AGENDA

Traffic Committee Meeting

July 15, 2015 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall, 500 West Big Beaver Road

1. Roll Call

2. Minutes – June 17, 2015

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 2981 Iowa (Sidwell #88-20-36-226-069)

4. Request for Sidewalk Waiver – 4177 Beach (Sidwell #88-20-18-376-040)

5. Request for Sidewalk Waiver – 6022 Atkins (Sidwell #88-20-02-379-001)

6. Request for Sidewalk Waiver – 254 Florence (Sidwell #88-20-09-226-005)

REGULAR BUSINESS

7. Request to Discuss Interconnection – Tucker, John R to Standish

8. Request for Traffic Control – Almond at Crestview

9. Request for Traffic Control – Marcus at Sparta

10. Request for Warning Signs – 1201 Stephenson Highway

11. Public Comment

12. Other Business

13. Adjourn

cc: Item 3: Dr. Mike Derkevorkian, Maple Veterinary Hospital, 2981 Iowa, Troy, MI 48083
Properties within 300'

Item 4: Paul Turner, 3899 Spruce, Croswell, MI 48422
Properties within 300'

Item 5: Elie Sassine, 3067 Cedar Crest, Troy, MI 48083
Properties within 300'

Item 6: Debby Painter Deagle, 328 Evaline, Troy, MI 48085
Properties within 300'

Item 7: Mailing list prepared by Planning Department

Item 8: Elizabeth Gramer, 6751 Crestview, Troy, MI 48098
Properties within 300'

Item 9: James Swift, 2284 Camilla, Troy, MI 48083
Properties within 300'

Item 10: Tina Woodin, 42322 Parkside Circle Apt. 108, Sterling Heights, MI 48314

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 – 2981 Iowa (Sidwell #88-20-36-226-069)

Dr. Mike Derkevorkian requests a sidewalk waiver for the sidewalk at 2981 Iowa (Sidwell #88-20-36-226-069). Dr. Derkevorkian states that "*the adjacent property to the west has no sidewalk and the City has no plans to provide sidewalks along Iowa Drive at any time in the future. The City requirement to provide a sidewalk that end at our property line and leads to nowhere is a waste of resources and misleading to the public".*

The Department of Public Works (DPW) recommends denying a waiver for the sidewalk along Iowa per the attached memo. As information, the Traffic Committee approved sidewalk waivers on the south side of Iowa at 2962, 2974 and 2986 Iowa at the March 18, 2015 meeting.

SUGGESTED RESOLUTIONS:

a. 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, Dr. Mike Derkevorkian has requested a waiver of the requirement to construct sidewalk based on the adjacent property to the west has no sidewalk and the City has no plans to provide sidewalks along Iowa Drive at any time in the future. The City requirement to provide a sidewalk that end at our property line and leads to nowhere is a waste of resources and misleading to the public; and

   WHEREAS, the Traffic Committee has determined the following:

   1. 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

   2. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

   3. 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 for the sidewalk requirement at 2981 Iowa (Sidwell #88-20-36-226-069).

b. 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 at 2981 Iowa (Sidwell #88-20-36-226-069).

4. Request for Sidewalk Waiver – 4177 Beach (Sidwell #88-20-18-376-040)

Paul Turner requests a sidewalk waiver for the sidewalk at 4177 Beach (Sidwell #88-20-18-376-040). Mr. Turner states that "*there are no sidewalks on the west side of Beach Road for more than a mile north or south. A sidewalk on this road would not be useful since it would not connect to any other sidewalk*". Mr. Turner is not requesting a waiver for the sidewalk along Amherst as that will be installed as part of the new home construction similar to what was approved and constructed on the north side of Amherst. The waiver request is for the sidewalk along Beach Road only.

4177 Beach is a corner lot and as such, sidewalk is required along both roads. The Department of Public Works (DPW) recommends approving a waiver for the sidewalk along Beach Road, only, per the attached memo.

SUGGESTED RESOLUTIONS:

a. 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, Paul Turner has requested a waiver of the requirement to construct sidewalk based on no sidewalks on the west side of Beach Road for more than a mile north or south; and a sidewalk on this road would not be useful since it would not connect to any other sidewalk; and

   WHEREAS, the Traffic Committee has determined the following:

   1. 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

   2. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

   3. 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 for the sidewalk requirement along Beach Road, only, at 4177 Beach (Sidwell #88-20-18-376-040).

b. 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 along Beach Road, only, at 4177 Beach (Sidwell #88-20-18-376-040).

5. Request for Sidewalk Waiver – 6022 Atkins (Sidwell #88-20-02-379-001)

Elie Sassine requests a sidewalk waiver for the sidewalk at 6022 Atkins (Sidwell #88-20-02-379-001) along Square Lake Road and Atkins. Elie states that "*the construction of a new sidewalk would lead to nowhere and connect to nothing. It can become a trip hazard/fall hazard as there is no other sidewalk to connect to. There is a utility pole and roadside drainage along with beautiful trees. I can be held financially liable if someone trips and the water may not drain properly in extreme weather conditions"*.

6022 Atkins is a corner lot and as such, sidewalk is required along both roads. The Department of Public Works (DPW) recommends approving a waiver for the sidewalk along Atkins and Square Lake Road per the attached memo.

SUGGESTED RESOLUTIONS:

a. 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, Elie Sassine has requested a waiver of the requirement to construct sidewalk based on new sidewalk would lead to nowhere and connect to nothing. It can become a trip hazard/fall hazard as there is no other sidewalk to connect to. There is a utility pole and roadside drainage along with beautiful trees. I can be held financially liable if someone trips and the water may not drain properly in extreme weather conditions; and

   WHEREAS, the Traffic Committee has determined the following:

   1. 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

   2. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

   3. 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 for the sidewalk requirement along Square Lake Road and along Atkins at 6022 Atkins (Sidwell #88-20-02-379-001).

b. 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 along Square Lake Road and along Atkins at 6022 Atkins (Sidwell #88-20-02-379-001).

6. Request for Sidewalk Waiver – 254 Florence (Sidwell #88-20-09-226-005)

Debby Deagle requests a sidewalk waiver for the sidewalk at 254 Florence (Sidwell #88-20-09-226-005). Ms. Deagle states that "*no sidewalk exist on street. My house is last lot on dead end". Sidewalk would not benefit the neighborhood".*

The Department of Public Works (DPW) recommends approving a waiver for the sidewalk along Florence per the attached memo.

SUGGESTED RESOLUTIONS:

a. 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, Debby Deagle has requested a waiver of the requirement to construct sidewalk based on no sidewalk exist on street. My house is last lot on dead end". Sidewalk would not benefit the neighborhood; and

   WHEREAS, the Traffic Committee has determined the following:

   1. 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

   2. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

   3. 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 for the sidewalk requirement at 254 Florence (Sidwell #88-20-09-226-005).

b. 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 at 254 Florence (Sidwell #88-20-09-226-005).

REGULAR BUSINESS

7. Request to Discuss Interconnection – Tucker, John R to Standish

A request to remove the barricade on Tucker Street, east of John R, was made by James and Dorothy Konarske of 2237 Drake. The Konarske's point out an inconsistency related to the City's street connectivity policy. Specifically, Tucker Street was barricaded in 1987, which eliminated a vehicular connection to John R Road and reduced interconnectivity.

The newly approved Hunters Park 2 Site Condominium development, north of Tucker, includes a vehicular connection to Drake. This connection eliminated the "dead end" status of Drake and provided a more direct vehicular connection with John R.

The request to remove the barricade will be forwarded to City Council for consideration after a recommendation is made by the Traffic Committee as well as the Planning Commission.

A memo is provided from Planning Director, Brent Savidant, which discusses the history of the barricade as well as providing input from various departments and organizations.

SUGGESTED RESOLUTIONS:

a. RESOLVED, that the barricade on Tucker Street, east of John R, be **REMOVED**.

b. RESOLVED, that **NO CHANGE** be made on Tucker Street, east of John R.

8. Request for Traffic Control – Almond at Crestview

Elizabeth Gramer of 6751 Crestview states that the lack of existing traffic control at the intersection of Almond at Crestview creates a hazardous condition. Traffic does not yield the right-of-way and travels through the intersection at a high rate of speed and is unsafe for drivers and pedestrians.

SUGGESTED RESOLUTIONS:

a. RESOLVED, that the intersection of Almond at Crestview be **MODIFIED** from NO traffic control to ONE-WAY STOP control with a sign on the eastbound Almond approach to Crestview.

b. RESOLVED, that **NO CHANGE** be made at the intersection of London at Butler.

9. Request for Traffic Control – Marcus at Sparta

James Swift states that on the cross roads of Sparta and Marcus, right off of Big Beaver road, there are no stop signs going north or south on Sparta only stop signs on Marcus going east and west. This creates an extremely unsafe cross way not only for pedestrians but also for drivers that travel down this path.

SUGGESTED RESOLUTIONS:

a. RESOLVED, that the intersection of Marcus at Sparta be **MODIFIED** from TWO-WAY STOP control to FOUR-WAY STOP control with STOP signs added on the northbound and southbound Sparta approaches to Marcus.

b. RESOLVED, that **NO CHANGE** be made at the intersection of Marcus at Sparta.

10. Request for Warning Signs – 1201 Stephenson Highway

Tina Woodin of Sterling Heights (employed by Witzenmann USA at 1201 Stephenson) states that there is a large group of Canadian geese that come back every year to raise their families near 1201 Stephenson. Ms. Woodin is concerned for the safety of the geese as well as motorists who may unexpectedly encounter geese crossing Stephenson Highway creating a potentially hazardous situation for drivers as well as the geese.

SUGGESTED RESOLUTIONS:

a. RESOLVED, that Goose Crossing signs be **PLACED** near 1201 Stephenson Highway in both directions.

b. RESOLVED, that **NO CHANGE** be made near 1201 Stephenson Highway.

11. Public Comment

12. Other Business

13. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, June 17, 2015 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
David Easterbrook
Richard Kilmer
Al Petrulis
Cynthia Wilsher
Pete Ziegenfelder
Katie Regan (Student Representative)

Absent: None

Also present: Sgt. Mike Szuminski, Police Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – May 13, 2015

Resolution # 2015-06-24
Moved by Kilmer
Seconded by Easterbrook

To approve the May 13, 2015 minutes as printed.

Yes: Brandstetter, Easterbrook, Kilmer, Petrulis, Wilsher, Ziegenfelder
No: None
Absent: None

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 1194 E. South Blvd. – Sidwell #88-20-01-101-051

Rafael Batu requests a sidewalk waiver for the sidewalk at 1194 E. South Boulevard (Sidwell #88-20-01-101-051). Mr. Batu states that there are no sidewalks in place and that neighbors have no sidewalk either.

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

Mr. Ziegenfelder noted that he is in favor of sidewalks at all locations.

Mr. Brandstetter does not see a hardship at this location as there is sufficient right-of-way available and drainage at the site would not be impacted.

Ms. Wilsher discussed the benefits of a walkable community.

Mr. Easterbrook asked if the other properties along this section of South Boulevard were granted sidewalk waivers.

Mr. Petrulis stated that his opinion is that there is no need for a sidewalk at this location as it would be the only one.

A general discussion of sidewalks and the waiver process ensued.

Resolution # 2015-06-25
Moved by Kilmer
Seconded by Petrulis

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, Rafael Batu has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on South Boulevard; 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 1194 E. South Boulevard (Sidwell #88-20-01-101-051).

YES: Brandstetter, Easterbrook, Kilmer, Petrulis, Wilsher
NO: Ziegenfelder
ABSENT: None

MOTION CARRIED

REGULAR BUSINESS

4. Radar Speed Board Update – Beach, South of Wattles; Glouchester; and Northfield Parkway

Radar speed boards were installed in the summer of 2014 at three locations in the City: Beach Road, Glouchester Drive and Northfield Parkway. Speed studies were conducted prior to the placement of the radar speed boards and OHM Advisors has completed an after speed study at each location this year. Copies of the speed studies are included as part of the agenda and a brief summary of each location follows:

Beach Road summary:

- All four locations continue to show an 85th percentile speed higher than the posted speed limit.
- Average speeds have not decreased with the installation of the radar speed board.
- The average speed was higher than the speed limit for northbound traffic (south of Oxford) before and after.
- Northbound traffic (south of Oxford) had the highest 10 mph pace speed of the four locations. This can be attributed to the straightaway leading into the study area and the downhill slope approaching Oxford.
- With the 85th percentile speed for southbound in the 28-29 mph range and northbound in the 33-34 mph range, a better placement of the radar speed board may be for northbound traffic, placing the sign south of Oxford where Beach begins its downslope.

Glouchester Drive summary:

- The 85th percentile speed is higher than the posted speed limit of 25 mph in both directions.
- The average eastbound speeds both before and after are identical.
- The addition of the radar speed board has not had a positive impact on speed reduction, as the mean westbound speed is 5 mph faster than before the sign was installed.

Northfield Parkway summary:

- All four locations continue to show an 85th percentile speed higher than the posted speed limit.
- The average speed was at or below the speed limit in both directions after the installation of the radar sign, showing a significant decrease particularly in the northbound/eastbound traffic.

5. Public Comment

There was no public comment provided at the meeting.

6. Other Business

Discussion of the Master Pathway plan.

7. Adjourn

The meeting adjourned at 8:14 p.m.

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

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500 W. Big Beaver.
Troy, MI 48084
248.524.3300
troymi.gov

6-18-2015

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 88-20-36-226-069

Per the attached waiver form, Dr. Mike Derkevorkian, is requesting a waiver for the sidewalk on the property located at 2981 Iowa Drive, 88-20-36-226-069, in the Plainview Farms subdivision.

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 no sidewalk along the south side of Iowa. There is sidewalk installed on the parcel directly to the east of 2981 Iowa and along the west side of Dequindre.

We recommend that the sidewalk be installed at 2981 Iowa as per ordinance #34.07. As stated above, the parcel to the east of 2981 Iowa does have sidewalks installed which provides a connection to Dequindre. Installation of sidewalk could provide for future pedestrian connections in the subdivision. 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 the Owner of the property located at 2981 Iowa Drive, within the City of Troy.

Lot number:

The East 71.50 feet of the West 140 feet of Lot 41, and
The East 71.50 feet of the West 140 feet of the South 50 feet of Lot 39

Subdivision Name:

"SUPERVISOR'S PLAT OF PLAINVIEW FARMS", being a subdivision of part of the Northeast ¼ of Section 36, Town 2 North, Range 11 East, City of Troy (formerly Troy Township), Oakland County, Michigan. As recorded in Liber 5 of Plats, on Page 58 of Oakland County Records.

We are requesting a sidewalk variance for the following reasons:

The adjacent property to the west has no sidewalk and the City has no plans to provide sidewalks along Iowa Drive at any time in the future. The City requirement to provide a sidewalk that end at our property line and leads nowhere is a waste of resources and misleading to the public.

*See attached Cover Sheet and Site Plan documents, issued and submitted to the City of Troy 06-02-2015 for a Preliminary Site Plan review.

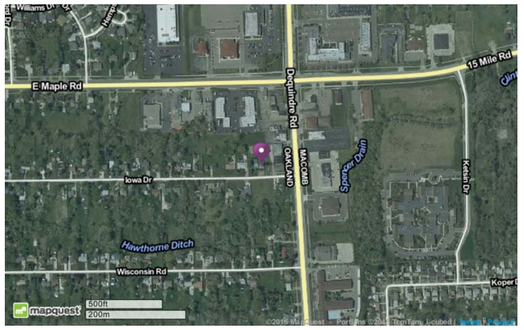
The Cover Sheet includes a Site Arial image that shows the neighborhoods lack of sidewalks to the west and to the south of the subject property. I have also included a pdf document labeled: "Capital Improvement Projects", dated 3/6/2015 that I retrieved from the City of Troy's web page.

Please do not hesitate to contact me if you have any questions regarding this 'sidewalk variance request'.

Sincerely,

06-15-2015

Dr. Mike Derkevorkian
Maple veterinary Hospital
2981 Iowa Drive
Troy, MI 48083
Ph: (248) 585-2622
e-mail: Drmike@mvhvet.com

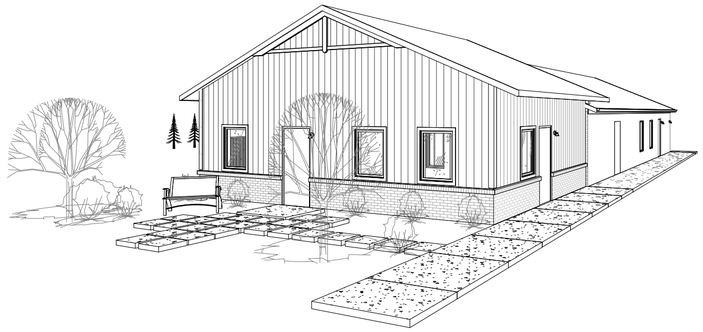


Location Map

Site Aerial

Legal Description:

Tax Item # 20-36-226-069
The East 71.50 feet of the West 140 feet of Lot 41, the West 71.50 feet of the West 140 feet of Lot 40, and the East 71.50 feet of the West 140 feet of the South 50 feet of Lot 39 of "SUPERVISOR'S PLAT OF PLAINVIEW FARMS", being a subdivision of part of the Northeast 1/4 of Section 36, Town 2 North, Range 11 East, City of Troy (formerly Troy Township), Oakland County, Michigan. As recorded in Liber 5 of Plats, on Page 58 of Oakland County Records.



1/1 3D View

Site Information:

LOT SIZE: 14,289 Sq.Ft.

Current Zoning: NN - B
Street Type: NN - B
Use Group: Office / Institutional Veterinary Facility
Building Form: 'A'

Required Landscape Area = 15% of Total Site Area
2,143 Sq.Ft. Required
2,607 Sq. Ft. Provided = 18.3% total landscaping provided.

Zoning Summary:

Current Zoning: NN - B
Street Type: NN - B
Use Group: Office / Institutional Veterinary Facility
Building Form: 'A'

Adjacent Property Zoning Information:

North: NN-B
East: NN-B
South: R-1E
West: R-1E

Applicant / Project Contact:

TerWisscha Construction, Inc.
1550 Willmar Avenue S.E.
Willmar, MN 56201
Ph: (320) 235-1664
Fx: (320) 235-3137
Andrew T. Lemmer
Email: alemmer@twcinc.com
Cell: (720) 612-2096

Property Owner:

Michael Derkevorkian
Maple Veterinary Hospital
2981 Iowa Drive
Troy, MI 48083
Ph: (248) 585-2622
E-mail: drmike@mvhvet.com

Project Description:

The project is a 800 square foot addition to an existing 2,048 square foot veterinary hospital facility. The new construction will be adjacent to the South elevation of the existing building, providing a 2,848 total square foot facility.

Sheet Index:

1 Cover Sheet
2 Site Plan (Preliminary)
3 Landscape & (E) Drainage Plan
4 Floor Plan (Preliminary)
5 Elevations (Preliminary)
6 Proposed 3D Color Rendering

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TWC TERWISSCHA CONSTRUCTION, INC.

STATE OF MICHIGAN
JEREMY RUMPH
ARCHITECT
No. 1301062551
LICENSED ARCHITECT

Preliminary Site Plan Submittal

Maple Veterinary Hospital

2981 Iowa Drive,
Troy, MI

Project Number: **14326**
Sheet Number: 1 of 6
Sheet Name: **Cover Sheet**
Date Issued: **06/02/2015**

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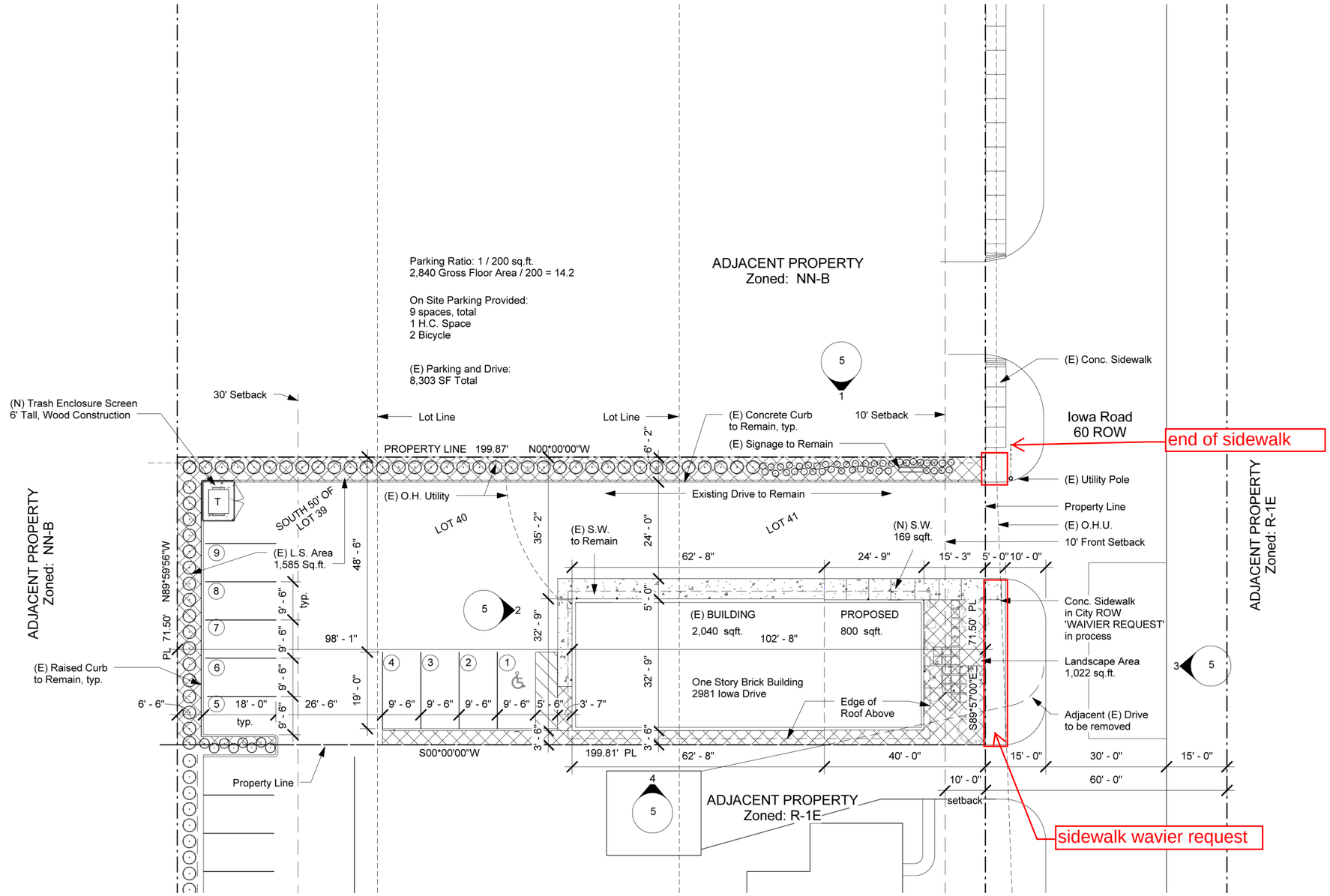

1 / 2 Site Plan (PrelimSP)

1" = 20'-0"

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6/2/2015 4:31:24 PM

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TWC TERWISSCHA CONSTRUCTION, INC.

STATE OF MICHIGAN
JEREMY RUMPH
ARCHITECT
No. 1301062551
LICENSED ARCHITECT

Preliminary Site Plan Submittal

Maple Veterinary Hospital

2981 Iowa Drive,
Troy, MI

Project Number: **14326**
Sheet Number: 2 of 6
Sheet Name: **Site Plan**

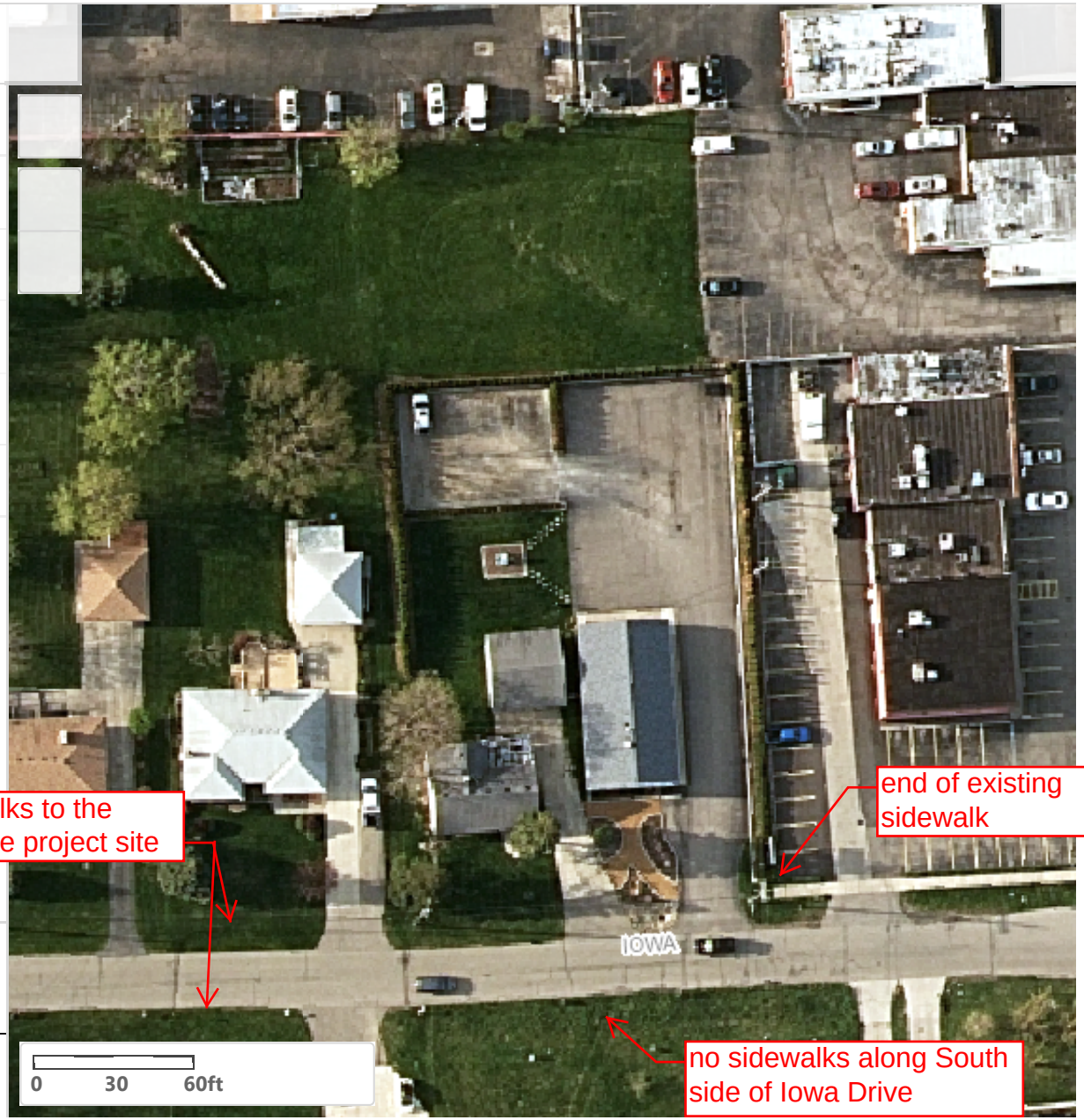
Date Issued: **06/02/2015**

Search...

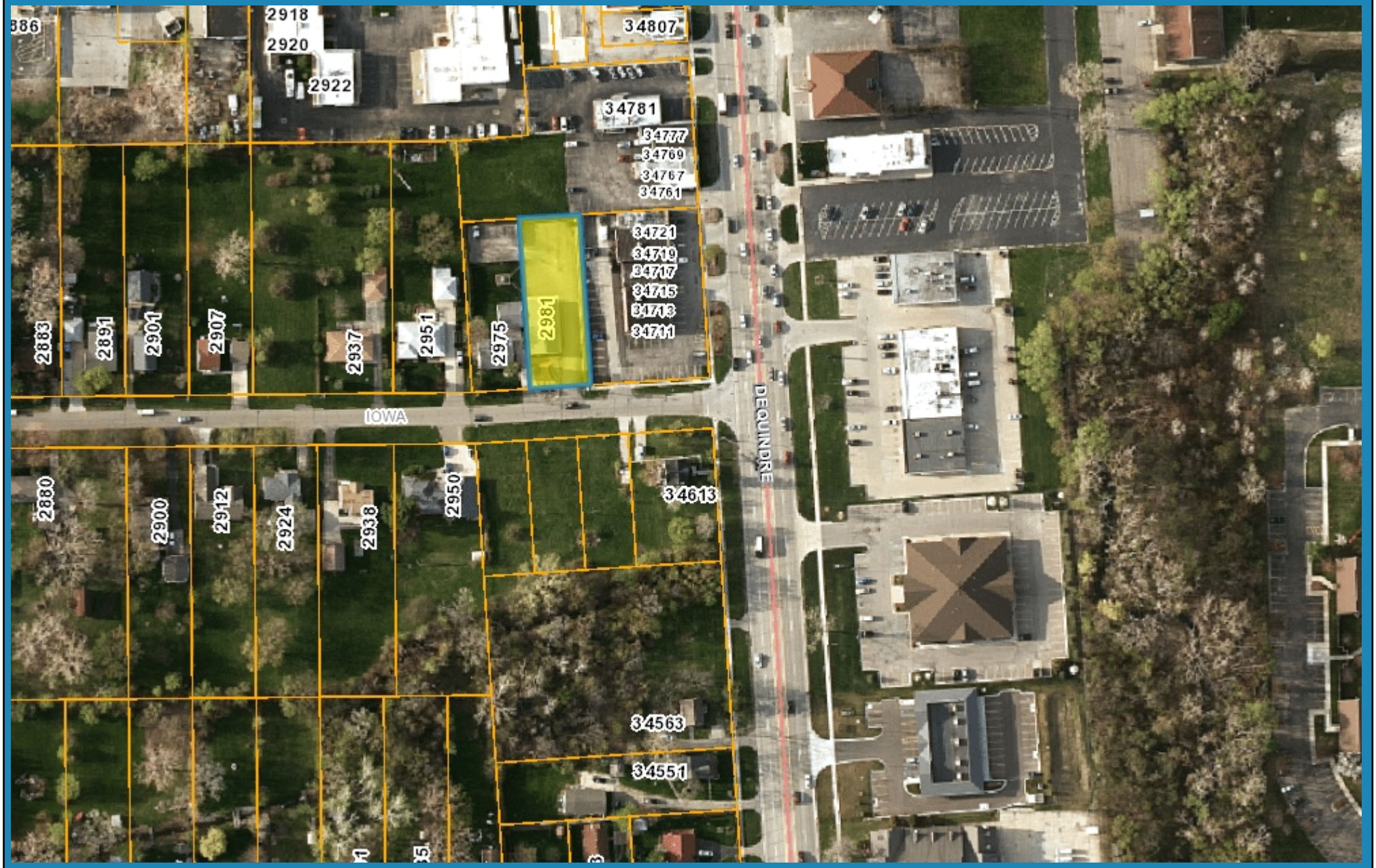
Map Layers

- [x] Operational Layers
  - [ ] Address Annotation
    - [x] Addressed Building
    - [x] Addressed Location
  - [x] Pavement Repair - Polygon
  - [x] Capital Improvement Projects

Show Legend



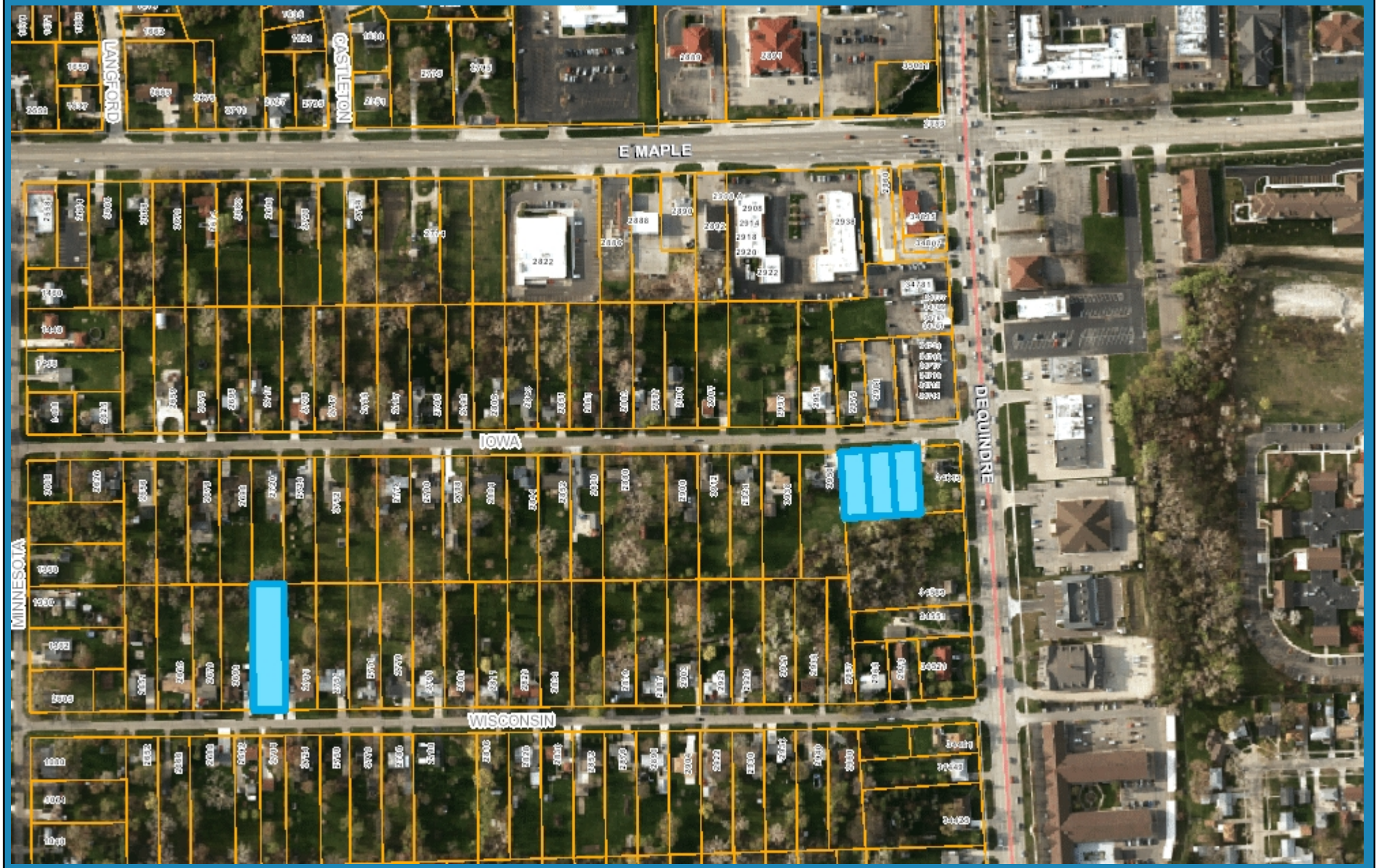
City of Troy GIS Online



417 0 208 417 Feet

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.

City of Troy GIS Online



833 0 417 833 Feet

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2981 Iowa

2981 Iowa

500 W. Big Beaver.
Troy, MI 48084
248.524.3300
troymi.gov

6-12-2015

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 88-20-18-376-040

Per the attached waiver form, Paul Turner (Amherst Development Co.), is requesting a waiver for sidewalk on the property located at 4177 Beach Road, 88-20-18-376-040, in the Amherst on the River subdivision.

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

Please be advised that Amherst has been developed with sidewalks, but the west side of Beach Road has not.

We recommend that the sidewalk be installed along Amherst and the sidewalk requirements be waived along Beach Rd. Installation of sidewalk along Amherst would provide pedestrian connection to the rest of the cul-de-sac. 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 4177 BEACH ROAD,

Lot number 3,

Subdivision Name AMHERST ON THE RIVER,

Sidewell Number 88-20-18-376-040,

I/we would like to request a sidewalk variance for the following reasons:
THERE ARE NO SIDEWALKS ON THE WEST SIDE OF BEACH ROAD FOR MORE THAN A MILE NORTH OR SOUTH. A SIDEWALK ON THIS ROAD WOULD NOT BE USEFULL SINCE IT WOULD NOT CONNECT TO ANY OTHER SIDEWALK.

See attached plan/sketch.

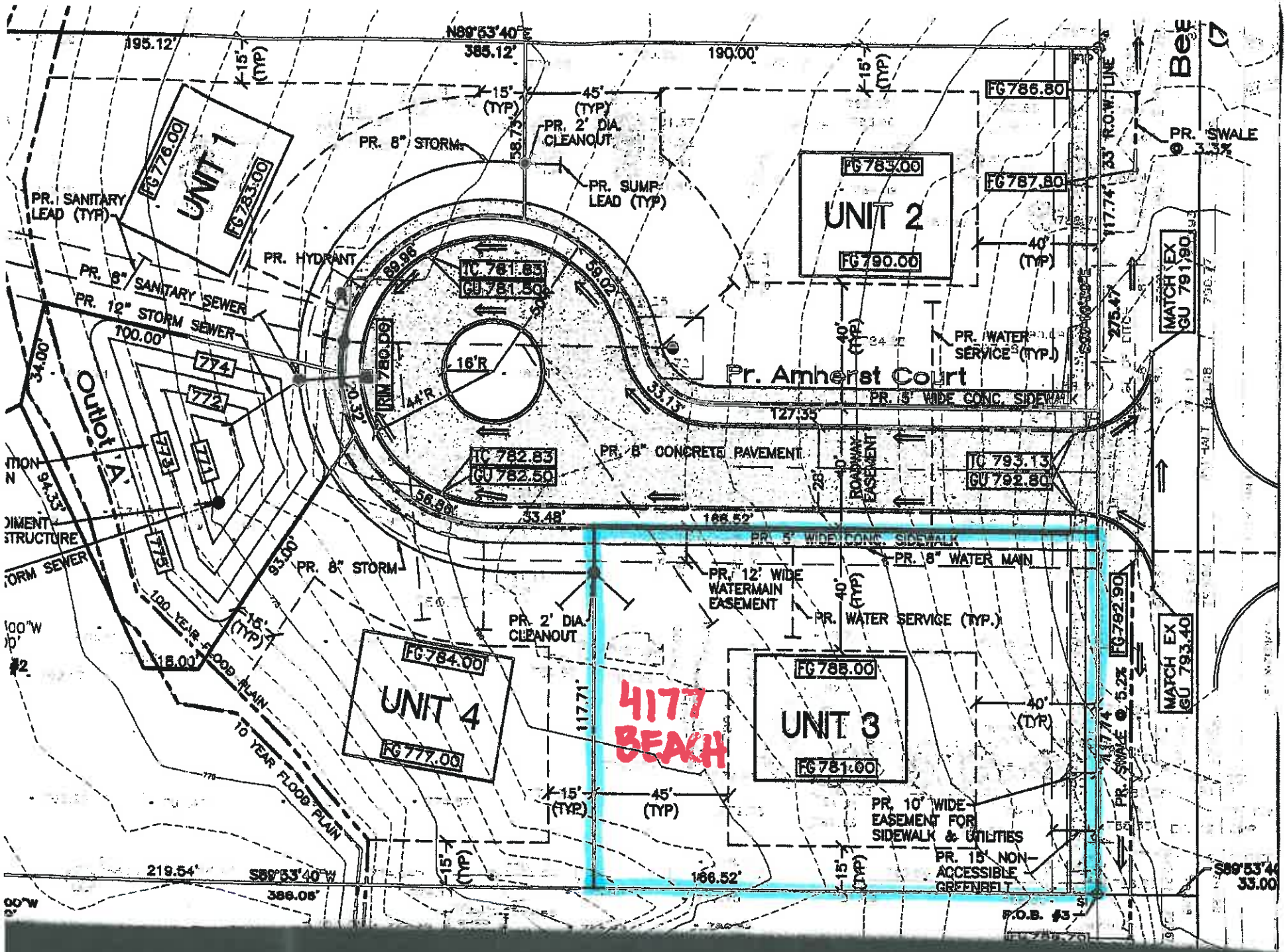
I/We can be contacted at 810-878-0204
Phone Number

PAUL J. TURNER AMHERST DEVELOPMENT CO.
Name

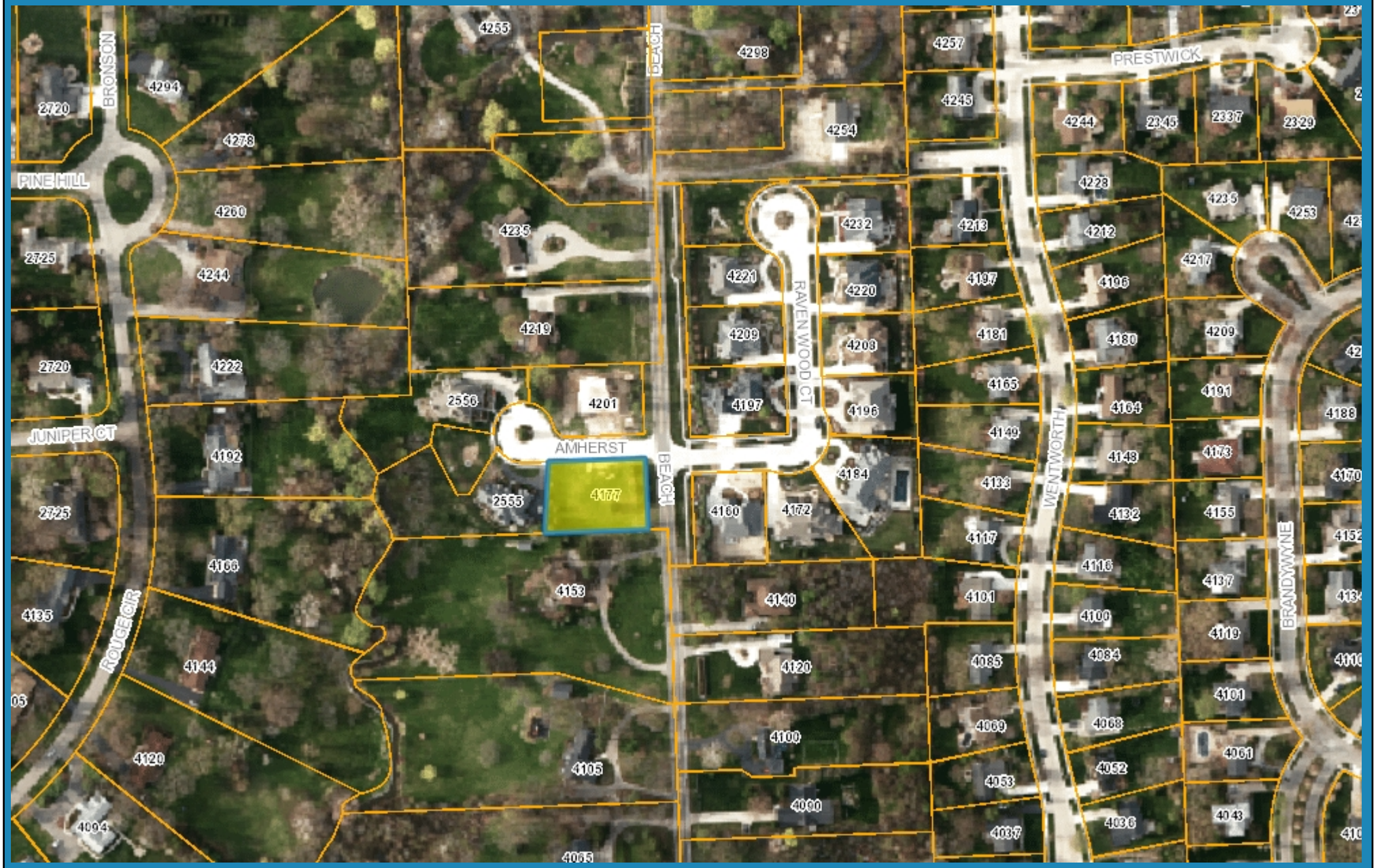
3899 SPRUCE ROAD
Address

CROSWELL, MI 48422
City, State, Zip

Paul J. Turner
Signature


N89°53'40"E
385.12'
195.12'
190.00'
15' (TYP)
45' (TYP)
PR. 2' DIA. CLEANOUT
PR. 8" STORM
PR. SUMP LEAD (TYP)
UNIT 1
FG 776.00
FG 783.00
PR. SANITARY LEAD (TYP)
PR. HYDRANT
PR. 8" SANITARY SEWER
PR. 12" STORM SEWER
100.00'
34.00'
Outlot 'A'
774
772
773
771
775
TC 781.83
GU 781.50
RIM 780.09
16'R
44'R
89.96'
39.02'
20.32'
58.73'
UNIT 2
FG 783.00
FG 790.00
FG 786.80
FG 787.80
40' (TYP)
117.74'
33' R.O.W. LINE
PR. SWALE @ 3.3%
MATCH EX GU 791.90
275.47'
PR. WATER SERVICE (TYP.)
Pr. Amherst Court
PR. 5' WIDE CONC. SIDEWALK
127.35'
33.13'
TC 782.83
GU 782.50
PR. 8" CONCRETE PAVEMENT
TC 793.13
GU 792.80
28'
ROADWAY EASEMENT
58.80'
53.48'
166.52'
PR. 8" WATER MAIN
PR. 12' WIDE WATERMAIN EASEMENT
PR. WATER SERVICE (TYP.)
FG 792.90
MATCH EX GU 793.40
PR. SWALE @ 5.2%
94.33'
93.00'
PR. 8" STORM
100 YEAR FLOOD PLAIN
10 YEAR FLOOD PLAIN
18.00'
UNIT 4
FG 784.00
FG 777.00
117.71'
4177 BEACH
UNIT 3
FG 788.00
FG 781.00
PR. 10' WIDE EASEMENT FOR SIDEWALK & UTILITIES
PR. 15' NON-ACCESSIBLE GREENBELT
219.54'
S89°53'40"W
386.06'
166.52'
P.O.B. #3
S89°53'40
33.00

City of Troy GIS Online



588 0 294 588 Feet

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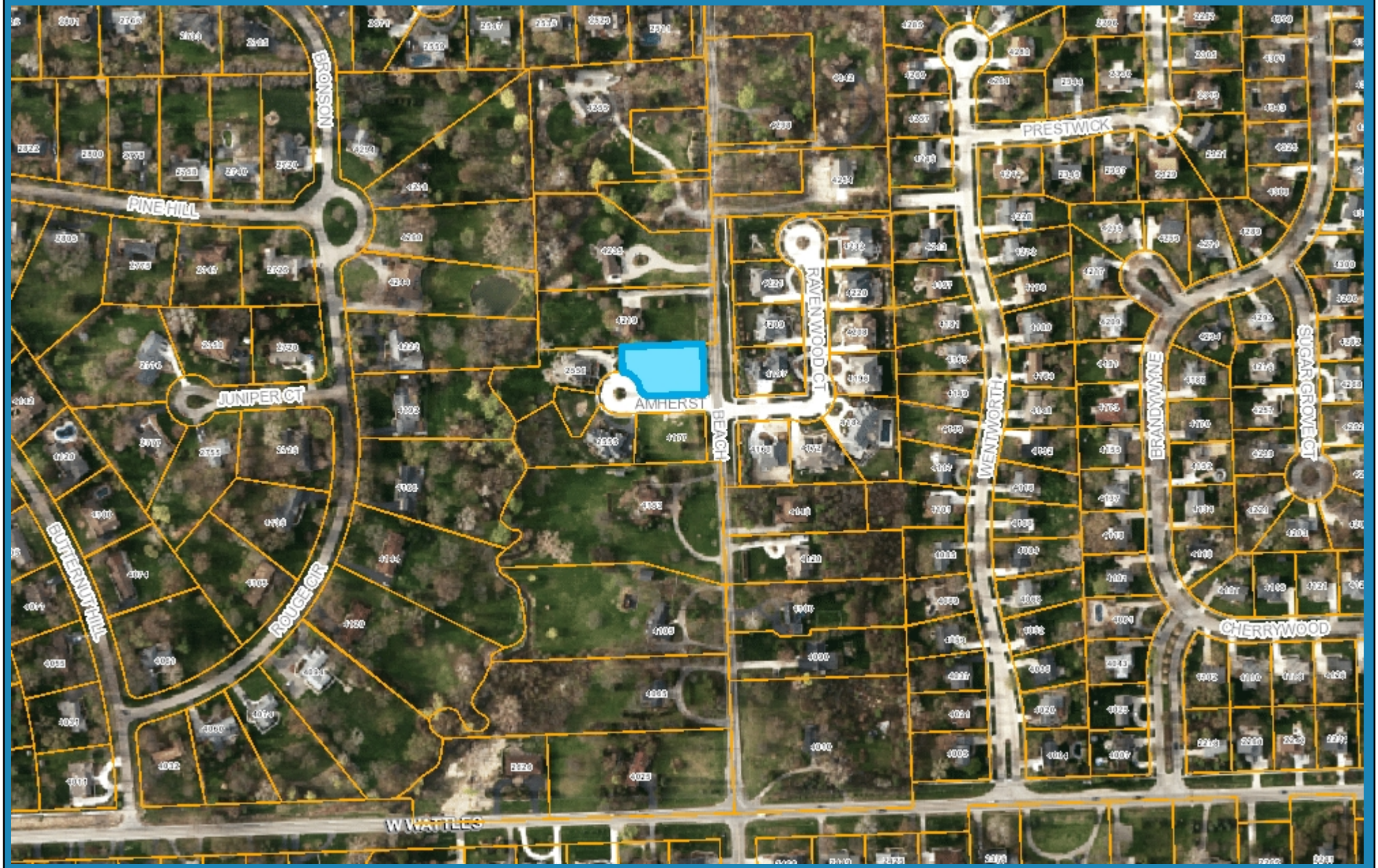

833 0 417 833 Feet

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4177 Beach

Amherst Ct

Amherst Ct
Amherst
on the river
4 Custom Designed Homes
Contact SHIRLEY THOMAS
248-703-5656

500 W. Big Beaver.
Troy, MI 48084
248.524.3300
troymi.gov

6-12-2015

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 88-20-02-379-001

Per the attached waiver form, Elie Sassine, is requesting a waiver for the sidewalk on the property located at 6022 Atkins, 88-20-02-379-001.

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

Please be advised that the south side of Atkins currently does not have sidewalks installed. In addition, there are no sidewalks on the north side of Square Lake east of Atkins until Kensington Church. There are considerable obstacles to close the gap between Kensington Church and Atkins including crossing wetlands, floodplain, and enclosing a ditch.

We recommend that the sidewalk on Atkins and Square Lake not be installed as per ordinance #34.07. 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 6022 Atkins,

Lot number _____,

Subdivision Name _____,

Sidewell Number 88-20-02-379-001,

I/we would like to request a sidewalk variance for the following reasons:
The construction of a new sidewalk would lead to nowhere and connect to nothing. It can become a trip/fall hazard as there is no other sidewalk to connect to. There is a utility pole and road side drainage along with beautiful trees. I can be held financially liable if someone trips and the water may not drain properly in extreme weather conditions.

See attached plan/sketch.

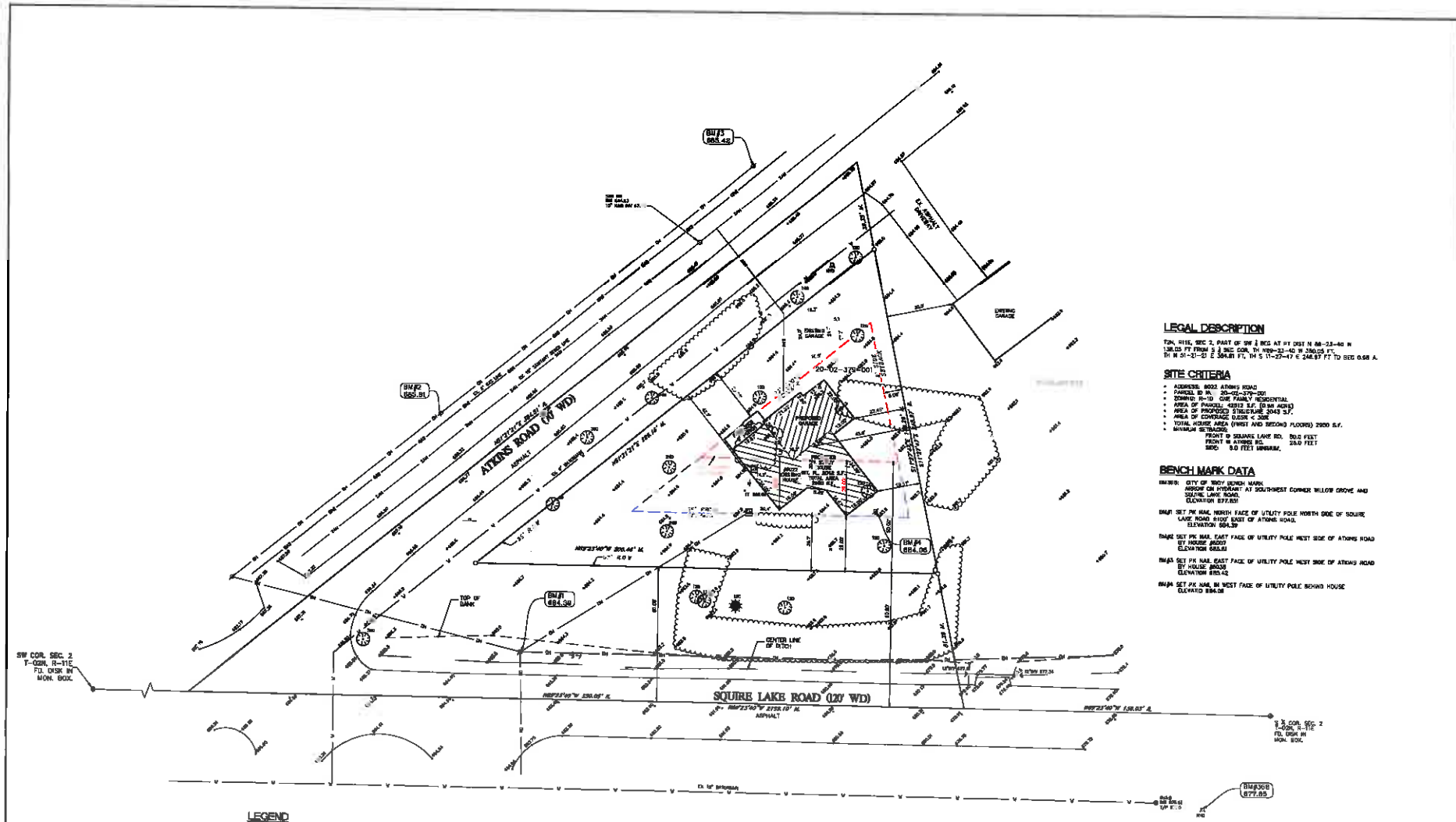
I/We can be contacted at (248) 583-6742
Phone Number

Elie Sassine
Name

3067 Cedar Crest
Address

Troy Mi 48083
City, State, Zip

Signature



LEGAL DESCRIPTION

T2N, R11E, SEC 2, PART OF SW ¼ BEG AT PT DIST N 88-23-40 W 138.05 FT FROM S ¼ SEC COR, TH N00-23-40 W 330.05 FT, TH W 89-23-20 E 304.81 FT, TH S 17-27-47 E 248.97 FT TO BEG 0.68 A.

SITE CRITERIA

- ADDRESS: 6022 ATKINS ROAD
- PARCEL ID #: 20-02-379-001
- ZONING: R-1D ONE FAMILY RESIDENTIAL
- AREA OF PARCEL: 43512 S.F. (0.99 ACRE)
- AREA OF PROPOSED STRUCTURE: 2043 S.F.
- AREA OF COVERAGE: 0.05% < 20%
- TOTAL HOUSE AREA (FIRST AND SECOND FLOORS): 2900 S.F.
- MINIMUM SETBACKS:
  - FRONT @ SQUIRE LAKE RD. 50.0 FEET
  - FRONT @ ATKINS RD. 35.0 FEET
  - SIDE 5.0 FEET MINIMUM.

BENCH MARK DATA

BM#1B: CITY OF TROY BENCH MARK
ARROW ON HYDRANT AT SOUTHWEST CORNER WILLOW GROVE AND SQUIRE LAKE ROAD.
ELEVATION 877.85'

BM#1 SET PK NAIL, NORTH FACE OF UTILITY POLE NORTH SIDE OF SQUIRE LAKE ROAD 8100' EAST OF ATKINS ROAD.
ELEVATION 884.38'

BM#2 SET PK NAIL, EAST FACE OF UTILITY POLE WEST SIDE OF ATKINS ROAD BY HOUSE #6007
ELEVATION 885.91

BM#3 SET PK NAIL, EAST FACE OF UTILITY POLE WEST SIDE OF ATKINS ROAD BY HOUSE #6038
ELEVATION 884.42

BM#4 SET PK NAIL IN WEST FACE OF UTILITY POLE BEHIND HOUSE
ELEVATIO 884.06

LEGEND

R.	RECORD
M.	MEASURED
F.I.P.	FOUND PIPE IRON
F.I.R.	FOUND IRON ROD
S.I.R.	SET IRON ROD
E.M.	ELEC. METER
G.M.	GAS METER
	UTILITY POLE
	CONIFER TREE
	DECIDUAS TREE
	GUY WIRE
	WATER SHUT OFF
X	EX. FENCE LINE
OH	OVER HEAD LINES
W	WATERMAIN
SAN	SANITARY SEWER
	EDGE OF BUSHES
GAS	GAS MAIN

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG. 811 "PROTECT YOURSELF, IT PAYS TO CALL"

UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING FIXTURES AT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE CITY OF TROY UNLESS OTHERWISE NOTED. THE REMAINING UTILITY COMPANIES PROVIDE TELEPHONE, ELECTRICAL, CABLE TV, GAS OR OTHER SIMILAR UTILITIES SHALL BE ACCURATE ON COMPUTERIZED PLANS.

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES EFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH =20 FT.

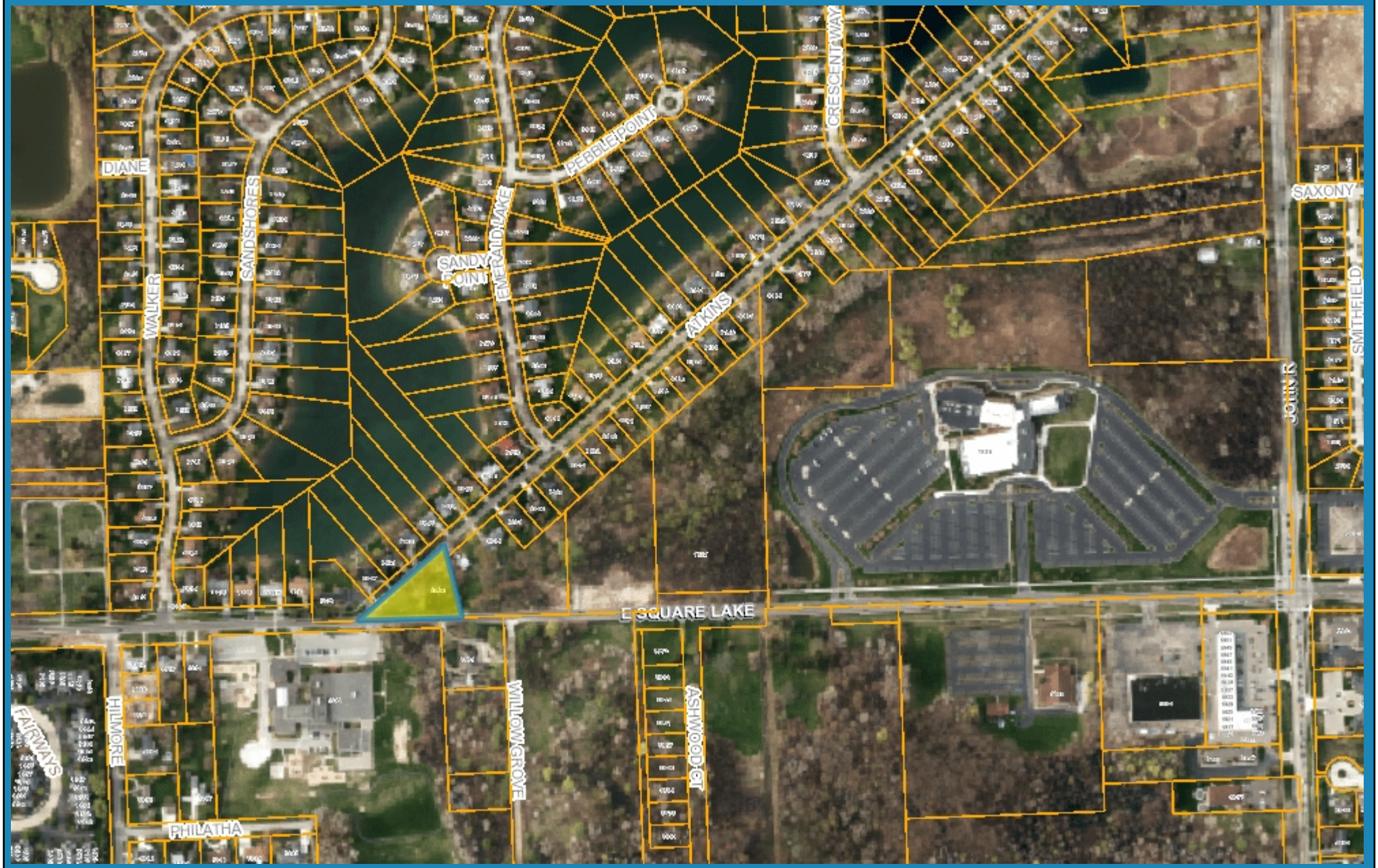
ZYMAN TAMIMI, PS NO. 55485

PLOT PLAN
6022 ATKINS ROAD, TROY, MI. 48083

		DATE	BY
SURVEY BY	A.T.		
DRAWN BY	A.T.		
CHECKED BY			
APPROVED BY			

LAND SPECIALISTS
LAND SURVEYORS
SCOTT R. SLAWSKI
(586) 711-8867
SCALE: 1"=20'
FIELD BOOK: 2015
DATE: 02-06-2015

City of Troy GIS Online



1,196 0 598 1,196 Feet

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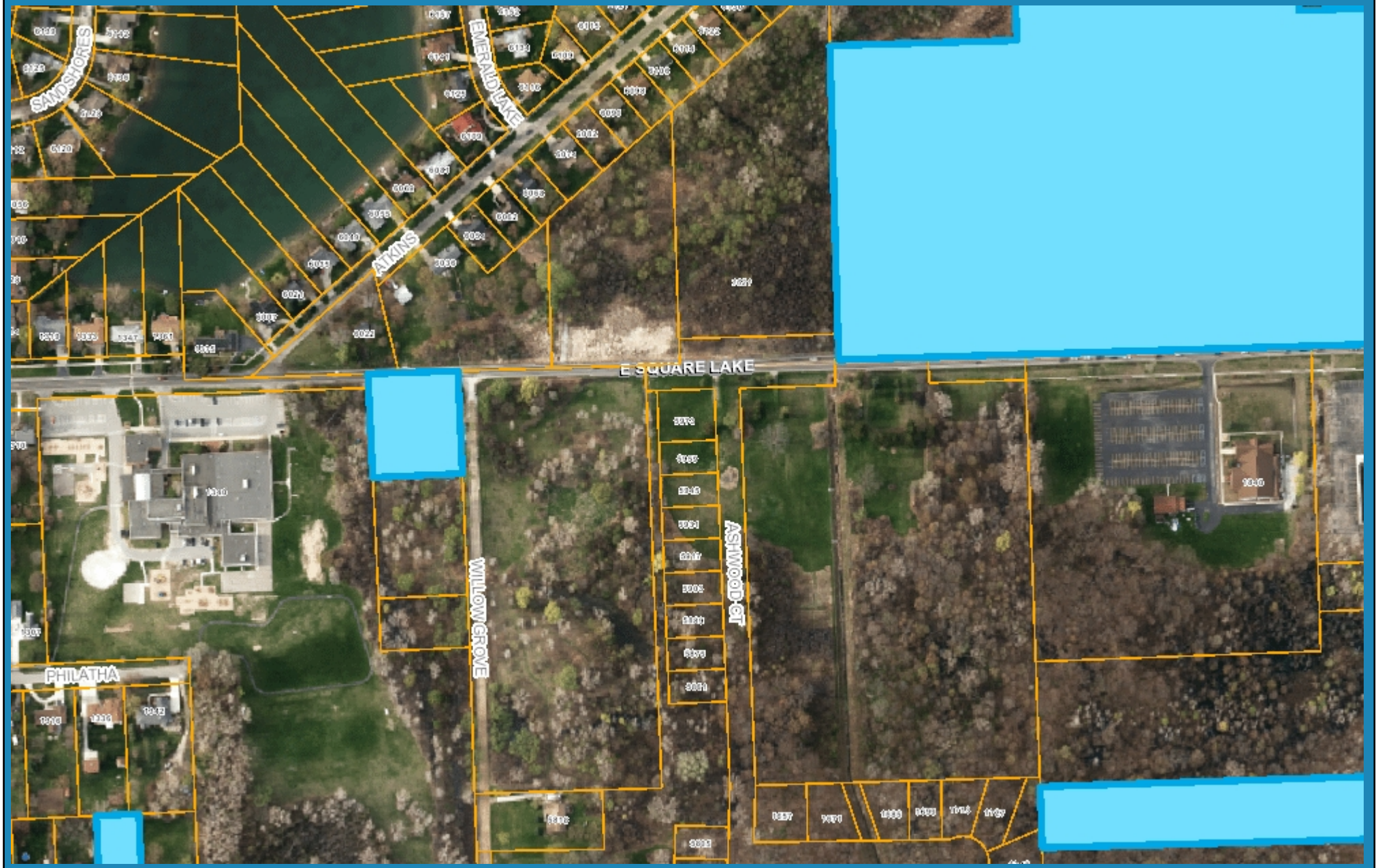
City of Troy GIS Online



833 0 417 833 Feet

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6022 Atkins

6022 Atkins

500 W. Big Beaver.
Troy, MI 48084
248.524.3300
troymi.gov

6-15-2015

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 88-20-09-226-005

Per the attached waiver form, Debby Deagle, is requesting a waiver for the sidewalk on the property located at 254 Florence, 88-20-09-226-005

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

Please be advised that there are currently no sidewalks installed along Florence. This property is at the end of a no outlet street.

We recommend that the sidewalk not be installed as per ordinance #34.07. 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 254 FLORENCE,

Lot number _____,

Subdivision Name _____,

Sidewell Number 88-20-09-226-005

I/we would like to request a sidewalk variance for the following reasons:
NO SIDEWALK EXIST ON STREET, MY HOME IS LAST LOT ON DEAD END. SIDEWALK WOULD NOT BENEFIT THE NEIGHBORHOOD

See attached plan/sketch.

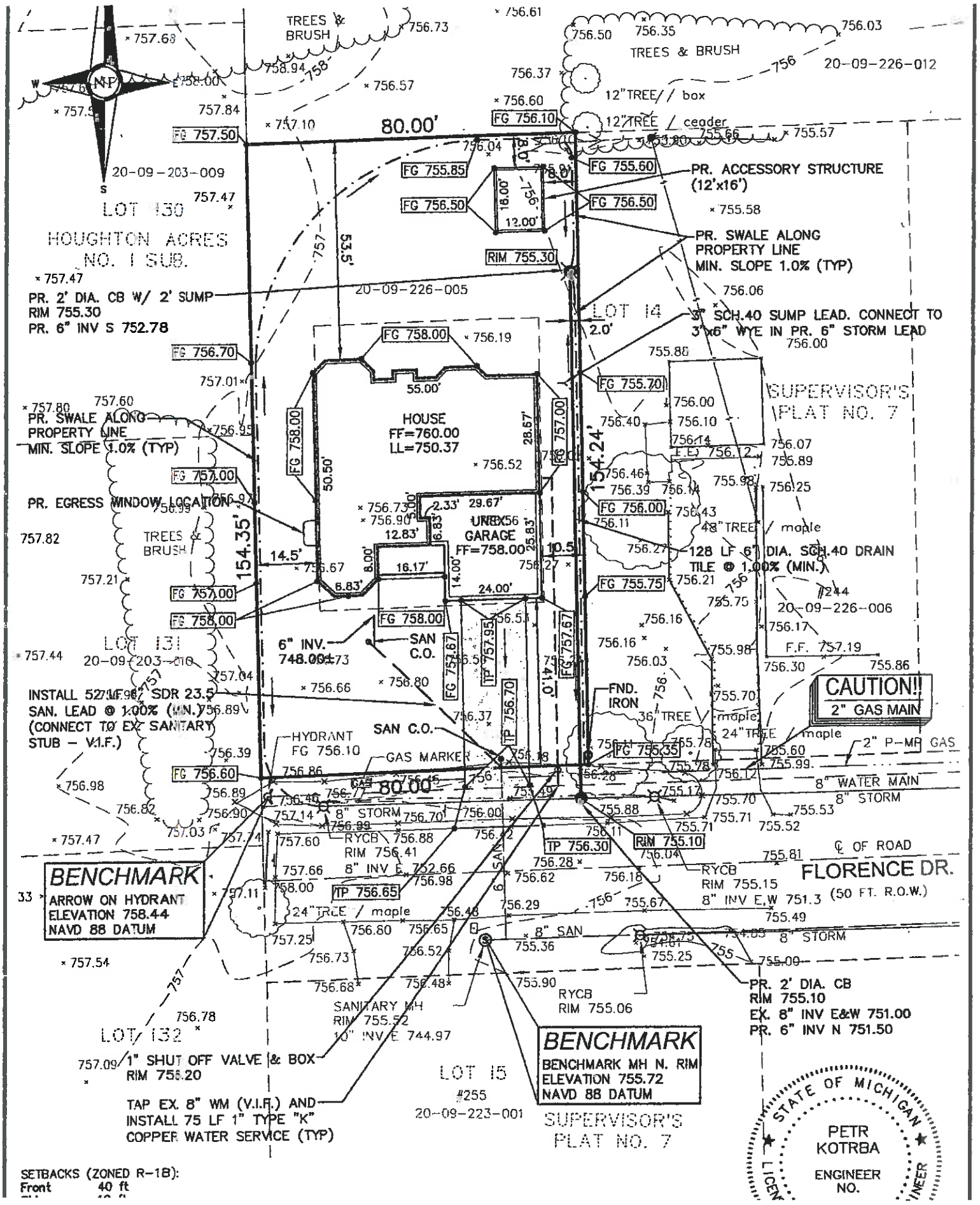
I/We can be contacted at 248-891-7622
Phone Number

DEBBY PAINTER DEAGLE
Name

328 EVALINE DR.
Address

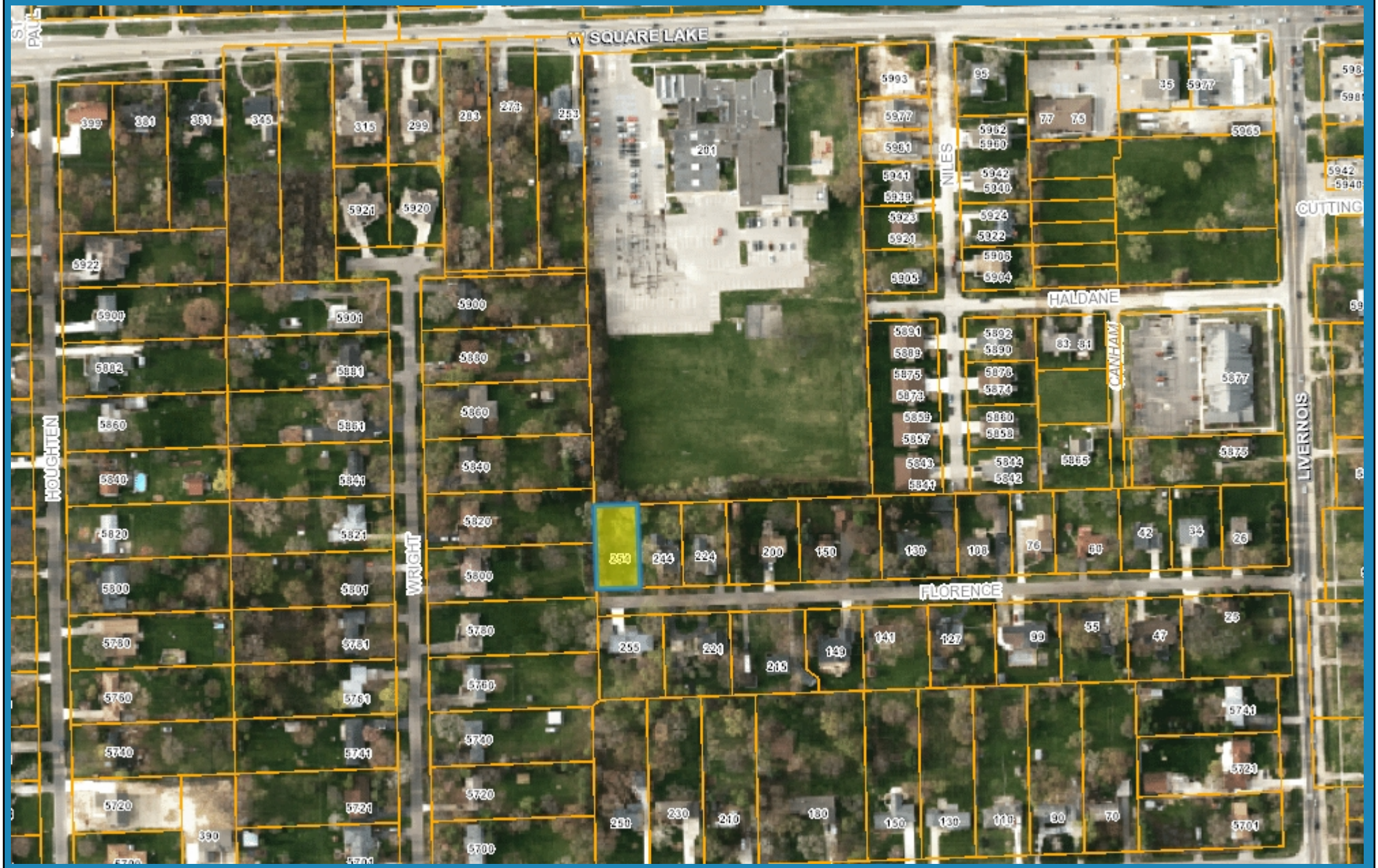
TROY, MI. 48085
City, State, Zip

Debby Painter Deagle
Signature



SETBACKS (ZONED R-1B):
Front 40 ft

City of Troy GIS Online



653 0 326 653 Feet

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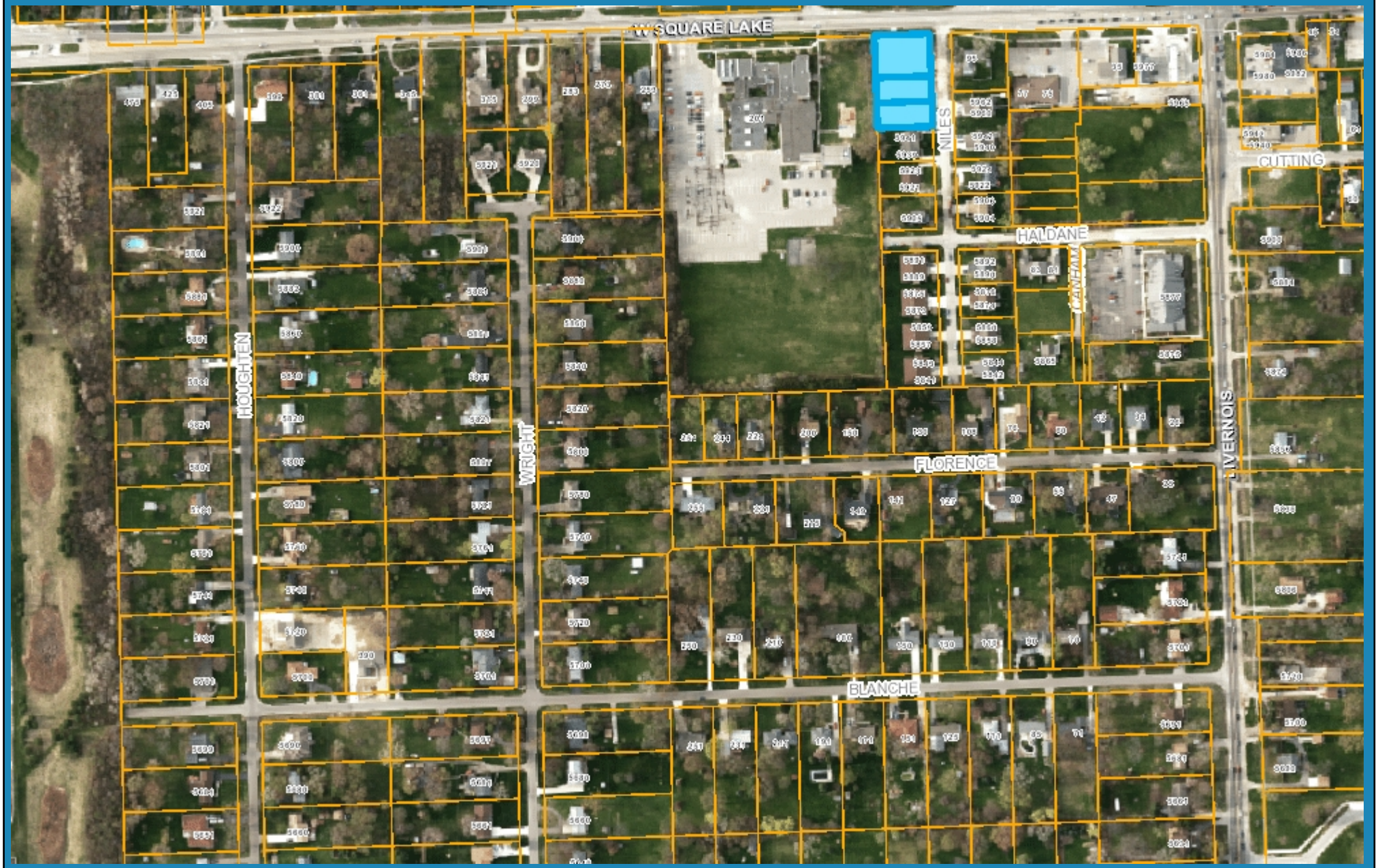
City of Troy GIS Online



833 0 417 833 Feet

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254 Florence

254 Florence

ITEM #7

TRAFFIC COMMITTEE REPORT

June 24, 2015

TO: Traffic Committee

FROM: Bill Huotari, Deputy City Engineer/ Traffic Engineer

SUBJECT: Request to Discuss Interconnection
Tucker, John R to Standish

Background:

A request to remove the barricade on Tucker Street, east of John R, was made by James and Dorothy Konarske of 2237 Drake. The Konarske's point out an inconsistency related to the City's street connectivity policy. Specifically, Tucker Street was barricaded in 1987, which eliminated a vehicular connection to John R Road and reduced interconnectivity.

The newly approved Hunters Park 2 Site Condominium development, north of Tucker, includes a vehicular connection to Drake. This connection eliminated the "dead end" status of Drake and provided a more direct vehicular connection with John R.

The request to remove the barricade will be forwarded to City Council for consideration after a recommendation is made by the Traffic Committee as well as the Planning Commission.

A memo is provided from Planning Director, Brent Savidant, which discusses the history of the barricade as well as providing input from various departments and organizations.

Date: June 30, 2015

To: Planning Commission
Traffic Committee

From: R. Brent Savidant, Planning Director

Subject: REMOVAL OF TUCKER STREET BARRICADE

This item was initiated by James and Dorothy Konarske, Troy residents who live at 2237 Drake, who submitted a request to remove the barricade on Tucker Street, east of John R Road. This item will be forwarded to City Council for consideration. A recommendation from the Planning Commission and Traffic Committee are sought to assist City Council in this issue.

Establishment of Tucker Street Barricade

Final Preliminary Plat Approval was granted for Long Lake Meadows Subdivision by City Council on September 14, 1987 (Resolution #87-1086). In addition to approving 91 residential lots, City Council approved a vehicular barricade on Tucker Street:

> BE IT FURTHER RESOLVED, That before removal of the barrier to and from Tucker Street, said street shall be paved, a Public Hearing is to be scheduled and notice of the Public Hearing is to be sent to all property owners on Tucker Street.

The barricade is located approximately 370 west of Long Lake Meadows Subdivisions and still stands today (see attached photos). The project file indicates that on February 10, 1987 the Planning Commission recommended a barricade on Tucker "until future development occurs in the Tucker Street area". This recommendation appears to stem from residents' opposition to the Tucker Street connection.

Approval of Hunters Park 2 Site Condominium

On March 24, 2015 the Planning Commission granted Preliminary Site Condominium Approval for Hunters Park 2 Site Condominium, a 25-unit single-family detached development located on the east side of John R between Tucker and Mayflower.

Some residents, including James and Dorothy Konarske, stated their opposition to the project at the Planning Commission, based primarily on the proposed vehicular connection with Drake. This connection eliminated the "dead end" status of Drake and provided a more direct vehicular connection with John R Road.

The vehicular connection was requested by planning, engineering, and public safety staff for the following reasons:

1. A more convenient route through residential streets to Wass Elementary is preferred over a route that uses a major road.

2. Interconnected streets are the preferred alternative for emergency vehicle access, as requested by the Troy Fire Department.
3. Providing interconnected neighborhoods is a policy of the city.
4. The connection to Drake would provide another access point for the existing subdivisions to the east out to John R rather than forcing the rather circuitous route that is currently in place. This could reduce traffic to Long Lake from the Saffron approach.
5. A direct connection to Drake could also facilitate better operations for other "services" such as school buses, garbage collection, police patrol, snow plowing, mail services and others while reducing travel time and travel distance servicing this section of the City.
6. Tucker is barricaded at the end of the concrete section, just west of Standish, so there is no connection from the subdivisions to the east out to John R along Tucker.
7. Drake is a public road as will be the new roads in Hunters Park 2. City policy is to provide connected public streets.

Request to Remove Tucker Street Barricade

James and Dorothy Konarske submitted a formal request to remove the barricade on Tucker. In their request, the Konarske's point out an inconsistency related to the City's street connectivity policy. Specifically, Tucker Street was barricaded in 1987 which eliminated a vehicular connection to John R Road and reduced interconnectivity.

City Council has the authority to pass a resolution rescinding the requirements that the barrier on Tucker Street remain in place.

Recommendations

The Planning Department sought input on this matter from various departments and organizations. The following is a summary of their comments:

Troy Police Department - Police Chief
"The Troy Police Department is in support of removing any barricade, in particular the Tucker Street barricade, that impedes, or otherwise delays the response of any emergency responder. Often the need for a timely response is crucial in emergency situations".

Troy Fire Department – Fire Chief
"The fire department is in support of removing any barricade, in particular the Tucker Street barricade, that impedes, or otherwise delays the response of emergency responders, including fire, police, and EMS. In the case of the Tucker Street barricade, the fire department has experienced several incidents where access was delayed due to the barricade. Anytime there are street segments with the same name that are not contiguous, there is the potential for delays in emergency response. Typically these are caused by callers providing inexact locations when they contact dispatch".

Troy Fire Department – Fire Station 5 Captain
"From a Station 5 response perspective, removal of the barrier would not only assist in responding to Tucker addresses that are on the east side of the barrier, but would also give a shorter route into that subdivision for addresses on Standish, Radcliffe, Saffron, etc".

OHM, City Traffic Consultant
"We support the removal of the barricade along Tucker Street for many of the same reasons the City supported the connection with Drake. This opening of Tucker will provide an even more direct route to John R than the connection with Drake. Here are some reasons to open Tucker:

1. It will provide a more convenient route through residential streets to Wass Elementary, which is preferred over a route that uses a major road.
2. Interconnected streets are the preferred alternative for connected emergency vehicle access.
3. Providing interconnected neighborhoods is a policy of the city.
4. The connection to Tucker would provide another access point for the existing subdivisions to the east out to John R rather than forcing the rather circuitous route that is currently in place.
5. Opening up Tucker could also facilitate better operations for other "services" such as school buses, garbage collection, police patrol, snow plowing, mail services and others while reducing travel time and travel distance servicing this section of the City."

Troy School District Transportation Liaison
"This should have no impact on our transportation routes. We don't plan on changing routes with the barrier down".

<u>City Policy on Street Interconnectivity</u>

The Master Plan is the City's policy document that relates to land use and development. The following are excerpts from the City of Troy Master Plan:

Page 12: Transportation Troy is a complex place that contains diverse neighborhoods, business districts, industrial and educational campuses, and a wide variety of roads, from freeways to neighborhood streets. These ingredients are in place and complement one another to make up the City of Troy. <u>To sustain the positive relationship between land uses and street characters, linking and connecting the City through multiple methods is critical.</u>

Page 46: <u>10. Provide a supporting street system and circulation system; interconnected street and circulation systems better support alternative forms of transportation.</u>

Page 71: Land Use Planning and Transportation; to develop compact complete land use patterns where a variety of uses are mixed to increase alternatives to automobile travel. <u>Strategies include contiguous development patterns, parking plans, street design and traffic rules</u>, trip reduction measures, and stakeholder participation.

Page 88: Elements of Great Streets and Neighborhoods Great Streets • Connect smoothly with the rest of the street network.

Page 155: Provide a supporting street system and circulation system—Well-planned communities with a supporting network of local and collector streets, unified property access and circulation systems are better able to accommodate development.

Summary

City Council has the authority to pass a resolution rescinding the requirements that the barrier on Tucker Street remain in place. City Management seeks a recommendation from the Planning Commission and Traffic Committee on whether to remove the barricade on Tucker Street. Options available to City Council related to this item include the following:

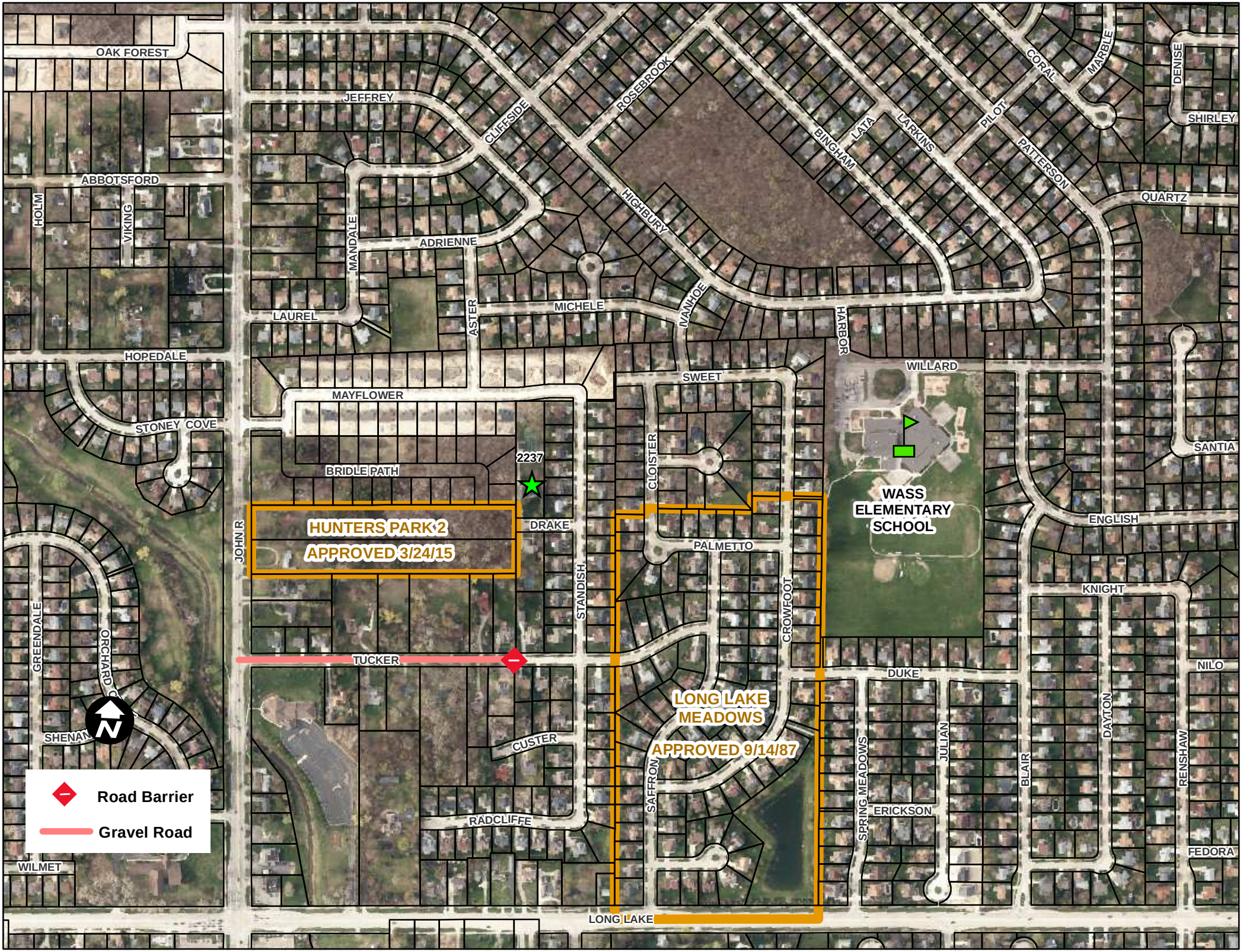
1. Do nothing (barricade remains).
2. Remove barricade, gravel road remains unpaved.
3. Remove barricade, pave gravel road.

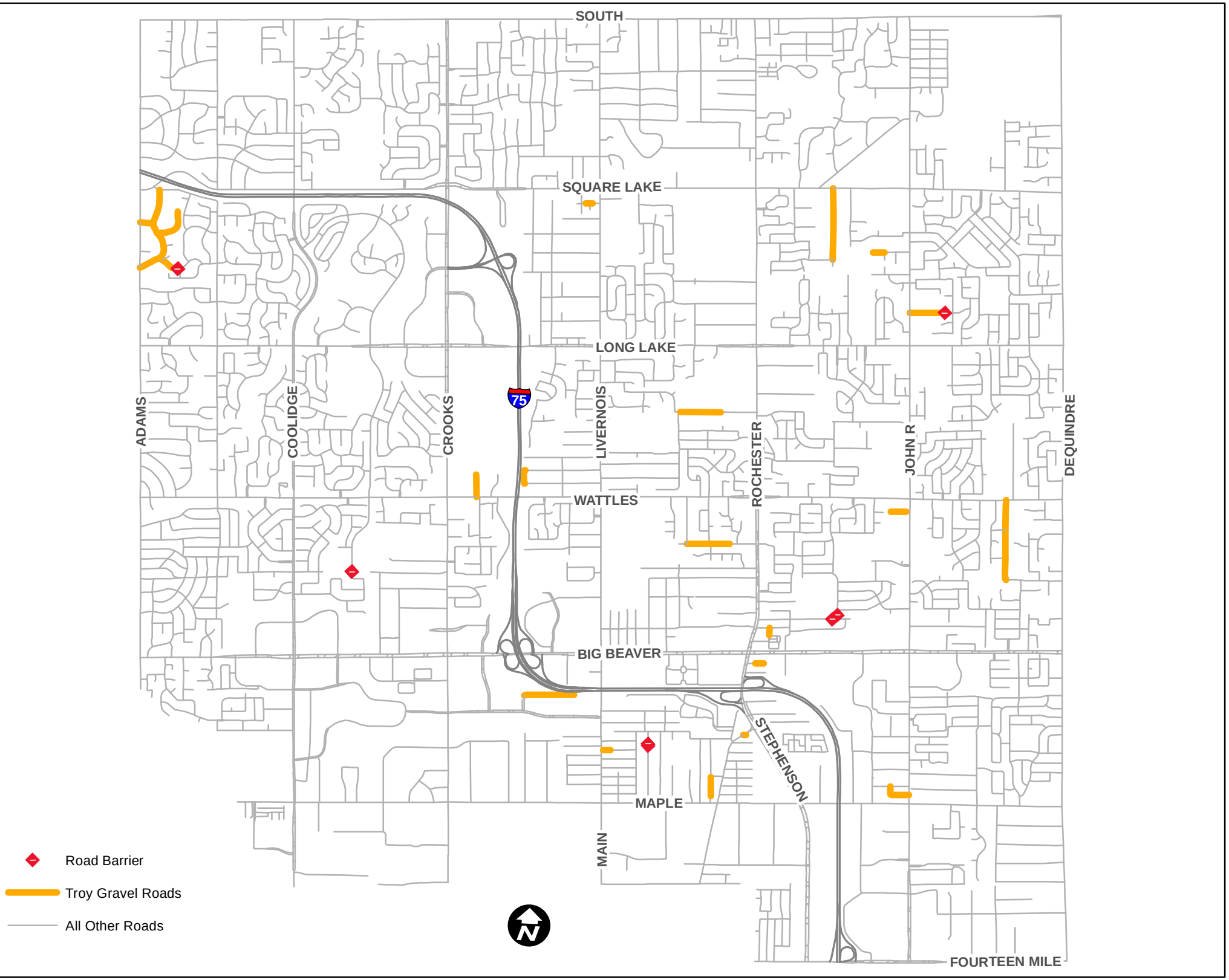
Estimated costs and methods for funding will be determined at a later date and provided for City Council.

Attachments:

1. Map of Area
2. Map of gravel roads and barricades in Troy
3. Photos of barricade taken in May, 2015.
4. City Council resolution from September 14, 1987.
5. Planning Commission agenda Item for March 24, 2015 meeting.
6. Request from James and Dorothy Konarske to eliminate Tucker Street barricade.

G:\SUBDIVISIONS & SITE CONDOS\Long Lake Meadows Sec 12\Memo Planning and Traffic_Tucker Barricade.doc


OAK FOREST
JEFFREY
CLIFFSIDE
ROSEBROOK
CORAL
MARBLE
DENISE
SHIRLEY
ABBOTSFORD
HOLM
VIKING
MANDALE
ADRIENNE
HIGHBURY
BINGHAM
LATA
LARKINS
PILOT
PATTERSON
QUARTZ
LAUREL
ASTER
MICHELE
MANHOE
HARBOR
HOPEDALE
WILLARD
SWEET
MAYFLOWER
STONEY COVE
CLOISTER
SANTIA
2237
BRIDLE PATH
HUNTERS PARK 2
APPROVED 3/24/15
DRAKE
WASS
ELEMENTARY
SCHOOL
ENGLISH
JOHN R
PALMETTO
STANDISH
KNIGHT
GREENDALE
ORCHARD
CROWFOOT
TUCKER
DUKE
NILO
LONG LAKE
MEADOWS
APPROVED 9/14/87
SHENAN
CUSTER
JULIAN
DAYTON
SAFFRON
SPRING MEADOWS
BLAIR
RENSHAW
ERICKSON
RADCLIFFE
FEDORA
WILMET
LONG LAKE
Road Barrier
Gravel Road


SOUTH
SQUARE LAKE
LONG LAKE
WATTLES
BIG BEAVER
MAPLE
FOURTEEN MILE
ADAMS
COOLIDGE
CROOKS
LIVERNOIS
ROCHESTER
JOHN R
DEQUINDRE
MAIN
STEPHENSON
75
Road Barrier
Troy Gravel Roads
All Other Roads
N

ROAD
ENDS

FINAL PRELIMINARY PLAT APPROVAL - LONG LAKE MEADOWS SUBDIVISION - NORTH SIDE OF LONG LAKE, EAST OF JOHN R - SECTION 12 C-18

9/14/87

Resolution #87-1086
Moved by Pallotta
Supported by Liebrecht

RESOLVED, That final approval of the preliminary plat for Long Lake Meadows Subdivision, located on the north side of Long Lake, east of John R, in Section 12, be granted after cash, irrevocable bank letter of credit, or certified check has been filed with the Clerk in the amount of $1,002,430.50 to insure construction of all required improvements within a period of two years from date of final approval of the Preliminary Plat; also after receipt of a cash payment of $78,770.50 for sidewalk closures, water main testing and chlorination, sidewalks-retention basin, street name and traffic signs, street island improvements, landscaping and screen plantings - non-access greenbelt easements, landscaping and screen planting - retention basin, seeding, mulching and topsoil - Long Lake Road, Engineering review and inspection fees - 4.7%, soil erosion and sedimentation control permit, testing services, walkway and split rail fence - retention basin; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby authorized to execute the Subdivision Agreement, a copy of which shall be attached to the original minutes of this meeting.

* BE IT FURTHER RESOLVED, That before removal of the barrier to and from Tucker Street, said street shall be paved, a Public Hearing is to be scheduled and notice of the Public Hearing is to be sent to all property owners on Tucker Street. *

Yeas: All-7

- 5 -

DATE: March 5, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW – Proposed Hunters Park 2 Site Condominium, 25 units/lots, East side of John R between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District

The petitioner Mondrian Properties Hunters Park LLC submitted the above referenced Preliminary Site Plan Approval application for a 25-unit site condominium. The property is currently zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

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

Attachments:
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/ Hunters Park 2 Site Condominium

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PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW – Proposed Hunters Park 2 Site Condominium, 25 units/lots, East side of John R between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District

Resolution # PC-2015-03-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Hunters Park 2 Site Condominium, 25 units/lots, East side of John R between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Provide a midblock pedestrian crossing along the newly created Kingston Drive.
2. Construct the connection to Drake Road as shown in Site Plan, Sheet P-3.
3. Add one (1) additional tree along John R. Road.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

G:\SUBDIVISIONS & SITE CONDOS\Hunters Park 2 Sec 12\Proposed Resolution 2015 03 24.docG:\SUBDIVISIONS & SITE CONDOS\Hunters Park 2 Sec 12\Proposed Resolution 2015 03 24.doc

HUNTERS PARK 2 SITE CONDOMINIUM

City of Troy Planning Department

Legend:

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

417 0 208 417 Feet

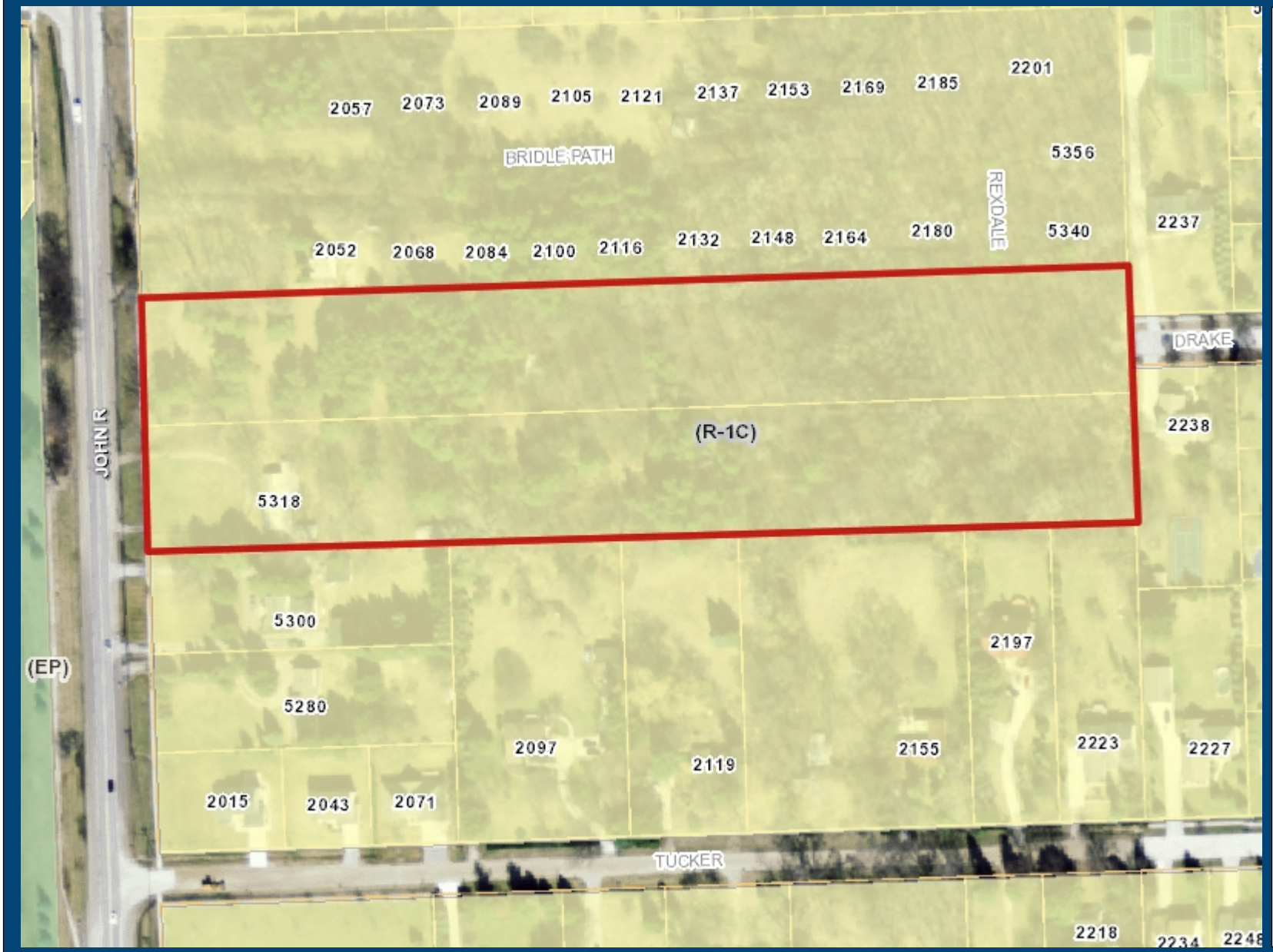
Scale 1: 2,500

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.

Printed: 2/12/2015

HUNTERS PARK 2 SITE CONDOMINIUM

City of Troy Planning Department



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

467 0 233 467 Feet

Scale 1: 2,800

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.

Printed: 2/12/2015

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: March 12, 2015

Site Condominium Plan
For
City of Troy, Michigan

Applicant:	Mondrian Properties
Project Name:	Hunters Park 2 Site Condominium
Plan Date:	March 4, 2015
Location:	East side John R Road, between 18 Mile Road and E. Square Lake Road.
Zoning:	R1-C, One-Family Residential District
Action Requested:	Preliminary Site Condominium Approval
Required Information:	Noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a site condominium application which includes a preliminary site plan, topographic survey, grading plan, utility plan, tree preservation plan and tree inventory, elevations and floor plans. This project is the second phase of the Hunters Park site condominium development. Phase 2 is proposed for a 7.92 acre site immediately south of the phase 1 development.

The applicant has submitted two (2) plans for Planning Commission consideration. The first plan, as shown on sheet P-3, requests approval for 24 lots single family detached site condominium units. The second plan, labeled "alternative site plan," requests approval for 25 single family detached site condominium units. The only difference between the two plans is that site plan 1, Sheet P-3, includes a vehicular connection to Drake Road. The vehicular connection was requested by planning, engineering, and public safety staff.

The Hunters Park development will have 45 or 46 lots in total, including phase 1 and 2. Access to all units will be via a new residential street off of John R Road and Mayflower Road to the north, and Drake to the east.

The phase 2 subject property is currently improved with one (1) single family home, which will be demolished. The site has significant tree cover and a large wetland area. The site is zoned R-1C and the proposed site condominium use is permitted by-right.

Location of subject site:

Size of subject property:
Phase 2 is 7.92 acres in area.

Current use of subject property:
The subject property has one (1) existing single family home.

Proposed use of subject site:
The proposed use is single family residential site condominium.

Current Zoning:
The property is currently zoned R-1C, One Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes

West	R-1C, One-family Residential District	Single-family homes, Open space

SITE ARRANGEMENT, ACCESS, AND CIRCULATION

The applicant is applying the lot size averaging option, permitted and regulated by Section 10.01. The lot range in size between 9,477 to 20,238 square feet and the average lot size is 10,964 square feet. The proposed lots are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit.

The project is phase 2 of the existing Hunters Park site condominium. Phase 2 will provide an additional access drive off John R. Road and also connect to the shared access with the Bridgewater site condominium development through Hunters Park Phase 1. The development will be served by a new public road, which runs perpendicular to John R. Road and connects to Rexdale Drive from Phase 1. The new road with have a sixty (60) foot right-of-way with 5-foot sidewalks on both sides of the road. The applicant has provided 5-foot sidewalks in the development, however we recommend that the applicant provide a midblock pedestrian crossing along the newly created Kingston Drive.

As an infill development project, Hunters Park should be connected to the existing residential fabric. As a result, the applicant should also connect to the residential neighborhood to east via the Drake Road stub street. The vehicular connection was requested by planning, engineering, and public safety staff for the following reasons:

1. Hunters Park 2 (as well as Hunters Park and Bridgewater) will be part of the attendance area for Wass Elementary so a more convenient route through residential streets to the school is preferred rather than a route out to a major road.
2. Interconnected streets are the preferred alternative for connected emergency vehicle access, as requested by the Troy Fire Department.
3. Providing interconnected neighborhoods are policy of the city. Rather than creating “island” neighborhoods.
4. The connection to Drake would provide another access point for the existing subdivisions to the east out to John R rather than forcing the rather circuitous route that is currently in place. This could reduce traffic to Long Lake from the Saffron approach.
5. A direct connection to Drake could also facilitate better operations for other “services” such as school buses, garbage collection, police patrol, snow plowing, mail services and others while reducing travel time and travel distance servicing this section of the City.
6. Tucker is barricaded at the end of the concrete section, just west of Standish, so there is no connection from the subdivisions to the east out to John R along Tucker. This barricade was placed by resolution until such a time as Tucker is paved.
7. Drake is a public road as will be the new roads in Hunters Park 2. City policy is to provide connected public streets.

Though a full vehicular connection is recommended, if a full vehicular connection is not provided, the fire department recommends that a minimum a dedicated pedestrian and emergency vehicle connection be made.

Items to be Addressed: *1). Provide a midblock pedestrian crossing along the newly created Kingston Drive; and 2). Construct the connection to Drake Road as shown in Site Plan, Sheet P-3.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

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

	Required	Provided	Compliance
Minimum Lot Area*	10,500 sq ft	Sheet P-3: 10,964 (Ave) 9,957 sq ft (Min) Alternative: 11,302 (Ave) 9,477 sq ft (Min)	Complies
Minimum Lot Width	85 ft	76.5 ft (min), Avg exceeds 85 ft	Complies
Setbacks			
Front	30 ft	30 ft	Complies
Side (Least)	10 ft	10 ft	Complies
Side (Total)	20 ft	20 ft	Complies
Rear	40 ft	40 ft	Complies
Maximum Building Height	30 ft, 2.5 story	20'-1/4", 2 story	Complies
Minimum Floor Area per Unit	1,200 sq ft	1,800	Complies
Maximum Lot Coverage	30%	19%	Complies

*The lot size average option has been applied and Section 10.01 standards have been met.

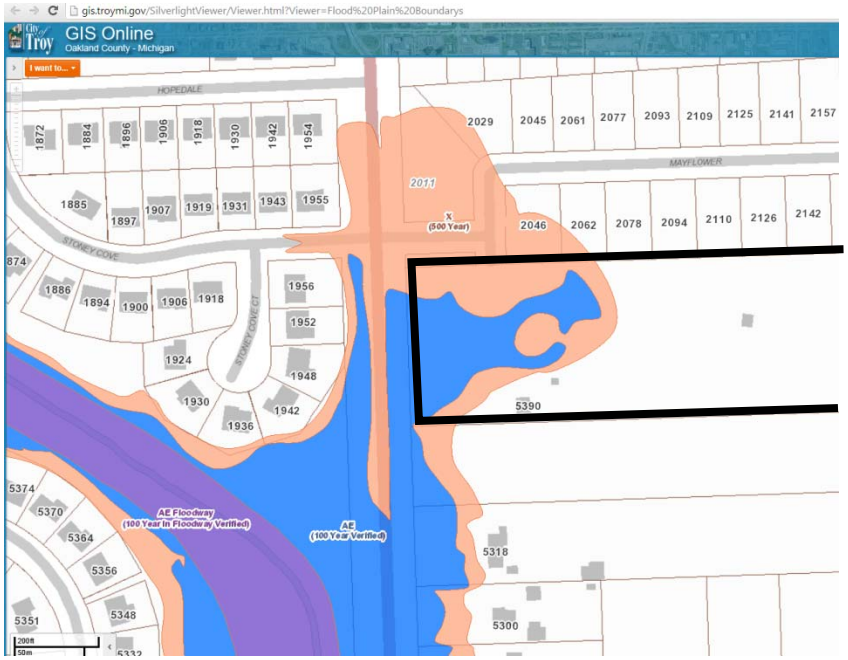
The applicant has meet all R-1C bulk requirements.

Items to be Addressed: *None*

NATURAL RESOURCES

Topography - The grading plan shows a gradual slope down from east to west. The detention basin for Hunters Park is located in the southwest corner of phase 1.

Woodlands – The site has significant tree cover. The applicant has tagged over 650 trees on the site, primarily American Elm, Scotch Pine, Wild Black Cherry, and Silver Maple. Most of the trees are between 5 and 10 inches DBH and at least half are in good condition. The applicant does not provide the exact number, however sheet P-6 indicates that most of the site will be clear-cut with some areas to be subject to selective clearing by builders. The applicant is encouraged to selectively clear trees in order to preserve trees particularly along proposed new lots and existing development, and in non-building envelopes of new lots.



Wetlands/Flood Plain - The front/westerly portion of the site is located within the 100 year flood plain. An application is being made to FEMA for a LOMA. The LOMA will be required for final site plans submittal. Additionally, there is a 1.04 acre non-regulated wetland located in the central portion of the site.

Items to be Addressed: *The applicant is encouraged to selectively clear trees in order to preserve trees particularly along proposed new lots and existing development, and in non-building envelopes of new lots.*

LANDSCAPING

The Landscape Plan includes a mixture of evergreen and deciduous trees. All proposed species fall within Troy regulations and are not prohibited. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	Required	**Provided**	**Compliance**
John R Road Screening Alt 2	1 tree per 10 lineal feet (300 lf =30 tree)	29 trees	Add (1) additional tree.
Proposed Kingston Drive Internal Street	1 tree per 50 lineal feet (2,278 lf = 5 trees)	46 trees	Complies

The applicant has provided landscaping at the entrance. Plantings are 78% native plants and include a variety of species.

Access drives should not be subtracted from the lineal dimension used to determine the minimum number of trees for greenbelts or internal streets. The applicant should provide landscaping based on the 300 foot frontage along John R Road.

Items to be Addressed: *Add one (1) additional tree along John R. Road.*

SUBMITTAL REQUIREMENTS

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

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

The proposed site condominium project is consistent and compatible with other developments in the community, and more importantly adjacent properties. The proposed development meets the intent of the Site Condominium section of the ordinance.

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

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

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

3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. **The applicant has provided deceleration and acceleration lanes at the entrance to the proposed Kingston Drive along John R Road.**

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

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

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

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **The dwelling calculation is compliant with R1-C regulations.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: *Noted above.*

RECOMMENDATIONS

We recommend preliminary Site Plan approval of the Hunters Park Phase 2 site condominium development given the following conditions:

1. *Provide a midblock pedestrian crossing along the newly created Kingston Drive.*
2. *Construct the connection to Drake Road as shown in Site Plan, Sheet P-3.*
3. *The applicant is encouraged to selectively clear trees in order to preserve trees particularly along proposed new lots and existing development, and in non-building envelopes of new lots.*
4. *Add one (1) additional tree along John R. Road.*

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

225-1426

cc:

PRELIMINARY SITE CONDOMINIUM PLANS FOR

HUNTERS PARK 2

PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION – AS SURVEYED: (OVERALL)

(Per Professional Engineering Associates, Inc.)

Lots 24, 25, 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east–west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right–of–way line of John R. Road (60 foot half width); thence along said east right–of–way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING; thence N89°59'21"E, 1150.05 feet (platted as EAST, 1150 feet) along the north line of Lot 27 to the northeast corner of Lot 27; thence S00°00'25"E, 599.84 feet (platted as S00°02'W, 600 feet) along the east line of the aforementioned Lots 24 thru 27, inclusive, of Eyster's John R Acres to the southeast corner of Lot 24; thence S89°59'21"W, 1150.47 feet (platted as WEST, 1150 feet) along the south line of said Lot 24 to the southwest corner of Lot 24 and the aforementioned east right–of way line of John R. Road; thence along said east right–of–way line N00°02'00"E, 599.84 feet (platted as 600 feet) to the POINT OF BEGINNING; containing 15.84 acres of land, more or less.

LEGAL DESCRIPTION – AS SURVEYED: (PHASE 1)

(Per Professional Engineering Associates, Inc.)

Lots 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

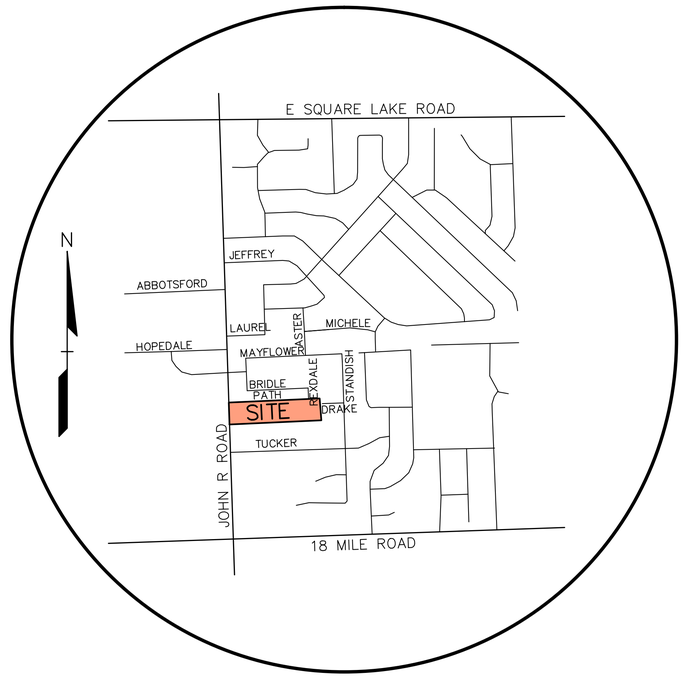
Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east–west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right–of–way line of John R. Road (60 foot half width); thence along said east right–of–way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING; thence N89°59'21"E, 1150.05 feet (platted as EAST, 1150 feet) along the north line of Lot 27 to the northeast corner of Lot 27; thence S00°00'25"E, 299.92 feet (platted as S00°02'W, 300 feet) along the east line of Lot 27 and the east line of Lot 26 of Eyster's John R Acres to the southeast corner of Lot 26; thence S89°59'21"W, 1150.26 feet (platted as WEST, 1150 feet) along the south line of said Lot 26 to the southwest corner of Lot 26 and the aforementioned east right–of way line of John R. Road; thence along said east right–of–way line N00°02'00"E, 299.92 feet (platted as 300 feet) to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.

LEGAL DESCRIPTION – AS SURVEYED: (PHASE 2)

(Per Professional Engineering Associates, Inc.)

Lots 24 and 25 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east–west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right–of–way line of John R. Road (60 foot half width); thence along said east right–of–way line S00°02'00"W, 641.11 feet to the northwest corner of Lot 25 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING; thence N89°59'21"E, 1150.26 feet (platted as EAST, 1150 feet) along the north line of said Lot 25 to the northeast corner of Lot 25; thence S00°00'25"E, 299.92 feet (platted as S00°02'W, 300 feet) along the east line of Lot 25 and the east line of Lot 24 of Eyster's John R Acres to the southeast corner of Lot 24; thence S89°59'21"W, 1150.47 feet (platted as WEST, 1150 feet) along the south line of said Lot 24 to the southwest corner of Lot 24 and the aforementioned east right–of way line of John R. Road; thence along said east right–of–way line N00°02'00"E, 299.92 feet (platted as 300 feet) to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

P–1	COVER SHEET
P–2	TOPOGRAPHIC SURVEY
P–3	PRELIMINARY SITE PLAN
P–4	PRELIMINARY GRADING PLAN
P–5	PRELIMINARY UTILITY PLAN
P–6	PRELIMINARY TREE PRESERVATION PLAN
P–7	TREE INVENTORY
P–8	TREE INVENTORY
L–1	PRELIMINARY LANDSCAPE PLAN
A–5	ELEVATIONS
A–2	FIRST FLOOR PLAN
A–4	SECOND FLOOR PLAN
ALT	ALTERNATIVE PRELIMINARY SITE PLAN

DEVELOPER:

MONDRIAN PROPERTIES HUNTERS PARK, LLC
50215 SCHOENHERR
SHELBY TOWNSHIP, MI 48315
PHONE: (586) 726–7340
FAX: (586) 726–1932
CONTACT: JOSEPH MANIACI

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MI 48083
PHONE: (248) 689–9090
FAX: (248) 689–1044
CONTACT: JOHN B. THOMPSON, P.E. / JANET EVENS, R.L.A.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

COVER SHEET
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\2014249 HUNTERS PARK 2 – 40\Dwg\Site Plans\SP-01 COVER-14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
P-1

BENCHMARKS

(GPS DERIVED – NAVD88)

BM#305
SET BENCH TIE WEST FACE OF UTILITY POLE, 2ND UTILITY POLE SOUTH OF MAYFLOWER, ±33' EAST OF THE CENTERLINE OF JOHN R ROAD & ±27' WEST OF THE NORTHWEST PARCEL CORNER OF LOT 25.
ELEV. – 657.41

BM#306
SET BENCH TIE NORTH FACE OF UTILITY POLE, NORTH OF #5300 NORTH DRIVE, ±32' EAST OF THE CENTERLINE OF JOHN R ROAD & ±28' WEST OF THE NORTHWEST PARCEL CORNER OF LOT 24.
ELEV. – 655.61

LEGAL DESCRIPTION – AS SURVEYED: (PHASE 1)
(Per Professional Engineering Associates, Inc.)

Lots 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east-west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right-of-way line of John R. Road (60 foot half width); thence along said east right-of-way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING;
thence N89°59'21"E, 1150.05 feet (platted as EAST, 1150 feet) along the north line of Lot 27 to the northeast corner of Lot 27; thence S00°00'25"E, 299.92 feet (platted as S00°02'W, 300 feet) along the east line of Lot 27 and the east line of Lot 26 to the southeast corner of Lot 26; thence S89°59'21"W, 1150.26 feet (platted as WEST, 1150 feet) along the south line of said Lot 26 to the southwest corner of Lot 26 and the aforementioned east right-of way line of John R. Road; thence along said east right-of-way line N00°02'00"E, 299.92 feet (platted as 300 feet) to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.

LEGAL DESCRIPTION – AS SURVEYED: (PHASE 2)
(Per Professional Engineering Associates, Inc.)

Lots 24 and 25 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east-west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right-of-way line of John R. Road (60 foot half width); thence along said east right-of-way line S00°02'00"W, 641.11 feet to the northwest corner of Lot 25 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING;
thence N89°59'21"E, 1150.26 feet (platted as EAST, 1150 feet) along the north line of said Lot 25 to the northeast corner of Lot 25; thence S00°00'25"E, 299.92 feet (platted as S00°02'W, 300 feet) along the east line of Lot 25 and the east line of Lot 24 of Eyster's John R Acres to the southeast corner of Lot 24; thence S89°59'21"W, 1150.47 feet (platted as WEST, 1150 feet) along the south line of said Lot 24 to the southwest corner of Lot 24 and the aforementioned east right-of way line of John R. Road; thence along said east right-of-way line N00°02'00"E, 299.92 feet (platted as 300 feet) to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.

LEGAL DESCRIPTION – AS SURVEYED: (OVERALL)
(Per Professional Engineering Associates, Inc.)

Lots 24, 25, 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

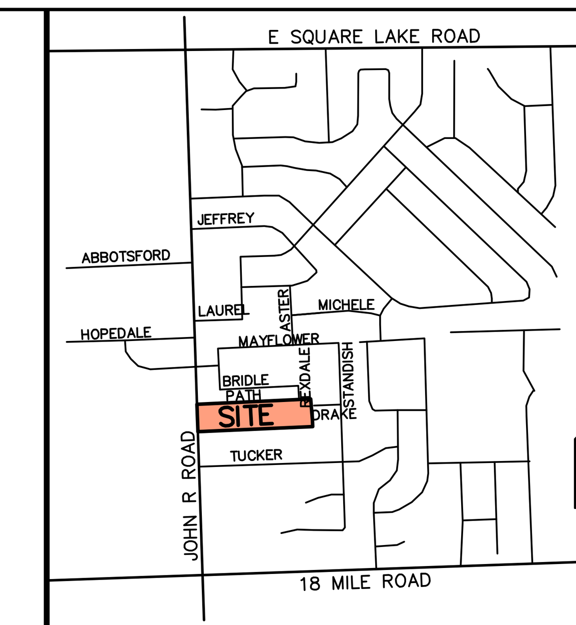
Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12; thence along the east-west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right-of-way line of John R. Road (60 foot half width); thence along said east right-of-way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING;
thence N89°59'21"E, 1150.05 feet (platted as EAST, 1150 feet) along the north line of Lot 27 to the northeast corner of Lot 27; thence S00°00'25"E, 599.84 feet (platted as S00°02'W, 600 feet) along the east line of the aforementioned Lots 24 thru 27, inclusive, of Eyster's John R Acres to the southeast corner of Lot 24; thence S89°59'21"W, 1150.47 feet (platted as WEST, 1150 feet) along the south line of said Lot 24 to the southwest corner of Lot 24 and the aforementioned east right-of way line of John R. Road; thence along said east right-of-way line N00°02'00"E, 599.84 feet (platted as 600 feet) to the POINT OF BEGINNING; containing 15.84 acres of land, more or less.

LEGEND

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

EXISTING

–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV– TV	UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE– T	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC– E	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
G GAS	GAS MAIN, VALVE & GAS LINE MARKER
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
CO S	SANITARY SEWER, CLEANOUT & MANHOLE
CO ST	STORM SEWER, CLEANOUT & MANHOLE
C	COMBINED SEWER & MANHOLE
	CATCH BASIN
	INLET (NO INCOMING LINES)
Y.D.	YARD DRAIN (2' DIA. & SMALLER)
	POST INDICATOR VALVE
V WSO	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
?	UNIDENTIFIED STRUCTURE
×816.06	SPOT ELEVATION
×(816.00)	AS BUILT ELEVATION
670	CONTOUR LINE
	FENCE
	GUARD RAIL
	STREET LIGHT
	SIGN
CONC.	CONCRETE
ASPH.	ASPHALT
	WETLAND
	GRAVEL SHOULDER

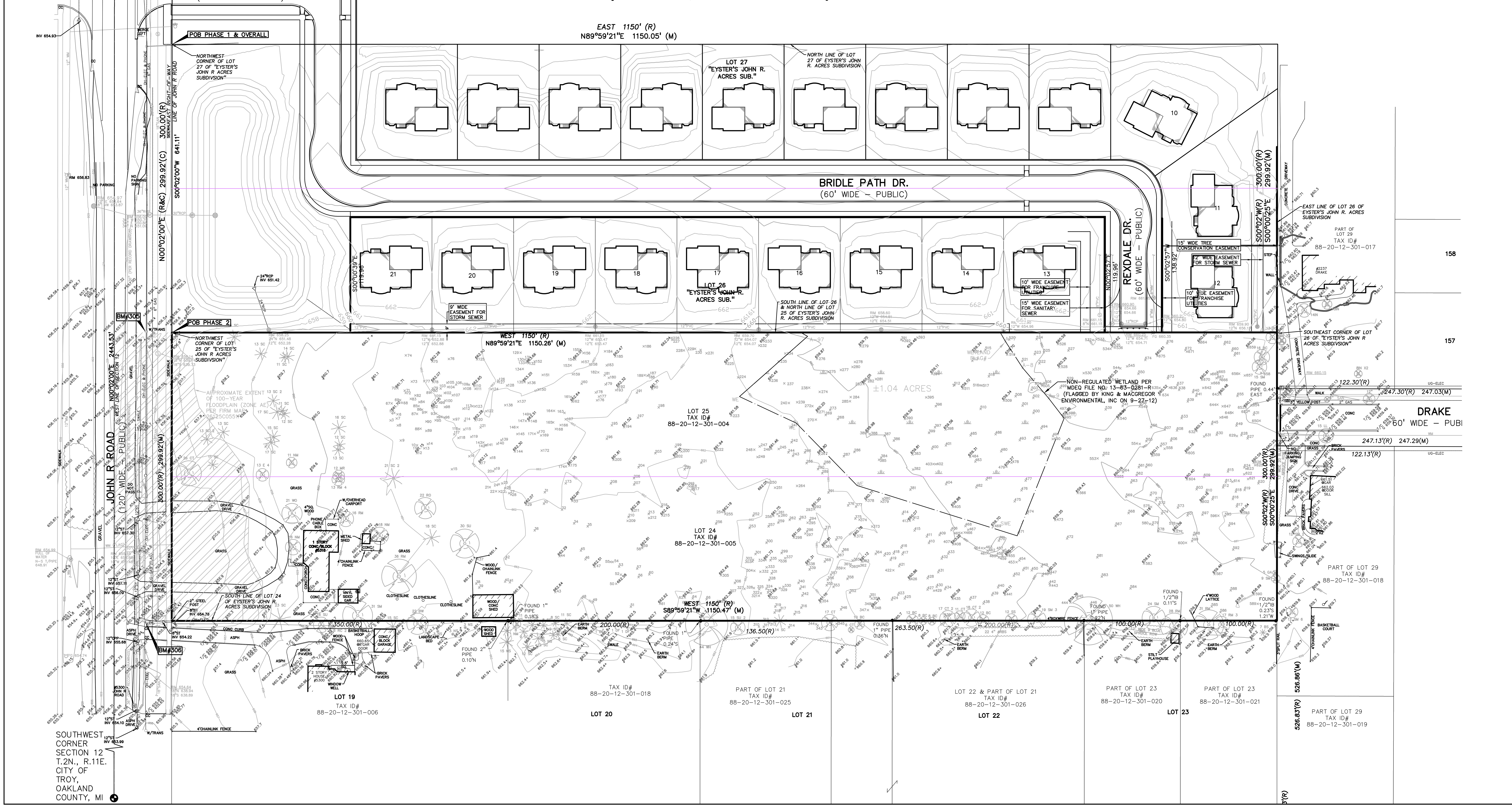


LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

–50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

TOPOGRAPHIC SURVEY
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\2014249 HUNTERS PARK 2 – JBT\Dwg\Site Plans\(P–2) TOPO–14249.dwg

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
P-2

SITE DATA:

LOCATION OF PROJECT:
#5318 JOHN R. ROAD (EAST SIDE OF JOHN R. ROAD, NORTH OF E. LONG LAKE)

SIZE OF PROPERTY: PHASE 1: 7.92 ACRES, PHASE 2: 7.92 ACRES, TOTAL 15.84 ACRES

PROPOSED USE OF PROPERTY: FORTY-FIVE (45) DETACHED, SINGLE FAMILY HOMES

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

SURROUNDING PROPERTY DETAILS:

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

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED:	PROVIDED:
FRONT	30 FOOT SETBACK	30 FOOT SETBACK
REAR	40 FOOT SETBACK	40 FOOT SETBACK
SIDES	10 FOOT MIN. (ONE), 20 FOOT TOTAL	10 FOOT MIN. (ONE), 20 FOOT TOTAL
DENSITY (# OF UNITS)	3.1 UNIT/ACRE=49 UNITS	2.90 UNIT/ACRE=45 UNITS
LOT SIZE PER UNIT	10,500 SQ. FT. (FOR PROJECTS W/ SEWER)	9,957 SQ. FT. SMALLEST 10,964 SQ. FT. AVERAGE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	20'-1/4" FEET, 2 STORY
LOT WIDTH	85 FEET	76.50 FEET SMALLEST*
MAX. LOT AREA COVERED BY BUILDINGS	30 PERCENT	19 PERCENT
MIN. FLOOR AREA PER UNIT	1,200 SQ. FT.	1800 SQ. FT.

* THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.02.
MIN. UNIT AREA REQUIRED = 9,450 SQ. FT.
MIN. UNIT WIDTH AT BLDG. SETBACK REQUIRED = 76.50 FEET

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 45-LOT (21 LOTS IN PHASE 1 AND 24 LOTS IN PHASE 2) SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE EAST SIDE OF JOHN R. ROAD. ACCESS TO ALL UNITS WILL BE VIA A NEW STREET OFF OF JOHN R. ROAD AND MAYFLOWER NORTH OF THE SITE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE-FAMILY HOME, WHICH WILL BE DEMOLISHED.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 45 UNITS WITH LOT SIZES RANGING BETWEEN 9,957 SQUARE FEET TO 20,238 SQUARE FEET, WITH AN AVERAGE LOT SIZE OF 10,964 SQUARE FEET. ALL UNITS FRONT ON THE NEW PUBLIC STREET CONNECTION. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE LOT SIZING AVERAGING OPTION.

NATURAL RESOURCES:
THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE-FAMILY HOME, WHICH WILL BE DEMOLISHED. THE SITE IS ENCUMBERED WITH ONE (1) NON-REGULATED WETLAND AND SIGNIFICANT TREE COVER.

FLOODPLAIN:
ACCORDING TO FEMA FLOODPLAIN MAP 100 YEAR FLOODPLAIN (AE) IMPACTS THE WESTERLY PORTION OF THE DEVELOPMENT. BASED ON CURRENT TOPO DATA THIS IMPACT IS SIGNIFICANTLY REDUCED AND LIMITED TO THE LINEAR DITCH ASSOCIATED WITH BACKWATER FROM AN OFF-SITE 36" STORM SEWER. APPLICATION IS BEING MADE TO FEMA FOR A LOMA.

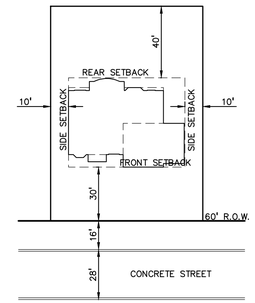
ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW PUBLIC STREET OFF JOHN R ROAD AND OFF OF THE STUB TO THE NORTH OF THE SITE. THE NEW ROAD WILL HAVE A SIXTY (60) FOOT WIDE RIGHT-OF-WAY

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROAD.

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

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER, EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.



TYPICAL UNIT DETAIL
SCALE: 1"=40'

LEGEND

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

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
CATCH BASIN
INLET (NO INCOMING LINES)
YARD DRAIN (2' DIA. & SMALLER)
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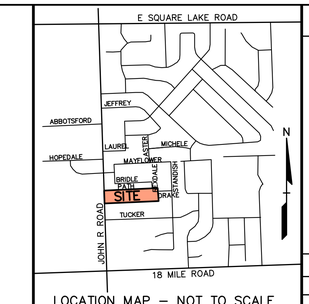
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
AS BUILT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
WETLAND
GRAVEL SHOULDER

STANDARD DUTY
HEAVY DUTY
DEEP STRENGTH

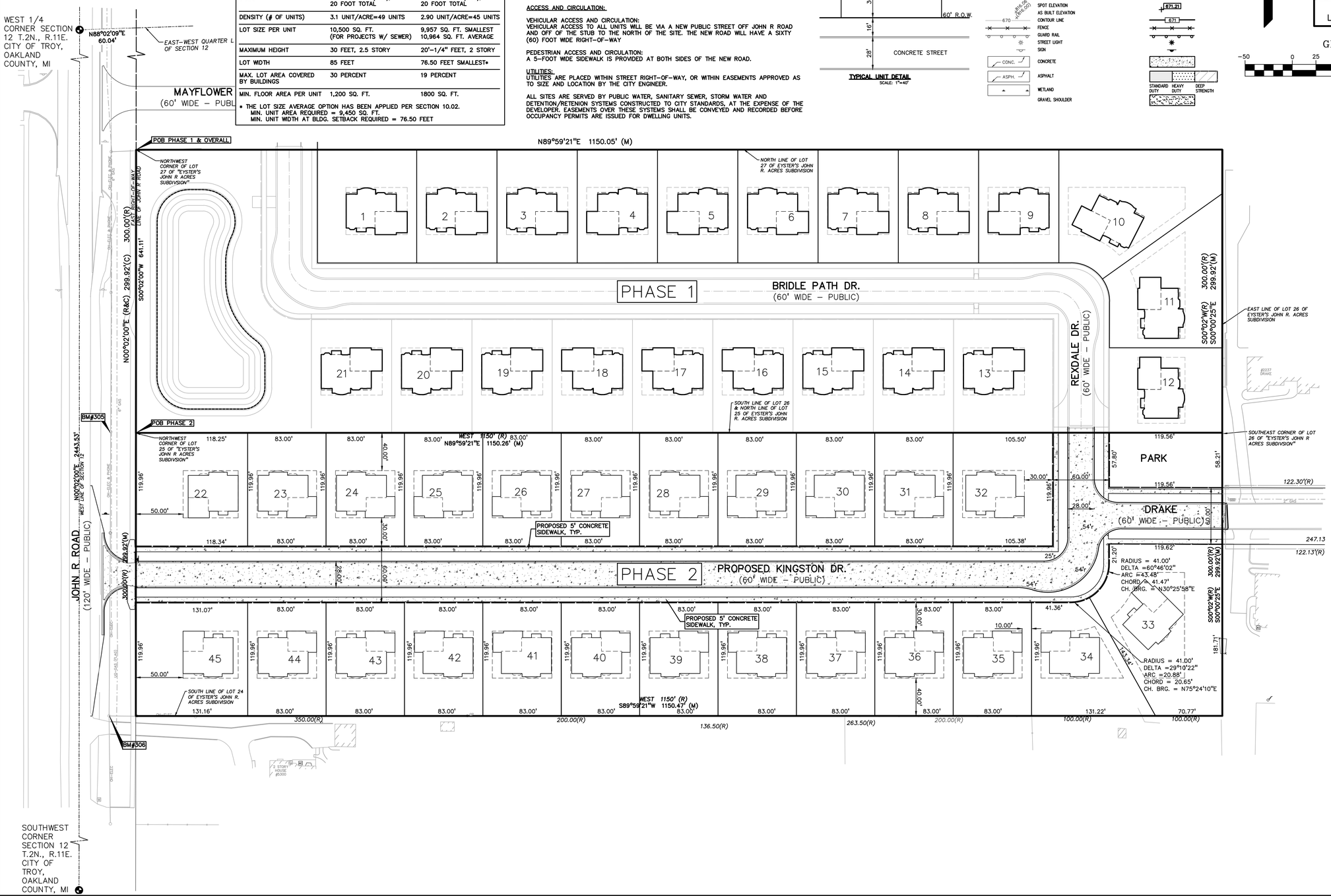


LOCATION MAP - NOT TO SCALE

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS



Lot Area Table	
Lot #	Area (sf)
1	12,596
2	10,197
3	10,197
4	10,197
5	10,197
6	10,197
7	10,197
8	10,197
9	10,197
10	17,403
11	14,603
12	10,793
13	12,603
14	10,197
15	10,197
16	10,197
17	10,197
18	10,197
19	10,197
20	10,197
21	10,197
22	14,191
23	9,957
24	9,957
25	9,957
26	9,957
27	9,957
28	9,957
29	9,957
30	9,957
31	9,957
32	12,649
33	20,238
34	11,765
35	9,957
36	9,957
37	9,957
38	9,957
39	9,957
40	9,957
41	9,957
42	9,957
43	9,957
44	9,957
45	14,208
Total:	493,384
Avg:	10,964

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2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY SITE PLAN
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. TMK | DN. TMK | SUR. DEC | P.M. JBT

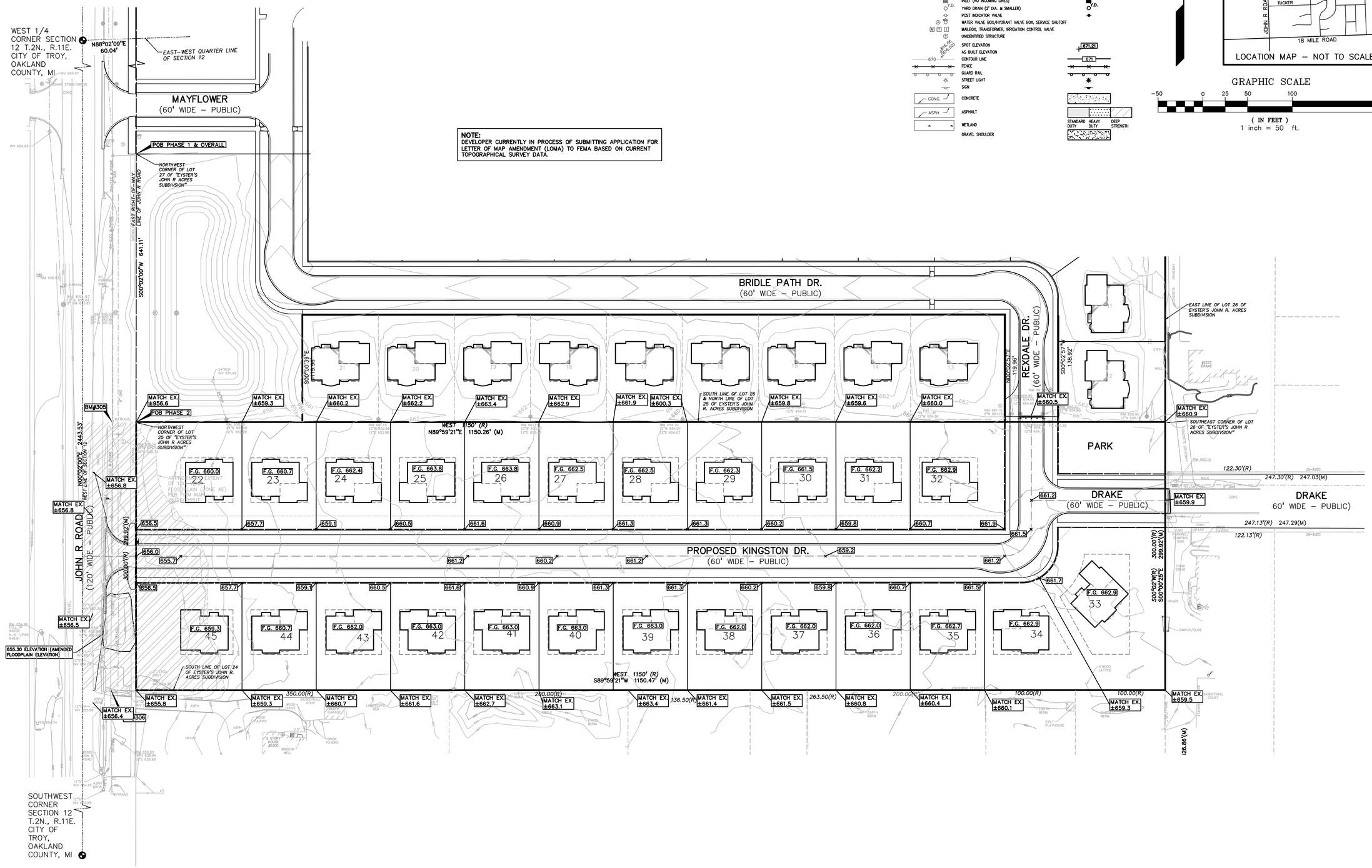
S:\PROJECTS\2014\2014-249 HUNTERS PARK 2 - JBT\Dwg\Site Plans\JR-3 (SM-14249).dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
P-3



NOTE:
DEVELOPER CURRENTLY IN PROCESS OF SUBMITTING APPLICATION FOR LETTER OF MAP AMENDMENT (LOMA) TO FEMA BASED ON CURRENT TOPOGRAPHICAL SURVEY DATA.

LEGEND

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

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
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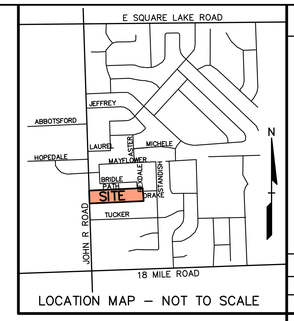
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

-50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY GRADING PLAN
HUNTERS PARK 2

PART OF THE SW 1/4 OF SECTION 12, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

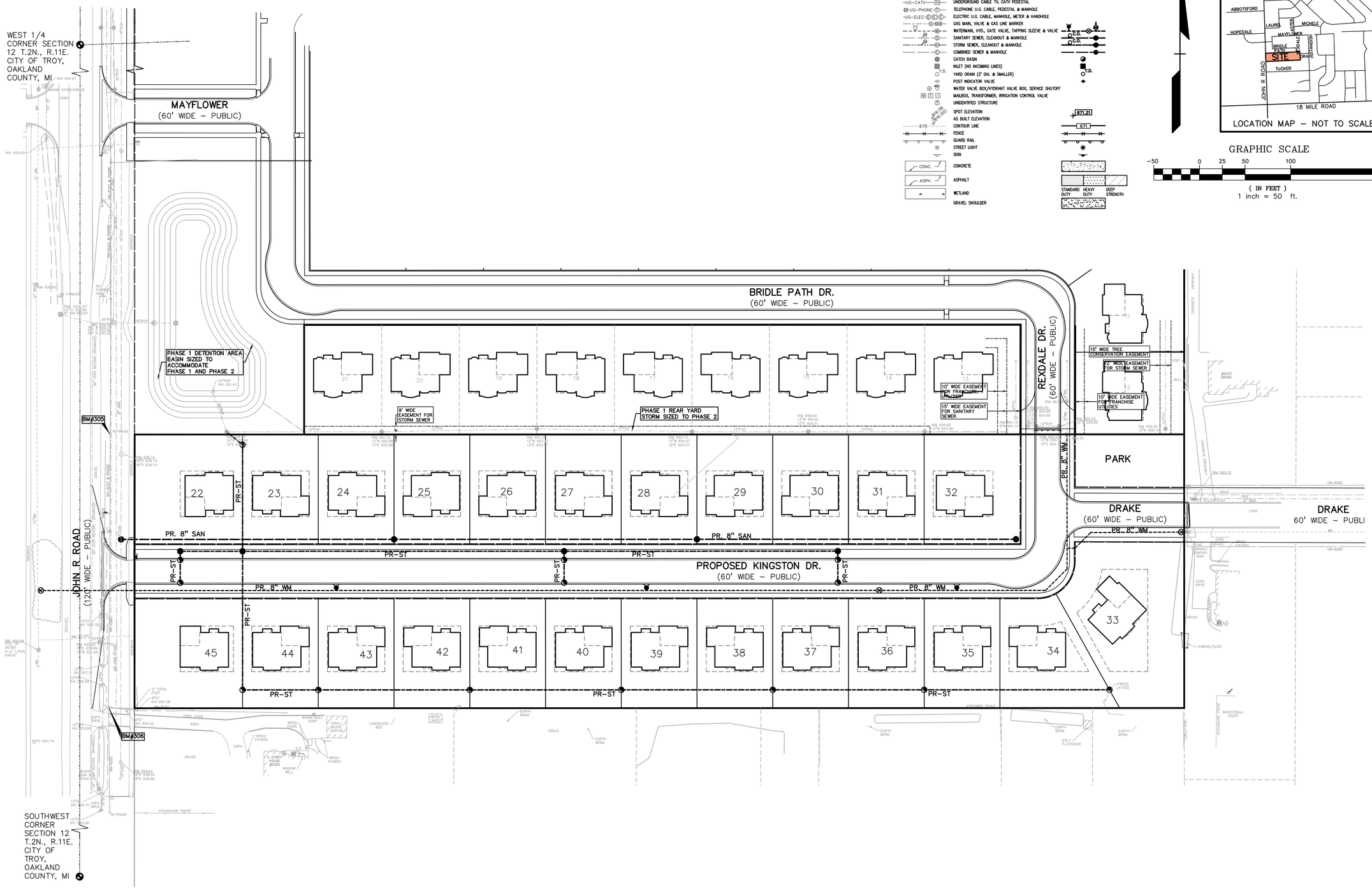
J:\PROJECTS\2014\2249 HUNTERS PARK 2 - JBT\Dwg\Site Prep\JT-4 GRADE-14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
P-4

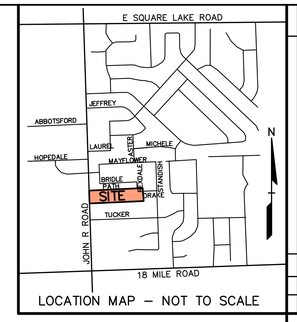


LEGEND

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

EXISTING		PROPOSED
OH-ELEC	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UG-CATV	UNDERGROUND CABLE TV, CATV PEDESTAL	
UG-PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
UG-ELEC	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS	GAS MAIN, VALVE & GAS LINE MARKER	
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O.
SS	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
SD	STORM SEWER, CLEANOUT & MANHOLE	
CS	COMBINED SEWER & MANHOLE	
	CATCH BASIN	
	INLET (NO INCOMING LINES)	
Y.D.	YARD DRAIN (2' DIA. & SMALLER)	Y.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
671 OR +671.00	SPOT ELEVATION	671.21
	AS BUILT ELEVATION	
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	
ASPH.	ASPHALT	STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH
	WETLAND	
	GRAVEL SHOULDER	

N



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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

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Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY UTILITY PLAN HUNTERS PARK 2

PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

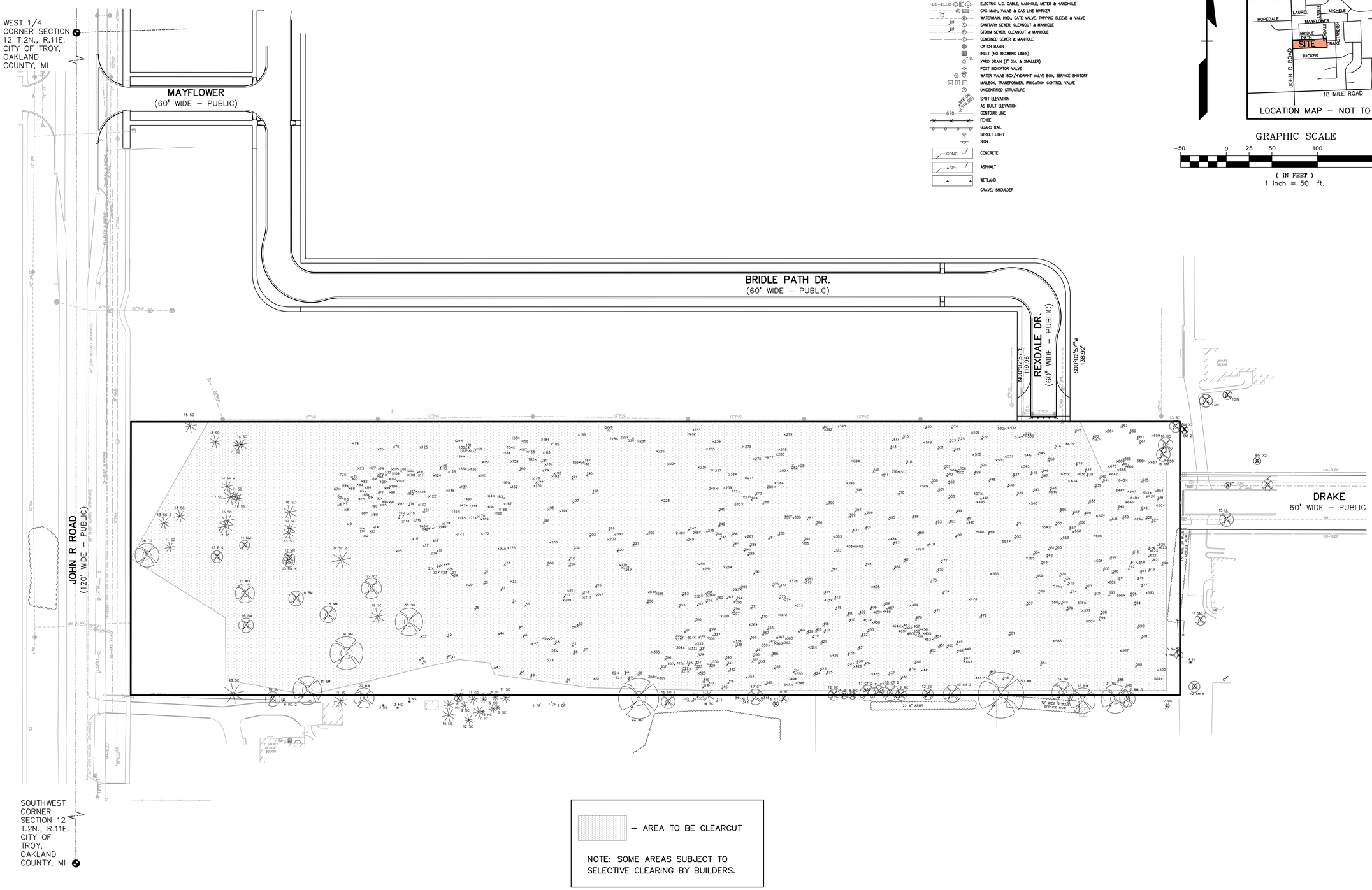
S:\PROJECTS\2014\2014249 HUNTERS PARK 2 – JBT\Dwg\Site Plans\JD-S3_UTILITY-14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
P-5



LEGEND

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

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2' DIA. & SMALLER)
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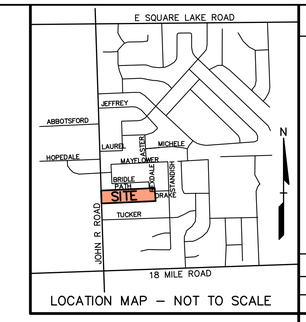
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY TREE PRESERVATION PLAN
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\2014-249 HUNTERS PARK 2 – JBT\Dwg\Site Plans\(JB-4) TREE-14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:

P-6

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
1	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
2	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
3	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
4	E	7	American Elm	Ulmus americana	GOOD	
5	SC	10	Scotch Pine	Pinus sylvestris	POOR	
6	SC	5	Scotch Pine	Pinus sylvestris	POOR	
7	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
8	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
9	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
10	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
11	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
12	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
13	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
14	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
15	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
16	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
17	SC	9	Scotch Pine	Pinus sylvestris	FAIR	X2
18	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
19	SC	8	Scotch Pine	Pinus sylvestris	POOR	
20	SC	8	Scotch Pine	Pinus sylvestris	POOR	
21	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
22	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
23	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
24	NM	5	Norway Maple	Acer platanoides	GOOD	
25	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
26	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
27	NM	4	Norway Maple	Acer platanoides	GOOD	
28	NM	4	Norway Maple	Acer platanoides	FAIR	
29	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
30	SC	8	Scotch Pine	Pinus sylvestris	POOR	
31	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
32	SC	10	Scotch Pine	Pinus sylvestris	POOR	
33	WO	6	White Oak	Quercus alba	GOOD	
34	GA	9	Green Ash	Fraxinus pennsylvanica	GOOD	
35	E	4	American Elm	Ulmus americana	GOOD	
36	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
37	SC	6	Scotch Pine	Pinus sylvestris	POOR	
38	GA	9	Green Ash	Fraxinus pennsylvanica	GOOD	
39	E	6	American Elm	Ulmus americana	GOOD	
40	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
41	RO	4	Red Oak	Quercus rubra	GOOD	
42	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
43	GA	9	Green Ash	Fraxinus pennsylvanica	FAIR	
44	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
45	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
46	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
47	WO	6	White Oak	Quercus alba	GOOD	
48	CA	6	Crab Apple	Malus caronaria	FAIR	X2
49	CA	9	Crab Apple	Malus caronaria	GOOD	X3
50	E	8	American Elm	Ulmus americana	GOOD	
51	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
52	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
53	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
54	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
55	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
56	E	9	American Elm	Ulmus americana	FAIR	
57	E	8	American Elm	Ulmus americana	FAIR	
58	E	8	American Elm	Ulmus americana	FAIR	
59	WO	4	White Oak	Quercus alba	FAIR	
60	WO	4	White Oak	Quercus alba	GOOD	
61	RH	5	Sumac	Rhus	GOOD	
62	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
63	WO	5	White Oak	Quercus alba	FAIR	
64	WO	5	White Oak	Quercus alba	FAIR	
65	E	6	American Elm	Ulmus americana	FAIR	
66	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
67	NM	6	Norway Maple	Acer platanoides	FAIR	
68	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
69	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
70	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
71	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
72	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
73	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
74	E	4	American Elm	Ulmus americana	FAIR	
75	E	7	American Elm	Ulmus americana	GOOD	
76	RM	5	Red Maple	Acer rubrum	GOOD	
77	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
78	SC	7	Scotch Pine	Pinus sylvestris	FAIR	X2
79	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
80	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
81	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
82	SC	8	Scotch Pine	Pinus sylvestris	FAIR	X2
83	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
84	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
85	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
86	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
87	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
88	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
89	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
90	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
91	SC	7	Scotch Pine	Pinus sylvestris	POOR	
92	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
93	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
94	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
95	SC	7	Scotch Pine	Pinus sylvestris	POOR	
96	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
97	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
98	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
99	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
100	SC	6	Scotch Pine	Pinus sylvestris	POOR	
101	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
102	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
103	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
104	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
105	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
106	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
107	SC	6	Scotch Pine	Pinus sylvestris	FAIR	X2
108	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
109	SC	5	Scotch Pine	Pinus sylvestris	POOR	
110	SC	8	Scotch Pine	Pinus sylvestris	FAIR	X2
111	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
112	E	8	American Elm	Ulmus americana	GOOD	
113	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
114	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
115	SC	5	Scotch Pine	Pinus sylvestris	POOR	
116	SC	7	Scotch Pine	Pinus sylvestris	FAIR	X2
117	SC	6	Scotch Pine	Pinus sylvestris	POOR	
118	SC	8	Scotch Pine	Pinus sylvestris	FAIR	X2
119	NM	4	Norway Maple	Acer platanoides	GOOD	
120	SC	7	Scotch Pine	Pinus sylvestris	POOR	
121	SC	7	Scotch Pine	Pinus sylvestris	FAIR	X2
122	E	8	American Elm	Ulmus americana	GOOD	
123	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
124	SC	8	Scotch Pine	Pinus sylvestris	POOR	
125	SM	5	Silver Maple	Acer saccharinum	GOOD	
126	SC	8	Scotch Pine	Pinus sylvestris	POOR	
127	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
128	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
129	SM	5	Silver Maple	Acer saccharinum	GOOD	
130	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
131	SC	5	Scotch Pine	Pinus sylvestris	POOR	
132	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
133	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
134	SC	8	Scotch Pine	Pinus sylvestris	POOR	X2
135	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
136	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
137	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
138	SC	7	Scotch Pine	Pinus sylvestris	FAIR	X2
139	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
140	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
141	SC	7	Scotch Pine	Pinus sylvestris	FAIR	X2
142	NM	4	Norway Maple	Acer platanoides	GOOD	X2
143	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
144	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
145	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
146	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
147	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
148	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
149	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
150	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
151	SM	4	Silver Maple	Acer saccharinum	GOOD	
152	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
153	BC	7	Wild Black Cherry	Prunus serotina	GOOD	X2
154	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
155	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
156	BC	10	Wild Black Cherry	Prunus serotina	GOOD	
157	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
158	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
159	SC	5	Scotch Pine	Pinus sylvestris	GOOD	
160	SC	4	Scotch Pine	Pinus sylvestris	GOOD	
161	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
162	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
163	E	6	American Elm	Ulmus americana	GOOD	
164	SC	9	Scotch Pine	Pinus sylvestris	GOOD	X2
165	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
166	SM	4	Silver Maple	Acer saccharinum	FAIR	
167	E	4	American Elm	Ulmus americana	GOOD	
168	SC	9	Scotch Pine	Pinus sylvestris	GOOD	X2
169	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
170	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
171	SC	5	Scotch Pine	Pinus sylvestris	POOR	
172	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
173	RM	7	Red Maple	Acer rubrum	GOOD	
174	NM	6	Norway Maple	Acer platanoides	GOOD	
175	NM	4	Norway Maple	Acer platanoides	GOOD	
176	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
177	SC	7	Scotch Pine	Pinus sylvestris	GOOD	X2
178	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
179	BC	5	Wild Black Cherry	Prunus serotina	POOR	
180	SC	4	Scotch Pine	Pinus sylvestris	POOR	
181	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
182	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
183	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
184	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
185	SC	6	Scotch Pine	Pinus sylvestris	POOR	
186	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
187	B	9	Basswood	Tilia americana	GOOD	
188	B	9	Basswood	Tilia americana	GOOD	
189	B	9	Basswood	Tilia americana	GOOD	
190	E	6	American Elm	Ulmus americana	FAIR	
191	RM	6	Red Maple	Acer rubrum	GOOD	
192	E	8	American Elm	Ulmus americana	FAIR	
193	BC	4	Wild Black Cherry	Prunus serotina	FAIR	X2
194	WO	6	White Oak	Quercus alba	FAIR	
195	WO	5	White Oak	Quercus alba	GOOD	
196	WO	7	White Oak	Quercus alba	FAIR	
197	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
198	E	4	American Elm	Ulmus americana	FAIR	
199	E	4	American Elm	Ulmus americana	FAIR	
200	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
201	LOST TAG					
202	BC	5	Wild Black Cherry	Prunus serotina	POOR	
203	E	4	American Elm	Ulmus americana	GOOD	
204	E	6	American Elm	Ulmus americana	FAIR	
205	E	6	American Elm	Ulmus americana	FAIR	
206	WO	4	White Oak	Quercus alba	FAIR	
207	SM	4	Silver Maple	Acer saccharinum	FAIR	X2
208	BC	10	Wild Black Cherry	Prunus serotina	GOOD	
209	SC	5	Scotch Pine	Pinus sylvestris	POOR	X2
210	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
211	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
212	NM	5	Norway Maple	Acer platanoides	FAIR	
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214	E	4	American Elm	Ulmus americana	GOOD	
215	E	8	American Elm	Ulmus americana	GOOD	
216	E	9	American Elm	Ulmus americana	GOOD	
217	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
218	BC	7	Wild Black Cherry	Prunus serotina	POOR	
219	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
220	SM	10	Silver Maple	Acer saccharinum	GOOD	
221	BC	9	Wild Black Cherry	Prunus serotina	POOR	
222	PN	6	Pin Cherry	Prunus pennsylvanica	GOOD	
223	E	7	American Elm	Ulmus americana	FAIR	
224	E	4	American Elm	Ulmus americana	GOOD	
225	EE	9	Siberian Elm	Ulmus pumila	POOR	
226	WO	6	White Oak	Quercus alba	FAIR	
227	E	4	American Elm	Ulmus americana	FAIR	
228	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
229	E	4	American Elm	Ulmus americana	GOOD	
230	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
231	E	5	American Elm	Ulmus americana	GOOD	
232	E	8	American Elm	Ulmus americana	GOOD	
233	E	5	American Elm	Ulmus americana	GOOD	
234	E	7	American Elm	Ulmus americana	GOOD	
235	SM	4	Silver Maple	Acer saccharinum	POOR	
236	E	8	American Elm	Ulmus americana	FAIR	
237	E	7	American Elm	Ulmus americana	GOOD	
238	E	6	American Elm	Ulmus americana	FAIR	X2
239	SM	6	Silver Maple	Acer saccharinum	GOOD	
240	E	6	American Elm	Ulmus americana	POOR	
241	BC	9	Wild Black Cherry	Prunus serotina	POOR	X3
242	WO	4	White Oak	Quercus alba	FAIR	
243	WO	5	White Oak	Quercus alba	GOOD	
244	CT	6	Cottonwood	Populus deltoides	GOOD	
245	CT	9	Cottonwood	Populus deltoides	GOOD	
246	CT	6	Cottonwood	Populus deltoides	GOOD	
247	CT	8	Cottonwood	Populus deltoides	GOOD	
248	PN	6	Pin Cherry	Prunus pennsylvanica	GOOD	
249	CT	8	Cottonwood	Populus deltoides	GOOD	
250	GA	8	Green Ash	Fraxinus pennsylvanica	GOOD	
251	MR	4	Red Mulberry	Morus rubra	GOOD	
252	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
253	RO	6	Red Oak	Quercus rubra	GOOD	
254	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
255	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
256	CA	5	Crab Apple	Malus caronaria	GOOD	X3
257	WO	6	White Oak	Quercus alba	GOOD	
258	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
259	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
260	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
261	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
262	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
263	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
264	WO	8	White Oak	Quercus alba	GOOD	
265	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
266	RO	5	Red Oak	Quercus rubra	FAIR	
267	E	5	American Elm	Ulmus americana	POOR	
268	BC	6	Wild Black Cherry	Prunus serotina	POOR	
269	E	4	American Elm	Ulmus americana	GOOD	
270	E	5	American Elm	Ulmus americana	FAIR	
271	E	6	American Elm	Ulmus americana	GOOD	
272	E	4	American Elm	Ulmus americana	GOOD	
273	SS	7	Sassafras	Sassafras albidum	FAIR	
274	SM	8	Silver Maple	Acer saccharinum	GOOD	X3
275	SM	8	Silver Maple	Acer saccharinum	GOOD	X2
276	E	9	American Elm	Ulmus americana	GOOD	
277	SM	8	Silver Maple	Acer saccharinum	GOOD	X2
278	E	6	American Elm	Ulmus americana	FAIR	
279	E	5	American Elm	Ulmus americana	GOOD	
280	E	7	American Elm	Ulmus americana	GOOD	
281	E	7	American Elm	Ulmus americana	POOR	
282	E	4	American Elm	Ulmus americana	GOOD	
283	SM	9	Silver Maple	Acer saccharinum	GOOD	X4
284	RO	7	Red Oak	Quercus rubra	GOOD	
285	RO	7	Red Oak	Quercus rubra	GOOD	
286	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
287	E	7	American Elm	Ulmus americana	GOOD	
288	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
289	E	6	American Elm	Ulmus americana	FAIR	X4
290	RO	6	Red Oak	Quercus rubra	GOOD	X2
291	WO	8	White Oak	Quercus alba	GOOD	
292	WO	8	White Oak	Quercus alba	FAIR	
293	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
294	WO	7	White Oak	Quercus alba	GOOD	
295	WO	8	White Oak	Quercus alba	GOOD	
296	WO	8	White Oak	Quercus alba	GOOD	
297	WO	6	White Oak	Quercus alba	GOOD	
298	WO	5	White Oak	Quercus alba	GOOD	
299	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
300	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
301	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
302	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
303	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
304	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
305	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
306	MR	6	Red Mulberry	Morus rubra	FAIR	X3
307	WO	7	White Oak	Quercus alba	GOOD	
308	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
309	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
310	SC	4	Scotch Pine	Pinus sylvestris	POOR	
311	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
312	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
313	E	5	American Elm	Ulmus americana	GOOD	
314	PN	5	Pin Cherry	Prunus pennsylvanica	GOOD	
315	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
316	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
317	SC	5	Scotch Pine	Pinus sylvestris	POOR	
318	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
319	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
320	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
321	SC	5	Scotch Pine	Pinus sylvestris	POOR	
322	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
323	SC	5	Scotch Pine	Pinus sylvestris	POOR	
324	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
325	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
326	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
327	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
328	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
329	SC	8	Scotch Pine	Pinus sylvestris	POOR	
330	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
331	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
332	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
333	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
334	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
335	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
336	SC	5	Scotch Pine	Pinus sylvestris	POOR	
337	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
338	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
339	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
340	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
341	BC	7	Wild Black Cherry	Prunus serotina	POOR	
342	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
343	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
344	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
345	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
346	BC	10	Wild Black Cherry	Prunus serotina	GOOD	
347	PB	6	Paper Birch	Betula papyrifera	GOOD	
348	SM	4	Silver Maple	Acer saccharinum	GOOD	
349	PB	5	Paper Birch	Betula papyrifera	GOOD	
350	PB	7	Paper Birch	Betula papyrifera	GOOD	
351	PB	6	Paper Birch	Betula papyrifera	GOOD	X2
352	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
353	GA	6	Green Ash	Fraxinus pennsylvanica	POOR	
354	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
355	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
356	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
357	SC	5	Scotch Pine	Pinus sylvestris	POOR	X2
358	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
359	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
360	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
361	E	5	American Elm	Ulmus americana	GOOD	
362	BC	5	Wild Black Cherry	Prunus serotina	POOR	
363	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
364	WO	4	White Oak	Quercus alba	GOOD	
365	SM	5	Silver Maple	Acer saccharinum	GOOD	
366	WO	7	White Oak	Quercus alba	POOR	
367	WO	7	White Oak	Quercus alba	POOR	
368	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
369	WO	7	White Oak	Quercus alba	POOR	
370	SC	8	Scotch Pine	Pinus sylvestris	GOOD	X2
371	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
372	WO	6	White Oak	Quercus alba	FAIR	
373	CT	10	Cottonwood	Populus deltoides	GOOD	
374	CT	4	Cottonwood	Populus deltoides	GOOD	
375	E	7	American Elm	Ulmus americana	GOOD	
376	WO	7	White Oak	Quercus alba	POOR	
377	CT	7	Cottonwood	Populus deltoides	FAIR	
378	CT	5	Cottonwood	Populus deltoides	GOOD	
379	CT	7	Cottonwood	Populus deltoides	FAIR	
380	CT	7	Cottonwood	Populus deltoides	FAIR	
381	SM	6	Silver Maple	Acer saccharinum	GOOD	X2
382	RO	6	Red Oak	Quercus rubra	GOOD	
383	E	4	American Elm	Ulmus americana	GOOD	
384	E	5	American Elm	Ulmus americana	POOR	
385	E	5	American Elm	Ulmus americana	POOR	
386	RO	6	Red Oak	Quercus rubra	GOOD	X2
387	SM	9	Silver Maple	Acer saccharinum	GOOD	
388	E	4	American Elm	Ulmus americana	POOR	
389	E	9	American Elm	Ulmus americana	FAIR	
390	E	4	American Elm	Ulmus americana	GOOD	X2
391	SM	9	Silver Maple	Acer saccharinum	FAIR	
392	E	4	American Elm	Ulmus americana	POOR	X2
393	SM	8	Silver Maple	Acer saccharinum	POOR	X2
394	E	5	American Elm	Ulmus americana	FAIR	
395	E	6	American Elm	Ulmus americana	FAIR	
396	E	7	American Elm	Ulmus americana	GOOD	X2

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

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TREE INVENTORY HUNTERS PARK 2

PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\2014249 HUNTERS PARK 2 - JBT\Dwg\Site Plans\(P-7) TREE LIST-14249.dwg

ORIGINAL ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER: P-7

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
397	RM	8	Red Maple	Acer rubrum	FAIR	
398	SM	8	Silver Maple	Acer saccharinum	POOR	
399	E	4	American Elm	Ulmus americana	GOOD	
400	SM	8	Silver Maple	Acer saccharinum	POOR	X2
401	E	4	American Elm	Ulmus americana	GOOD	
402	E	4	American Elm	Ulmus americana	POOR	
403	E	5	American Elm	Ulmus americana	POOR	
404	SM	4	Silver Maple	Acer saccharinum	GOOD	
405	PB	9	Paper Birch	Betula papyrifera	GOOD	
406	PB	7	Paper Birch	Betula papyrifera	GOOD	
407	RM	8	Red Maple	Acer rubrum	GOOD	
408	SM	6	Silver Maple	Acer saccharinum	GOOD	
409	SS	6	Sassafras	Sassafras albidum	GOOD	
410	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
411	SC	7	Scotch Pine	Pinus sylvestris	POOR	
412	WO	6	White Oak	Quercus alba	POOR	
413	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
414	CT	5	Cottonwood	Populus deltoides	GOOD	
415	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
416	SM	4	Silver Maple	Acer saccharinum	GOOD	
417	SM	5	Silver Maple	Acer saccharinum	GOOD	
418	PB	6	Paper Birch	Betula papyrifera	GOOD	X2
419	PB	5	Paper Birch	Betula papyrifera	GOOD	
420	PB	4	Paper Birch	Betula papyrifera	GOOD	X2
421	PB	6	Paper Birch	Betula papyrifera	GOOD	
422	PB	7	Paper Birch	Betula papyrifera	GOOD	
423	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
424	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
425	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
426	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
427	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
428	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
429	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
430	RO	4	Red Oak	Quercus rubra	GOOD	
431	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
432	SM	4	Silver Maple	Acer saccharinum	GOOD	
433	PB	6	Paper Birch	Betula papyrifera	GOOD	X2
434	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
435	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
436	CT	5	Cottonwood	Populus deltoides	FAIR	
437	E	6	American Elm	Ulmus americana	POOR	
438	PB	4	Paper Birch	Betula papyrifera	GOOD	
439	PB	6	Paper Birch	Betula papyrifera	GOOD	
440	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
441	PB	5	Paper Birch	Betula papyrifera	GOOD	
442	PB	4	Paper Birch	Betula papyrifera	FAIR	
443	SM	6	Silver Maple	Acer saccharinum	GOOD	
444	SM	8	Silver Maple	Acer saccharinum	GOOD	
445	SM	10	Silver Maple	Acer saccharinum	GOOD	
446	SM	5	Silver Maple	Acer saccharinum	GOOD	
447	RM	9	Red Maple	Acer rubrum	GOOD	
448	PN	4	Pin Cherry	Prunus pennsylvanica	GOOD	
449	SM	7	Silver Maple	Acer saccharinum	GOOD	X3
450	SM	5	Silver Maple	Acer saccharinum	FAIR	
451	SM	9	Silver Maple	Acer saccharinum	GOOD	
452	BC	5	Wild Black Cherry	Prunus serotina	GOOD	X2
453	PB	4	Paper Birch	Betula papyrifera	FAIR	
454	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
455	PB	5	Paper Birch	Betula papyrifera	FAIR	
456	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
457	PB	6	Paper Birch	Betula papyrifera	GOOD	
458	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
459	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
460	PB	6	Paper Birch	Betula papyrifera	POOR	
461	PB	6	Paper Birch	Betula papyrifera	GOOD	
462	PB	6	Paper Birch	Betula papyrifera	GOOD	
463	PB	5	Paper Birch	Betula papyrifera	GOOD	
464	PB	6	Paper Birch	Betula papyrifera	FAIR	
465	PB	4	Paper Birch	Betula papyrifera	GOOD	
466	PB	4	Paper Birch	Betula papyrifera	POOR	
467	PB	7	Paper Birch	Betula papyrifera	GOOD	
468	TH	5	Thornapple/Hawthorne	Cragaegus spp.	POOR	
469	PN	4	Pin Cherry	Prunus pennsylvanica	FAIR	
470	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
471	WO	4	White Oak	Quercus alba	GOOD	
472	E	4	American Elm	Ulmus americana	GOOD	
473	SM	4	Silver Maple	Acer saccharinum	GOOD	
474	SM	7	Silver Maple	Acer saccharinum	GOOD	
475	SM	8	Silver Maple	Acer saccharinum	FAIR	
476	SM	5	Silver Maple	Acer saccharinum	GOOD	
477	E	8	American Elm	Ulmus americana	GOOD	
478	E	4	American Elm	Ulmus americana	GOOD	
479	E	9	American Elm	Ulmus americana	GOOD	
480	E	5	American Elm	Ulmus americana	GOOD	
481	SM	9	Silver Maple	Acer saccharinum	GOOD	X2
482	SM	6	Silver Maple	Acer saccharinum	GOOD	
483	E	4	American Elm	Ulmus americana	GOOD	
484	RM	9	Red Maple	Acer rubrum	GOOD	
485	E	5	American Elm	Ulmus americana	GOOD	
486	E	5	American Elm	Ulmus americana	GOOD	
487	SM	5	Silver Maple	Acer saccharinum	FAIR	X2
488	SM	9	Silver Maple	Acer saccharinum	GOOD	X2
489	E	4	American Elm	Ulmus americana	GOOD	
490	SM	7	Silver Maple	Acer saccharinum	FAIR	
491	SM	7	Silver Maple	Acer saccharinum	FAIR	
492	SM	8	Silver Maple	Acer saccharinum	GOOD	
493	E	6	American Elm	Ulmus americana	GOOD	
494	SM	7	Silver Maple	Acer saccharinum	POOR	
495	BC	5	Wild Black Cherry	Prunus serotina	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
496	RO	4	Red Oak	Quercus rubra	FAIR	
497	SM	7	Silver Maple	Acer saccharinum	FAIR	
498	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
499	SM	9	Silver Maple	Acer saccharinum	GOOD	
500	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
501	E	4	American Elm	Ulmus americana	GOOD	
502	SM	10	Silver Maple	Acer saccharinum	GOOD	
503	SM	8	Silver Maple	Acer saccharinum	GOOD	
504	SM	5	Silver Maple	Acer saccharinum	GOOD	
505	SM	6	Silver Maple	Acer saccharinum	GOOD	
506	SM	4	Silver Maple	Acer saccharinum	GOOD	
507	SM	7	Silver Maple	Acer saccharinum	GOOD	X3
508	SM	6	Silver Maple	Acer saccharinum	GOOD	
509	SM	6	Silver Maple	Acer saccharinum	GOOD	
510	RO	6	Red Oak	Quercus rubra	POOR	
511	E	5	American Elm	Ulmus americana	GOOD	
512	RO	5	Red Oak	Quercus rubra	GOOD	
513	E	5	American Elm	Ulmus americana	GOOD	
514	SM	10	Silver Maple	Acer saccharinum	POOR	
515	E	5	American Elm	Ulmus americana	GOOD	
516	WO	8	White Oak	Quercus alba	GOOD	
517	E	5	American Elm	Ulmus americana	FAIR	X3
518	E	4	American Elm	Ulmus americana	GOOD	
519	SM	7	Silver Maple	Acer saccharinum	FAIR	
520	SM	7	Silver Maple	Acer saccharinum	GOOD	X4
521	SM	7	Silver Maple	Acer saccharinum	FAIR	
522	RO	8	Red Oak	Quercus rubra	FAIR	
523	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
524	SM	9	Silver Maple	Acer saccharinum	GOOD	X2
525	SM	5	Silver Maple	Acer saccharinum	GOOD	
526	SM	7	Silver Maple	Acer saccharinum	GOOD	X3
527	RO	8	Red Oak	Quercus rubra	GOOD	
528	SM	6	Silver Maple	Acer saccharinum	GOOD	
529	SM	6	Silver Maple	Acer saccharinum	GOOD	X3
530	SM	7	Silver Maple	Acer saccharinum	GOOD	
531	SM	6	Silver Maple	Acer saccharinum	POOR	
532	RO	9	Red Oak	Quercus rubra	FAIR	X2
533	RO	6	Red Oak	Quercus rubra	GOOD	
534	PB	4	Paper Birch	Betula papyrifera	FAIR	
535	PB	5	Paper Birch	Betula papyrifera	GOOD	
536	PB	5	Paper Birch	Betula papyrifera	FAIR	
537	SM	9	Silver Maple	Acer saccharinum	GOOD	X2
538	SM	5	Silver Maple	Acer saccharinum	FAIR	X3
539	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
540	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
541	SM	6	Silver Maple	Acer saccharinum	GOOD	
542	SM	4	Silver Maple	Acer saccharinum	FAIR	
543	SM	4	Silver Maple	Acer saccharinum	FAIR	
544	SM	6	Silver Maple	Acer saccharinum	FAIR	
545	PB	6	Paper Birch	Betula papyrifera	FAIR	
546	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
547	SM	5	Silver Maple	Acer saccharinum	FAIR	
548	E	4	American Elm	Ulmus americana	FAIR	
549	E	5	American Elm	Ulmus americana	FAIR	
550	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
551	SM	8	Silver Maple	Acer saccharinum	FAIR	
552	E	7	American Elm	Ulmus americana	FAIR	
553	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
554	SM	10	Silver Maple	Acer saccharinum	GOOD	
555	SM	4	Silver Maple	Acer saccharinum	FAIR	
556	E	6	American Elm	Ulmus americana	FAIR	
557	RO	7	Red Oak	Quercus rubra	POOR	
558	SM	7	Silver Maple	Acer saccharinum	FAIR	
559	E	8	American Elm	Ulmus americana	GOOD	
560	E	8	American Elm	Ulmus americana	GOOD	
561	E	10	American Elm	Ulmus americana	GOOD	
562	E	6	American Elm	Ulmus americana	POOR	
563	SS	4	Sassafras	Sassafras albidum	FAIR	
564	SM	6	Silver Maple	Acer saccharinum	GOOD	X2
565	E	7	American Elm	Ulmus americana	FAIR	
566	SM	6	Silver Maple	Acer saccharinum	GOOD	X4
567	WO	5	White Oak	Quercus alba	FAIR	
568	SM	4	Silver Maple	Acer saccharinum	GOOD	
569	PB	6	Paper Birch	Betula papyrifera	GOOD	X2
570	PB	4	Paper Birch	Betula papyrifera	POOR	
571	PB	4	Paper Birch	Betula papyrifera	FAIR	
572	PB	5	Paper Birch	Betula papyrifera	GOOD	
573	SM	4	Silver Maple	Acer saccharinum	GOOD	X2
574	PB	7	Paper Birch	Betula papyrifera	GOOD	
575	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
576	SM	5	Silver Maple	Acer saccharinum	GOOD	
577	SM	8	Silver Maple	Acer saccharinum	GOOD	
578	SM	8	Silver Maple	Acer saccharinum	GOOD	
579	E	4	American Elm	Ulmus americana	FAIR	
580	PB	5	Paper Birch	Betula papyrifera	GOOD	
581	E	5	American Elm	Ulmus americana	GOOD	
582	SM	5	Silver Maple	Acer saccharinum	GOOD	
583	SM	9	Silver Maple	Acer saccharinum	GOOD	
584	SM	7	Silver Maple	Acer saccharinum	GOOD	
585	E	8	American Elm	Ulmus americana	GOOD	
586	BX	8	Box elder	Acer negundo	FAIR	
587	SM	4	Silver Maple	Acer saccharinum	POOR	
588	SM	6	Silver Maple	Acer saccharinum	FAIR	
589	E	7	American Elm	Ulmus americana	FAIR	
590	SM	4	Silver Maple	Acer saccharinum	FAIR	
591	SM	7	Silver Maple	Acer saccharinum	FAIR	
592	SM	8	Silver Maple	Acer saccharinum	FAIR	
593	BC	6	Wild Black Cherry	Prunus serotina	POOR	X2
594	SM	7	Silver Maple	Acer saccharinum	GOOD	X3

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
595	SM	4	Silver Maple	Acer saccharinum	GOOD	
596	PB	8	Paper Birch	Betula papyrifera	GOOD	
597	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
598	PB	6	Paper Birch	Betula papyrifera	POOR	
599	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
600	SM	8	Silver Maple	Acer saccharinum	GOOD	
601	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
602	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
603	PB	5	Paper Birch	Betula papyrifera	GOOD	
604	SM	10	Silver Maple	Acer saccharinum	GOOD	
605	E	5	American Elm	Ulmus americana	POOR	
606	RO	6	Red Oak	Quercus rubra	FAIR	
607	SM	5	Silver Maple	Acer saccharinum	FAIR	
608	RO	5	Red Oak	Quercus rubra	POOR	X2
609	SS	10	Sassafras	Sassafras albidum	GOOD	
610	SM	6	Silver Maple	Acer saccharinum	GOOD	
611	SM	8	Silver Maple	Acer saccharinum	GOOD	
612	SM	5	Silver Maple	Acer saccharinum	GOOD	
613	PB	4	Paper Birch	Betula papyrifera	GOOD	
614	PB	7	Paper Birch	Betula papyrifera	GOOD	
615	WO	5	White Oak	Quercus alba	POOR	
616	SM	7	Silver Maple	Acer saccharinum	GOOD	
617	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
618	SM	7	Silver Maple	Acer saccharinum	GOOD	
619	RO	6	Red Oak	Quercus rubra	POOR	
620	SS	4	Sassafras	Sassafras albidum	POOR	
621	SS	8	Sassafras	Sassafras albidum	POOR	
622	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
623	CT	10	Cottonwood	Populus deltoides	GOOD	
624	SM	7	Silver Maple	Acer saccharinum	GOOD	
625	WO	6	White Oak	Quercus alba	FAIR	
626	SM	8	Silver Maple	Acer saccharinum	GOOD	
627	BC	7	Wild Black Cherry	Prunus serotina	POOR	X2
628	WO	7	White Oak	Quercus alba	FAIR	
629	WO	4	White Oak	Quercus alba	GOOD	
630	WO	4	White Oak	Quercus alba	GOOD	X3
631	SM	7	Silver Maple	Acer saccharinum	GOOD	
632	WO	5	White Oak	Quercus alba	GOOD	
633	SM	10	Silver Maple	Acer saccharinum	GOOD	
634	SM	6	Silver Maple	Acer saccharinum	GOOD	X2
635	RO	7	Red Oak	Quercus rubra	GOOD	
636	SM	6	Silver Maple	Acer saccharinum	FAIR	
637	BC	7	Wild Black Cherry	Prunus serotina	POOR	
638	E	4	American Elm	Ulmus americana	FAIR	
639	E	8	American Elm	Ulmus americana	POOR	
640	SS	5	Sassafras	Sassafras albidum	GOOD	
641	WO	4	White Oak	Quercus alba	GOOD	
642	SM	6	Silver Maple	Acer saccharinum	POOR	
643	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
644	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
645	SM	4	Silver Maple	Acer saccharinum	GOOD	
646	SM	5	Silver Maple	Acer saccharinum	GOOD	
647	RO	6	Red Oak	Quercus rubra	GOOD	
648	SM	5	Silver Maple	Acer saccharinum	GOOD	
649	RO	8	Red Oak	Quercus rubra	GOOD	
650	CT	8	Cottonwood	Populus deltoides	GOOD	X2
651	CT	9	Cottonwood	Populus deltoides	GOOD	
652	MR	4	Red Mulberry	Morus rubra	GOOD	
653	WO	5	White Oak	Quercus alba	FAIR	
654	MR	7	Red Mulberry	Morus rubra	FAIR	
655	MR	7	Red Mulberry	Morus rubra	FAIR	
656	SM	6	Silver Maple	Acer saccharinum	GOOD	X2
657	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
658	MR	5	Red Mulberry	Morus rubra	FAIR	
659	WO	4	White Oak	Quercus alba	FAIR	
660	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
661	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
662	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
663	WO	6	White Oak	Quercus alba	POOR	
664	RO	7	Red Oak	Quercus rubra	GOOD	
665	E	6	American Elm	Ulmus americana	FAIR	
666	E	4	American Elm	Ulmus americana	FAIR	
667	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
668	SM	7	Silver Maple	Acer saccharinum	GOOD	X2
669	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
670	SM	6	Silver Maple	Acer saccharinum	GOOD	X3
671	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
672	WO	6	White Oak	Quercus alba	FAIR	
673	SM	8	Silver Maple	Acer saccharinum	POOR	
674	PB	7	Paper Birch	Betula papyrifera	FAIR	
675	SM	7	Silver Maple	Acer saccharinum	GOOD	
676	SM	4	Silver Maple	Acer saccharinum	POOR	X2

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

CAUTION!!

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Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

TREE INVENTORY HUNTERS PARK 2

PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\2014249 HUNTERS PARK 2 – JBT\Dwg\Site Plans\(P–7) TREE LIST–14249.dwg

ORIGINAL ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

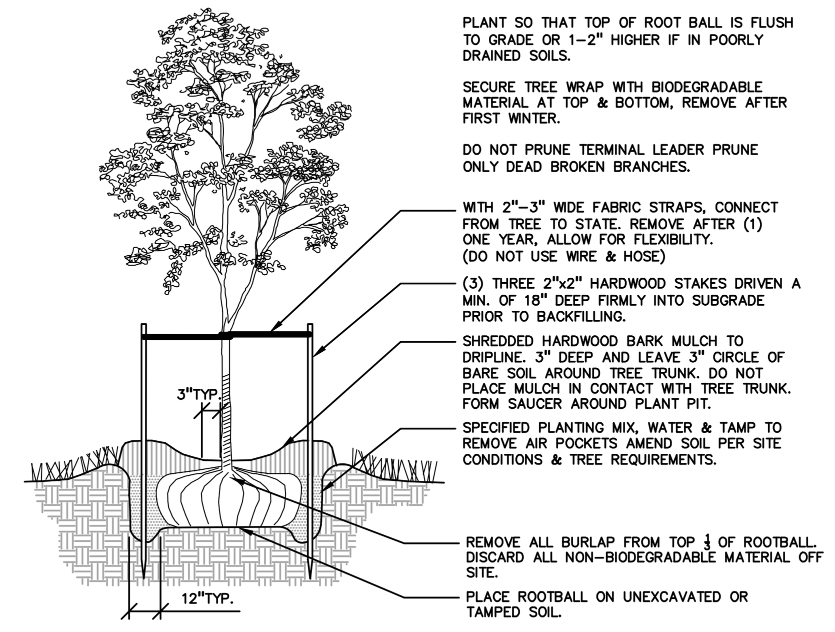
SCALE: 1" = 50'

DRAWING NUMBER:

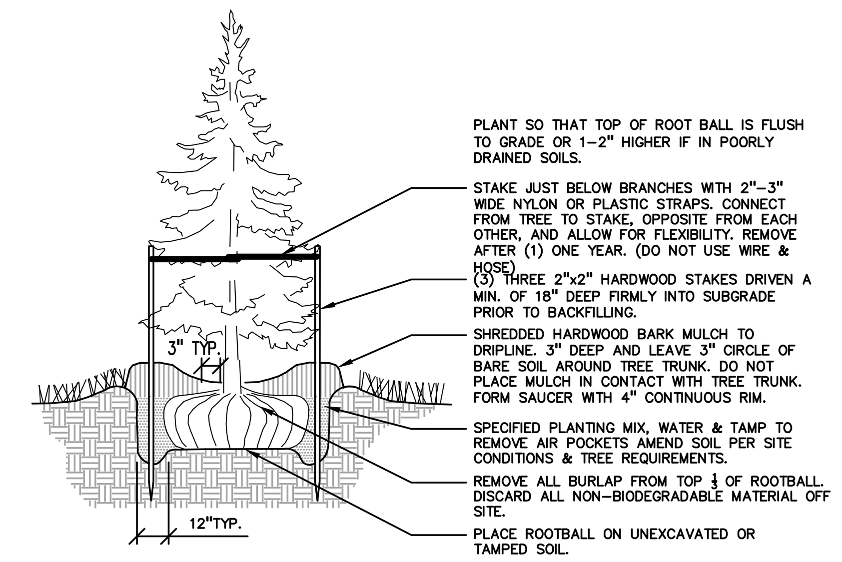
P-8

GENERAL PLANTING NOTES:

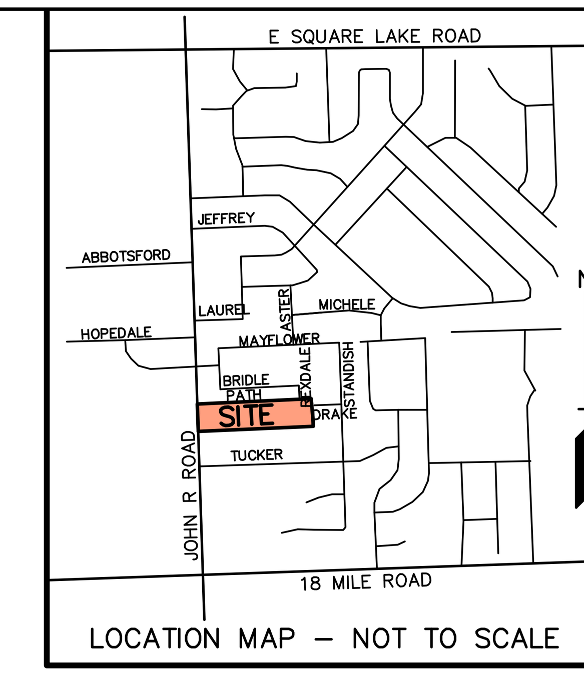
1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1-800-482-7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
5. The owner's representative reserves the right to reject any plant material not meeting specifications.
6. All single stem shade trees to have straight trunks and symmetrical crowns.
7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
8. All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
9. All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
10. All trees to have clay or clay loam balls, trees with sand balls Will Be Rejected.
11. No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
12. All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
13. It is mandatory that positive drainage is provided away from from all buildings.
14. All planting beds shall receive 3" shredded hardwood bark mulch, see specifications. Shredded palette and dyed mulch will not be accepted.
15. All landscaped areas shall receive 3" compacted topsoil.
16. Maintenance: All plant material shall be maintained in good condition by mowing, watering, mulch, etc., so as to present a healthy neat and orderly appearance free from refuse and debris.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



LOCATION MAP – NOT TO SCALE

TREE LIST:						76 % Native
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
11	AR2.5	Red Maple	*Acer rubrum*	2.5" Cal.	B&B	Native
15	AS2.5	Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B	Native
11	CO2.5	Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B	Native
13	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B	Native
EVERGREEN PLANT LIST:						
19	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B	Non-Native
10	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B	Native

LANDSCAPE NOTES: PHASE 2
SITE CONDOMINIUM AND SUBDIVISION LANDSCAPING ARE REGULATED BY SECTION 13.02.F.2. THE PLAN INCLUDES A DIVERSIFIED MIX OF DECIDUOUS AND EVERGREENS. ALL SPECIES FALL WITHIN TROY REGULATIONS AND ARE NOT PROHIBITED.

LANDSCAPE REQUIREMENTS AND TREATMENT ARE:

A. THE FRONTAGE OF ALL INTERNAL PUBLIC OR PRIVATE STREETS SHALL BE LANDSCAPED WITH THE EQUIVALENT OF ONE (1) TREE FOR EVERY (50) LINEAL FEET, OR FRACTION THEREOF. SUCH STREET TREES SHALL MEET THE MINIMUM SIZE, SPACING AND SPECIES REQUIREMENTS SET FORTH IN SECTIONS 13.02.H AND 13.02.I.

BASED ON 2,482 FEET OF INTERNAL PUBLIC ROADS, 50 TREES WILL BE PLANTED. THE MIX INCLUDES SUGAR MAPLE, RED MAPLE, HACKBERRY, AND RED OAK.

B. WHERE A SUBDIVISION OR SITE CONDOMINIUM CONTAINS USES WHICH ARE MORE INTENSE OR INCOMPATIBLE WITH ADJOINING PROPERTY, THE SCREENING REQUIREMENTS SET FOR IN SECTION 13.02.B SHALL BE MET. THE PRESERVATION OF EXISTING TREES ALONG PERIMETER BOUNDARIES IS ENCOURAGED REGARDLESS OF WHETHER SCREENING IS REQUIRED.

WHILE NOT APPLICABLE, A 15-FOOT BUFFER ALONG THE EAST PROPERTY LINE IS PROVIDED.

C. WHERE A SUBDIVISION OR SITE CONDOMINIUM ABUTS A STREET RIGHT-OF-WAY OF EITHER ONE HUNDRED AND TWENTY (12) OR ONE HUNDRED AND FIFTY (150) FEET AS DESIGNATED IN THE CITY OF TROY MATER PLAN, THE SCREENING ALTERNATIVE NUMBER 2, AS SET FORTH IN TABLE 13.02-1, SHALL BE REQUIRED.

ADJACENT TO JOHN R. ROAD IT IS REQUIRED TO PROVIDE ONE (1) TREE PER FIFTY (50) LINEAR FEET. BASED ON 240 LINEAR FEET 5 TREES ARE REQUIRED. 5 EVERGREEN TREES WILL BE PLANTED.

D. A LANDSCAPE PLAN FOR A SUBDIVISION OR SITE CONDOMINIUM DEVELOPMENT SHALL ALSO INCLUDE LANDSCAPING DETAILS OF THE ENTRANCE TO THE DEVELOPMENT, STORMWATER RETENTION AND/OR DETENTION AREAS, COMMUNITY BUILDINGS AND OTHER RECREATIONAL AREAS, AND ANY OTHER SITE IMPROVEMENT WHICH WOULD BE ENHANCED THOUGH THE ADDITION OF LANDSCAPING.

SCREENING AND PLANTING HAVE BEEN PROVIDED FOR THE RIGHT OF WAY BUFFER, 24 EVERGREEN TREES.

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

KEY:

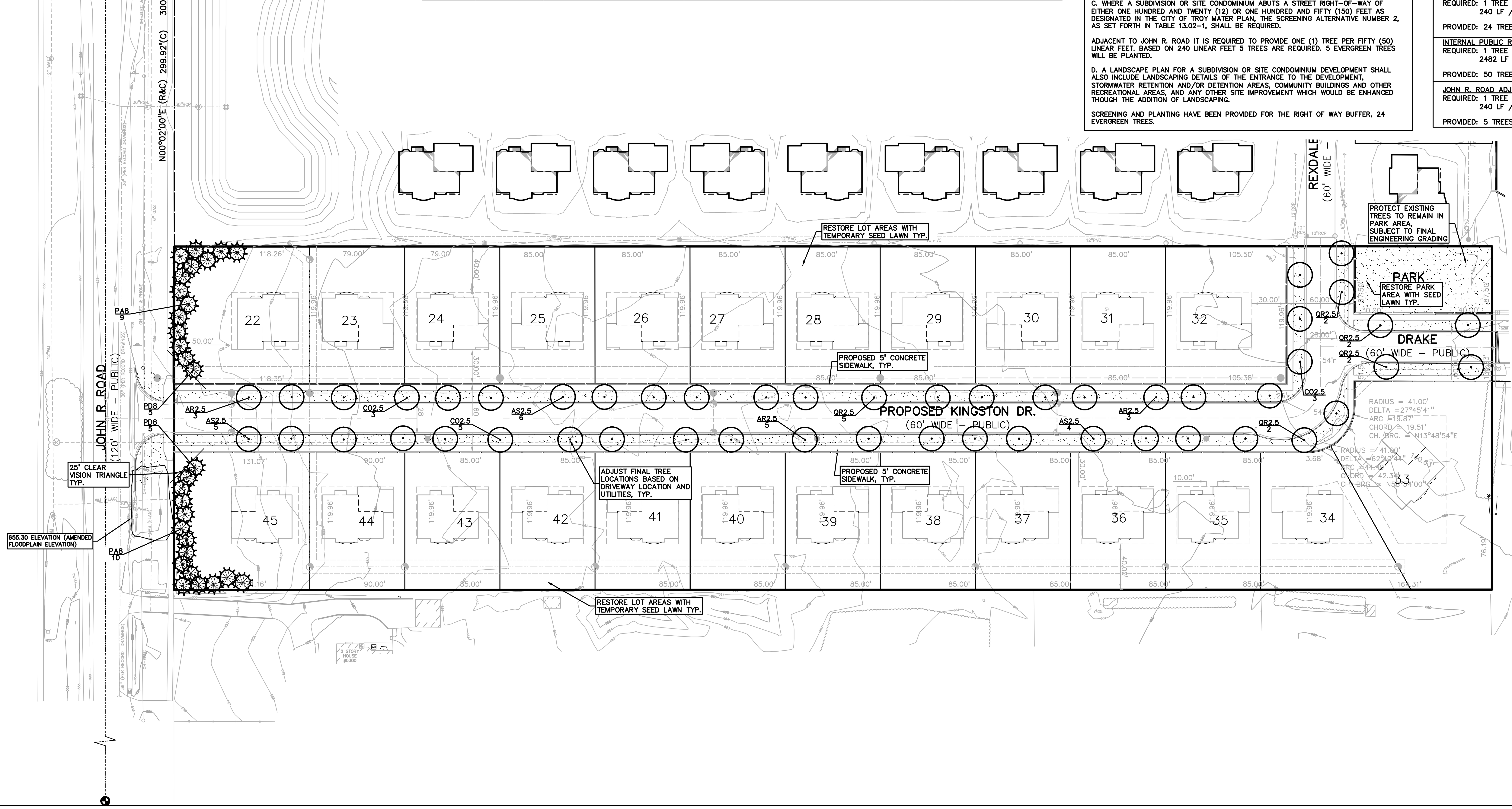
- = INTERNAL STREET TREES
  NOTE: FINAL LOCATION SHALL BE ADJUSTED FOR DRIVEWAYS
- = R.OW. STREET TREES
- = NON IRRIGATED SEED LAWN
  (CONTRACTOR SHALL REPLACE ALL DISTURBED AREAS WITH LAWN. FIELD VERIFY LIMITS OF DISTURBANCE.)
  STAKED STRAW MATT ON SLOPES TYP.

LANDSCAPE CALCULATIONS: PHASE 2
PER CITY OF TROY ZONING ORDINANCE

RGHT OF WAY/ BUFFER ZONE
REQUIRED: 1 TREE / 10 LF
240 LF / 10 LF = 24 TREES
PROVIDED: 24 TREES

INTERNAL PUBLIC ROADS STREET TREES
REQUIRED: 1 TREE / 50 LF
2482 LF / 50 LF = 50 TREES
PROVIDED: 50 TREES

JOHN R. ROAD ADJACENT TO R.OW. STREET TREES
REQUIRED: 1 TREE / 50 LF
240 LF / 50 LF = 5 TREES
PROVIDED: 5 TREES



REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

STATE OF MICHIGAN
JANET EVANS GRISCOM
LANDSCAPE ARCHITECT
NO. 1300
REGISTERED LANDSCAPE ARCHITECT

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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY LANDSCAPE PLAN
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	JLE	DN.	JLE	SUR.	DEC	P.M.	JBT

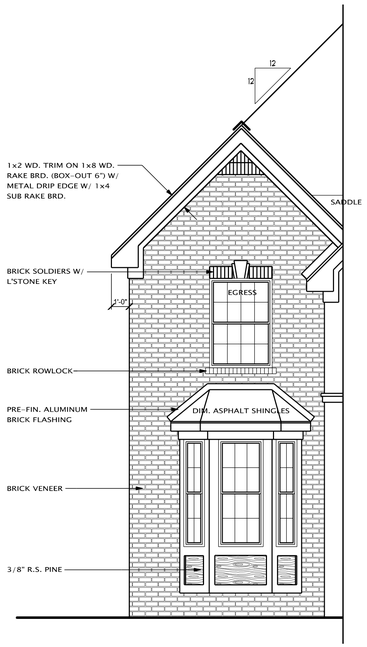
S:\PROJECTS\2014\2014249 HUNTERS PARK 2 – JBT\Dwg\2014249-L\(L-1) PRELIMINARY LANDSCAPE PLAN-14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

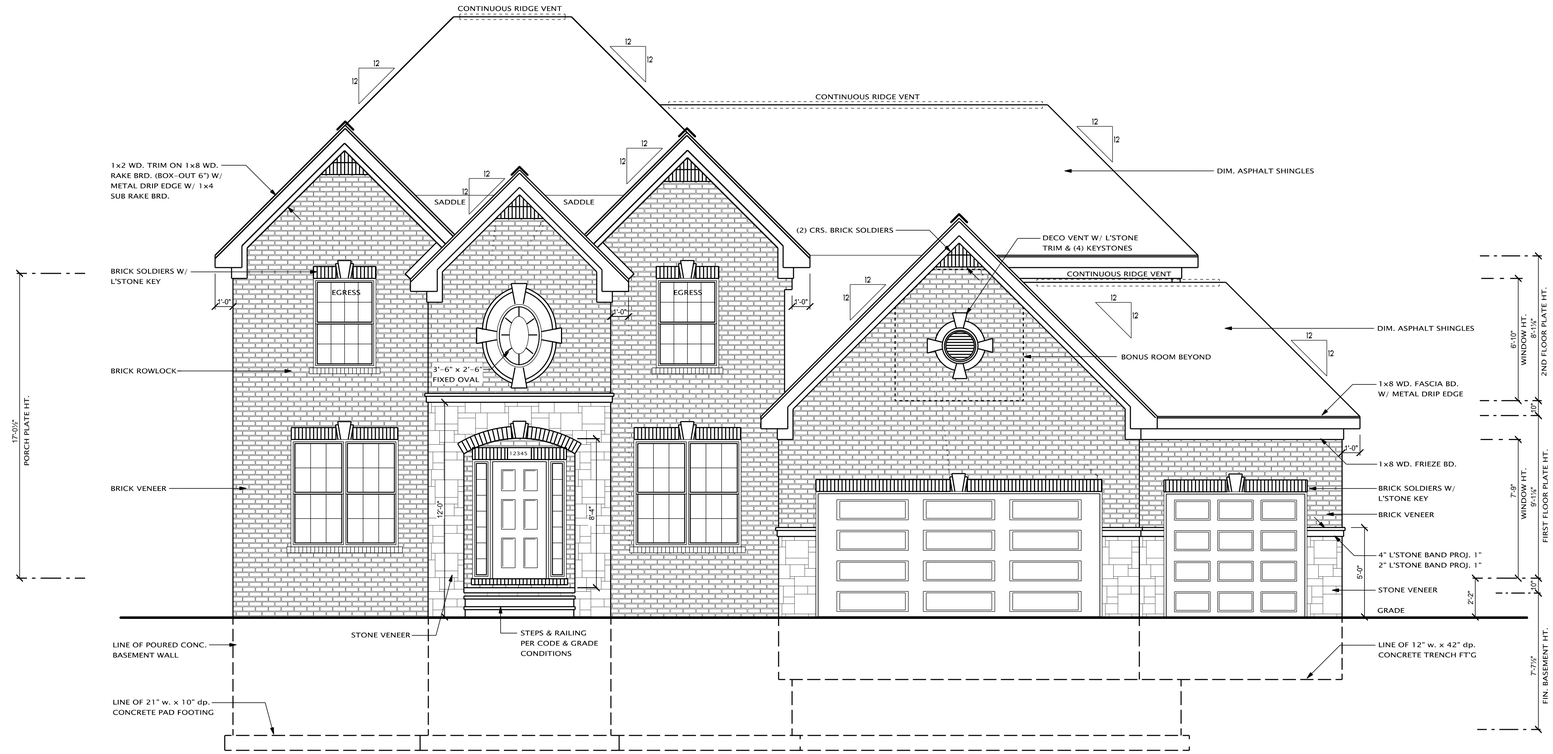
PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
L-1

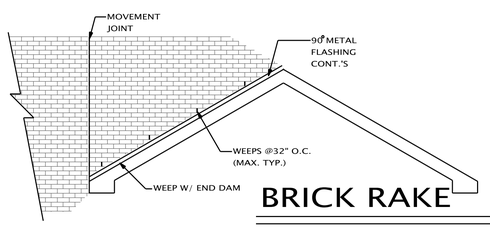


OPT. BAY WINDOW



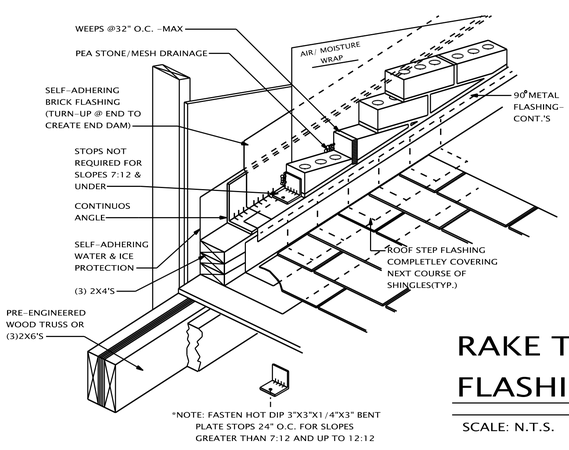
FRONT ELEVATION #1

SCALE: 1/4" = 1'-0"



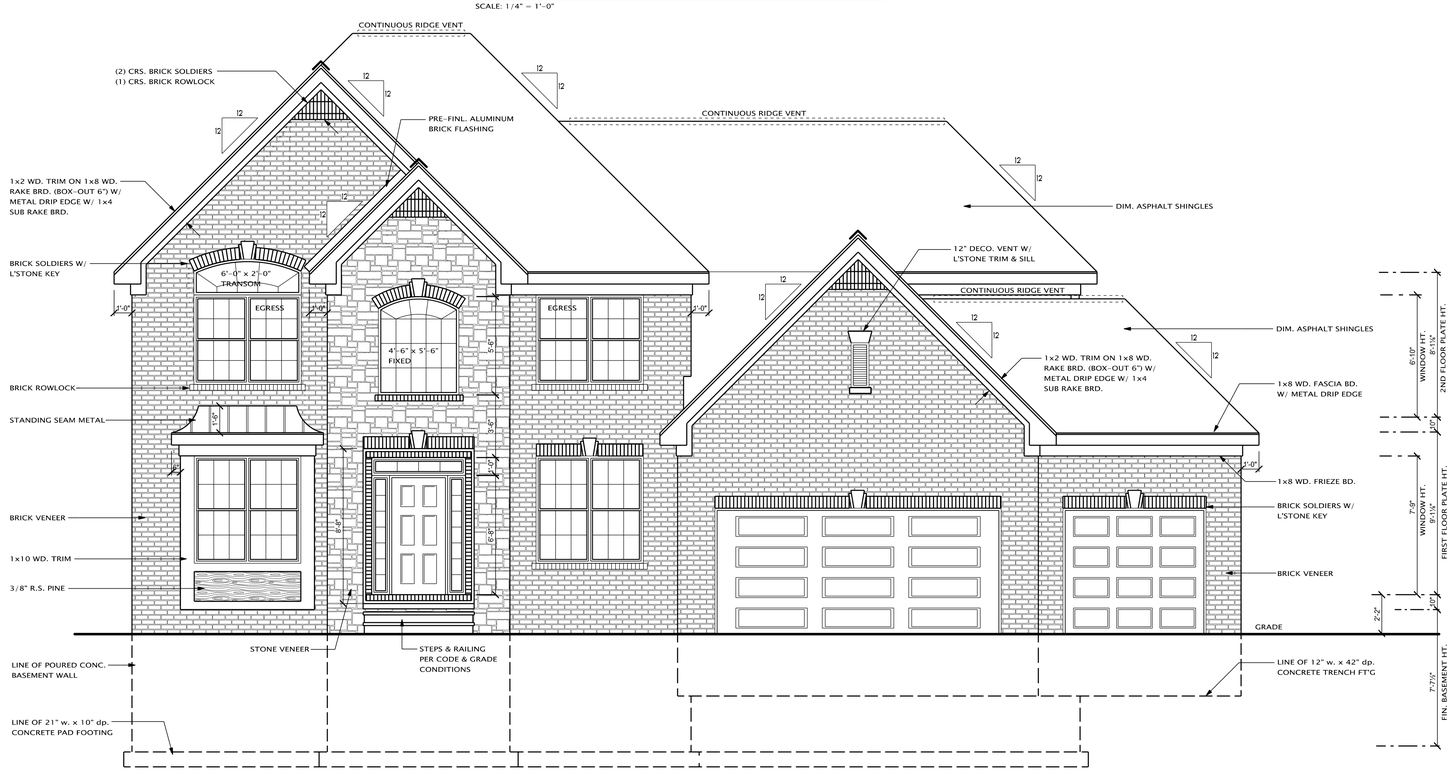
BRICK RAKE

(BRICK VENEER OVER SLOPED ROOF)
SCALE: N.T.S.



RAKE TRUSS-FLASHING DETAIL

SCALE: N.T.S.



FRONT ELEVATION #2

SCALE: 1/4" = 1'-0"

JMP
Design + Build, Inc.
45738 CASS AVE.
UTICA, MI 48317
TEL 586.731.0400
FAX 586.884.0568
JMPDESIGNINFO@GMAIL.COM

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Shelby Township, MI 48315

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○

SHEET TITLE:
OPTIONAL ELEVATIONS

DATE: 05-05-2014
DRAWN BY: C.J.B.
CHECKED BY: J.M.P.
JOB NUMBER: 14 - 148
SHEET NUMBER: A-5

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS

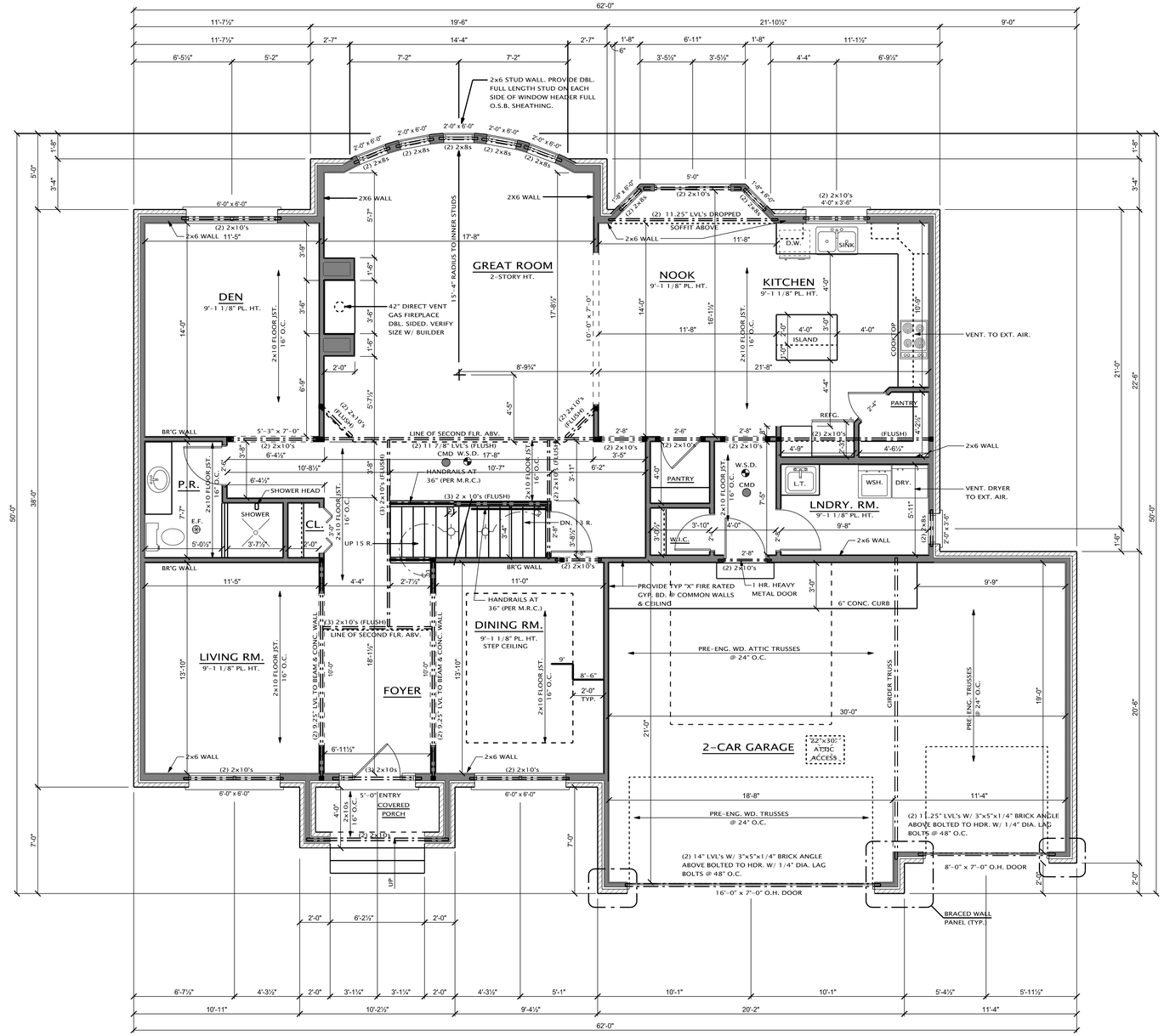
ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AN HAVE A BATTERY BACKUP.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT NEAR STAIRS.
HARD WIRED AND BATTERY BACK-UP.
BACK UP

OPERABLE WINDOW NOTE:
ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING

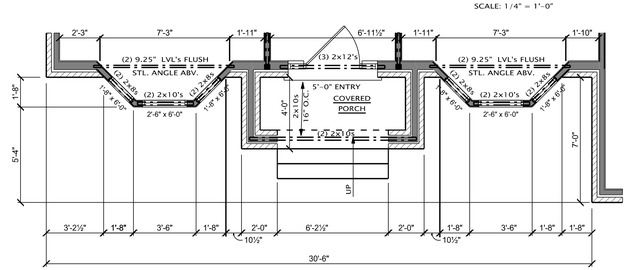


FIRST FLOOR PLAN

ELEVATION #1

SCALE: 1/4" = 1'-0"

1ST FLOOR = 1,800 SQ. FT.
SECOND FLOOR = 1,450 SQ. FT.
TOTAL = 3,250 SQ. FT.



OPTIONAL BAY WINDOWS

ELEVATION #1

SCALE: 1/4" = 1'-0"

JMP
Design + Build, Inc.
45138 CASS AVE.
UTICA, MI 48317
TEL 586.731.0400
FAX 586.441.0568
JPROSKO@HOTMAIL.COM

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

PROJECT

MONDRIAN RESERVE

BUILDER

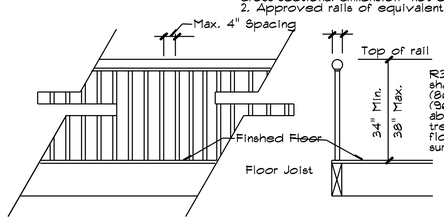
MONDRIAN PROPERTIES
50215 Schoenherr Road
Shelby Township, MI 48315

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○

SHEET TITLE:
FIRST FLOOR PLAN

DATE: 01-08-2014
DRAWN BY: C.J.B.
CHECKED BY: J.M.P.
JOB NUMBER: 14 - 102
SHEET NUMBER: A-2

Exceptions:
1. Any other shape with a perimeter of at least 4 inches (100 mm), but not greater than 6 1/4 inches (158 mm) with the largest cross-sectional dimension not exceeding 2 1/4 inches (57 mm).
2. Approved rails of equivalent graspability.

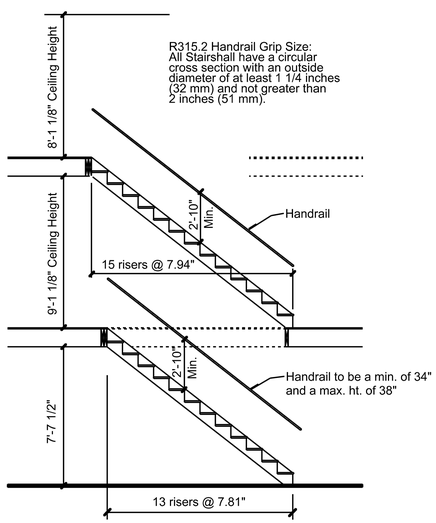


R315.1 Height: Handrails shall not be less than 34 inches (864 mm) nor more than 38 inches (965 mm), measured vertically, above the leading edge of the treads or above the finished floor of the landing or walking surfaces.

Exceptions:
1. Handrails that form part of a guard shall have a height not less than 34 inches (864 mm) and not more than 42 inches (1067 mm)
2. Handrails within individual dwelling units shall not be less than 30 inches (762 mm) nor more than 38 inches (965 mm), measured vertically, above the leading edge of the treads or above the finished floor.

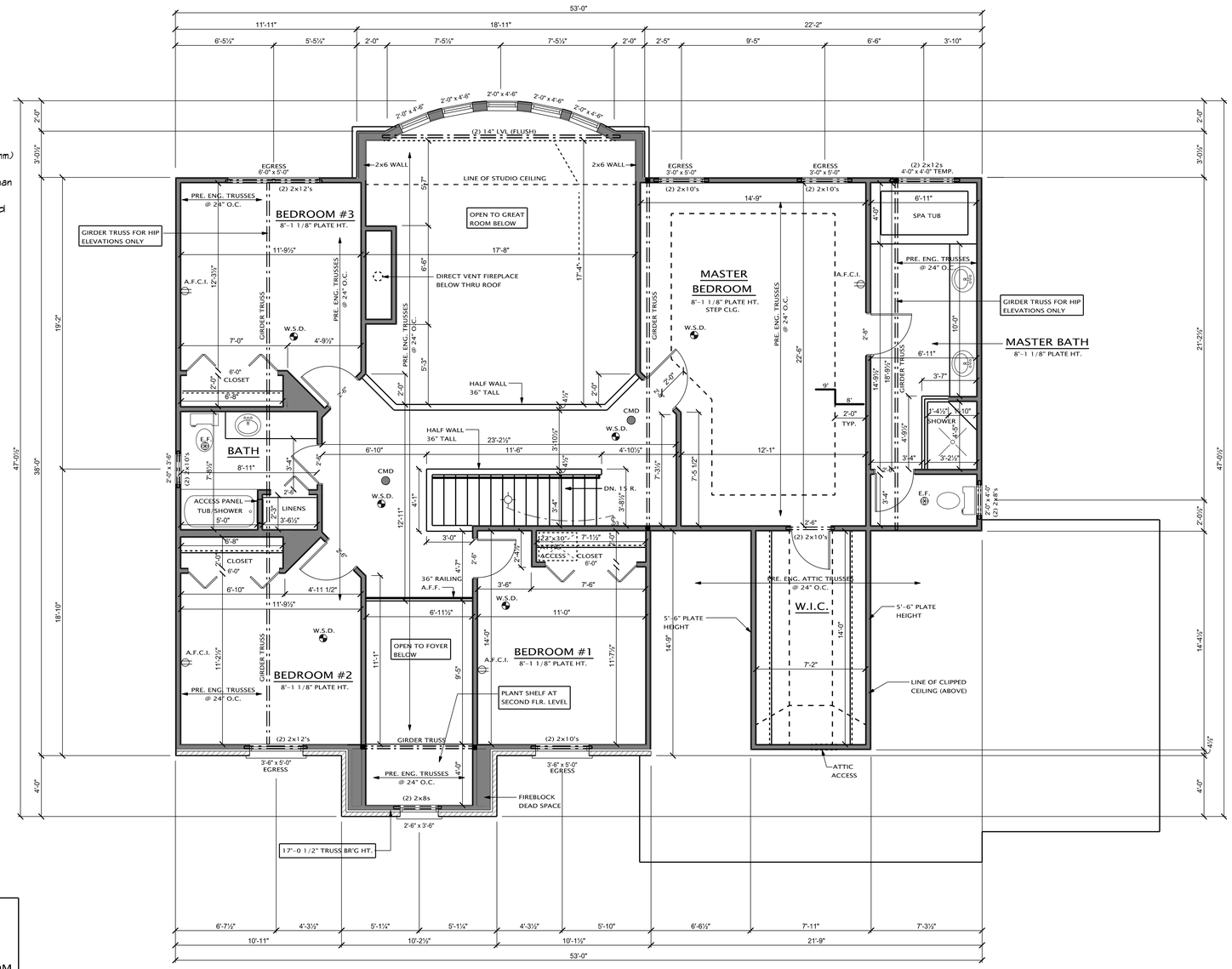
R315.2 Handrail Grip Size:
All Stairshall have a circular cross section with an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm).

Typical Railing Detail



R315.2 Handrail Grip Size:
All Stairshall have a circular cross section with an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm).

TYPICAL STAIR SECTION



SECOND FLOOR PLAN

ELEVATION #1

SCALE: 1/4" = 1'-0"

SECOND FLOOR 1,450 SQ. FT.

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS

ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT NEAR STAIRS. HARD WIRED AND BATTERY BACK-UP. BACK UP

OPERABLE WINDOW NOTE:
ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING

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TEL 586.731.0400
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PROJECT

MONDRIAN RESERVE

BUILDER

MONDRIAN PROPERTIES
50215 Schoenherr Road
Shelby Township, MI 48315

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○

SHEET TITLE:
SECOND FLOOR PLAN

DATE: 01-08-2014
DRAWN BY: C.J.B.
CHECKED BY: J.M.P.
JOB NUMBER: 14 - 102
SHEET NUMBER: A-4

SITE DATA:

LOCATION OF PROJECT:
#5318 JOHN R. ROAD (EAST SIDE OF JOHN R. ROAD, NORTH OF E. LONG LAKE)

SIZE OF PROPERTY: PHASE 1: 7.92 ACRES, PHASE 2: 7.92 ACRES, TOTAL 15.84 ACRES

PROPOSED USE OF PROPERTY: FORTY–SIX (46) DETACHED, SINGLE FAMILY HOMES

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

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
SOUTH	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
EAST	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
WEST	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED:	PROVIDED:
FRONT	30 FOOT SETBACK	30 FOOT SETBACK
REAR	40 FOOT SETBACK	40 FOOT SETBACK
SIDES	10 FOOT MIN. (ONE), 20 FOOT TOTAL	10 FOOT MIN. (ONE), 20 FOOT TOTAL
DENSITY (# OF UNITS)	3.1 UNIT/ACRE=49 UNITS	2.90 UNIT/ACRE=46 UNITS
LOT SIZE PER UNIT	10,500 SQ. FT. (FOR PROJECTS W/ SEWER)	9,477 SQ. FT. SMALLEST 11,032 SQ. FT. AVERAGE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	20'–1/4" FEET, 2 STORY
LOT WIDTH	85 FEET	76.50 FEET SMALLEST*
MAX. LOT AREA COVERED BY BUILDINGS	30 PERCENT	19 PERCENT
MIN. FLOOR AREA PER UNIT	1,200 SQ. FT.	1800 SQ. FT.

* THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.02.
MIN. UNIT AREA REQUIRED = 9,450 SQ. FT.
MIN. UNIT WIDTH AT BLDG. SETBACK REQUIRED = 76.50 FEET

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 46–LOT (21 LOTS IN PHASE 1 AND 25 LOTS IN PHASE 2) SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE EAST SIDE OF JOHN R. ROAD. ACCESS TO ALL UNITS WILL BE VIA A NEW STREET OFF OF JOHN R. ROAD AND MAYFLOWER NORTH OF THE SITE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY–RIGHT IN THE R–1C DISTRICT. THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE–FAMILY HOME, WHICH WILL BE DEMOLISHED.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 46 UNITS WITH LOT SIZES RANGING BETWEEN 9,477 SQUARE FEET TO 18,576 SQUARE FEET, WITH AN AVERAGE LOT SIZE OF 11,032 SQUARE FEET. ALL UNITS FRONT ON THE NEW PUBLIC STREET CONNECTION. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE LOT SIZING AVERAGING OPTION.

NATURAL RESOURCES:
THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE–FAMILY HOME, WHICH WILL BE DEMOLISHED. THE SITE IS ENCUMBERED WITH ONE (1) NON–REGULATED WETLAND AND SIGNIFICANT TREE COVER.

FLOODPLAIN:
ACCORDING TO FEMA FLOODPLAIN MAP 100 YEAR FLOODPLAIN (AE) IMPACTS THE WESTERLY PORTION OF THE DEVELOPMENT. BASED ON CURRENT TOPO DATA THIS IMPACT IS SIGNIFICANTLY REDUCED AND LIMITED TO THE LINEAR DITCH ASSOCIATED WITH BACKWATER FROM AN OFF–SITE 36" STORM SEWER. APPLICATION IS BEING MADE TO FEMA FOR A LOMA.

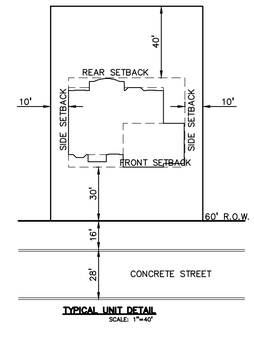
ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW PUBLIC STREET OFF JOHN R ROAD AND OFF OF THE STUB TO THE NORTH OF THE SITE. THE NEW ROAD WILL HAVE A SIXTY (60) FOOT WIDE RIGHT–OF–WAY

PEDESTRIAN ACCESS AND CIRCULATION:
A 5–FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROAD.

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

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER, EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.



TYPICAL UNIT DETAIL
SCALE: 1"=40'

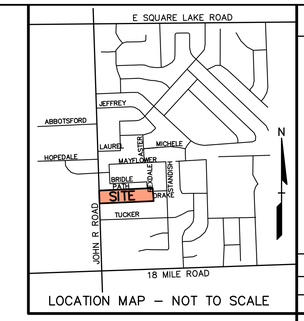
LEGEND

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

EXISTING / PROPOSED

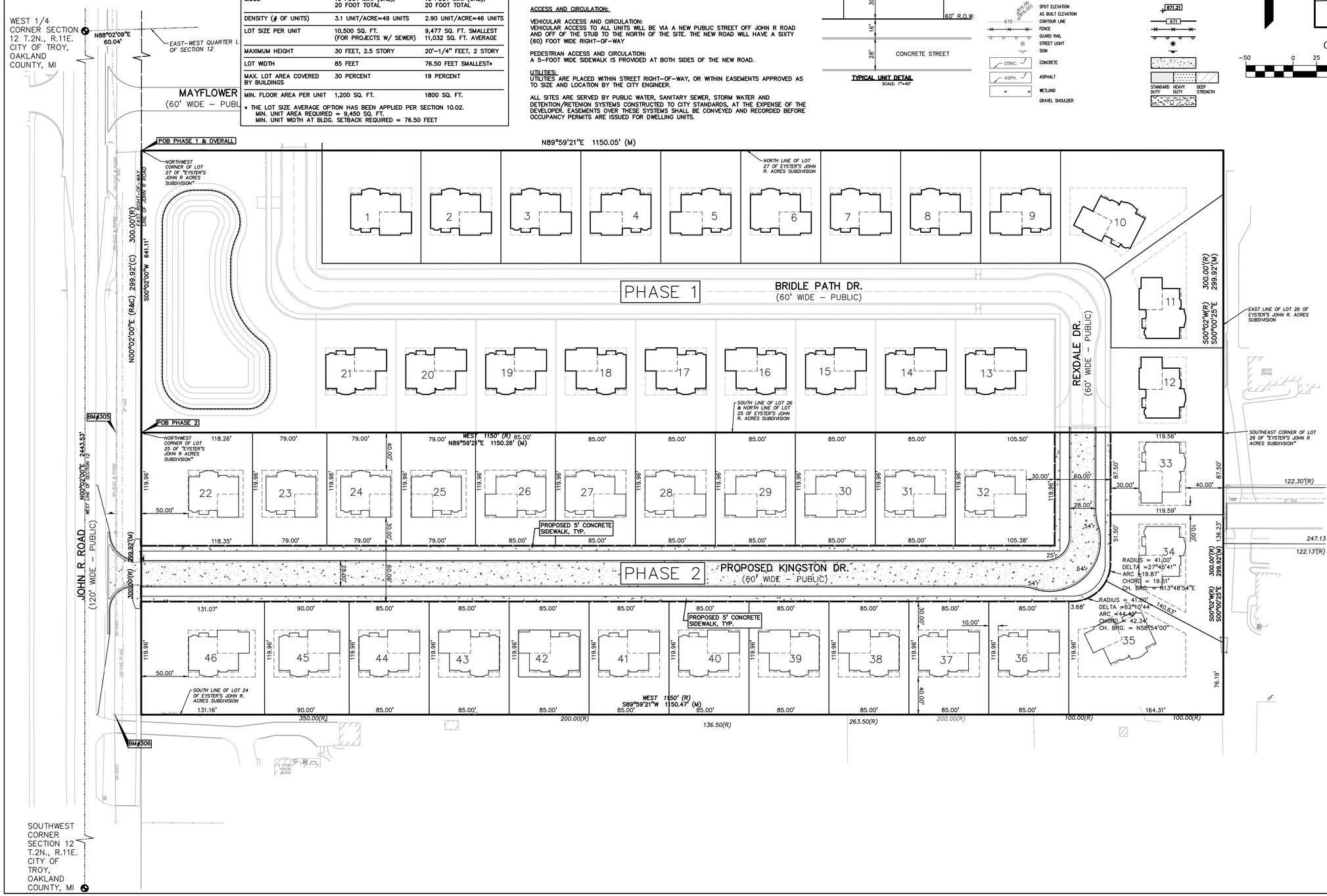
- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2' DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



Lot Area Table	
Lot #	Area (sf)
1	12,596
2	10,197
3	10,197
4	10,197
5	10,197
6	10,197
7	10,197
8	10,197
9	10,197
10	17,403
11	14,603
12	10,793
13	12,603
14	10,197
15	10,197
16	10,197
17	10,197
18	10,197
19	10,197
20	10,197
21	10,197
22	14,192
23	9,477
24	9,477
25	9,477
26	10,197
27	10,197
28	10,197
29	10,197
30	10,197
31	10,196
32	12,649
33	10,460
34	12,556
35	18,576
36	10,197
37	10,197
38	10,197
39	10,197
40	10,197
41	10,197
42	10,197
43	10,197
44	10,197
45	10,796
46	15,729
Total:	507,493
Avg:	11,032

No.	BY	CHK	DESCRIPTION	DATE
REVISIONS				

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

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

ALTERNATE PRELIMINARY SITE PLAN
HUNTERS PARK 2
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

S:\PROJECTS\2014\249 HUNTERS PARK 2 – JBT\Dwg\Site Plans\ALT\ 28ul–14249.dwg

ORIGINAL
ISSUE DATE: MARCH 4, 2015

PEA JOB NO. 2014-249

SCALE: 1" = 50'

DRAWING NUMBER:
ALT

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE

DAN WYANT
DIRECTOR

February 23, 2015

RECEIVED
MAR 5 - 2015
PLANNING

Mr. Joseph Maniaci
Mondrian Properties
50215 Schoenherr Road
Shelby Township, MI 48315

Dear Mr. Maniaci:

SUBJECT: Preapplication Meeting – Holman Parcel – John R, Troy
Michigan Department of Environmental Quality (MDEQ)
File Number 15-63-0001-P

This letter is a follow-up to our February 13, 2015, preapplication meeting regarding the proposed subdivision in the City of Troy, Oakland County at 5318 John R Road. The purpose of the preapplication meeting was to review the presence of a small flagged wetland, and to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this on-site meeting we reviewed the need to obtain a permit under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and the proposed site conditions.

Based on the information provided and reviewed in our office, including your delineation of wetlands on the proposed project site, the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under Part 303 of the NREPA. Please reference the file number at the top of this letter when referencing this project.

This determination is based on the attached project site plan, date-stamped January 2, 2015, along with other information provided at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on the MDEQ for a period of two years from the date of this meeting.

During the review of the project site, the MDEQ's Water Resources Division (WRD) staff made the following findings regarding the need for a permit under Part 301 and Part 303 of the NREPA:

- ☐ A permit is required for the project as proposed.
- ☒ A permit is not required for the project as proposed.
- ☐ It cannot be determined whether a permit is required given the information presented at this time.

One wetland area had been identified by King & MacGregor Environmental. Based on the field inspection it was determined that the wetland was isolated and less than five acres in size, therefore not regulated by Part 303. The linear drainage feature located on the parcel to the north, was determined not to meet the definition of a stream under File #13-63-0281-P, and therefore, the adjacent wetland on this parcel, is not regulated by Part 303.

Please note that this is not a permit. The MDEQ file number assigned to this project is 15-63-0001-P. Please keep a record of this file number, and use it when referencing this project or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with your representative to address these concerns. We have established a file for this project, and the information submitted to date will be kept on file. If you should have follow up questions before then, please contact me at 586-256-7272; or at tepattis@michigan.gov; or MDEQ, WRD, Southeast Michigan District Office, 27700 Donald Court, Warren, MI 48092-2793.

Sincerely,

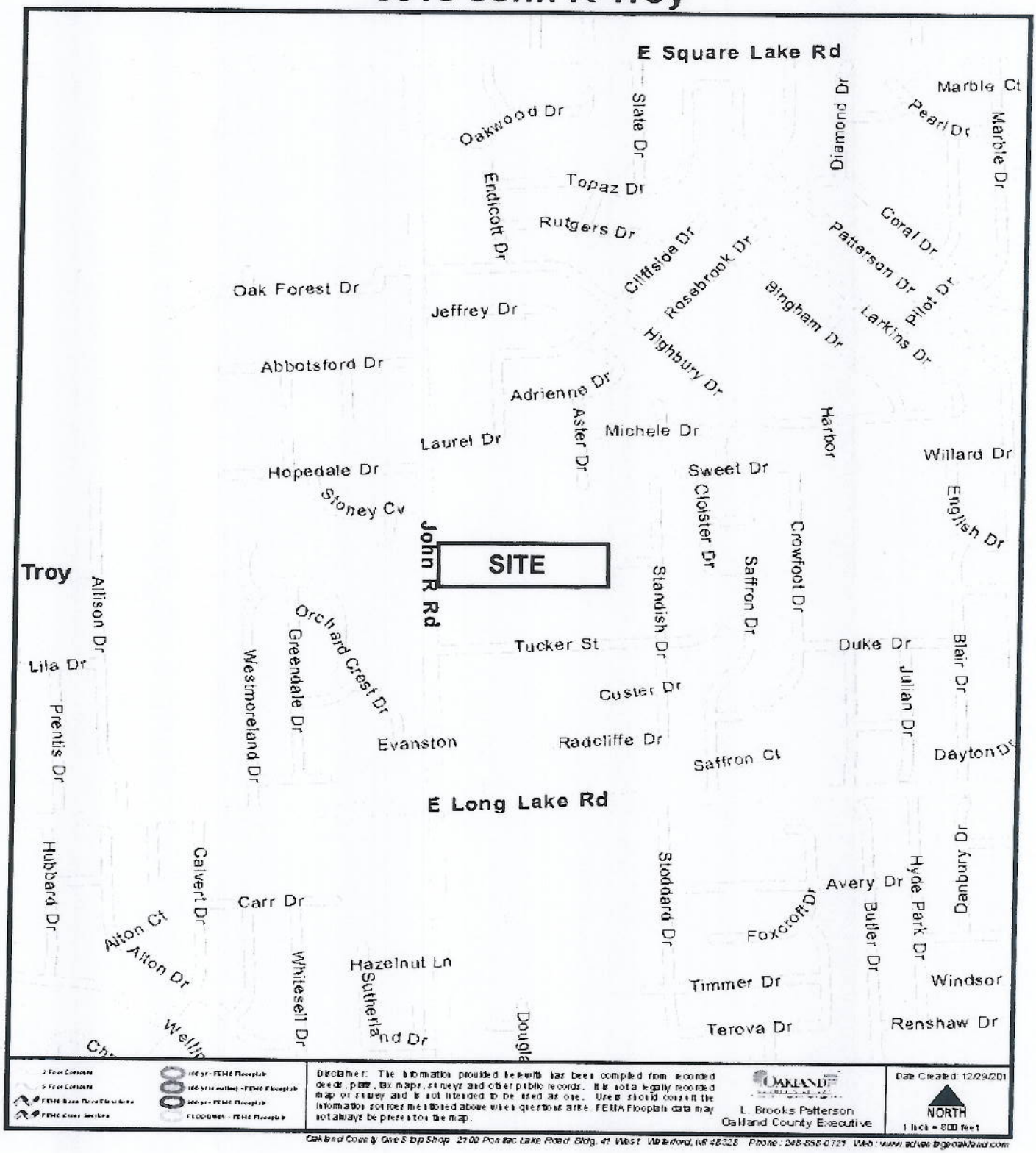
Susan Tepatti

Susan Tepatti
Water Resources Division

Attachment

cc: Woody Held, King & MacGregor Environmental (Canton)
City of Troy, Engineering

5318 John R Troy



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

L. Brooks Patterson
Oakland County Executive

Date Created: 12/29/201

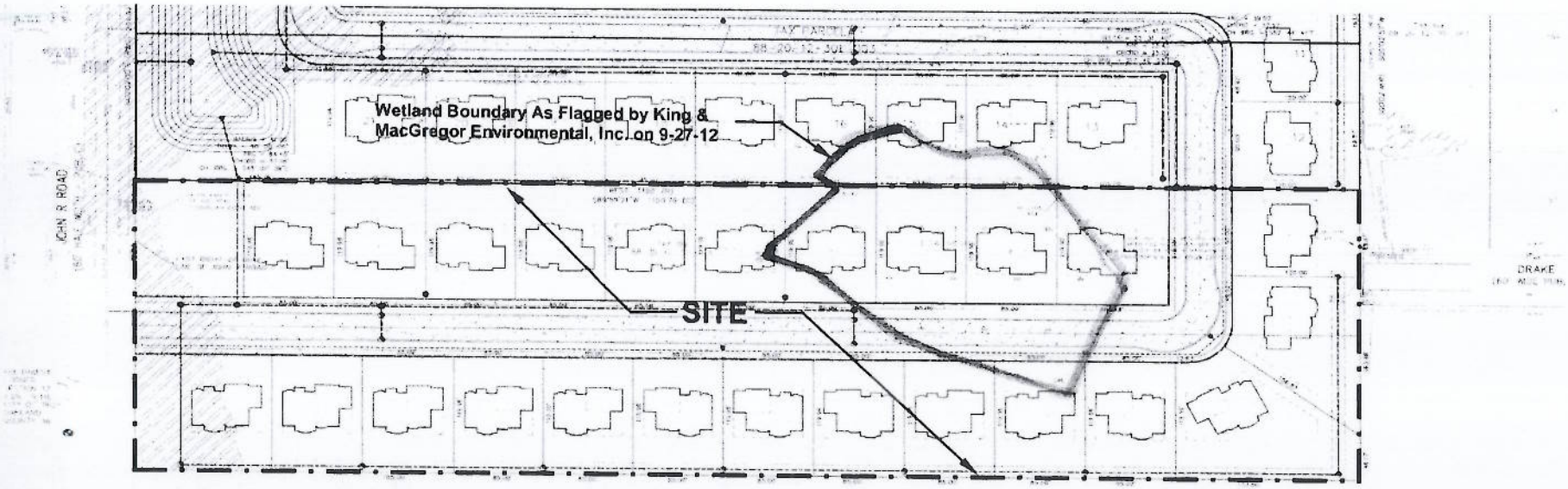
NORTH
1 Inch = 800 feet

Oakland County One Stop Shop 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.advantageoakland.com

15-63-0001

DEQ

JAN - 2 2015



PROPOSED SITE PLAN
5318 JOHN R ROAD, CITY OF TROY

DEQ #15-63-0001-P

Pertaining to City Council resolution #87-1086 on 9/14/87 regarding the final approval of the preliminary plat for Long Lake Meadows Subdivision:

"BE IT FURTHER RESOLVED, That before removal of the barrier to and from Tucker Street, said street shall be paved, A Public Hearing is to be scheduled and notice of the Public Hearing is to be sent to all property owners on Tucker Street."

This is a request to City Council to overturn that decision and have the barricade on Tucker removed, whether or not Tucker is paved, per the following considerations:

1. Public Safety.

Both **Fire Chief Nelson** and **Fire Marshall Roberts** are very supportive of this request. Fire Marshall Roberts said I could quote him in saying "***Tucker is the most direct route***" to access residents in our neighborhood in case of an emergency.

Fire Chief Nelson also stated that the fire department came in on the wrong side of the barricade just last year but fortunately no personal injuries were incurred.

"I personally think that the Planning Commission's number one goal is to consider the protection of Health and Welfare."

Donald Edmunds, Planning Commission Chair, Planning commission meeting of March 24th, 2015 regarding the Drake connection to Hunters Park II.

"Interconnected streets are the preferred desire of the Fire Department and Public Safety."

"In addition, neighborhood connections is strongly preferred by other services such as Mail, Garbage, School Buses, etc., so there are many people who actually use these interconnected neighborhood streets."

Ben Carlisle, Planning Commission meeting of March 24th, 2015 regarding the Drake connection to Hunters Park II.

2. Distribution of traffic on Saffron, Mayflower and the proposed Hunters Park II connection of Drake Street.

With the newer homes on Radcliff Street and the development of Bridgewater Estates, Hunters Park I and II along with the existing residents of Long Lake Meadows, none of which existed at the time of the barricade, the traffic would be more evenly distributed between Saffron, Mayflower, Drake and Tucker providing safer neighborhood streets.

"***Interconnected streets and neighborhoods are a policy and direction of the City. This in both of the Master Plan and Zoning Ordinance and better distributes traffic within neighborhoods. You're not pushing it to one Street or another.***"

Ben Carlisle, Planning Commission meeting of March 24th, 2015 regarding the Drake connection to Hunters Park II.

3. Tucker is a Public Road.

As residents and tax payers of Troy, we in essence, over the last 27 years, have paid for the up keep of a public road that we are not allowed to utilize within our own neighborhood. Other dirt roads in Troy are not barricaded off from public use, for example; Fernleigh and Willow Grove both connect to improved subdivision roads.

Planning Chair Donald Edmund's response to a question raised at the March 24th 2015 Planning Commission Meeting regarding whether or not the City had any current or future plans to pave Tucker.

"However, I like to say that you raise a really good point. I don't know if most residents know that it costs considerably more to maintain a gravel road and I think we're down to less than 7 miles or 5 miles left in Troy and I have one right near my house in fact. And I was out there today (on Tucker) and they look like they all really, for the most part, the majority of those homes are large homes. So I don't think they would necessarily qualify for a community log grant development, which is a low income thing. But, it always bothered me that we, the rest of us residents are actually subsidizing those people who won't give up their gravel roads and there are quite attractive 30 year long term financing plans that the Assessing Department offers at a low interest. So, I hope that at some point City Council will look into that again and see if we can't do that."

4. If the barricade were removed it would provide a Vehicular Route to Wass Elementary school for residents on the gravel side of the barrier without having to access a major road.

ITEM #8

TRAFFIC COMMITTEE REPORT

June 18, 2015

TO: Traffic Committee

FROM: Bill Huotari, Deputy City Engineer/ Traffic Engineer

SUBJECT: Request for Traffic Control
Almond at Crestview

Background:

Elizabeth Gramer of 6751 Crestview states that the lack of existing traffic control at the intersection of Almond at Crestview creates a hazardous condition. Traffic does not yield the right-of-way and travels through the intersection at a high rate of speed and is unsafe for drivers and pedestrians.

There have been no crashes reported at this intersection in the past five (5) years.

The posted speed limit on both streets is 25 mph. Due to the geometrics Crestview Drive is considered a continuing roadway, as Almond Drive ends at Crestview.

The major sight distance obstruction at the intersection is a tree and several shrubs in the southeast quadrant of the intersection.

The safe approach speed was found to be 8.7 mph; therefore a STOP sign is the recommended treatment.

The city requested that OHM review the request and provide their findings and recommendations (copy attached).

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June 15, 2015

Mr William Huotari, PE
Deputy City Engineer
City of Troy
500 W. Big Beaver Rd
Troy, MI 48084

RE: Traffic Control Recommendation for Almond Drive and Crestview Drive
OHM JN: 0128-15-0110

Dear Mr. Huotari:

As requested, we have reviewed the Almond Drive at Crestview Drive intersection to determine the proper traffic control. The subject intersection is a 3-leg intersection (tee) located in the City of Troy approximately 0.25 miles south of South Boulevard and .12 miles west of Crooks Road. The speed limit on both streets is 25 mph. There are currently no traffic control devices on any approach to the intersection. Reference the attachments for aerial and intersection photos.

Background on Traffic Control Determination
Based on the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) there are four conditions where STOP signs may be warranted:

- At the intersection of a less important road with a main road where application of the normal right-of-way rule is unduly hazardous
- On a street entering a through highway or street.
- At an unsignalized intersection in a signalized area.
- At other intersections where a combination of high speed, restricted view, or crash records indicate a need for control by the STOP sign.

Many times STOP signs are installed where they may not be warranted. Traffic experts agree that unnecessary STOP signs:

- Cause accidents they are designed to prevent.
- Breed contempt for other necessary STOP signs.
- Waste millions of gallons of gasoline annually.
- Create added noise and air pollution.
- Increase, rather than decrease, speeds between intersections.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

The use of a YIELD sign is intended to assign the right-of-way at intersections where it is not usually necessary to stop before proceeding into the intersection. Conversely, the STOP sign is intended for use where it is usually necessary to stop before proceeding into the intersection.

The following conditions should be fully evaluated to determine how the right-of-way should be assigned:

- Traffic Volumes: Normally, the heavier volume of traffic should be given the right-of-way.
- Approach Speeds: The higher speed traffic should normally be given the right-of-way.
- Types of Highways: When a minor highway intersects a major highway, it is usually desirable to control the minor highway.
- Sight Distance: Sight distance across the corners of the intersection is the most important factor and is critical in determining safe approach speeds.

Crash Analysis
Based on information obtained through Traffic Improvement Association of Michigan, there were no crashes recorded in the past 5-years at the intersection of Almond and Crestview Drive. The crash data does not constitute a compelling case for modifying the existing controls.

Approach Speeds
The approach speed limit on both streets is 25 mph. Speed limits alone cannot be used in this case to determine which direction of traffic should be assigned the right-of-way.

Types of Roadways
Both Almond Drive and Crestview Drive are considered local streets. Due to the geometrics Crestview Drive is considered a continuing roadway, as Almond ends at Crestview. There is not a compelling case for a specific right-of-way being assigned due to the type of roadway. It should be noted that currently there are no parking signs posted along northbound Crestview Drive and westbound Almond Drive.

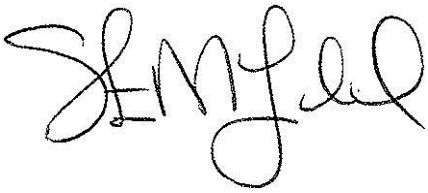
Sight Distance
The major potential sight distance obstruction at the intersection is a tree and several shrubs in the southeast quadrant of the intersection. These obstructions come into play when determining the safe approach speeds for the intersection. The safe approach speed is the speed at which a vehicle can approach an intersection and still stop in time to avoid a collision with a vehicle on the cross street. Safe approach speeds are determined through calculations.

When the safe approach speed is found to be more than 10 mph, a YIELD sign is commonly used. In this case, the safe approach speed was found to be 8.7 mph for eastbound Almond Drive; therefore a STOP sign is the recommended treatment. The safe approach speed calculation spreadsheet is attached for your reference.

The intersection of Almond Drive at Crestview Drive is located approximately 650 feet from Crooks Road. A significant portion of traffic uses the north and west legs of the intersection, traveling to and from Crooks Road. Eastbound traffic appeared to be traveling above 25 mph through the intersection based upon visual inspection during the field visit.

Recommendation
OHM recommends that the intersection control be changed to a one-way STOP control. The sign would be located on the eastbound approach to the intersection.

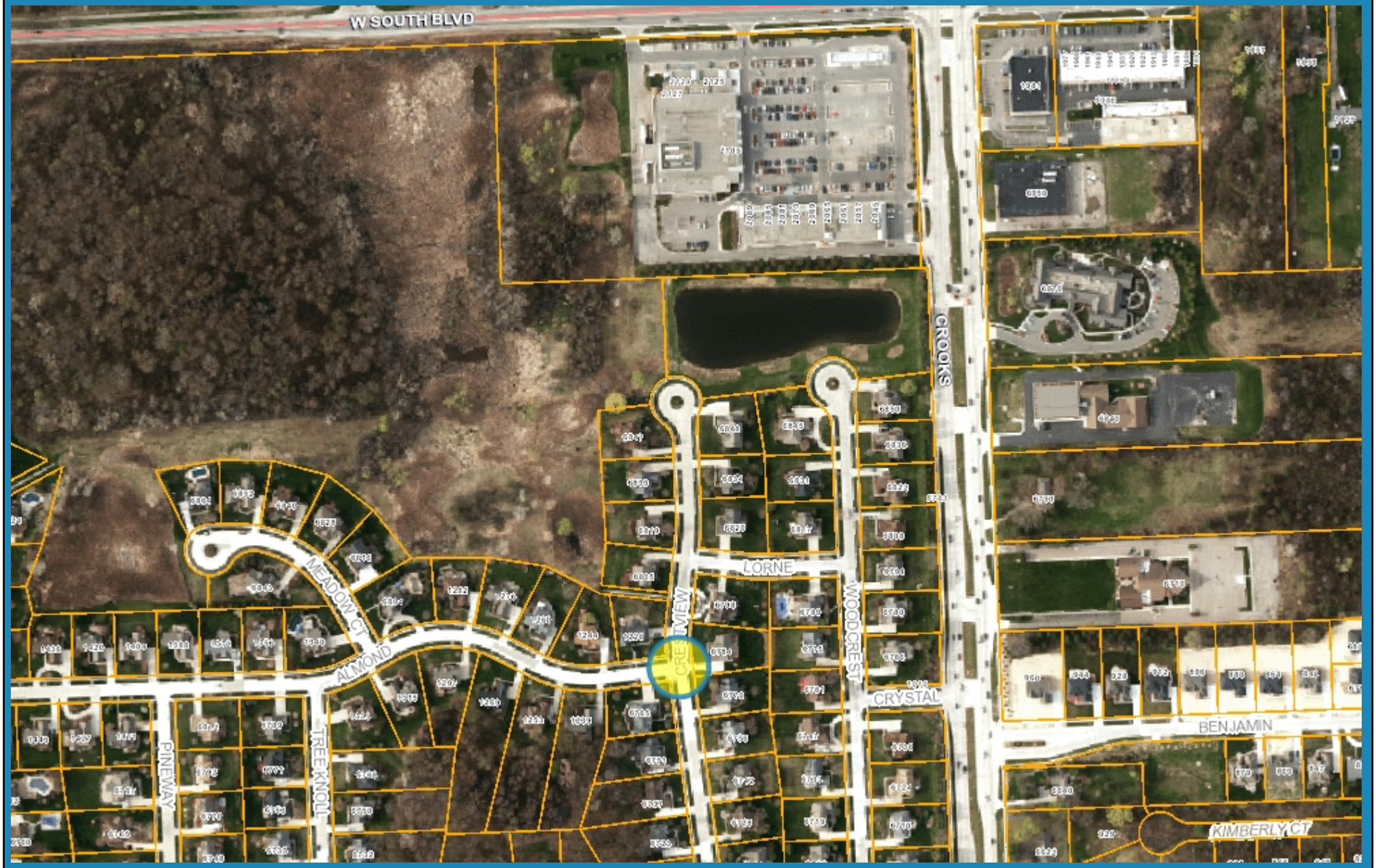
Sincerely,
Orchard Hiltz & McCliment, Inc.



Steve M. Loveland, PE, PTOE
Traffic Project Manager

Attachments:
- Aerial and Intersection Photos
- Safe Approach Speed Calculation Spreadsheet

City of Troy GIS Online



833 0 417 833 Feet

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.

Almond Drive looking southeast.

Almond Drive looking northeast

Almond Drive looking east

Almond Drive looking west

Crestview Drive looking southwest

Crestview Drive looking northwest

Safe Approach Speed Calculation

Almond at Crestview
City of Troy

Road 1 = Crestview
Road 2 = Almond

Date: 6/9/2015
Analyst: A.P. Cousino

Measured:

Width of Roads

Road 1 =	26	(ft)
Road 2 =	26	(ft)

Distance to Obstruction

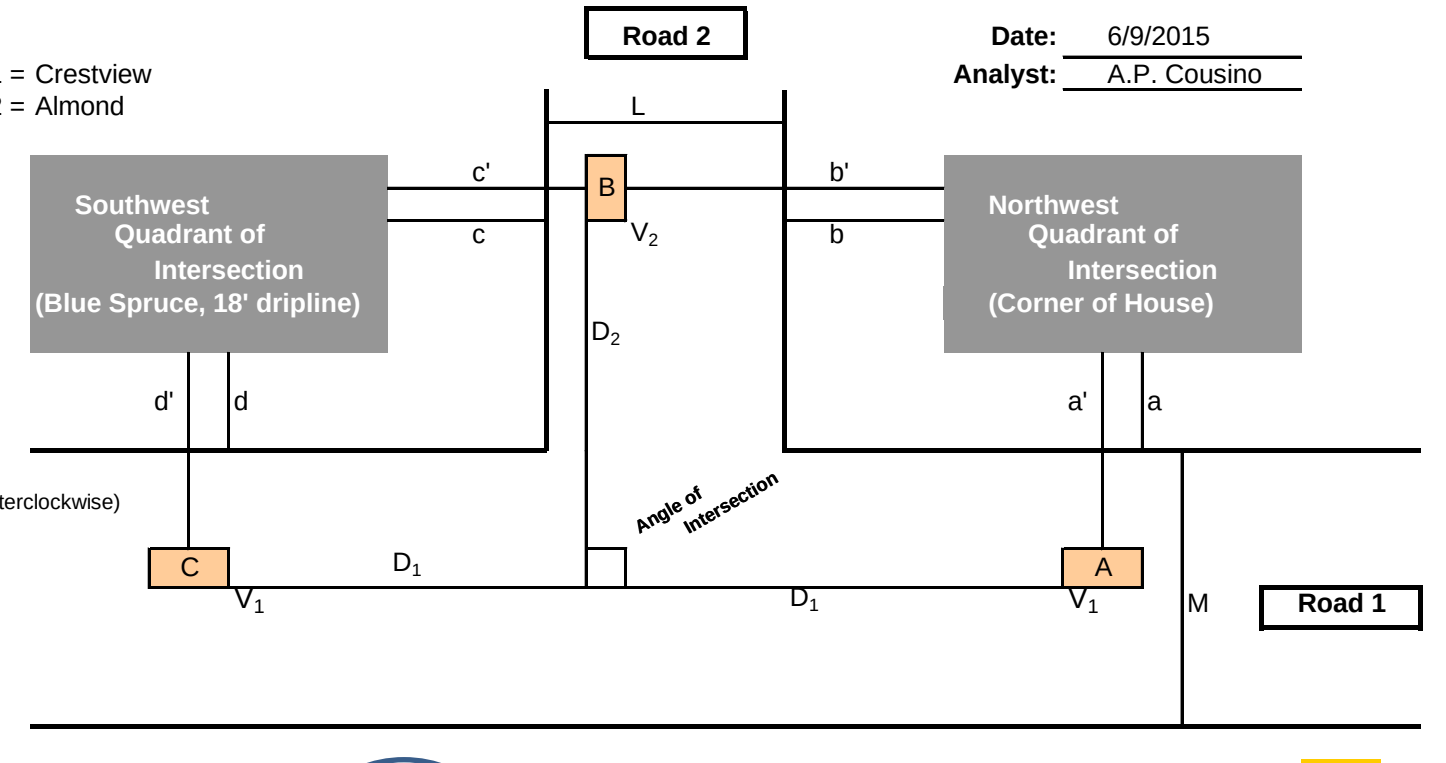
a =	56	(ft)
b =	60	(ft)
c =	21	(ft)
d =	25	(ft)

Angle of Intersection

Delta =	90	(degrees, measure counterclockwise)

Road 1 Posted

Speed Limit =	25	(mph)



Assumed:

Speed of Vehicle A = Speed of Vehicle C
= Posted Speed Limit on Road 1

+	5	(mph)
V_1 =	30	(mph)

Perception / Reaction Time (AASHTO)

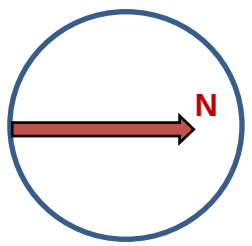
t =	2.5	(sec)

Deceleration rate (AASHTO)

A =	11.20	

Clearance distance in excess of safe stopping distance (AAA)

EC =	0	(ft)



Intermediate Calculations:

D_1=	196	a' =	66
D_{2A}=	108	b' =	76
D_{2C}=	39.2	c' =	31
		d' =	41

Based On $D_1 = (1.075\ V_1^{\ 2} / A) + 1.4667\ V_1\ t + EC$

$D_{2A} = \dfrac{a' * D_1}{(D_1 - b')}$ or $D_{2C} = \dfrac{c' * D_1}{(D_1 - d')}$

Calculated Safe Approach Speed for Vehicle B
Approaching on Road 2

V_2 =	19.5	(mph) [Based on Veh. A]
or V_2 =	8.7	(mph) [Based on Veh. C]

FALSE

Notes: Enter field measurements in yellow highlighted area.
Blue fields are std. default values; change only for cause.
Calculated by spreadsheet

Recommended ROW control for Road 2
based on safe approach speed : STOP Sign

ITEM #9

TRAFFIC COMMITTEE REPORT

June 30, 2015

TO: Traffic Committee

FROM: Bill Huotari, Deputy City Engineer/ Traffic Engineer

SUBJECT: Request for Traffic Control
Marcus at Sparta

Background:

James Swift states that on the cross roads of Sparta and Marcus, right off of Big Beaver road, there are no stop signs going north or south on Sparta only stop signs on Marcus going east and west. This creates an extremely unsafe cross way not only for pedestrians but also for drivers that travel down this path.

The intersection is controlled by Stop signs on the Marcus approaches to Sparta.

There have been no crashes reported at this intersection in the past five (5) years.

The posted speed limit on both streets is 25 mph. Due to the geometrics, both are considered continuing roadways. However, Sparta Drive functions as a miniature arterial for the adjacent subdivisions. With its connection to Big Beaver, there is a compelling case for a specific right-of-way being assigned to Sparta Drive.

The major potential sight distance obstruction at the intersection is a tree and several shrubs in the southeast quadrant of the intersection. These obstructions come into play when determining the safe approach speeds for the intersection.

The safe approach speed was found to be 9 mph; therefore the existing STOP signs on Marcus are the recommended treatment.

The city requested that OHM review the request and provide their findings and recommendations (copy attached).

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June 25, 2015

Mr William Huotari, PE
Deputy City Engineer
City of Troy
500 W. Big Beaver Rd
Troy, MI 48084

RE: Traffic Control Recommendation for Sparta Drive and Marcus Drive
OHM JN: 0128-15-0130

Dear Mr. Huotari:

As requested, we have reviewed the Sparta Drive at Marcus Drive intersection to determine the proper traffic control. The subject intersection is a 4-leg intersection located in the City of Troy approximately 0.16 miles south of Big Beaver Road and .28 miles west of Dequindre Road. The speed limit on both streets is 25 mph. There are currently stop signs on the east and west approaches to the intersection. Reference the attachments for aerial and intersection photos.

Background on Traffic Control Determination
Based on the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) there are four conditions where STOP signs may be warranted:

- At the intersection of a less important road with a main road where application of the normal right-of-way rule is unduly hazardous
- On a street entering a through highway or street.
- At an unsignalized intersection in a signalized area.
- At other intersections where a combination of high speed, restricted view, or crash records indicate a need for control by the STOP sign.

Many times STOP signs are installed where they may not be warranted. Traffic experts agree that unnecessary STOP signs:

- Cause accidents they are designed to prevent.
- Breed contempt for other necessary STOP signs.
- Waste millions of gallons of gasoline annually.
- Create added noise and air pollution.
- Increase, rather than decrease, speeds between intersections.

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34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
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The use of a YIELD sign is intended to assign the right-of-way at intersections where it is not usually necessary to stop before proceeding into the intersection. Conversely, the STOP sign is intended for use where it is usually necessary to stop before proceeding into the intersection.

The following conditions should be fully evaluated to determine how the right-of-way should be assigned:

- Traffic Volumes: Normally, the heavier volume of traffic should be given the right-of-way.
- Approach Speeds: The higher speed traffic should normally be given the right-of-way.
- Types of Highways: When a minor highway intersects a major highway, it is usually desirable to control the minor highway.
- Sight Distance: Sight distance across the corners of the intersection is the most important factor and is critical in determining safe approach speeds.

Crash Analysis
Based on information obtained through Traffic Improvement Association of Michigan, there were no crashes recorded in the past 5-years at the intersection of Sparta and Marcus Drive. The crash data does not constitute a compelling case for modifying the existing controls.

Approach Speeds
The approach speed limit on both streets is 25 mph. Speed limits alone cannot be used in this case to determine which direction of traffic should be assigned the right-of-way.

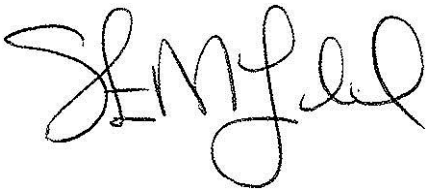
Types of Roadways
Both Sparta Drive and Marcus Drive are considered local streets. Due to the geometrics both are considered continuing roadways. However, Sparta Drive functions as a miniature arterial for the adjacent subdivisions. With its connection to Big Beaver Road there is a compelling case for a specific right-of-way being assigned to Sparta Drive. It should be noted that currently there are no parking signs posted along northbound Sparta Drive and westbound Marcus Drive.

Sight Distance
The major potential sight distance obstruction at the intersection is a tree and several shrubs in the southeast quadrant of the intersection. These obstructions come into play when determining the safe approach speeds for the intersection. The safe approach speed is the speed at which a vehicle can approach an intersection and still stop in time to avoid a collision with a vehicle on the cross street. Safe approach speeds are determined through calculations.

When the safe approach speed is found to be more than 10 mph, a YIELD sign is commonly used. In this case, the safe approach speed was found to be 9 mph for westbound Marcus Drive; therefore a STOP sign is the recommended treatment. The safe approach speed calculation spreadsheet is attached for your reference.

Recommendation
OHM recommends that the intersection control remain a one-way STOP control. The signs will remain on the eastbound and westbound approaches to the intersection.

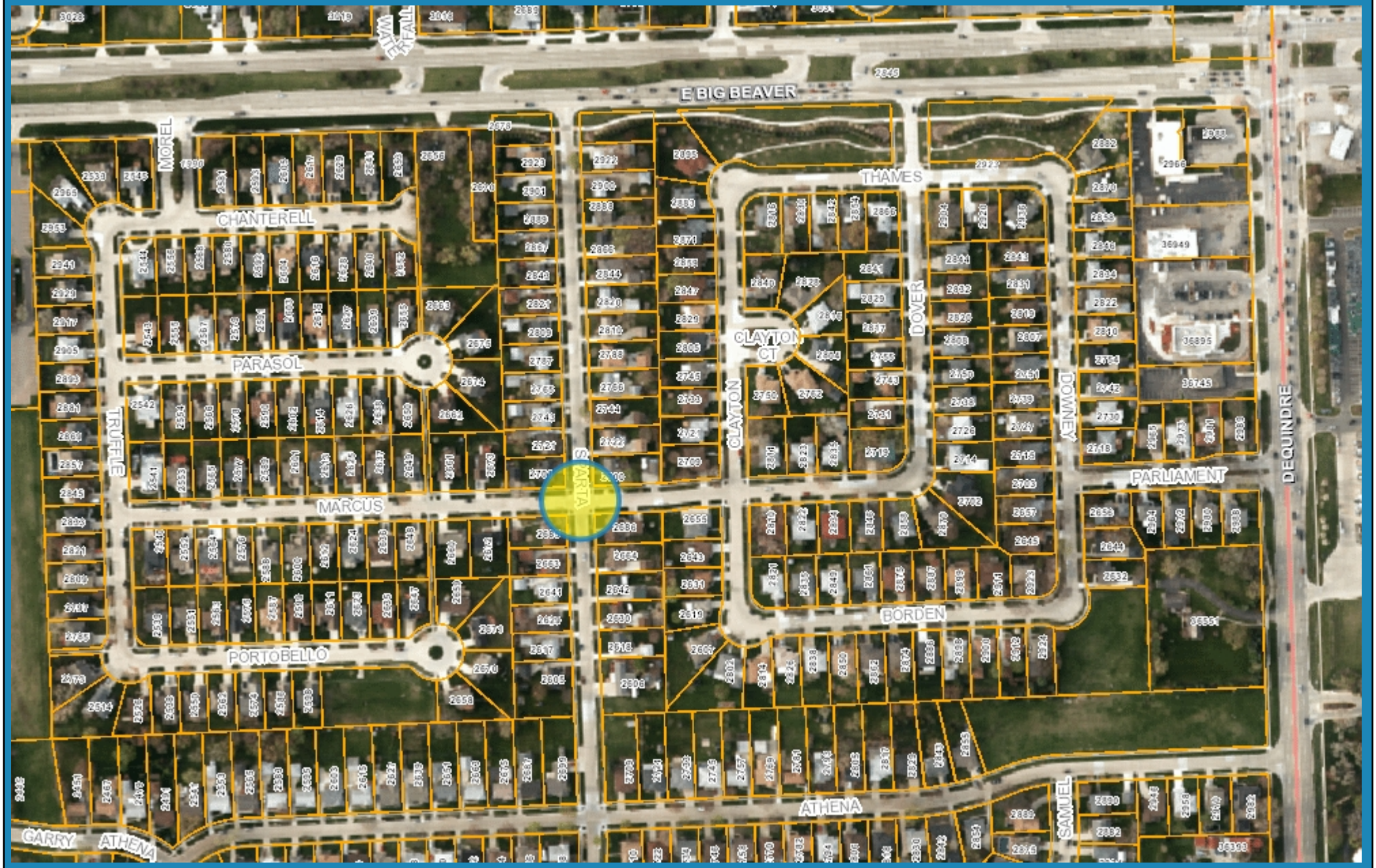
Sincerely,
Orchard Hiltz & McCliment, Inc.



Steve M. Loveland, PE, PTOE
Traffic Project Manager

Attachments:
- Aerial and Intersection Photos
- Safe Approach Speed Calculation Spreadsheet

City of Troy GIS Online



752 0 376 752 Feet

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.

Safe Approach Speed Calculation

Sparta at Marcus
City of Troy

Road 1 = Sparta Drive
Road 2 = Marcus Drive

Date: 6/25/2015
Analyst: A.P. Cousino

Measured:

Width of Roads

Road 1 =	28	(ft)
Road 2 =	28	(ft)

Distance to Obstruction

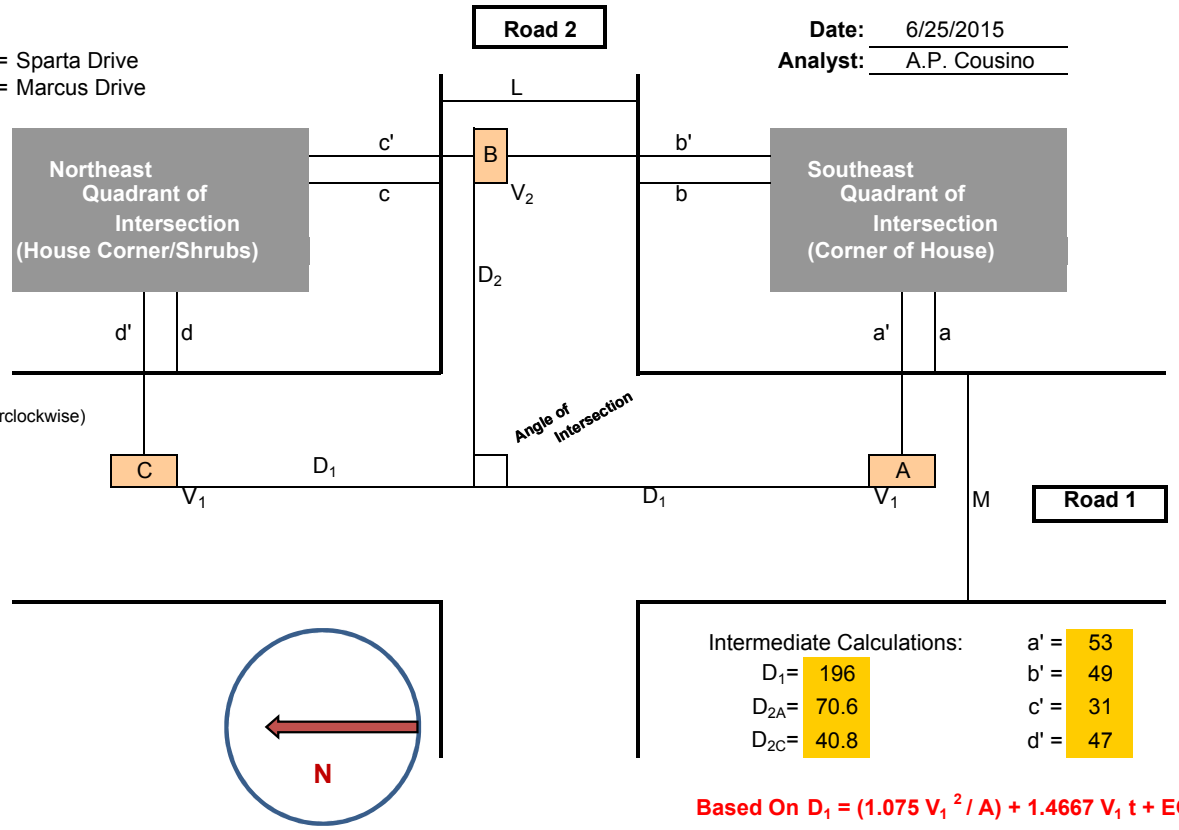
a =	42	(ft)
b =	32	(ft)
c =	20	(ft)
d =	30	(ft)

Angle of Intersection

Delta =	90	(degrees, measure counterclockwise)

Road 1 Posted

Speed Limit =	25	(mph)



Assumed:

Speed of Vehicle A = Speed of Vehicle C
= Posted Speed Limit on Road 1

+	5	(mph)
V_1 =	30	(mph)

Perception / Reaction Time (AASHTO)

t =	2.5	(sec)

Deceleration rate (AASHTO)

A =	11.20	

Clearance distance in excess of safe stopping distance (AAA)

EC =	0	(ft)

Intermediate Calculations:

D_1=	196	a' =	53
D_{2A}=	70.6	b' =	49
D_{2C}=	40.8	c' =	31
		d' =	47

Based On $D_1 = (1.075\ V_1^{\ 2} / A) + 1.4667\ V_1\ t + EC$

$D_{2A} = \frac{a' * D_1}{(D_1 - b')}$ or $D_{2C} = \frac{c' * D_1}{(D_1 - d')}$

Calculated Safe Approach Speed for Vehicle B
Approaching on Road 2

V_2 =	14.1	(mph) [Based on Veh. A]
or V_2 =	9.0	(mph) [Based on Veh. C]

FALSE

Notes: Enter field measurements in yellow highlighted area.
Blue fields are std. default values; change only for cause.
Calculated by spreadsheet

Recommended ROW control for Road 2
based on safe approach speed : **STOP Sign**

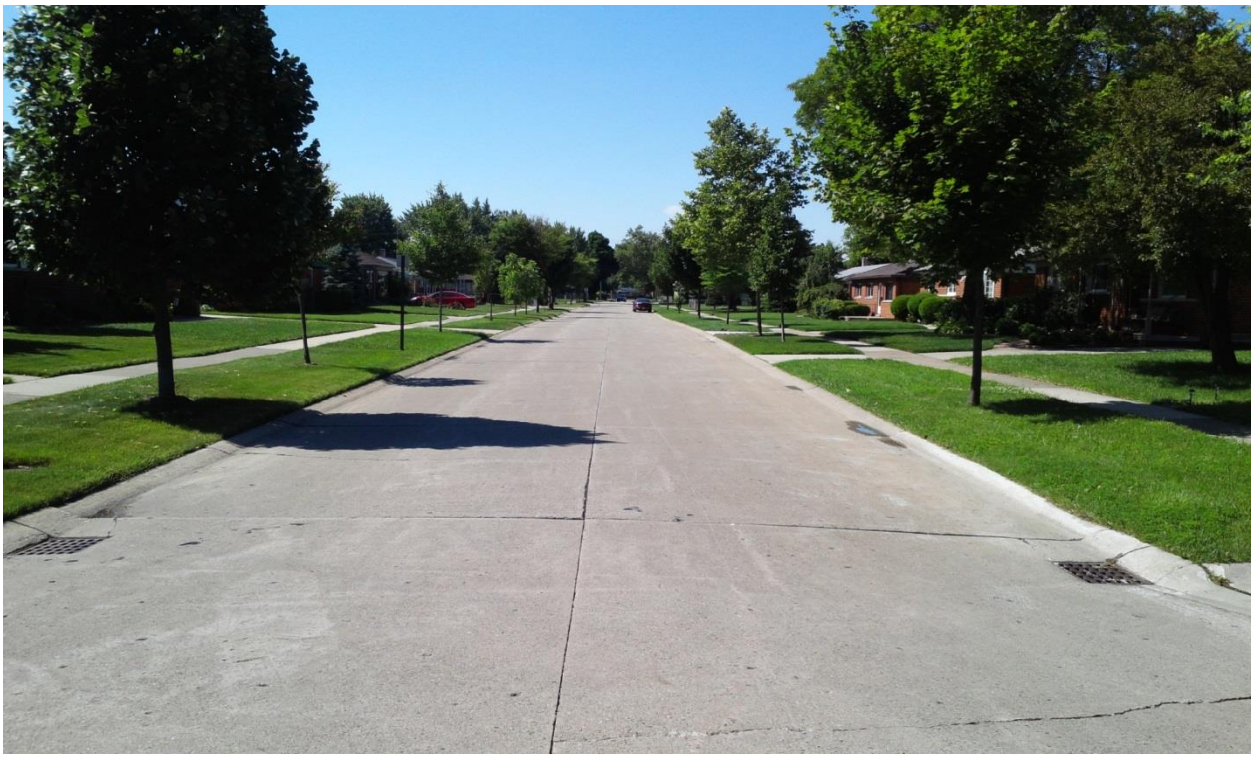
Sparta Drive, looking southwest

Sparta Drive, looking southeast

Sparta Drive looking northwest

Sparta Drive looking northeast

Sparta Drive southbound approach



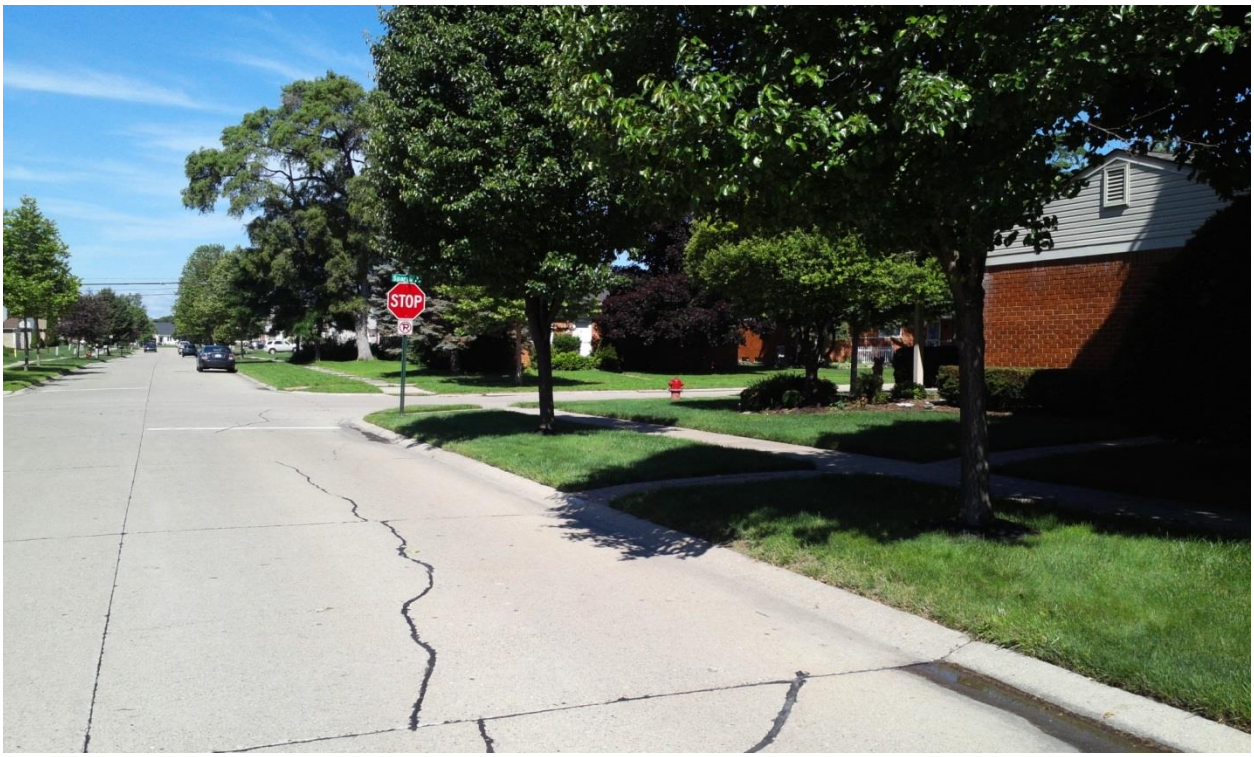
Sparta Drive northbound approach

Marcus Drive eastbound approach

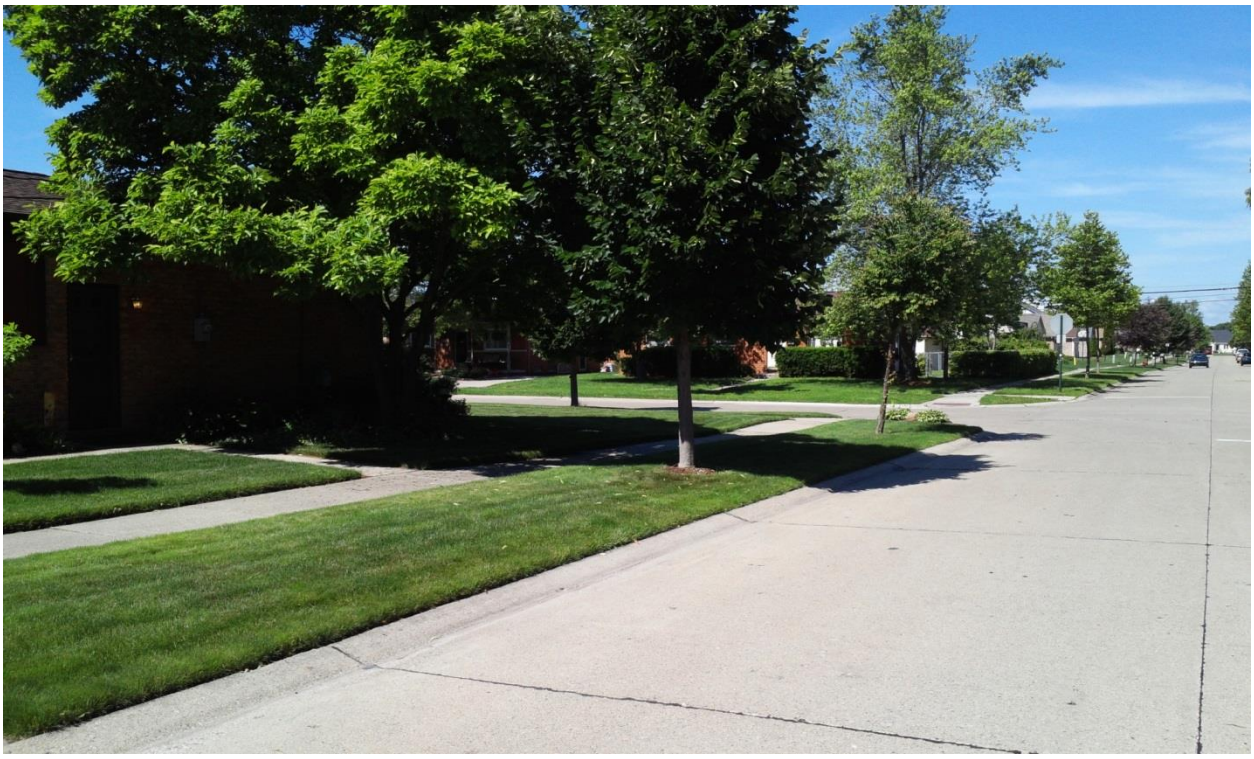
Marcus Drive westbound approach

Marcus Drive looking northeast

Marcus Drive looking southeast



Marcus Drive looking northwest



Marcus Drive looking southwest

ITEM #10

TRAFFIC COMMITTEE REPORT

June 18, 2015

TO: Traffic Committee

FROM: Bill Huotari, Deputy City Engineer/ Traffic Engineer

SUBJECT: Request for Warning Signs
1201 Stephenson Highway

Background:

Tina Woodin of Sterling Heights (employed by Witzenmann USA at 1201 Stephenson) states that there is a large group of Canadian geese that come back every year to raise their families near 1201 Stephenson. Ms. Woodin is concerned for the safety of the geese as well as motorists who may unexpectedly encounter geese crossing Stephenson Highway creating a potentially hazardous situation for drivers as well as the geese.

Public Works Director, Tim Richnak, received the original contact on this request and did speak with his staff at the Department of Public Works (DPW) as well as Troy Police Department. DPW staff reports that they have one reported incident where DPW staff was called to collect deceased geese. Troy Police Department reported that they did not have an indication from their shift reports of traffic safety concerns.

Troy does not have a standard or warrant for a “Goose Crossing” sign. They are not called out specifically in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

The MMUTCD does provide for “Non-Vehicular Warning Signs” that may be used to alert road users in advance of locations where unexpected entries into the roadway might occur or where shared use of the roadway by pedestrians, animals or equestrians might occur.

Examples of these types of signs are attached but are typically used for animals, pedestrians or other types of traffic that are large and would cause serious damage to a vehicle.

Since this type of sign is a “Warning” type of sign, no traffic control order is required so the Traffic Committee’s recommendation would be valid for placement of this type of sign(s) lacking any formal warrant procedure or standard for this type of sign placement.

William J Huotari

From: Tina Woodin <tmwoodin@gmail.com>
Sent: Thursday, June 18, 2015 7:04 AM
To: William J Huotari
Subject: Re: FW: Goose Crossing Signs
Attachments: photo 1 (6).JPG; photo 1 (26).JPG; photo 2 (6).JPG; photo 2 (26).JPG; photo 3 (7).JPG; photo 4 (7).JPG

Mr. Huotari -

At our place of employment, we have had a large group of Canada geese come back every spring to raise their families for the past several years. We are very concerned that not only is traffic aware they are there but that the city and animal control does not see them as a nuisance and remove and /or kill these animals. My reason for bringing this issue is up is that in the past two years alone I know of at least a dozen adults and babies who were killed along Stephenson between 13 Mile to as far as north of 15 Mile in front of the mobile home park. People speed along that route to begin with and are not always paying attention to the geese trying to cross the road from both sides. Unfortunately, from our front office window we see way too much of the not bothering to stop situations. Personally, I would much prefer they had found a safer area to spend the summer and raise their babies but they are here to stay and they have become a welcome distraction during the day.

In that being said, I would very much like for you to include this issue on the agenda for July 15. I have some pictures which I have attached that I took from our front office window. I will try to get some more of different views along Stephenson. I work at Witzenmann USA and we have 4 buildings in the city with two right off Stephenson that are next to the Clinton River Watershed drain which I am assuming is the main source of water for the geese and ducks. The road construction in the area seems to have changed their normal routes they make during the day because I have not seen them since Monday, but we often have them congregate in our front lawn of both buildings and the empty lot next to us. They often cross back and forth on Stephenson during the day and we have seen them as far south as almost 13 Mile Roads but the main area we see them is between 14 to 15 Mile Roads.

Would I be able to bring any co-workers along who can attest to the same things I have brought up? I am asking my employer to write a letter addressing the same concerns as well which I can bring with me.

Please let me know if you need anything else before then. I will try and get more pictures prior to that. My contact information is below -

42322 Parkside Circle Apt 108
Sterling Hgts, MI 48314
586-208-4224 cell

Thank you for being so quick to address these concerns.

On Tue, Jun 16, 2015 at 4:08 PM, William J Huotari <HuotariWJ@troymi.gov> wrote:

> Ms. Woodin, your email was forwarded to me.

Troy does not have a standard or warrant for a “Goose Crossing” sign. They are not called out specifically in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

The MMUTCD does provide for “Non-Vehicular Warning Signs” that may be used to alert road users in advance of locations where unexpected entries into the roadway might occur or where shared use of the roadway by pedestrians, animals or equestrians might occur.

Examples of these types of signs are shown below but are typically used for animals, pedestrians or other types of traffic that are large and would cause serious damage to a vehicle.

Section 2C.50 Non-Vehicular Warning Signs (W11-2, W11-3, W11-4, W11-6, W11-7, W11-9, and W11-16 through W11-22)

Option:

01 Non-Vehicular Warning (W11-2, W11-3, W11-4, W11-6, W11-7, W11-9, and W11-16 through W11-22) signs (see Figure 2C-11) may be used to alert road users in advance of locations where unexpected entries into the roadway might occur or where shared use of the roadway by pedestrians, animals, or equestrians might occur.

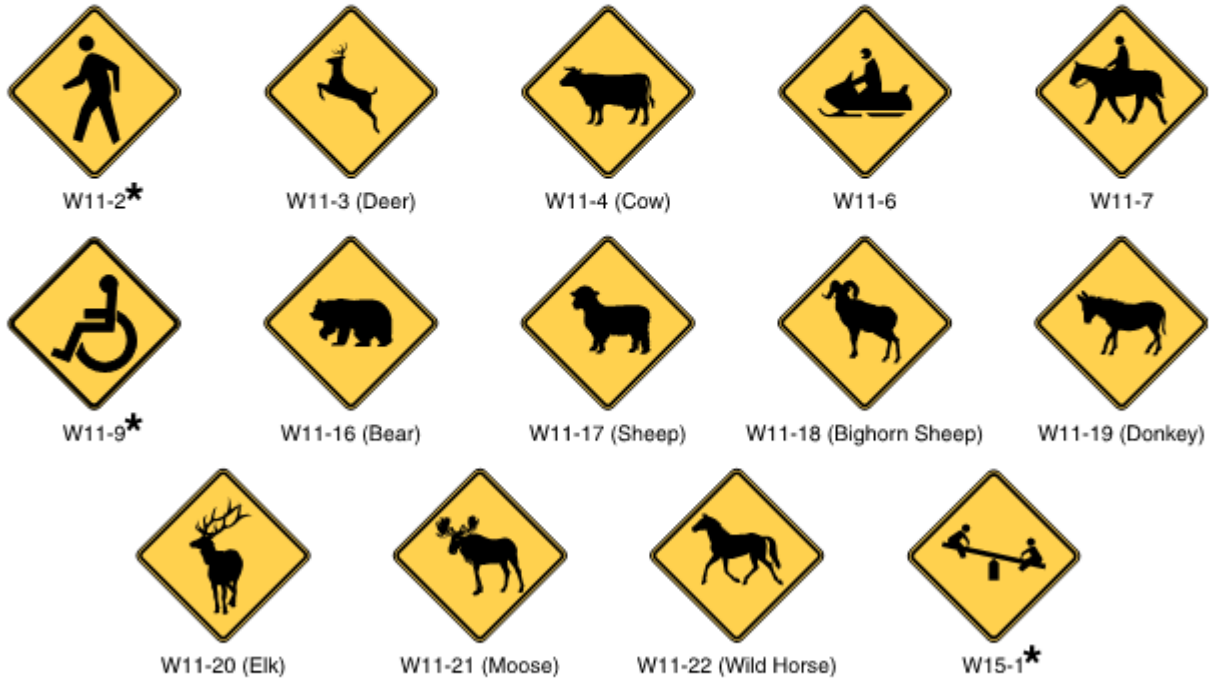
Support:

02 These conflicts might be relatively confined, or might occur randomly over a segment of roadway.

Guidance:

03 *If used in advance of a pedestrian, snowmobile, or equestrian crossing, the W11-2, W11-6, W11-7, and W11-9 signs should be supplemented with plaques (see Section 2C.55) with the legend AHEAD or XX FEET to inform road users that they are approaching a point where crossing activity might occur.*

Figure 2C-11. Non-Vehicular Warning Signs



★ A fluorescent yellow-green background color may be used for this sign or plaque.

While we do not have standards for these types of signs and/or requests we do have a Traffic Committee that meets once a month on the 3rd Wednesday. **The next available meeting is July 15, 2015 at 7:30 PM**. The meetings are held in Troy City Hall and the committee is comprised of seven (7) Troy residents who volunteer their time to hear traffic concerns.

I can prepare an item for the July 15 agenda to discuss your concerns and your request for "Goose Crossing" signs. You as the person requesting the signage would be invited to the meeting to discuss the request with the Traffic Committee members.

Since this type of sign is a "Warning" type of sign, no traffic control order is required so the Traffic Committee's recommendation would be valid for placement of this type of sign(s) lacking any formal warrant procedure or standard for this type of sign placement.

If you could let me know if you would like to proceed in this fashion and let me know the location where you would request the signs to be placed, then I can prepare the necessary item for the agenda. Also, if you do have pictures they can be included as part of the agenda item.

I would also need your contact information so that I can send you the meeting notice.

Sincerely,

Bill Huotari, P.E.

Deputy City Engineer/Traffic Engineer

City of Troy

William J. Huotari, P.E. | Deputy City Engineer/Traffic Engineer

City of Troy |500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3387 |troymi.gov

"We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best."

From: Tina Woodin [mailto:tmwoodin@gmail.com]
Sent: Friday, June 12, 2015 12:51 PM
To: Timothy L Richnak
Subject: Re: Goose Crossing Signs

So in other words your more interesting in collecting and killing them? Troy police obviously do not pay attention to their routes. I will take this to the media.

Sent from my iPhone

On Jun 12, 2015, at 12:16 PM, Timothy L Richnak <richnaktl@troymi.gov> wrote:

> Hello, Tina
>
> Thank you for bringing your concerns to my attention. I have traveled Stephenson Hwy the past two days and did not observer the geese. Could you give me a more specific area or address that I can review. I did check with staff that are responsible for collection of animals and they only reported one collection of record. I have also contacted the police Department to see if they have any indication from their shift reports of traffic safety concerns. They indicated that there were none.
>
> I will continue review and collect information.
>
> Respectfully
>
> **Timothy Richnak** | Public Works Director
>
> City of Troy |4693 Rochester Road, Troy, MI 48085 | Office: 248.524.3396|Cell: 248.885.1843 |troymi.gov <image001.jpg> <image002.jpg>

From: Tina Woodin [mailto:tmwoodin@gmail.com]
Sent: Thursday, June 11, 2015 9:18 PM
To: Timothy L Richnak
Subject: Goose Crossing Signs

Mr. Richrak

I have worked in the City of Troy for the past two years off of Stephenson Hwy between 14 and 15 Mile Roads. You may already be aware, but for the past several years each spring and throughout the fall many Canada geese call Stephenson Hwy between 13 to 15 Mile Roads home. They are raising their families and often cross the four lanes of traffic with babies in tow. I took multiple pictures from our front office window where there were approximately 30-40 adult and baby geese on our front lawn. We watched as they crossed the highway both coming to and going back to the east side of Stephenson Hwy and some near misses with traffic. Obviously, this not only puts these animals in danger but poses a threat to drivers with possible accidents and damage to their vehicles along that stretch.

My co-workers and I have witnessed many being killed by traffic and many more near misses. I realize this is a busy traffic area and I do not know the policy or procedure in requesting that there be "goose crossing signs" put up along Stephenson between the most heavily populated goose areas of 13 to 15 Mile Roads.

Please advise the process if any there is in getting this accomplished. If I need to go through the city mayor's office please let me know. I believe my employer as well as many others would support these signs being installed as well.

Thank you for your time.

Tina Woodin

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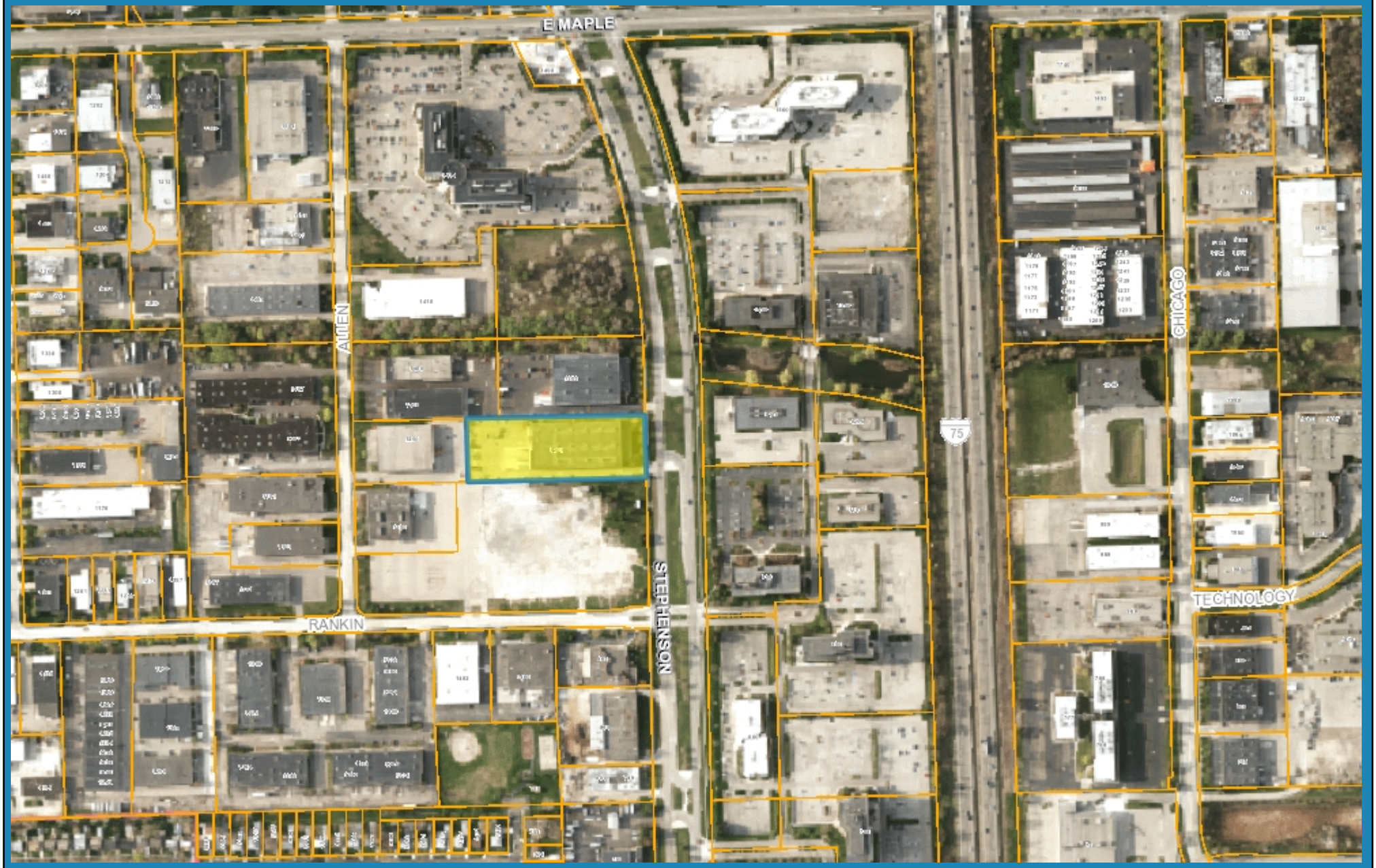
Tina Woodin

City of Troy GIS Online



1,272 0 636 1,272 Feet

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.

Standard:

11 **The Emergency Vehicle (W11-8) sign (see Figure 2C-10) with the EMERGENCY SIGNAL AHEAD (W11-12P) supplemental plaque (see Figure 2C-10) shall be placed in advance of all emergency-vehicle traffic control signals (see Chapter 4G).**

Option:

12 The Emergency Vehicle (W11-8) sign, or a word message sign indicating the type of emergency vehicle (such as rescue squad), may be used in advance of the emergency-vehicle station when no emergency-vehicle traffic control signal is present.

13 A Warning Beacon (see Section 4L.03) may be used with any Vehicular Traffic Warning sign to indicate specific periods when the condition or activity is present or is likely to be present, or to provide enhanced sign conspicuity.

14 A supplemental WHEN FLASHING (W16-13P) plaque (see Figure 2C-12) may be used with any Vehicular Traffic Warning sign that is supplemented with a Warning Beacon to indicate specific periods when the condition or activity is present or is likely to be present.

Section 2C.50 Non-Vehicular Warning Signs (W11-2, W11-3, W11-4, W11-6, W11-7, W11-9, and W11-16 through W11-22)

Option:

01 Non-Vehicular Warning (W11-2, W11-3, W11-4, W11-6, W11-7, W11-9, and W11-16 through W11-22) signs (see Figure 2C-11) may be used to alert road users in advance of locations where unexpected entries into the roadway might occur or where shared use of the roadway by pedestrians, animals, or equestrians might occur.

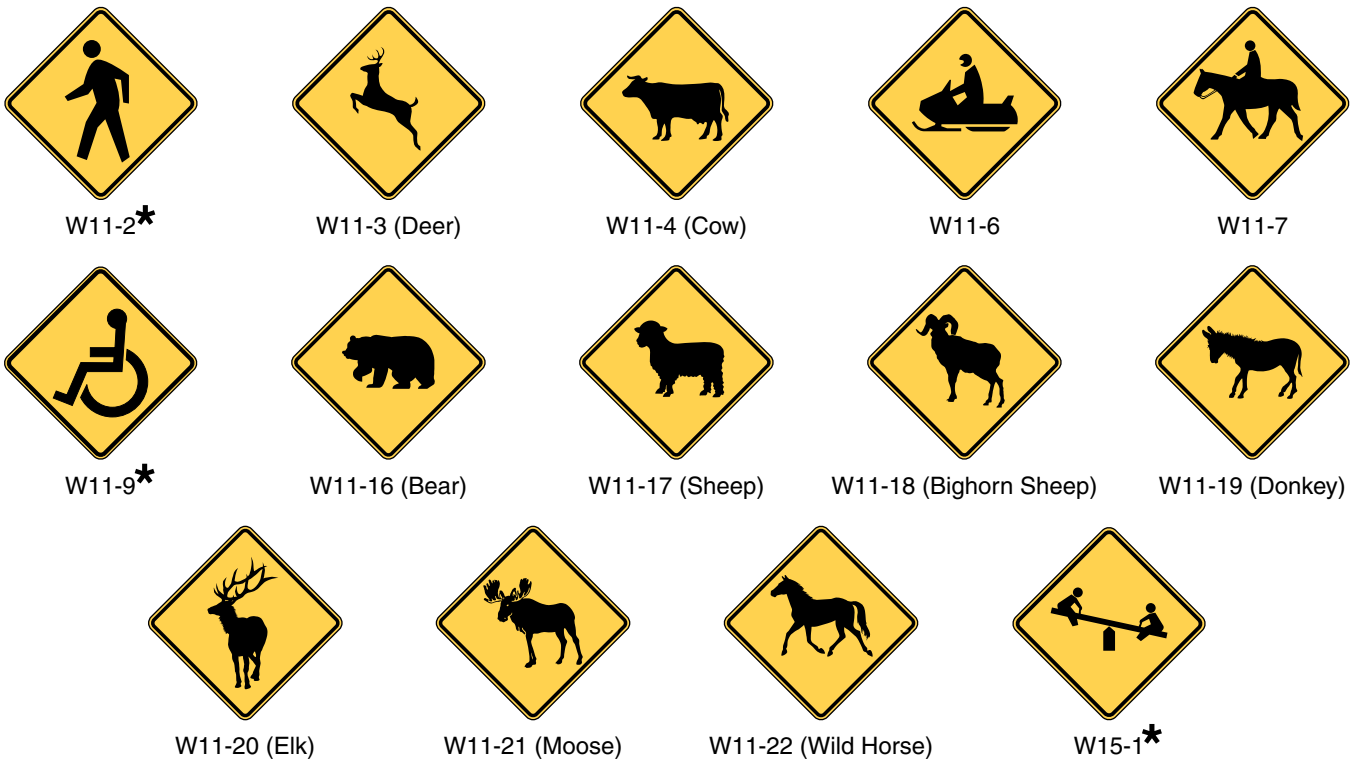
Support:

02 These conflicts might be relatively confined, or might occur randomly over a segment of roadway.

Guidance:

03 *If used in advance of a pedestrian, snowmobile, or equestrian crossing, the W11-2, W11-6, W11-7, and W11-9 signs should be supplemented with plaques (see Section 2C.55) with the legend AHEAD or XX FEET to inform road users that they are approaching a point where crossing activity might occur.*

Figure 2C-11. Non-Vehicular Warning Signs



* A fluorescent yellow-green background color may be used for this sign or plaque.

Standard:

04 **If a post-mounted W11-2, W11-6, W11-7, or W11-9 sign is placed at the location of the crossing point where pedestrians, snowmobilers, or equestrians might be crossing the roadway, a diagonal downward pointing arrow (W16-7P) plaque (see Figure 2C-12) shall be mounted below the sign. If the W11-2, W11-6, W11-7, or W11-9 sign is mounted overhead, the W16-7P plaque shall not be used.**

Option:

05 A Pedestrian Crossing (W11-2) sign may be placed overhead or may be post-mounted with a diagonal downward pointing arrow (W16-7P) plaque at the crosswalk location where Yield Here To (Stop Here For) Pedestrians signs (see Section 2B.11) have been installed in advance of the crosswalk.

Standard:

06 **If a W11-2 sign has been post-mounted at the crosswalk location where a Yield Here To (Stop Here For) Pedestrians sign is used on the approach, the Yield Here To (Stop Here For) Pedestrians sign shall not be placed on the same post as or block the road user's view of the W11-2 sign.**

Option:

07 An advance Pedestrian Crossing (W11-2) sign with an AHEAD or a distance supplemental plaque may be used in conjunction with a Yield Here To (Stop Here For) Pedestrians sign on the approach to the same crosswalk.

08 The crossing location identified by a W11-2, W11-6, W11-7, or W11-9 sign may be defined with crosswalk markings (see Section 3B.18).

09 The W11-2 and W11-9 signs and their related supplemental plaques may have a fluorescent yellow-green background with a black legend and border.

Guidance:

10 *When a fluorescent yellow-green background is used, a systematic approach featuring one background color within a zone or area should be used. The mixing of standard yellow and fluorescent yellow-green backgrounds within a selected site area should be avoided.*

Option:

11 A Warning Beacon (see Section 4L.03) may be used with any Non-Vehicular Warning sign to indicate specific periods when the condition or activity is present or is likely to be present, or to provide enhanced sign conspicuity.

12 A supplemental WHEN FLASHING (W16-13P) plaque (see Figure 2C-12) may be used with any Non-Vehicular Warning sign that is supplemented with a Warning Beacon to indicate specific periods when the condition or activity is present or is likely to be present.

Section 2C.51 Playground Sign (W15-1)

Option:

01 The Playground (W15-1) sign (see Figure 2C-11) may be used to give advance warning of a designated children's playground that is located adjacent to the road.

02 The Playground sign may have a fluorescent yellow-green background with a black legend and border.

Guidance:

03 *If the access to the playground area requires a roadway crossing, the application of crosswalk pavement markings (see Section 3B.18) and Non-Vehicular Warning signs (see Section 2C.50) should be considered.*

Section 2C.52 NEW TRAFFIC PATTERN AHEAD Sign (W23-2)

Option:

01 A NEW TRAFFIC PATTERN AHEAD (W23-2) sign (see Figure 2C-6) may be used on the approach to an intersection or along a section of roadway to provide advance warning of a change in traffic patterns, such as revised lane usage, roadway geometry, or signal phasing.

Guidance:

02 *The NEW TRAFFIC PATTERN AHEAD sign should be removed when the traffic pattern returns to normal, when the changed pattern is no longer considered to be new, or within six months.*

Section 2C.53 Use of Supplemental Warning Plaques

Option:

01 A supplemental warning plaque (see Figure 2C-12) may be displayed with a warning or regulatory sign when engineering judgment indicates that road users require additional warning information beyond that contained in the main message of the warning or regulatory sign.

1201 Stephenson