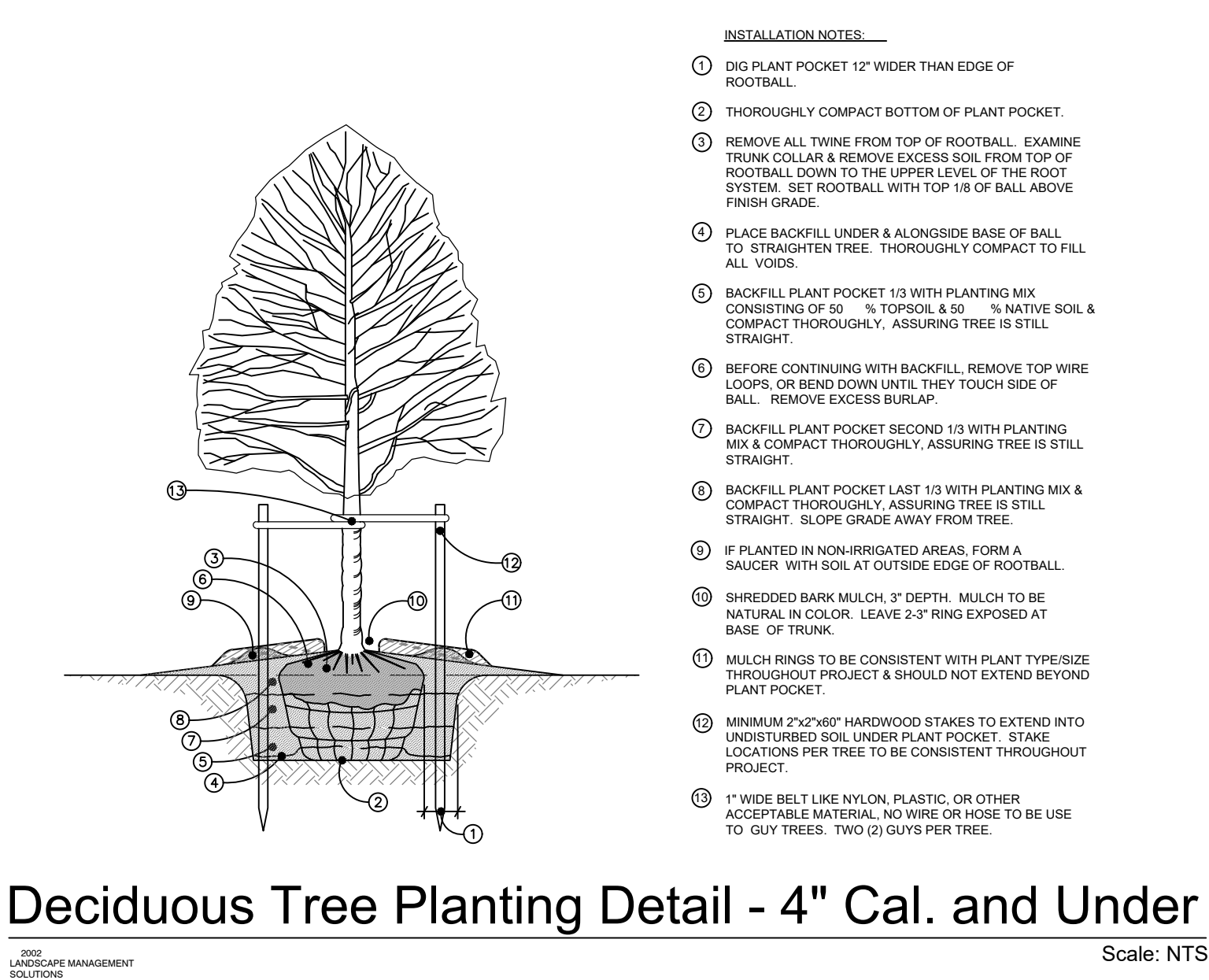
- When using pesticides, use organic or non-chemical alternatives whenever possible to reduce the runoff into the Paint Creek

Bed Edging

- Maintain Spade Cut Edges as designed, as necessary

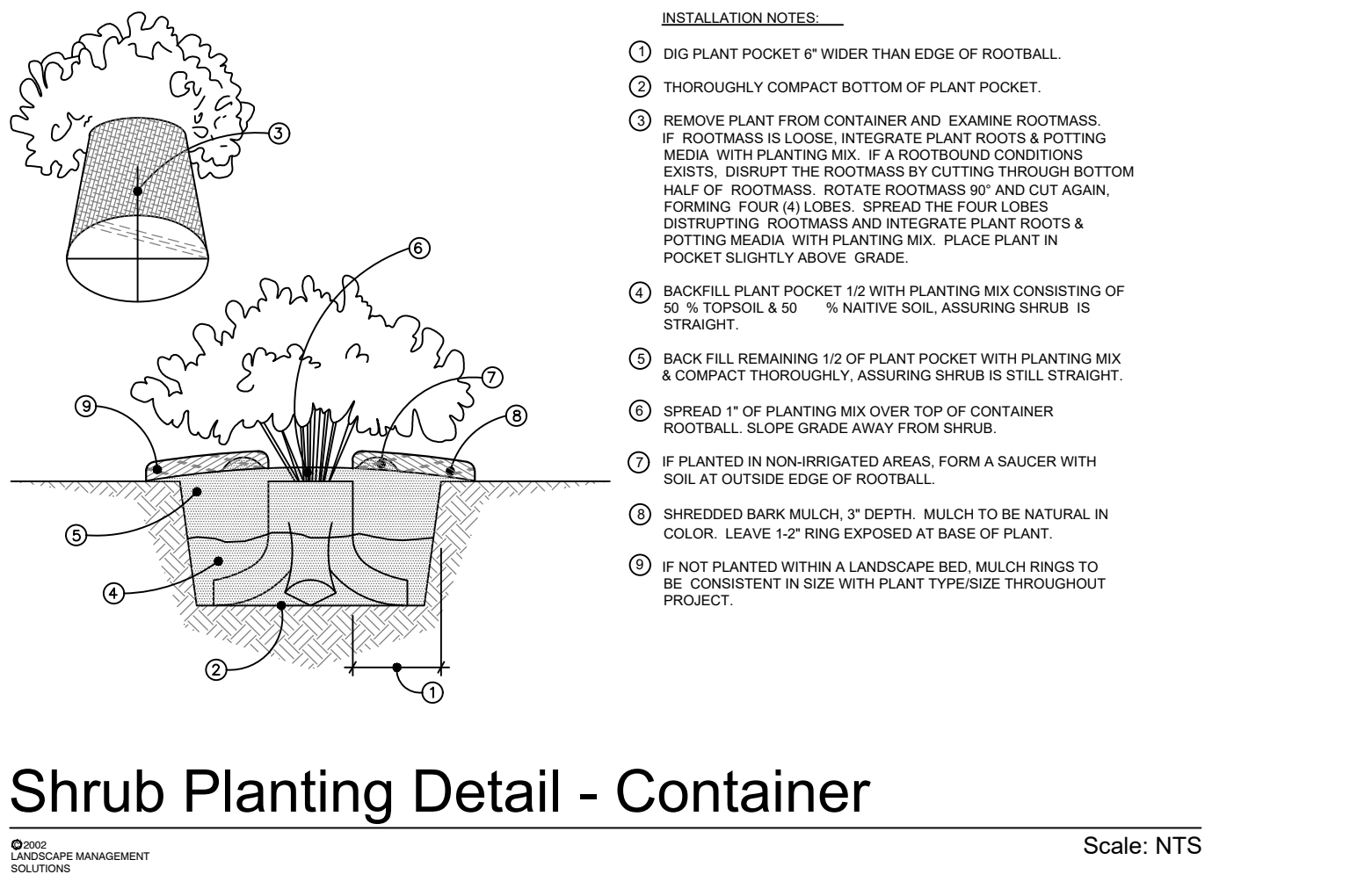
Landscape Notes

- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 3". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plans and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- All lawn areas to be irrigated.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded
- All Landscape Areas shall be irrigated by an automatic irrigation system with separate zones for Lawn and Plants.



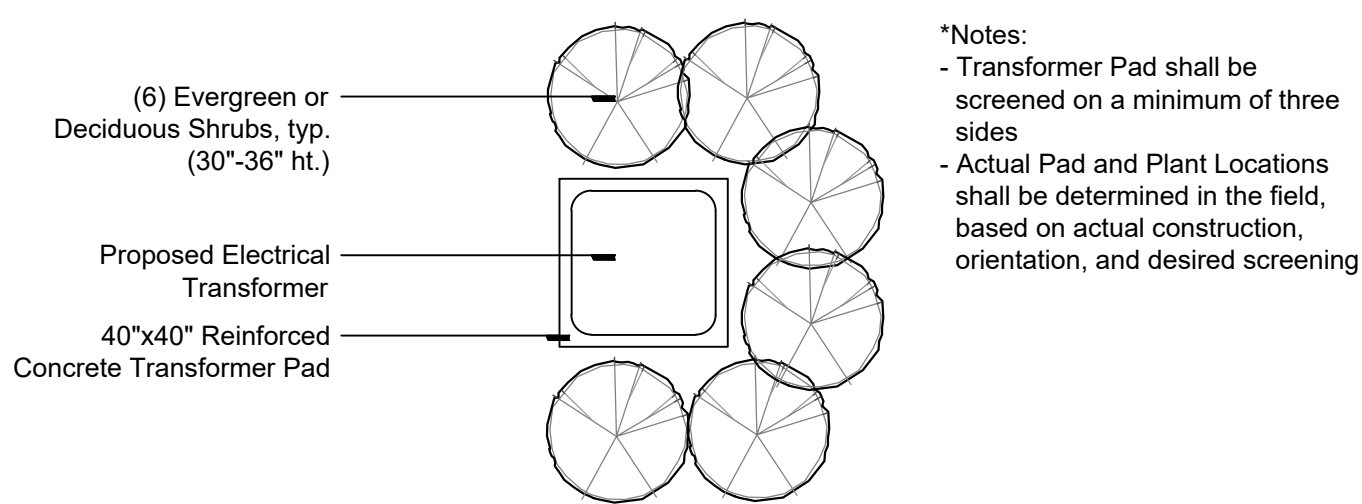
Deciduous Tree Planting Detail - 4" Cal. and Under

©2010 LANDSCAPE MANAGEMENT SOLUTIONS



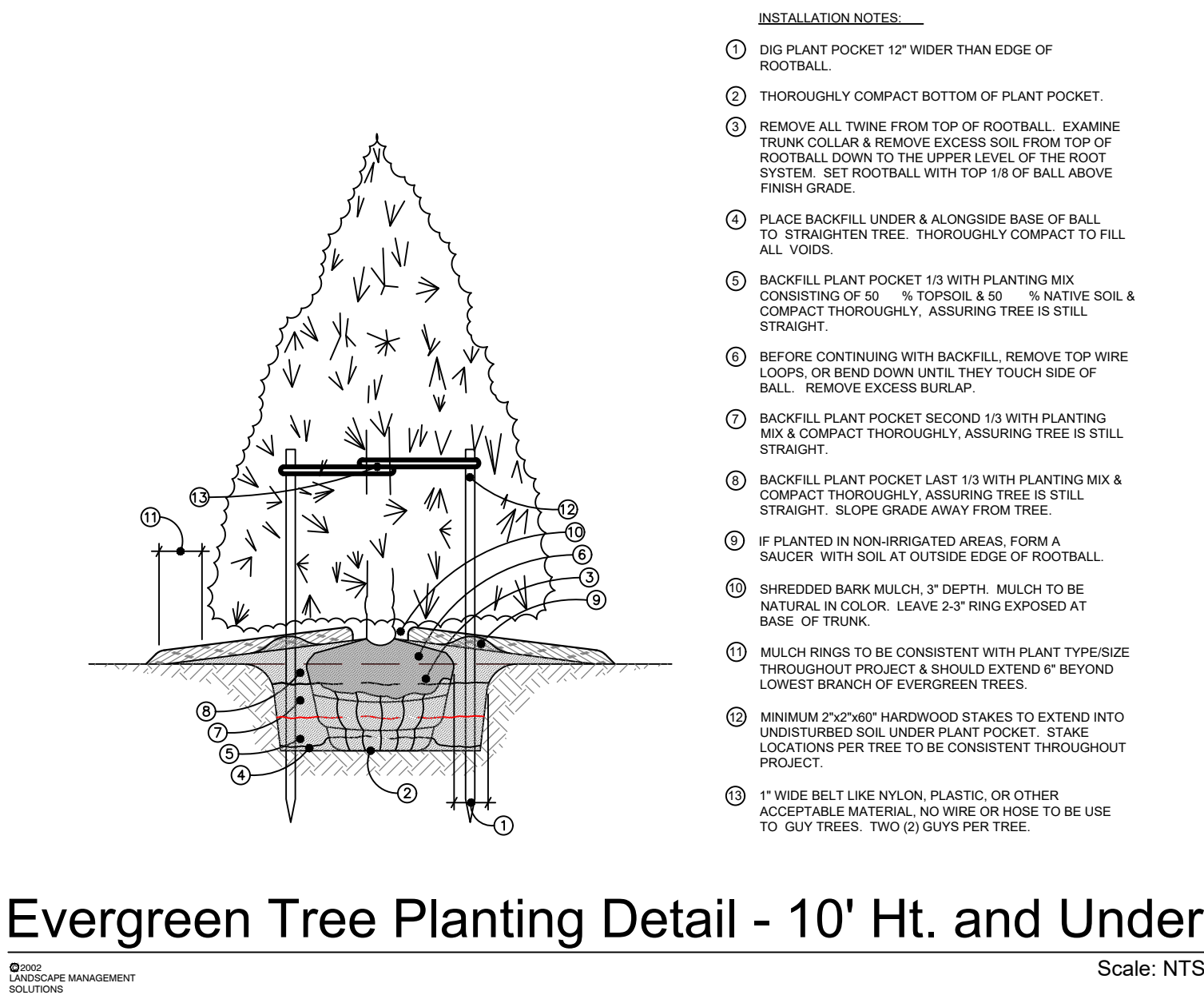
Shrub Planting Detail - Container

©2010 LANDSCAPE MANAGEMENT SOLUTIONS



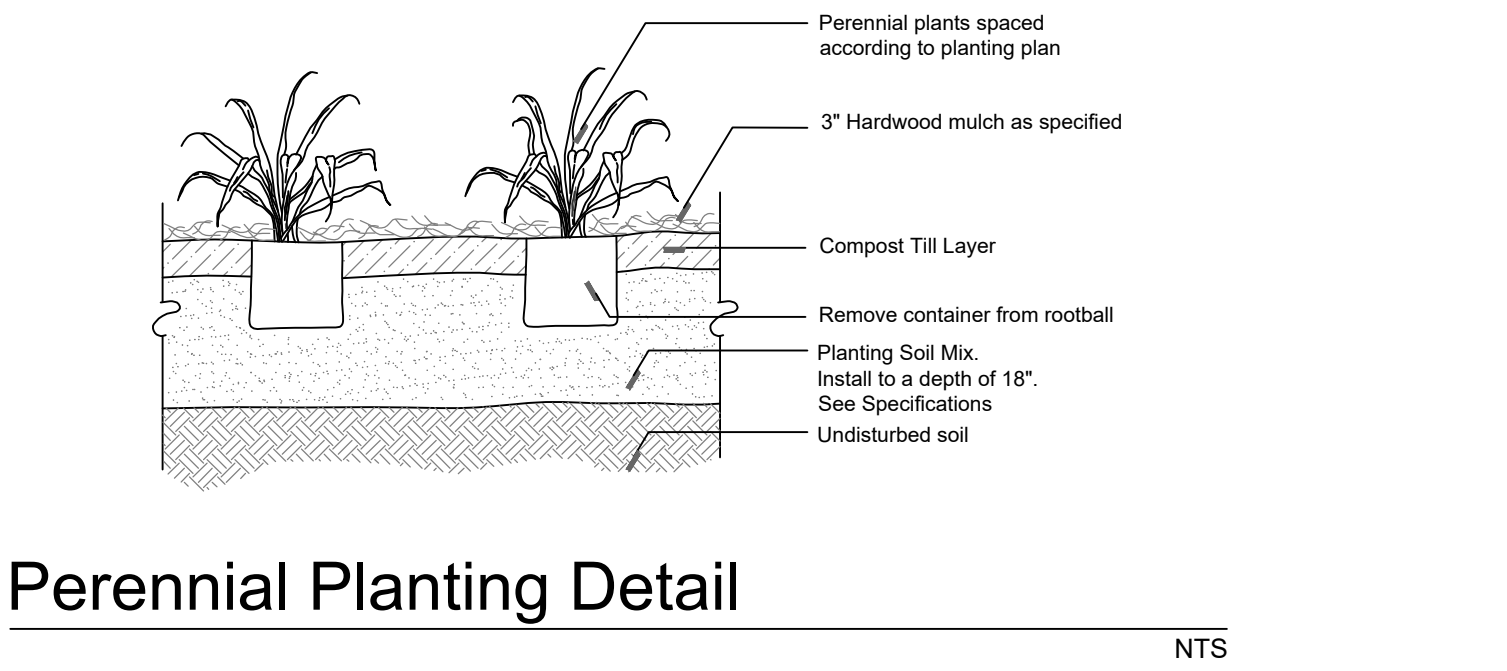
Optional Transformer Screening Detail

Scale: 1/4" = 1'



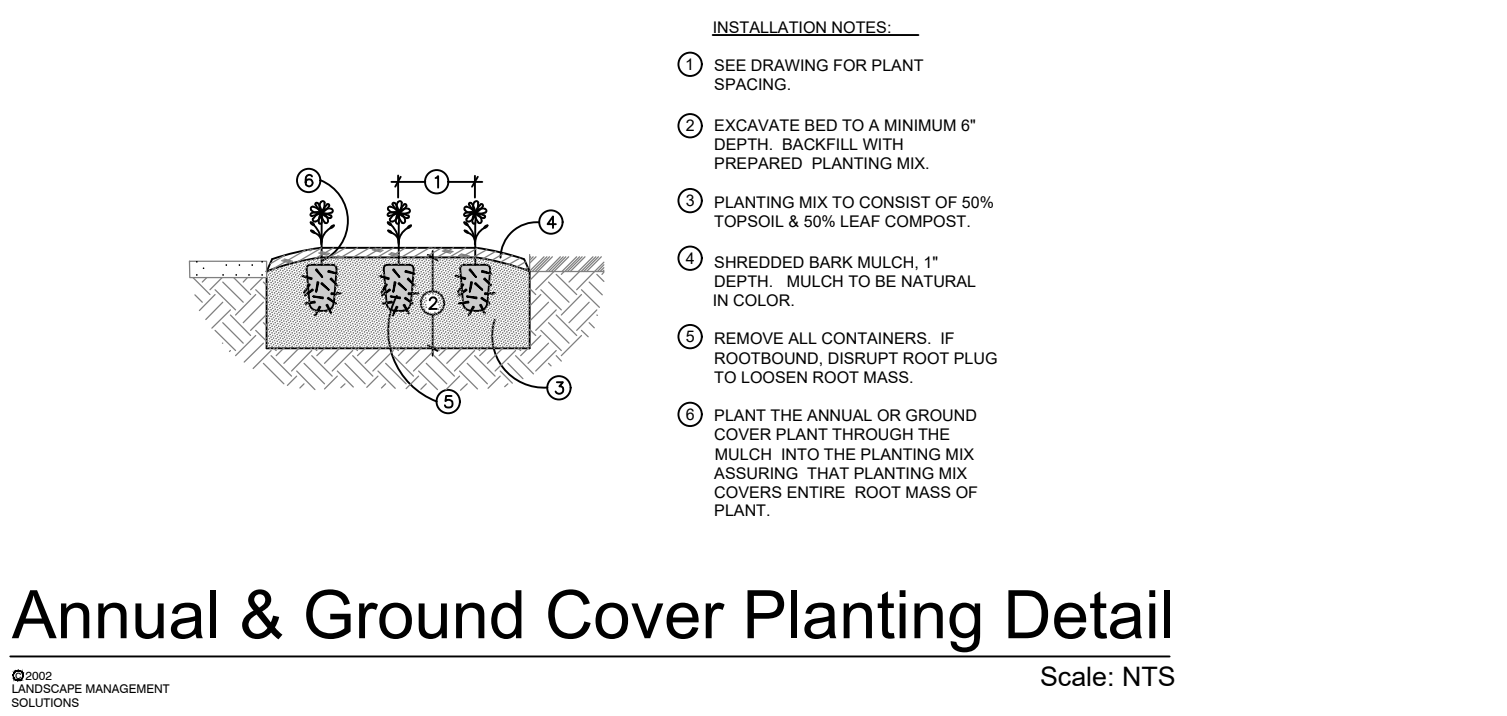
Evergreen Tree Planting Detail - 10' Ht. and Under

©2010 LANDSCAPE MANAGEMENT SOLUTIONS



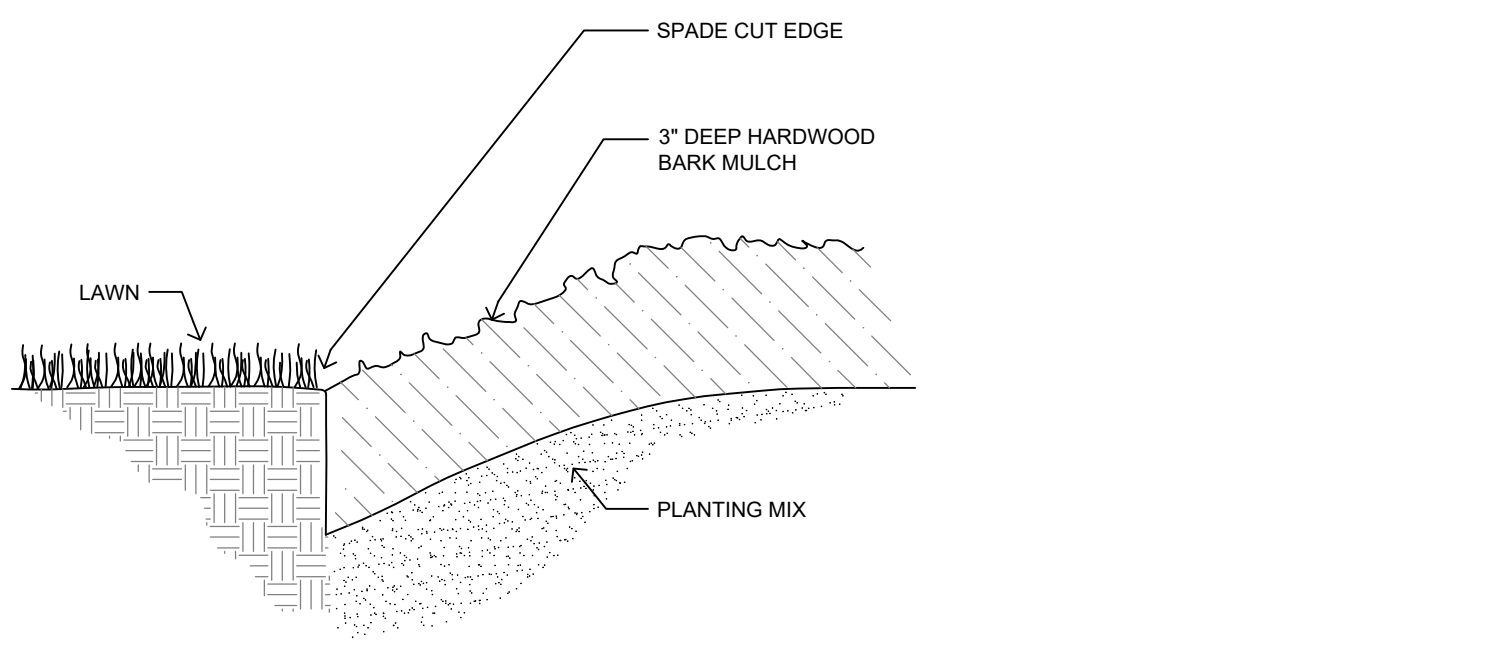
Perennial Planting Detail

Scale: NTS



Annual & Ground Cover Planting Detail

©2010 LANDSCAPE MANAGEMENT SOLUTIONS



Spade Cut Edging Detail

Scale: NTS

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220



sheet title:

Landscape Details & Notes

project title:

Meadows of Troy

City of Troy, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

18028

date:

07.28.2020

drawn by:

EMJ

checked by:

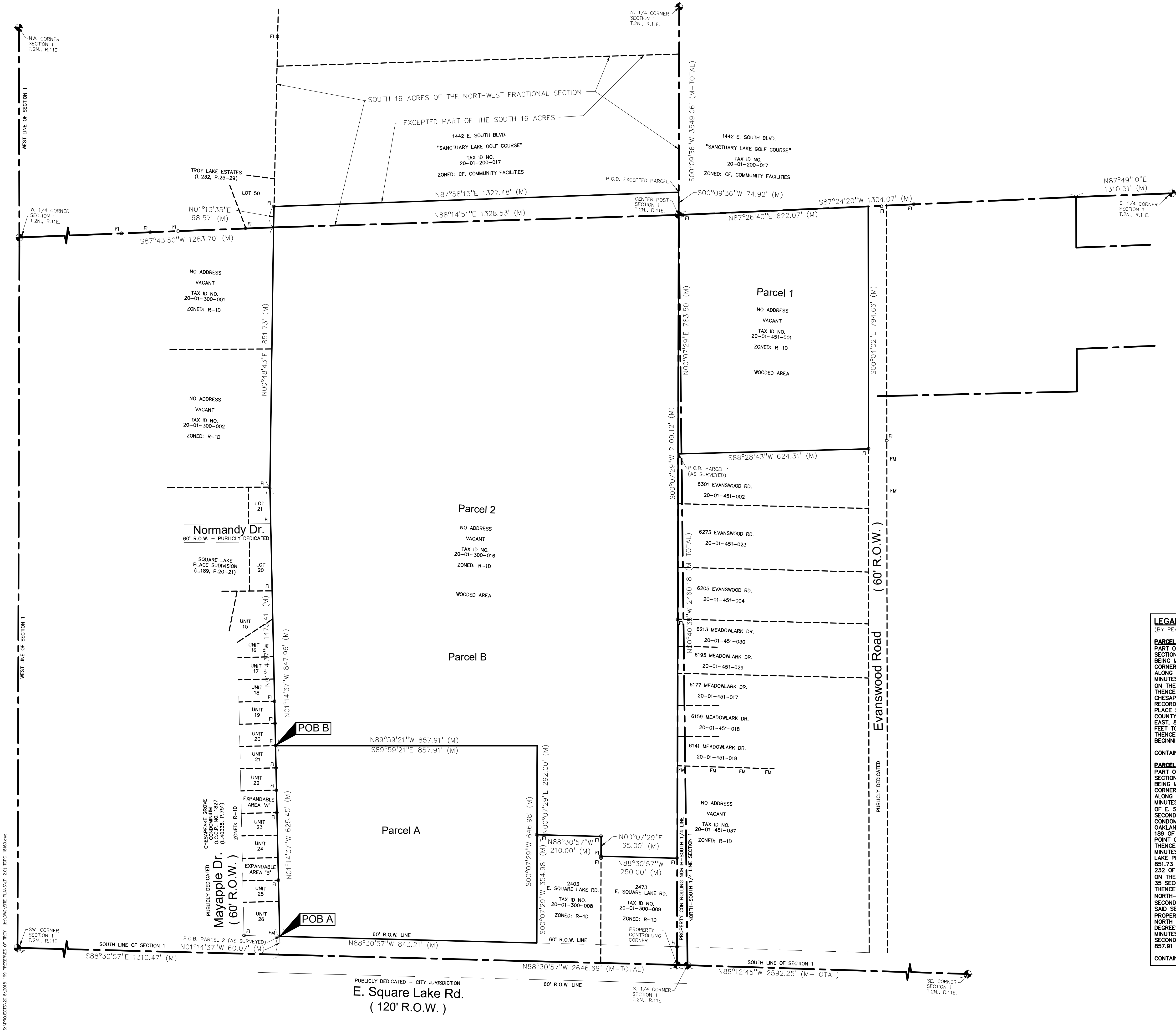
WTK



revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

sheet no.



LEGAL DESCRIPTION

(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

PARCEL 1

PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 261.25 FEET TO THE PROPERTY CONTROLLING CORNER; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST ALONG THE NORTH-SOUTH PROPERTY CONTROLLING LINE OF SAID SECTION 1, 1675.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PROPERTY CONTROLLING LINE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 783.50 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE NORTH 87 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1, 622.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EVANSWOOD ROAD (60 FEET WIDE); THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE OF EVANSWOOD ROAD, 794.66 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, 624.31 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 20-01-451-001

ADDRESS: NONE (VACANT)

CONTAINING: 491,407.07 SQUARE FEET OR 11.281 ACRES

PARCEL 2

PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 20-01-300-016

ADDRESS: NONE (VACANT)

CONTAINING: 3,077,405.52 SQUARE FEET OR 70.647 ACRES

LEGAL DESCRIPTION

(BY PEA GROUP)

PARCEL A

PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 625.45 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 21 SECONDS EAST, 857.91 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 540,917.85 SQUARE FEET OR 12.42 ACRES

PARCEL B

PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE) AND CONTINUING NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 625.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF CHESAPEAKE GROVE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 1847.98 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,536,487.73 SQUARE FEET OR 58.23 ACRES



TROY • WASHINGTON TWP
BRIGHTON • DETROIT
t: 844.813.2949

www.peagroup.com



0 75 150 300
SCALE: 1" = 150'



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

ROBERTSON
BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE

MEADOWS
OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE

PARCEL MAP

PEA JOB NO. 2018-169

P.M. JBT

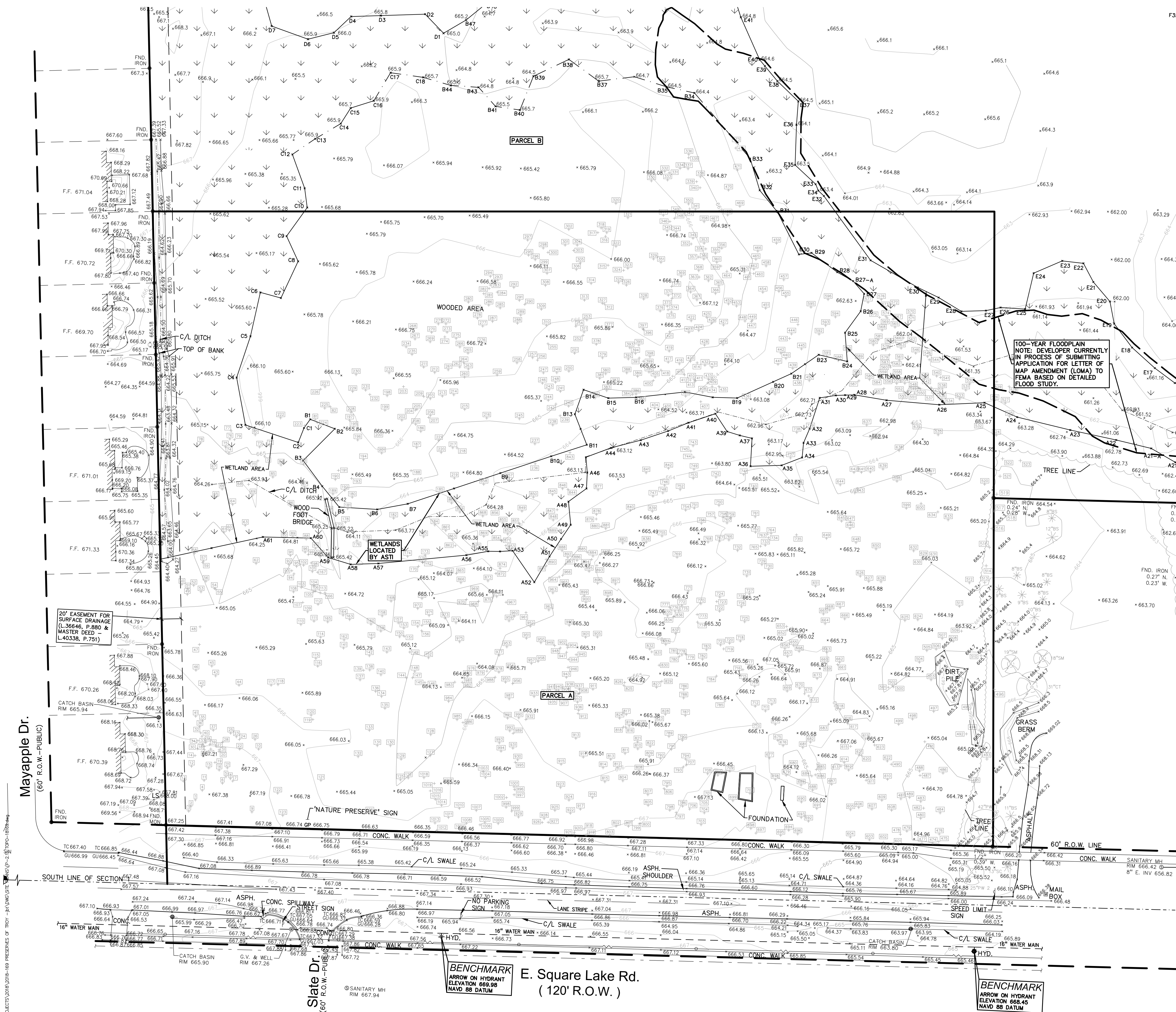
DN. TMK

DES. TMK



















































































DRAWING NUMBER:

P-2.0

NOT FOR CONSTRUCTION



LEGEND

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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|  IRON FOUND
 NAIL FOUND
 NAIL & CAP SET |  BRASS PLUG SET
 MONUMENT FOUND
 MONUMENT SET |  REC. CORNER FOUND
 R. RECORDED
 M. MEASURED
 C. CALCULATED |
| <p>—OH—ELEC—VAC—<</p> <p>—UG—CATV—</p> <p>—UG—PHONE—</p> <p>—UG—ELEC—ELEC—</p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> <p>     </p> | <p>ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE</p> <p>UNDERGROUND CABLE TV; CATV PEDESTAL</p> <p>TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE</p> <p>ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE</p> <p>GAS MAIN, VALVE & GAS LINE MARKER</p> <p>WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE</p> <p>SANITARY SEWER, CLEANOUT & MANHOLE</p> <p>STORM SEWER, CLEANOUT & MANHOLE</p> <p>COMBINED SEWER & MANHOLE</p> <p>SQUARE, ROUND & BEEHIVE CATCH BASIN, WARD DRAIN</p> <p>POST INDICATOR VALVE</p> <p>WATER VALVE, BOX/PAINT VALVE BOX, SERVICE SHUTOFF</p> <p>MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE</p> <p>UNIDENTIFIED STRUCTURE</p> <p>SPOT ELEVATION</p> <p>CONTOUR LINE</p> <p>FENCE</p> <p>GUARD RAIL</p> <p>STREET LIGHT</p> <p>SIGN</p> <p>CONCRETE</p> <p>ASPHALT</p> <p>GRAVEL</p> <p>GRAVEL SHOULDER</p> <p>WETLAND</p> | |

LEGAL DESCRIPTION

REFER TO SHEET P-2.0 FOR LEGAL DESCRIPTIONS

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NE ENGINEERS.

FLOODPLAIN NOTE:

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0553G. DATED SEPTEMBER 29, 2006.

PLAN # 1834



PLAN # 1834

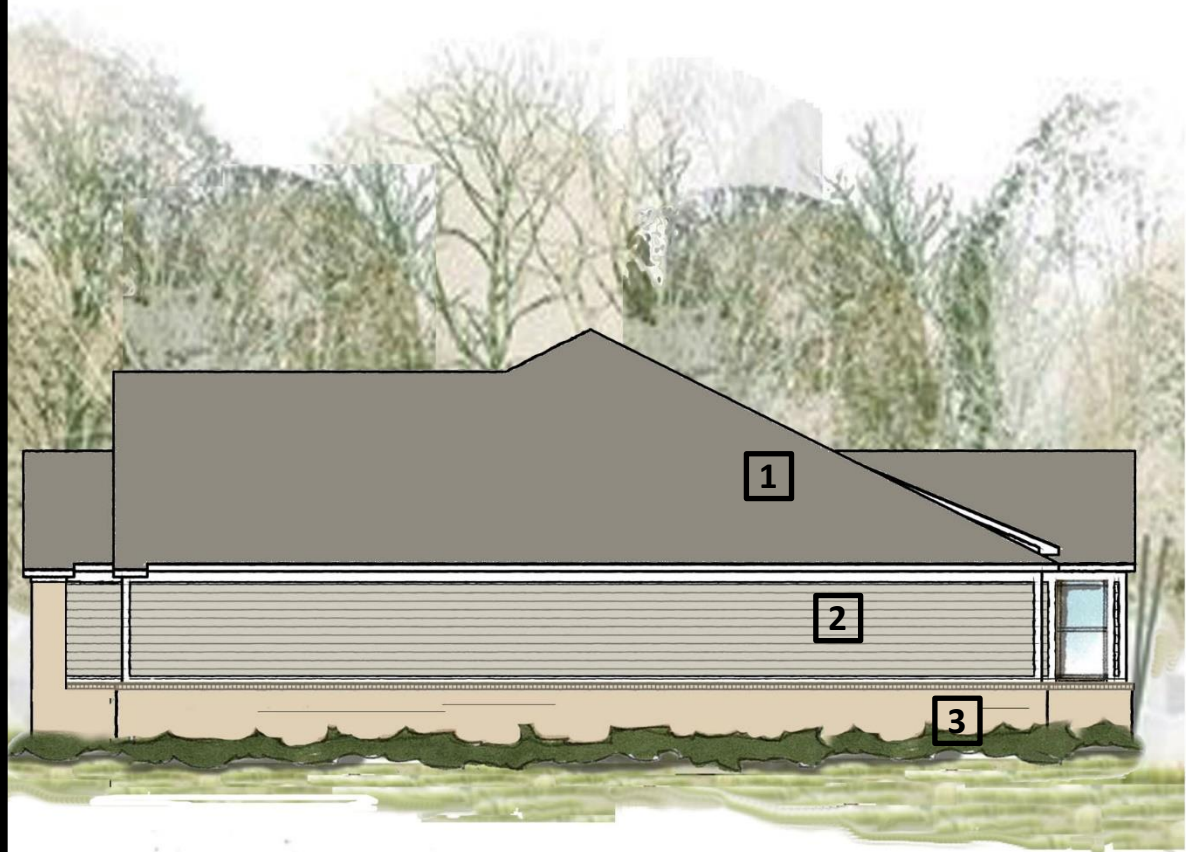


PROPOSED TRADITIONAL ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	BRICK
3	HARDIE LAP SIDING

PLAN # 1834
TRADITIONAL ELEVATION



LEFT ELEVATION



REAR ELEVATION

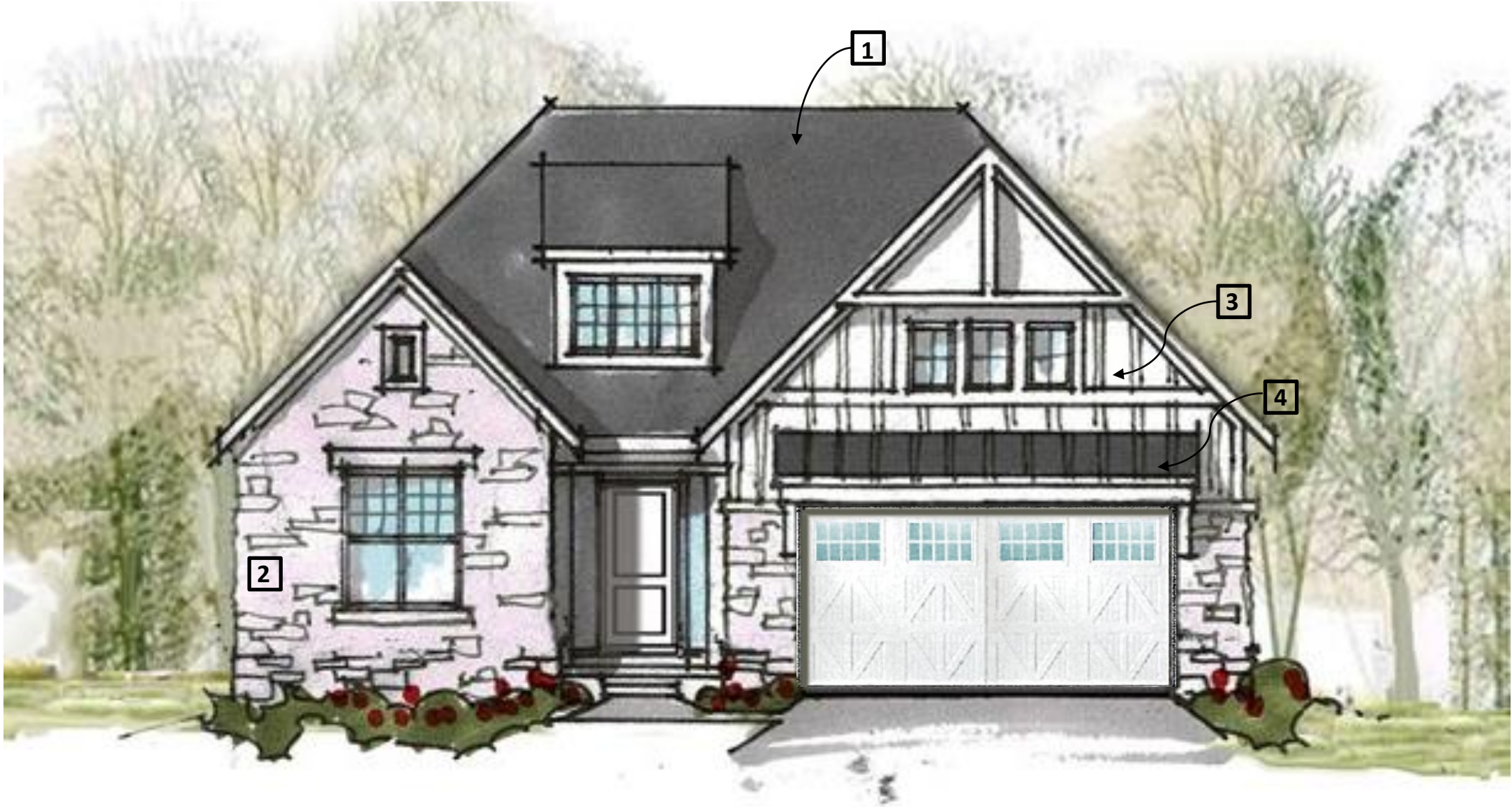


RIGHT ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	HARDIE LAP SIDING
3	BRICK

PLAN # 1834



PROPOSED FARMHOUSE ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	STONE
3	HARDIE BOARD & BATTEN SIDING
4	METAL ROOF

PLAN # 1834



PROPOSED EUROPEAN ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	BRICK





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



C. HEIDI GRETHUR
DIRECTOR

January 9, 2018

Mr. Rick West
Assistant Superintendent for Business Services
Troy School District
4400 Livernois Road
Troy, Michigan 48098-4799

Dear Mr. West:

SUBJECT: Wetland Identification Report
Wetland Identification Site Name: 63-East Square Lake Road-Troy
MiWaters Submission Number: HN7-FPES-HQGW4

The Department of Environmental Quality (DEQ) conducted a Level 3 Wetland Identification Review of approximately 80 acres on property (Property Tax Identification Numbers 20-01-300-016 and 20-01-451-001) located in Town 02 North, Range 11 East, Section 01, city of Troy, Oakland County on November 8, 2017. The wetland identification 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 Wetland Identification Program (WIP) application.

Based on our on-site investigation which included a review of plants, hydrology, and soils, the DEQ confirms, in part, the wetland boundary lines flagged by your consultant. The DEQ also reviewed other pertinent information such as aerial imagery, soil survey data, topographic mapping data, and surface hydrology data.

One wetland area was overlooked and omitted by the consultant. The DEQ extended the consultant's wetland delineation boundaries in one location within the central portion of the WIP Review Area to encompass additional wetland area. This additional portion of Wetland A showed evidence of sustained surface (or near-surface) hydrology occurring during the growing season and was associated with hydrophytic plant species and hydric soil.

Modified wetland boundaries were documented on the enclosed site map (Figure 2). The site map of the review area was created by combining information from your consultant and the DEQ. The new map identifies areas containing regulated wetland, unregulated wetland, and non-wetland (upland).

Approximately 43.59 acres (98 percent) of the wetland within the WIP Review Area are regulated by the DEQ because of wetland size and/or proximity to a pond, lake, or stream/drain. For those areas identified as regulated wetland on the site map, 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 the areas identified as non-wetland (upland) and unregulated wetland on the site map, the DEQ lacks jurisdiction under Part 303 for activities occurring in those areas.

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

Part 91, Soil Erosion and Sedimentation Control
Part 301, Inland Lakes and Streams

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 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 DEQ 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 WIP Review Area is not likely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

Mr. Rick West
Page 3
January 9, 2018

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

Wetland Identification Program
Department of Environmental Quality
Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

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 the DEQ.

Should you need to apply for a permit for future work within this site, please use the same site name listed within the subject line of this letter when you are listing the site location within the MiWaters online permit application.

The findings contained in this report are binding on the DEQ until January 9, 2021, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at 517-243-5002; gyekisk@michigan.gov; or DEQ, 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 Division
City of Troy Clerk
Ms. Dana Knox, ASTI Environmental
Mr. Andrew Hartz, DEQ
Ms. Susan Tepatti, DEQ

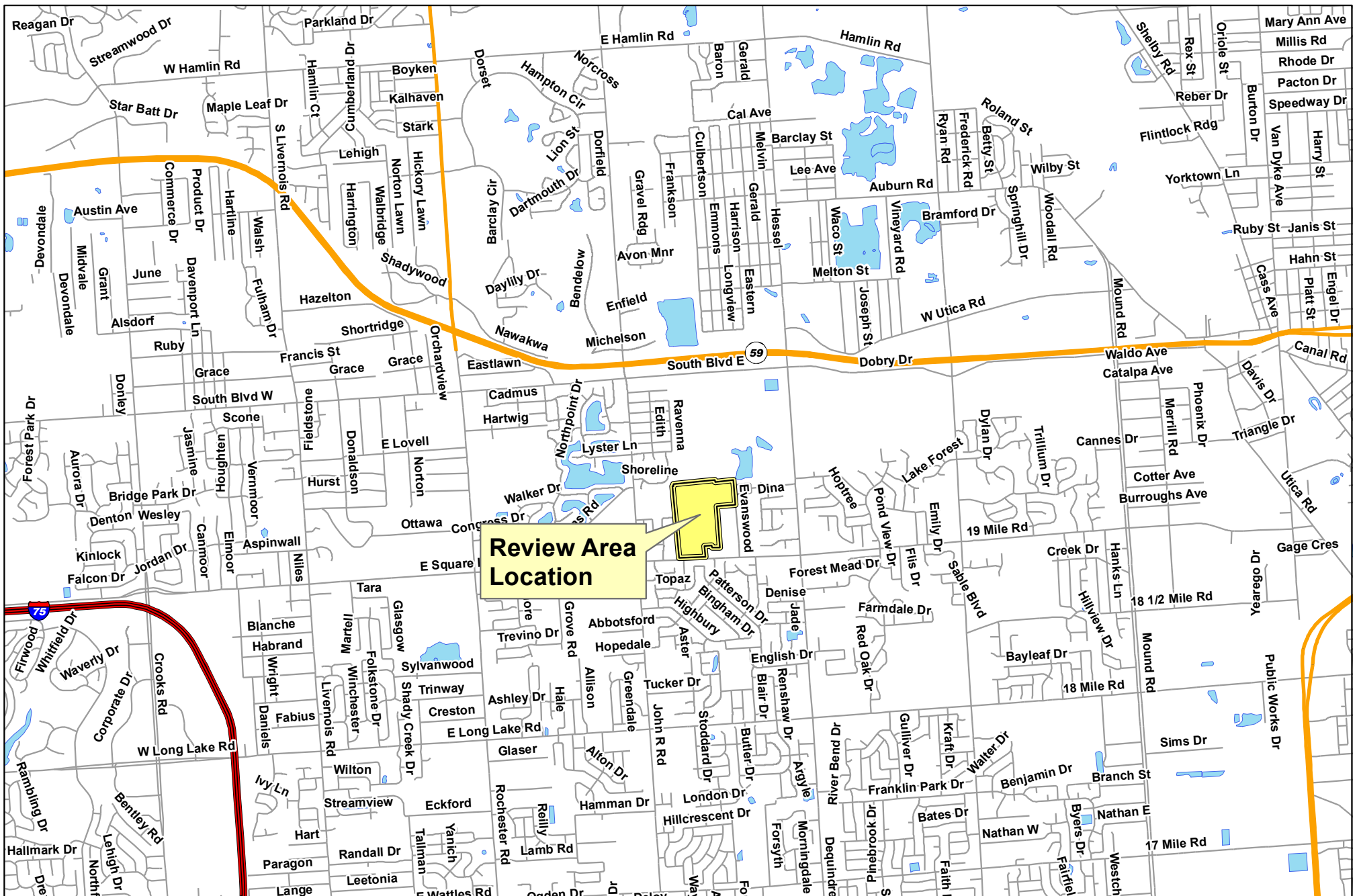
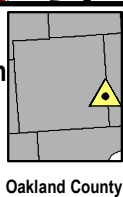


Figure 1.
Wetland Assessment Location
DEQ WIP
East Square Lake Road
Troy



Oakland County

0 0.375 0.75 1.5 2.25 3 Miles



WIP Review Area





MEMO

To: Mr. Tim Loughrin
Robertson Brothers Homes

From: Julie M. Kroll, PE, PTOE
Jacob Swanson, EIT
Fleis & VandenBrink

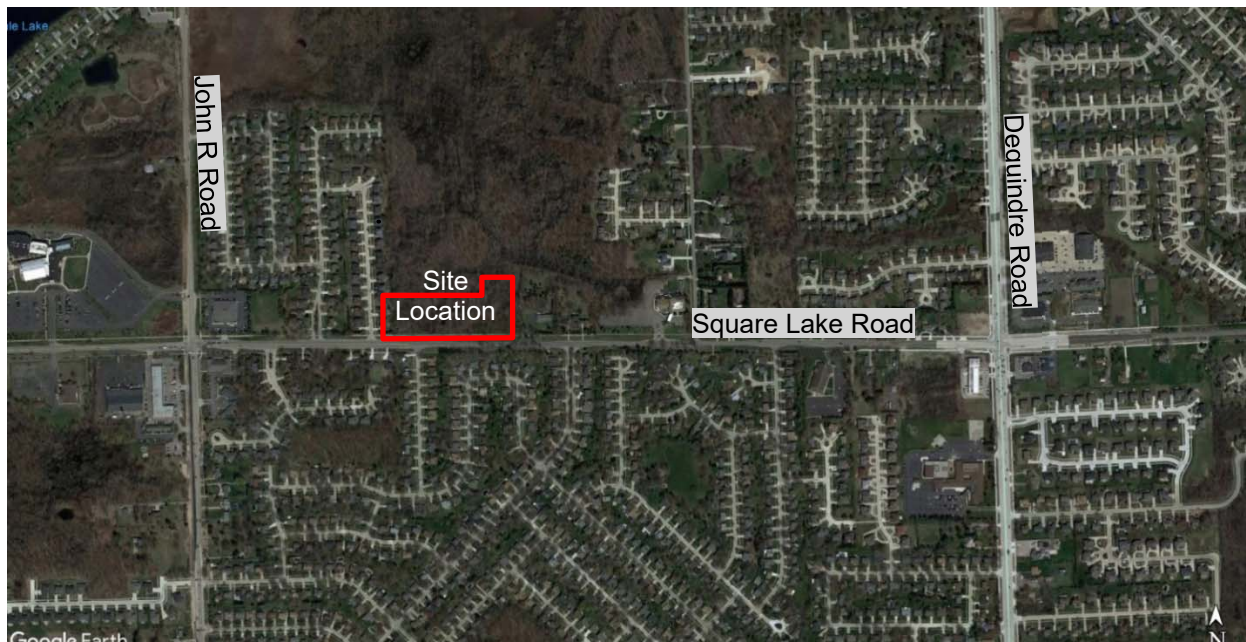
Date: July 20, 2020

Re: “The Preserves” Proposed Residential Development
Troy, Michigan
Trip Generation Study

INTRODUCTION

This memorandum presents the results of the trip generation comparison for the proposed “The Preserves” development in Troy, Michigan. The project site is located adjacent to the north side of Square Lake Road, approximately ¼ mile east of John R. Road; the site is currently undeveloped land, as shown in **Figure 1**. The proposed development plans include 30 detached condominium units within an active adult, age targeted community. The proposed access for this development includes constructing two (2) full access driveways on Square Lake Road. The study section of Square Lake Road is under the jurisdiction of the City of Troy. The project site was previously approved with a site plan consisting of 23 single-family homes. The purpose of this study is to provide a comparison of the proposed development plan to the previously approved site plan.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

TRIP GENERATION

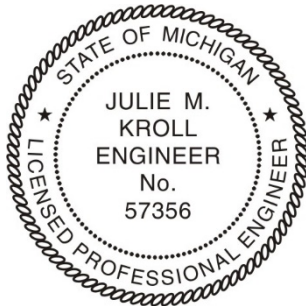
The number of Weekday peak hour (AM and PM) and daily vehicle trips were generated using the equations and rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. The trip generation of the subject site was forecast for the previously approved 23 single-family home site plan and was compared to the projected trips generated by the proposed 30 detached condominium units in the active adult, age targeted community. The trip generation forecasts are summarized in **Table 1**.

TABLE 1: TRIP GENERATION SUMMARY

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Previously Approved	Single-Family Detached	210	23	DU	269	5	16	21	16	9	25
Proposed Development	Senior Adult Housing-Detached	251	30	DU	195	5	11	16	12	7	19
Potential Change in New Trips					-74	0	-5	-5	-4	-2	-6

The results of the trip generation comparison indicate the project trips generated by the proposed development will be less than the previously approved single-family development plan for this site. This is due to the trip generation characteristics of active adult communities which include residents that are retired and/or empty nesters, which differs from traditional single-family households. Additional information regarding Senior Adult Housing-Detached (LUC 251) is attached.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink Engineering.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attached: Site Plan
 ITE LUC 251 Description

JJS2:jmk



Site Data:
 Overall Site Area: 81.83 Ac.
 Proposed Site Area: 6.12 Ac.
 Proposed Units: 31
 Overall Density: 0.38 Du./Ac.
 Proposed Density: 5.07 Du./Ac.

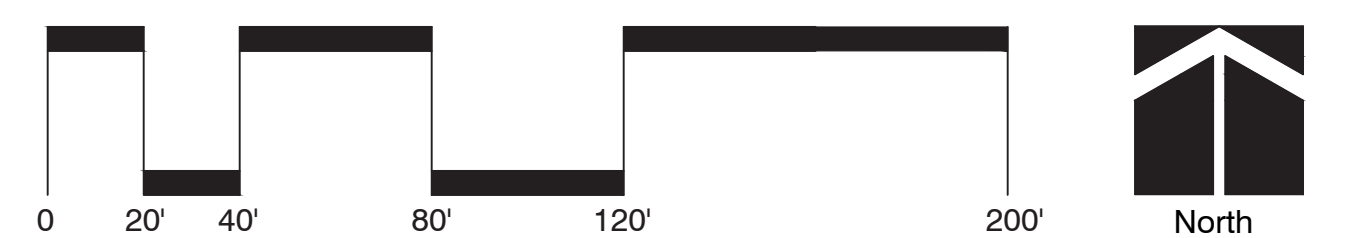
Building Setbacks:
 - Front Yard: 20' min. from Road or Sidewalk
 - Rear Yard: 22.58' min.
 - Building Separation: 10' min.

Road Width: 28'
 Road Length: 1,295 LF
 Road Length per Unit: 41.77 LF/Du.

John R & Square Lake

Illustrative Concept Plan
 Troy, Michigan

March 2020





February 22, 2021

City of Troy
Planning Department

Re: Site Plan Resubmittal Project Narrative
Meadows of Troy
Vacant Square Lake Road Road Properties
Troy, MI

Robertson Brothers Homes is pleased to resubmit a Site Plan application for a portion of the vacant property on Square Lake Road, just east of John R. The site plan has been redesigned to address the second review comments relating to overall acreage and density calculations, fire access, sidewalk connections, landscape planting requirements, and elevations and floorplans. More specifically, the plans have been revised to address the following comments from the January 22, 2021 review comments:

1. Indicate common open space acreage minus area for stormwater pond.

This is reflected on Sheet P-3.2 which is 42% open space excluding the pond.

2. Show site grading in the six acres to ensure preservation of natural area.

This is now reflected on Sheet P-4.0.

3. Where does the applicant propose trails. Will trails be entirely on the 6 acres they are preserving?

There are existing trails shown on the plan as well as a new natural trail connection to connect to the trailhead area. Refer to Sheet P-3.1



4. Extend Edmunds Drive to provide a turnaround (Tee- or cul-de-sac) beyond the last driveway.

Edmunds Drive has been shortened significantly and replaced with a long driveway for Unit 5. Therefore, a turnaround is not necessary. Refer to Sheet P-3.1

5. Amend plans to address engineering pedestrian concerns.

The plans have been revised to include more appropriate pedestrian crossing locations. Refer to Sheet P-3.1

6. Provide adequate fire apparatus turn around at the end of Turtle Woods.

The plans have been adjusted to remove a parking space to allow for a full T-turnaround within the trailhead area. Refer to Sheet P-3.1

7. Provide required landscaping.

The landscape plans have been revised to include all of the minimum planting requirements along Square Lake Road. A berm has also been added to the plans. Refer to Sheet L-1.

8. Provide elevations of all sides.

Elevation drawings (3) including side elevations have been provided.

9. Provide floor plans.

One floor plan is proposed (Raleigh), which has been provided including typical side elevations.



The Meadows of Troy project proposes 31 new detached residential condominiums that will add a quality housing product that is sorely lacking in the area. Meadows of Troy will cater to those that are looking to downsize but stay in the community and enjoy all that Troy has to offer. All of the homes will be 1,834 square feet in size and will feature a first-floor master bedroom design. Over the past decades, Robertson Brothers has had success with this housing product and is confident the project will be well received in Troy. All homes built in the development will be offered for-sale to prospective homebuyers, and our experience tells us that the product is a home plan that residents in Troy have been looking to purchase but have been unable to find.

The development consists of only a portion (12.42 acres) of a larger parcel of land (80.13 acres), which will remain as open space. There will be a pond constructed within the limits of the development, along with a parking trailhead for a future preserve. There will be an established homeowner's association which will be responsible for open space and pond maintenance. A 40' wide roadway easement with 28' of pavement width to allow for parking along one side of the street is proposed.

The School District plans to place the remainder of the land (65+ acres) under a conservancy which will remain undeveloped. Onsite wetlands have been analyzed by ASTI as previously approved, and Robertson is proposing to continue the same minor wetland mitigation process per the previous approved project, as no additional impacts are proposed. As such, the proposed wetland impact consists of only 0.09 acres of forested wetlands that will require offsetting mitigation credits.

The proposed use of the land will provide for an appropriate and logical land use adjacent to existing residential homes and along an arterial street.

The site is proposed under the One-Family Cluster Option. The purpose of the Cluster Option is intended to establish set criteria for a given property based on the unique characteristics of the land. Per the Troy Zoning Ordinance (Section 10.04), *The Cluster Option is 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.*

Meadows of Troy meets the intent of the Cluster Option provisions as it allows for an efficient use of land and a land plan that provides for an extraordinary amount of quality natural open space for the City, with a housing product that is in high demand in the area. Meadows of Troy will provide innovative yet traditional design elements that enhance its building character. This development concept has been extremely well received in several Southeastern Michigan communities. Robertson Brothers Homes will be the sole builder in the project.

Section 10.04.I.2 of the Zoning Ordinance sets certain criteria for qualification of a One-Family Cluster Option plan, as described below:

- 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.



Robertson Response: A major tenet of the proposed development is the massive amount of open space that will be dedicated as part of the approval. This open space is an important watershed and the school district will retain the remainder of the property in an undeveloped state with the ultimate condition being the dedication to a conservancy for perpetual maintenance.

- 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.

Robertson Response: The current regulations would allow for far more homes if the entire 80.13 acres were to be developed, as a prior PEA plan indicated **102 single family home sites** could be sited under the underlying R1-D zoning district. However, it is the intent of the school district and the developer to only build upon the front 12.42 acres of land through a cluster type of development. This can only be achieved through a Cluster development with reduced setbacks and building separations than what would normally be permitted in the R1-D district.

- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.

Robertson Response: The plan provides for residential to residential land uses, with no adverse impacts accordingly. The project will consist of detached condominium units, whereby an established homeowner's association will own and maintain all of the common areas. What this means for adjacent property owners is that there will be no pools, playsets, etc. at the rear of the homes. Further, the grounds will be professionally managed and maintained to provide for a high level of upkeep.

- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.



Robertson Response: As mentioned previously, there will be an extraordinary amount of open space saved in conjunction with the approval of the development. Additionally, there will be a significant amount of common area landscaping in between and behind the homes screening Square Lake Road, all of which will be professionally maintained by the HOA. Further, there will be trailhead parking for pedestrian access to the open space, as shown and approved on previous plans.

Due to the intense planting shown along Square Lake Road, Robertson would be amenable to moving some of these trees to use as a buffer to neighbors to the east and west, if the City prefers. Our experience is that typically 10' is not sufficient for full growth of these trees.

- 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.

Robertson Response: The development will provide for the required County stormwater measures, and the preponderance of wetlands on the overall property will remain in their vegetative state as a result of the development.

- f. A means for owning common open space and for protecting it from development in perpetuity.

Robertson Response: There will be an established Homeowner's Association that will be responsible for maintenance of all 12.42 acres, including the open space areas and storm pond. As mentioned above, the School District is planning to place the remaining property under a conservancy for the conservation of the land in perpetuity.

- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.



Robertson Response: The modest increase of density allows for the large amount of open space to become preserved as well as providing for future pedestrian access to the preserved area. Additionally, the proposed first-floor master bedroom designs are commensurate with filling a clear need in the community as identified by the City as included in the Open Space Cluster language.

- 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.

Robertson Response: The development can be fully serviced by City Services and the roads, water, sewer and storm system will be installed by Robertson during land development activities.

- 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.

Robertson Response: Due to the fact that every home will be a single story, the scale and massing as compared to adjacent homes is greatly minimized. As shown on the attached perspective drawing, the architectural form allows for a very low impact to viewsheds and is completely complementary to adjacent properties.

Additionally, the use of high-quality materials such as hardieboard, brick and stone ensure that the project will be a very high-quality development for the City of Troy, and the HOA will be required to maintain all ongoing exterior maintenance.



The development seeks a One-Family Cluster Option designation in order to provide for the most efficient and highest quality development for the property. As such, modifications from the underlying R1-D zoning category are shown below. Section 10.04.E.5 provides that “the City Council, based upon a recommendation from the Planning Commission, may waive the front, side, rear, and perimeter setback provisions as set forth in 10.4.E.2 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.”

Schedule of Regulations and Modifications Compared to R1-D Meadows of Troy			
	R1-D	Proposed Meadows of Troy	Deviations From R1-D
Max. Density	25 Units (35 Allowed Per Bonuses)	31 Units	6 units
Min. Building Setbacks			
Front Setback (Bldg)	20'	20'	In Compliance
Front Setback (Garage)	25'	25'	In Compliance
Side Min. Principal	7.5'	N/A	N/A
Side Total Principal	15'	10' Between Units	5'
Rear Setback Principal	25'	40'	In Compliance
Perimeter Setback Principal	40'	40'	In Compliance
Principal Building Height to Midpoint	2.5 stories/30 feet	1 story/30 feet	In Compliance

The City’s One-Family Cluster Option allows for the discretion of the Planning Commission and City Council for density bonuses in order to encourage both significant open space conservation and housing diversity options. The 12.42 acres of land as shown within the project allows for up to 35 units based on the calculation for a density bonus as a result of additional open space. Specifically, this requirement allows for the following:



Open Space. For every ten percent (10%) additional open space above the minimum required amount that is not encumbered by rights-of-way or utility easements, a ten percent (10%) bonus density may be applied, or fraction thereof above the base yield number of units as established in 10.04.C.1.

Additionally, the Ordinance encourages an additional bonus in density for home plans that utilize a master first floor bedroom design, which is the only housing product typology that the Meadows of Troy development will provide. While currently the verbiage in the Ordinance limits this density bonus to units that are 1,500 square feet in size or smaller, the Planning Commission recently recommended for approval an amendment that increases the minimum square footage to 1,900, which would include all of the homes proposed for the Meadows of Troy. Due to COVID related challenges, this amendment has yet to proceed to the City Council. While this additional density bonus is not necessary in light of the significant open space that will be conserved as a result of this project, it does demonstrate that the proposed development meets a clearly identified need and desire from City leaders to provide for this important type of housing. We believe that the impact of providing for a high quality, downsizing product for those Troy residents that desire to stay within the City boundaries will be a very positive result of the Meadows of Troy community. The elevations of the homes are intended to provide visual interest and variety with traditional and modern elements. Materials include high quality brick with hardieboard elements. The plan has been designed with a 5' stepback for the garage, in order to break up the emphasis of the front garage doors.



SAMPLE FLOOR PLAN AND INTERIOR PHOTOGRAPHS



Due to the fact that the target buyers are typically downsizing from a larger colonial home, and consist mostly of singles or couples, the impact on infrastructure and traffic will be less than the previously approved single family development. The reduction in traffic is reflected in the attached Trip Generation Study that was prepared by Fleis & Vandenbrink, and is attached to this submittal.

There are several public benefits to the project overall, such as:

- Preservation of a significant amount of open space for the overall benefit of Troy residents
- Meeting the intent of the City's Master Plan
- Reduction of traffic as compared to a single-family development with fewer homes



- Inclusion of ADA accessible sidewalks to provide for community connection
- Housing option for residents that are currently underserved
- Quality architecture and design that will complement and further the enhance the area
- Access to the future preserve area

Robertson Brothers Homes is pleased to present the Meadows of Troy site plan for One-Family Cluster Option consideration by the City. We believe the development will ultimately become a point of pride for responsible development in a solid area and will provide for a housing need in the community.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

Tim Loughrin | Director of Land Acquisition

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

tloughrin@robertsonhomes.com

Land Use: 251

Senior Adult Housing—Detached

Description

Senior adult housing consists of detached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include amenities such as golf courses, swimming pools, 24-hour security, transportation, and common recreational facilities. However, they generally lack centralized dining and on-site health facilities. Detached senior adult housing communities may or may not be gated. Residents in these communities are typically active (requiring little to no medical supervision). The percentage of retired residents varies by development. Senior adult housing—attached (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Caution should be used when applying trip rates for this land use as it may contain a wide variety of studies ranging from communities with very active, working residents to communities with older, retired residents. As more data becomes available, consideration will be given to future stratification of this land use.

Many factors affected the trip rates for detached senior adult housing. Factors such as the average age of residents, development location and size, affluence of residents, employment status, and vehicular access should be taken into consideration when conducting an analysis. Some developments were located within close proximity to medical facilities, restaurants, shopping centers, banks, and recreational activities.

For the six sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98.5 percent of the total dwelling units were occupied.

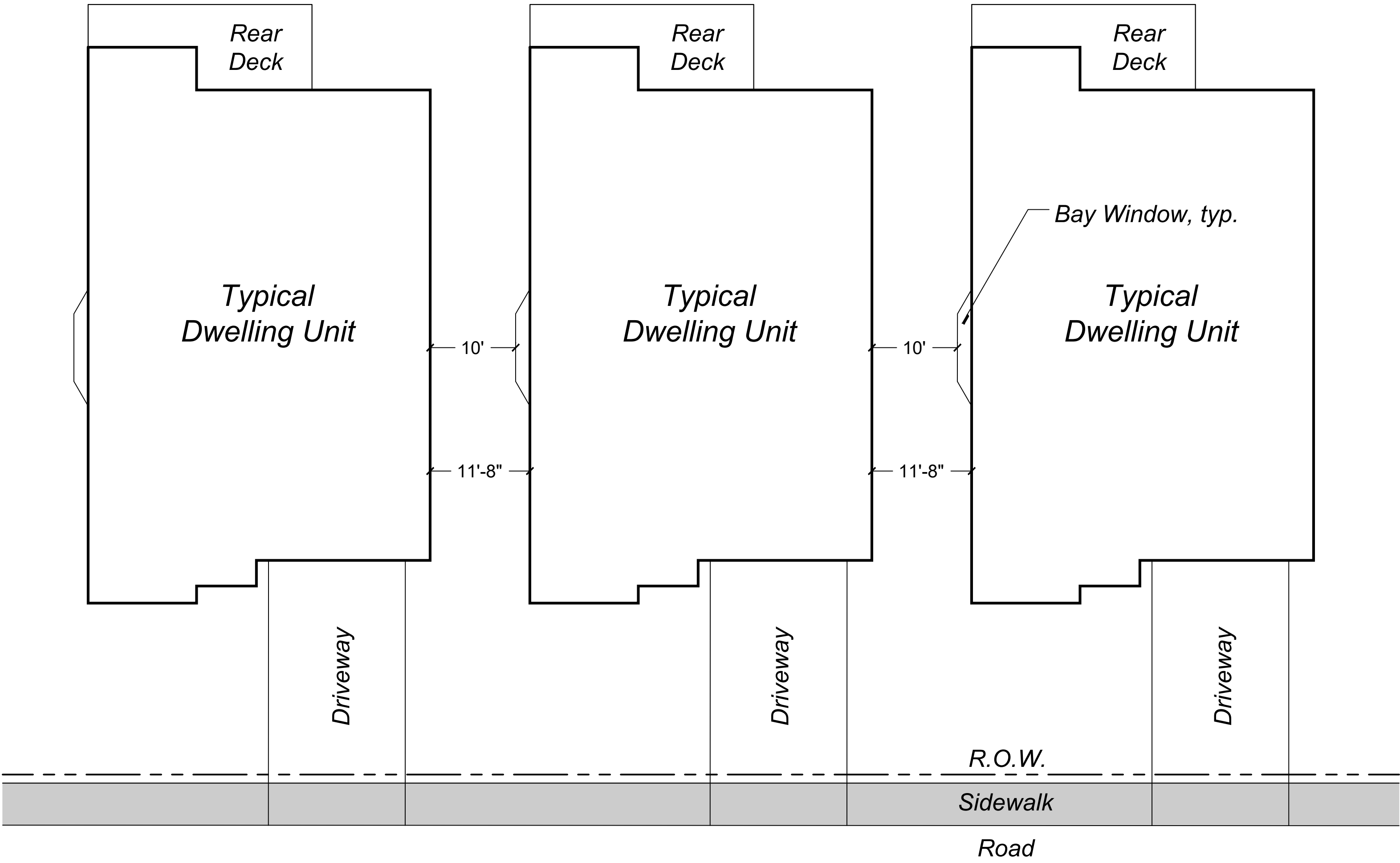
Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98.5 percent of the units were occupied.

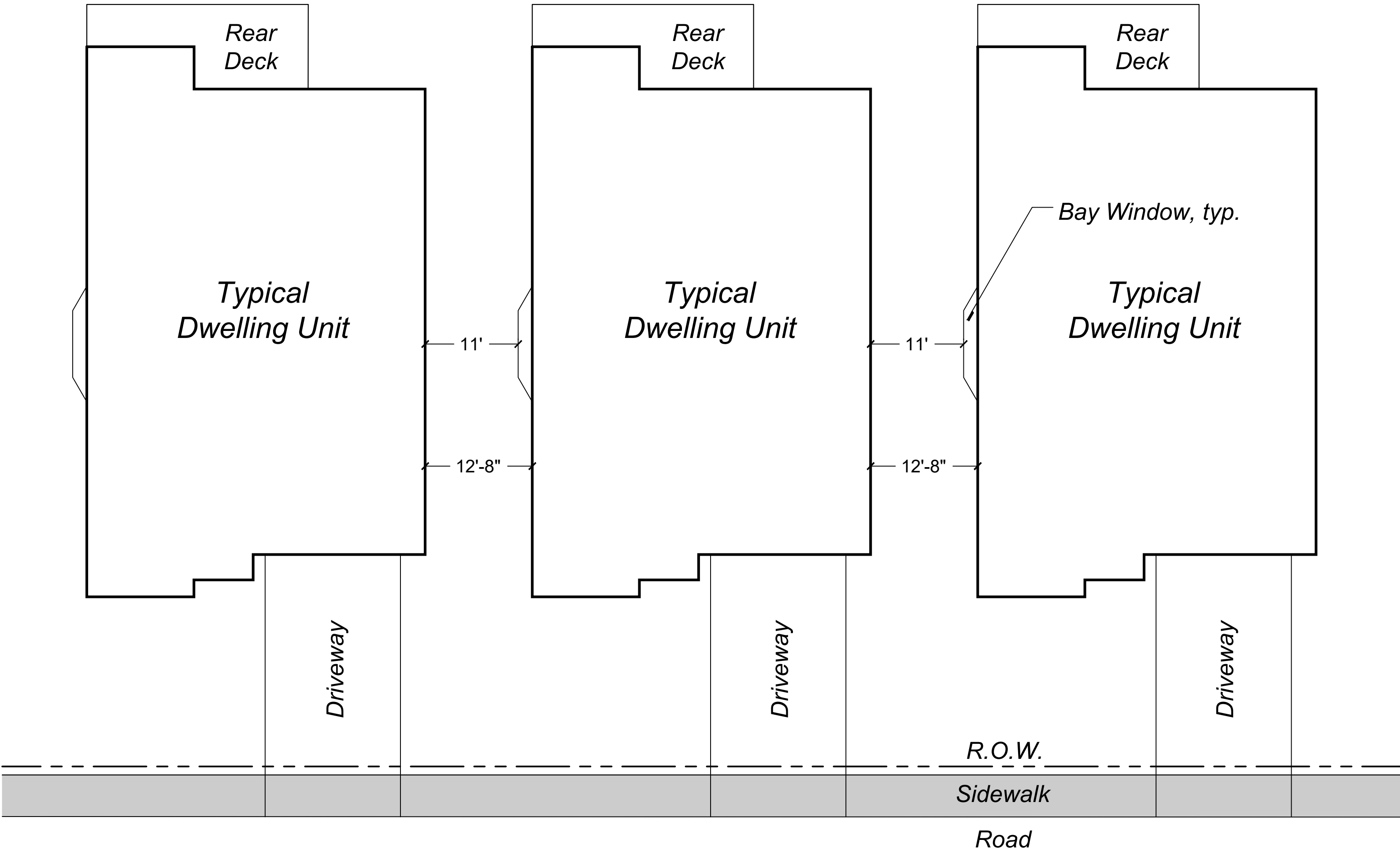
The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Hampshire, New Jersey, and Pennsylvania.

Source Numbers

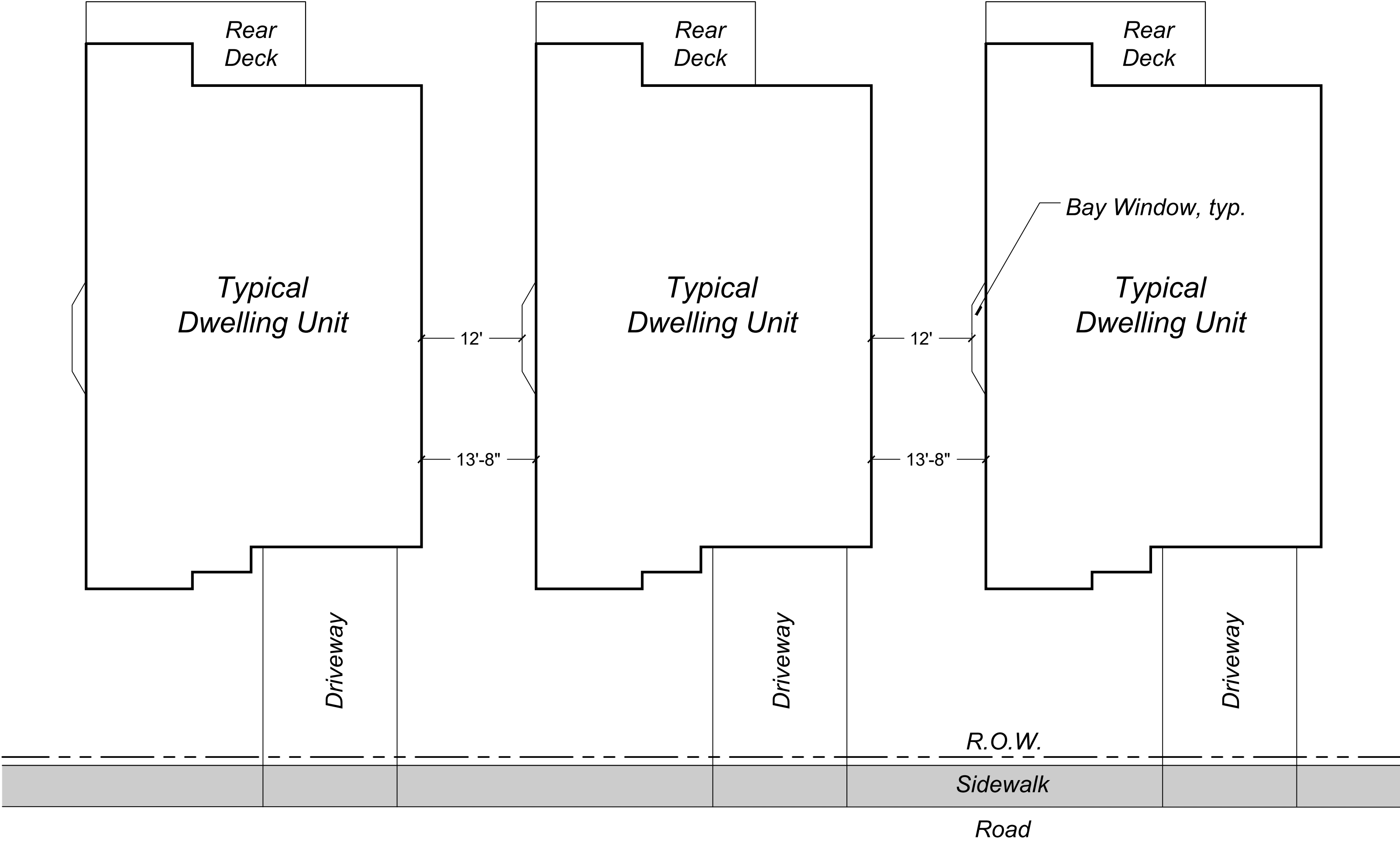
221, 289, 398, 421, 500, 550, 598, 601, 629, 734, 930



11'-8" Building Separation Exhibit: Applies to Units 1-5: Deviation of 40"

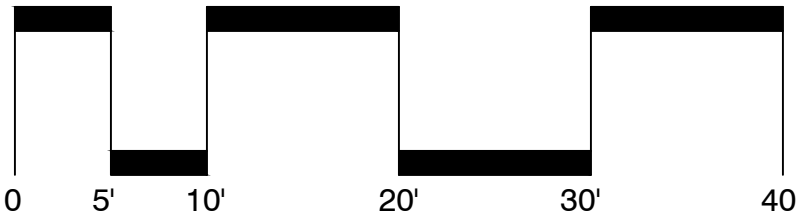


12'-8" Building Separation Exhibit: Applies to Units 6-12, 16-22, & 23-25 East: Deviation of 28"



13'-8" Building Separation Exhibit: Applies to Units 13-15, 25 West-28 East, & 29 West-31: Deviation of 16"

Meadows of Troy:
Building Separation Exhibit
May 11, 2021



From: [Dorene](#)
To: [Planning](#)
Subject: Re parcel 88-20-01-300-016; 12.42 acres
Date: Thursday, April 1, 2021 12:32:21 PM

This email is in regards to the above property.

This city cannot leave one parcel untouched in the City of Troy. Once again, the TSD is greedy for its money and has no good conscience to leave any plot of land alone. This land, like all the others the TSD sold, is a wildlife sanctuary. But money gets in the way of a good conscience in this city. We don't need 31 more units anywhere in this city.

It is sad and sickening that everyone involved doesn't look past the greed. The land and its trees are desperately needed for climate change. The wildlife sanctuary is not only a gem in this city, but the preservation of wildlife is so very important in a thriving municipality. It is appalling that no one in this city has a conscience, most of all the TSD, who are educators.

That is precisely why this city looks like every other built up city now. Green space is a must where families and children grow up, but this city has no plans for that. The master plan is poor because it has no balance. Building in this city should have ceased 10 years ago. You can't get any more land once it's gone.

Residents are sad and fed up.

Truly,

Another fed up resident

Sent from XFINITY Connect App

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: Land Preservation
Date: Monday, April 12, 2021 8:47:28 PM

-----Original Message-----

From: Aileen Dickson
Sent: Monday, April 12, 2021 2:11 PM
To: Brent Savidant <SavidantB@troymi.gov>; Bob Bruner <Bob.Bruner@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: Land Preservation

Public Comment for tonight's Council meeting.

M. Aileen Dickson, MMC, MiPMC II

City Clerk | City of Troy

O: 248-524-3331

F: 248-524-1770

-----Original Message-----

From: Bunny Blackwell <bunnyblackwellofficial@gmail.com>
Sent: Monday, April 12, 2021 11:45 AM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: Land Preservation

To whom it may concern,

I've been a resident of the city of Troy for 23 years now, and have seen plenty of changes throughout the years, but nothing has been more disappointing than watching the destruction of green spaces in Troy, particularly close to 19 mile and Dequindre. The lack of nature will contribute to air and water pollution, as well as the displacement of local wildlife, the destruction of Michigan's natural beauty has been going on since it's colonization, I urge you to look at Washtenaw county's land preservation plan of action, I admire their commitment to up-keeping the green spaces in their area.

Sincerely,

Natalie Chrisopoulos

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: April 13, 2021, Troy City Council Meeting Postponement
Date: Monday, April 12, 2021 8:47:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

From: Aileen Dickson
Sent: Monday, April 12, 2021 8:16 PM
To: Brent Savidant <SavidantB@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: April 13, 2021, Troy City Council Meeting Postponement

Public Comment from tonight's Council meeting



M. Aileen Dickson, MMC, MiPMC II
City Clerk | City of Troy
O: 248-524-3331
F: 248-524-1770

From: Maureen Bedford <mobedford@hotmail.com>
Sent: Monday, April 12, 2021 5:13 PM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: April 13, 2021, Troy City Council Meeting Postponement

Hello,

Many Troy residents are concerned about the rising COVID infection rates in our area and would like a postponement of the April 13, 2021, City Council meeting.

A large group of us have concerns about the development of Turtle Woods. It was just brought to our attention and that the person (forgive me, but I can't recall their name) in charge of the presentation of the plans will not be present to address these concerns. They are not attending because of their fear of COVID. Many of us are concerned. Troy citizens should be heard at this meeting, and health concerns during an inflamed pandemic should be reason enough for postponement.

Thank you for your consideration on this matter.

Sincerely,
Maureen Bedford

Get [Outlook for Android](#)

From: [Ellen B](#)
To: [Planning](#)
Subject: Turtle Preserve
Date: Monday, April 12, 2021 1:29:39 PM

Hello,

I'm emailing you today to express my utter outrage about the possible urban development that will take place on the Turtle Woods Preserve in Troy Michigan.

So, let me give you some background about myself: I am an 18 year old Freshman in college who graduated from Athens High School last year and am currently studying Environmental Studies. The passion for this field of study started with the injustices that I would see Troy do to the environment. Over the past 18 years of my life I have seen SO much urban development in Troy and its disgusting. Troy is the laughing stock of urban planning, and actions like this are only making it worst. Selling the land for money in order to build a preschool is unnecessary. There is no need for one, unified preschool when there are already preschools that provide a more than adequate place for children to grow and learn. What we do need, however, is more forest because you guys keep DESTROYING them.

Forests provide many ecosystem services, one of them being cultural services that they provide humans, it's a place for people to go and relax after a long days work.

My family and I are frequent visitors of the forest, going on a walk in them almost every single day; including holidays. There, we have met many others who love the forest and would hate to see it destroyed. By taking away 7 acres of land you would be doing the people an injustice.

But I know causing an injustice to people is probably not your biggest priority because the government likes to give the facade that they care about the people, but in actuality they don't because if they did they wouldn't be doing things like this. So, let me explain how you would also be doing the environment an injustice:

I know what your thinking, its only 7 acres of land out of the 80 that the Turtle Woods Preserve covers, what's the big deal? 7 acres of forest have a bigger effect then you would expect. Did you know that one acre of new forest can sequester about 2.5 tons of carbon annually? By destroying the 7 acres you plan to, that is potentially 17.5 tons of carbon that will no longer be absorbed, and this is not taking in account the added carbon that would result from building the homes themselves. These sort of actions can not occur in the middle of a climate crisis.

However, not only would there be an increase of carbon in the air but there would be a direct impact on the surrounding environment. New development results in more litter and less biodiversity. Less biodiversity directly equals less diversity of different organisms, further resulting in possible ecosystem collapse. In a place such as Turtle Woods that is home ancient amphibians and endangered turtles, this development could be detrimental.

Here's a petition I started:

https://www.change.org/p/city-of-troy-planning-commission-stop-the-destruction-of-turtle-woods-preserve-in-michigan?recruiter=1057570861&utm_source=share_petition&utm_medium=facebook&utm_campaign=share

[e_petition&utm_term=d2fe1043422d44349feb4a3851fcd3be&recruited_by_id=e206d240-6aee-11ea-98ec-7517f776a9a9&utm_content=fht-28335453-en-us%3A2](#)

I hope you guys reconsider your position on this, and instead of adding more money to the pockets of those around you, you add more oxygen to the air.

Sincerely,

A college student who could have been doing more productive things with her time instead of saying something that shouldn't even have to be said.

From: [Maureen Bedford](#)
To: planning@troymi.gi
Subject: Fwd: April 13th Meeting Public Comment
Date: Tuesday, April 13, 2021 9:11:58 PM

Hello,

Tonight I listened to the City Council meeting and it appears that they did not receive my written statement, that was submitted on Monday, April 12, 2021, to you. Can you please make sure they receive this copy before the next meeting.

Thank you.

Sincerely,
Maureen Bedford

Get [Outlook for Android](#)

From: Maureen Bedford
Sent: Monday, April 12, 2021 10:15:16 AM
To: planning@troymi.gov <planning@troymi.gov>
Subject: April 13th Meeting Public Comment

Hello,

Thank you for giving me this opportunity to speak on behalf of the development going on at the Turtle Woods Nature Preserve and Trail.

I find it disturbing the rapid rate in which the City of Troy is losing its green space. Dilapidated spaces are not being reused, but remain blemishes within the city. And beautiful natural green spaces are being destroyed and over developed. There should be incentives given to developers to reuse vacant, already developed properties, and pride taken in preserving what little is left of natural environments within Troy. Look at the city's that surround ours and the pride they take in their natural spaces. Their citizens are proud to show them off. Troy didn't plan well, early on, in preserving natural spaces for long trails, etc., but we have pockets of green spaces that we enjoy. We take pride that we have wildlife such as eagles, owls, coyote, deer, turtles and frogs that still find a home in our community. That we have environments that can sustain these fragile creatures who depend on stable, clean waters and land to hunt and live on.

In regards to Turtle Woods Nature Preserve, I hate the thought of it being touched for development. At what point will we lose the residents that currently live there with the building encroachment and destruction of habitat? People see dollar signs and lose sight of what is truly the greater value.

Minimally I ask of this development proposal to keep the current nature trail system that is plainly mapped out at the south entrance off of Square Lake Road, intact. The southern portion of land that the current trails reside on is critical to the year round enjoyment of the Nature Preserve. From mid-April to October, most of this trail is under water because of the wetland. This is nature's natural process which people can respect. The south and eastern portion of the trail is the only portions you can walk during these months. The current plans of destruction and development would remove a large portion of this dry trail that can currently be enjoyed year round. If it could be redrafted to leave the trail intact, and share access to the nature trail from Square Lake Road, it would be so much easier for the people of Troy to continue to access and enjoy this land year round. Please consider this request. Walk the trails and see what I am talking about. Some of them are already under water but what's remaining makes for a nice walk.

Thank you to all that are helping to preserve this precious parcel of land. The City of Troy once prided itself on the preservation of trees. It's nice to know we have good people that put up a great fight to stay true to that motto and help to create a city that sustains all residents, great and small.

Sincerely,

Maureen Bedford

Troy Resident of 24 Years

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From: [Laury Shah](#)
To: [Planning](#)
Subject: Meadows of Troy development- Proposed Robertson Brothers plan -
Date: Tuesday, April 13, 2021 4:35:20 PM

With the Mondrian plan in comparison to the Robertson Brothers Plan, a large acreage is listed as "donation to six rivers land conservancy" with the previous Mondrian plan.

1. So, that is not the case anymore? I would love to see Six Rivers land conserve this acreage. I know this is listed as back in the ownership of Troy Schools. Will Six Rivers conserve the remaining acreage of Section 1 - 68 acres?

Also, I am worried about the use of mosquito control (chemicals that are toxic to aquatic vertebrae and other animal species) in the detention pond and the wetlands behind the Meadows of Troy proposal. I think the City of Troy should issue a mandate that will forbid use of any toxic chemicals in this land. Also, I am concerned about the use of pesticides and herbicides that residents use on their lawns near any wetland.

I have seen runoff from a residence (pesticide and herbicide use on a lawn) near the Sturgis Drain into a conserved wetland from the houses at the end of Tallman Drive in Troy (east of Livernois, north of Wattles).

I think the City of Troy needs to protect the wetlands in this area, and should consider mandating this as law or city ordinance that no toxic chemicals will be allowed to be applied in the detention pond or near the wetlands. The City should make this clear to all residents in the 31 unit cluster development.

I understand this might be new to Troy, but it is very important to our stewardship to conserve the wildlife on our very limited undeveloped lands.

Laury Shah
Resident of Troy for a long time

From: [Camille Bedford](#)
To: [Planning](#)
Subject: Re: April 13th Meeting Public Comment
Date: Monday, April 12, 2021 2:59:29 PM

I would additionally like to add that there is an ongoing petition on [change.org](#) (find it [here](#)) calling to stop *any* development of Turtle Woods. The destruction of any amount of forested area is a tragedy, especially in a city that has already experienced so much loss of natural wildlife. The promotion in support of a small gravel parking area, and only a small parking area, off of John R. to further allow more residents to enjoy the beauty Turtle Woods has to offer is one of the best options going forward with this matter. I implore you to reconsider any residential development proposed.

On Mon, Apr 12, 2021 at 1:10 AM Camille Bedford <camillebedford@gmail.com> wrote:

My heart is heavy and low at the thought of the proposed development into Turtle Woods off of Square Lake Rd. between John R Rd. and Dequindre Rd. I've lived all 22 years of my life in Troy near what is left of its wooded areas and have found great joy and pride for the small slice of heaven that is the Troy School District's nature preserve. Although I do understand the plans in tearing down the 7 front acres of the roughly 83-acre Turtle Woods has been in the works for years, I cannot help but be reminded the lengths that this city will go to for new development.

Being an Urban Planning student at Wayne State University, the City of Troy is often the example in my education of sprawl, new-age balloon frame housing, and putting development before its people. This narrative is proven true by the residential development in the past 10 years that can be seen in just a 1-mile radius around Turtle Woods (10-acre Oak Forest of Troy neighborhood, 25-acre Bridgewater Estates neighborhood and Hunters Park neighborhood). In looking at the zoning GIS map for what plots of land *are* protected, the "Environmental Protection District" zones are few and meek throughout this city. According to this map, roughly 22 square-mile neighborhoods in Troy have no environmentally protected zones (of which the entire Turtle Woods plot is zoned for R-1D residential housing). I, as many others in this city, find the continued abuse of Troy's natural history extremely disturbing and unnecessary.

On a secondary note, I applaud all of those who fought hard for the conservation of Turtle Woods- especially Six Rivers Land Conservancy and those from the Troy School District who voiced for protecting this beautiful area. Your efforts are essential in the preservation of our natural environment and absolutely do not go unnoticed. Again, I as a concerned resident of Troy implore the Planning Commission to reevaluate its continued and unrelenting development of this city's green spaces. Residents and wildlife alike are counting on it.

Camille Bedford

Wayne State University
Urban Planning | Global Studies
WSU Office of Campus Sustainability Intern

From: [Camille Bedford](#)
To: [Planning](#)
Subject: April 13th Meeting Public Comment
Date: Monday, April 12, 2021 1:10:42 AM

My heart is heavy and low at the thought of the proposed development into Turtle Woods off of Square Lake Rd. between John R Rd. and Dequindre Rd. I've lived all 22 years of my life in Troy near what is left of its wooded areas and have found great joy and pride for the small slice of heaven that is the Troy School District's nature preserve. Although I do understand the plans in tearing down the 7 front acres of the roughly 83-acre Turtle Woods has been in the works for years, I cannot help but be reminded the lengths that this city will go to for new development.

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Camille Bedford

Wayne State University
Urban Planning | Global Studies
WSU Office of Campus Sustainability Intern

From: [KOSHY GEORGE](#)
To: [Planning](#)
Cc: [Koshy George](#)
Subject: The Meadows - Public Hearing
Date: Monday, April 12, 2021 10:35:41 AM

To, Planning Dept.,

A proposal by The Meadows to build a “cluster development” of 31 new homes located East of John R Road, North of Square Lake Road parcel is now in the hands of the Planning Commission.

This proposal is completely out of character with this part of Troy, a character that has been shaped by decades of thoughtful zoning enforcement. This intelligent land management has been based on the guidelines of the City Comprehensive Plan.

A cluster plan can, in some instances, be an effective means for conserving open space and protecting our environment. It has no validity in this particular project. It is an attempt to cram 31 homes in an area where infrastructure is non-existent. John R is one of the narrowest, least maintained roads to navigate and maintain in the city. The woods do provide a beautiful collection of streams, ponds, and the countless number of wildlife animals that are currently under attack by this developer. In short, this Cluster Plan serves only a developer who is using the concept to maximize profit. By definition, developers are not environmentally conscientious; it is the city's obligation to protect our lands.

The subject property area is currently characterized as a nature preserve, which is the lower portion of the “Troy Lake Estate” and it is fully loaded with wetlands, surrounded by tall grass, plants, trees, flowers, and many smaller water streams. This area provides a home for countless wild birds, wild animals, and plants.

With the existing water, the ground is not solid, and building a house will cause property damages in the future for the homeowners.

If the plan is approved, it will be the destruction of the environmental atmosphere for this area. So, we humbly request the planning committee not to approve the plan to build houses on the nature preserve so that the builders can profit.

We only want the change to be in keeping with what makes sense for the neighborhood and its environment. We believe that the land should be managed both in accordance with the environmental law and with the comprehensive plans set by the city.

Sincerely,
Koshy & Esther George
2212 Lakeside Dr.
Troy, MI 48085

From: [Don and Linda Gottschalk](#)
To: [Planning](#)
Subject: The Meadows
Date: Monday, April 12, 2021 2:55:00 PM

As a resident of Troy for the past 34 years I wish to register my concern about the new proposed residential development east of John R and north of Square Lake, known as The Meadows. The proposed site area as well as the surrounding area is currently known as Turtle Woods. It is a true gem, enjoyed by the residents of Troy as a place to walk, reflect and enjoy nature. It is a habitat by many wild and beautiful animals. A couple years back there was another residential development proposed with most of the woods being preserved. This was a smaller development and did not encroach on the natural terrain as much. In fact provision was made to preserve and enhance the natural environment for man and beast alike. From looking at the proposed plans on your web-site it is difficult to ascertain how much of the woods will be developed and how much will be preserved, if any. Before there can be a vote, the neighbors deserve to have a much better sense of what the builder, developer and City have planned for this site adjacent to our homes and so very primary to our lives.

Linda and Don Gottschalk
6270 Silverstone Dr.
Troy, MI. 48085
(248)840-7214

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: Planning commission hearing for April 13, at 7.00 P.M.
Date: Monday, April 12, 2021 8:47:15 PM

-----Original Message-----

From: Aileen Dickson
Sent: Monday, April 12, 2021 8:15 PM
To: Brent Savidant <SavidantB@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: Planning commission hearing for April 13, at 7.00 P.M.

Public Comment from Council tonight

M. Aileen Dickson, MMC, MiPMC II

City Clerk | City of Troy

O: 248-524-3331

F: 248-524-1770

-----Original Message-----

From: Don and Linda Gottschalk <harborcove7@hotmail.com>
Sent: Monday, April 12, 2021 2:35 PM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: Planning commission hearing for April 13, at 7.00 P.M.

Many resident who were planning to attend have decided that they cannot because of the current health crises .We understand that members can make motion to vote and postpone . We think this would be the most prudent and transparent course as well as what our governor appears to be recommending due to the current level of Covid cases in the state.

Don and Linda Gottschalk
6270 Silverstone Dr.
Troy, MI. 48085
248-840-7214

From: [Maureen Bedford](#)
To: planning@troymi.gi
Subject: Fwd: April 13th Meeting Public Comment
Date: Tuesday, April 13, 2021 9:11:58 PM

Hello,

Tonight I listened to the City Council meeting and it appears that they did not receive my written statement, that was submitted on Monday, April 12, 2021, to you. Can you please make sure they receive this copy before the next meeting.

Thank you.

Sincerely,
Maureen Bedford

Get [Outlook for Android](#)

From: Maureen Bedford
Sent: Monday, April 12, 2021 10:15:16 AM
To: planning@troymi.gov <planning@troymi.gov>
Subject: April 13th Meeting Public Comment

Hello,

Thank you for giving me this opportunity to speak on behalf of the development going on at the Turtle Woods Nature Preserve and Trail.

I find it disturbing the rapid rate in which the City of Troy is losing its green space. Dilapidated spaces are not being reused, but remain blemishes within the city. And beautiful natural green spaces are being destroyed and over developed. There should be incentives given to developers to reuse vacant, already developed properties, and pride taken in preserving what little is left of natural environments within Troy. Look at the city's that surround ours and the pride they take in their natural spaces. Their citizens are proud to show them off. Troy didn't plan well, early on, in preserving natural spaces for long trails, etc., but we have pockets of green spaces that we enjoy. We take pride that we have wildlife such as eagles, owls, coyote, deer, turtles and frogs that still find a home in our community. That we have environments that can sustain these fragile creatures who depend on stable, clean waters and land to hunt and live on.

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Sincerely,

Maureen Bedford

Troy Resident of 24 Years

Get [Outlook for Android](#)

From: [Camille Bedford](#)
To: [Planning](#)
Subject: Re: April 13th Meeting Public Comment
Date: Tuesday, April 27, 2021 3:58:15 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.

I request that all public comments made on the Change petition be read, as many of these people I know personally have lived in Troy. The comments can be found [here](#) under "Reasons for Signing". At this current moment, the petition has over 800 signatures to stop any and all development of Turtle Woods- many signatures coming from past and current Troy residents.

On Mon, Apr 12, 2021 at 2:59 PM Camille Bedford <camillebedford@gmail.com> wrote:

I would additionally like to add that there is an ongoing petition on change.org (find it [here](#)) calling to stop *any* development of Turtle Woods. The destruction of any amount of forested area is a tragedy, especially in a city that has already experienced so much loss of natural wildlife. The promotion in support of a small gravel parking area, and only a small parking area, off of John R. to further allow more residents to enjoy the beauty Turtle Woods has to offer is one of the best options going forward with this matter. I implore you to reconsider any residential development proposed.

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counting on it.

Camille Bedford

Wayne State University

Urban Planning | Global Studies

WSU Office of Campus Sustainability Intern

From: [Mary Bogush](#)
To: [Planning](#)
Subject: Fwd: Troy Meadows proposed development
Date: Wednesday, April 28, 2021 11:44:28 AM
Attachments: [20210427160847042.pdf](#)

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.

----- Forwarded message -----

From: Mary Bogush <bogushmary67@gmail.com>
Date: Tue, Apr 27, 2021 at 4:54 PM
Subject: Troy Meadows proposed development
To: <planning@troymi.gov>

Dear Planning Commision,

In regard to this proposed development, I would like to know the reasoning for a new wetland assessment when an extensive wetland assessment was already completed by a wetland consultant, Applied Science and Technology, Inc., hired by the Troy School District. That study was done over a period of seasons and made specific recommendations which would best preserve the land. Why is there the need to redo a wetland survey/assessment?

Neighbors who live near this parcel believed the unique features of this land would be preserved in perpetuity. One such neighbor, James Baker constructed a boardwalk, dedicated to his grandfather, over a wetland area with the permission of TSD. (see attached photo from Troy Somerset Gazette newspaper). I see this development will require the destruction of this entire boardwalk to accommodate proposed lots 1 through 4.

This boardwalk provides good northbound trail access for residents to the rest of the property and there is also a large green sign that indicates the TSD Nature Preserve at that entrance (located north side of Square Lake).

It seems to me that past efforts to preserve and access this property are now being changed. Please consider ways to adjust the development to allow this continued access point to the bulk of the property and to prevent destruction of the boardwalk built by Troy resident James Baker.

Thank you for your consideration in this matter.

Sincerely, Mary Ellen Bogush

In last week's article, "Three New Developments Approved by Planning," Chris Bunch of Six Rivers spoke at the planning commission meeting, as did Troy resident Mary Bogush.



Also in the "Three New Developments Approved by Planning" article, it was implied that a boardwalk on one of the properties could not be located. Mary Bogush sent along a picture of the structure and more detail as to its whereabouts. The boardwalk was built by an Eagle Scout named James Baker several years ago and is located on the northbound trail access to the property, north of where Slate Rd. abuts onto Square Lake Rd.

From: [Ellen B](#)
To: [Planning](#)
Subject: Turtle Woods Preserve
Date: Monday, April 26, 2021 4:09:29 PM
Attachments: [Turtle Woods Petition Signitures 4.26.21.pdf](#)

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.

Hello,

I'm emailing you again today to say stop the destruction of turtle woods.

I am a frequent visitor of these woods and tearing down even 13 or so acres of it is doing an injustice to the woods and the people to go to them.

To show you how adamantly I feel about this I created a petition at

<https://www.change.org/turtlewoods> . Here is where, as of 3:34 pm on Monday the 26th, 843 people feel the exact same way. You can view all of the names and locations of people who disagree with what the City Of Troy is planning on doing on the attached file.

Not located on the file are some words of people who voiced there opinion in the comment section of the website. Here they said things like:

- "The development of even more wooded areas in Troy such as the Turtle Woods Preserve is a travesty for both environmental and safety reasons. Environmentally, it is extremely unwise to destroy such a large forest whose carbon capture capabilities are sorely needed given our urgent global struggle to reduce carbon emissions. This is especially concerning given that there is no public information about any effort from the developers to remain environmentally conscious during development, or any effort to contribute any sort of "green infrastructure" to the project after its completion. From a safety standpoint, I have two major concerns. First, it has been widely known that over the past decade, displaced animals from prior suburban development projects have been wandering into neighborhoods in search of a new home. This has presented driving hazards as deer have been spotted on numerous occasions running through neighborhood streets, and there have been multiple instances of coyotes and other predators prowling the streets at night after their homes have been destroyed, endangering our pets and children, all because we allowed developers to destroy their habitats. I feel it is also worth noting that the neighborhood near Turtle Woods Preserve experienced major flooding and property damage due to mismanaged construction projects in the area, and an immediate return to development in this area would only lead to further endangerment of existing properties. It is for these reason that we must postpone and reject any proposed development projects that would result in the destruction of Turtle Woods Preserve"

"I attended school in Troy and recognized over the course of my time growing in the city, that the destruction of natural habitats was prominent and extensive. I vividly remember growing up, being able to peruse the woods near this area and the surrounding, and having less and less room with each year of construction, to play and learn with my friends. I am now studying policy and environment, but it wasn't until I moved to the West side of the state that I was exposed to natural beauty to encourage such a path. We need more environmentalists, and they're rarely born from urban cities. Not to mention, what's left of the city's natural ecosystem will be destroyed."

- "The continuous destruction of natural areas is detrimental, not only for native species, but for us humans as well. We need to preserve these lands for the myriad of species that call it their home. Humans have done enough damage to disrupt the natural balance of the ecosystem as it is, and we need to fight to preserve the beautiful land, if not for the wildlife, then for our own health and futures."
- "I've lived in Troy for 20 years and I love walking through our nature preserves and wooded areas. The woods add monetary value to our community by increasing Troy's beauty, and resident's health and happiness, as well as sequestering carbon, lowering nearby heating bills, collecting storm water runoff to prevent flooding, and providing homes to wildlife to support a diverse ecosystem."
- "Developers have far too much money and power and no sense of ethics. They seem to destroy any land that will make them money with no consideration for the environment and the wildlife who live there. How are we to fight climate change and preserve biodiversity (the many animals who will die with their homes gone) if such eradication of land is allowed to benefit developers, the powers that be and entitled people?"

And the simplest, yet my personal favorite:

- "Endangered turtles found.,.,"

These are just 6 of the 27 comments posted on the petition of people who are dismayed with what you plan on doing.

Also, I attended the City Council Meeting on Tuesday, April 13th and was disgusted to figure what homes they planned on building. As if the environmental impacts of tearing down the 13 acres of land is not enough (such as damaging ecosystems, risking already endangered turtles lives, increasing Troy's carbon footprint, and other environmental risks mentioned in my first email) the homes are not of high quality either. If I understand correctly, the man talking explained that the houses will:

- A. Have smaller side lawns (15ft to 10ft)

- B. Have faux windows (a laughing stock in urban planning)
- C. Are 400K homes
- D. Looking to tailor to older generations (no playgrounds) yet Troy is supposed to be a City of Tomorrow, so shouldn't it tailor to younger families?

These homes are not the best and will make Troy look even more overcrowded then it already is.

I also jotted down some notable quotes from the man presenting the planning for the homes and will explain why they were so notable:

- A. "We're looking to provide for the underserved people of Troy." As mention earlier the homes are 400K to be crammed into a tiny lot. Not only are the quality of the homes being built low, but they are expensive, and if you are trying to tailor to the underserved people of Troy then they are extremely not affordable.
- B. When talking about the trailheads that the new neighborhood will provide there are no signs that point towards the trailhead, and when the man speaking was asked about this he responded with "Will naturally figure it out."
- C. When talking about the trailheads it was said that "they're providing the space" as in to adventure in the woods, but the space is already provided and the only thing that would really be happening is decreasing the space.

Lastly, the company that is in charge of building these homes are claiming that it will increase the amount of people walking in the woods and that the trailhead is good, but this isn't true. Nothing is being achieved rom merely adding a trailhead in a newly created subdivision, instead all that's being done is getting rid of the trailhead that is already there. So, when they claim that they are doing a justice to the woods by tearing it down and building a subdivision with a trailhead, they are lying because there is already a perfectly fine trailhead on Square Lake that is working just fine.

I hope you hear our desperate cry of "help" and "stop", because after all isn't the government here to help?

Ellen

A college student emailing a city during finals week



Recipient: City of Troy Planning Commisson, planning@troymi.gov

Letter: Greetings,

Stop the destruction of Turtle Woods Preserve in Michigan

Signatures

Name	Location	Date
Ellen Bedfor	Troy, MI	2021-04-12
Camille Bedford	Troy, MI	2021-04-12
molly capelli	Troy, US	2021-04-12
Riley Creech	Troy, MI	2021-04-12
Jenna Clark	Grosse Pointe, MI	2021-04-12
Maddie Kranz	Flushing, MI	2021-04-12
Brett Dodson	Rochester, MI	2021-04-12
Matthew Hebert	East Lansing, MI	2021-04-12
Mitchell Wochoski	Troy, MI	2021-04-12
Jacob Jackson	Detroit, MI	2021-04-12
Griff Goodin-Smith	Troy, MI	2021-04-12
Priyanya Rajagopal	East Lansing, MI	2021-04-12
Andrew Beyer	Rochester, MI	2021-04-12
Caroline Hardy	Mount Pleasant, MI	2021-04-12
Kelsie Stuber	Troy, MI	2021-04-12
Jade Bowen	Troy, MI	2021-04-12
Alena Jalics	Detroit, MI	2021-04-12
Myra Chahal	Troy, MI	2021-04-12
anna cloutier	Detroit, MI	2021-04-12
Ellen Bedford	Mount Pleasant, MI	2021-04-12

Name	Location	Date
Alicia Bedford	Detroit, MI	2021-04-12
Leah Warren	Detroit, MI	2021-04-12
Rylee Griffiths	Troy, MI	2021-04-12
Julia Alaimo	Troy, MI	2021-04-12
emily john	east lansing, MI	2021-04-12
Tara Seychel	Fort Lauderdale, FL	2021-04-12
Victoria Zarbaugh	Troy, MI	2021-04-12
Arian Spanta	Rochester, MI	2021-04-12
yolanda schultes	Wittenbach, Italy	2021-04-12
Chelsea Coeling	Troy, MI	2021-04-12
Anamaria Sirbu	troy, MI	2021-04-12
Jack Douglas	East Lansing, MI	2021-04-12
Christina Frutuoso	Esch, Luxembourg	2021-04-12
Albano Cekaj	Troy, MI	2021-04-12
dominique benoit	Villiers-en-Désœuvre, France	2021-04-12
Oliver Jordi	Bern, Switzerland	2021-04-12
Roman Choi	Troy, MI	2021-04-12
Brianna Coeling	Troy, MI	2021-04-12
Hailey Abro	Troy, MI	2021-04-12
Aleks D'aoust	Royal Oak, MI	2021-04-12
michelle borkosh	Troy, MI	2021-04-12
Riley Bialk	Southfield, MI	2021-04-12

Name	Location	Date
Eva Maria Genovese	Muttenz, Switzerland	2021-04-12
Jake Sadilek	Toledo, OH	2021-04-12
Gaia Maronilli	Trento, Italy	2021-04-12
Taylor Solwold	Rochester, MI	2021-04-12
Clarissa Plattenberg	Troy, MI	2021-04-12
Lauren C	Mount Pleasant, MI	2021-04-12
Jharna Tripathi	Troy, MI	2021-04-12
Jenna Steele	Dearborn Heights, MI	2021-04-12
Graham Duncan	Dublin, Ireland	2021-04-12
Josh DuFresne	Troy, MI	2021-04-12
Christine VO	Royal Oak, MI	2021-04-12
Claire Davis	Troy, MI	2021-04-12
Jessica Rus	Detroit, MI	2021-04-12
Silvia Steinbrecher	Germany	2021-04-12
Mags Roy Mein	Newcastle, UK	2021-04-12
Will Ruit	Mount Pleasant, MI	2021-04-12
Jack Milne	Mount Pleasant, MI	2021-04-12
Christopher Evans	Shobdon, UK	2021-04-12
Alexa Landschoot	Saint Clair, MI	2021-04-12
Karen Commarford	Troy, US	2021-04-12
Savannah Gleeson	Logan, UT	2021-04-12
David Commarford	Seattle, WA	2021-04-12

Name	Location	Date
Franklin Brookins	Miami, FL	2021-04-12
laurence vanham	5310 leuze, Belgium	2021-04-12
Ekim Koca	Ann Arbor, US	2021-04-12
Uwe Vietzke	Germany	2021-04-12
Joseph Commarford	Troy, MI	2021-04-12
Kaitlin Adams	Tampa, FL	2021-04-12
Maureen Bedford	Troy, MI	2021-04-12
Dominique LANG	Vaison-la-Romaine, France	2021-04-12
Haley Smedstad	Allendale, MI	2021-04-12
Julia Renner	Troy, MI	2021-04-12
Astrid V.d. Geest	Stadskanaal, Netherlands	2021-04-12
Audrey Thompson	Ann Arbor, MI	2021-04-12
Elizabeth Ladiana	Ventura, CA	2021-04-12
Mirjam Talma	Buitenpost, Netherlands	2021-04-12
Christina Krysiak	Pleasant Ridge, MI	2021-04-12
jocelyne lapointe	Terrebonne, CA	2021-04-12
Christeen Anderson	Crestview, FL	2021-04-12
Ellie Fredrick	Middletown, US	2021-04-12
jade ALF	Blois, France	2021-04-12
Zarah Midjord	Denmark	2021-04-12
Drew Elwarner	Troy, MI	2021-04-12
armer teufel reger	Nürnberg, Germany	2021-04-12

Name	Location	Date
Djamila grouci	Paris, France	2021-04-12
sarika arora	Alpharetta, GA	2021-04-12
Monika Zindulis	Troy, MI	2021-04-12
paulo krentz	canoas, IL	2021-04-12
Anna Threatt	Troy, US	2021-04-12
Isha Chincholkar	Troy, MI	2021-04-12
Lauren Williamson	Grand Rapids, MI	2021-04-12
Ann Perkowski	Farmington, MI	2021-04-12
Lindsey Davis	Troy, MI	2021-04-12
Alexa Wagner	Troy, MI	2021-04-12
Julia Creamer	Clinton Township, MI	2021-04-12
Julia Kalchert	Troy, MI	2021-04-12
Julia Haddad	Troy, MI	2021-04-12
Shirley Cruz	Troy, MI	2021-04-12
Megan Berra	Warren, MI	2021-04-12
Susanne Wischinski	Varel, Germany	2021-04-12
Jane Moss	Bloomfield, MI	2021-04-12
Grim Wilson	royal oak, MI	2021-04-12
Evan Dailey	Rochester, MI	2021-04-12
Robert Evans	Erie, PA	2021-04-12
Emily Schwab	Troy, US	2021-04-12
Hannah Hayes	Troy, MI	2021-04-12

Name	Location	Date
Rachael Dodson	Madison Heights, US	2021-04-12
Kelsey Malven	Troy, MI	2021-04-12
Atalaya Adams	Taylor, MI	2021-04-12
Scott Huynh	Troy, MI	2021-04-12
Kira Crumpley	Detroit, MI	2021-04-12
Caitlyn Metohu	Troy, MI	2021-04-12
bailey fahnestock	Troy, MI	2021-04-12
Lawrence Greer	Detroit, MI	2021-04-12
matthew lindgren	US	2021-04-12
Angelica Perez	US	2021-04-12
Alexa Withun	Troy, MI	2021-04-13
JON INWOOD	Brooklyn, NY	2021-04-13
Madison Abdo	Troy, MI	2021-04-13
Franco Carlo	New York	2021-04-13
Andrew Freiman	Troy, MI	2021-04-13
Laurie Lessard	Troy, MI	2021-04-13
Caroline Roberts	Bay City, MI	2021-04-13
Lisa Lanctot Berra	Rochester, MI	2021-04-13
Jayla Harsten	Detroit, MI	2021-04-13
Rosemary Northcote	Troy, MI	2021-04-13
Julia Heywood	Troy, MI	2021-04-13
Biene Maja	Roma, Italy	2021-04-13

Name	Location	Date
Michael Vollmayer	Rochester Hills, MI	2021-04-13
Amber DeBlauwe	Clinton Township, MI	2021-04-13
Shelby Chavaux	Troy, MI	2021-04-13
Maddie Turner	East Lansing, MI	2021-04-13
Marcus Gentle	Clinton Township, MI	2021-04-13
Brad Garber	Dearborn, MI	2021-04-13
Tara Muenk	Rochester, MI	2021-04-13
Brianna Bobbitt	Brighton, MA	2021-04-13
A.J. Ferrara	Rochester, MI	2021-04-13
Samantha Foran	ROCHESTER HILLS, MI	2021-04-13
Olivia Ngo	Troy, MI	2021-04-13
Jessica Abdo	Troy, MI	2021-04-13
Kristen Hawley Maisano	troy, MI	2021-04-13
Namcy Hanoosh	Troy, MI, MI	2021-04-13
Edith Linton	Ann Arbor, MI	2021-04-13
rebekah jeon	Detroit, MI	2021-04-13
lakshmi m	Royal Oak, MI	2021-04-13
Trevor Broyles	Birmingham, MI	2021-04-13
Kunjal Parajuli	Royal Oak, MI	2021-04-13
Ryan Quinn	West Bloomfield, MI	2021-04-13
Reyam Katchi	Troy, MI	2021-04-13
Alex Yan	Taylor, MI	2021-04-13

Name	Location	Date
Thomas Fournier	Caledonia, MI	2021-04-13
Mari Finstrom	Detroit, MI	2021-04-13
Nolan denhard	Caledonia, MI	2021-04-13
Brendan Zeien	Indianapolis, IN	2021-04-13
Ashley Rozanski	Troy, MI	2021-04-13
Robert Gamble	Oakland twp, MI	2021-04-13
Emily Maiorana	Royal Oak, MI	2021-04-13
Romina Nuno	Troy, MI	2021-04-13
Kayla Tralka	Troy, MI	2021-04-13
Wendy Meissner	Troy, MI	2021-04-13
Andreas Richter	Markt piesting, Austria	2021-04-13
Emily Mullikin	Royal Oak, MI	2021-04-13
Jim Meissner	Troy, MI	2021-04-13
Madison Kort	Troy, MI	2021-04-13
Diane Seligmann	Louisville, KY	2021-04-13
Jasmin Porschen	München, Germany	2021-04-13
Val Aljajawi	Troy, MI	2021-04-13
Taylor Schellmat	East Lansing, MI	2021-04-13
Pam Miller	Tolar, TX	2021-04-13
Maddie Beyer	Troy, MI	2021-04-13
Elizabeth LaScala	Waterford, MI	2021-04-13
ivone garcia	são caetano do sul, SC	2021-04-13

Name	Location	Date
Haya Beydoun	Ann Arbor, MI	2021-04-13
Andrew Vallender	Ventnor, England, UK	2021-04-13
pamela stocklmeir	auburn, CA	2021-04-13
Sabine Möhler	sabine.stiker@web.de, Germany	2021-04-13
orena koka	Troy, MI	2021-04-13
Sinclair Petra	Erlensee, Germany	2021-04-13
Theresia Maria	Deutschland, Germany	2021-04-13
CALYPSO PA2 GRENIER	CHARLEROI, Belgium	2021-04-13
sylviane lambert - husin	Benon, France	2021-04-13
Susana Muñoz	Madrid, Spain	2021-04-13
stéphane iafrate	Cambo les bains, France	2021-04-13
Karine Simonart	Châtelet, Belgium	2021-04-13
Maria Van Geel	Zdroisko, Poland	2021-04-13
Sue Cone	Hull, England, UK	2021-04-13
Anne Montarou	Plaisir, France	2021-04-13
Anneke v. Brussel Andries	Raamsdonksveer, Netherlands	2021-04-13
Zach Harder	Troy, MI	2021-04-13
Caroline Sévilla	Paris, France	2021-04-13
Rosi Zang	Aschaffenburg, Germany	2021-04-13
dave cotterell	Birmingham, England, UK	2021-04-13
Wendy Forster	UK	2021-04-13
Robert Nowak	Poland	2021-04-13

Name	Location	Date
joyce alexander	Edinburgh, Scotland, UK	2021-04-13
Lane Ann Rumel	Troy, MI	2021-04-13
Antoinette Gonzales	California	2021-04-13
Jason Allen	Royal Oak, MI	2021-04-13
Molly Finstrom	Lake Orion, MI	2021-04-13
Dominic Battiatà	Oxford, MI	2021-04-13
Kimberly Finstrom	Lake Orion, MI	2021-04-13
Brian Finstrom	Lake Orion, MI	2021-04-13
Tom Ngo	Royal Oak, MI	2021-04-13
sadie al	South Jakarta, Indonesia	2021-04-13
Kathleen Puscas	Troy, MI	2021-04-13
Brianna Yagiela	Washington, MI	2021-04-13
Sandra Snelders	Lowell, MA	2021-04-13
Lea J.	Waterford, MI	2021-04-13
Sarah Tomsick	Clare, MI	2021-04-13
Diana Tran	Katy, TX	2021-04-13
Theresa Gorelick	Madison Heights, MI	2021-04-13
Elise Leverenz	Bowling Green, OH	2021-04-13
Longxiangyu Chen	Royal Oak, MI	2021-04-13
Phillip DeMaggio	Shelby Township, MI	2021-04-13
Katharine Hancz-Behn	Troy, MI	2021-04-13
Sam Marr	Madison Heights, MI	2021-04-13

Name	Location	Date
Barbara Dueweke	Macomb, MI	2021-04-13
Vivian Siismets	Troy, MI	2021-04-13
Joseph LaScala	Mount Pleasant, MI	2021-04-13
Kate Kenner	Guilford, VT	2021-04-13
Jessica Darrell	Wyandotte, MI	2021-04-13
laetitia faivre-duboz	Varangéville, France	2021-04-13
Mathew Yancan	Oakville, Ontario, Canada	2021-04-13
Linda Slimak	Troy, MI	2021-04-13
Allison Dutton	Madison Heights, MI	2021-04-13
Kristin Truelove	Rochester, MI	2021-04-13
Nicole Tralka	Troy, MI	2021-04-13
Karen Settle	Madison Heights, MI	2021-04-13
Anne Kozak	Birmingham, MI	2021-04-13
Mary Sonntag	Detroit, MI	2021-04-13
Jennifer Wickersham	Troy, MI	2021-04-13
Tammy Griffiths	Troy, MI	2021-04-13
Claudia Neuhalphen	Bonn, Germany	2021-04-13
Sydney Wickersham	Troy, MI	2021-04-13
Rebecca Patterson	Portage, MI	2021-04-13
Shana Wolstein	Kalamazoo, MI	2021-04-13
Michelle Dubuis	Big Rapids, MI	2021-04-13
Kathryn Freiman	Troy, MI	2021-04-13

Name	Location	Date
Shayna Tyler	Vallentigny, France	2021-04-13
Anna Watson	Troy, MI	2021-04-13
Eve McQueen-Allinger	Columbia, SC	2021-04-13
Michael Leverenz	Royal Oak, MI	2021-04-13
Francine Pinoni	Santa Rosa, CA	2021-04-13
Irina Salauyeva	Athens, Greece	2021-04-13
Christine Marano	Tampa, FL	2021-04-13
Maryann Staron	Evergreen Park, IL	2021-04-13
A. Otto	Auerbach, Germany	2021-04-13
Bella Lauinger	Auburn Hills, MI	2021-04-13
Laura Hodges	STERLING HEIGHTS, MI	2021-04-13
Diana Evennou	Mount Clemens, MI	2021-04-13
Anna Navarro	Troy, MI	2021-04-13
Juliana Swales	Grosse ile, MI	2021-04-13
Cherie Noullet	Ray, MI	2021-04-13
Madison Johnson	Troy, MI	2021-04-13
Laura Hartman	Lake Orion, MI	2021-04-13
Victoria Betz	Dorr, MI	2021-04-13
Diane Tomsick	Sanilac County, MI	2021-04-13
Lori Spalding	Northville, MI	2021-04-13
Mike Le	Troy, MI	2021-04-13
Amanda Churchill	Sterling Heights, MI	2021-04-13

Name	Location	Date
John Patterson	Kalamazoo, MI	2021-04-13
Bella Williams	Troy, MI	2021-04-13
Karen Gard	Troy, MI	2021-04-13
Rachel Martindale	Troy, MI	2021-04-13
Jack B	Parkton, US	2021-04-13
Bartha Sjoerdsma	Leeuwarden, Netherlands	2021-04-13
Veronique Faisy	Paris, France	2021-04-13
Claire MacDonald	Rochester, MI	2021-04-13
Brenda Choi	Los Angeles, CA	2021-04-13
Danii F. Paolucci	Perugia, Italy	2021-04-13
Marie Alexander	Fenton, MI	2021-04-13
Anna Dorflinger	Troy, MI	2021-04-13
Emily Rebus	Hampton, US	2021-04-13
Jan Gielkens	Weert, Netherlands	2021-04-13
Nelly Nyffeler	Derendingen, Switzerland	2021-04-13
Julie Port	Slough, UK	2021-04-13
Emma Schmitt	Troy, MI	2021-04-13
Sabrina Williams	Troy, MI	2021-04-13
Julia Starr	Troy, US	2021-04-13
Kelly Verduyn	Troy, MI	2021-04-13
sa. sang	los angeles, CA	2021-04-13
Eleanor Eisele	Detroit, MI	2021-04-13

Name	Location	Date
Lisa Salazar	Shasta Lake, CA	2021-04-13
ursula schilg	Mayen, Germany	2021-04-13
Hanneke Mol	Poortvliet, NE	2021-04-13
Daisy Tellez	Spokane, US	2021-04-13
Elisabeth Bechmann	Polten, Austria	2021-04-13
Kate Vollmayer	Madison Heights, MI	2021-04-13
Elisa Flores	Spokane, US	2021-04-13
Frédéric Jaubert	Pont de Chéruy, France	2021-04-13
Geoffrey Tomsick	Ferndale, MI	2021-04-13
simone maes	Belgium	2021-04-13
Ana Gruber	Wolfratshausen, Germany	2021-04-13
Christian Hausner	Troy, MI	2021-04-13
Christine Miller	Phoenix, AZ	2021-04-13
Phyllis LEWIS	Manchester Center, VT	2021-04-13
Matthew Lindhardt	Detroit, MI	2021-04-13
Alison Kiely	Madison Heights, MI	2021-04-13
Shana Poll	Sand Lake, MI	2021-04-13
Chardonnens Sonja	Mannens, Switzerland	2021-04-13
bellinda rolf-jansen	Wijk Bij Duurstede, US	2021-04-13
Michael Curtis	Southfield, MI	2021-04-13
Lynda Lindhardt	Ferndale, MI	2021-04-13
Ian Marano	Hampshire, IL	2021-04-13

Name	Location	Date
Stephanie Hollenbeck	Commerce Township, MI	2021-04-13
Nyasias Boyd	Charlotte, US	2021-04-13
Perla Garcia	Tucson, US	2021-04-13
jack thorn	Oakland, US	2021-04-13
Colin Mills	Baton Rouge, US	2021-04-13
stan nicollette	Bucharest, Romania	2021-04-13
Karen Lavearn	Ortonville, MI	2021-04-13
Cristina Wallace	Troy, MI	2021-04-13
Karin Stahl	Troy, MI	2021-04-13
Liv Mayweather	Centreville, US	2021-04-13
Julie Welc	Troy, MI	2021-04-13
Mary Funk	Troy, MI	2021-04-13
paula Torrente	Shelby Township, MI	2021-04-13
Susie Fawcett	Troy, MI	2021-04-13
Marsha Siegrist	Davison, MI	2021-04-13
Matthew Welc	Troy, MI	2021-04-13
Curtis Eberline	East Lansing, MI	2021-04-13
Michelle Thornbury	Hermitage, TN	2021-04-13
Lynn Wren	Troy, MI	2021-04-13
Carly Pacioni-Tomasak	Rochester, MI	2021-04-13
Jennifer Taylor	Royal Oak, MI	2021-04-13
Marjorie Joyce-Oberer	Troy, MI	2021-04-13

Name	Location	Date
Arantza Sophia	Oceanside, US	2021-04-13
Gina Paquette	Clawson, MI	2021-04-13
Deborah Hamilton	Sparrows Point, US	2021-04-13
Frida Pérez	San Antonio, US	2021-04-13
Lilly Chrisopoulos	Troy, MI	2021-04-13
Dawn Rice	Royal Oak, MI	2021-04-13
Jennifer Tran	Ann Arbor, MI	2021-04-13
Donna Wozniak	Troy, MI	2021-04-13
L Saunders	Masterton, New Zealand	2021-04-13
Haley Creamer	Auburn hills, MI	2021-04-13
Franklin Etter	Salt Lake City, US	2021-04-13
Karen Polesnak	Troy, MI	2021-04-13
Dawn Parrott	Goodells, MI	2021-04-13
Melanie Pillar	London, Canada	2021-04-13
Heather Perry	Rochester, MI	2021-04-13
Kristina Sedic	Zagreb, Croatia	2021-04-13
Julie Monroe	Troy, MI	2021-04-13
Kelly Martin	Troy, MI	2021-04-13
Michelle Mikkola	Washington, MI	2021-04-13
Julianna Moscone	Troy, MI	2021-04-13
Alexia Elias	Los Angeles, US	2021-04-13
Laurie Panfalone	ShelbyTownship, MI	2021-04-13

Name	Location	Date
Sheri Joyce	St. Louis, MO	2021-04-13
R S	Koln, Germany	2021-04-13
Nathan Strong	Troy, MI	2021-04-13
Anna Falzon	Mount Pleasant, MI	2021-04-13
Carolyn Trompeter	Ferndale, MI	2021-04-13
Kristen Reinhardt	Royal Oak, MI	2021-04-13
Madison Reynolds	Livonia, MI	2021-04-13
Tracy Hoffmann	Fenton, MO	2021-04-13
Sidney Newcomer	Bend, OR	2021-04-13
Jack Koons	Ephrata, US	2021-04-13
Deborah Mitchell	Warren, MI	2021-04-13
Dan Zimmermann	West Bloomfield, MI	2021-04-13
Rachel Peterson	Utica, MI	2021-04-14
Kailee Scalise	Irwin, US	2021-04-14
Tara Odgers	Troy, MI	2021-04-14
Barb Beyer	Troy, MI	2021-04-14
Jamie Howard	Troy, MI	2021-04-14
Aaron Work	Madison Heights, MI	2021-04-14
Chantelle Renaud	Chesterfield, MI	2021-04-14
Bill Polesnak	Troy, MI	2021-04-14
Damon Gorelick	Berkley, MI	2021-04-14
Paige Larner	Troy, MI	2021-04-14

Name	Location	Date
Sydney Richardson	Troy, US	2021-04-14
Jo Maiorana	Troy, MI	2021-04-14
Richard Miller	Johnson City, NY	2021-04-14
Lauren Nacy	Lake Orion, MI	2021-04-14
Abby Gustafson	Madison Heights, MI	2021-04-14
Leah Kaye Rogers	Weatherford, US	2021-04-14
Erin Middleton	St johns, MI	2021-04-14
Judith Kimpan	Leonard, MI	2021-04-14
Nancy Verner	Clawson, MI	2021-04-14
Mark Kramer	Clarkston, MI	2021-04-14
Stephanie Brosky	Waterford Township, MI	2021-04-14
Blake Martinez	Mesquite, US	2021-04-14
Emily Wrobel	Ann Arbor, MI	2021-04-14
Karina Medina	Chula Vista, US	2021-04-14
James Goran	Orchard Lake, MI	2021-04-14
Стас Аксёнов	Tyumen, Russia	2021-04-14
Giovannie Rosa	Kissimmee, US	2021-04-14
Gregoru Taub	Madison heights, MI	2021-04-14
Lindsey Deweerd	US	2021-04-14
Aryn Brinkley	Fort Worth, US	2021-04-14
Joseph Abramczyk	Farmington, MI	2021-04-14
Hannah Myllyoja	Royal Oak, MI	2021-04-14

Name	Location	Date
Suzanne Lytle	Riverview, FL	2021-04-14
Abaynesh Berecha	Denver, CO	2021-04-14
Jennie Alston	Frederick, US	2021-04-14
B Sommer	Santa Cruz, US	2021-04-14
Jeffrey Westbury	Troy, MI	2021-04-14
isabella Salgado	Miami, US	2021-04-14
Breanna Zaitouna	Troy, MI	2021-04-14
Beth Scott	Madison Heights, MI	2021-04-14
Ariana Guerrero	Los Angeles, US	2021-04-14
Francine Sandras	Bauvin, France	2021-04-14
Nicole Puscas	Troy, MI	2021-04-14
Lauren Stumpf	Warren, MI	2021-04-14
Inge Stadler	Hilpoltstein, Germany	2021-04-14
Maricruz Moreno	Chandler, US	2021-04-14
Zaneta Gabrielson	Auburn, ME	2021-04-14
Patricia Mulkiten	Sterling Heights, MI	2021-04-14
Josh Hoover	Grand Blanc, MI	2021-04-14
Sigrid Spichal	Hamm, Germany	2021-04-14
Patricia Garant	Charlotte, MI	2021-04-14
Mindy Withun	Troy, MI	2021-04-14
Jennifer Oprisiu	Detroit, MI	2021-04-14
Carol Kolpacke	Walled Lake, MI	2021-04-14

Name	Location	Date
Dave Purrenhage	Detroit, MI	2021-04-14
Pamela Hill	High River, Canada	2021-04-14
Kevin Phelps	Clarkston, MI	2021-04-14
Thomas Purrenhage	Oak Park, IL	2021-04-14
Marcus Armenta	Albuquerque, US	2021-04-14
Marina Kotelnikova	Moscow, Russia	2021-04-14
Kerry Schmitt	Troy, MI	2021-04-14
Kristy Hanson	Fremont, US	2021-04-14
Cristina PUCHALSKI	Madison Heights, MI	2021-04-14
Lynne Wummel	Mount Pleasant, MI	2021-04-14
Christopher Lewis	Carlsbad, US	2021-04-14
Nicholas Sadenwater	Mount Pleasant, MI	2021-04-14
Cressid Golden	Moline, IL	2021-04-14
Kelly Wonnacott	White Lake, MI	2021-04-14
Nicole Pulliam	Rochestet, MI	2021-04-14
Daniela Dolder	Meldorf, Germany	2021-04-14
Tara sebagh	troy, MI	2021-04-14
Rolf Mense	Puerto Lumbreras, Spain	2021-04-14
Jodi Igard	Studio City, CA	2021-04-14
Karin Zimmermann	Hersbruck, Germany	2021-04-14
Brigitte Hermanns	Düsseldorf, Germany	2021-04-14
Lori Grazhdani	Royal Oak, MI	2021-04-14

Name	Location	Date
Leah Komos	Detroit, MI	2021-04-14
Mariah Abro	Sterling Heights, MI	2021-04-14
Anthony Andreano	American Fork, US	2021-04-14
RONBO WEST	Montgomery, US	2021-04-14
Daniela Thiel	Monheim, Germany	2021-04-14
Keith Johnston	Centreville, US	2021-04-14
Jerry Lewis	Redford, MI	2021-04-14
Lindsay Beros	Rochester, MI	2021-04-14
mari frack	Pontiac, MI	2021-04-14
Kris Flynn	Troy, MI	2021-04-14
Joshua Standiford	Lake Zurich, US	2021-04-14
collin wolff	chico, CA	2021-04-14
Brenda Garcia	Knoxville, US	2021-04-14
Tora Spencer	Las Vegas, US	2021-04-14
Elizabeth Engwall	Troy, MI	2021-04-14
Annette Long-Stinnett	Tahlequah, OK	2021-04-14
Elisabeth Barrow	Troy, MI	2021-04-14
Bruno Delgado	Dewitt, US	2021-04-14
Stephanie Hoang stuiber	Houston, TX	2021-04-14
Ok Ran Mo	롤링 미도우스, US	2021-04-14
Kristie Shaffer	Detroit, MI	2021-04-14
Kirsten Corbett	Troy, MI	2021-04-14

Name	Location	Date
Lauren Esper	Royal Oak, MI	2021-04-14
Carmen Stephens	Saint Michael, US	2021-04-14
Luz Juárez	texas, US	2021-04-14
Carrie Belt	Rochester, MI	2021-04-14
Christie Dombrowski	Troy, MI	2021-04-14
Michele LaPorte	Niles, US	2021-04-14
Isabelle I'm A Minor So I'm Not Sharing This Information	Urbandale, US	2021-04-14
Mary Bonomo	Utica, MI	2021-04-14
Colleen Loree	Berkley, MI	2021-04-14
Kristin Kearfott	Ann Arbor, MI	2021-04-15
Marlene Wreschinsky	Hamilton, MI	2021-04-15
Peter Paquet	Ann Arbor, MI	2021-04-15
Isabella Piccinini	Lake Orion, MI	2021-04-15
Megan Meisel	Troy, MI	2021-04-15
Fernando Segura	Troy, MI	2021-04-15
Luna Sordyl	Franklin, MI	2021-04-15
Erin Michalak	Troy, MI	2021-04-15
Rachel Correia	East Lansing, MI	2021-04-15
Corey Meyers	Lakeland, US	2021-04-15
Karen Rosenstein	Troy, MI	2021-04-15
Marion Schiffers	Brussels, Belgium	2021-04-15

Name	Location	Date
Nancy Savinski	Troy, MI	2021-04-15
Katherine McNeilly	Troy, MI	2021-04-15
Please Fix this	Freehold, US	2021-04-15
Rebecca Murphy	Troy, MI	2021-04-15
Melanie Ryska	Sterling Heights, MI	2021-04-15
Kari Murphy	Flowery Branch, US	2021-04-15
Carol Wilson	Troy, MI	2021-04-15
Alec Peeples	Rochester, MI	2021-04-15
Allan Chavarria	Hollywood, US	2021-04-15
Anna Laidler	East Stroudsburg, US	2021-04-15
Meg Lynn	New Milford, US	2021-04-15
Caitlin Chalmers	Rochester, MI	2021-04-15
Peter Kahigian	US	2021-04-15
Emily Teh	Troy, MI	2021-04-15
Isaac Chavez	Metairie, US	2021-04-15
Elizabeth Ioli	Seattle, US	2021-04-15
Charlie G	Portland, US	2021-04-15
George Martin	Loule, Portugal	2021-04-15
Nabil Ajami	Dearborn, US	2021-04-15
Elizabeth Fennell	Grand Rapids, US	2021-04-15
alison williams	Aberystwyth, England, UK	2021-04-15
Mary Dunbar	Tampa, US	2021-04-15

Name	Location	Date
Ashley Jones	Troy, MI	2021-04-15
Jim Takahashi	Christchurch, New Zealand	2021-04-15
Kathleen Phillips	White Lake, MI	2021-04-15
Gael Stern	Los Angeles, US	2021-04-15
Kristine Walton	Troy, MI	2021-04-15
Claudia Boozel	Troy, MI	2021-04-15
Ryan Paulu	Cumberland Center, US	2021-04-15
Angel Costa	Ballwin, US	2021-04-15
Karen Hunt	Troy, MI	2021-04-15
Rodney Accime	US	2021-04-15
Ashley Suarez	Deltona, US	2021-04-15
Brittany Rice	Tampa, US	2021-04-15
Tracy Miller	Holland, US	2021-04-15
H Q Nguyen	Houston, US	2021-04-15
Nicole Patten	Tampa, US	2021-04-15
Amber Mizzi	Largo, US	2021-04-15
Dom Lucchini	Cranberry Township, US	2021-04-15
Daniel Hill	Arab, US	2021-04-15
Staci Brodeur	Farmington, MI	2021-04-15
Julie Whitaker	Lake Orion, MI	2021-04-15
Jill Tomich	Macomb, MI	2021-04-15
Eileen Plattenberg	Troy, MI	2021-04-15

Name	Location	Date
nicki from discord	Homestead, US	2021-04-15
Dominic Lanzotti	Oxford, MI	2021-04-15
Crystal Thurman	Muskegon, US	2021-04-15
Rosemary Smith	Sterling Heights, MI	2021-04-15
Robert Dallas	Tampa, US	2021-04-15
Macy Leyland	Stuart, US	2021-04-15
lo j	Grand Rapids, US	2021-04-15
Macy Jackson	Ann Arbor, MI	2021-04-15
Angela stork	Naperville, US	2021-04-15
Kianna Clark	Kalamazoo, US	2021-04-15
Frances Schneble	Oxford, MI	2021-04-15
Ali Spanta	Troy, MI	2021-04-15
Zoe Stahl	Larchmont, US	2021-04-15
Maica Mori	Cleveland, OH	2021-04-15
Luna Lovegood	Willowbrook, US	2021-04-15
Stephanie Donlou	Palos Verdes Estates, US	2021-04-15
Joelle Hutschenreuter	Riverview, US	2021-04-15
Jack Salvadore	Wexford, US	2021-04-15
Eric Freiman	Troy, MI	2021-04-15
Karey Forster	Cabot, AR	2021-04-15
Niurka Hernandez	Naples, US	2021-04-15
Grace Zhang	Ann Arbor, MI	2021-04-15

Name	Location	Date
Mary Chan	New york, US	2021-04-15
Zachary Nelson	Charleston, US	2021-04-15
Gloria Navan	Lawrenceville, GA	2021-04-15
Lucy Skipp	Franklin, TN	2021-04-15
Tanvi Deshmukh	Troy, MI	2021-04-15
Lillian pappalardo	US	2021-04-16
Maria Poma	Rochester, MI	2021-04-16
Brittney Hicks	Ward, AR	2021-04-16
Ellis Oakley	Altamonte Springs, FL	2021-04-16
Ana Blanco	Miami, US	2021-04-16
Sara Ziemer	Indian Trail, US	2021-04-16
Robert Cook	Paris, IL	2021-04-16
Stephanie Horseman	Salisbury, US	2021-04-16
Grayce Sprecksell	Charlevoix, US	2021-04-16
Dawn Benson	Nashville, MI	2021-04-16
Jbrap Brown	US	2021-04-16
Brandon Wade	Livingston, US	2021-04-16
Rukkia Liaqat	Burbank, US	2021-04-16
Tanya Hayes	Newnan, US	2021-04-16
ann anderson	Holland, US	2021-04-16
Nevon Arnwine	Phoenix, US	2021-04-16
Alice Bayly	Portland, US	2021-04-16

Name	Location	Date
Jen Reed	Ithaca, NY	2021-04-16
Elaine Becker	Roanoke, VA	2021-04-16
Damoorya Halsell	Pensacola, FL	2021-04-16
Freya Harris	Atlanta, GA	2021-04-16
Ashley Johnson	Phoenix, US	2021-04-16
Robin Bobo	US	2021-04-16
Kaelyn Cartwright	Cleveland, US	2021-04-16
Lori Reed	Romulus, MI	2021-04-16
Blaine Laughlin	Tyler, US	2021-04-16
Terrie Phenicie	Silver Cliff, WI	2021-04-16
steve phenicie	silvercliff, WI	2021-04-16
Brandon Lewandowski	Troy, MI	2021-04-16
Courtney Hansen	Muskegon, US	2021-04-16
Madison Kolb	Angola, US	2021-04-16
Pavani Chilukuru	Troy, MI	2021-04-16
Greg Mitchell	Troy, MI	2021-04-16
Michele Sanders	Warren, US	2021-04-16
Germain Wescott	Chalmette, US	2021-04-16
sylvie auger	Trois-Rivières, Canada	2021-04-16
Erik Wagner	Pasadena, US	2021-04-16
Danita Weir	Birmingham, US	2021-04-16
Andre Ferro	Helmond, Netherlands	2021-04-16

Name	Location	Date
Caitlyn Farmer	US	2021-04-16
Robert Kelly	Durham, NC	2021-04-16
Luanna Sheridan	Bartow, US	2021-04-16
Costa Athanasiou	South San Francisco, US	2021-04-16
Unica Kriegbaum	El Paso, US	2021-04-16
Paul Rondaris Sr	Rancho Cordova, US	2021-04-16
Charleen Garver	Kendallville, US	2021-04-16
pablo bobé	Argentina	2021-04-16
Shaterrona Copeland	Flint, US	2021-04-16
Ane Leopoldina	Fayetteville, US	2021-04-17
Virginia Cook	Tallahassee, US	2021-04-17
Josephine Brown	Washington, DC	2021-04-17
Collin Peterson	Birmingham, US	2021-04-17
Mersiha Mazhar	Gostivar, Macedonia (FYROM)	2021-04-17
Sheyla Lopez	Brentwood, US	2021-04-17
Steven Morris	Sharps Chapel, US	2021-04-17
belle huang	South Pasadena, US	2021-04-17
angus paul	Missoula, US	2021-04-17
Ryan Avant	Lake City, US	2021-04-17
Hailey Johnson	Grand Rapids, US	2021-04-17
Jennifer Rico	Longview, US	2021-04-17
Janet Peterson	Troy, US	2021-04-17

Name	Location	Date
Alicia Theys	Green Bay, US	2021-04-17
Rebecca Smith	Sale, Australia	2021-04-17
Julia Valdivia	Frederick, US	2021-04-17
Bernard Bezzina	Birkirkara, Malta	2021-04-17
Biljana Petrova	Skopje, Macedonia (FYROM)	2021-04-17
Audrey Schmidt	Plainfield, US	2021-04-17
Marina Ris	zagreb, Croatia	2021-04-17
godefroid rita	Spa, Belgium	2021-04-17
Eric Castaneda	Haines City, US	2021-04-17
Heather Holman	New Port Richey, US	2021-04-17
Sylvie Lemaire	Féternes, US	2021-04-17
Jennifer Castaneda	Haines City, US	2021-04-17
Antoine Torpiano	valletta, Malta	2021-04-17
june joyce cruz tan	Singapore, Singapore	2021-04-17
Jerielyn Lorenzo	Iloilo City, Philippines	2021-04-17
Tyler Klunker	Salt Lake City, US	2021-04-17
Maridol Allen	Bedford, US	2021-04-17
Deedra Oneal	Dublin, US	2021-04-17
Conley White	Secaucus, US	2021-04-17
Jason Sanchez	San Francisco, US	2021-04-17
Bruce Plumbo	US	2021-04-17
Andrea Denette	Memphis, TN	2021-04-17

Name	Location	Date
Ross Shierly	Fayetteville, US	2021-04-17
Morgan Plum	US	2021-04-17
Antoinette Diricco	Miami, US	2021-04-17
Bob Schulte	Athens, US	2021-04-17
seth cripe	Cortez, US	2021-04-17
Chris Pat	Austin, US	2021-04-17
Kenny Ramirez	Los Angeles, US	2021-04-17
Julia Vellucci	Savannah, US	2021-04-17
Jennifer Tejeda	South El Monte, US	2021-04-17
Alyssa Nguyen	Houston, US	2021-04-17
savannah montano	Albuquerque, US	2021-04-17
Hunter Liedtke	Marysville, US	2021-04-17
Giselle Guevara	Columbus, US	2021-04-17
Rosamaria Washington	Sacramento, US	2021-04-17
walter schultz	galesburg, Canada	2021-04-17
Tara Becker	Oxford, US	2021-04-17
Jean Mounger	Brooksville, US	2021-04-17
brbr4244@colorado.edu Branham	Littleton, US	2021-04-17
Ingrid luna	Crystal City, US	2021-04-17
Graham DeVier	Detroit, MI	2021-04-17
Tyler Holland	Liberty I'll, US	2021-04-17

Name	Location	Date
Alison Racer	Myrtle Beach, US	2021-04-17
Lori Kristofice	Troy, MI	2021-04-17
Richard Marin	Deltona, US	2021-04-17
Diana Contreras	Miami, US	2021-04-17
Tatiana Hill	Clinton Township, US	2021-04-17
Elena Stojkoska	Skopje, Macedonia (FYROM)	2021-04-17
Jay Vora	State College, US	2021-04-17
Valeria Rodriguez	Desert Hot Springs, US	2021-04-17
Kris Chau	Santa Ana, US	2021-04-17
Kelsey Donahue	Sarasota, US	2021-04-17
Jelica Roland	Zagreb, Croatia	2021-04-17
Mariana Vasquez	Bronx, US	2021-04-17
Patrice Wallace	Santa Cruz, CA	2021-04-18
Patrick Sykes	Guyton, US	2021-04-18
hur dongkwang	Dalseo-gu, South Korea	2021-04-18
Shanley McCaffrey	Tolland, CT	2021-04-18
Cattien Cao	Warrenton, US	2021-04-18
pancakes nothing	New Baltimore, US	2021-04-18
kim y	West Jordan, US	2021-04-18
Janine Vinton	Hastings, Australia	2021-04-18
Veronica B.	Buenos Aires, Argentina	2021-04-18
Laurel Harrington	Chesapeake, US	2021-04-18

Name	Location	Date
Sarala Ravindra	Troy, US	2021-04-18
naomi m	Knoxville, US	2021-04-18
Vanessa Cossey	St Louis, US	2021-04-18
Rosa Cabrerizo	Hospitalet de Llobregat, Spain	2021-04-18
Abby Blehm	Springfield, US	2021-04-18
Martina Behla	Berlin, Germany	2021-04-18
FAHIMEH Tavafi	Wilkes-barre, US	2021-04-18
Mary Shiring	Tarentum, PA	2021-04-18
Sandra Arauco	Mississauga, Canada	2021-04-18
Consuelo Velasco	Strambino Fr Cerone, Italy	2021-04-18
Anja Relja	Kumanovo, Macedonia (FYROM)	2021-04-18
Soheila Foruzanfar	Iran	2021-04-18
katherine Sampson	Devon, UK	2021-04-18
Liliana Fiorini	Cordoba, Argentina	2021-04-18
Kenneth Ng	Singapore, Singapore	2021-04-18
Josh Banggud	Davao City, Philippines	2021-04-18
jill phipps	Blackwood, UK	2021-04-18
Alex Charos	Saint Petersburg, US	2021-04-18
pilar blas	san sebastian, Spain	2021-04-18
Tristan Toye	Zurich, Switzerland	2021-04-18
Sara Graziosa	East Canaan, CT	2021-04-18
Paul Murphy	Brisbane, Australia	2021-04-18

Name	Location	Date
Marlee Opel	Lonaconing, US	2021-04-18
Jessica Baker	Villa ridge, US	2021-04-18
Steven Nicholl	Tampa, US	2021-04-18
Eriz Morales	Philippines	2021-04-18
Nelly PRESTAT	France	2021-04-18
Jimmy Grassel	Livonia, US	2021-04-18
Tina Florell	Stockholm, Sweden	2021-04-18
cristiana de laurentis	Italy	2021-04-18
Elizabeth Story	Dernancourt, Australia	2021-04-18
Blagica Ignova	Redhill, UK	2021-04-18
Maria Miranda	Brooklyn, US	2021-04-18
Lisa Strand	Carbondale, US	2021-04-18
Andre Wollmann	Sherwood, US	2021-04-18
Tharindu Muthukumarana	Nugegoda, Sri Lanka	2021-04-18
Carla Ibañez	US	2021-04-18
Terrie Williams	Vidor, India	2021-04-18
William Horrell	Northridge, US	2021-04-18
Jesus Rodriguez	Auburn, US	2021-04-18
sherri hodes	Phoenix, US	2021-04-18
Edel Vernon	Lichfield, UK	2021-04-18
Cynthia Allen	Lawre, GA	2021-04-18
Zixi Zhao	Boise, US	2021-04-18

Name	Location	Date
Edith Belcher	Van Lear, KY	2021-04-18
sue sch.	Florida, FL	2021-04-18
Ellen Berger	Bent, NM	2021-04-18
Briana Sosa	Landolakes, US	2021-04-18
Marga Gili	Palma, Spain	2021-04-18
KIM SION	usan, South Korea	2021-04-18
Patricia Martin	Philadelphia, PA	2021-04-18
Michelle Murphy	Lake Worth, US	2021-04-18
Amy Strong	Colorado, US	2021-04-18
Johana Chochon	Los Angeles, US	2021-04-18
Katrina Salviejo	Pflugerville, US	2021-04-18
Nia Kirk	Kalamazoo, US	2021-04-19
Mickie Mathews	Georgia	2021-04-19
Gianfranco Torres	Saint Petersburg, US	2021-04-19
Dwi Astri Andriani	Indonesia	2021-04-19
Dave Bedford	Troy, MI	2021-04-19
Kc Avakyan	Commerce Township, US	2021-04-19
Dennis Klein	Riverview, US	2021-04-19
Emily Archer	Spring Hill, US	2021-04-19
Madi O	Atlanta, US	2021-04-19
Catherine Sacchi	Sanford, US	2021-04-19
Kayla Magana	Rupert, US	2021-04-19

Name	Location	Date
Adelso Lopez	Carthage, US	2021-04-19
Joseph Maslowski	Midland, US	2021-04-19
jordan hedlund	US	2021-04-19
Ciara Pinkston	Memphis, US	2021-04-19
Louis Ryan	Dublin, Ireland	2021-04-19
Saenong ypup	Makassar, Indonesia	2021-04-19
harry rochiyadi	Indonesia	2021-04-19
Restu Fitria	Tangerang, Indonesia	2021-04-19
Novin Halim wijaya	Karawang, Indonesia	2021-04-19
Nabilah Saski	Surabaya, Indonesia	2021-04-19
m. husni mubarrok mubarrok	Indonesia	2021-04-19
Fatima Lopez	Makati, Philippines	2021-04-19
Jean-paul Garcia	Los Angeles, US	2021-04-19
Tracey Steele	Memphis, US	2021-04-19
timi wood	Ottawa, Canada	2021-04-19
Ed Schlessinger	Anthropology graduate usf, US	2021-04-19
Lily Arent-Zachary	Saint Paul, US	2021-04-19
Brad Barrette	Madison Heights, MI	2021-04-19
Frances Mackiewicz	Beachwood, NJ	2021-04-19
Neal Gummadi	Bridgewater, US	2021-04-19
Siti Patimah	Depok, Indonesia	2021-04-19
Joseph Fassel	Angola, US	2021-04-19

Name	Location	Date
Roderick Purdy	Windsor, Canada	2021-04-19
Elizabeth Reyna	San Antonio, US	2021-04-19
Adityo Muktiwibowo	Indonesia	2021-04-19
piper carper	Plainwell, US	2021-04-19
Andrew Yarnell	Lakeland, US	2021-04-19
Michaela Rafferty	London, UK	2021-04-19
Angélique Sebban	Saint-Maur, France	2021-04-19
HolyMolly !	Indonesia	2021-04-19
Lucy M	Cumberland, US	2021-04-19
Vicmarie Garcia	Land O lakes, US	2021-04-19
Jerry Mulanax	Richland, US	2021-04-19
Elena Perez	Valladolid, UK	2021-04-19
Ethan Jarvis	Kent, US	2021-04-19
J Vez	Ottawa, Canada	2021-04-19
Michael Crudo	Albany, US	2021-04-19
John Wells	Phoenix, US	2021-04-19
Lillyauna Vachon	Pelham, US	2021-04-19
Dody Roberta Duran	BELITUNG, Indonesia	2021-04-19
Angie Perez	Bayamon, US	2021-04-19
Martina Krstevska	Skopje, Macedonia (FYROM)	2021-04-19
Julie Wiebe	Winnipeg, Canada	2021-04-19
John Boychuk	US	2021-04-19

Name	Location	Date
Moch Iskandar	Sidoarjo, Indonesia	2021-04-19
Joseph Jeffers	Dade City, US	2021-04-19
Cameron Aguiar	US	2021-04-19
Rebekah Scharfenkamp	Troy, MI	2021-04-19
Immanuel Moses	North Bergen, US	2021-04-19
Miss claudia Miller	Plymouth, UK	2021-04-19
Bo Janes	New York, US	2021-04-19
Kathie Valley	Medina, US	2021-04-19
Lori Bryant	Pendleton, OR	2021-04-19
Adam Kaluba	Burleson, US	2021-04-19
Jakob Beamer	Waterford, US	2021-04-19
Lydia palmer	Portsmouth, US	2021-04-19
Lynne Boehm	Bayside, NY	2021-04-19
sydney lewis	San Rafael, US	2021-04-19
Samantha Salazar	Pharr, US	2021-04-19
Norm Wilmes	Yuba City, US	2021-04-19
Laurie Marsell	Winter Springs, US	2021-04-19
Anabela Fonseca	santarem, Portugal	2021-04-19
ashley b	city, US	2021-04-19
Collin101 Penis	Fayetteville, US	2021-04-19
Jade Alcala	Hesperia, US	2021-04-19
M. Browning	Chandler, US	2021-04-19

Name	Location	Date
Adrianna Rosa	Avenel, US	2021-04-19
Ane Leopoldina	Greenville, US	2021-04-19
Becky Ramsey	Sevierville, US	2021-04-19
Susan Ulloa	Crestline, US	2021-04-19
Marcine McBride	West Babylon, NY	2021-04-19
Yayat Ruchiat	Indonesia	2021-04-19
Caleb Shimansky	Miami Beach, US	2021-04-19
Perry Gx	Tustin, US	2021-04-19
Leann Claxton	Pigeon forge, TN	2021-04-19
Joan Klatt	Oakville, Canada	2021-04-19
Fred Chandler	Boynton Beach, US	2021-04-19
awal Udin	Wakatobi, Indonesia	2021-04-19
Jennfer Rodriguez	Albuquerque, US	2021-04-19
mollie lythgoe	Chicago, US	2021-04-20
Geetha Veeranna	Torrance, US	2021-04-20
Diya Lailatul Choirun Nisak	Sidoarjo, Indonesia	2021-04-20
Fernande Fournier	Luxembourg, Argentina	2021-04-20
alexis aragon	Bullhead City, US	2021-04-20
Marissa Nufer	Royal Oak, MI	2021-04-20
Dale Sharp	Troy, MI	2021-04-20
Jennifer Sharp	Troy, MI	2021-04-20
Marz England	Cassopolis, US	2021-04-20

Name	Location	Date
Amy Wellein	Troy, MI	2021-04-20
Timothy Sides	Antioch, TN	2021-04-20
Jeremy Johnson	Williamsburg, US	2021-04-20
Emma Louis	Baltimore, US	2021-04-20
Edwin hunter	Surabaya, Indonesia	2021-04-20
Rangga Permana	Bandung, Indonesia	2021-04-20
Fadhlina Nazly	Medan, Indonesia	2021-04-20
Sylvia Breuer	Canby, MN	2021-04-20
lauren zimmerman	Rochester Hills, MI	2021-04-21
Rosanna Bruni	Aosta, Italy	2021-04-21
Catherine LaLone	Lake Orion, MI	2021-04-26

From: [Chuck Shepherd](#)
To: [Planning](#)
Subject: Comment
Date: Tuesday, April 27, 2021 9:59:24 AM

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.

Hello, I am writing in support of the Meadows of Troy project located on Square Lake Rd. Two of the most requested items from Troy residents in recent years have been a desire for more ranch-style housing as residents age and to retain green space. This project does both, while also making the green space more accessible. I encourage the Planning Commission to listen to what residents have been saying and approve this project.

Thank you for your time,
Chuck Shepherd

From: [Mary Bogush](#)
To: [Planning](#)
Subject: Troy Meadows proposed development
Date: Tuesday, April 27, 2021 4:51:59 PM
Attachments: [20210427160847042.pdf](#)

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.

Dear Planning Commision,

In regard to this proposed development, I would like to know the reasoning for a new wetland assessment when an extensive wetland assessment was already completed by a wetland consultant, Applied Science and Technology, Inc., hired by the Troy School District. That study was done over a period of seasons and made specific recommendations which would best preserve the land. Why is there the need to redo a wetland survey/assessment?

Neighbors who live near this parcel believed the unique features of this land would be preserved in perpetuity. One such neighbor, James Baker constructed a boardwalk, dedicated to his grandfather, over a wetland area with the permission of TSD. (see attached photo from Troy Somerset Gazette newspaper). I see this development will require the destruction of this entire boardwalk to accommodate proposed lots 1 through 4.

This boardwalk provides good northbound trail access for residents to the rest of the property and there is also a large green sign that indicates the TSD Nature Preserve at that entrance (located north side of Square Lake).

It seems to me that past efforts to preserve and access this property are now being changed. Please consider ways to adjust the development to allow this continued access point to the bulk of the property and to prevent destruction of the boardwalk built by Troy resident James Baker.

Thank you for your consideration in this matter.

Sincerely, Mary Ellen Bogush