

## **AGENDA**

### **Traffic Committee Meeting**

**March 19, 2014 – 7:30 P.M.**

**Lower Level Conference Room – Troy City Hall**

**500 West Big Beaver Road**

1. Roll Call
2. Minutes – February 19, 2014

### **PUBLIC HEARINGS**

3. Request for Sidewalk Waiver – Sidwell #88-20-20-427-038
4. Request for Sidewalk Waiver – Sidwell #88-20-20-427-039
5. Request for Sidewalk Waiver – 475 Leetonia
6. Request for Sidewalk Waiver – Sidwell #88-20-22-401-095 (Parcel A)
7. Request for Sidewalk Waiver – Sidwell #88-20-22-401-096 (Parcel B)
8. Public Comment
9. Other Business
10. Adjourn

- cc:
- Item 3: Safet Stafa, 1612 Muer, Troy, MI 48084  
Properties within 300'
  - Item 4: Safet Stafa, 1612 Muer, Troy, MI 48084  
Properties within 300'
  - Item 5: Murray Deagle, 328 Evaline, Troy, MI 48085  
Properties within 300'
  - Item 6: Eric Konieczny, 44700 Delco Blvd., Sterling Heights, MI 48313  
Properties within 300'
  - Item 7: Eric Konieczny, 44700 Delco Blvd., Sterling Heights, MI 48313  
Properties within 300'

#### Traffic Committee Members

Captain Robert Redmond & Sgt. Mike Szuminski, Police Department

Lt. Eric Caloia, Fire Department

William J. Huotari, Deputy City Engineer/Traffic Engineer

## TRAFFIC COMMITTEE

### MESSAGE TO VISITORS, DELEGATIONS AND CITIZENS

The Traffic Committee is composed of seven Troy citizens who have volunteered their time to the City to be involved in traffic and safety concerns. The stated role of this Committee is:

- a. To give first hearing to citizens' requests and obtain their input.
- b. To make recommendations to the City Council based on technical considerations, traffic surveys, established standards, and evaluation of citizen input.
- c. To identify hazardous locations and recommend improvements to reduce the potential for traffic crashes.

Final decisions on sidewalk waivers will be made by the Committee at this meeting.

The recommendations and conclusions arrived at on regular items this evening will be forwarded to the City Council for their final action. Any citizen can discuss these recommendations before City Council. The items discussed at the Traffic Committee meeting will be placed on the City Council Agenda by the City Manager. The earliest date these items might be considered by City Council would normally be 10 days to 2 weeks from the Traffic Committee meeting. If you are interested, you may wish to contact the City Manager's Office in order to determine when a particular item is on the Agenda.

Persons wishing to speak before this Committee should attempt to hold their remarks to no more than 5 minutes. Please try to keep your remarks relevant to the subject at hand. Please speak only when recognized by the Chair. These comments are made to keep this meeting moving along. Anyone wishing to be heard will be heard; we are here to listen and help in solving or resolving your particular concerns.

## **PUBLIC HEARINGS**

### **3. Request for Sidewalk Waiver – Sidwell #88-20-20-427-038**

Safet Stafa requests a sidewalk waiver for the sidewalk at Lot 52 of Muer’s Garden Farms, Sidwell #88-20-20-427-038. Petitioner states that there is no existing sidewalk on Banmoor.

This will be a corner lot, so the waiver would actually apply to Banmoor and McClure as it would be granted to the parcel.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

### **SUGGESTED RESOLUTIONS:**

1. **WHEREAS**, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

**WHEREAS**, Safet Stafa has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Banmoor; and

**WHEREAS**, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee grants a waiver of the sidewalk requirement for Lot 52 of Muer’s Garden Farms, Sidwell #88-20-20-427-038.

2. **WHEREAS**, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee denies a waiver of the sidewalk requirement for Lot 52 of Muer’s Garden Farms, Sidwell #88-20-20-427-038.

### **4. Request for Sidewalk Waiver – Sidwell #88-20-20-427-039**

Safet Stafa requests a sidewalk waiver for the sidewalk at Lot 52 of Muer’s Garden Farms,

Sidwell #88-20-20-427-039. Petitioner states that there is no existing sidewalk on Banmoor.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**SUGGESTED RESOLUTIONS:**

1. **WHEREAS**, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

**WHEREAS**, Safet Stafa has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Banmoor; and

**WHEREAS**, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee grants a waiver of the sidewalk requirement for Lot 52 of Muer’s Garden Farms, Sidwell #88-20-20-427-039.

2. **WHEREAS**, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee denies a waiver of the sidewalk requirement for Lot 52 of Muer’s Garden Farms, Sidwell #88-20-20-427-039.

**5. Request for Sidewalk Waiver 475 Leetonia**

Murray Deagle requests a sidewalk waiver for the sidewalk at Lot 92 of McCormick & Lawrence Little Farms Subdivision, 475 Leetonia, Sidwell #88-20-15-377-042. Petitioner states that there is no existing sidewalk on Leetonia to the west that would connect to Livernois. Mr. Deagle also states that there are potential issues with drainage and road grades along Leetonia.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit

for future construction to assure consent and participation if there is future sidewalk installation.

DPW notes that there is existing sidewalk to the east of this property and stops at this property line. This sidewalk connects to the existing sidewalk along Tallman.

### **SUGGESTED RESOLUTIONS:**

1. **WHEREAS**, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

**WHEREAS**, Murray Deagle has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Leetonia to the west that would connect to Livernois as well as concerns relative to drainage and road grades along Leetonia associated with a sidewalk to the west; and

**WHEREAS**, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee grants a waiver of the sidewalk requirement for Lot 92 of McCormick & Lawrence Little Farms Subdivision, 475 Leetonia, Sidwell #88-20-15-377-042.

2. **WHEREAS**, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee denies a waiver of the sidewalk requirement for Lot 92 of McCormick & Lawrence Little Farms Subdivision, 475 Leetonia, Sidwell #88-20-15-377-042.

### **6. Request for Sidewalk Waiver – Sidwell #88-20-22-401-095 (Parcel A)**

Eric Konieczny requests a sidewalk waiver for the sidewalk at Lot 40 (Parcel A) of Supervisors Plat #6, Sidwell #88-20-22-401-095. Petitioner states that there is no existing sidewalk on Trombley.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**SUGGESTED RESOLUTIONS:**

1. **WHEREAS**, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

**WHEREAS**, Eric Konieczny has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Trombley; and

**WHEREAS**, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee grants a waiver of the sidewalk requirement for Lot 40 (Parcel A) of Supervisors Plat #6, Sidwell #88-20-22-401-095.

2. **WHEREAS**, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee denies a waiver of the sidewalk requirement for Lot 40 (Parcel A) of Supervisors Plat #6, Sidwell #88-20-22-401-095.

**7. Request for Sidewalk Waiver – Sidwell #88-20-22-401-096 (Parcel B)**

Eric Konieczny requests a sidewalk waiver for the sidewalk at Lot 40 (Parcel B) of Supervisors Plat #6, Sidwell #88-20-22-401-096. Petitioner states that there is no existing sidewalk on Trombley.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**SUGGESTED RESOLUTIONS:**

1. **WHEREAS**, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

**WHEREAS**, Eric Konieczny has requested a waiver of the requirement to construct

sidewalk due to the fact that there is no existing sidewalk on Trombley; and

**WHEREAS**, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee grants a waiver of the sidewalk requirement for Lot 40 (Parcel B) of Supervisors Plat #6, Sidwell #88-20-22-401-096.

2. **WHEREAS**, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

**NOW THEREFORE, BE IT RESOLVED**, that the Traffic Committee denies a waiver of the sidewalk requirement for Lot 40 (Parcel B) of Supervisors Plat #6, Sidwell #88-20-22-401-096.

## 8. Public Comment

## 9. Other Business

## 10. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, February 19, 2014 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

**1. Roll Call**

PRESENT: Tim Brandstetter  
Ted Halsey  
Richard Kilmer  
Al Petrusis  
Stevan Popovic  
Pete Ziegenfelder

ABSENT: Sarah Binkowski

Also present: Tod Jenkins, 6773 Little Creek  
Jim and Phyllis Williams, 3317 McClure  
Lt. Eric Caloia, Fire Department  
Sgt. Mike Szuminski, Police Department  
Bill Huotari, Deputy City Engineer/Traffic Engineer

**2. Minutes – November 20, 2013**

**RESOLUTION # 2014-02-01**

Moved by Kilmer  
Seconded by Petrusis

To approve the November 20, 2013 minutes as printed.

YES: 5 (Halsey, Kilmer, Petrusis, Popovic, Ziegenfelder)  
NO: None  
ABSENT: 2 (Binkowski, Brandstetter)

MOTION CARRIED

**REGULAR BUSINESS**

**3. Request for Traffic Control – Chancery at Little Creek**

Lynda Fitzpatrick of 6735 Little Creek requests that traffic control be placed at the intersection of Chancery and Little Creek. Ms. Fitzpatrick states that the lack of Stop signs at the intersection creates a hazardous situation.

Tod Jenkins of 6773 Little Creek was in attendance at the meeting . Mr. Jenkins has lived in the area for 18 years. He is not aware of any crashes at the intersection [there has

been one crash reported at the intersection in the past five years]. Mr. Jenkins is not opposed to the change but is not sure why it is needed and questions if a change should be made.

Sgt. Szuminski confirmed that there have been no crashes at the intersection in his review back to January 13, 2013.

**RESOLUTION # 2014-02-02**

Moved by Halsey  
Seconded by Popovic

**RESOLVED**, that NO changes be made at the intersection of Chancery at Little Creek.

YES: 6 (Brandstetter, Halsey, Kilmer, Petrulis, Popovic, Ziegenfelder)  
NO: None  
ABSENT: 1 (Binkowski)

MOTION CARRIED

**4. Request for Traffic Control – McClure at Banmoor**

Phyllis Williams of 3317 McClure requests that traffic control be placed at the intersection of McClure at Banmoor. Ms. Williams states that the lack of Stop signs at the intersection creates a hazardous situation.

Phyllis Williams of 3317 McClure was in attendance at the meeting. She discussed the need for Stop signs due to McClure being used as a bypass for Crooks Road. She reports that traffic volumes have increased significantly over the past few years. The road is narrow and used for all modes of travel including walkers, bikers and cars as there are no sidewalks in the area. Ms. Williams feels that Stop signs will help control traffic on McClure.

Jim Williams of 3317 McClure supported all that Ms. Williams reported. He added that he walks his two dogs daily on McClure and traffic is indeed much heavier than in the past. He stated that Stop signs would add to the safety of the area.

Traffic Engineering received one email in support of Stop signs at the intersection from Azam Makki of 1915 Muer. He stated that the lack of sidewalks in the area coupled with an increase in traffic has created an unsafe situation.

Mr. Ziegenfelder asked if the purpose of the Stop signs was speed control or to make people stop at the intersection. Mr. and Ms. Williams stated that they felt Stop signs would address both issues. They feel that Stop signs would help focus attention at the intersection.

Mr. Ziegenfelder asked about the location of the school bus stop. It was reported that it is on McClure, between Banmoor and Muer.

Sgt. Szuminski reported that there have been no crashes at the intersection in his review back to January 13, 2013.

Ms. Williams stated that there have been two (2) incidents on McClure in the past that have not been reported.

**RESOLUTION # 2014-02-03**

Moved by Kilmer  
Seconded by NONE

**RESOLVED**, that the intersection of McClure at Banmoor be modified to All-Way STOP control.

There was no support for this Resolution.

**RESOLUTION # 2014-02-04**

Moved by Brandstetter  
Seconded by Popovic

**RESOLVED**, that the intersection of McClure and Banmoor be modified from a YIELD sign on Banmoor to a STOP sign on the Banmoor approach to McClure.

YES: 5 (Brandstetter, Halsey, Petrusis, Popovic, Ziegenfelder)  
NO: 1 (Kilmer)  
ABSENT: 1 (Binkowski)

MOTION CARRIED

**5. Request for Traffic Control – McClure at Muer**

Phyllis Williams of 3317 McClure requests that traffic control be placed at the intersection of McClure at Muer. Ms. Williams states that the lack of Stop signs at the intersection creates a hazardous situation.

The same discussion ensued for this intersection as previously discussed for McClure/Banmoor.

**RESOLUTION # 2014-02-05**

Moved by Popovic  
Seconded by Halsey

**RESOLVED**, that the intersection of McClure and Muer be modified from NO traffic control to a STOP sign on the McClure approach to Muer.

YES: 6 (Brandstetter, Halsey, Kilmer, Petrulis, Popovic, Ziegenfelder)  
NO: NONE  
ABSENT: 1 (Binkowski)

MOTION CARRIED

**6. Public Comment**

Ms. Williams asked about other options for McClure in lieu of All-Way Stop signs. Sgt. Szuminski stated that this area is similar to many other areas in the city. He will add the area to the roll call so that when officers are in the area and are not responding to higher priority calls they will provide additional attention to McClure.

**7. Other Business**

Mr. Popovic asked about the use of “No Through Traffic” signs. The city does not use these types of signs as public roads are open to use for all.

Mr. Brandstetter asked about the use of traffic calming measures in Troy. To date, there is one (1) speed hump in use on Walnut Hill. This was paid for by the residents in this area as part of a special assessment district paving project. Most recent comments have been that it is not very effective. Other traffic calming measures have not been investigated in great depth as initial feedback in areas where they have been considered has not moved forward due to lack of support by residents in the area primarily due to cost.

Mr. Petrulis discussed the intersection of Coolidge and Maple and specifically the need for additional signage to reinforce no left turns from southbound Coolidge to westbound Maple. Traffic Engineering will review the area to determine if additional signage can be placed.

A general discussion ensued regarding road conditions, funding, lack of maintenance, etc. A suggestion was made to have signs placed along the road when concrete is curing to inform the public why there may not be construction activity taking place in that area for several days. This suggestion will be reviewed and potentially incorporated into upcoming concrete slab replacement projects.

**8. Adjourn**

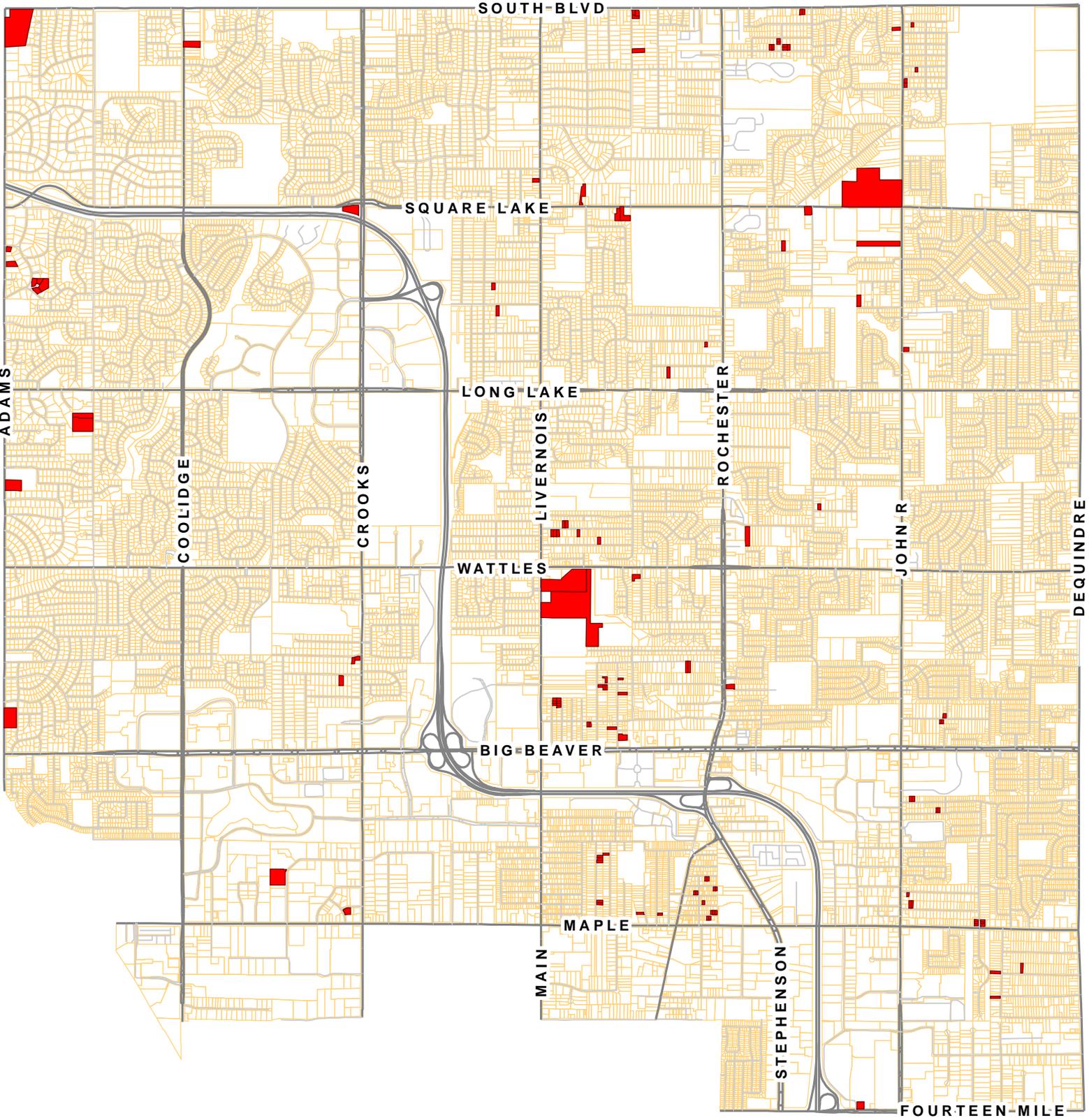
The meeting adjourned at 8:22 p.m.

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Pete Ziegenfelder, Chairperson  
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Bill Huotari, Deputy City Engineer/Traffic Engineer

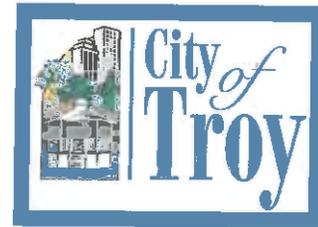


**Legend**

- Parcels with Sidewalk Waiver
- Road Centerline**
- All Others
- Major Road
- State Road

# Sidewalk Waiver Map





1-24-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director *TR*  
Kurt Bovensiepe, Superintendent Parks, Streets, and Drains *KB*

SUBJECT: Request for Waiver of Sidewalk Requirement  
Sidwell Number 88-20-20-427-038

Per the attached waiver form, Mr. Safet Stafa is requesting a waiver for the sidewalk on the property located at Lot 52 of Muer's Garden Farms, 88-20-20-427-038.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that both McClure and Banmoor roads are already developed with no sidewalks

We recommend that the sidewalk be installed as per ordinance # 34.07 However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**RECEIVED**  
JAN 30 2014  
**ENGINEERING**

City Of Troy  
Mr. Timothy L Richnak,  
Public Works Director  
4693 Rochester Rd  
Troy, MI 48098

Mr. Richnak,

I am/ we are the owner(s) of the property at Bannock

Lot Number Lot 52 (two lot) 038-039

Subdivision Name Blue Gardens Farms

Sidwell Number 20-20-427-038 and 20-20-427-039

Is requesting sidewalk variance for the following reasons,

no existing sidewalk

See attached Plan/sketch.

We can be contacted at 248-8909421  
Phone Number

Stephen Goulet, Inc  
Law Office  
Name

1612 River St  
Address

TROY MI 48064  
City/State, Zip

Stephen Goulet  
Signature

CONSTRUCTION SEQUENCE		OPERATION TIME SCHEDULE											
		2014											
A	SOIL EROSION CONTROL MEASURES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
B	DEMO & HOUSE CONSTRUCTION												
C	DRIVEWAY & SIDEWALK CONSTRUCTION												
D	FINAL GRADING												
E	PERMANENT VEGETATIVE RESTORATION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE VERIFIED BY THE BUILDER PRIOR TO SUBMITAL FOR SOIL EROSION PERMITTING.

**NOTE**  
REFER TO SHEET TO THE STANDARD CITY OF TROY SOIL EROSION DETAIL SHEET FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.

**SOIL EROSION NOTES**

- LIMITS OF EARTH DISTURBANCE WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HOUSE.
- EXISTING DOMINANT LAND FEATURES ARE VACANT GRASSED RESIDENTIAL PROPERTY WITH HEAVY BRUSH AREAS AND SCATTERED MATURE TREES.
- SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.
- SEED & MULCH OR SOD SHALL BE PROVIDED ON ALL DISTURBED AREAS AS PERMANENT VEGETATIVE RESTORATION.

**SOILS**

63A URBAN LAND - THETFORD COMPLEX (0% TO 3% SLOPES).  
0"-9" VERY DARK GRAYISH BROWN LOAMY FINE SAND, 9"-20" LIGHT YELLOWISH BROWN LOAMY FINE SAND, 20"-45" MOTTLED PALE BROWN FINE SAND AND DARK BROWN LOAMY SAND, 45"-60" LIGHT BROWNISH GRAY SAND. LOW SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY RAPID PERMEABILITY.

**SEQUENCE OF CONSTRUCTION**

- INSTALL ALL SOIL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. ALL SOIL EROSION MEASURES ARE TO BE INSTALLED PRIOR TO ANY GROUNDWORK OR EARTH MOVEMENT.
- BEGIN HOUSE CONSTRUCTION.
- INSTALL UTILITY LEADS AND UNDERGROUND UTILITIES.
- FINISH HOUSE CONSTRUCTION, INSTALL DRIVEWAY, AND ESTABLISH FINISH GRADE INCLUDING YARD SWALES.
- RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- ALL SWALES GREATER THAN 1:5 AND 10' AROUND STORM SEWER STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. NO PERMANENT SOIL EROSION MEASURES (ASIDE FROM FINAL VEGETATIVE STABILIZATION) APPLIES TO THIS PARCEL.

**LOCATION MAP**

SCALE: 1"=200'

**PROPERTY DESCRIPTION**

PART OF LOT 52, "MUEER'S GARDEN FARMS", A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52; THENCE ALONG THE WEST LINE OF SAID LOT 52 NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 52; THENCE ALONG THE NORTH LINE OF SAID LOT 52 SOUTH 88 DEGREES 05 MINUTES 30 SECONDS EAST (SOUTH 88 DEGREES 05 MINUTES 00 SECONDS EAST RECORD) 136.46 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 26 SECONDS WEST 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 52; THENCE ALONG SAID SOUTH LINE OF LOT 52 NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST (NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST RECORD) 135.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,416 SQUARE FEET (0.469 ACRE) OF LAND, MORE OR LESS.

**SITE CRITERIA**

- PARCEL SUMMARY:**  
ADDRESS: VACANT, BANMOOR ROAD  
PARCEL ID NO.: 20-20-427-038  
EXISTING ZONING: R-1B  
AREA OF SITE: 20,416 S.F. (0.469 ACRE)  
AREA OF HOUSE FOOTPRINT: 2,775 S.F.  
LOT COVERAGE ALLOWED: 30%  
LOT COVERAGE PROPOSED: 13.6%  
TOTAL AREA OF EARTH DISTURBANCE: 0.54 ACRE  
DISTANCE TO NEAREST WATER BODY: 300 FEET (AN UNMAINED TRIBUTARY TO THE SPENCER DRAIN TO THE SOUTH. REFER TO LOCATION MAP).
- SETBACK SUMMARY:**  
FRONT (TO R.O.W. LINE): 40'  
REAR: 45'  
SIDE: 10' MIN., 25' TOTAL

**NOTES**

- THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES AND CONTACT "MISS DIG" PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, COUNTY, AND STATE.
- THE CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS & FINISH FLOOR ELEVATIONS WITH FINAL APPROVED BUILDING CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- THE BUILDER AND/OR OWNER SHALL REVIEW PLOT PLAN WITH SUBDIVISION ASSOCIATION PRIOR TO THE START OF CONSTRUCTION, IF APPLICABLE.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

**BENCHMARKS**

BENCHMARK #0940 CITY OF TROY  
ELEVATION = 728.136 (NAVD 88 DATUM)  
TOP ARROW ON HYDRANT ON THE NORTH SIDE OF BIG BEAVER ROAD AT EXISTING COMMERCIAL BUILDING #1740 AS FURNISHED BY THE CITY OF TROY.  
SITE BENCHMARK  
ELEVATION = 736.82 (CITY DATUM)  
TOP OF HYDRANT AT THE NORTHEAST CORNER OF BANMOOR DRIVE AND MCCLURE ROAD.

**LEGEND**

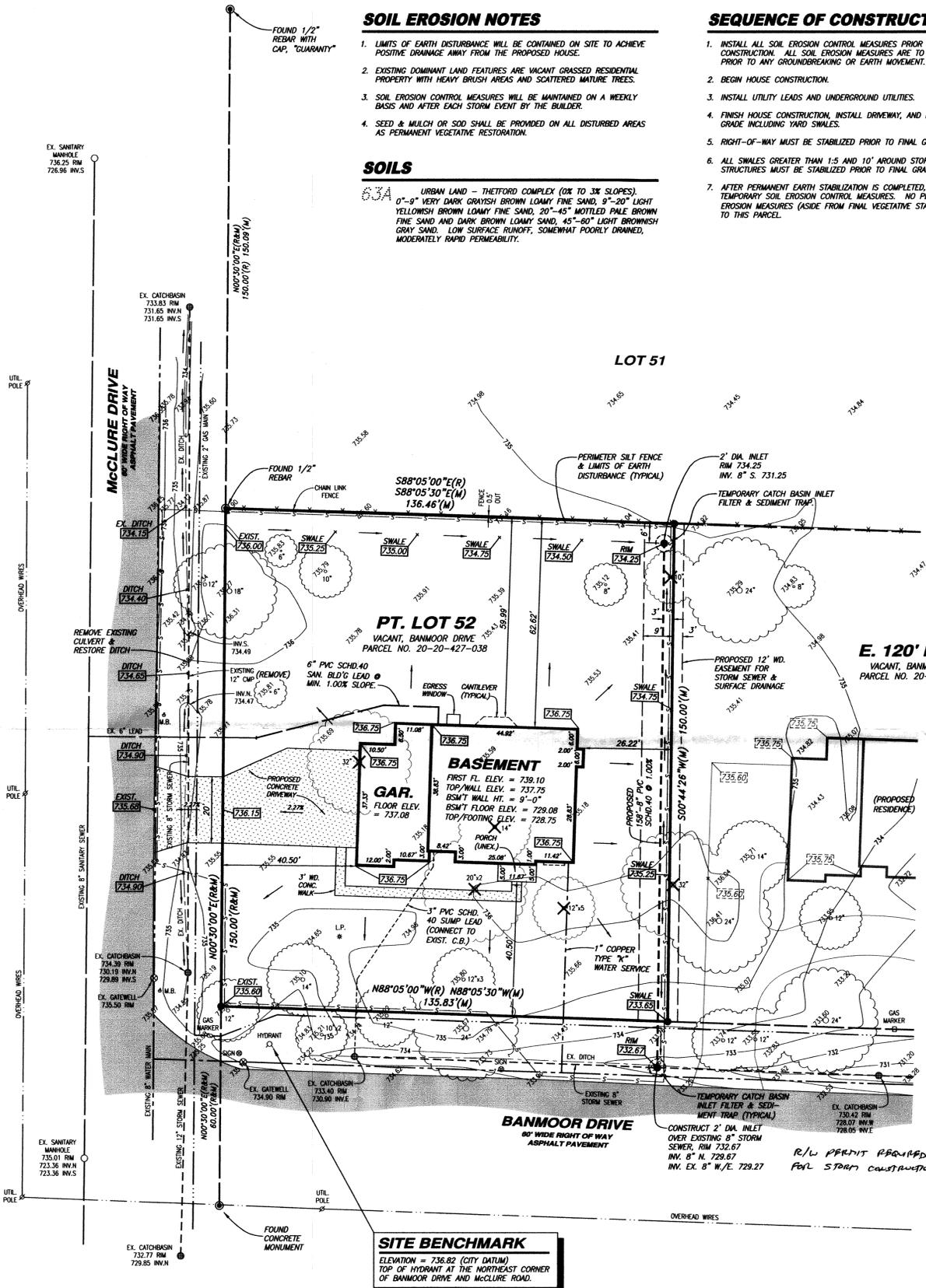
	EXISTING GRADE		PROPOSED GRADE
	EXISTING CONTOURS, 1' INTERVAL		AS-BUILT GRADE
	EXISTING ASPHALT PAVEMENT		DIRECTION OF SURFACE DRAINAGE
	PROPOSED CONCRETE PAVEMENTS		SILT FENCE & LIMITS OF EARTH DISTURBANCE

**CONTRACTOR'S NOTE**

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.

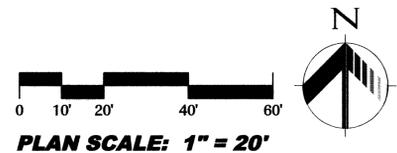
The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



PROVIDE 5' SIDEWALK ALONG BANMOOR + MCCLURE OR A SIDEWALK WAIVER.

APPROVED  
AS NOTED:  
CITY OF TROY  
LAND SURVEYOR  
MJB  
1-21-2014

**SITE BENCHMARK**  
ELEVATION = 736.82 (CITY DATUM)  
TOP OF HYDRANT AT THE NORTHEAST CORNER OF BANMOOR DRIVE AND MCCLURE ROAD.



PLAN SCALE: 1" = 20'

REVISIONS:  
1-16-14 REVISED PER CITY ENGINEERING

CLIENT:  
MR. SALET STAVIA  
STERLING CONSTRUCTION, INC.  
TROY, MI 48064  
(248) 890-8421

JOB NO: 12-155  
DATE: 1-9-14  
DRAWN BY: N.P.R.



**HORIZON ENGINEERING LLC**  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 182156, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:  
**Part of Lot 52 "Muer's Garden Farms"**  
VACANT, BANMOOR ROAD  
PARCEL 20-20-427-038  
PART OF THE SE 1/4 OF SECTION 20, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

RECEIVED  
JAN 17 2014  
CITY OF TROY  
BUILDING DEPT.

PLAN:  
**PLOT PLAN**

SHEET:  
**1** OF 1  
MUNICIPAL REVIEW NUMBERS:

12-2014-0023

1734 Banmoor Dr.



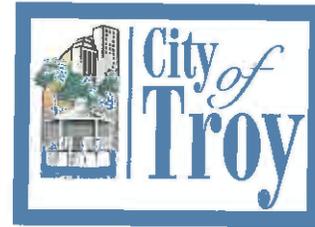


Banmoor Drive



Banmoor Drive





1-24-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director *TR*  
Kurt Bovensiep, Superintendent Parks, Streets, and Drains *KB*

SUBJECT: Request for Waiver of Sidewalk Requirement  
Sidwell Number 88-20-20-427-039

Per the attached waiver form, Mr. Safet Stafa is requesting a waiver for the sidewalk on the property located at Lot 52 of Muer's Garden Farms, 88-20-20-427-039.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that both McClure and Banmoor roads are already developed with no sidewalks

We recommend that the sidewalk be installed as per ordinance # 34.07 However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**RECEIVED**  
JAN 30 2014  
**ENGINEERING**

City Of Troy  
Mr. Timothy L Richnak,  
Public Works Director  
4693 Rochester Rd  
Troy, MI 48098

Mr. Richnak,

I am/ we are the owner(s) of the property at Baumgardner

Lot Number Lot 52 (two lot) 038-039

Subdivision Name Blue Gardens Farms

Sidwell Number 20-20-427-038 and 20-20-427-039

is requesting sidewalk variance for the following reasons,

no existing sidewalk

See attached Plan/sketch.

We can be contacted at 248-8908421  
Phone Number

Stephan Construction, Inc  
Don Steph  
Name

1612 Blue St  
Address

Troy MI 48064  
City, State, Zip

Don Steph  
Signature

RECEIVED

JAN 17 2014  
CITY OF TROY  
BUILDING DEPT.

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

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE VERIFIED BY THE BUILDER PRIOR TO SUBMITTAL FOR SOIL EROSION PERMITTING.

**NOTE**

REFER TO SHEET TO THE STANDARD CITY OF TROY SOIL EROSION DETAIL SHEET FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.

**LEGEND**

	EXISTING GRADE		PROPOSED GRADE
	EXISTING CONTOURS, 1' INTERVAL		AS-BUILT GRADE
	EXISTING ASPHALT PAVEMENT		DIRECTION OF SURFACE DRAINAGE
	PROPOSED CONCRETE PAVEMENTS		SILT FENCE & LIMITS OF EARTH DISTURBANCE

**SOIL EROSION NOTES**

- LIMITS OF EARTH DISTURBANCE WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HOUSE.
- EXISTING DOMINANT LAND FEATURES ARE VACANT GRASSED RESIDENTIAL PROPERTY WITH HEAVY BRUSH AREAS AND SCATTERED MATURE TREES.
- SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.
- SEED & MULCH OR SOD SHALL BE PROVIDED ON ALL DISTURBED AREAS AS PERMANENT VEGETATIVE RESTORATION.

**SOILS**

URBAN LAND - THETFORD COMPLEX (0% TO 3% SLOPES).  
0"-8" VERY DARK GRAYISH BROWN LOAMY FINE SAND, 9"-20" LIGHT YELLOWISH BROWN LOAMY FINE SAND, 20"-45" MOTTLED PALE BROWN FINE SAND AND DARK BROWN LOAMY SAND, 45"-60" LIGHT BROWNISH GRAY SAND. LOW SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY RAPID PERMEABILITY.

**SEQUENCE OF CONSTRUCTION**

- INSTALL ALL SOIL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. ALL SOIL EROSION MEASURES ARE TO BE INSTALLED PRIOR TO ANY GROUND-BREAKING OR EARTH MOVEMENT.
- BEGIN HOUSE CONSTRUCTION.
- INSTALL UTILITY LEADS AND UNDERGROUND UTILITIES.
- FINISH HOUSE CONSTRUCTION, INSTALL DRIVEWAY, AND ESTABLISH FINISH GRADE INCLUDING YARD SWALES.
- RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- ALL SWALES GREATER THAN 1:5 AND 10' AROUND STORM SEWER STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. NO PERMANENT SOIL EROSION MEASURES (ASIDE FROM FINAL VEGETATIVE STABILIZATION) APPLIES TO THIS PARCEL.



**PROPERTY DESCRIPTION**

THE EAST 120 FEET OF LOT 52, 'MUEER'S GARDEN FARMS', A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52; THENCE ALONG THE SOUTH LINE OF SAID LOT 52 NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST (NORTH 88 DEGREES 05 MINUTES 00 SECONDS NORTH RECORD) 120.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 52; THENCE ALONG SAID NORTH LINE OF LOT 52 SOUTH 88 DEGREES 05 MINUTES 30 SECONDS EAST (SOUTH 88 DEGREES 05 MINUTES 00 SECONDS EAST RECORD) 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE ALONG THE EAST LINE OF SAID LOT 52 SOUTH 00 DEGREES 44 MINUTES 26 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,995 SQUARE FEET (0.413 ACRE) OF LAND, MORE OR LESS.

**SITE CRITERIA**

- PARCEL SUMMARY:**  
ADDRESS: VACANT, BANMOOR ROAD  
PARCEL ID NO.: 20-20-427-039  
EXISTING ZONING: R-1B  
AREA OF SITE: 17,995 S.F. (0.413 ACRE)  
AREA OF HOUSE FOOTPRINT: 2,775 S.F.  
LOT COVERAGE ALLOWED: 30%  
LOT COVERAGE PROPOSED: 15.4%  
TOTAL AREA OF EARTH DISTURBANCE: 0.47 ACRE  
DISTANCE TO NEAREST WATER BODY: 360 FEET (AN UNNAMED TRIBUTARY TO THE SPENCER DRAIN TO THE SOUTH. REFER TO LOCATION MAP).
- SETBACK SUMMARY:**  
FRONT (TO R.O.W. LINE): 40'  
REAR: 45'  
SIDE: 10' MIN., 25' TOTAL

**NOTES**

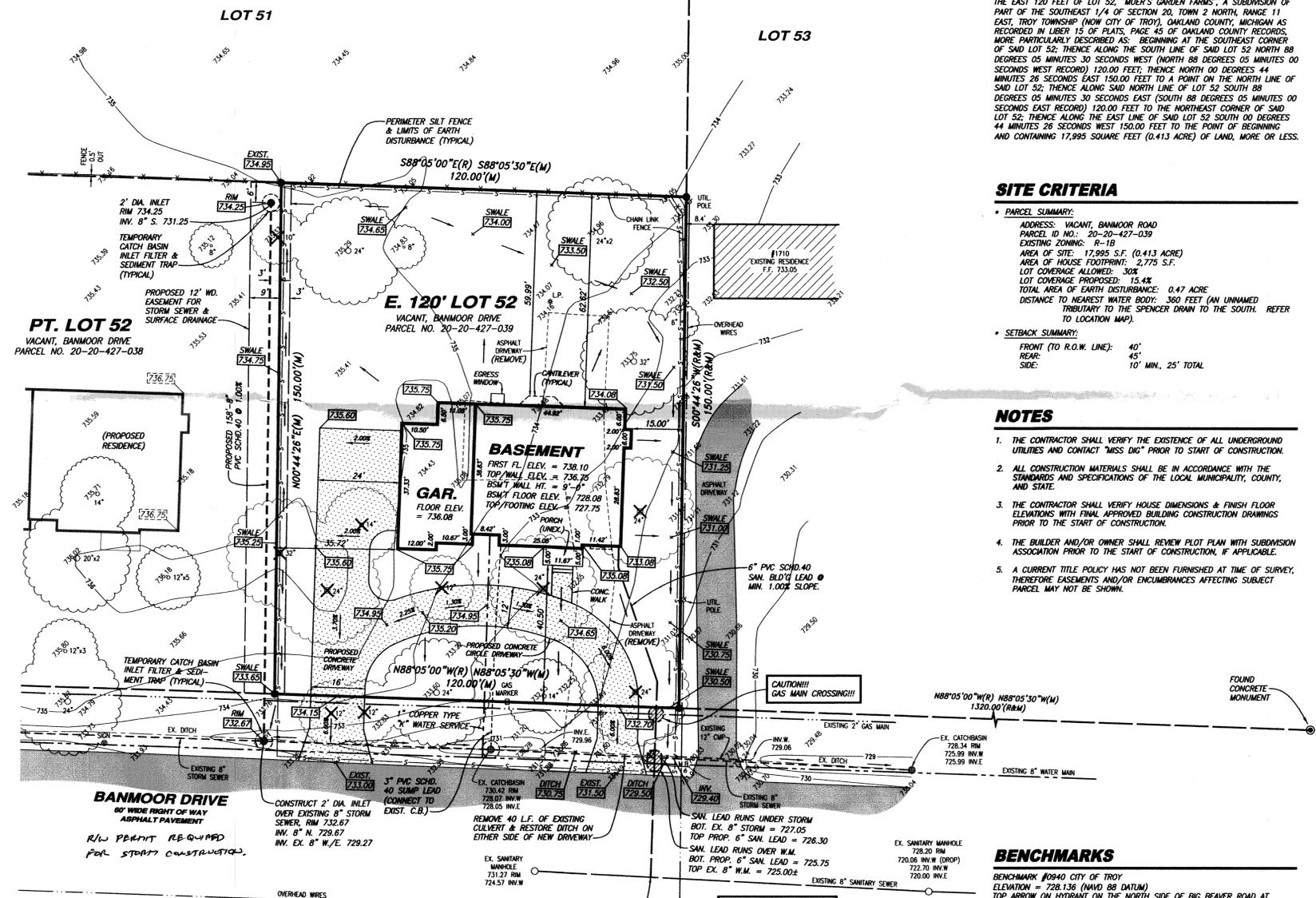
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES AND CONTACT "MISS DIG" PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, COUNTY, AND STATE.
- THE CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS & FINISH FLOOR ELEVATIONS WITH FINAL APPROVED BUILDING CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- THE BUILDER AND/OR OWNER SHALL REVIEW PLOT PLAN WITH SUBDIVISION ASSOCIATION PRIOR TO THE START OF CONSTRUCTION, IF APPLICABLE.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

**BENCHMARKS**

BENCHMARK #0940 CITY OF TROY  
ELEVATION = 728.136 (NAVD 88 DATUM)  
TOP ARROW ON HYDRANT ON THE NORTH SIDE OF BIG BEAVER ROAD AT EXISTING COMMERCIAL BUILDING #1740 AS FURNISHED BY THE CITY OF TROY.  
SITE BENCHMARK  
ELEVATION = 736.82 (CITY DATUM)  
TOP OF HYDRANT AT THE NORTHEAST CORNER OF BANMOOR DRIVE AND MCCLURE ROAD.

**CONTRACTOR'S NOTE**

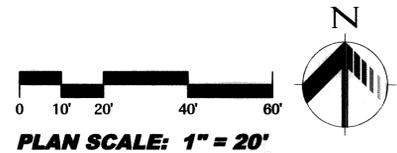
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.  
The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



PROVIDE 5' SIDEWALK ALONG FRONTAGE OR A SIDEWALK WAYLAP.

APPROVED AS NOTED CITY OF TROY LAND SURVEYOR 1-21-2014

**SITE BENCHMARK**  
ELEVATION = 736.82 (CITY DATUM)  
TOP OF HYDRANT AT THE NORTHEAST CORNER OF BANMOOR DRIVE AND MCCLURE ROAD.



REVISIONS: 1-16-14 REVISED PER CITY ENGINEERING  
CLIENT: MR. SALET STAVFA STEELING CONSTRUCTION, INC. 1700 W. 88th ST. TROY, MI 48064 (248) 669-8421  
JOB NO: 12-155  
DATE: 1-9-14  
DRAWN BY: N.P.R.



**HORIZON ENGINEERING LLC**  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 182156, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

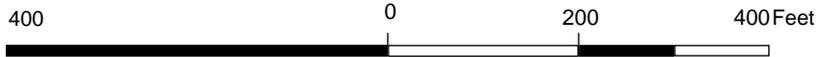
PROJECT: East 120' of Lot 52 "Muer's Garden Farms"  
VACANT, BANMOOR ROAD  
PARCEL 20-20-427-039  
PART OF THE SE 1/4 OF SECTION 20, T2N., R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN: **PLOT PLAN**

SHEET: **1** OF: **1**  
MUNICIPAL REVIEW NUMBERS:

PB2014-0022

1702 Bann moor Dr



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.



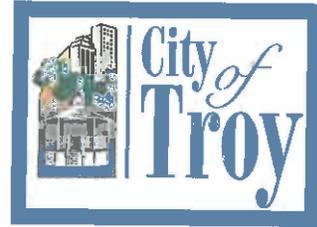
© 2013 Google

Banmoor Drive



Banmoor Drive





2-5-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director   
Kurt Bovensiepe, Superintendent Parks, Streets, and Drains 

SUBJECT: Request for Waiver of Sidewalk Requirement  
Sidwell Number 88-20-15-377-042

Per the attached waiver form, Mr. Murray Deagle is requesting a waiver for the sidewalk on the property located at East 85.79 feet of Lot 92 of McCormick & Lawrence Little Farms Subdivision, 88-20-15-377-042.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that there is currently a sidewalk to the east of this property and stops at this property line.

We recommend that the sidewalk be installed as per ordinance # 34.07. However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.



City of Troy  
Mr. Timothy L. Richnak  
Public Works Director  
4693 Rochester Road  
Troy, MI 48098

Mr. Richnak,

I am/we are the owner(s) of the property at 475 Leetonia Dr.

Lot number: East 85.79 feet of lot 92

Subdivision Name: McCormick & Lawrence Little Farms Subdivision

Sidwell Number: 88-20-15-377-042

**I am/we are requesting a sidewalk variance for the following reasons:**

As the owner of the above referenced property I do not wish to extend sidewalk along my parcel frontage. The nearest sidewalk in westerly direction to connect to is along Livernois Road distant 2,430 feet from my parcel. Parcels along the north and south side of Leetonia Dr. west of my parcel are already developed and none of them has sidewalk along the road frontage. The Likelihood of sidewalk extension and connection to Livernois Rd. sidewalk in the future is very unlikely for the following reasons:

- Drainage along Leetonia Dr. is currently provided by roadside swales draining towards the Sturgis County Drain. Leetonia Dr. has 50 ft. wide right-of-way which leaves only a narrow strip of greenbelt area within the road right-of-way that is being already utilized for drainage purposes. Any future extension of the sidewalk will result in a very limited area to properly drain the road right-of-way.
- There is a concern about drainage issues that may arise along front yards of the properties if sidewalk is extended in westerly direction in the future. There is a drainage structure in the middle of road greenbelt in front of parcel immediately west of my parcel and number of culvers further down the road towards Sturgis Drain that would create practical difficulty for the sidewalk extension.
- The grades along Leetonia Dr. indicate that the road pavement is generally higher than existing grades along the road right-of-way lines. In order not to create drainage problems in front yards and cause hardship to the property owners, the future sidewalk extension would have to run below the road level within the swale area making the sidewalk unusable during the rain evens and creating ice hazard situation in winter months.

Any sidewalk construction along Leetonia Dr. in the future should go along with re-grading of the road, installation of enclosed drainage system and new road pavement section, preferably with curb and gutter.

See attached plan/sketch,

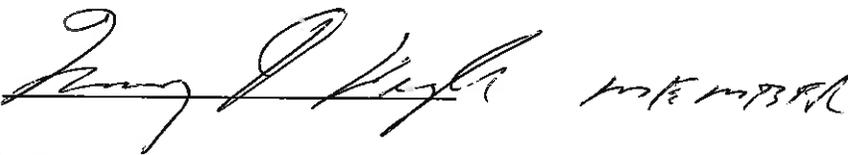
I/We can be contacted at:

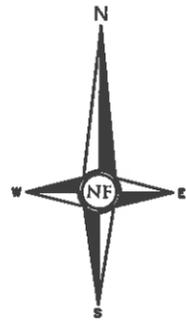
Phone Number: (248) 953-4623

Name: Murray Deagle

Address: 328 Evaline Dr.

City, State, Zip: Troy, Michigan 48085

Signature:  *Murray Deagle*  
*PARCEL LAND DEV. LLC*  
*2-5-14*



SCALE 1" = 30'

SIDWELL NO.:  
20-15-377-038

RESTORE ALL DISTURBED AREAS  
DO NOT DISTURB EX. RETAINING WALL  
EX. SHED TO BE REMOVED

#459 LEETONIA DR.  
SIDWELL NO.:  
1. 20-15-377-041  
OWNER:  
GARY A. DOWEN  
459 LEETONIA DR.  
TROY, MI 48085-5518

85.79' (R)

FG 668.30

MATCH EX.  
FG 668.75

EX. CLUSTER OF 6" DIA. TREES TO  
BE REMOVED AND AREA REGRADED

MATCH EX.  
FG 668.80

#4307 TALLMAN DR.  
SIDWELL NO.:  
20-15-377-035

OWNER:  
LEZOS HARALAMBOS  
4307 TALLMAN DR.  
TROY, MI 48085-4824

TAP EX. STORM STRUCTURE  
PR. 3" SW INV. 665.50  
RESTORE DISRUPTED AREA

VACANT LOT  
SIDWELL NO.:  
20-15-377-042  
OWNER:  
MURRAY DEAGLE  
328 EVALINE DR.  
TROY, MI 48085.

CAUTION!  
POSSIBLE UG  
PHONE CABLES

INSTALL 40 FT. 3" PVC SCH.40  
SUMP LEAD

ZONED R1-G  
FG 669.30  
MATCH EX.  
#491 LEETONIA DR.

FG 669.70  
MATCH EX.  
SIDWELL NO.:  
20-15-377-036

OWNER:  
JAMES H. WONG  
491 LEETONIA DR.  
TROY, MI 48085-5518

PR. EGRESS WINDOW LOCATION  
INSTALL 123 LF SWALE ALONG  
R. @ 1.00% (MIN)

INSTALL 246 LF SWALE ALONG  
R. @ 1.00% (MIN)

HOUSE  
FF=672.60

UNEX. GARAGE  
FF=670.60

FG 669.60  
#491

INSTALL 60 LF 1" TYPE "K" COPPER WATER  
SERVICES (TAP EX. 8" WATER MAIN - V.I.F.)  
1" SHUT OFF VALVE & BOX (TYP.)  
RIM 669.30

INSTALL 50 LF 6" SDR 23.5 SAN. LEAD  
@ 1.00% (MIN.)  
(CONNECT TO EX. SANITARY STUB - V.I.F.)

MATCH EX.  
FG 668.26

TW 669.40  
TP 669.32

TW 669.40  
TP 669.16

LEETONIA DRIVE  
(50 FT. R.O.W.)

EX. 6" SAN. LEAD  
(V.I.F.)

BM#1  
BENCHMARK  
TOP OF HYD  
ELEVATION 674.53  
NAVD 88 DATUM

BM#2  
BENCHMARK  
BENCH TIE IN PP  
ELEVATION 670.29  
NAVD 88 DATUM

FIP  
HELD N-S  
0.20' E

PROJECTION OF SIDEWALK  
EXTENSION ALIGNMENT

EX. CULVERT  
CENTERLINE  
OF EX. SWALE

TALLMAN DRIVE  
(60 FT. R.O.W.)



## TRAFFIC COMMITTEE REPORT

March 5, 2014

TO: Traffic Committee  
FROM: Bill Huotari, Deputy City Engineer/ Traffic Engineer  
SUBJECT: Resident Input – 475 Leetonia

Traffic Engineering received a call from James Wong of 491 Leetonia regarding the sidewalk waiver request for 475 Leetonia.

Mr. Wong would support installation of a sidewalk if it were to be extended to Livernois. There is existing sidewalk in front of his home (that 475 Leetonia would tie into) but the existing sidewalk only goes to the east to Tallman. There is no sidewalk along Leetonia to the west out to Livernois. Residents have to walk in the road to get to Livernois.

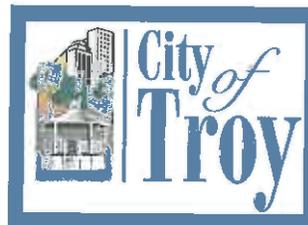




Lectonia Drive

Lectonia Drive





2-20-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director   
Kurt Bovensiep, Superintendent Parks, Streets, and Drains 

SUBJECT: Request for Waiver of Sidewalk Requirement  
Sidwell Number 88-20-22-401-095

Per the attached waiver form, Mr. Eric Konieczny is requesting a waiver for the sidewalk on the property located at Lot 40- Parcel A of Supervisors Plat #6, 88-20-22-401-095.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that Trombley are already developed with no sidewalks

We recommend that the sidewalk be installed as per ordinance # 34.07 However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**RECEIVED**

**FEB 20 2014**

**ENGINEERING**



City of Troy  
Mr. Timothy L. Richnak  
Public Works Director  
4693 Rochester Road  
Troy, MI 48098

Mr. Richnak,

I am/we are the owner(s) of the property at \_\_\_\_\_ 660 Trombley \_\_\_\_\_,

Lot number Lot 40 – Parcel A

Subdivision Name Supervisors Plat #6

Sidewell Number 20-22-401-095

I/we would like to request a sidewalk variance for the following reasons:

- There are no existing sidewalks on this street

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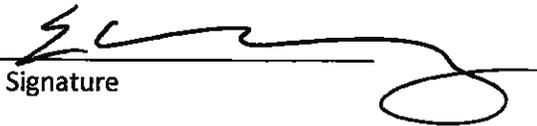
See attached plan/sketch.

I/We can be contacted at 248-703-0254  
Phone Number

Eric Konieczny  
Name

44700 Delco Boulevard  
Address

Sterling Heights, MI 48313  
City, State, Zip

  
Signature

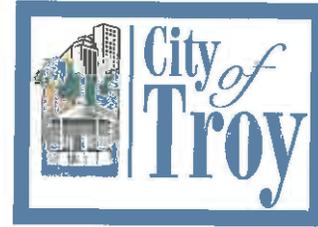






Trombley Drive

Trombley Drive



2-20-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director   
Kurt Bovensiep, Superintendent Parks, Streets, and Drains 

SUBJECT: Request for Waiver of Sidewalk Requirement  
Sidwell Number 88-20-22-401-096

Per the attached waiver form, Mr. Eric Konieczny is requesting a waiver for the sidewalk on the property located at Lot 40- Parcel B of Supervisors Plat #6, 88-20-22-401-096.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that Trombley are already developed with no sidewalks

We recommend that the sidewalk be installed as per ordinance # 34.07 However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

**RECEIVED**  
**FEB 20 2014**  
**ENGINEERING**



City of Troy  
Mr. Timothy L. Richnak  
Public Works Director  
4593 Rochester Road  
Troy, MI 48098

Mr. Richnak,

I am/we are the owner(s) of the property at 670 Trombley

Lot number Lot 40 – Parcel B

Subdivision Name Supervisors Plat #6

Sidewell Number 20-22-401-096

I/we would like to request a sidewalk variance for the following reasons:

- There are no existing sidewalks on this street

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See attached plan/sketch.

I/We can be contacted at 248-703-0254  
Phone Number

Eric Konieczny  
Name

44700 Delco Boulevard  
Address

Sterling Heights, MI 48313  
City, State, Zip

  
Signature







Trombley Drive  
Trombley Drive