

AGENDA

Traffic Committee Meeting

September 17, 2014 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall

500 West Big Beaver Road

1. Roll Call
2. Minutes – July 16, 2014

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 3234 Louis – Sidwell #88-20-22-352-028
4. Request for Sidewalk Waiver – 3246 Louis – Sidwell #88-20-22-352-027
5. Request for Sidewalk Waiver – 5961 Niles – Sidwell #88-20-09-227-018
6. Request for Sidewalk Waiver – 5977 Niles – Sidwell #88-20-09-227-017
7. Request for Sidewalk Waiver – 5993 Niles – Sidwell #88-20-09-227-016

REGULAR BUSINESS

8. Public Comment
9. Other Business
10. Adjourn

cc: Item 3 - 7: Victor DeFlorio, 3609 Cedar Brook, Rochester Hills, MI 48309
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 – 3234 Louis – Sidwell #88-20-22-352-028**

Victor DeFlorio requests a sidewalk waiver for the sidewalk at 3234 Louis Street (Sidwell #88-20-22-352-028). Mr. DeFlorio states that there are no sidewalks on the street.

The Department of Public Works (DPW) recommends denying this waiver request per the attached memo from the Director and Public Works Manager.

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, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Louis Street; 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 3234 Louis (Sidwell #88-20-22-352-028).

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 3234 Louis (Sidwell #88-20-22-352-028).

4. Request for Sidewalk Waiver – 3246 Louis – Sidwell #88-20-22-352-027

Victor DeFlorio requests a sidewalk waiver for the sidewalk at 3246 Louis Street (Sidwell #88-20-22-352-027). Mr. DeFlorio states that there are no sidewalks on the street.

The Department of Public Works (DPW) recommends denying this waiver request per the attached memo from the Director and Public Works Manager.

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, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Louis Street; 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 3246 Louis (Sidwell #88-20-22-352-027).

- 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 3246 Louis (Sidwell #88-20-22-352-027).

5. Request for Sidewalk Waiver – 5961 Niles – Sidwell #88-20-09-227-018

Victor DeFlorio requests a sidewalk waiver for the sidewalk at 5961 Niles Street (Sidwell #88-20-09-227-018). Mr. DeFlorio states that there are no sidewalks on the street.

The Department of Public Works (DPW) recommends denying this waiver request per the attached memo from the Director and Public Works Manager.

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, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Niles Street; 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 5961 Niles Street (Sidwell #88-20-09-227-018).

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 5961 Niles Street (Sidwell #88-20-09-227-018).

6. Request for Sidewalk Waiver – 5977 Niles – Sidwell #88-20-09-227-017

Victor DeFlorio requests a sidewalk waiver for the sidewalk at 5977 Niles Street (Sidwell #88-20-09-227-017). Mr. DeFlorio states that there are no sidewalks on the street.

The Department of Public Works (DPW) recommends denying this waiver request per the attached memo from the Director and Public Works Manager.

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, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Niles Street; 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
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NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee grants a waiver of the sidewalk requirement for 5977 Niles Street (Sidwell #88-20-09-227-017).

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 5977 Niles Street (Sidwell #88-20-09-227-017).

7. Request for Sidewalk Waiver – 5993 Niles – Sidwell #88-20-09-227-016

Victor DeFlorio requests a sidewalk waiver for the sidewalk at 5993 Niles Street (Sidwell #88-20-09-227-016). Mr. DeFlorio states that there are no sidewalks on the street.

The Department of Public Works (DPW) recommends denying this waiver request per the attached memo from the Director and Public Works Manager.

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, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Niles Street; 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 5993 Niles Street (Sidwell #88-20-09-227-016).

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 5993 Niles Street (Sidwell #88-20-09-227-016).

REGULAR BUSINESS

8. Public Comment

9. Other Business

10. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, July 16, 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 Petrulis
Pete Ziegenfelder

ABSENT: Sarah Binkowski
Stevan Popovic

Also present: Ken Crum, 1642 Rockfield
Ed Mancini, 5990 Adams
Sandra Adams, 5970 Sussex
Lt. Eric Caloia, Fire Department
Sgt. Mike Szuminski, Police Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – June 18, 2014

RESOLUTION # 2014-07-19

Moved by Kilmer
Seconded by Halsey

To approve the June 18, 2014 minutes as printed.

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

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – Sidwell #88-20-07-101-001 – 5990 Adams Road

Edward Mancini requests a sidewalk waiver for the sidewalk at 5990 Adams Road (Sidwell #88-20-20-427-038), along Sussex only, as part of the Oakland Troy Senior Facility proposed at the corner of Adams and Square Lake Road. Petitioner states that eliminating the sidewalk along Sussex would preserve existing trees for screening the proposed development from existing residential homes along Sussex. Sussex is a gravel

road with no sidewalks. Sidewalk would still be required along Adams, Square Lake and Arlund Way.

Mr. Mancini was in attendance at the meeting and provided pictures of the area as well as plans for the Oakland Troy Senior Facility. Mr. Mancini stated that there are no sidewalks on Sussex and the border of the property along Sussex has numerous mature trees that can be saved if the sidewalk is waived. The landscape plan for the development proposed leaving the trees in place and adding a berm area with evergreen trees and shrubs along the top of it behind the existing trees.

Mr. Halsey asked about sidewalk widths around the parcel in the areas where it will be placed [eight foot wide along Adams and Square Lake and five foot wide along Arlund Way].

Mr. Kilmer asked if the additional landscaping on the site will compliment the trees. Mr. Mancini responded that the landscaping did take existing trees into account.

RESOLUTION # 2014-07-20

Moved by Halsey
Seconded by Kilmer

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, Edward Mancini has requested a waiver of the requirement to construct sidewalk to preserve existing trees for screening the proposed Oakland Troy Senior Facility from existing residential homes along Sussex; 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 5990 Adams Road (Sidwell #88-20-20-427-038), along Sussex only, as part of the Oakland Troy Senior Facility proposed at the corner of Adams and Square Lake Road.

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

MOTION CARRIED

4. Request for Sidewalk Waiver – Sidwell #88-20-14-401-034 – 1643 Rockfield

Ken Crum requests a sidewalk waiver for the sidewalk at Lot 16 of the Square Acres Subdivision (Sidwell #88-20-14-401-034) 1643 Rockfield. Petitioner states that there are no other sidewalks in the neighborhood to connect to; open ditches where sidewalk goes; and that it is out of character for the neighborhood.

Mr. Crum was in attendance at the meeting at stated that there are no other sidewalks in the neighborhood other than at the extreme east end that was installed as part of the Rockdale Court development. Mr. Crum said that most neighbors support granting a waiver. He would like to maintain the look and feel of the neighborhood.

Mr. Halsey asked whether the property has been split and if Mr. Crum has plans for the other lot. Mr. Crum responded that the property has been split but he has no current plans for building on it.

Mr. Ziegenfelder stated that he is in favor of sidewalks at all locations in the City.

Mr. Kilmer asked about development potential in this area. [parcels are developed at this time so it would take assembling parcels in order to create a viable development similar to Rockdale Court].

Traffic Engineering received four (4) emails regarding this request. Two (2) were in favor of the waiver and two (2) were opposed to the waiver. Copies of resident emails were provided to the members when this item was discussed.

RESOLUTION # 2014-07-21

Moved by Halsey
Seconded by Kilmer

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, Ken Crum has requested a waiver of the requirement to construct sidewalk due to the fact that there are no other sidewalks in the neighborhood to connect to; open ditches where sidewalk goes; and that it is out of character for the neighborhood.; 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 16 of the Square Acres Subdivision (Sidwell #88-20-14-401-034) 1643 Rockfield.

YES: 4 (Brandstetter, Halsey, Kilmer, Petruilis)
NO: 1 (Ziegenfelder)
ABSENT: 2 (Binkowski, Popovic)

MOTION CARRIED

REGULAR BUSINESS

5. Request for No Parking Zone – Burdic, Edith to Ravenna

Christine Fricke of 2145 Burdic requests that a No Parking zone be established on the south side of Burdic, between Edith and Ravenna. Ms. Fricke reports that landscape contractors park on the south side of the road up to three (3) times per week (two separate companies) and block mailboxes and also park at locations making backing out of her driveway very difficult.

No members of the public were in attendance at the meeting to discuss this item. No additional calls or emails were received by Traffic Engineering relative to this request.

Mr. Ziegenfelder stated that he is in favor of No Parking signs on the fire hydrant side of all streets.

Lt. Caloia stated that the roads are narrow and if vehicles park along both sides of the street it is very difficult for emergency vehicles to drive down the road.

Sgt. Szuminski discussed the procedure for special event requests in areas with No Parking zones established.

General discussion regarding No Parking zones and signs ensued.

RESOLUTION # 2014-07-22

Moved by Brandstetter
Seconded by Petrulis

RESOLVED, that a No Parking zone be established on the south side of Burdic, between Edith and Ravenna.

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

MOTION CARRIED

6. Request for Traffic Control – Duchess at Grenadier

Ms. Sharon Koerber of 6912 Duchess Court requests that traffic control be placed at the intersection of Duchess and Grenadier. Ms. Koerber states that the lack of traffic control at the intersection creates a hazardous situation.

No members of the public were in attendance at the meeting to discuss this item. No additional calls or emails were received by Traffic Engineering relative to this request.

Sgt. Szuminski supports a Stop sign on the Grenadier approach to Duchess Court.

Mr. Brandstetter discussed the merits of an All-Way stop at the intersection due to existing grades and layout of the intersection.

Mr. Petrulis supports a Stop sign on the Grenadier approach to Duchess Court.

Mr. Halsey stated that the Stop sign could be installed on Grenadier and then the intersection reviewed at a later date if needed.

Mr. Ziegenfelder prefers Stop signs at intersections. Mr. Ziegenfelder would support an All-Way Stop at this location.

RESOLUTION # 2014-07-23

Moved by Petrulis
Seconded by Halsey

RESOLVED, that the intersection of Grenadier at Duchess Court be modified from No traffic control to a STOP sign on the Grenadier approach to Duchess Court.

YES: 3 (Halsey, Kilmer, Petrulis)
NO: 2 (Brandstetter, Ziegenfelder)
ABSENT: 2 (Binkowski, Popovic)

MOTION CARRIED

7. Public Comment

No members of the public provided comment.

8. Other Business

No other business was brought forward by the Committee.

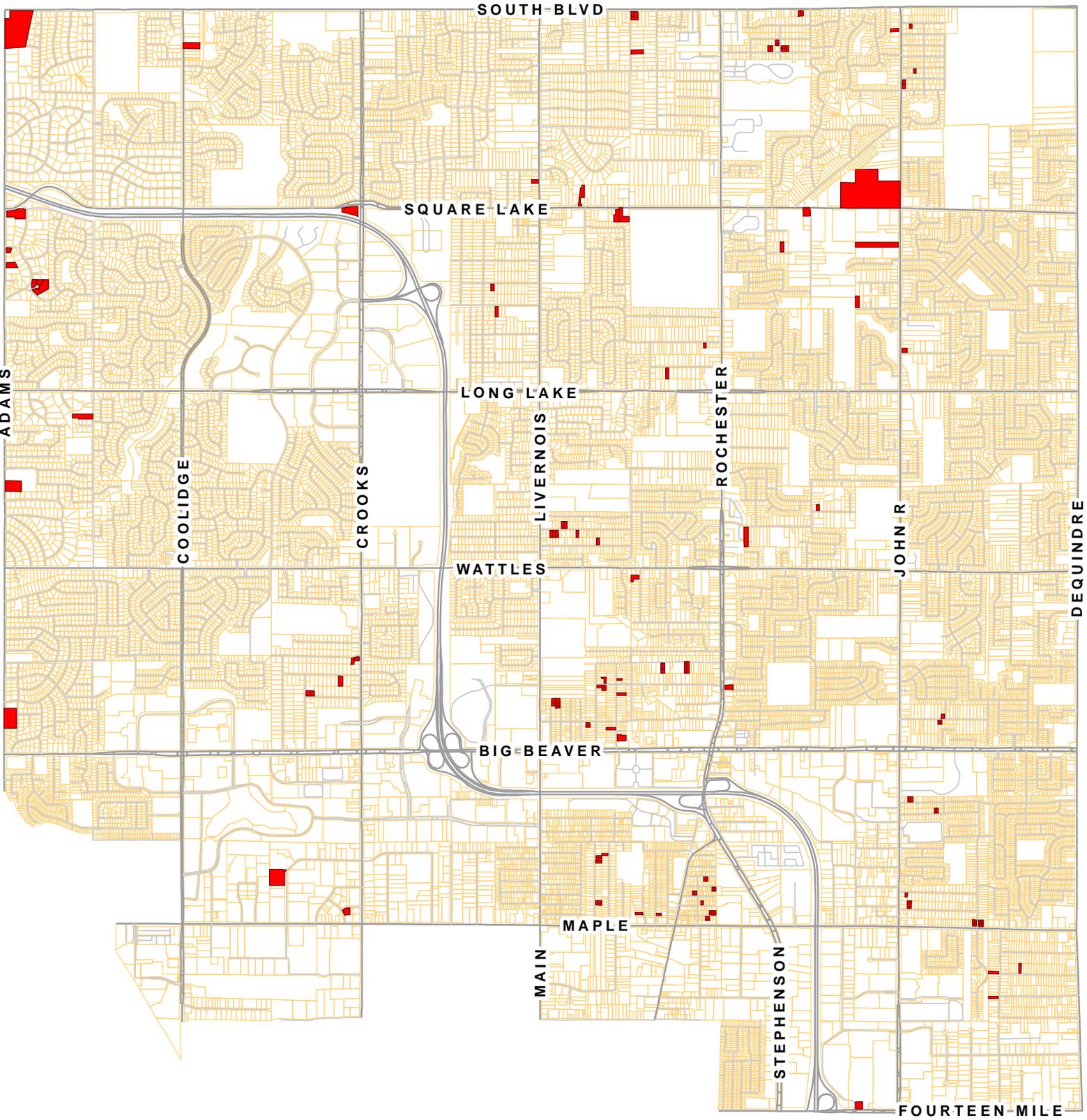
9. Adjourn

The meeting adjourned at 8:26 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Deputy City Engineer/Traffic Engineer

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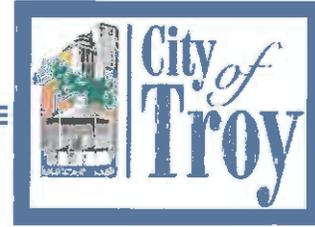


Legend

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

Sidewalk Waiver Map





7-21-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director *TR*
Kurt Bovensiepe, Public Works Manager *KB*

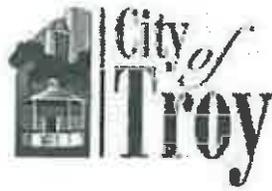
SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-22-352-028

Per the attached waiver form, Victor DeFlorio is requesting a waiver for the sidewalk on the property located at 3234 Louis, 88-20-22-352-028.

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 a parcel because of a recent lot split, combined and re-platted.

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 3234 LOUIS

Lot number _____

Subdivision Name _____

Sidewell Number 20-22-352-028

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

THERE ARE NO SIDEWALKS ON THAT STREET

See attached plan/sketch.

I/We can be contacted at 248 231-1057
Phone Number

VICTOR DEFLORIO
Name

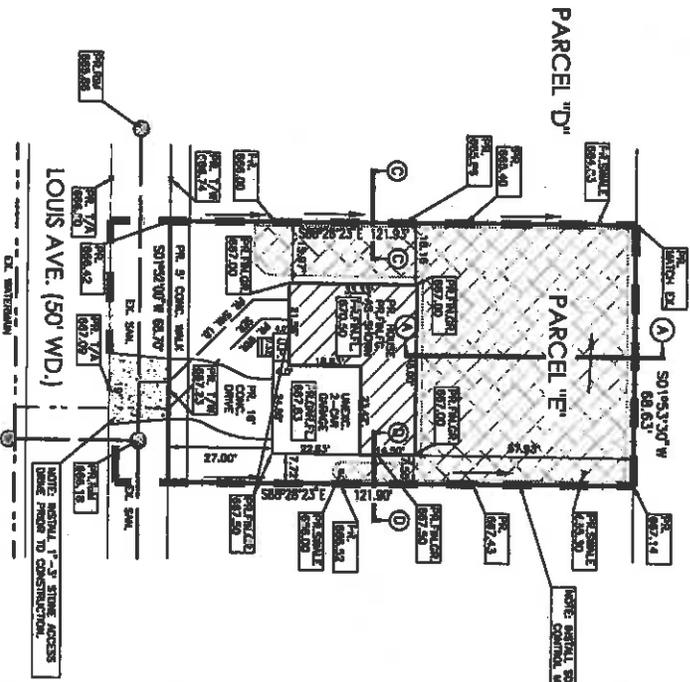
3609 CEDAR BROOK
Address

ROCH. HILLS MI 48309
City, State, Zip

Victor DeFlorio
Signature

NOTES: ALL OF PARCEL PARTS WITHIN 100 YR FLOODPLAIN ELEVATION OF 668.47 MAND 88. SITE MUST BE IMPROVED AS PER PREVIOUSLY APPROVED GRADING PLANS.

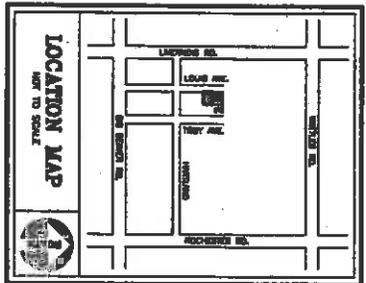
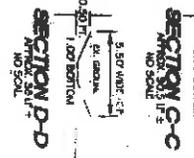
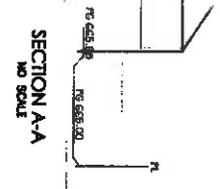
NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A FINAL DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY. NOTE: SHIP LOAD LOCATIONS TO BE DETERMINED BY BUILDER AS BUILT LOAD LOCATIONS MUST BE OBTAINED FROM THE CITY.



PARCEL 'E' DESCRIPTION:
 LOT 123 EXCEPT THE SOUTH 13.75 FEET AND THE NORTH 22.50 FEET OF SECTION 22, 72M, R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LSA, P.14, O.C.A.

NOTES: Provide copy of Final Submittal Certificate when As-Built is submitted.

3234 LOUIS DR.
 PARCEL I.D. # 88-20-22-352-028



NOTE: LIMITS OF EARTH DISTURBANCE SHALL BE CONTAINED ON SITE TO ACHIEVE BEYOND DISTURBANCE FOR INTERIOR DRAINAGE PLAN.

NOTE: TYPE OF REPAIRMENT VEGETATIVE RESTORATION WILL BE SEED & MULCH ON SOIL.

NOTE: EXISTING FLOODPLAIN LIMITS SHALL BE MAINTAINED AND NOT BE CHANGED OR ALTERED IN ANY MANNER.

NOTE: SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL PROPOSED GRADERS OR THE FOOT-PRINT SHALL BE OBTAINED FROM THE SEASON MASTER DRAWING PLAN. ANY CHANGES MUST BE REQUESTED BY THE CLIENT AND APPROVED BY CITY/TPA FROM THE DESIGNER.

NOTE: FIRM AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS, CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN ARE THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY. RESTRICTIONS ARE NOT SUPPLIED BY THE MANUFACTURER. THE CLIENT MUST VERIFY THE OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

REVISIONS

NO.	DATE	DESCRIPTION
1	5/28/13	ISSUE FOR PERMITS
2	6/10/13	REVISED PERMITS

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

DATE: 5/28/13 CHECKED: J.S.R., P.E. DRAWN: S.B.T.
 SCALE: 1" = 30'
 PLOT PLAN OVER "PARCEL E"
 PART OF THE SW 1/4 OF SECTION 22, 72M, R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN
 CLIENT: DEFILORIO HOMES, INC.
 DRAWING NO.: 13-00118.01

PR2013-0748 - RECORD COPY

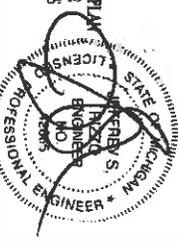
SOIL EROSION CONTROLS & NOTES

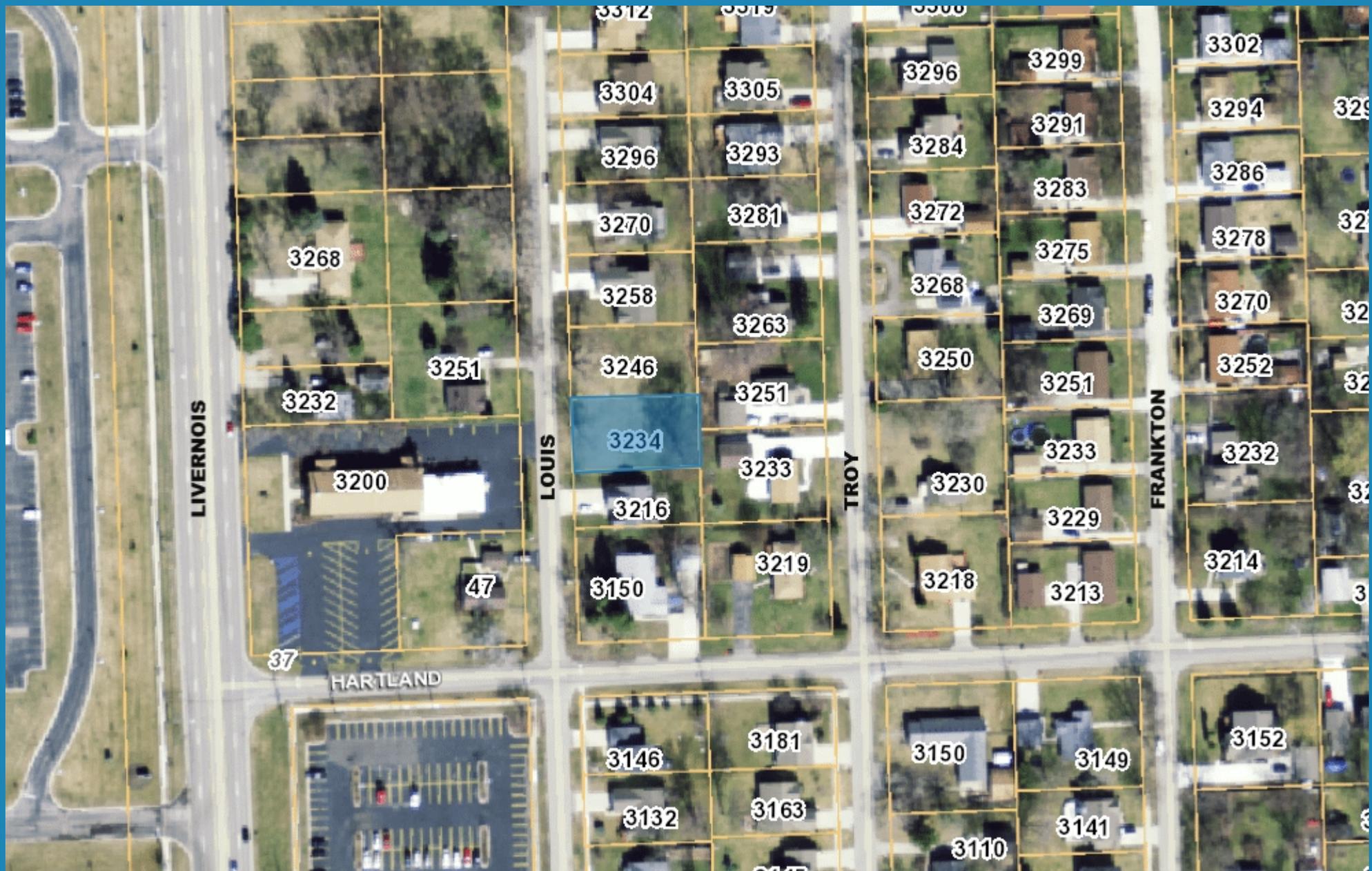
RECEIVED
 MAY 01 2013
 CITY OF TROY
 BUILDING DEPT.

CONSTRUCTION REQUIREMENTS:

1. SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. VEGETATIVE RESTORATION SHALL BE SEED & MULCH ON SOIL.
3. SLOPES SHALL BE MAINTAINED AT OR BELOW 3:1.
4. EXISTING FLOODPLAIN LIMITS SHALL BE MAINTAINED AND NOT BE CHANGED OR ALTERED IN ANY MANNER.
5. ALL PROPOSED GRADERS OR THE FOOT-PRINT SHALL BE OBTAINED FROM THE SEASON MASTER DRAWING PLAN.
6. ANY CHANGES MUST BE REQUESTED BY THE CLIENT AND APPROVED BY CITY/TPA FROM THE DESIGNER.
7. SETBACKS AS SHOWN ON THIS PLOT PLAN ARE THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY.
8. RESTRICTIONS ARE NOT SUPPLIED BY THE MANUFACTURER. THE CLIENT MUST VERIFY THE OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

NOTE: THIS PLOT PLAN WAS PREPARED BY THE ENGINEER AND THE FIELD WORK WAS CHECKED AND APPROVED BY THE ENGINEER. THE CLIENT MUST VERIFY THE OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.



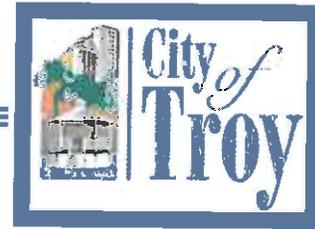


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



3216





7-21-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director
Kurt Bovensiep, Public Works Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-22-352-027

Per the attached waiver form, Victor DeFlorio is requesting a waiver for the sidewalk on the property located at 3246 Louis, 88-20-22-352-027.

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 a parcel because of a recent lot split, combined and re-platted.

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 3246 LOUIS

Lot number _____

Subdivision Name _____

Sidewell Number 20-22-352-027

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

THERE ARE NO SIDEWALKS ON THAT STREET.

See attached plan/sketch.

I/We can be contacted at (248) 231-1057
Phone Number

VICTOR DEFLORIO
Name

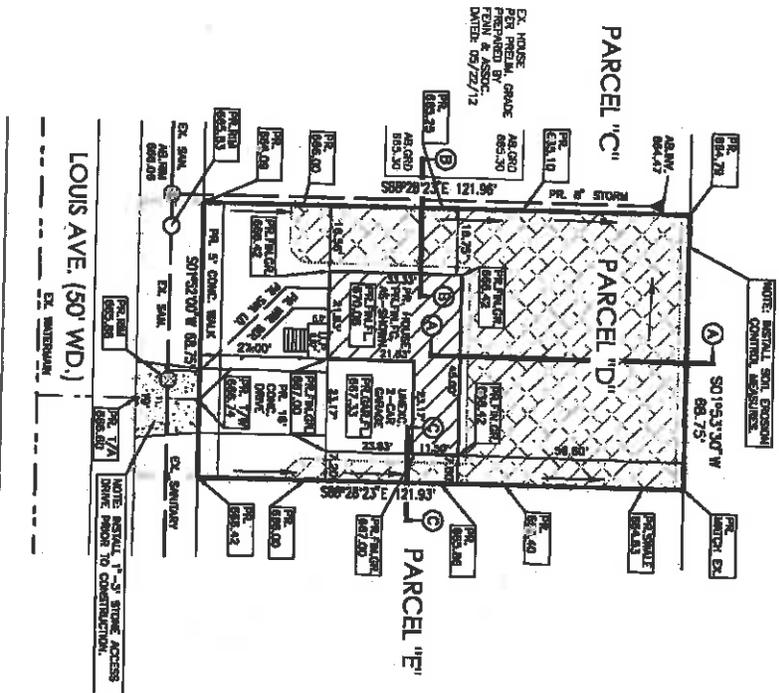
3609 CEDAR BROOK
Address

ROCH. HILLS MI 48309
City, State, Zip

Victor DeFlorio
Signature

II

NOTE: THIS DRAWING IS NOT APPROVED OR REPRESENTED TO BE USED FOR THE DESIGN, CONSTRUCTION OR ANY PROPERTY LINES OR OTHER IMPROVEMENTS.
 NOTE: LEAD LOCATIONS AS SHOWN ARE APPROXIMATE AS BUILT LEAD LOCATIONS MAY BE OBTAINED FROM THE CITY.
 NOTE: SWAP LEAD LOCATION TO BE DETERMINED BY BUILDER.

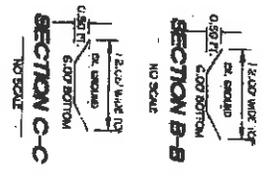
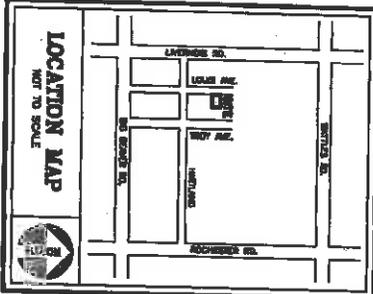


PARCEL "D" DESCRIPTION
 LOT 324 EXCEPT THE SOUTH 1/4 OF THE NORTH 27.50 FEET OF SECTION 22, 12N, R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L26, P14, O.C.R.

AS NOTED:
 CITY OF TROY
 LAND SURVEYOR
 3-15-2013
 JMS



ADDRESS: 3246 LOUIS AVENUE
 PARCEL I.D. # 20-22-352-027



SECTION A-A
 NO SCALE

SECTION B-B
 NO SCALE

SECTION C-C
 NO SCALE

NOTE: TYPE OF PERMANENT EROSION CONTROL MEASURES TO BE USED ON EACH SIDE OF EROSION CHANNEL SHALL BE DETERMINED BY THE ENGINEER.

NOTE: EXISTING DOWNSTREAM LAND FEATURES ARE GRASS & BRUSH. SITE IS UNDER CONSTRUCTION.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.

NOTE: ALL PROPOSED GRADIES ON THIS PLOT PLAN WERE OBTAINED FROM THE SUBMISSION MASTER GRADIE PLAN. ANY CHANGES MUST BE REQUESTED BY THE EXPLANATION.

NOTE: FIRM AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR OBTAINING DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE JURISDICTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THAT THIS INFORMATION IS CORRECT. SPACE DEED THE CLIENT MUST VERIFY THE SETBACKS WITH THE JURISDICTION RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

REVISIONS

1/28/12	PER CLIENT.
02/08/13	NEW HOUSE.

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

DATE: 06/18/12
 SCALE: 1" = 30'
 CHECKED: J.S.R., P.E.
 DRAWN: J.SUTTER

CLIENT: DEFORIO HOMES, INC.
 DRAWING NUMBER: 12-00282.04

(RECORD COPY) PB2013-0264 3246 Louis

RECEIVED
 MAR 14 2013
 CITY OF TROY
 BUILDING DEPT.

SOIL EROSION CONTROLS & NOTES

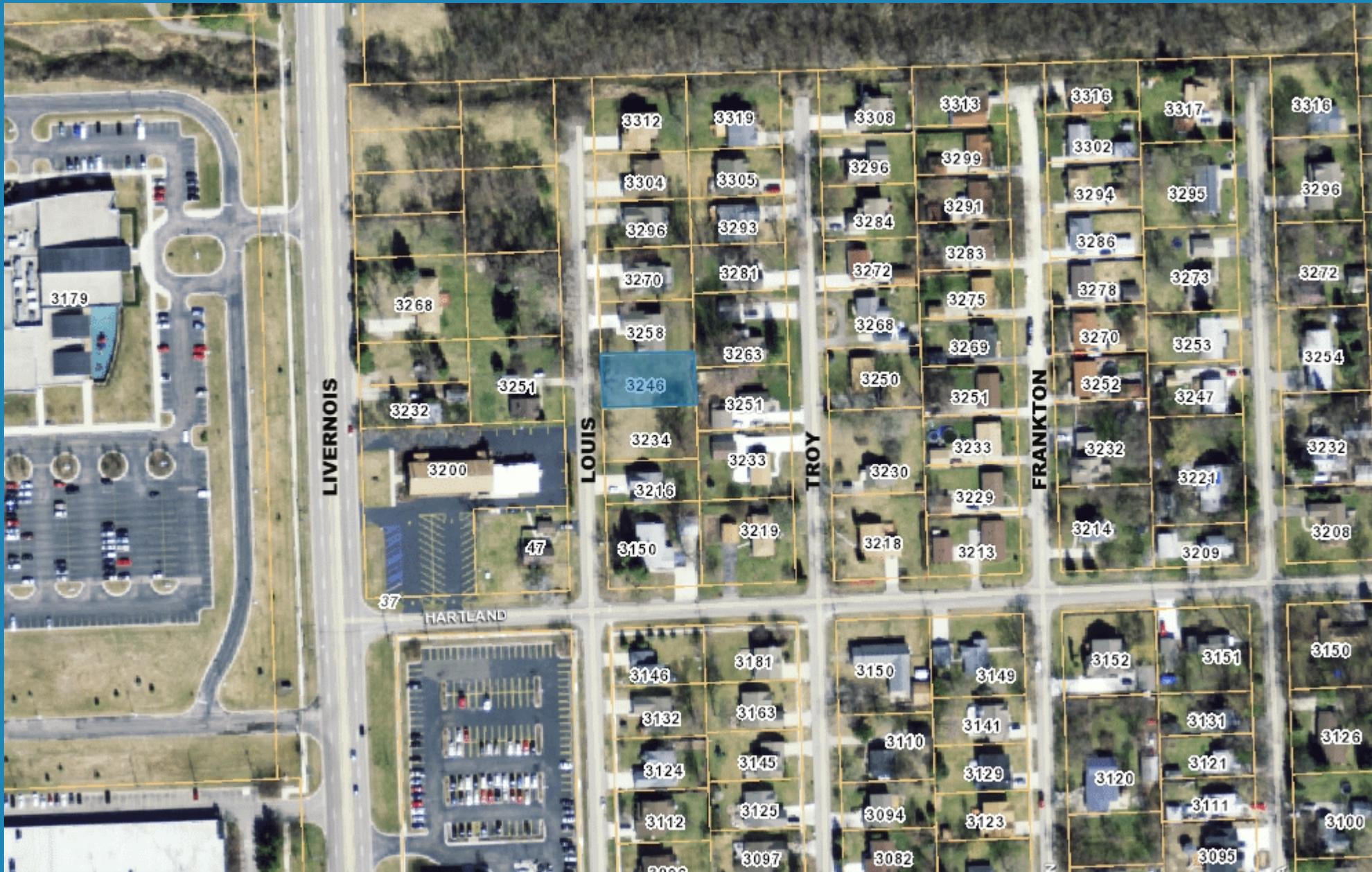
1. SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

AREA OF UNIT = 2,343.55 SQ. FT.
 AREA OF PER FOOTPRINT = 1,343.22 SQ. FT.
 UNIT COVERAGE = 18.4%

BUILDER: DEFORIO HOMES, INC.
 3800 CEDAR BROOK
 ROCHESTER HILLS, MI 48063
 PHONE #: (248) 231-1097

NOTE: THIS DRAWING IS PER PLOT PLAN. WORKERS ONLY. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DOES NOT APPEAR IN RED. NOT AN AUTHORIZED COPY.

Professional Engineer Seal: JAMES M. SMITH, No. 3452, State of Michigan, Professional Engineer, Civil Engineering.



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.

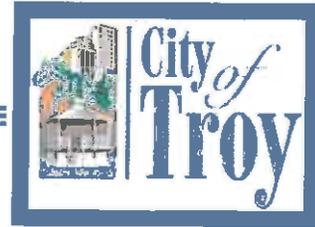


3216

3222







7-21-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director 
Kurt Bovensiep, Public Works Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-09-227-018

Per the attached waiver form, Victor DeFlorio is requesting a waiver for the sidewalk on the property located at 5961 Niles, 88-20-09-227-018.

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 a parcel because of a recent lot split, combined and re-platted.

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 5961 NILES

Lot number _____

Subdivision Name _____

Sidewell Number 20-09-227-018

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

THERE ARE NO SIDEWALKS ON THAT STREET

See attached plan/sketch.

I/We can be contacted at (248) 231-1057
Phone Number

VICTOR DE FLORIO
Name

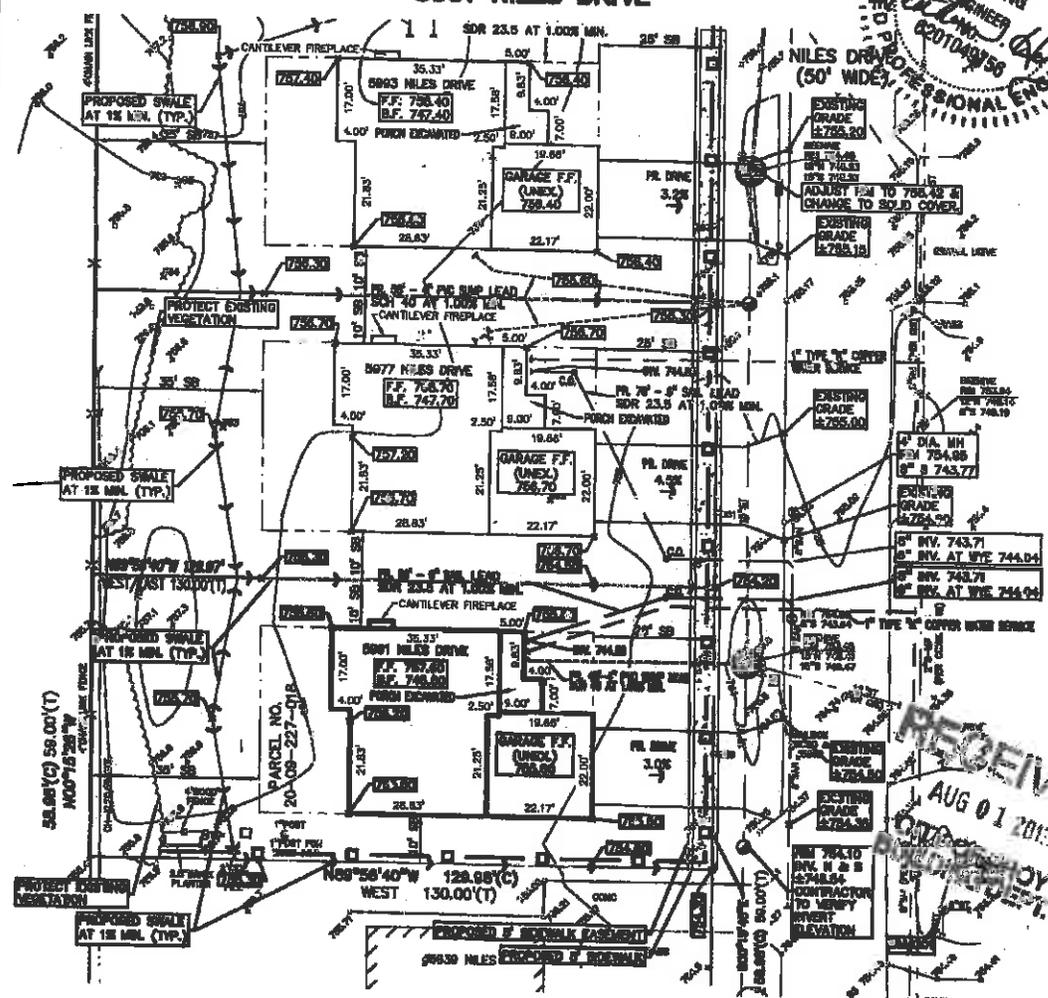
3609 CEDAR BROOK
Address

ROCH. HILLS MI 48309
City, State, Zip

Victor De Florio
Signature



PLOT PLAN 5961 NILES DRIVE



RECEIVED
AUG 01 2013
CITY OF TROY
ENGINEERING DEPT.

**** APPROVED ****

AS NOTED;
CITY OF TROY
LAND SURVEYOR

MJE
8-1-2013

FINISH FLOOR ELEV. = 757.80

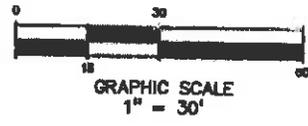
SYMBOLS: GRADING, EROSION CONTROL	
●	INLET FILTER
— □ —	FABRIC SILTATION FENCING
REFER TO SHEET 3 FOR EROSION CONTROL DETAILS	

NOTES:

1. The contractor shall contact the City of Troy Water and Sewer Department regarding the depth and locations of sanitary and water leads.
2. See architect's plans for exact building dimensions.
3. 72 hours before construction, call MISS DIG for utility staking.

BENCHMARK
BM4300
CENTERLINE OF SANITARY MANHOLE
AT THE NORTHWEST CORNER OF
NILES DRIVE & SQUARE LAKE ROAD.
ELEV. - 754.78

BENCHMARK
BM4301
CENTERLINE OF CATCH BASIN, EAST
SIDE OF NILES DRIVE, APPROX. 240
FEET SOUTH OF SQUARE LAKE ROAD,
OPPOSITE OF BUILDING #5939.
ELEV. - 753.72



CLIENT:
DEFLORIO HOMES
3609 CEDAR BROOK
ROCHESTER HILLS, MI 48308

REVISED: 8-1-13
SCALE: 1" = 30'
DATE: 7-17-13

**PROFESSIONAL
ENGINEERING
ASSOCIATES**

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

5961 NILES

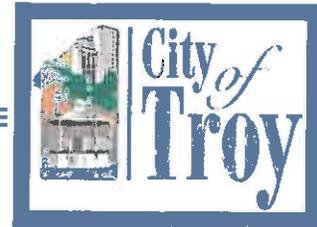
PB2013-1174

SPEED
LIMIT
25

LEGAL
LOADING
ENFORCED
SINGLE 18000 LBS
TANDEM 26000 LBS







7-21-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director 
Kurt Bovensiep, Public Works Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-09-227-017

Per the attached waiver form, Victor DeFlorio is requesting a waiver for the sidewalk on the property located at 5977 Niles, 88-20-09-227-017.

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.

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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 5977 NILES

Lot number _____

Subdivision Name _____

Sidewell Number 20-09-227-017

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

THERE ARE NO SIDEWALKS ON THAT STREET

See attached plan/sketch.

I/We can be contacted at (248) 231-1057
Phone Number

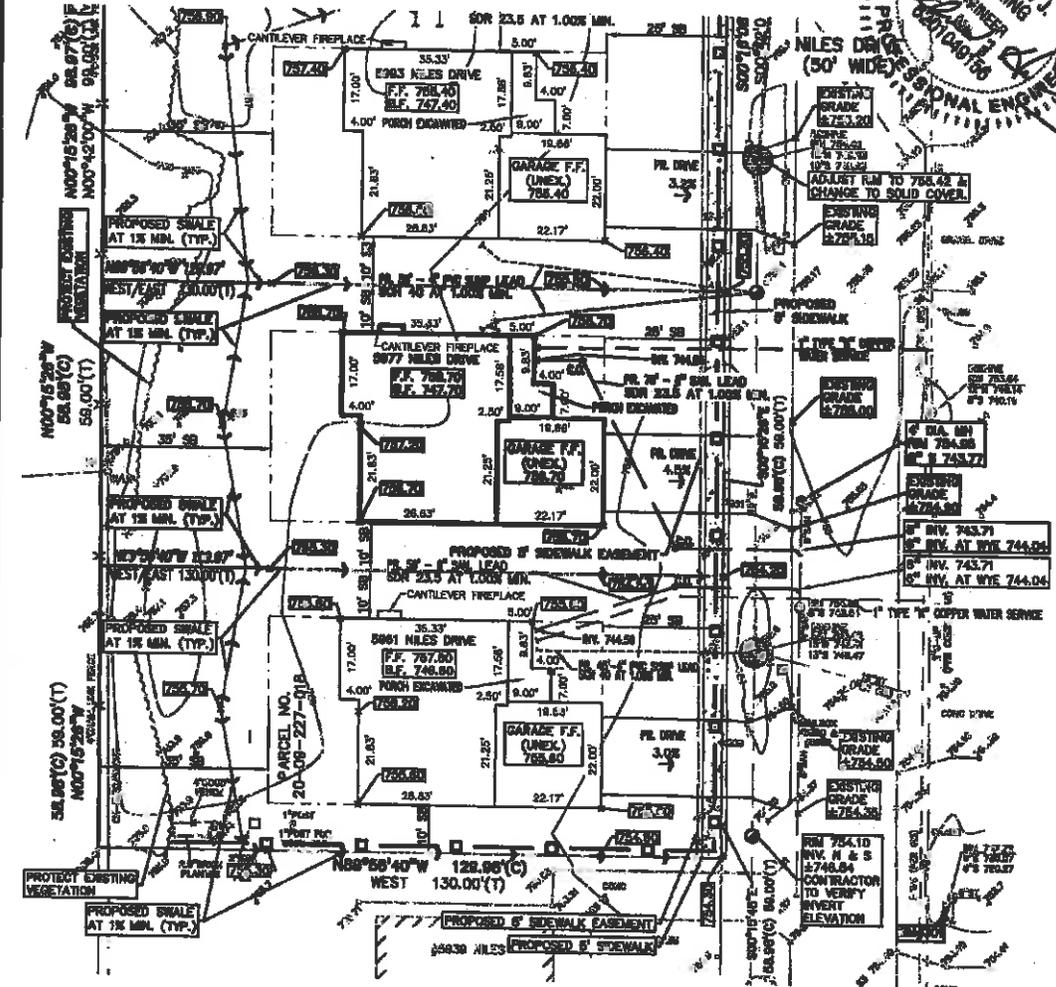
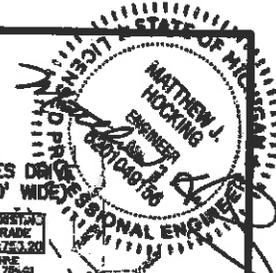
VICTOR DEFLORIO
Name

3609 CEDAR BROOK
Address

Rdelt. Hills MI 48309
City, State, Zip

Victor DeFlorio
Signature

PLOT PLAN 5977 NILES DRIVE



**** APPROVED ****
 AS NOTED:
CITY OF TROY
 LAND SURVEYOR
MJB 8-2-2013

FINISH FLOOR ELEV. = 758.70

SYMBOLS: GRADING, EROSION CONTROL

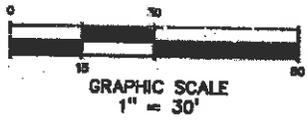
- INLET FILTER
- FABRIC SILTATION FENCING

REFER TO SHEET 3 FOR EROSION CONTROL DETAILS

- NOTES:**
- The contractor shall contact the City of Troy Water and Sewer Department regarding the depth and locations of sanitary and water leads.
 - See architect's plans for exact building dimensions.
 - 72 hours before construction, call MISS DIG for utility staking.

BENCHMARK
 BM#300
 CENTERLINE OF SANITARY MANHOLE
 AT THE NORTHWEST CORNER OF
 NILES DRIVE & SQUARE LAKE ROAD.
 ELEV. - 754.79

BENCHMARK
 BM#301
 CENTERLINE OF CATCH BASIN, EAST
 SIDE OF NILES DRIVE, APPROX. 240
 FEET SOUTH OF SQUARE LAKE ROAD,
 OPPOSITE OF BUILDING #5938.
 ELEV. - 753.72



CLIENT:
DEFLORIO HOMES
 3609 CEDAR BROOK
 ROCHESTER HILLS, MI 48309

REVISED: 8-1-13	
SCALE: 1" = 30'	JOB No: 2013-101
DATE: 7-17-13	DWG. No: 1 of 3

**PROFESSIONAL
 ENGINEERING
 ASSOCIATES**
 2430 Rochester Ct. Suite 100
 Troy, MI 48068-1872
 (248) 689-9090

5977 Niles Dr PB2013-1206 / RECORD COPY



508 0 254 508Feet



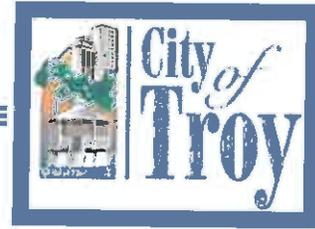
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

SPEED
LIMIT
25

LEGAL
LOADING
ENFORCED
SINGLE 18000 LBS
TANDEM 26000 LBS







7-21-2014

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director
Kurt Bovensiep, Public Works Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-09-227-016

Per the attached waiver form, Victor DeFlorio is requesting a waiver for the sidewalk on the property located at 5993 Niles, 88-20-09-227-016.

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.

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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 5993 NILES

Lot number _____

Subdivision Name _____

Sidewell Number 20-09-227-016

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

THERE ARE NO SIDEWALKS ON THAT STREET

See attached plan/sketch.

I/We can be contacted at (248) 231-1057
Phone Number

VICTOR DE FLORIO
Name

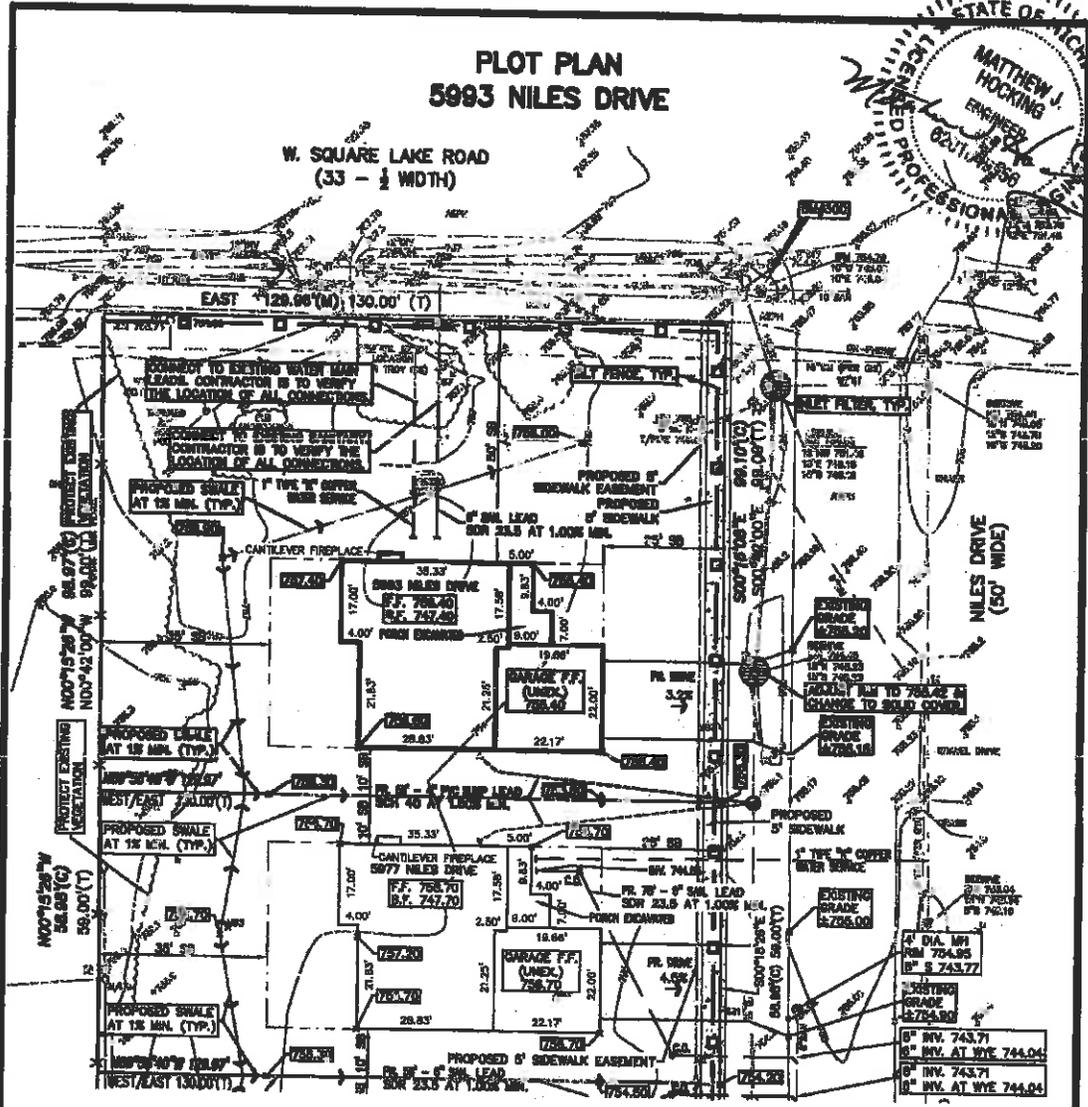
3609 GEORGE BROOK
Address

ROCH. HILLS MI 48309
City, State, Zip

Victor De Florio
Signature

PLOT PLAN 5993 NILES DRIVE

W. SQUARE LAKE ROAD
(33 - 1/2 WIDTH)



**** APPROVED ****
AS NOTED;
CITY OF TROY
LAND SURVEYOR
DJE 8-2-2013

FINISH FLOOR ELEV. = 758.40

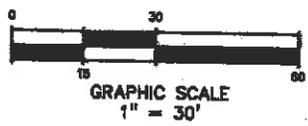
SYMBOLS: GRADING, EROSION CONTROL

- INLET FILTER
- FABRIC SILTATION FENCING

REFER TO SHEET 3 FOR EROSION CONTROL DETAILS

NOTES:

1. The contractor shall contact the City of Troy Water and Sewer Department regarding the depth and locations of sanitary and water leads.
2. See architect's plans for exact building dimensions.
3. 72 hours before construction, call MISS DIG for utility staking.



BENCHMARK
BM4300
CENTERLINE OF SANITARY MANHOLE
AT THE NORTHWEST CORNER OF
NILES DRIVE & SQUARE LAKE ROAD.
ELEV. - 754.79

BENCHMARK
BM4301
CENTERLINE OF CATCH BASIN, EAST
SIDE OF NILES DRIVE, APPROX. 240
FEET SOUTH OF SQUARE LAKE ROAD,
OPPOSITE OF BUILDING #5939.
ELEV. - 753.72

CLIENT: DEFLORIO HOMES 3809 CEDAR BROOK ROCHESTER HILLS, MI 48309	REVISED: 8-1-13	JOB No: 2013-101 DWG. No: 1 of 3
	SCALE: 1" = 30'	
	DATE: 7-17-13	

**PROFESSIONAL
ENGINEERING
ASSOCIATES**
2430 Rochester Ct, Suite 100
Troy, MI 48063-1872
(248) 689-9090

5993 Niles Dr. PB2013-1207 (RECORD COPY)



508 0 254 508Feet



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SPEED
LIMIT
25

LEGAL
LOADING
ENFORCED
SINGLE 18000 LBS
TANDEM 26000 LBS



