



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: June 8, 2022

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

The petitioner Troy Eckford, LLC submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster on an 8.7-acre parcel. The development proposes to preserve 45% of dedicated open space. The petitioner is proposing homes which range in size from an 1,800 square foot ranch to a 2,500 square foot colonial.

City Council has the authority to approve these types of developments following a recommendation by the Planning Commission. The Planning Commission held a public hearing on this item on April 26, 2022 and recommended approval of this item by a vote of 7-2, including the following design considerations:

1. The applicant shall indicate limits of grading to confirm impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.
2. The applicant shall provide protection of trees on properties 1 and 2 where possible by draining water in a creative way to avoid damage to root balls of some major trees.
3. The applicant shall insure 70% of the homes built on this property will be ranch style.
4. That an Open Space Preservation Agreement is provided, prior to Final Site Plan Approval.
5. That the applicant plant new trees to buffer the street for the homes to the north, should those trees be affected by the re-grading of the property.

The petitioner agreed to provide a minimum of 70% of the homes built to be ranch style units. The engineering issues can be addressed prior to Final Site Plan Approval. An Open Space Preservation Agreement will be required to be submitted and approved prior to Final Site Plan Approval.

A City Council public hearing has been scheduled for June 13, 2022.

### Attachments:

1. Minutes from April 26, 2022 Planning Commission Regular meeting (excerpt)
2. Agenda item from April 26, 2022 Planning Commission Regular meeting.
3. Eckford Oaks – Anticipated Traffic Impacts, memo prepared by OHM Advisors dated 4/28/22.

**PUBLIC HEARING**

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

Mr. Carlisle reviewed the background of the Preliminary Site Plan application for Eckford Oaks cluster development as relates to location, adjacent zoning, parcel size, access, and natural resources encumbered by wetlands, floodplain, floodway, tree cover and Houghton drain.

Mr. Carlisle addressed the parallel plan, comparing what could be developed by right under the R-1C residential zoning district. Mr. Carlisle addressed the intent of the cluster development option, noting the applicant would achieve five (5) additional units and 45% of open space would be preserved. He stated the tree preservation study/plan notes most trees are of good quality and no mitigation is required. Mr. Carlisle said the plan provides for a 10-foot-wide public pathway through the development to connect with the existing path that starts at Daisy Knight Dog Park on Livernois through to the Department of Public Works (DPW) site to the north. He addressed the applicant's request to waive the required setbacks for construction of decks along the northern property line abutting the DPW yard and the EP (Environmental Protection) zoned property. Mr. Carlisle said the applicant proposes to build ranch style homes and asked that the applicant indicate building materials. Mr. Carlisle reviewed the Cluster Standards as set forth in Section 10.04.I.

In summary, Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required Cluster Standards have been met, and if the additional number of units is commensurate with open space being preserved. He asked the Planning Commission in its deliberation to consider the impact of grading upon the onsite wetlands and floodplains, the applicant's request to seek relief of setback requirements to construct decks and to address building materials with the applicant.

A brief discussion among Board members and the administration followed, some comments relating to:

- Parallel plan versus cluster development option.
- Feasibility of building on floodplain, floodway, wetlands.
- R1-C residential zoning district regulations, as relates to lot size.
- Number of units permitted by right; 21 or 18 units, subject to buildable lots.
- Approval process of cluster development option.
- Intent of EP zoning district; similar to conservation easement.

Bruce Michael, developer for the project, said the homes are of a craftsman-style architecture constructed of stone and wood siding with a 6-foot covered front porch with columns. He shared with the Board a few samples of building materials. Mr. Michael addressed elevations and floor plans, and the intent to build ranch style homes to serve the baby boomer age group. He indicated a base price of \$500,000, plus additional costs for structural options available to purchaser. Mr. Michael addressed tying-in to a regional detention facility, providing a public pathway connection to the existing pathway, and saving as many as trees as possible with a least disturbance to the existing wetlands.

There was discussion on:

- Wood siding; engineered, maintenance-free, fade/insect resistant product, 30-year warranty.
- Elevations; three elevations based on ranch style home, garage door elements.
- Floor plans; accommodation for physical accessibility, basements.
- Waiver of setback requirements for decks; 9 of 26 units require waiver.
- Visual view of residents; existing woodlands, vegetation, seclusion.
- Distance from the road to the homes parallel on the north property line.
- Parallel plan versus cluster development option.
- Number of units permitted by right; 21 or 18, subject to buildable lots.
- Quality of trees on site; preservation of trees.
- Environmental impact; less with cluster development option.
- Detailed engineering drawings at Final Site Plan approval; assurance no negative impact to neighboring properties.
- Percentage of units that can be constructed as ranches; 60-70%.
- Grading, drainage and protection of existing tree root balls.
- Paving of road at developer expense; small portions would remain unpaved.

#### PUBLIC HEARING OPENED

The following residents were generally in opposition of the proposed development and expressed concerns relating to existing drainage/flooding issues, density, traffic increase, cut-through traffic, safety of residents, safety of Leonard Elementary school children, lack of sidewalks, proposed development not a fit to characteristics of neighborhood, environmental impact on wetlands and wildlife and paving of road if cost is imposed on residents.

- Anthony Kapas, 501 Eckford; referenced material submitted (petition with 28 Eckford homeowner signatures, copy of front page of purchase agreement, Eckford street lot configuration); expressed concern with being “sandwiched” between proposed developments
- Randy German, 841 Eckford; offered pictures on phone illustrating existing drainage/flooding issues
- Dave Duda, 873 Eckford
- Brad Surman, 882 Eckford
- Talal Kakos, 983 Eckford
- Bob Kage, 718 Eckford

- Lisa Ruffin, 914 Eckford
- Mitch Doepke, 870 Eckford
- Rhonda Jewell, 689 Eckford; shared flash drive of pictures illustrating character of neighborhood, existing drainage/flooding issues
- Ronald Eng, 749 Eckford; addressed noise pollution from DPW yard
- Caitlin Rider, 770 Eckford; father Jeff Rider also in audience
- Marge Kowalak, 850 Eckford
- Mo (Maurits) Winkleprins, 650 Eckford
- Tom Randazzo, 273 Eckford
- Cheryl Kapas, 501 Eckford; addressed hazardous curve in road
- Anne Warlick, 845 Eckford
- Irys German, 841 Eckford; shared pictures on phone illustrating existing drainage/flooding issues

### PUBLIC HEARING CLOSED

Discussion followed on:

- Traffic study; review by Engineering did not warrant study; Planning Commission could request traffic study, if so desired.
- Paving of road; City requires developer to pave at their expense, small portion will remain unpaved.
- Concerns with existing drainage/flooding; potential for improvement with proposed development tie-in to regional detention basin.
- Parallel plan vs cluster development option, as relates to preservation of open space, environmental impact, density.
- Existing tree coverage sufficient to buffer homes on Eckford.
- Traffic concerns; safety, traffic control, no sidewalks.
- Existing characteristics of neighborhood.
- Hazardous curve in road on Eckford.
- Consideration of proposed setback requirement deviations; number of units seeking deviation.
- Property rights of both the developer/property owner and residents.
- Open space if developed by right; Mr. Michael estimated 3.5 acres.

### **Resolution # PC-2022-04-025**

Moved by: Krent

Support by: Faison

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Eckford Oaks Site Condominium (One Family Residential Cluster), 26 units/lots, North side of Eckford, West of Rochester (Parcels 88-20-15-275-026, 88-20-15-275-017), Section 15, approximately 8.7 acres in size, Currently Zoned R-1C (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. That the setback requirements be waived for the decks along the north side of the property because they are adjacent to environmentally protected land and the City of Troy property.
5. The site can be adequately served with municipal water and sewer.
6. The cluster development preserves 45% open space, to remain open space in perpetuity.

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

1. The applicant shall indicate limits of grading to conform impact upon onsite wetlands and floodplains, prior to Final Site Plan Approval.
2. The applicant shall provide protection of trees on properties 1 and 2 where possible by draining water in a creative way to avoid damage to root balls of some major trees.
3. The applicant shall insure 70% of the homes built on this property will be ranch style.
4. That an Open Space Preservation Agreement is provided, prior to Final Site Plan Approval.
5. That the applicant plant new trees to buffer the street for the homes to the north, should those trees be affected by the re-grading of the property.

Discussion on the motion on the floor:

Chair Lambert addressed concerns expressed by the public as relates to traffic and said attention should be given to traffic control especially near the elementary school. He said he believes the cluster plan is a better solution for the preservation of green space.

Following discussion among Board members and the administration with respect to what percentage of homes could be built as ranches, Mr. Michael said he is comfortable that 70% of the homes could be built as ranches.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Perakis, Tagle  
No: Malalahalli, Rahman

**MOTION CARRIED**

DATE: April 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

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

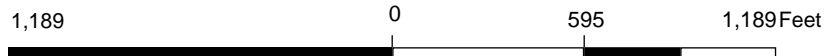
The petitioner Troy Eckford, LLC submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster. The development proposes to preserve 45% open space on the 8.7-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

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

Attachments:

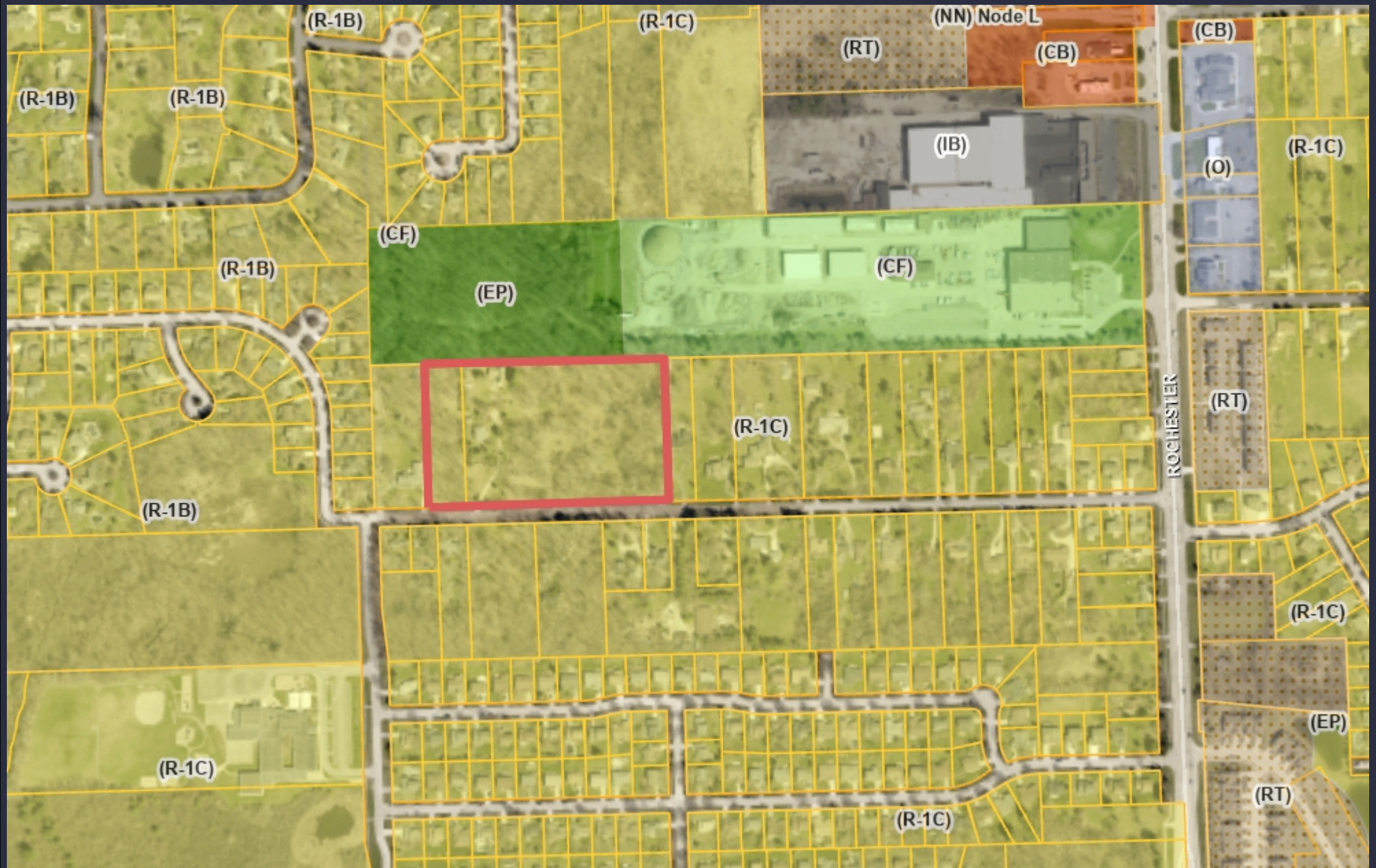
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan Application
4. Public comment

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





1,189 0 595 1,189 Feet



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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 15, 2022

## **Preliminary Site Condominium Cluster Review For City of Troy, Michigan**

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

### **PROJECT AND SITE DESCRIPTION**

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

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

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



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

***Figure 1. - Location and Aerial Image of Subject Site***



*Eckford Oaks*  
*April 15, 2022*

Size of Subject Property:

The parcel is 8.7 acres

Proposed Uses of Subject Parcel:

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

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

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

Surrounding Property Details:

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



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

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

[illegible]



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

**Table 2. – Woodland Protection Ordinance**

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

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

#### **SITE ARRANGEMENT**

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

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

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

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

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

#### **AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY**

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

**Table 1. – Bulk Requirements**

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

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

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

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

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

## OPEN SPACE REQUIREMENTS

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

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

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

### **Guarantee of Open Space and Tree Preservation:**

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

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

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

## **SITE ACCESS AND CIRCULATION**

### Vehicular

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

### Pedestrian

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

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

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

## **STORMWATER**

Stormwater will be managed by a regional detention system.

***Items to be Addressed:*** None.

## **LANDSCAPING**

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

**Table 2. – Landscaping Requirements**

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

**Items to be Addressed:** None.

#### ELEVATIONS AND FLOOR PLANS

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

**Items to be Addressed:** Indicate materials.

#### CLUSTER STANDARDS

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

- 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.
- 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.
- Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- 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.
- A means for owning common open space and for protecting it from development in perpetuity.
- Any density bonus is commensurate with the benefit offered to achieve such bonus.
- The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection,

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

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

## RECOMMENDATIONS

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

Items to consider include:

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

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



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



LEGAL DESCRIPTION (AS PROVIDED)

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

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

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

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

BEARING REFERENCE

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

DESIGN ENGINEER/SURVEYOR

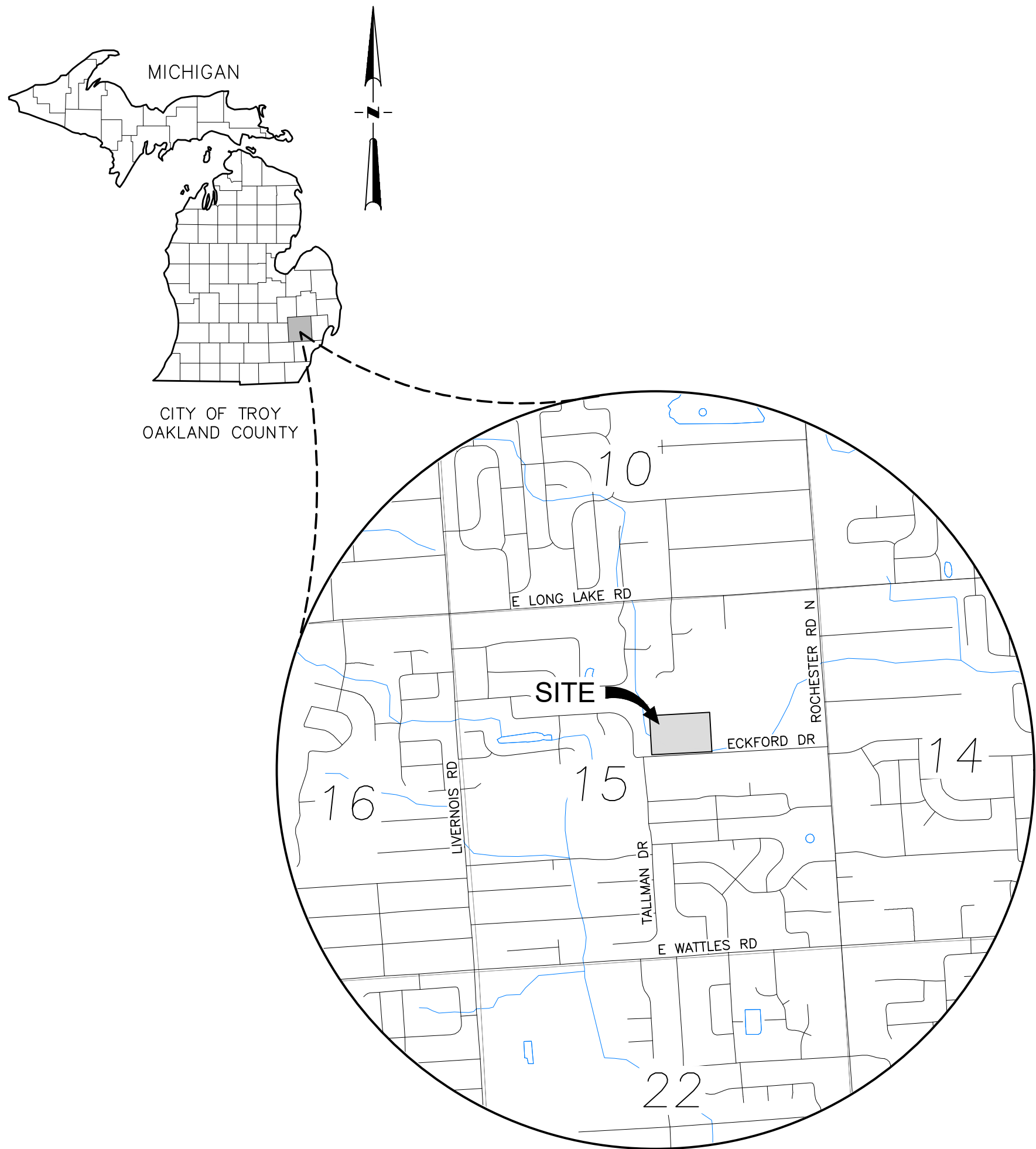


MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &  
ENGINEERING SOLUTIONS

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

PRELIMINARY SITE PLAN DRAWINGS FOR  
ECKFORD WOODS  
SITE CONDOMINIUM



LOCATION MAP

DEVELOPER

ICON DEVELOPMENT, LLC

35520 FORTON COURT  
CLINTON TOWNSHIP, MI 48035

VINCE SORRENTINO  
PHONE: 586-792-0660

SHEET INDEX

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

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OF CONSTRUCTION.

CLIENT :

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CLINTON TOWNSHIP,  
MICHIGAN, 48035

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

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

ORIGINAL ISSUE DATE:  
11/12/2021

PROJECT NO: 21-175

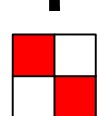
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FIELD: AS  
DRAWN BY: BN  
DESIGN BY: DD  
CHECK BY: AP

G-10

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BENCHMARKS

DATUM: NAVD88

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

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

SOILS INFO

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

SOIL TYPE LIMIT AND LABEL

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

EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

STRUCTURE SCHEDULE

EX. STORM SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(25760) CBR	681.93	12" S IE= 672.13	12" N IE= 671.94
(25561) CBB	672.70	12" S IE= 668.52	12" N IE= 668.62
(25758) CBB	678.30	12" S IE= 670.24	12" N IE= 670.20
(25761) CBB	674.71	8" E IE= 669.71	12" S IE= 668.15
(25981) CBB	674.68	8" E IE= 670.45	12" N IE= 668.15
(25984) CBB	675.06	8" W IE= 671.60	12" S IE= 666.88
		12" S IE= 666.83	12" N IE= 666.83
(25997) CBB	673.00	8" W IE= 669.68	8" S IE= 669.68
		12" N IE= 669.68	12" N IE= 669.68

EX. SANITARY SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(25028) SMH	682.16	12" W IE= 664.05	12" E IE= 664.05
(25160) SMH	677.33	12" W IE= 663.07	12" E IE= 663.07
(25765) SMH	674.16	12" W IE= 661.93	12" E IE= 661.83

UTILITY REFERENCES

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

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

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

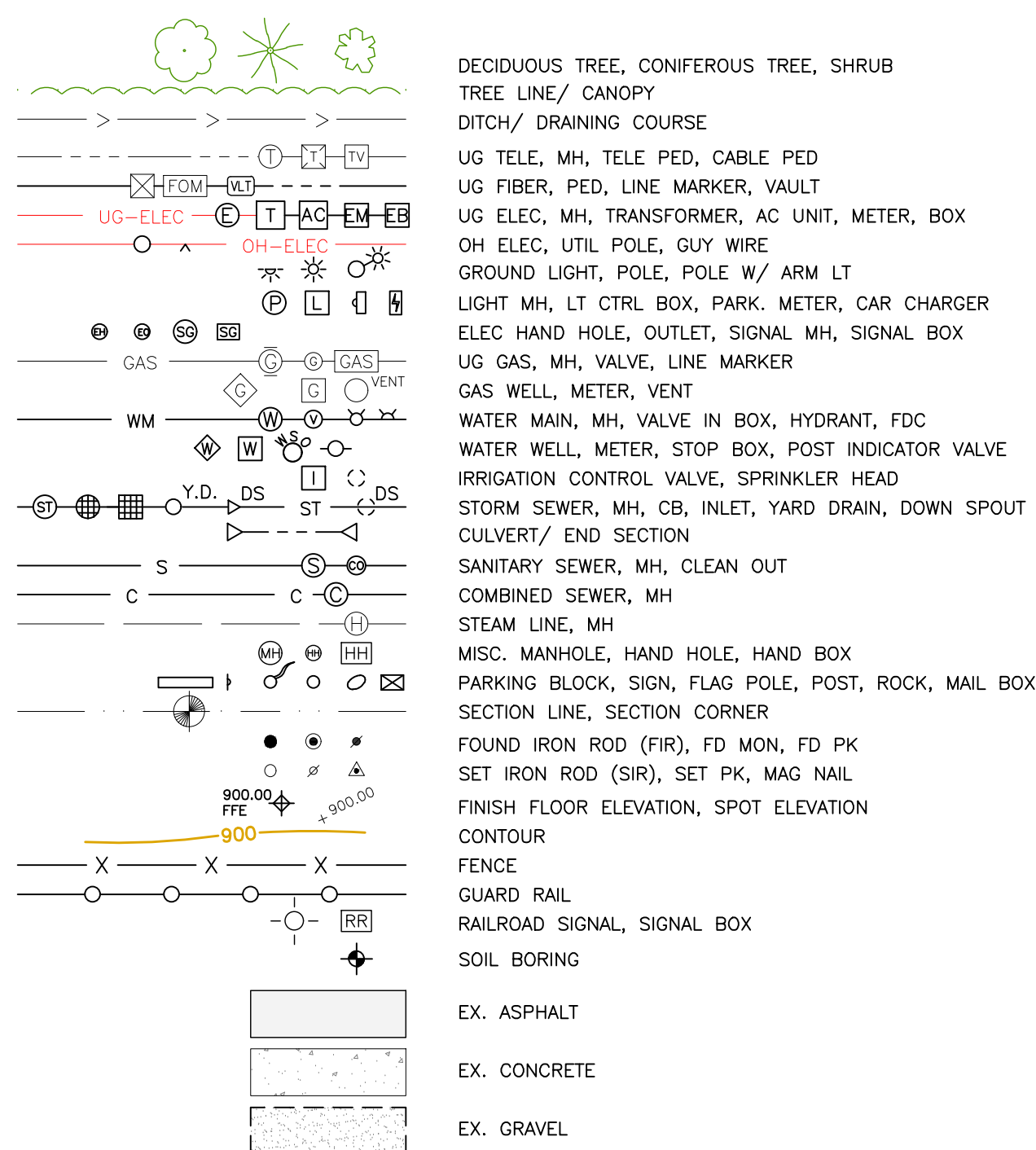
GAS:  
RECEIVED: CONSUMERS ENERGY  
6/16/21

ELEC:  
RECEIVED: DTE ENERGY  
6/16/21

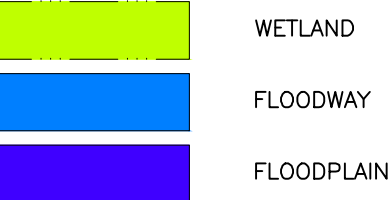
PHONE/CABLE:  
RECEIVED: AT&T  
6/2/21

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

EXISTING LEGEND



FEMA LEGEND



WETLAND NOTE

WETLANDS FLAGGED BY BARR ENGINEERING IN NOVEMBER 2020. WETLAND FLAGGING WAS SURVEYED BY MEGA IN JUNE 2021.

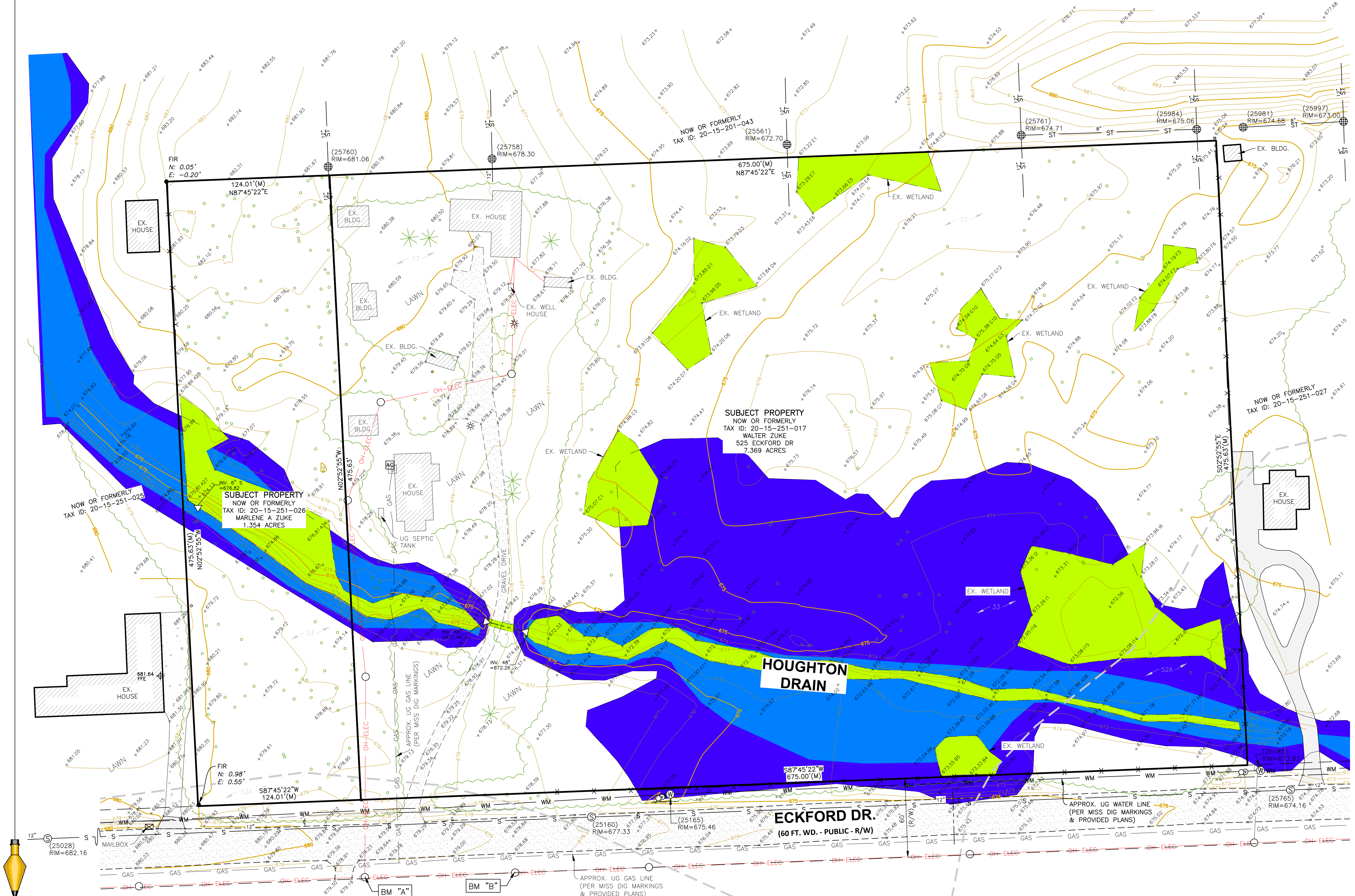
FLOOD ZONE

PLOTTED PER FEMA STUDY.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE PARTIALLY IN ZONE (AE) WITH BASE FLOOD ELEVATIONS RANGING FROM 676 FEET TO 679 FEET, PARTIALLY IN REGULATORY FLOODWAY ZONE (AE), AND PARTIALLY IN ZONE (X) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. (26125C0534F), EFFECTIVE DATE SEPTEMBER 29, 2006.

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE., TELE.) SHOWN ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- 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.



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Engineering Group Associates

298 VETERANS DRIVE  
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ALLAN W. PRUSS  
ENGINEER  
NO. 6201043168

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

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ORIGINAL ISSUE DATE:  
11/12/2021

PROJECT NO: 21-175

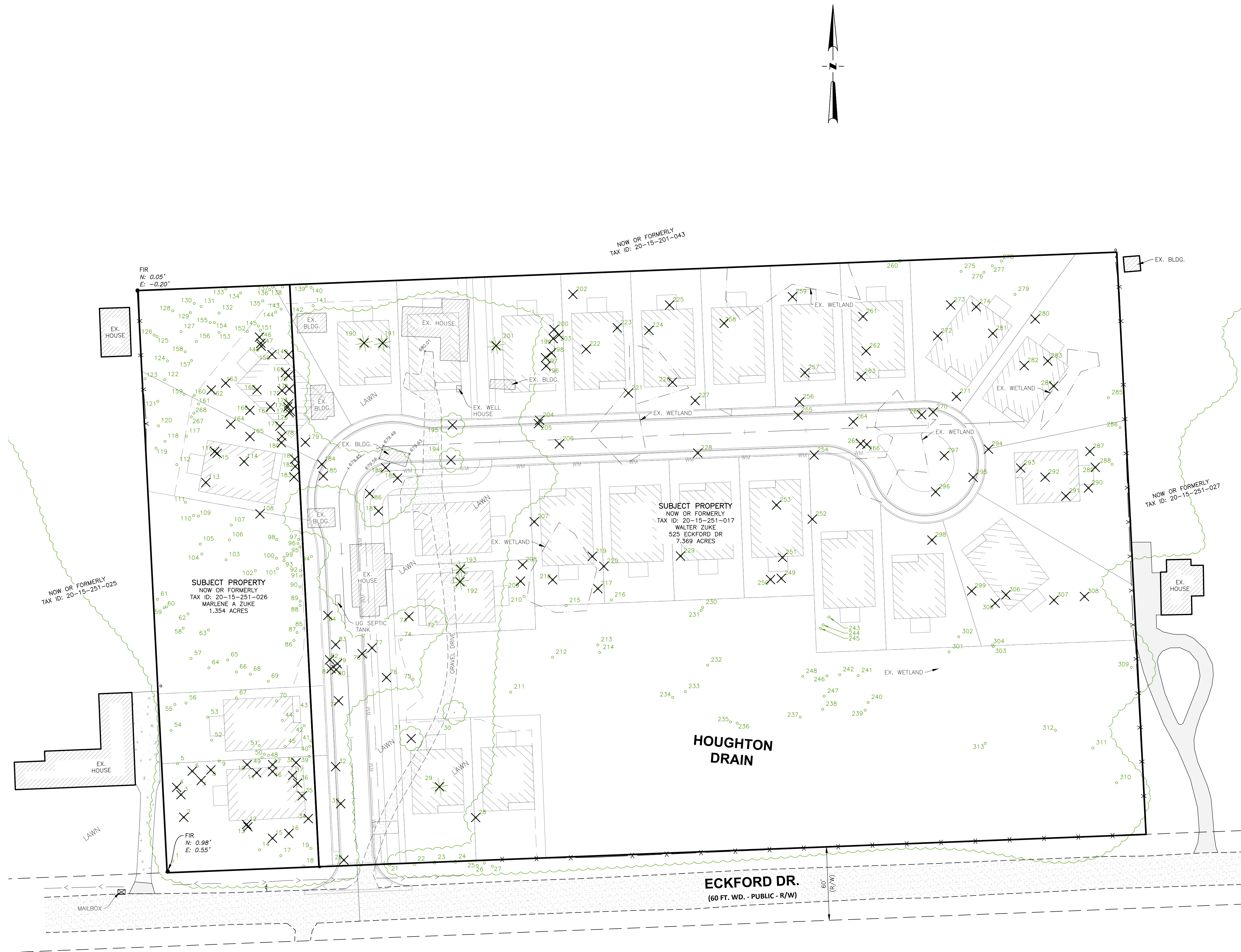
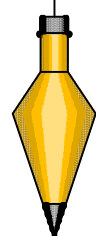
SCALE: 1" = 40'  
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FIELD:  
DRAWN BY: AS  
DESIGN BY: BN  
CHECK BY: AP

**V-1.0**

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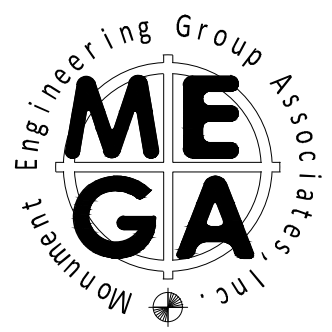
### TREE SURVEY LEGEND

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

### TREE PRESERVATION NOTE

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

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MICHIGAN, 48035

### TREE SURVEY

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

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

ORIGINAL ISSUE DATE:  
11/12/2021

PROJECT NO: 21-175

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

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

V-3.0

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Tree Inventory



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

Tree Survey Inventory

Project: 21-175 Eckford Oaks Subdivision

Date: 6/30/2021

Tag No.	Common Name	Botanical Name	Condition	D.B.H.	Landmark	Status	Notes
1	Crabapple	Malus	Good	6	No	Preserve	
2	P. Hickory	Carya	Good	14	No	Remove	
3	S. B. Hickory	Carya	Good	12	No	Remove	
4	P. Hickory	Carya	Good	11	No	Remove	
5	P. Hickory	Carya	Good	15	No	Preserve	
6	P. Hickory	Carya	Good	9	No	Remove	
7	P. Hickory	Carya	Good	8	No	Remove	
8	P. Hickory	Carya	Good	15	No	Remove	
9	P. Hickory	Carya	Good	7	No	Preserve	
10	P. Hickory	Carya	Good	12	No	Remove	
11	S. B. Hickory	Carya	Good	6	No	Remove	
12	S. B. Hickory	Carya	Good	11	No	Remove	
13	S. B. Hickory	Carya	Good	11	No	Remove	
14	P. Hickory	Carya	Good	23	Yes	Preserve	
15	B. Cherry	Prunus serotina	Good	10	No	Remove	
16	R. Oak	Quercus	Good	13	No	Remove	
17	W. Oak	Quercus	Good	10	No	Preserve	
18	W. Oak	Quercus	Good	22	Yes	Preserve	
19	W. Oak	Quercus	Good	15	No	Preserve	Twin
20	P. Hickory	Carya	Good	18	Yes	Remove	
21	B. Spruce	Picea	Fair	17	No	Preserve	
22	B. Spruce	Picea	Good	10	No	Preserve	
23	R. Pine	Pinus	Good	16	No	Preserve	
24	N. Spruce	Picea	Good	7	No	Preserve	
25	R. Oak	Quercus	Good	18	Yes	Preserve	Twin
26	P. Hickory	Carya	Good	9	No	Preserve	
27	P. Hickory	Carya	Good	14	No	Preserve	
28	R. Pine	Pinus	Good	6	No	Remove	
29	B. Spruce	Picea	Good	9	No	Remove	
30	B. Walnut	Juglans nigra	Good	27	Yes	Preserve	
31	R. Maple	Acer rubrum	Good	7	No	Remove	
32	B. Spruce	Picea	Good	8	No	Remove	
33	P. Hickory	Carya	Good	18	No	Remove	
34	S. B. Hickory	Carya	Good	12	No	Remove	
35	W. Oak	Quercus	Good	32	Yes	Remove	
36	W. Oak	Quercus	Good	8	No	Remove	
37	E. Hornhopbeam	Ostrya virginiana	Good	6	No	Remove	
38	W. Oak	Quercus	Good	31	Yes	Remove	
39	E. Hornhopbeam	Ostrya virginiana	Good	11	Yes	Preserve	
40	P. Hickory	Carya	Good	7	No	Preserve	
41	W. Oak	Quercus	Good	9	No	Preserve	
42	W. Oak	Quercus	Good	15/11	Yes	Preserve	
43	W. Oak	Quercus	Good	17	Yes	Preserve	
44	W. Oak	Quercus	Good	11	No	Preserve	
45	P. Hickory	Carya	Good	8	No	Preserve	
46	R. Maple	Acer rubrum	Good	6	No	Remove	
47	W. Oak	Quercus	Good	14	No	Remove	
48	P. Hickory	Carya	Good	6	No	Preserve	
49	P. Hickory	Carya	Fair	6	No	Preserve	
50	P. Hickory	Carya	Good	8	No	Preserve	
51	P. Hickory	Carya	Good	6	No	Preserve	
52	P. Hickory	Carya	Good	12	No	Preserve	
53	P. Hickory	Carya	Good	12	No	Preserve	
54	R. Pine	Pinus	Good	6	No	Preserve	
55	Basswood	Tilia	Good	19	Yes	Preserve	
56	P. Hickory	Carya	Good	8	No	Preserve	
57	W. Oak	Quercus	Good	27	Yes	Preserve	
58	P. Hickory	Carya	Good	14	No	Preserve	
59	Mulberry	Morus	Good	8	No	Preserve	
60	Mulberry	Morus	Good	7	No	Preserve	
61	Mulberry	Morus	Good	10	No	Preserve	
62	Mulberry	Morus	Good	6	No	Preserve	
63	B. Cherry	Prunus serotina	Good	10	No	Preserve	
64	W. Oak	Quercus	Good	15	No	Preserve	
65	W. Oak	Quercus	Good	25	Yes	Preserve	
66	W. Oak	Quercus	Good	16	Yes	Preserve	
67	W. Oak	Quercus	Good	21	Yes	Preserve	
68	S. B. Hickory	Carya	Good	8	No	Preserve	
69	W. Oak	Quercus	Good	27	Yes	Preserve	
70	W. Oak	Quercus	Good	21	Yes	Preserve	
71	Tamarack	Larix	Good	8	No	Remove	
72	Tulip Poplar	riodendron tulipifer	Good	14	No	Preserve	
73	B. Spruce	Picea	Fair	9	No	Remove	
74	B. Spruce	Picea	Good	12	No	Preserve	
75	R. Pine	Pinus	Good	6	No	Preserve	
76	Elm	Ulmus	Good	6	No	Remove	
77	B. Spruce	Picea	Good	12	No	Remove	
78	B. Spruce	Picea	Good	10	No	Remove	
79	R. Pine	Pinus	Fair	8	No	Remove	
80	R. Pine	Pinus	Good	7	No	Remove	
81	R. Pine	Pinus	Good	8	No	Remove	
82	R. Pine	Pinus	Good	6	No	Remove	
83	B. Spruce	Picea	Good	8	No	Remove	
84	B. Spruce	Picea	Good	11	No	Remove	
85	E. Hemlock	Tsuga	Good	6	No	Preserve	
86	W. Oak	Quercus	Good	15	No	Preserve	
87	Basswood	Tilia	Good	15	No	Preserve	
88	E. Hemlock	Tsuga	Good	7	No	Preserve	
89	E. Hemlock	Tsuga	Good	12	Yes	Preserve	
90	E. Hemlock	Tsuga	Good	9	No	Preserve	

91	E. Hemlock	Tsuga	Good	8	No	Preserve	
92	E. Hemlock	Tsuga	Good	7	No	Preserve	
93	E. Hemlock	Tsuga	Good	8	No	Preserve	
94	P. Hickory	Carya	Good	19	Yes	Preserve	
95	E. Hemlock	Tsuga	Good	8	No	Preserve	
96	E. Hemlock	Tsuga	Good	6	No	Preserve	
97	E. Hemlock	Tsuga	Good	6	No	Preserve	
98	P. Hickory	Carya	Good	20	Yes	Preserve	
99	P. Hickory	Carya	Good	17	Yes	Preserve	
100	E. Hornhopbeam	Ostrya virginiana	Good	7	No	Preserve	
101	Beech	Fagus grandifolia	Good	8	No	Preserve	
102	Beech	Fagus grandifolia	Good	27	Yes	Preserve	
103	P. Hickory	Carya	Good	24	Yes	Preserve	
104	P. Hickory	Carya	Good	6	No	Preserve	
105	R. Oak	Quercus	Good	33	Yes	Preserve	
106	B. Cherry	Prunus serotina	Good	7	No	Preserve	
107	R. Oak	Quercus	Good	36	Yes	Preserve	
108	B. Cherry	Prunus serotina	Good	14	No	Remove	
109	P. Hickory	Carya	Good	14	No	Preserve	
110	R. Maple	Acer rubrum	Good	20	Yes	Preserve	
111	B. Cherry	Prunus serotina	Good	6	No	Preserve	
112	Beech	Fagus grandifolia	Good	6	No	Preserve	
113	P. Hickory	Carya	Good	20	Yes	Remove	
114	P. Hickory	Carya	Good	16	Yes	Remove	
115	Beech	Fagus grandifolia	Good	7	No	Remove	
116	Beech	Fagus grandifolia	Good	7	No	Remove	
117	Beech	Fagus grandifolia	Good	7	No	Preserve	
118	B. Cherry	Prunus serotina	Good	6	No	Preserve	
119	B. Cherry	Prunus serotina	Good	6	No	Preserve	
120	Beech	Fagus grandifolia	Good	27	Yes	Preserve	
121	R. Maple	Acer rubrum	Good	23	Yes	Preserve	
122	Beech	Fagus grandifolia	Good	7	No	Preserve	
123	S. Maple	Acer saccharum	Good	7	No	Preserve	
124	Beech	Fagus grandifolia	Good	7	No	Preserve	
125	Beech	Fagus grandifolia	Good	6	No	Preserve	
126	Beech	Fagus grandifolia	Good	11	No	Preserve	
127	R. Maple	Acer rubrum	Good	12	No	Preserve	
128	B. Cherry	Prunus serotina	Good	7	No	Preserve	
129	P. Hickory	Carya	Good	7	No	Preserve	
130	Elm	Ulmus	Good	9	No	Preserve	
131	R. Maple	Acer rubrum	Good	6	No	Preserve	
132	P. Hickory	Carya	Good	7	No	Preserve	
133	Beech	Fagus grandifolia	Good	6	No	Preserve	
134	Beech	Fagus grandifolia	Good	11	No	Preserve	
135	B. Cherry	Prunus serotina	Good	9	No	Preserve	
136	B. Cherry	Prunus serotina	Good	12	No	Preserve	
137	R. Maple	Acer rubrum	Good	7	No	Preserve	
138	P. Hickory	Carya	Good	7	No	Preserve	
139	P. Hickory	Carya	Good	16	Yes	Preserve	
140	P. Hickory	Carya	Good	8	No	Preserve	
141	P. Hickory	Carya	Good	13	No	Preserve	
142	P. Hickory	Carya	Good	16	Yes	Preserve	
143	B. Cherry	Prunus serotina	Good	17	No	Preserve	
144	B. Cherry	Prunus serotina	Good	16	No	Preserve	
145	E. Hemlock	Tsuga	Good	7	No	Preserve	
146	E. Hemlock	Tsuga	Good	11	No	Remove	
147	E. Hemlock	Tsuga	Good	8	No	Remove	
148	E. Hemlock	Tsuga	Good	8	No	Remove	Twin
149	B. Cherry	Prunus serotina	Good	19	Yes	Remove	
150	S. B. Hickory	Carya	Good	8	No	Remove	
151	R. Maple	Acer rubrum	Good	7	No	Preserve	
152	P. Hickory	Carya	Good	29	Yes	Preserve	
153	Beech	Fagus grandifolia	Good	6	No	Preserve	
154	P. Hickory	Carya	Good	10	No	Preserve	
155	R. Maple	Acer rubrum	Good	8	No	Preserve	
156	E. Hornhopbeam	Ostrya virginiana	Good	7	No	Preserve	
157	W. Oak	Quercus	Good	24	Yes	Preserve	
158	R. Maple	Acer rubrum	Good	9	No	Preserve	
159	B. Cherry	Prunus serotina	Good	9	No	Preserve	
160	P. Hickory	Carya	Good	24	Yes	Preserve	
161	B. Cherry	Prunus serotina	Good	6	No	Preserve	
162	W. Oak	Quercus	Good	9	No	Remove	
163	P. Hickory	Carya	Good	11	No	Remove	
164	Beech	Fagus grandifolia	Good	17	No	Remove	
165	P. Hickory	Carya	Good	15	No	Remove	
166	Beech	Fagus grandifolia	Good	23	Yes	Remove	
167	Elm	Ulmus	Good	10	No	Remove	
168	W. Oak	Quercus	Good	17	Yes	Remove	
169	B. Cherry	Prunus serotina	Good	15	No	Remove	
170	W. Oak	Quercus	Good	11	No	Remove	
171	E. Hemlock	Tsuga	Good	9	No	Remove	
172	P. Hickory	Carya	Good	18	Yes	Remove	
173	E. Hemlock	Tsuga	Good	7	No	Remove	
174	E. Hemlock	Tsuga	Good	8	No	Remove	
175	R. Oak	Quercus	Good	14	No	Remove	
176	B. Cherry	Prunus serotina	Good	8	No	Remove	
177	E. Hemlock	Tsuga	Good	6	No	Remove	
178	E. Hemlock	Tsuga	Good	6	No	Remove	
179	P. Hickory	Carya	Good	24	Yes	Remove	
180	R. Maple	Acer rubrum	Good	21	Yes	Remove	
181	E. Hemlock	Tsuga	Good	9	No	Remove	
182	E. Hemlock	Tsuga	Good	7	No	Remove	
183	E. Hemlock	Tsuga	Good	7	No	Remove	
184	W. Birch	Betula	Good	6	No	Remove	
185	Spruce	Picea	Good	6	No	Remove	
186	Spruce	Picea	Good	10	No	Remove	
187	Mulberry	Morus	Good	9	No	Remove	Multi
188	R. Maple	Acer rubrum	Good	23	Yes	Remove	
189	R. Maple	Acer rubrum	Good	19	Yes	Remove	
190	Spruce	Picea	Good	12	No	Remove	

191	Spruce	Picea	Good	14	No	Remove	Twin
192	R. Pine	Pinus	Good	16	No	Remove	
193	R. Pine	Pinus	Good	7	No	Remove	
194	Pear	Pyrus	Good	9	No	Remove	
195	W. Birch	Betula	Good	8	No	Remove	
196	W. Pine	Pinus	Good	13	No	Remove	
197	W. Pine	Pinus	Good	10	No	Remove	
198	W. Pine	Pinus	Good	16	No	Remove	
199	W. Pine	Pinus	Good	14	No	Remove	
200	W. Pine	Pinus	Good	15	No	Remove	
201	Spruce	Picea	Good	8	No	Remove	
202	S.B. Hickory	Carya	Good	19	Yes	Remove	
203	P. Hickory	Carya	Good	21	Yes	Remove	
204	P. Hickory	Carya	Good	20	Yes	Remove	
205	W. Oak	Quercus	Good	30	Yes	Remove	
206	W. Oak	Quercus	Good	26	Yes	Remove	
207	Elm	Ulmus	Good	8	No	Remove	
208	W. Oak	Quercus	Good	26	Yes	Remove	
209	W. Oak	Quercus	Good	22	Yes	Remove	
210	Basswood	Tilia	Good	20	Yes	Preserve	
211	Cottonwood	Populus deltoides	Good	21	No	Remove	
212	W. Oak	Quercus	Good	64	Yes	Preserve	
213	W. Oak	Quercus	Good	41	Yes	Preserve	
214	B. Cherry	Prunus serotina	Fair	8	No	Preserve	
215	W. Oak	Quercus	Good	49	Yes	Preserve	
216	B. Walnut	Juglans nigra	Fair	9	No	Preserve	
217	Hawthorn	Crataegus	Good	7	No	Remove	
218	W. Oak	Quercus	Good	25	Yes	Remove	
219	Elm	Ulmus	Good	17	No	Remove	
220	Hawthorn	Crataegus	Fair	6	No	Remove	
221	Silver Maple	Acer saccharinum	Good	15	No	Remove	
222	P. Hickory	Carya	Good	24	Yes	Remove	
223	W. Oak	Quercus	Good	23	Yes	Remove	
224	W. Oak	Quercus	Good	25	Yes	Remove	
225	Silver Maple	Acer saccharinum	Good	43	Yes	Remove	
226	Hawthorn	Crataegus	Good	7	No	Remove	
227	Hawthorn	Crataegus	Good	11	No	Remove	
228	P. Hickory	Carya	Good	24	Yes	Remove	
229	W. Oak	Quercus	Good	37	Yes	Remove	
230	B. Cherry	Prunus serotina	Poor	6	No	Preserve	
231	Hawthorn	Crataegus	Good	7	No	Preserve	
232	Hawthorn	Crataegus	Good	6	No	Preserve	
233	B. Cherry	Prunus serotina	Poor	7	No	Preserve	
234	B. Cherry	Prunus serotina	Fair	7	No	Preserve	
235	Cottonwood	Populus deltoides	Good	37	Yes	Preserve	
236	B. Cherry	Prunus serotina	Fair	9	No	Preserve	
237	P. Hickory	Carya	Good	28	Yes	Preserve	
238	Hawthorn	Crataegus	Good	6	No	Preserve	
239	Hawthorn	Crataegus	Good	10	No	Preserve	
240	Hawthorn	Crataegus	Good	6	No	Preserve	
241	B. Walnut	Juglans nigra	Good	14	No	Preserve	
242	Hawthorn	Crataegus	Good	6	No	Preserve	
243	Hawthorn	Crataegus	Good	7	No	Preserve	
244	Cottonwood	Populus deltoides	Good	28	Yes	Preserve	
245	Cottonwood	Populus deltoides	Good	28	Yes	Preserve	
246	Hawthorn	Crataegus	Good	6	No	Preserve	
247	Elm	Ulmus	Good	6	No	Preserve	
248	B. Walnut	Juglans nigra	Good	16	No	Preserve	
249	E. Hornhopbeam	Ostrya virginiana	Good	9	No	Remove	
250	P. Hickory	Carya	Good	20	Yes	Remove	
251	W. Oak	Quercus	Good	40	Yes	Remove	
252	P. Hickory	Carya	Good	25	Yes	Remove	
253	S. B. Hickory	Carya	Good	18	No	Remove	
254	B. Cherry	Prunus serotina	Good	11	No	Remove	
255	R. Oak	Quercus	Good	35	Yes	Remove	
256	E. Hornhopbeam	Ostrya virginiana	Good	6	No	Remove	
257	R. Oak	Quercus	Good	29	Yes	Remove	
258	W. Oak	Quercus	Good	35	Yes	Remove	
259	P. Hickory	Carya	Good	26	Yes	Remove	
260	R. Oak	Quercus	Good	38	Yes	Preserve	
261	P. Hickory	Carya	Good	25	Yes	Remove	
262	R. Oak	Quercus	Poor	27	Yes	Remove	
263	S. B. Hickory	Carya	Fair	16	Yes	Remove	
264	W. Oak	Quercus	Good	25	Yes	Remove	
265	W. Oak	Quercus	Good	25	Yes	Remove	
266	W. Oak	Quercus	Good	18	Yes	Remove	
267	P. Hickory	Carya	Good	17	Yes	Preserve	
268	B. Cherry	Prunus serotina	Good	6	No	Preserve	
269	W. Oak	Quercus	Good	31	Yes	Remove	
270	W. Oak	Quercus	Good	16	Yes	Remove	
271	W. Oak	Quercus	Good	26	Yes	Remove	
272	S. B. Hickory	Carya	Good	18	Yes	Remove	
273	R. Oak	Quercus	Good	29	Yes	Remove	
274	W. Oak	Quercus	Good	10	No	Remove	
275	P. Hickory	Carya	Good	21	Yes	Preserve	
276	Hawthorn	Crataegus	Fair	8	No	Preserve	
277	W. Oak	Quercus	Good	19	Yes	Preserve	
278	Basswood	Tilia	Good	12	No	Preserve	
279	R. Oak	Quercus	Good	29	Yes	Preserve	
280	S. B. Hickory	Carya	Good	17	Yes	Remove	
281	S. B. Hickory	Carya	Good	16	Yes	Remove	
282	Cottonwood	Populus deltoides	Good	13	No	Remove	
283	Cottonwood	Populus deltoides	Good	14	No	Remove	
284	R. Maple	Acer rubrum	Good	7	No	Remove	
285	W. Oak	Quercus	Good	16	Yes	Preserve	
286	W. Oak	Quercus	Good	40	Yes	Preserve	
287	W. Oak	Quercus	Good	24	Yes	Remove	
288	W. Oak	Quercus	Good	18	Yes	Remove	
289	W. Oak	Quercus	Good	20	Yes	Remove	
290	Cottonwood	Populus deltoides	Good	13	No	Remove	

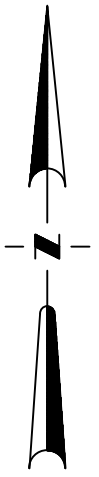




ZONING INFORMATION

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

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



CLUSTER DENSITY CALCULATION

BASE NUMBER OF UNITS x 30% DENSITY BONUS  
= MAX NUMBER OF UNITS

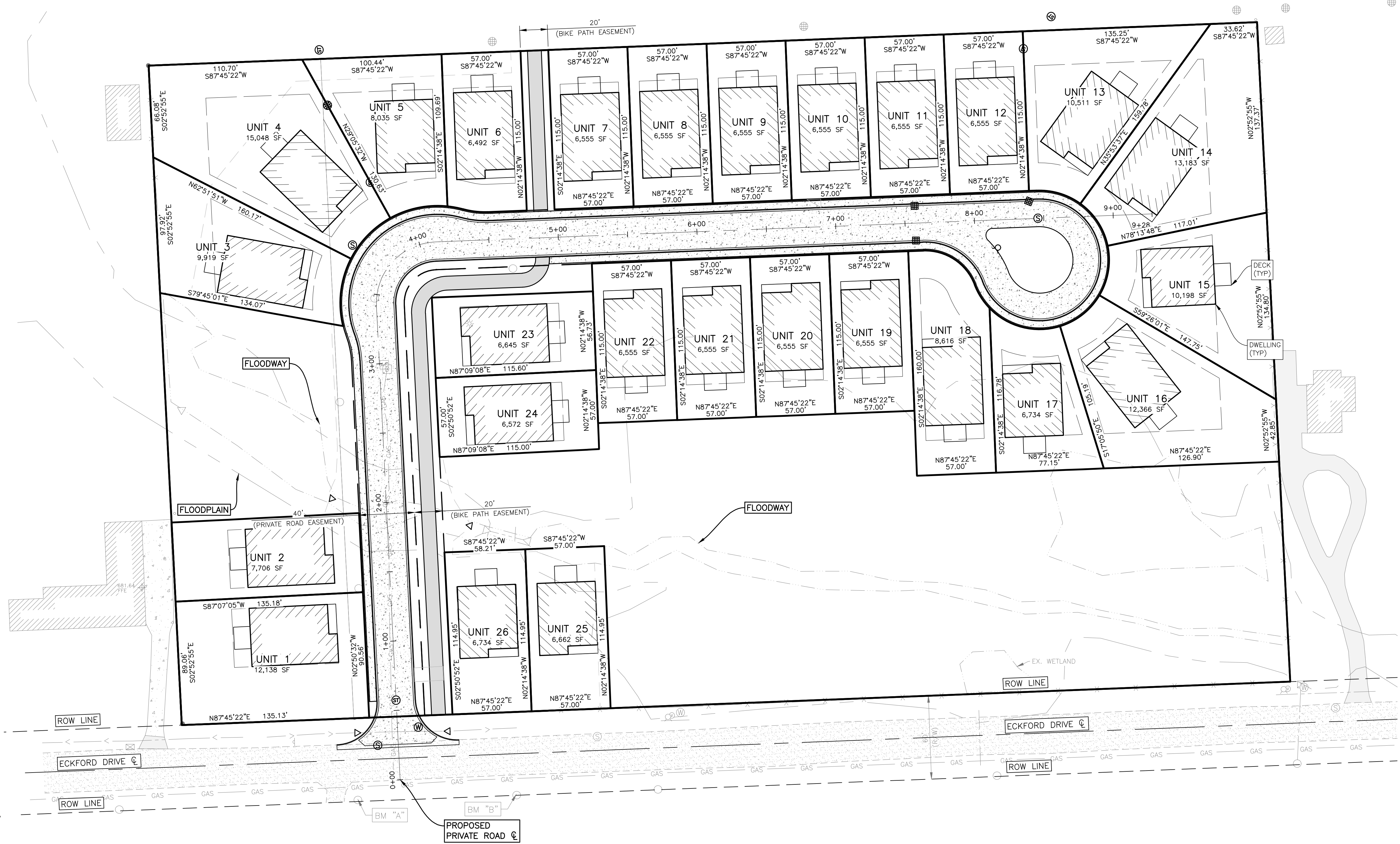
21 x 1.3 = 27 UNITS

DEDICATED OPEN SPACE CALCULATION

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

ADJACENT ZONING

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



PAVEMENT LEGEND

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

REQUIRED PARKING

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

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

TOTAL PROVIDED PARKING: 104 SPACES

STORM WATER MANAGEMENT

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

BIKE PATH

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

ECKFORD ROAD PAVING

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

REGULATORY FLEXIBILITY WAIVERS

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

DECK WAIVER TABLE

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

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ENGINEER  
NO. 6201043168

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www.missdig.org

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CLIENT :

ICON DEVELOPMENT

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

CLUSTER OPTION PLAN

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

DATE	PLAN SUBMITTALS/REVISIONS
11/12/2021	PRELIMINARY SITE PLAN TO CITY
2/7/2022	REVISED PRELIMINARY SITE PLAN TO CITY
3/15/2022	REVISED PRELIMINARY SITE PLAN TO CITY

ORIGINAL ISSUE DATE: 11/12/2021

PROJECT NO: 21-175

SCALE: 1" = 40'

0 1/2" 1"

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

C-10

NOT FOR CONSTRUCTION





ZONING INFORMATION

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

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

PAVEMENT LEGEND

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

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

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

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/15/2022

ORIGINAL ISSUE DATE:  
11/12/2021

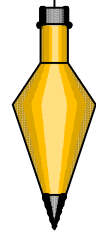
PROJECT NO: 21-175

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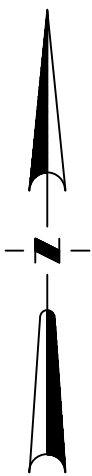
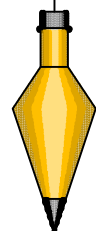
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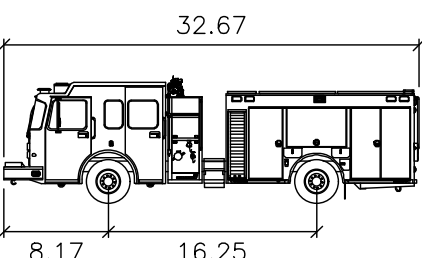
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EMERGENCY VEHICLE



TOYNE PUMPER

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

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*Allan W. Pruss*

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CLIENT :

**ICON DEVELOPMENT**

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

**EMERGENCY VEHICLE CIRCULATION**

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

PLAN SUBMITTALS/REVISIONS	DATE
PRELIMINARY SITE PLAN TO CITY	11/12/2021
REVISED PRELIMINARY SITE PLAN TO CITY	2/7/2022
REVISED PRELIMINARY SITE PLAN TO CITY	3/15/2022

ORIGINAL ISSUE DATE:  
11/12/2021

PROJECT NO: 21-175

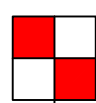
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FIELD: AS  
DRAWN BY: BN  
DESIGN BY: DD  
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**C-2.0**

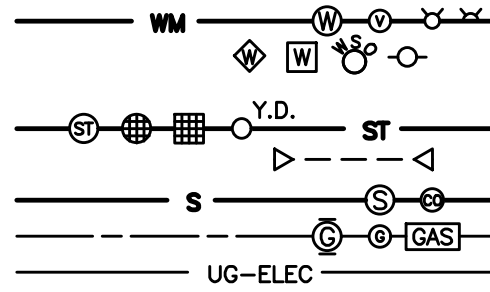
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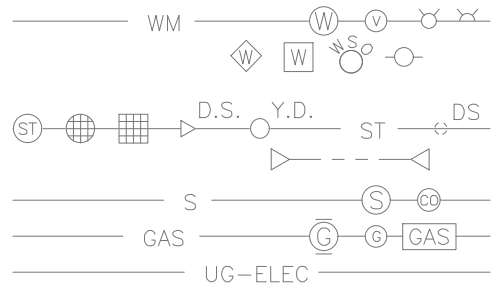


# UTILITY LEGEND

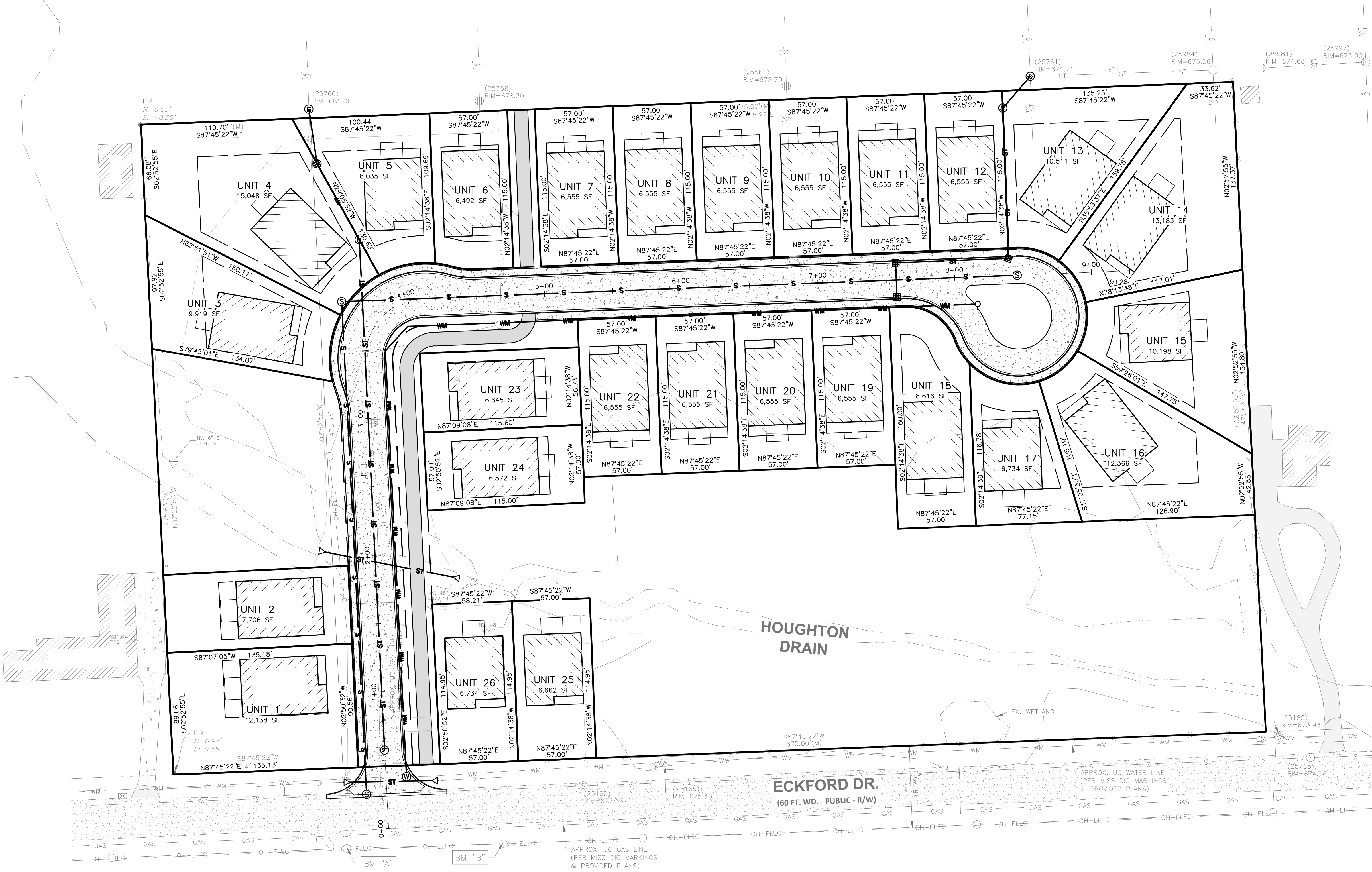
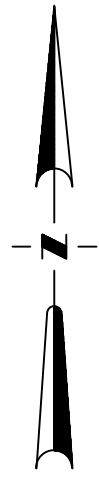
## PROPOSED



## EXISTING



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



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35520 FORTON COURT,  
CLINTON TOWNSHIP,  
MICHIGAN, 48035

## UTILITY PLAN

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

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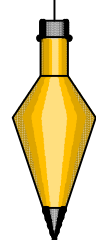
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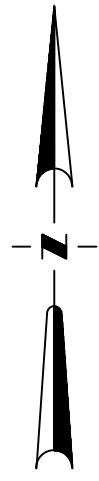
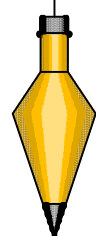
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DESIGN BY: DO  
CHECK BY: AP

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## GRADING LEGEND

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

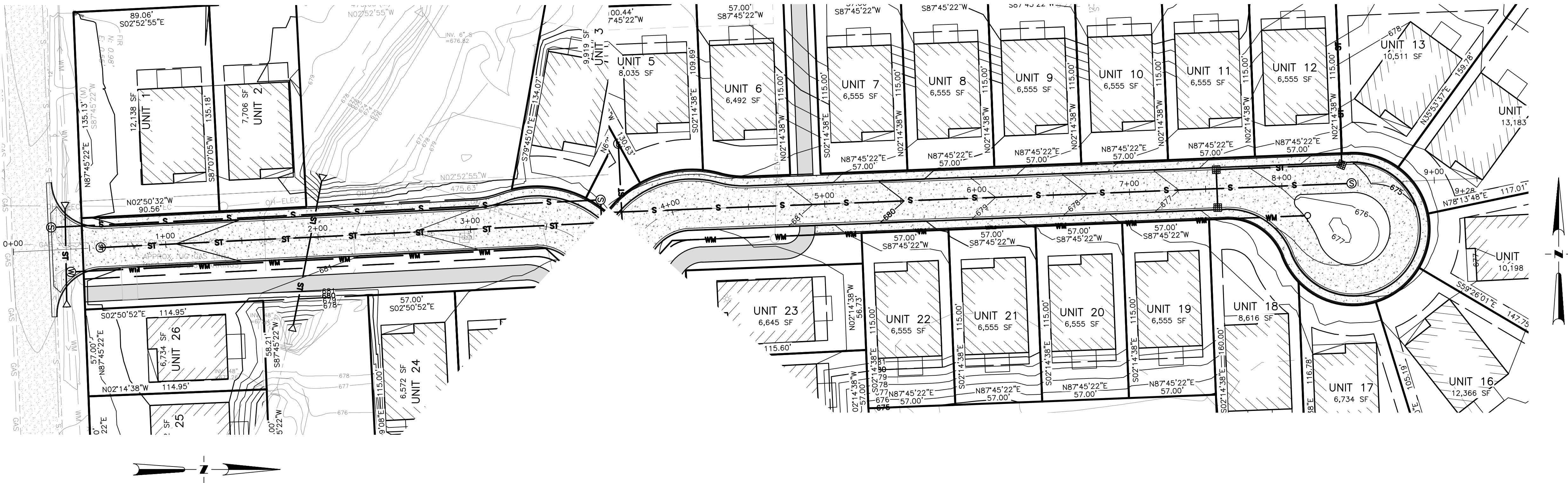
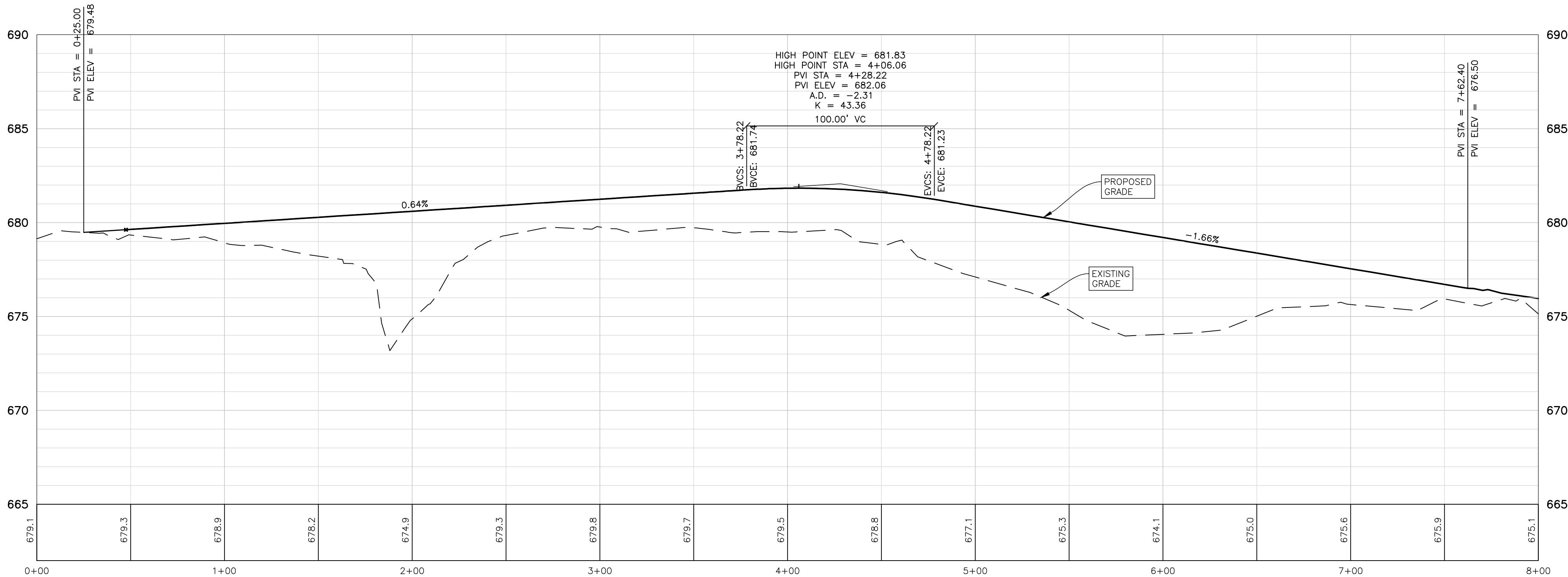
## EROSION CONTROL STANDARDS

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

## SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

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





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

CLIENT :

**ICON  
DEVELOPMENT**

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

**ROAD PLAN**

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

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

ORIGINAL ISSUE DATE:  
11/12/2021

PROJECT NO: 21-175

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

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

**C-10.0**

NOT FOR CONSTRUCTION



general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-1111. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF TROY AND LANDSCAPE ARCHITECT.
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF NATURAL COLOR FINELY DOUBLE SHREDDED HARDWARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
10. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSEYMEN LANDSCAPE STANDARDS.
11. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
12. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
- a). SHADE TREES 5 FT.
  - b). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
  - c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
13. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
14. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
15. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
16. DISTURBED LAWN AREAS TO RECEIVED SEEDING
- SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDING LAWN AREA
- SEEDING LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
- 5% PERENNIAL RYE GRASS
  - 10% RED FESCUE
  - 25% CHEWING FESCUE
  - 60% KENTUCKY BLUE GRASS
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

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

landscape plan for:

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

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

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

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

DISTURBED LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

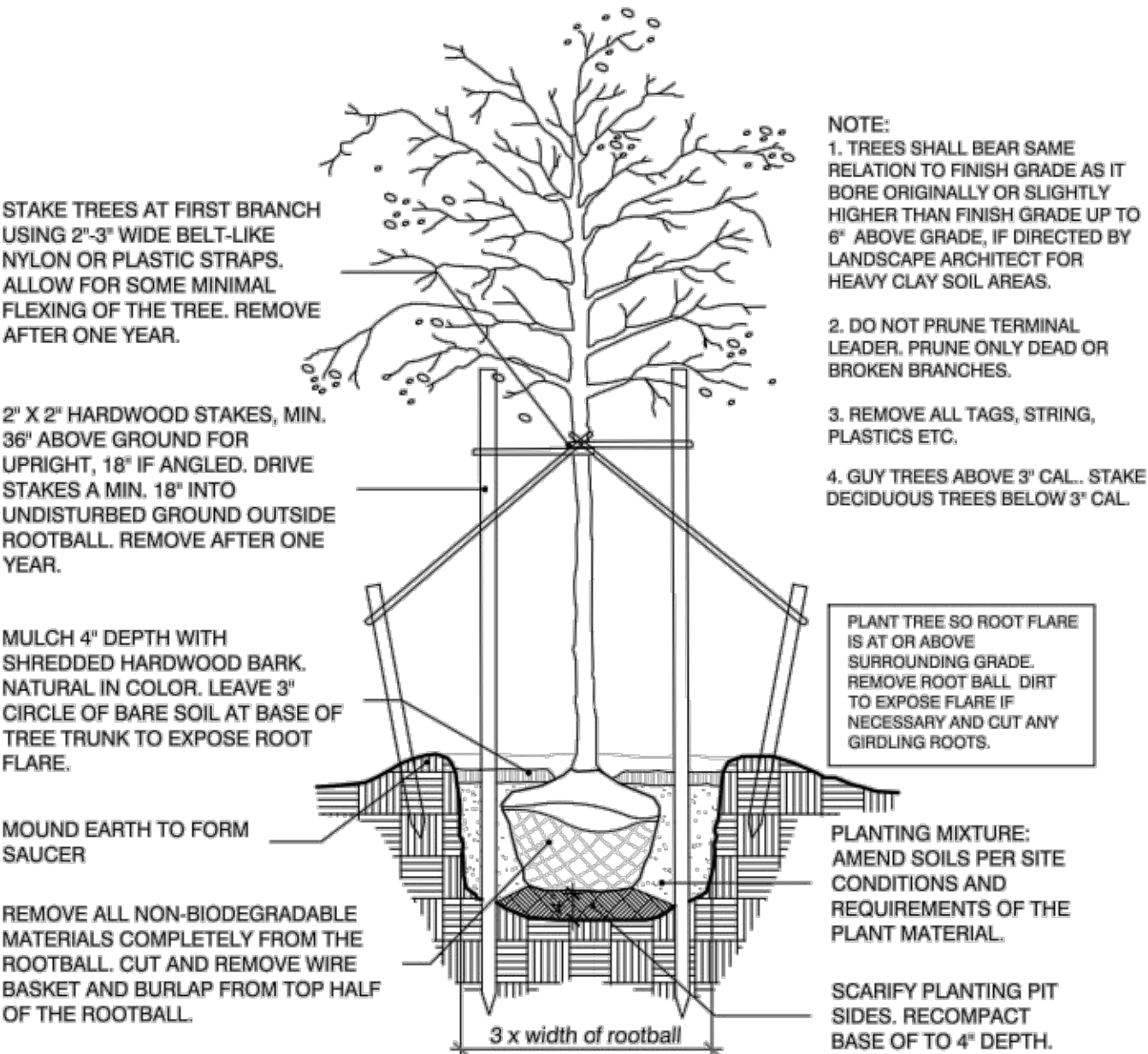
DISTURBED LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE.

landscape requirements:

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

plant material list

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



tree planting detail  
no scale

**FP A**  
FELINO A. PASCUAL  
and ASSOCIATES  
Community Land Planner and  
registered Landscape Architect  
24333 Orchard Lake Rd, Suite G  
Farmington Hills, MI 48336  
ph. (248) 557-5588  
fax. (248) 557-5416



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

project:  
**ECKFORD WOODS**

project location:  
City of Troy,  
Michigan  
525 Eckford Drive

sheet title:  
**STREET TREE LANDSCAPE PLAN**

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

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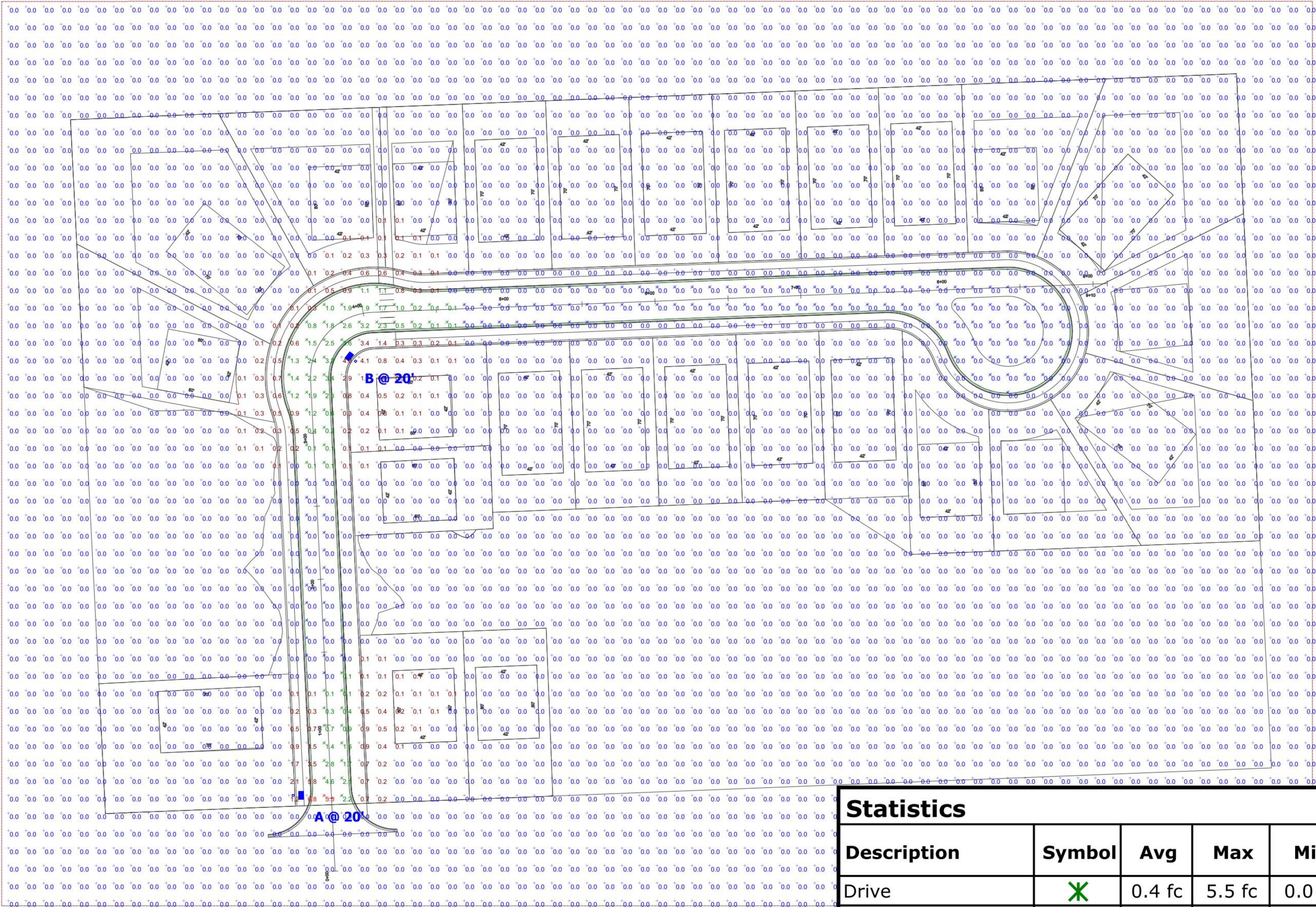


The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start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

project no:  
**LS22.023.02**

sheet no:  
**LS-1**





Plan View  
Scale - 1" = 35ft

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

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

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

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

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

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

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

## Statistics

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

## Schedule

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



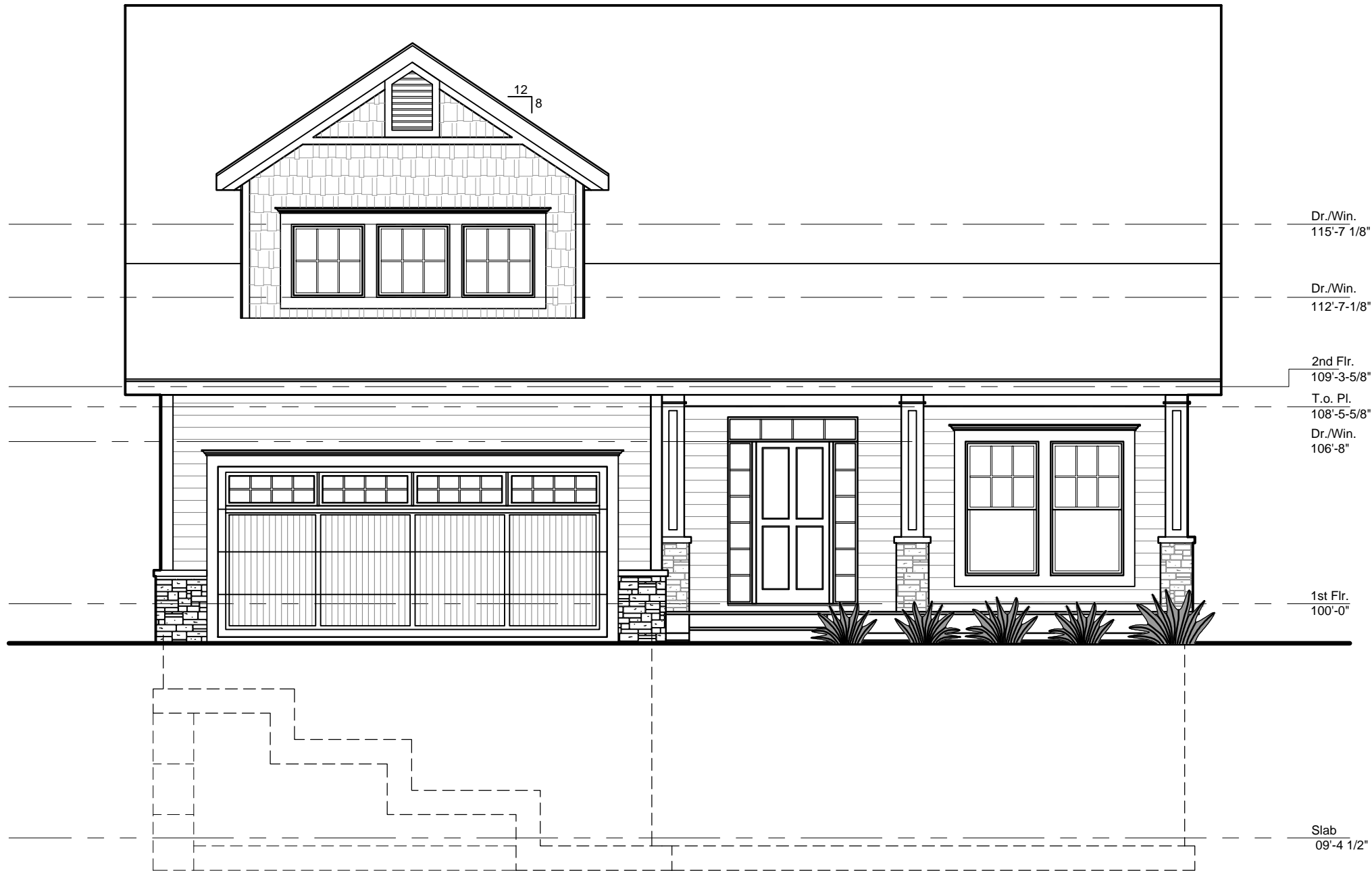
ECKFORD  
PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

LIGHTING PLAN

LP-1.0

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





1  
A2.1

FRONT ELEVATION - BASE

Scale: 3/16" = 1'-0"

2 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	09.08.21

Front Elevation  
Base

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A2.1



1  
A2.2

SIDE ELEVATION - BASE

Scale: 3/16" = 1'-0"

2 STORY

REVIEW 09.08.21

Side Elevation  
Base

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A2.2



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

2 STORY

REVIEW	09.08.21

Rear Elevation  
Base

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1  
A2.4

SIDE ELEVATION - BASE

Scale: 3/16" = 1'-0"

2 STORY

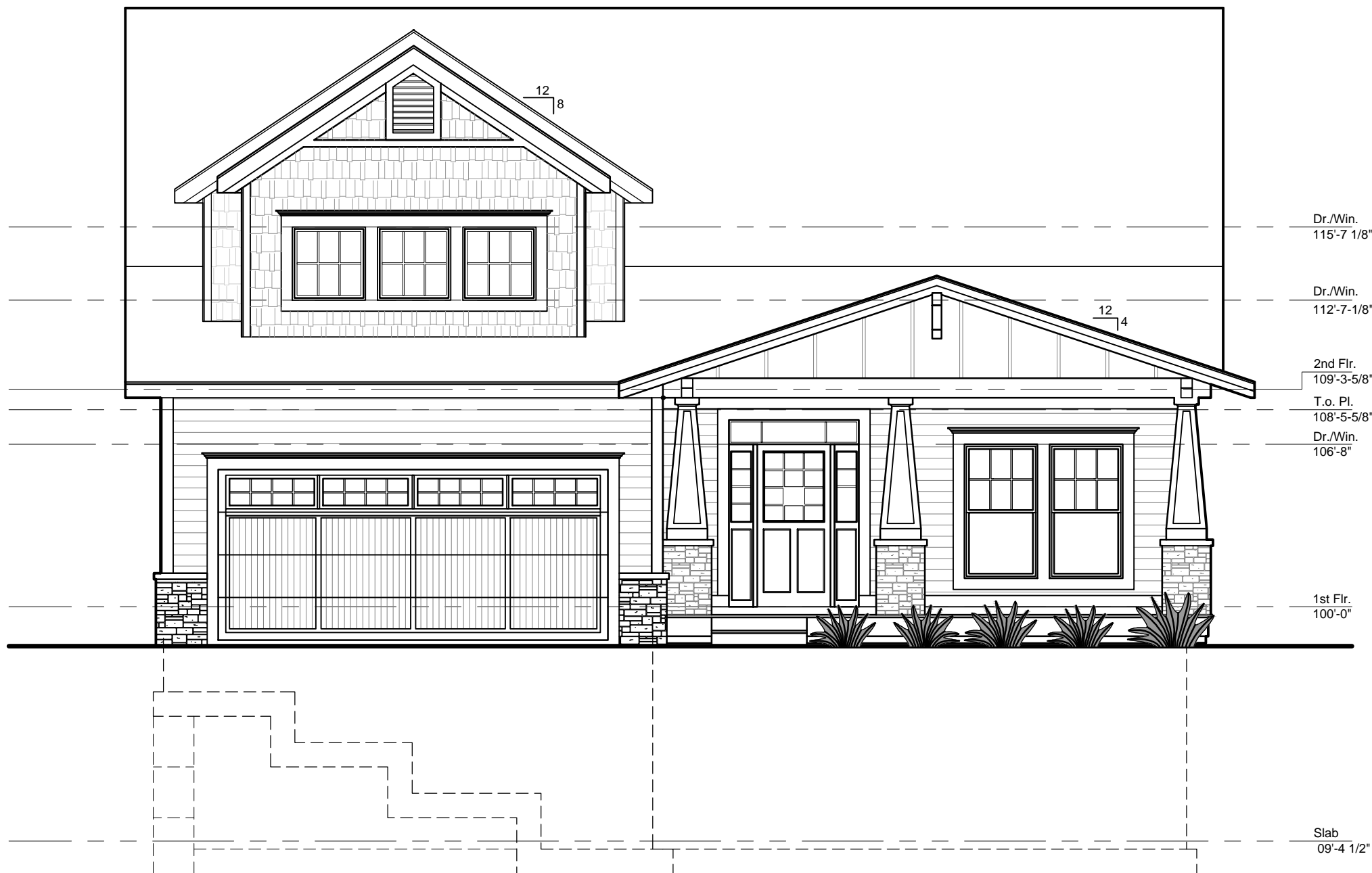
REVIEW	09.08.21

Side Elevation  
Base

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

2 STORY

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REVIEW 09.08.21

Front Elevation  
Alt 1

JBMA Project No.

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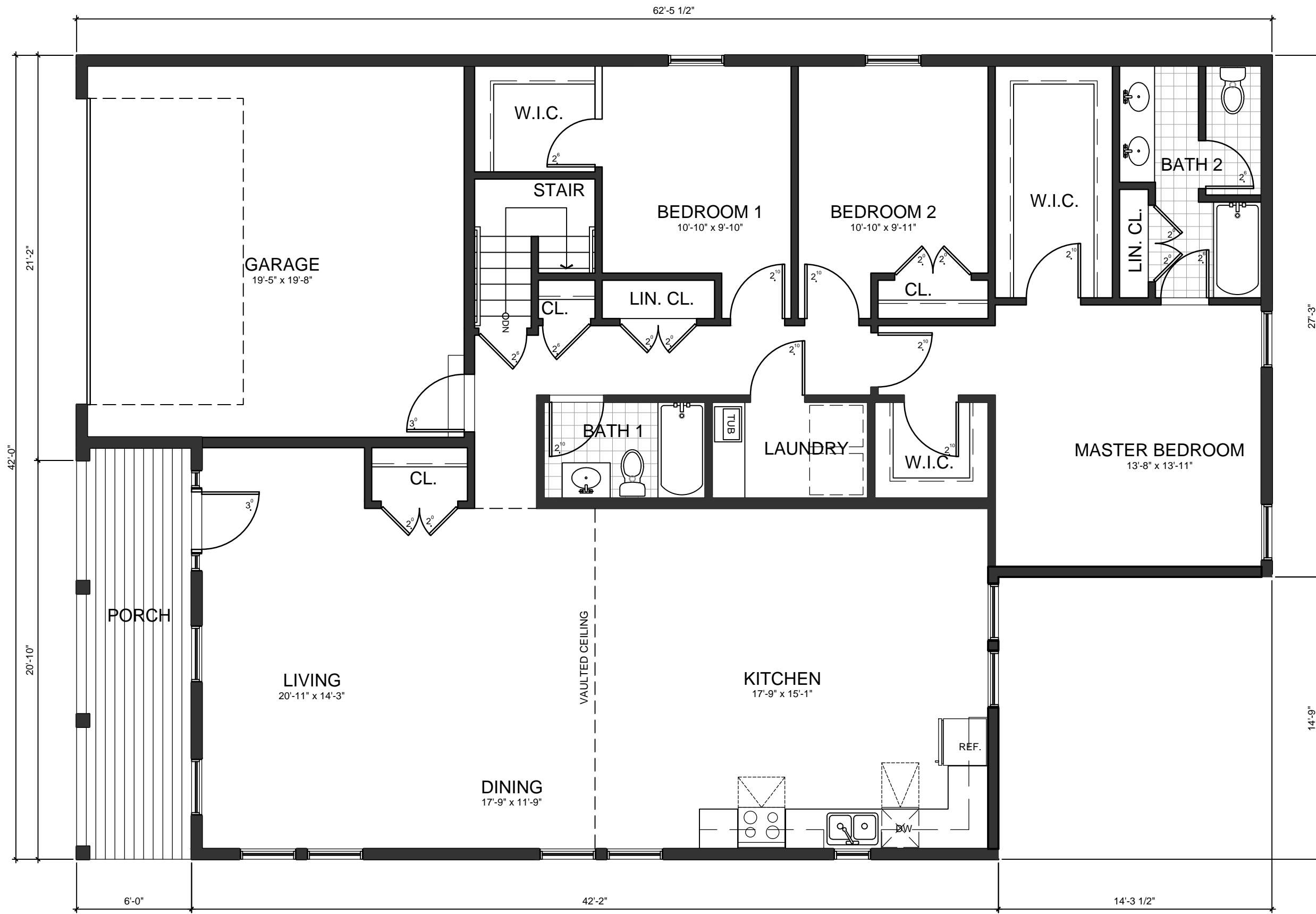
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1 FIRST FLOOR PLAN - BASE  
A1.1 Scale: 3/16" = 1'-0"

1 STORY

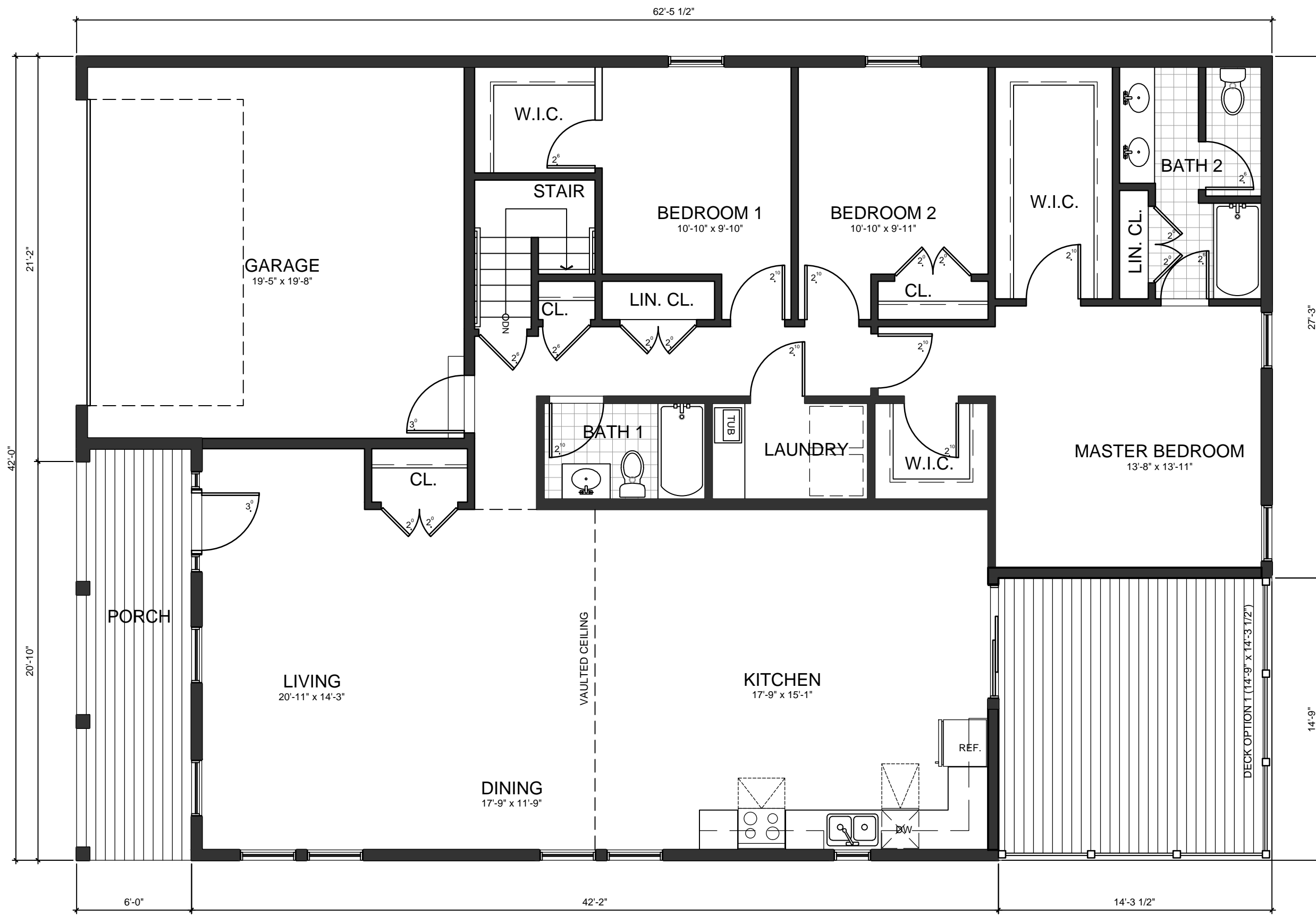
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REVIEW	08.16.21

First Floor  
Base

JBMA Project No.  
221150  
2021

A1.1



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

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	DATE

First Floor  
Base  
with Deck

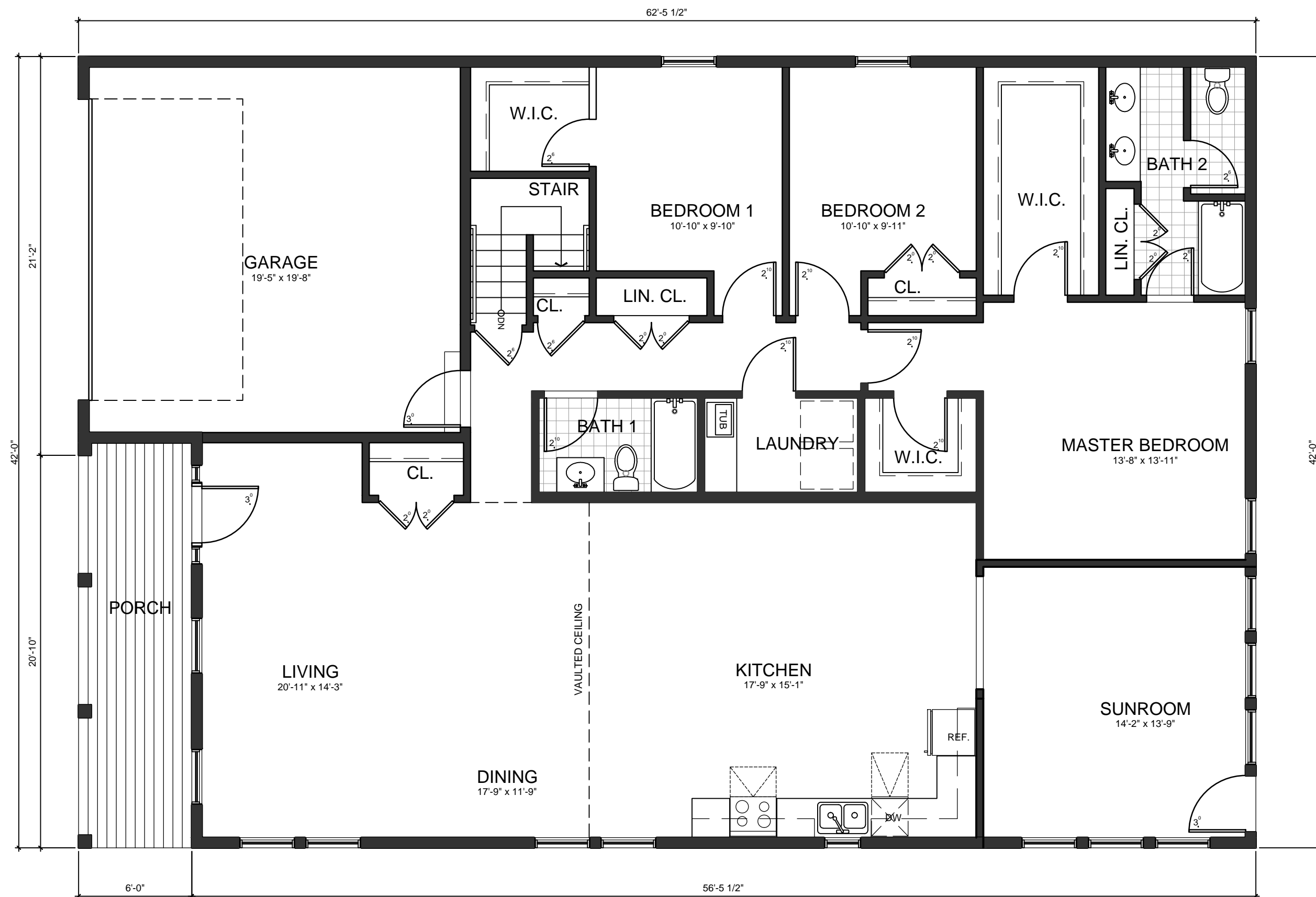
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2021

A1.1a



[illegible]

First Floor Plan  
Sunroom

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**221150**  
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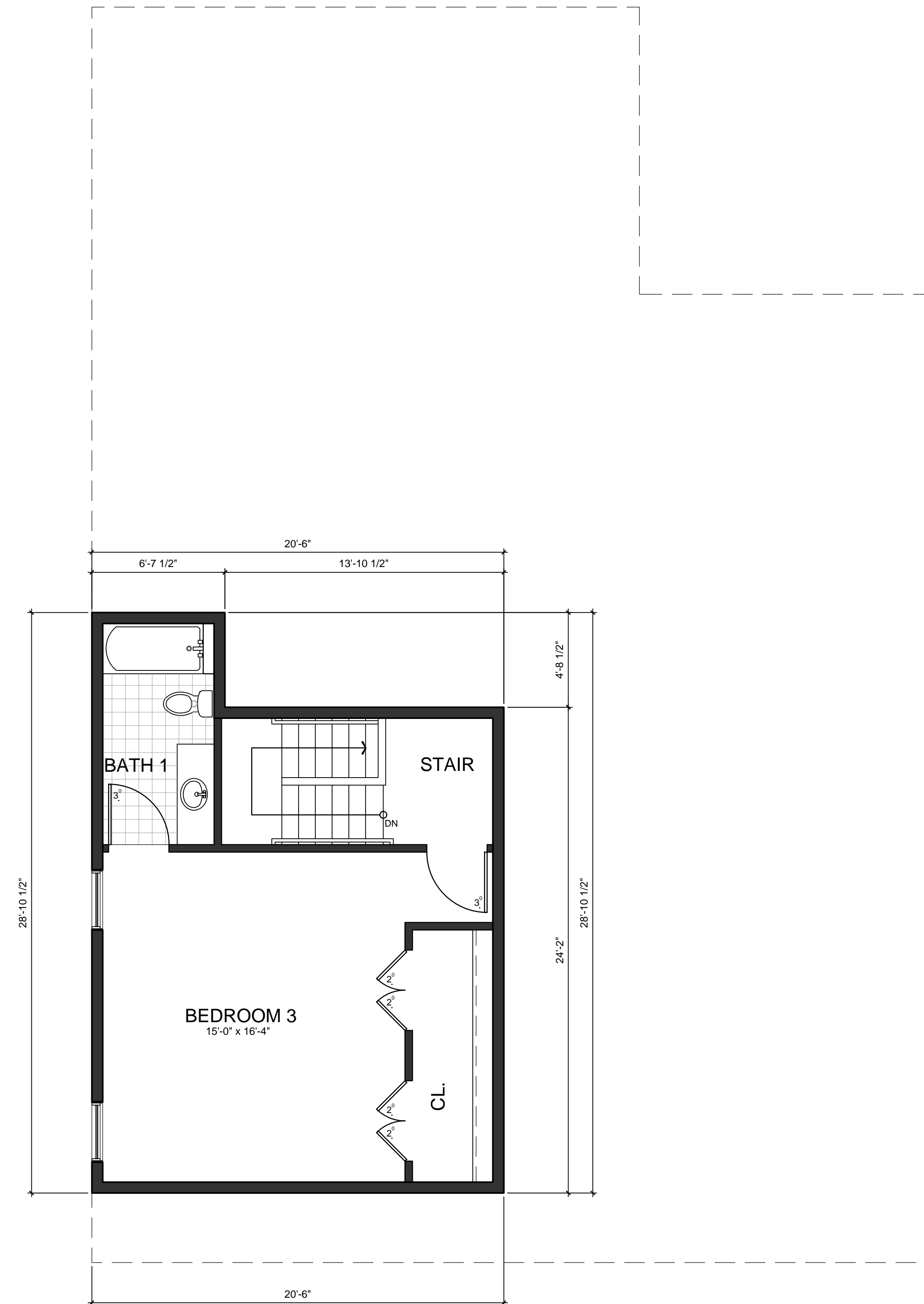
1 FIRST FLOOR PLAN - SUNROOM  
A1.1b Scale: 3/16" = 1'-0" 1 S

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION A1.1b







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

Review	07.13.21

2nd Floor Plan  
Base

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221150  
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PRELIMINARY NOT FOR CONSTRUCTION

A1.2



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



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

REVIEW	07.16.21

Elevations  
Michigan  
Base Model

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PRELIMINARY NOT FOR CONSTRUCTION





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



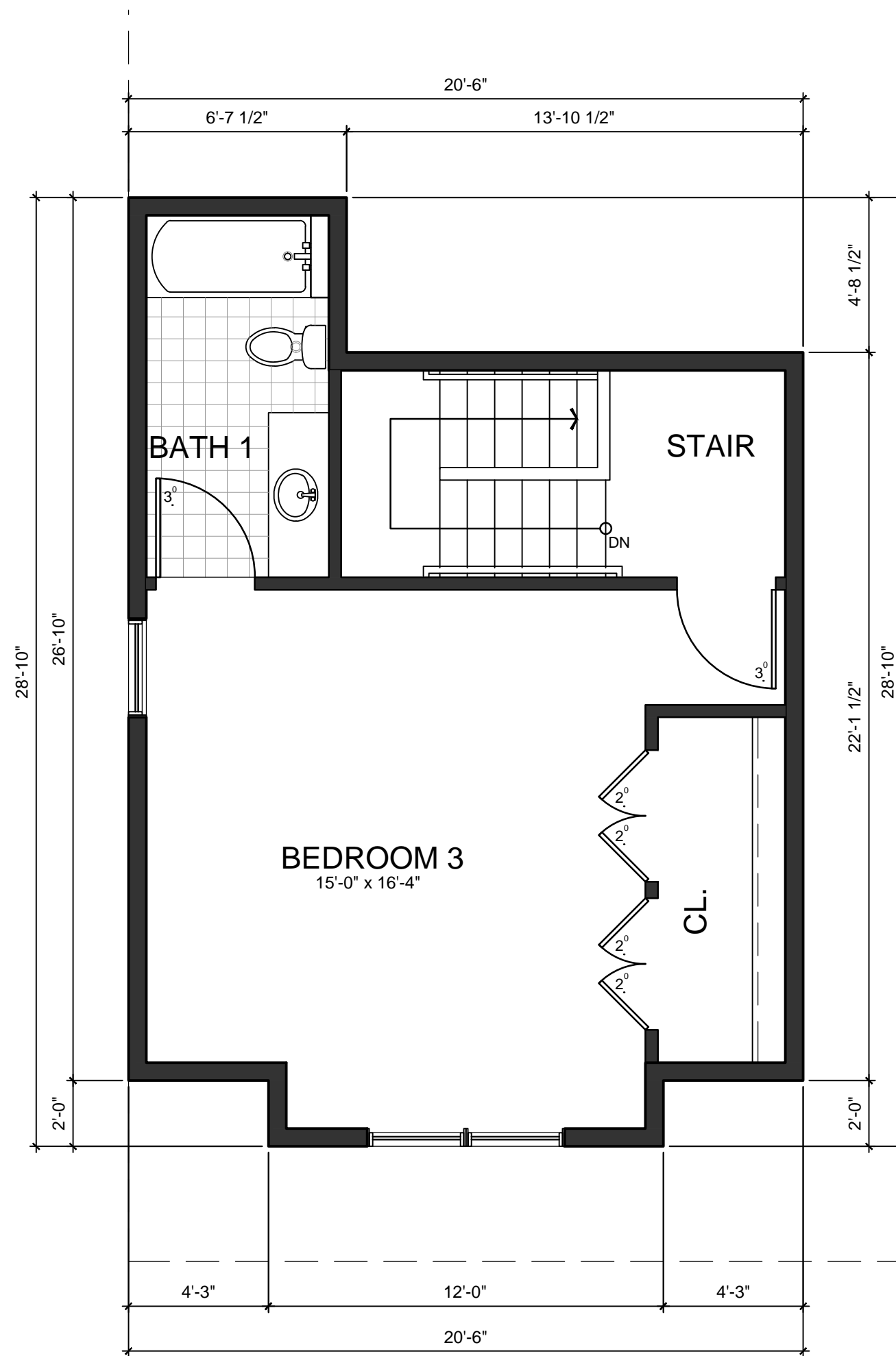
1 REAR ELEVATION - BASE  
A2.2 Scale: 1/4" = 1'-0" 2 STORY

REVIEW	07.16.21

Elevations  
Michigan  
Base Model

JBMA Project No.  
221150

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2 2nd FLOOR PLAN - ALT '1'

A2.3 Scale: 1/4" = 1'-0"

2 STORY OPTION



1 FRONT ELEVATION - ALT '1'

A2.3 Scale: 1/4" = 1'-0"

2 STORY OPTION

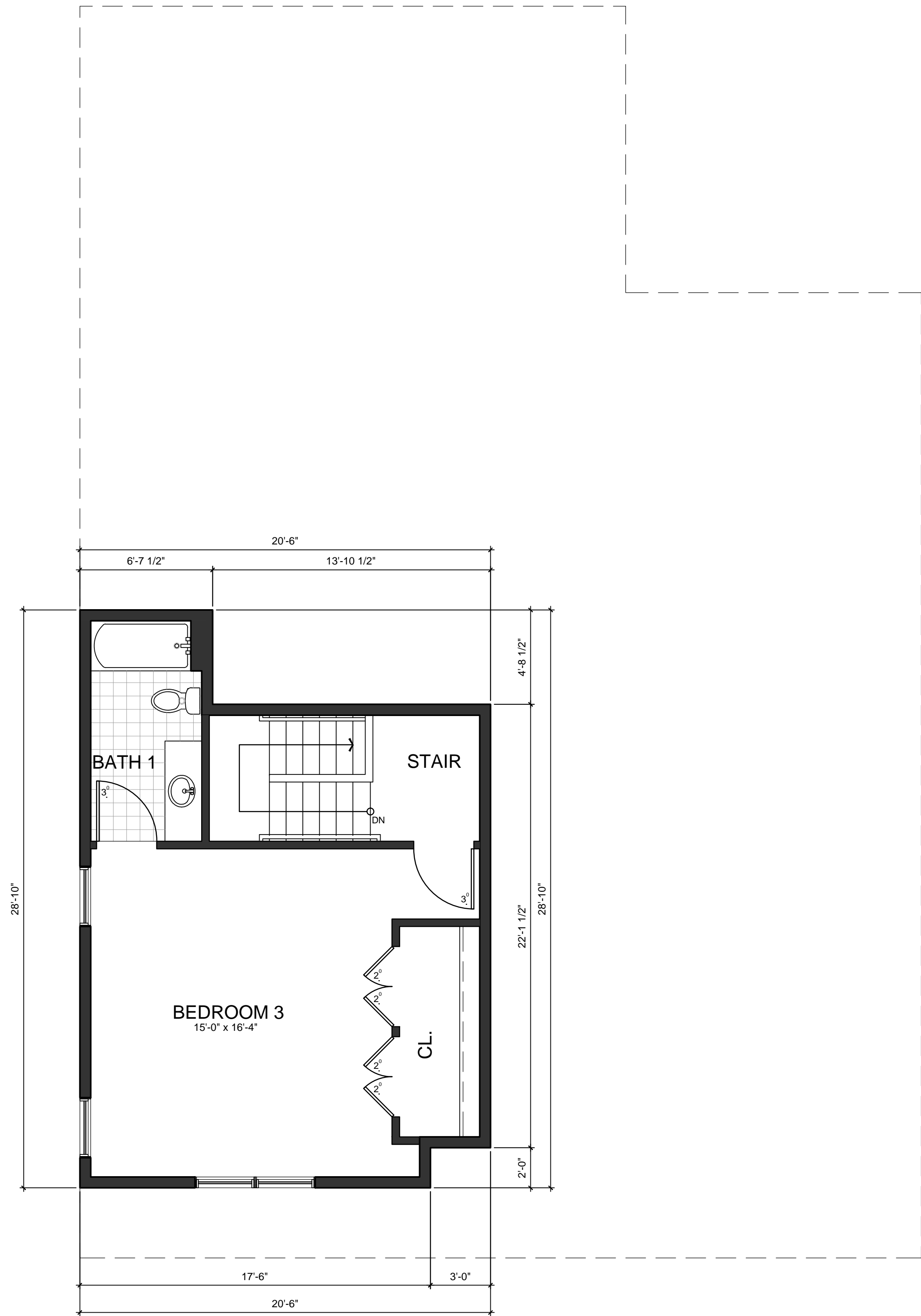
REVIEW	07.19.21

Elevation and  
2nd Floor Plan  
Michigan ALT '1'

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221150  
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PRELIMINARY NOT FOR CONSTRUCTION

A2.3



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



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

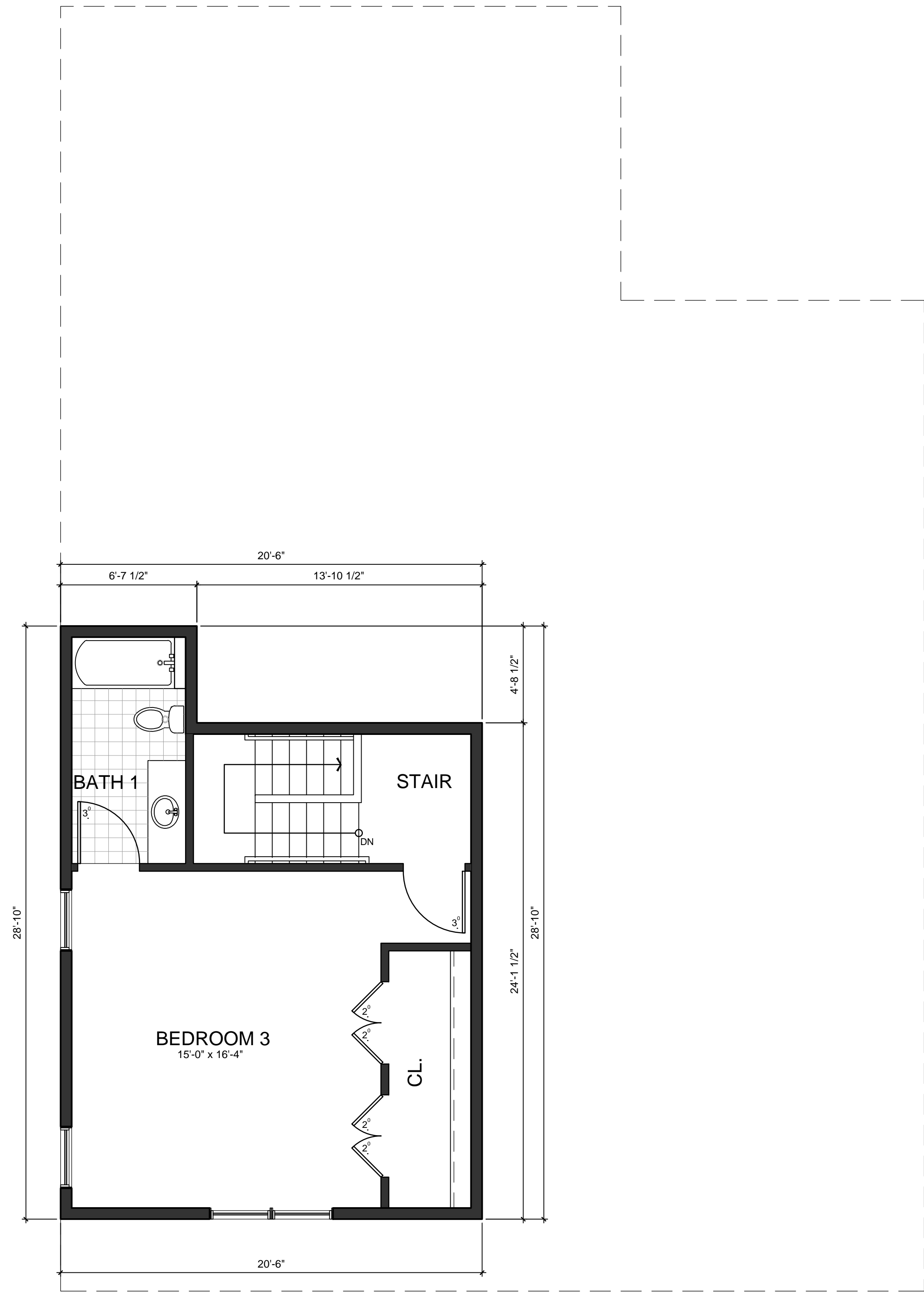
	07.07.21
REVIEW	

Elevation and  
2nd Floor Plan  
Michigan ALT '2'

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221150  
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A2.4



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



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

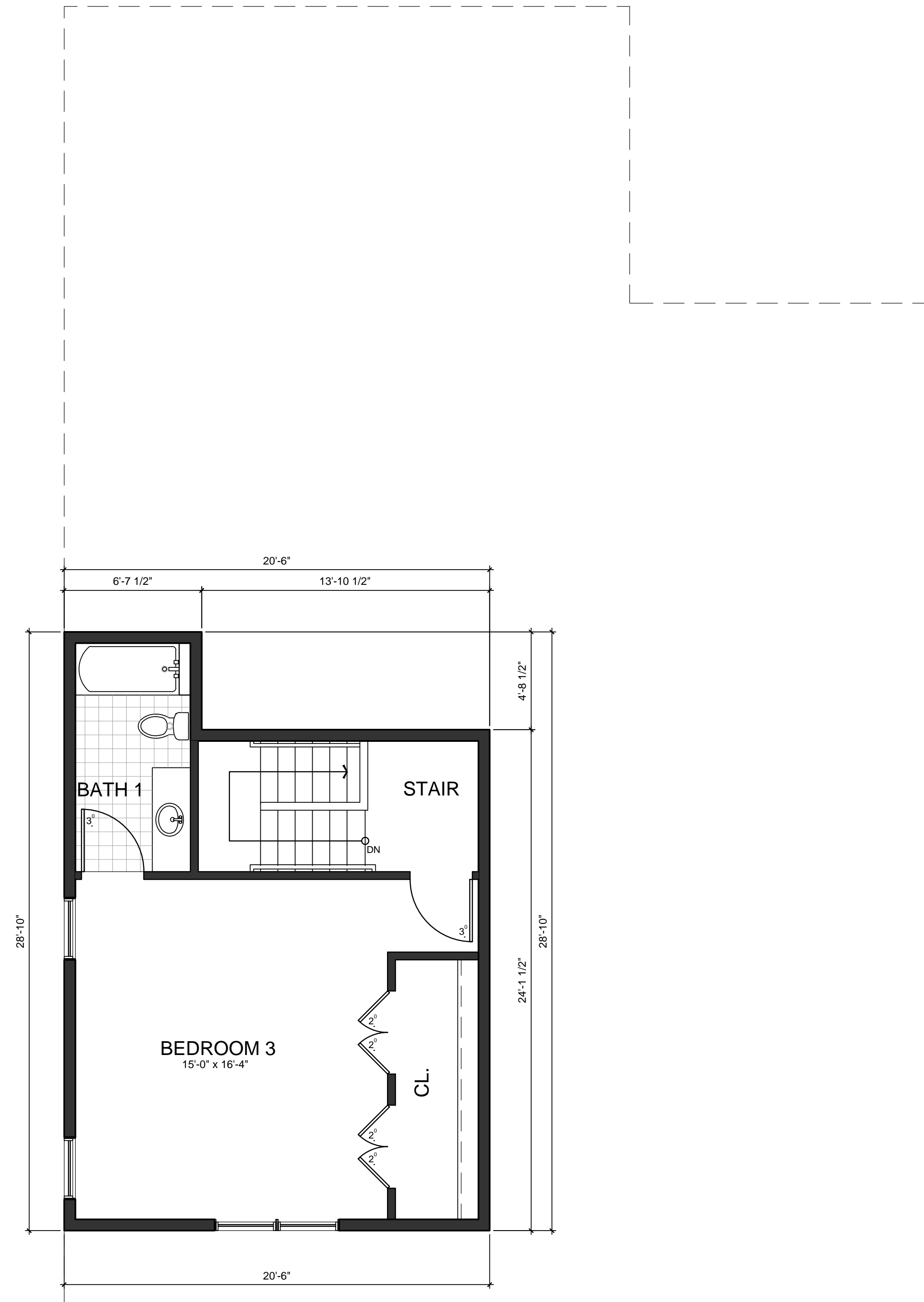
REVIEW	07.19.21

Elevation and  
2nd Floor Plan  
Michigan ALT '3'

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PRELIMINARY NOT FOR CONSTRUCTION

A2.5



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



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

REVIEW	07.19.21

Elevation and  
2nd Floor Plan  
Michigan ALT '4'

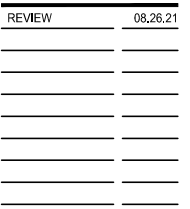
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PRELIMINARY NOT FOR CONSTRUCTION

A2.6

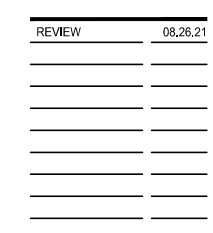






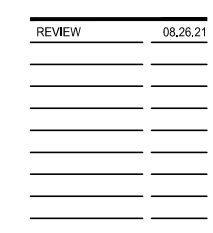
JBMA Project No.  
**221150**  
©2021

PRELIMINARY NOT FOR CONSTRUCTION A1.1a



JBMA Project No.  
**221150**  
©2021

PRELIMINARY NOT FOR CONSTRUCTION A1.1b

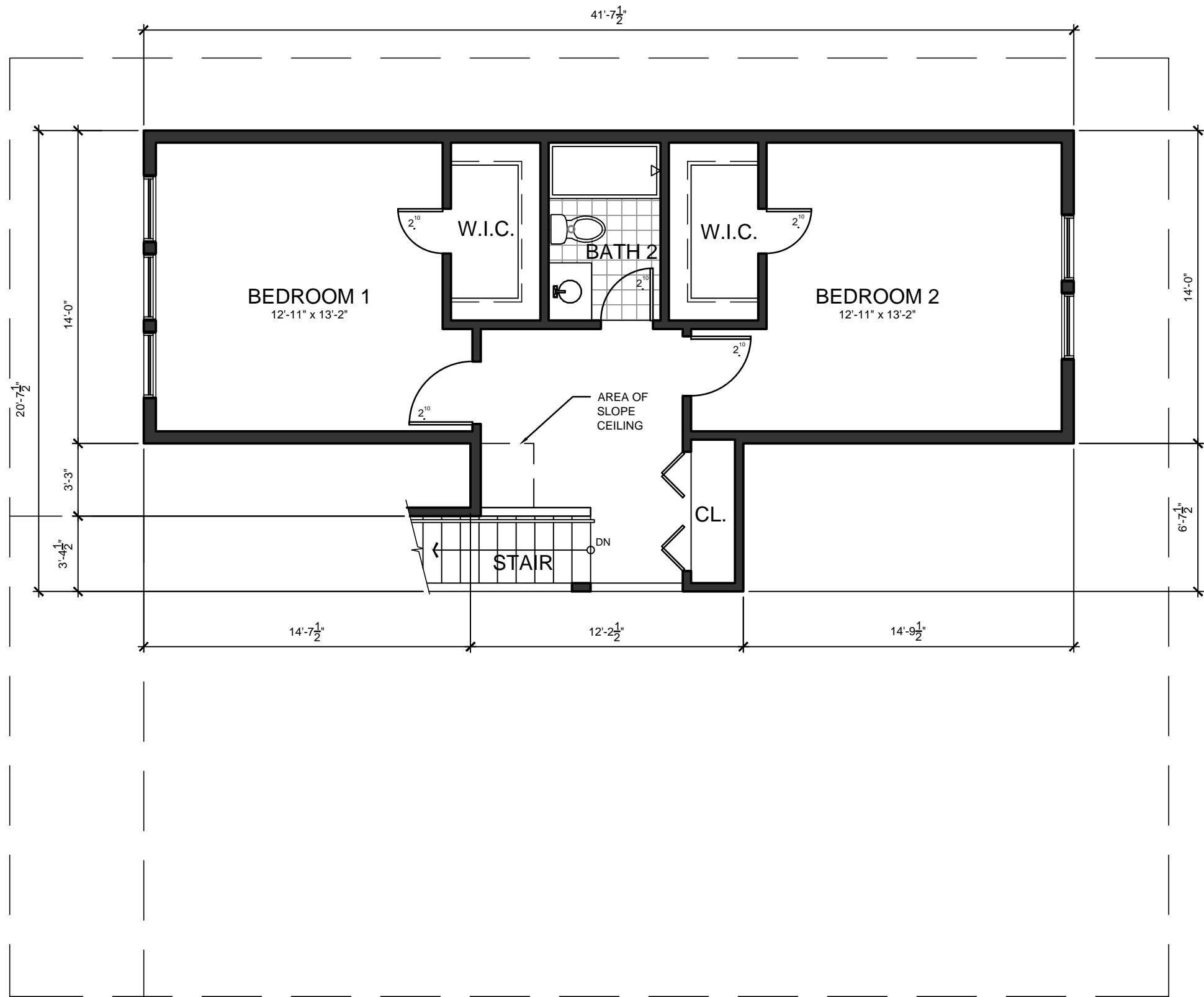


JBMA Project No.  
**221150**  
©2021

2 STORY

PRELIMINARY NOT FOR CONSTRUCTION A1.1c





1 SECOND FLOOR PLAN - BASE  
A1.2

Scale: 3/16" = 1'-0"

2 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.26.21

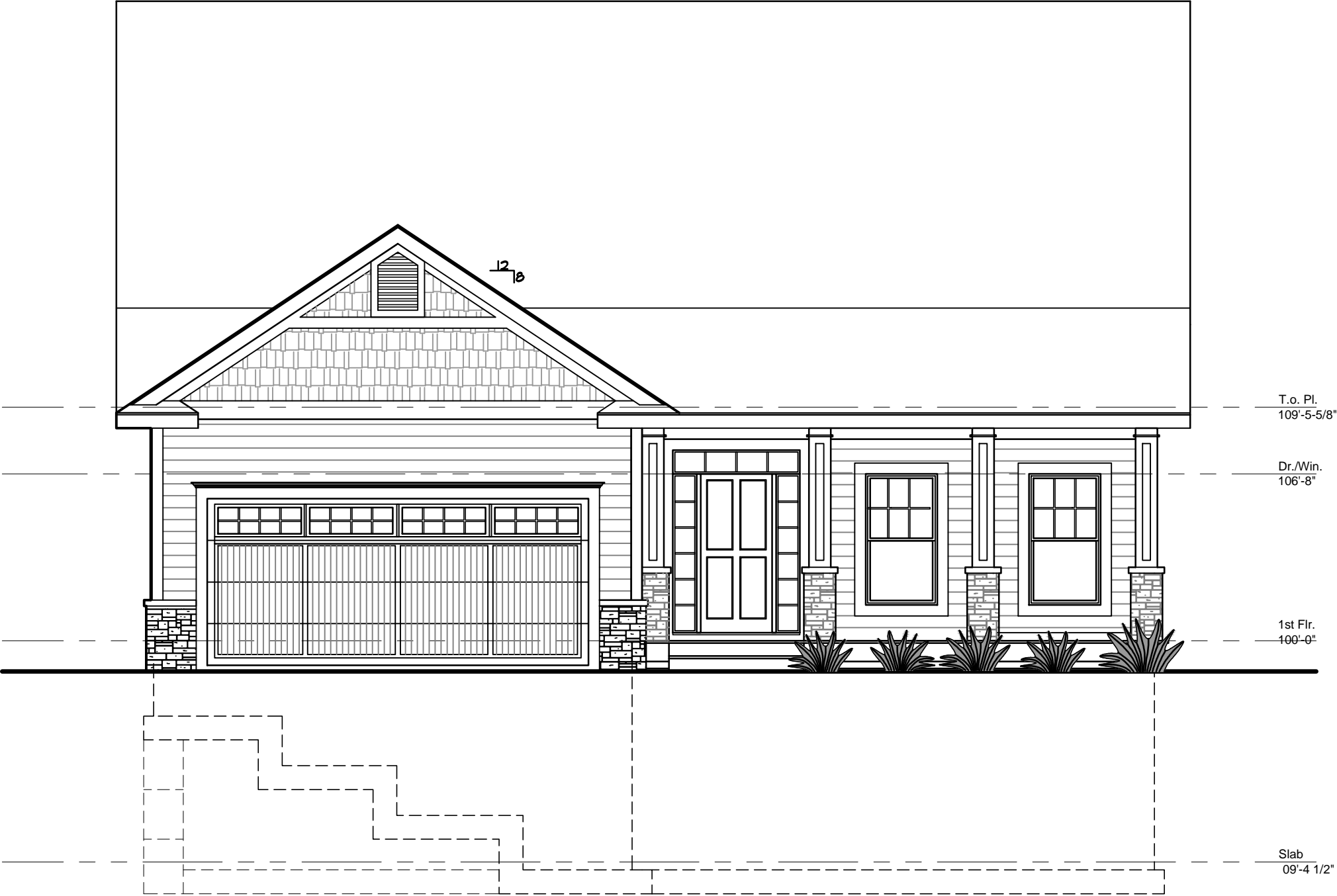
Second Floor  
Plan - Base

JBMA Project No.

221150

© 2021

A1.2



1  
A2.1

FRONT ELEVATION - BASE

Scale: 3/16" = 1'-0"

1 STORY

REVIEW	08.24.21

Front Elevation  
Base

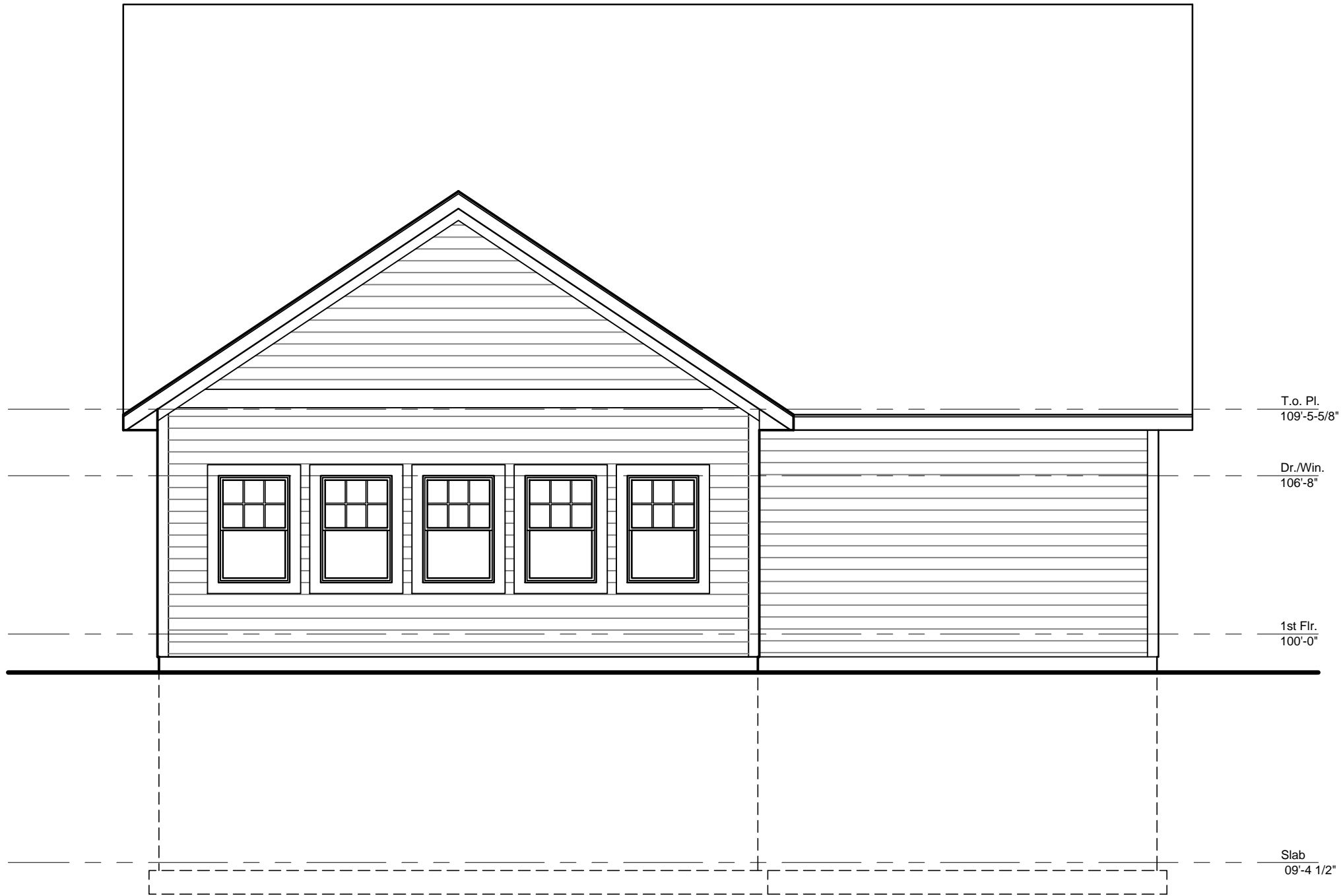
JBMA Project No.  
221150  
© 2021

PRELIMINARY NOT FOR CONSTRUCTION

A2.1







1 REAR ELEVATION - BASE  
A2.3

Scale: 3/16" = 1'-0"

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

REVIEW	08.24.21

Rear Elevation  
Base

JBMA Project No.  
221150  
© 2021

A2.3

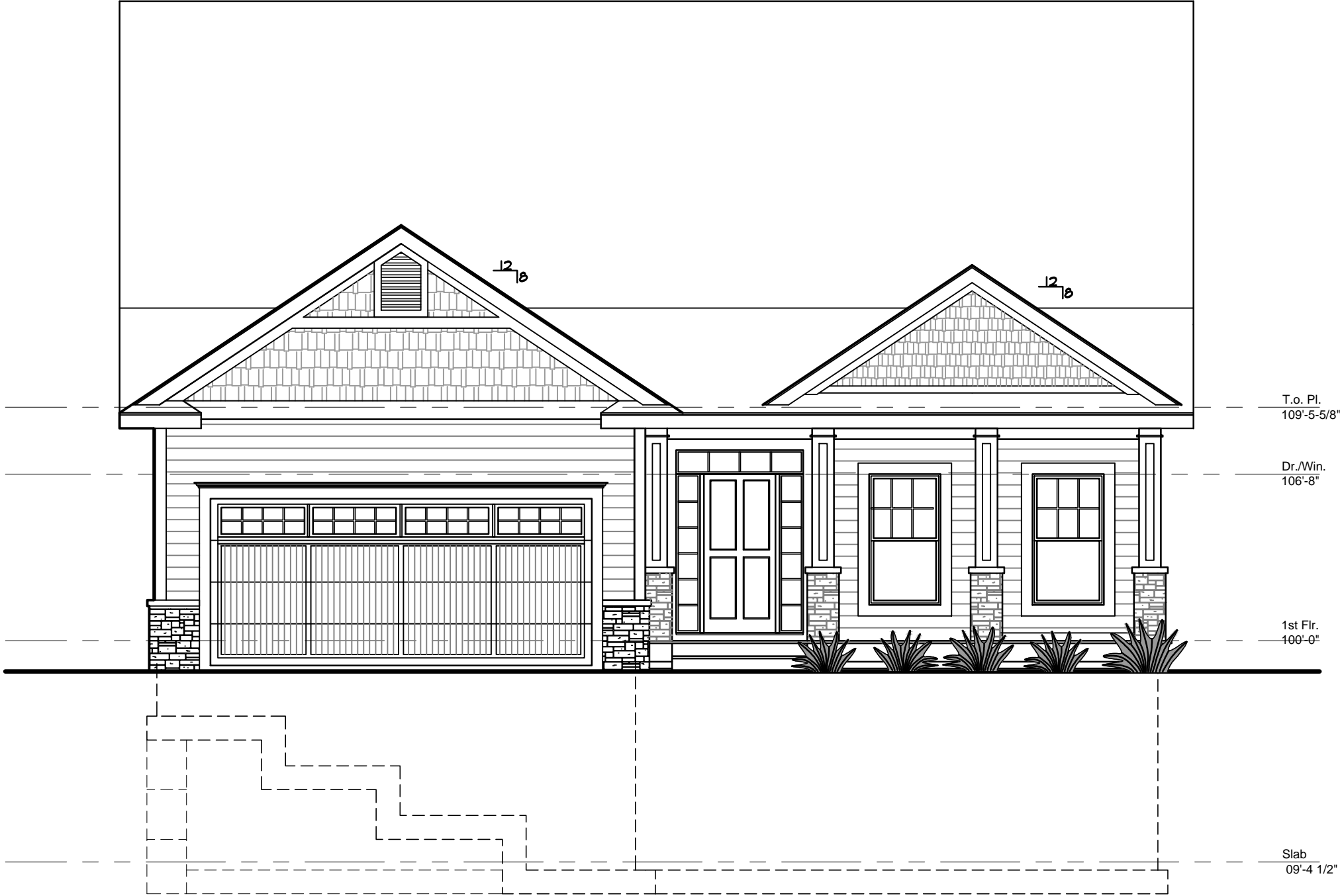


**1** SIDE ELEVATION - BASE  
A2.4 Scale: 3/16" = 1'-0" 1 STORY

REVIEW	08.24.21

Side Elevation  
Base

JBMA Project No.  
**221150**  
© 2021



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

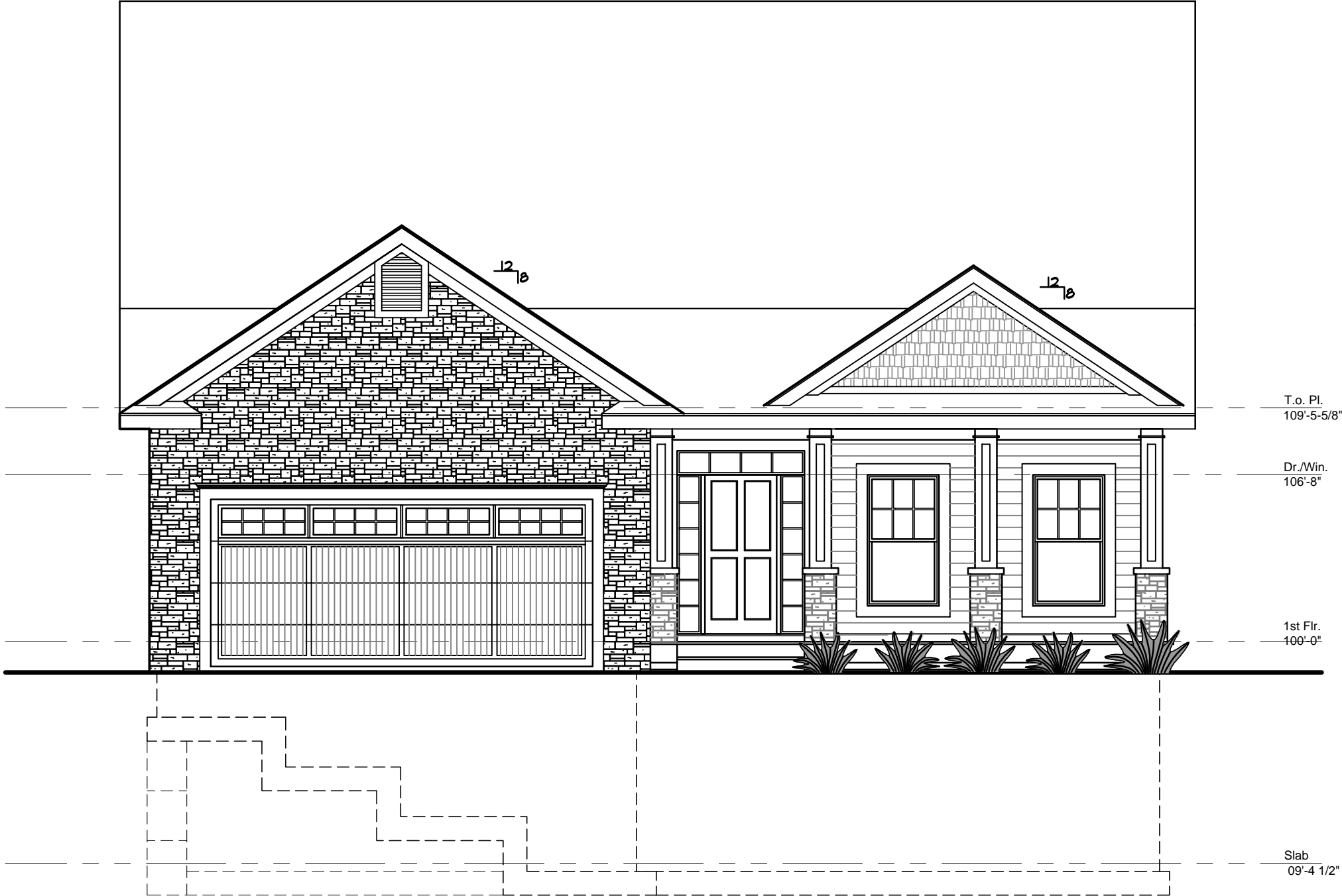
REVIEW	08.24.21

Front Elevation  
Alt 1

JBMA Project No.  
221150  
© 2021

PRELIMINARY NOT FOR CONSTRUCTION

A2.5



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

REVIEW	08.24.21

Front Elevation  
Alt 2

JBMA Project No.  
221150  
© 2021



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

REVIEW	08.24.21

Front Elevation  
Alt 3

JBMA Project No.  
221150  
© 2021



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

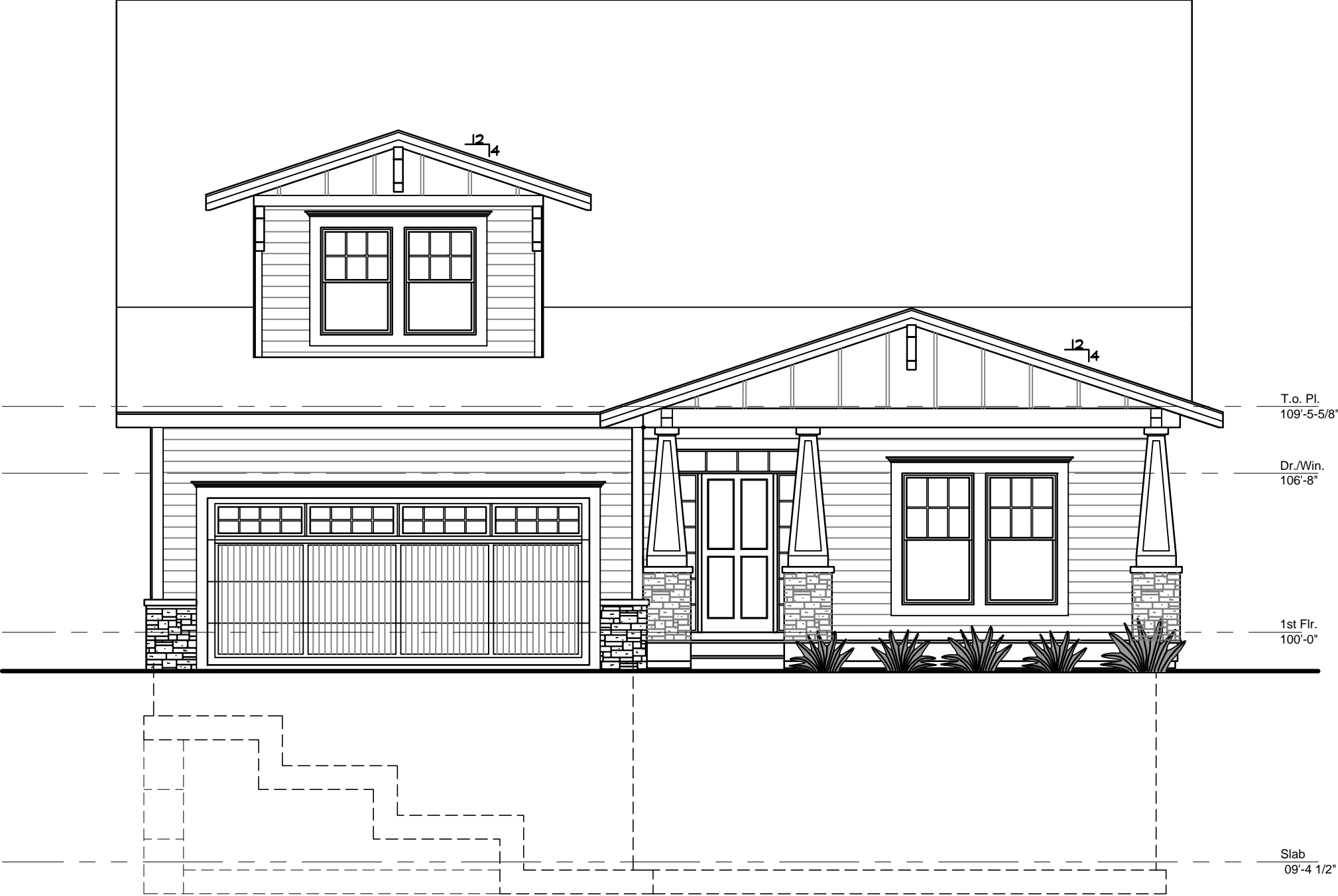
REVIEW	08.24.21

Front Elevation  
Alt 4

JBMA Project No.  
221150  
© 2021

PRELIMINARY NOT FOR CONSTRUCTION

A2.8



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

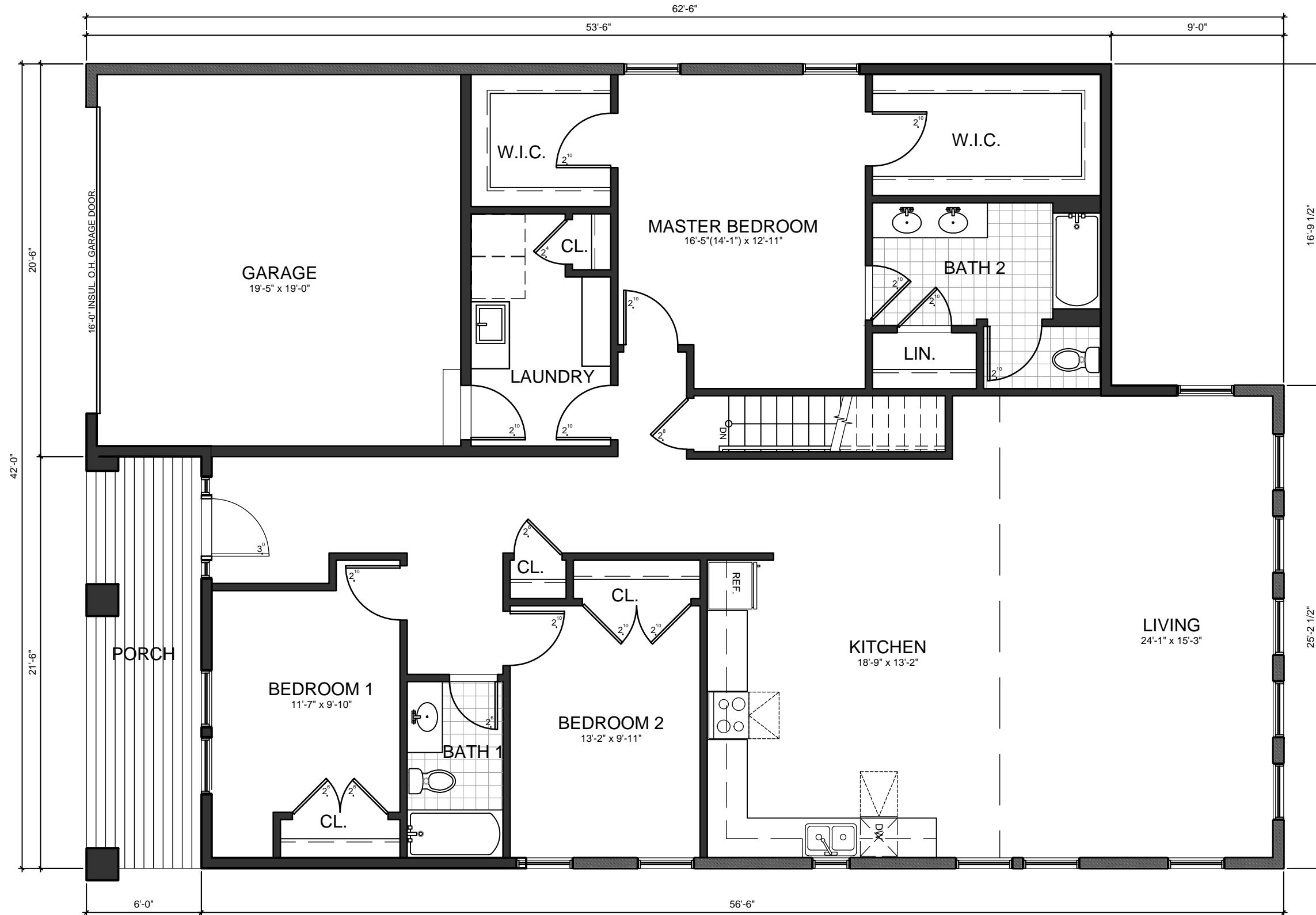
REVIEW	08.24.21

Front Elevation  
Alt 5

JBMA Project No.  
221150  
© 2021

PRELIMINARY NOT FOR CONSTRUCTION

A2.9



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

1 STORY

PRELIMINARY NOT FOR CONSTRUCTION

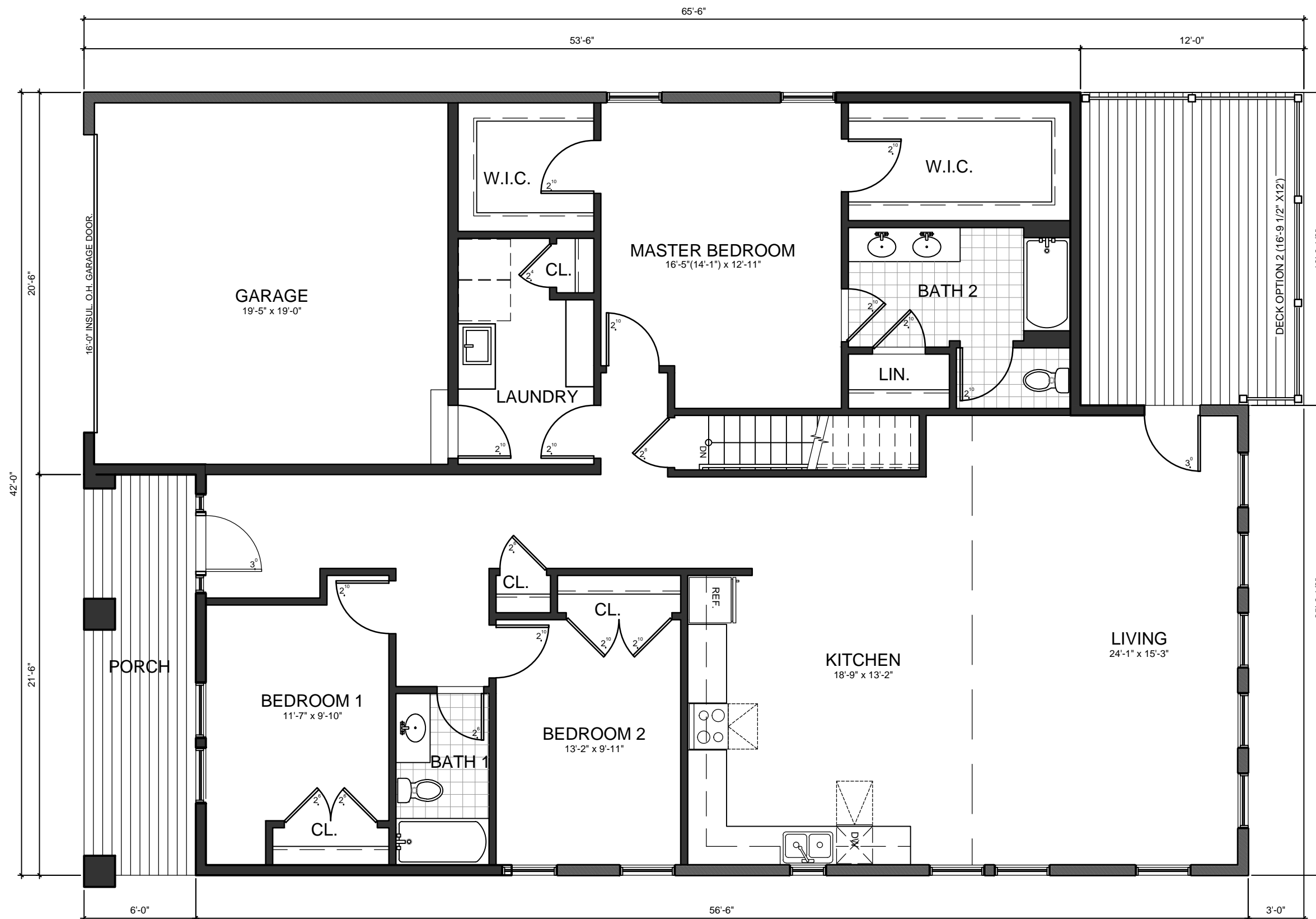
REVIEW 08.16.21

First Floor Plan  
Base

JBMA Project No.  
221150  
©2021

A1.1





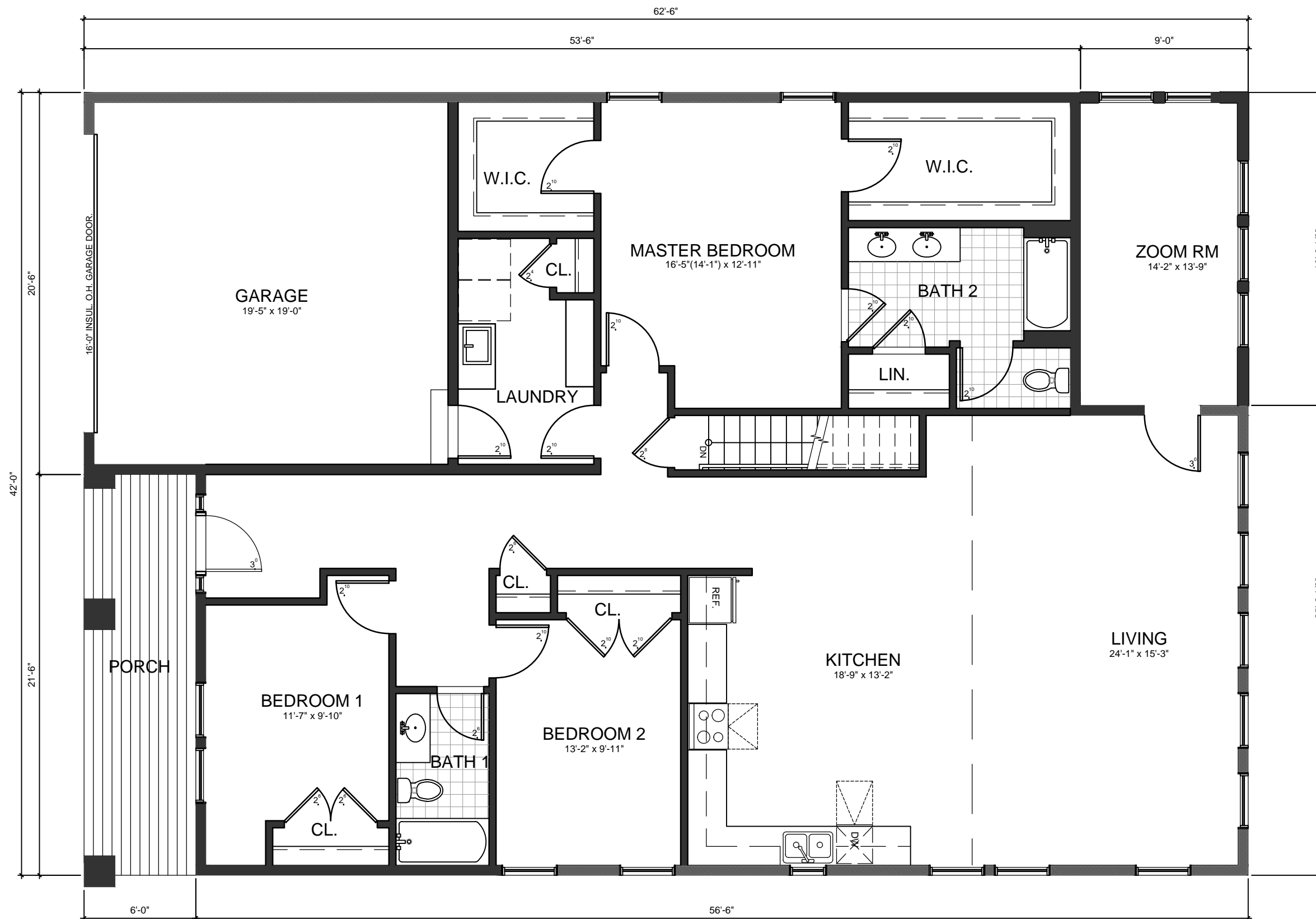
**1 FIRST FLOOR PLAN - BASE WITH DECK**  
A1.1a Scale: 3/16" = 1'-0" 1 STORY

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

REVIEW 08.16.21

First Floor Plan  
Base  
with Deck

JBMA Project No.  
221150  
©2021



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

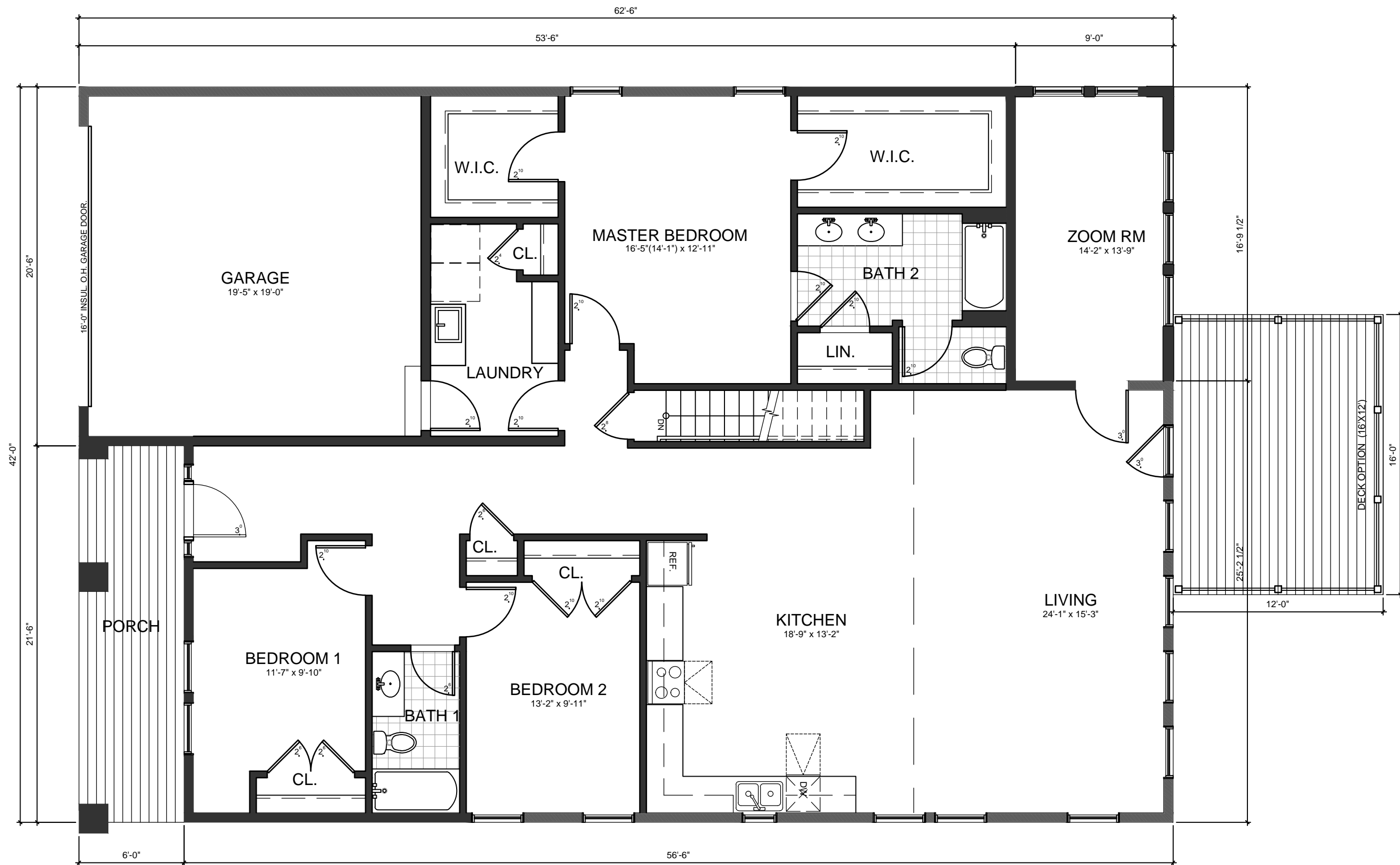
1 STORY

PRELIMINARY NOT FOR CONSTRUCTION A1.1b

REVIEW 08.16.21

First Floor Plan  
Zoom Room

JBMA Project No.  
221150  
© 2021



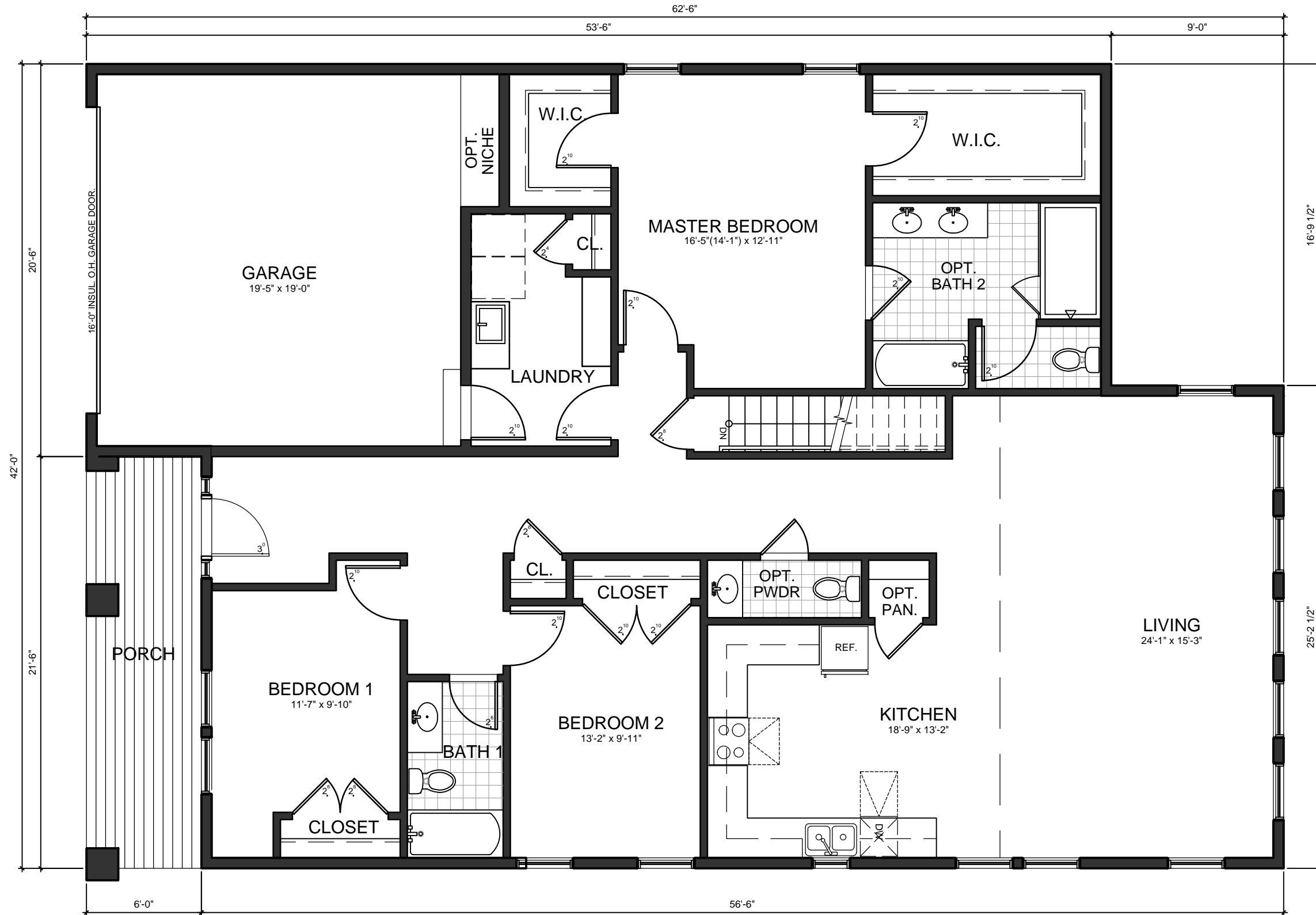
**1 FIRST FLOOR PLAN - ZOOM ROOM WITH DECK**  
A1.1c Scale: 3/16" = 1'-0" 1 STORY

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

REVIEW	08.16.21

First Floor Plan  
Zoom Room  
with Deck

JBMA Project No.  
221150  
© 2021



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

PRELIMINARY NOT FOR CONSTRUCTION A1.1d

REVIEW 08.16.21

First Floor Plan  
Base - Interior  
Layout Options

JBMA Project No.

221150

©2021











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

---

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

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

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

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

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

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

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

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

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

Thank you for the opportunity to provide this feedback,

Anthony Kapas  
Owner / resident 501 Eckford, Troy mi



**From:** [Amy Garabedian](#)  
**To:** [Planning](#)  
**Subject:** Eckford Condos -No thank you  
**Date:** Monday, April 25, 2022 10:32:59 AM

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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 a 16 year Troy resident and was made aware of a project for yet more condos in what is a nice sub with large lots about a mile from my current home. Please do not approve this plan. The amount of building in Troy, especially massive condo complexes like the ones currently being built at Wattles/Crooks are not just going to cause traffic issues and more flooding but are, quite frankly, eye sores. We moved to Troy for the green spaces and good sized lots, but all of the development is greatly concerning.

Please vote to not approve this plan today.

Best,

Amy

Sent from my iPhone

**From:** [beaueng@aol.com](mailto:beaueng@aol.com)  
**To:** [Planning](#)  
**Subject:** Comments, Concerns, and Questions regarding 4/26/22 Planning Commission Hearing on Troy Eckford Woods (SP2123) Development  
**Date:** Monday, April 25, 2022 11:18:46 PM

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**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.

We would like to provide our questions, concerns, and comments regarding the proposed Troy Eckford Woods (SP2123) development of parcel 88-20-15-251-017 and 88-20-15-251-026.

1. We are concerned with the number of units (26) and the small lot sizes (57' x 115') proposed for these detached cluster condos within a 8.7 acre footprint. We recognize that Troy has been approving numerous detached cluster condo development projects, but nearly all of them utilized 75' or greater lot frontage sizes. Troy Eckford Woods is predominantly proposing 57' lot frontage sizes. Additionally, the (development acreage-to-# of units) is much lower than nearly all other cluster condo developments.

Troy Eckford Woods: (8.7 acres / 26 units) = 0.335

-This drops dramatically with the planned 45% green space due to the wetlands/floodways (4.785 acres / 26 units) = 0.184

West Troy Meadows SP1813: (19.4 acres / 35 units) = 0.554

GFA Ottawa Residential SP1804: (6.88 acres / 16 units) = 0.430

Meadows of Troy SP2013: (12.42 acres / 31 units) = 0.401

Adler Cove SP2120: (10 acres / 20 units) = 0.500

Whispering Pines SP1724: (18.08 acres / 54 units) = 0.335

GFA Hopedale SP1931: (2.76 acres / 7 units) = 0.394

Paradise Park at Raintree SC23: (18.11 acres / 59 units) = 0.307 \*\*planned 32% green space\*\*

Oak Forest SC25: (7 acres / 12 units) = 0.583

2. We have a major concern with the impact that the cluster development will have on storm water management. We have experienced several occurrences where the storm sewer drain #25997 located in the back of our property adjacent to the DPW south property line has backed up causing significant flooding of several backyards.

In addition, the storm water ditches that run along Eckford Drive are nearly flooded during major rain storms. The addition of this cluster development will increase the amount of rain water runoff into the Eckford storm ditches and storm sewer drains located north of all the properties.

Will the City of Troy planned/future regional storm management basin to be located north of the properties adequately manage all the storm water and prevent storm sewer drain backups resulting in property flooding of existing properties on Eckford?

Reminder: The storm water management problems that the new homes on Leetonia Drive caused to the homes on Tallman Drive and the resulting need for a major renovation of the retention pond that is adjacent to Leonard Elementary School.

3. How will the developer construct the private road and Condo Units #2, 25, and 26 which are shown to be built on top of the Houghton Drain Floodway?
4. What concern has the Planning Commission expressed regarding the cluster development grading will have on the existing wetlands and floodplains along Eckford?
5. We are very concerned with the volume of traffic and the resulting excessive speeding on Eckford Dr once the cluster development is completed and the dirt portion of Eckford Drive is paved. This will become a major cut-through straightaway to Rochester Road.

The added vehicle traffic and speeding presents a significant danger to vehicles pulling out onto Eckford and for walking pedestrians as there are no sidewalks along Eckford Drive. Can speed bumps or a set of stop signs be planned along Eckford to control speeding?

The added vehicle traffic just adds to the hazardous conditions on Tallman Drive during the start and end of the school day at Leonard Elementary School. Stopped vehicles line up along Tallman Drive and creates a backup onto Eckford Drive. The increased vehicle traffic will also cause backups at the traffic light at the intersection of Eckford Drive and Rochester Road.

6. What is the proposed market price points for the cluster detached condos? To be zoned as a condominium development, what services will the condo HOA be responsible for and cover? Snow removal of road, sidewalks, and driveways? Lawn service? Exterior maintenance such as exterior painting, roofing replacement?
7. What are the construction hours and days of the week that the developer/builder is required to observe? We already deal with considerable noise pollution at all hours of the day and night from the City of Troy DPW facility for Eckford properties on the north side.

We would prefer not to see a cluster development or any kind of development on this property as we have enjoyed the ambience and charm that the dirt portion of Eckford Drive has provided over the last 29 years. We recognize that Troy has been seeing a significant

growth of new residential developments, especially cluster detached condos (single family homes). We would just like to see a balanced vision that takes into consideration the existing home property layouts and ambience in the surrounding area and not negatively impact the property values and salability of the existing homes. Ideally, cluster developments should be located adjacent to community parks and useable green spaces where families and children have places to enjoy and play safely.

Thank you.

Ronald Eng and Donna Beauregard  
749 Eckford Drive

**From:** [Cindy D](#)  
**To:** [Planning](#)  
**Subject:** Eckford Condo Dev.  
**Date:** Monday, April 25, 2022 2:59:51 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.

Dear Planning Commission Board,

Please deny the Eckford Condominium Development. This does not fit into the single family residential area. I believe that this type of development should not be inserted into the current single family homes.

Thank you,

Cynthia Desmon  
Troy Resident

**From:** [Megan Donnelly](#)  
**To:** [Planning](#)  
**Subject:** eckford condos  
**Date:** Monday, April 25, 2022 12:25:51 PM

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**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.

Good afternoon,

I hope this finds you well. I am reaching out regarding the condos that are seeking plan approval on Eckford Dr.. As a resident of this Leonard Elementary neighborhood, I was shocked when I originally heard of this plan. As someone who drives down Eckford every day, you will always see lawns already flooded, and drainage ditches already full, as there is nowhere for the water to go. That property specifically is massively mapped as floodpains\wetlands already! Aside from my concern regarding the water, I am honestly more devastated that adding twice as many homes to an existing street is going to drastically change the overall aesthetic of the area. So many of us neighbors enjoy peaceful walks on this dirt road as it gives an "up north" kind of vibe. We have families of deer that we see and enjoy every day. It's rare to find a little slice of heaven like this in a heavily populated city and I'd hate to see it go. The city has already approved condos on every open square inch of property it seems, and I don't understand why we have to add another 25ish here in the middle of a single home residential street! I would hope you could put yourself in the shoes of all these property owners on the street and see how the value of their homes will also be impacted by this decision. Please consider keeping this land as single home residential and allow us to maintain this little treasure we have here in Troy. I understand the city must maintain growth and development, but at what cost?

I'm sure you receive several calls and emails regarding all of the open projects and truly do appreciate you taking the time to read through these emails. I will try to be at the meeting tomorrow, but with my work schedule it is uncertain, and I don't want to go unheard.

Have a wonderful day and hope to see you tomorrow!

Megan Donnelly  
325 Randall Dr  
586 405 5782

**From:** [Monica Ferguson](#)  
**To:** [Planning](#)  
**Subject:** Eckford Oaks Condos  
**Date:** Sunday, April 24, 2022 5:50:08 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 am a Troy resident and have been for over 30 years. I am writing to ask you to stop putting up any more condos In Troy, particularly Eckford. The density in this city is no longer acceptable and we need to reassess future sites. It will create traffic issues and impact quality of life for home owners. Please do the right thing and say no.

Monica Ferguson  
6737 Michael Dr, Troy MI 48098  
248 202 6512.

**From:** [Janet Gambalan](#)  
**To:** [Planning](#)  
**Subject:** Proposed Eckford condo development  
**Date:** Monday, April 25, 2022 8:04:39 AM

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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 City of Troy Planning Department,

We have been residents on Eckford Drive since 2005. We selected this quiet and safe area to raise our three boys. Over the years we have enjoyed the peaceful and safe neighborhood. We have spotted so much wildlife enjoying their sanctuary around the woods surrounding Eckford Drive- large groups of deer, turkeys, cats, foxes, and even coyotes. The construction of a condominium complex in the middle of such a serene and natural area will have a very sad impact on the community. There will be a large increase in traffic through the neighborhood. This traffic will put the safety of our children playing outside, walking to school, and riding their bikes at risk. The wildlife will be forced to move elsewhere. The quiet street that attracted us and many neighbors to the area will be gone and property values of existing houses will decrease. A condo development placed where Sugar Maple Village meets the quiet dirt road portion of Eckford Drive will be out of place and an eyesore. We will no longer be able to sit on our deck and enjoy the naturalistic view and sounds of birds chirping as we have for the past 16 years. Please consider the current residents of Eckford Drive and the surrounding streets when voting on the condo proposal. As an alternative, a few new single family homes on at least 1 acre apiece would blend into the current pattern of the surrounding area and provide appeal to upcoming home buyers.

Sincerely,

Michael and Janet Gambalan  
441 Eckford Dr



**From:** [Irys German](#)  
**To:** [Planning](#)  
**Subject:** Eckford Road Project  
**Date:** Monday, April 25, 2022 12:12:43 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.

Dear City of Troy Planning Department,

As a resident of Eckford Drive for over 42 years I have seen our city and neighborhood flourish over many decades.

As a child who used to walk to school down a dirt road, or ride my bike through the trails on the corner of Eckford and Tallman, Eckford was always an ideal area to live in Troy. I always had the hopes that my son would have the opportunity to have the same experiences down this road that I have.

Now as a parent, I wave at speeders flying by to slow down when the neighborhood kids are at the bus stop. Despite of parents efforts at our bus stop, the same speeders still continue to speed despite rain, snow and sleet. Calling the Troy Police every at least once a school year to voice our concerns over the safety helps for only one or two days they come out for the call. We had 3 near miss incidents during bus pick up times because of the heavy traffic and speeders. One specific incident, almost hitting a first grade students when a speeder was going past a school bus when it was at stop.

The Project going up on Eckford near Tallman does not conform with the neighborhood in many ways. It also brings a bigger safety issue to the families that live here. With plans to pave the road, Eckford will become an even more desired Autobahn for speeders. Bringing the volume of homes to an already congestion corner, with an elementary school just a block away, this will only aggravate the issues the neighborhood already has with traffic.

The Eckford Oak Construction does not scale and conform to the homes on Eckford Drive. From Rochester Road through Sugar Maple Village to Livernois. This construction site will NOT improve the quality of the neighborhood but rather decline the quality of public safety. From the traffic issues to the drainage issues this neighborhood has, please consider these factors.

Sincerely,

Irys German  
Eckford Resident

**From:** [josephine.grider](#)  
**To:** [Planning](#)  
**Subject:** Proposed condos on Eckford Dr  
**Date:** Tuesday, April 26, 2022 7:05:34 AM

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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 am opposed to the development of condominiums in the middle of this residential area. Please preserve our single family neighborhood communities.

Sent from my iPhone

**From:** [GSH](#)  
**To:** [Planning](#)  
**Subject:** Eckford plan  
**Date:** Monday, April 25, 2022 9:30:33 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.

To Whom it may concern, I Live in Rochester Hills, and have rental properties near the Eckford development. I often search for houses for sale near this area to relocate and live. Please do not let this one crazy development ruin the GEM of Troy. We all need that space to create a cushion between the crazy building going on and green space.  
This development would be a knock against Troy and an insult to every single resident. Money grabs should be stopped. We need you to do the right thing and protect the city from over development.

Thanks  
Glenn Hark

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

---

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

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

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

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

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

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

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

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

Thank you for the opportunity to provide this feedback,

Anthony Kapas  
Owner / resident 501 Eckford, Troy mi

**From:** [Kelly Kaye](#)  
**To:** [Planning](#)  
**Subject:** Eckford Oaks Condominiums  
**Date:** Sunday, April 24, 2022 8:49:36 PM

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**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 currently reside at 4332 Bristol, Dr. And I am emailing to oppose the above-mentioned condo development. It is already too congested when the kids go to and from school and adding 26 condos (approx 52) more cars would make it so much worse. I also read that the development is going to be building on a flood plane? I am not sure if that is true, but if it is it's a bad idea to build so many homes on there.

Thanks,

Kelly

**From:** [Satyanarayana Kodali](#)  
**To:** [Planning](#)  
**Subject:** Oxford condominiums  
**Date:** Monday, April 25, 2022 12:21:42 PM

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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 am totally opposed to the development of "Oxford condominiums" in Troy in the middle of single family homes. My wife and I are the residents of Troy since 1978. In the recent past, it appears, that the Troy planning Commission is acting under the influence of commercial builders.

Once again I want to reiterate my opposition to the building of the subject condominiums.

Satyanarayana Kodali

6061 Elmoor dr, Troy, MI 48068my iPad



**From:** [Satyanarayana Kodali](#)  
**To:** [Planning](#)  
**Subject:** Oxford condominiums  
**Date:** Monday, April 25, 2022 12:21:41 PM

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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 am totally opposed to the development of "Oxford condominiums" in Troy in the middle of single family homes. My wife and I are the residents of Troy since 1978. In the recent past, it appears, that the Troy planning Commission is acting under the influence of commercial builders.

Once again I want to reiterate my opposition to the building of the subject condominiums.

Satyanarayana Kodali

6061 Elmoor dr, Troy, MI 48068 my iPad

**From:** [Robert M](#)  
**To:** [Planning](#)  
**Subject:** Proposed development on Eckford Drive (Eckford Oaks)  
**Date:** Monday, April 25, 2022 11:01:23 AM

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**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 Robert Mikulan and I live in Troy on Eckford Drive. I am in opposition to the tentative plan of allowing 26 condominiums to be built on Eckford. I am asking that you reject that project.

There are many reasons I oppose this project.

- That area of Eckford is unique. It is all single-family homes amongst the woods, spaced-out with large lots on a dirt road. There is also much wildlife. Also the entire area around it is single family homes, spaced apart with many trees about them. A complex with 26 homes crammed together (on a long street that has about 29 homes total) would negatively change the makeup of the existing neighborhood.
- Leonard Elementary is nearby and there is already too much traffic at drop off and pickup. Adding 26 dwellings will exacerbate this issue. I don't want to see anybody hurt by auto accidents in the neighborhood.
- As I mentioned there is much wildlife in the area. Deer, owls, turtles, fox, you name it. We don't need any more displaced wildlife in the area. Let's let the animals keep some of the little land they have left.
- Big Beaver Creek also runs through the area of the proposed development. I can foresee much negative effects of putting 26 homes on a floodplain like that.

However, I'm not unreasonable. I understand the property was sold, so whoever bought it wants to develop it. I (and I'm assuming my neighbors) would be open to development that would fit in with the existing area. Something along the lines of a half dozen or so homes that would be built to keep most of the woods intact and spaced-apart in a similar fashion to the homes already on that part of Eckford.

In summary, that area of Eckford Drive is an inappropriate area for a development like what is proposed. I urge you to reject that project and recommend the property owners develop it in a way that would maintain the makeup of the area, as I suggested above.

Thank you,  
Robert Mikulan

**From:** [Ashish Modi](#)  
**To:** [Planning](#)  
**Subject:** Proposed cluster development on the North side of Eckford, West of Rochester road  
**Date:** Monday, April 25, 2022 12:02:52 PM

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**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 City of Troy,

I am Ashish Modi, resident of Troy (Streamview, Troy) since 2015.

We are very concerned with the negative impacts on our quality of life and environment with the recent developments in Troy.

Very recently a senior living home was commissioned near Wattles & Crooks despite great resistance from the neighborhood.

**This new development of 26 single family homes on North-side of Eckford (West of Rochester Road) will further negatively impact this zone.**

Our block (2 miles radius between Wattles and Long Lake & Crooks and Rochester) is getting very dense which will cause the following impact to our quality of lives and neighborhoods -

- **Environmental damage** - deforestation, pollution (quality of air) due to development and dense neighborhoods, and shelter to preserved animals (deers, raccoons, fox, cats).
- **Competing for the same resources** - Needless to say, residents of nearby communities will be competing for the same resources thereby causing longer delays and negatively impacting our quality of lives. Schools, Retail stores, traffic, parks, tennis courts, libraries, etc
- **Property prices** will be negatively impacted due to crowded neighborhoods.

As a resident of Troy and lawful taxpayer, I express my strong reservation against this new development in our neighborhood.

Kindly consider my request and push these developments out to open city areas towards Square Lake or beyond.

Regards,  
Ashish Modi  
313-580-8683

**From:** [Diane Paul](#)  
**To:** [Planning](#)  
**Subject:** Eckford Oaks Condominiums  
**Date:** Monday, April 25, 2022 7:58:29 AM

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**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.

Planning commission:

We strongly object to the proposed Eckford Oaks Condominiums. This current neighborhood is quiet, with larger lots and a unique character that should be maintained. The idea of squeezing another 26 or so homes into this neighborhood will cause damage in so many ways. As other over-building in Troy has produced problems with flooding, traffic, overcrowding and loss of home-based privacy, the same will happen here.

Please stop this over crowding of our once pleasant city.

Sincerely,

Mark and Diane Paul



**From:** [Pravin Pingle](#)  
**To:** [Planning](#)  
**Cc:** [sugar maple](#)  
**Subject:** City of Troy : Public Hearing Notice North side of Eckford and West of Rochester Road  
**Date:** Monday, April 25, 2022 12:27:43 PM

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**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,

We have been residents on Eckford Drive since 2017. We selected this quiet and safe area to raise our young family.

Over the years we have enjoyed the peaceful and safe neighborhood.

We have spotted so much wildlife enjoying their sanctuary around the woods surrounding Eckford Drive- large groups of deer, turkeys, cats, foxes, and even coyotes.

The construction of 26 houses in the middle of such a serene and natural area will have a negative impact on the community.

There will be a large increase in traffic through the neighborhood. This traffic will put the safety of our children playing outside, walking to school, and riding their bikes at risk.

The wildlife will be forced to move elsewhere. The quiet street that attracted us and many neighbors to the area will be gone and property values of existing houses may decrease.

We will no longer be able to sit on our deck and enjoy the naturalistic view and sounds of birds chirping as we have for the past 5 years.

Please consider the current residents of Eckford Drive and the surrounding streets when voting on the proposal.

--

Regards,  
Pravin Pingle

Secretary  
Sugar maple Homeowners Association

429 Eckford Dr  
Troy, MI 48085

**From:** [Heena Shah](#)  
**To:** [Planning](#)  
**Date:** Monday, April 25, 2022 11:59:39 AM

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**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.

We are not supporting development on Rochester Eckford Oaks Condominium's. The planning department meeting for this is Tuesday April 26th at 7pm.

Love

Heena and Jayant shah  
1701 Caliper Troy Mi 48084

**From:** [Kelly Kaye](#)  
**To:** [Planning](#)  
**Subject:** Eckford Oaks Condo Proposal  
**Date:** Sunday, April 24, 2022 8:42:05 PM

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**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 emailing my opposition to the condo development near Leonard elementary. This will make an already congested road even more congested when the kids go to and from school. I have also heard that this development will also be in a flood plane. If that is true this is truly not a good idea.

Thank you,

Kelly Shelton

# memorandum



**Date:** April 28, 2022

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

**Re:** Eckford Oaks – Single Family Residential  
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Eckford Oaks, a proposed site condominium development consisting of 26 single-family homes, developed under a cluster-option. The development will provide access via a new residential street on the north side of Eckford Drive. Eckford Drive is a two-lane local road, located east of Rochester Road between Wattles Road and Long Lake Road.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> 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 Eckford Oaks, based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, for Single-Family Detached Housing (ITE Land Use Code #210).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Residential (26 units)	6	16	22	18	10	28	146	146	292

During the morning (AM) peak hour, the proposed Eckford Oaks development is expected to generate 22 new trips: 6 inbound (entering the site), and 16 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 28 new vehicle trips: 18 inbound (entering the site) trips, and 10 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

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