



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 11/6/2015  
 Re: **The Townhomes at Maplehill (City File #05-008.2)  
 Preliminary Site Plan - Planning Review #5**

The applicant is proposing to construct a 10-unit, attached site condominium development consisting of five 2-unit buildings on 3.5 acres at the west end of Maplehill Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*). The comments in this and other review letters are minor in nature and can be addressed during final site plan review following review by the Planning Commission.

1. **Zoning and Use** (*Section 138-4.201 and 138-4.300*). The site is zoned RCD One Family Cluster which permits one-family attached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
<b>Proposed Site</b>	<b>RCD, One Family Cluster</b>	<b>Vacant</b>	<b>One Family Cluster</b>
North	RCD, One Family Cluster	Vacant	One Family Cluster
South	RM-1 Multiple Family Residential	Summit attached condos	Multiple Family
East	R-1 One Family Residential	Avon Hills Subdivision	Residential 2
West	RM-1 Multiple Family Residential	Kings Cove attached condos	Multiple Family

The intent of the RCD district is to permit the development of one-family residential patterns which, through design innovation, introduce flexibility on sites that under conventional regulations would otherwise be unnecessarily restrictive. As part of the RCD district, 25% of the site shall be preserved as open space, which for this site is 0.886 acres, and 1.78 acres of private open space are proposed.

2. **Site Layout and Access** (*Section 138-4.201, 138-5.100-101 and 138- 6.200-207*). Refer to the table below as it relates to the area, setback, and building requirements of the RCD district.

Requirement	Proposed	Staff Comments
<b>Max. Density</b> 3 dwelling units/acre=10 units	10 units (2.82 units per acre)	In compliance
<b>Max. Height</b> 2 stories/30 ft.	2 stories/28 ft.	In compliance
<b>Min. Front Setback</b> 25 ft.	25+ ft.	In compliance
<b>Min. Side Setback</b> (each/total) 20 ft. combined	20+ ft.+	In compliance
<b>Min. Rear Setback</b> 35 ft.	57+ ft.	In compliance
<b>Min. Floor Area</b> 1,200 sq. ft.	1,800+ sq. ft.	In compliance
<b>Max. Lot Coverage</b> 30%	Aprox. 16%	In compliance

- a. The project will be accessed via the existing Maplehill Drive. Emergency access will be provided from Cliffview Drive, however full access will not be provided as Cliffview Drive is a private road and the owner is not agreeable to providing access to this property.

3. **Natural Features.** In addition to the comments below, refer to the review letters from ASTI, the city's wetlands consultant that pertain to natural features protection.
  - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An updated EIS has been submitted in accordance with city requirements.
  - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). A 25 ft. natural features setback is required from any wetland or watercourse. A 25 ft. natural feature setback is depicted. Staff recommends that a permanent barrier, such as a boulder or shrub wall, be erected along the perimeter of the natural feature setback where retaining walls are not used, to prevent encroachment into the setback. The applicant has indicated a large shrub barrier to identify the setback.
  - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The city's inventory indicates that steep slopes are present on this site; however based on the most recently submitted revised plans, they are not impacted by the proposed development, therefore a steep slopes permit is not required.
  - d. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. There are 222 regulated trees being removed, which requires the approval of a tree removal permit. The applicant is proposing to provide 222 replacement credits through 111 trees at 2 credits each.
  - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains 0.06 acres of wetlands onsite; however they are not impacted by the proposed development, therefore a wetland use permit is not required.
  
4. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been provided despite the fact that residential lighting is exempt from this section. Refer to the table below as it relates to the proposed lighting for this project, all of which meets ordinance requirements.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle  Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution  Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	40 wall mounted fixtures & 5 bollard fixtures	In compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	8.6 fc on-site, 0.0 at property lines	In compliance
<b>Lamps</b> Max. wattage of 250 watts per fixture  LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	Led fixtures, 188 watts	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	Building mounted on first floor (< 15 ft.)	In compliance

5. **Landscaping** (*Section 138-12.100-308*). Refer to the table below as it relates to the landscape requirements for this project. This is in addition to the proposed replacement plantings noted above.

Requirement	Proposed	Staff Comments
<b>Stormwater</b> (386 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 ft. width + 6 deciduous + 4 evergreen + 16 shrubs	6+ ft. width 6 deciduous 4 evergreen 17 shrubs	In compliance

- a. An irrigation plan must be submitted prior to staff approval of the final site plan.

6. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). A stone entry wall and signage is indicated on the plans at the northeast corner near the terminus of the existing Maplehill Dr. A note has been added to the plans that states that all signs must meet the requirements of *Section 138-12.306 and Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.
7. **Architectural Design** (*Architectural Design Standards*). The proposed buildings will consist of stone veneer with pre-finished hardiplank horizontal siding designed to meet the intent of the Architectural Design Standards. Individual buildings will be reviewed under a separate permit issued by the Building Department. The applicant has clarified that vinyl siding will not be used.



DPS/Engineering  
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC *JRB*  
To: Sara Roediger, Manager of Planning  
Date: November 6, 2015  
Re: The Townhomes at Maplehill, City File #05-008.2, Section 3  
**Site Plan Review #5**

Engineering Services has reviewed the revised site plan received by the Department of Public Services on October 29, 2015 for the above referenced project. Engineering Services **does** recommend site plan approval with no comments:

JB/jb

c: Allan E. Schneck, P.E., Director; DPS  
Paul Davis, P.E., City Engineer/Deputy Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
Sheryl Mclsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept.  
File



BUILDING DEPARTMENT  
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPH*  
To: S. Roediger, Planning Department  
Date: October 5, 2015  
Re: The Townhomes at Maplehill – Review #3  
Sidwell: 15-03-326-019  
City File: 05-008.2

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: CS1, C1 through C-5, L1 and L2, A-1 through A-7 and Light Level Plan

Approval recommended based on submission of individual residence plot plans for code compliant site drainage at the time of building permit application. References are based on the Michigan Residential Code 2009.

1. Permit drawings will require engineering calculations and design prepared by a registered professional for any retaining walls attached directly to the structures or is over 4'-0" in height from bottom of base to top of wall.
2. Driveway slopes shall meet the following requirements:
  - a. Approach and driveway: 2% minimum – 10% maximum.
  - b. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
    - i. Please provide spot elevations of either side of the walk at the drives. Drives should slope 2-10% to sidewalk and then 1-2% sidewalk to curb.
  - c. Side-entry garage: 2% minimum, 4% maximum.
    - i. Please review the grades between garages of Units 4 and 5. If the pavement slopes the minimum of 2% away from the garage of unit 5, the east edge of the pavement would be at 836.6+/- . The pavement at Unit 4 is shown at 838.78 with 4 – 5 feet between edge of garage and pavement of Unit 5. Please address how is this 2 foot drop being handled.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



FIRE DEPARTMENT  
Sean Canto, Fire Chief

From: Vince Foisy  
To: Planning Dept.  
Date: April 9, 2015  
Re: Maple Hill Development City File #05-008 REV #3

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## APPROVED

The street names submitted on the drawings stamped received by Planning on 03/27/15 have been reviewed as follows:

The following name(s) is/are Approved:

Prefix	Street Name	Suffix
	MAPLEHILL	CT

NOTE: Maplehill Ct. will extend from the existing cul-de-sac onto the proposed parcel Cliffview to be gated Emergency Access only

The following name(s) is/are Not Approved:

Prefix	Street Name	Suffix

**NOTE:** Requests must not be, Like, Similar and or Sound alike names to ones already approved

*To speed your review process up I recommend that you contact me by fax or Email with proposed names prior to your re-submittal:*

**Email:** [foisyv@rochesterhills.org](mailto:foisyv@rochesterhills.org)      **FAX:** 248.841.2730

If you have any further questions please contact me at 248.841.2709

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VINCENT B. FOISY  
Supervisor of Communication Systems

cc: File

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Mailing Address:  
P.O. Box 2160  
Brighton, MI 48116-2160800 395-ASTI  
Fax: 810.225.3800

www.asti-env.com

October 8, 2015

Sara Roediger  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 05-008.2 The Townhomes at Maplehill;  
Wetland Use Permit Review #4;  
Plans received by the City of Rochester Hills on  
September 30, 2015**

**Applicant: Ron Jona Collaborative/Maple Hill LLC**

Dear Ms. Roediger:

The above referenced project proposes to construct 5 residential condominium units on a 3.544-acre property. The site is located at the terminus of Maplehill Road, west of Orion Road, north of Tienken Road. The subject site includes wetlands regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on September 30, 2015 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

**COMMENTS**

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by the applicant's wetland consultant for the property, which was confirmed in the field by ASTI on May 16, 2014. The Current Plans show that the area was re-delineated on April 16, 2015 by the applicant's wetland consultant, Nowak Fraus Engineers. ASTI agrees with the depiction of the on-site wetlands on the Current Plans.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
  - a. No impacts to the City- and DEQ –regulated wetland on-site are proposed on the Current Plans.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. A Wetland Use Permit from the City and a DEQ Part 303 Permit are not required for this project as proposed.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
  - a. All Natural Features Setback areas are required to be shown and labeled as "Natural Features Setback" and all impacts to any areas of Natural Features Setback must be depicted and stated in lineal feet on revised plans. ASTI agrees with the depiction of the Natural Features Setback on the Current Plans and all areas of Natural Features Setback are labeled to ASTI's satisfaction on the Current Plans.
  - b. The Current plans show 105 linear feet of Natural Features Setback will be impacted by the construction of a section of storm water pipe and associated rip-rap spillway near the west end of the on-site wetland. *However, the Current Plans show this impact in square feet. Revised pans should indicate any Natural Features Setback impacts in lineal feet.*



This proposed action would qualify for an exception to the Natural Features Setback provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. These conditions are noted on the Current Plans to ASTI's satisfaction.

Any areas of temporary Natural Features Setback impacts in this area must be restored to original grade with original soils or equivalent soils and seeded with a City approved seed mix, where possible. This is noted on the Current Plans to ASTI's satisfaction.

**RECOMMENDATION**

ASTI recommends the City approve the above referenced project on the condition that the items contained in Comment 5.b are addressed on revised plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



Dianne Martin  
Director, Resource Assessment & Mgmt.  
Professional Wetland Scientist #1313



Parks & Forestry  
Michael A. Hartner, Director

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To: Sara Roediger  
From: Gerry Lee  
Date: April 20, 2015  
Re: The Townhouses at Maple Hill, Review #2  
File No. 05-008.2

Forestry review pertains to public right-of-way tree issues only.

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant



**FIRE DEPARTMENT**

**Sean Canto**

**Chief of Fire and Emergency Services**

From: William Cooke, Lieutenant/Inspector  
To: Planning Department  
Date: October 15, 2015  
Re: The Townhomes at Maplehill

**SITE PLAN REVIEW**

**FILE NO: 05-008.2**

**REVIEW NO: 5**

**APPROVED**     **X**    

**DISAPPROVED** \_\_\_\_\_

Lt. William A. Cooke  
Fire Inspector



DPS/Engineering  
Allan E. Schneck, P.E., Director

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From: Michael Taunt  
To: Sara Roediger  
Date: October 16, 2015  
Re: The Townhomes at Maplehill  
City File #05-008.2, Sec.03

RE: Revised Site Plan received 09/30/2015

Approval is recommended subject to the following comments.

A 25 foot wetland easement, *in recordable form*, naming the City as grantee, is required by city ordinance. The easement must be described in retraceable form.

Agreements or easements with exhibits *in recordable form* must be provided for sanitary, water, storm system maintenance, and emergency vehicle access. If the exhibits shown on sheet C7 are used the designation "proposed" or "PR" should be removed and pages should be numbered w/ regard to the individual exhibit i.e. Exhibit A 1 of 1, Exhibit B 1 of 1 ect. not Exhibit A 1 of 3, Exhibit B 2 of 3 ect.

N.B. The Exhibit B to the Master Deed is not acceptable as a means to create an easement, as this instrument can be unilaterally revised and rerecorded by the developer or homeowners association.

Please identify the source of the benchmark elevation. e.g. company records, adjacent site plan, determined by GPS, provided by City, ect..

Michael Taunt  
Survey Technician

# Environmental Impact Statement

The Townhomes on Maplehill

A Proposed 10 Unit Condominium Development  
Rochester Hills, MI

Prepared By

The Ron Jona Collaborative  
1066 Commerce  
Birmingham, MI 48009  
(248) 357 3600

July 28, 2015

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## Part I Analysis Report

### A. Characteristics of the Land, Water, Plant and Animal Life

1. Location

The parcel is 3.5 acres west of Maplehill Road and north of Cliff View Drive.

2. Current Use

Vacant land

3. Characteristics of the Land

The property slopes from south to north and backs up on the north property line to a wooded wetland preserve. The property has never been developed and is heavily wooded.

4. Soils

The property has approximately one foot of topsoil over a sandy base.

5. Ground Water

Ground water elevations vary with the slope of the land. Borings have not been completed that would establish exact ground water elevations.

6. Watershed and Drainage

Currently the property drains from the west, south, and east boundaries down sharply to the wetland that abuts the north property line. From there water flows north to a regional drain.

7. Flood Plains and Wetlands

A small area of the wetland to the north encroaches on to the property. This wetland has been flagged and verified by the city's wetland consultant. There is no flood plain on the site.

8. Vegetation

The property is heavily wooded with a variety of species. A tree survey has been completed and is shown on sheets C1 and C2.

9. Wildlife

No wildlife has been observed.

**B. Is There Any Historical or Cultural Value to the Land?**

No

**C. Are There Any Man-Made Structures On the Parcel(s)?**

No

**D. Are There Important Scenic Features?**

Yes

**E. What Access to the Property is Available at This Time?**

Through Maplehill Road with time-limited access from Cliff View Drive

**F. What Utilities are Available?**

Sanitary sewer and city water



**Part II**  
**The Plan: Small Residential**

**A. Description of the Project**

The project consists of 5 duplex structures, 10 units total, that connect to the west end of Maplehill Road. The plan currently calls for emergency access to Cliff View Drive to the south.

Units 1 through 8 are ranches with walk-out basements. They are approximately 1,800 SF per level.

Units 9 and 10 are two stories with approximately 1,800 SF per level plus basements.

Each unit will be customized to fit into its own precise grading and landscaped area of the project.

**B. Number of Units by Type**

Quantity	Unit Name	Description
4	1s	Side Entry Garage
4	1f	Front Entry Garage
2	2s	Two Story / Side Entry Garage

**C. Marketing Format, i.e. Rental, Sale, or Condominium**

For sale condominiums

**D. Projected Price Range**

\$400,000 and up

**E. Type of Traffic Generated by the Project**

Residential traffic: 2 per unit / 20 total

Part III  
Impact Factors

**A. What Are the Natural and Urban Characteristics of the Plan?**

1. Total number of acres of undisturbed land

2.5 Acres

2. Number of acres of wetland or water existing

There are approximately .045 acres of wetland on the sight

3. Number of acres of water to be added

Zero

4. Number of acres of private open space

1 Acre

5. Number of acres of public open space

There is no public open space

6. Extent of off-site drainage

All water is detained on site and discharged to the existing wetland at a controlled rate.

7. List of any Community facilities included in the plan

None

8. How will utilities be provided?

Extended through easements on Cliff View Drive

**B. What is the Current Planning Status?**

We have been working with the Planning Department for over two years and the final plan is in for review.

**C. Projected Timetable for the Proposed Project**

Begin in autumn 2015 and complete in the spring of 2017

**D. Describe or Map the Plan's Special Adaption to the Geography**

Please see sheets C-2 and L-1

**E. Relation to Surrounding Developments or Areas**

The proposal development abuts Multiple Residential to the south and west, Single Family to the east, and undeveloped land to the north.

**F. Does the Project Have a Regional Impact?**

No, the project does not have regional impact.

**G. Describe Anticipated Adverse Effects During Construction and what Measures Will be Taken to Minimize the Impact**

The only anticipated adverse effect will be construction traffic through Maplehill Road and Cliff View Drive. The road system will be built in advance to keep all roads clean and free of mud or debris. Construction traffic will be scheduled so as not to disturb existing residents.

**H. List any Possible Pollutants**

None are anticipated beyond normal construction exhaust and dust. Erosion controls will be in place throughout construction. Cleaning of streets will be conducted on a periodic basis as needed.

**I. What Adverse or Beneficial Changes Must Inevitably Result from the Proposed Development?**

1. Physical

a. Air Quality

This development should have little effect on air quality because electricity or gas will be used for heating and cooling. The small amount of vehicular traffic generated from this project will have virtually no effect.

- b. Water effects (pollution, sedimentation, absorption, flow, flooding)

Storm Water management will control and clean the discharge of storm water to the existing wetland. Sedimentation will be controlled by utilizing soil erosion control measures.

- c. Wildlife habitat, where applicable

The wetland and preserve open area will provide suitable habitat for any wildlife in the area.

- d. Vegetative cover

Tree removal will be limited to right of way and building sites. Replacement landscape will provide extensive vegetation cover after construction as addressed in the landscape plan.

- e. Night light

All site lighting will meet design criteria that minimize or eliminate over-lighting or up-lighting.

## 2. Social

- a. Visual

The duplex condominiums will be very secluded and will only be seen by the residents in the development.

- b. Traffic

The traffic increase of 10 units to Maplehill Road will have minimal effect on the overall traffic pattern that currently exists.

- c. Modes of transportation (automotive, bicycle, pedestrian, public)

Pedestrian paths will exist within the development and through the open space. Automobile and bicycle traffic will be utilized on the development's main access road.

d. Accessibility of residents to:

i. Recreation

The development is in close proximity to the Paint Creek Trail, Dinosaur Hill nature preserve, Rochester Municipal Park, Great Oaks Country Club, and other local recreational places. Rochester Hills has an extensive network of bike and walking paths that are in close proximity of the project.

ii. Schools and libraries

The schools assigned to the development are Stoney Creek High School, Hart Middle School, and Baldwin Elementary School. These schools are within two miles of the development. The Rochester Public Library is located in the City of Rochester and it services Rochester, Rochester Hills and Oakland Township.

iii. Shopping

The proposed development is less than four miles from major shopping, restaurant, and entertainment areas as well as being in close proximity to downtown Rochester. Residents will have convenient access to community shopping in and around the Rochester / Rochester Hills communities. There are large retail centers with national and regional tenants located in the City of Rochester Hills to the south of town and to the west of town in addition to smaller retail centers within walking distance of the development.

iv. Employment

Numerous employment opportunities exist within close proximity to this project. There is a full range of employment opportunities within the city including industrial, retail, corporate and professional services.

v. Health facilities

The development is in close proximity to Crittenton Hospital and other medical offices in the Rochester / Rochester Hills area.

### 3. Economic

#### a. Influence on surrounding land values

The units proposed will be of higher values and cost than the condominiums in Kings Cove and the single-family homes on Maplehill Road. The units will be of comparable value to the Summit Ridge Development and to the single family residences to the north and east of the development.

#### b. Growth inducement potential

The proposed condominiums provide a wonderful opportunity for residents to live in a beautiful and natural setting while being part of the Rochester / Rochester Hills shopping and business community.

#### c. Off-site costs of public improvements

There will be no offsite costs for public improvements other than the extension and connection to Maplehill Road & Cliff View Drive.

#### d. Proposed tax revenues (assessed valuation)

The City will enjoy tax revenue from the 10 units with a projected value of \$400,000 per unit (\$4,000,000 total) versus taxing the existing vacant land value.

#### e. Availability or provisions for utilities

All utilities are readily available to the site from Cliff View Drive and / or Maplehill Road.

## J. **Additional Factors**

### 1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Land Use Plan?

This development is in compliance with current RCD zoning. The property is surrounded by wetlands to the north, RM1 multiple-family residential to the south and west, and single-family homes on Maplehill Road to the east. This development does not disrupt any of these existing uses.

2. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

The proposed landscaping plan replaces as much vegetation as possible. Retaining walls are being utilized to maintain and preserve as many trees as possible.

3. What beautification steps are built into the development?

The development entrance will contain beautiful signage and entry elements along with extensive landscape and retaining walls. The architectural detailing includes natural stone masonry and wood to enhance this pristine setting. The development will maintain as much of the natural setting as possible.

4. What alternative plans are offered?

Originally, a plan was proposed consisting of 16 units – four buildings with four units each. It has since been revised to create the less-dense plan of 10 units that is currently proposed. Due to size configuration and topography, the layout options of the site are limited. The current configuration has resulted in the elimination of the underground storm detention system and a substantial amount of pavement. The final unit layout is also more in sync with the existing topography due to the garages becoming attached to the units versus being located across the street.

## Part IV Summary

This project is proposed on an undeveloped 3.5-acre site at the west end of Maplehill Road, a single-family street. The site is heavily wooded, steeply sloped, and abuts a wooded wetland preserve to the north. Great care has been taken to propose structures that do not infringe on the steep slope or wetland components of the site. Further, the clearing of trees will be limited to the road, buildings, and required areas to complete construction. Sanitary sewer and city water abut the site on Cliff View Drive to the south. It has been verified that these utilities are of a size and depth that will properly service the development. It is our goal to maintain as much of the pristine character of this site as possible. We sincerely believe that The Townhomes on Maplehill will provide a wonderful setting to the 10 families who choose to call Rochester Hills their home.





Maureen Gentry <gentrym@rochesterhills.org>

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## Fwd: Cliffview Apartments

1 message

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**Ed Anzek** <anzeke@rochesterhills.org>  
To: Maureen Gentry <gentrym@rochesterhills.org>  
Cc: Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 10, 2015 at 3:03 PM

Maureen:

Please provide a copy of this email from Mr. Higgins to the Planning Commission when Maplehill Homes goes forward.

Thanks

Ed

Ed Anzek, AICP  
Director, Planning and Economic Development  
p. 248.841.2572 direct f. 248.841.2576  
p. 248.656.4660 department  
anzeke@rochesterhills.org  
planning@rochesterhills.org  
www.rochesterhills.org

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

From: **Patrick Higgins** <patrick.higginsgroup@comcast.net>  
Date: Mon, Aug 10, 2015 at 3:01 PM  
Subject: Cliffview Apartments  
To: anzeke@rochesterhills.org

Thank you for speaking with me concerning Cliffview.

Cliffview will not give access to the new development proposed behind Cliffview. No access for construction traffic or any other access.

If you have any questions for me please call my direct number below.

Regards,  
Patrick

Patrick J. Higgins  
Higgins Group LLC  
1691 Cliffview Dr  
Rochester, MI. 48306  
248-379-5225  
248-436-3396 fax  
patrick.higginsgroup@comcast.net

City of  
**ROCHESTER HILLS**

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

Bryan K. Barnett, Mayor

City Council Members: J. Martin Brennan Greg Hooper Nathan Klomp Vern A. Pixley James Rosen Michael Webber Ravi Yalamanchi

**GREEN SPACE  
ADVISORY BOARD  
(GSAB)**

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Gerald Carvey  
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Forestry

Roger Moore  
City Surveyor

City Hall  
General Information  
248.656.4600

Bryan K. Barnett  
Mayor  
248.656.4664

March 30, 2010

Mr. Frank Fleury  
1171 Hickory Hills Drive  
Rochester Hills, MI 48309

Dear Mr. Fleury:

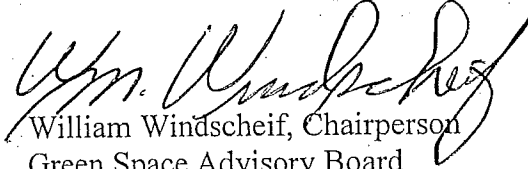
Thank you for nominating your parcel (15-03-326-019) for consideration by the Green Space Advisory (GSAB).

All members of GSAB walked the site and scored the property using our established natural features criteria. The property scored 28 points out of a possible 107. After careful review at its March 23, 2010 meeting, the GSAB decided not to recommend this parcel to City Council for acquisition at this time.

While we realize that undeveloped properties have a value to the natural environment, our financial resources for open space acquisitions are limited. However, please be aware that all properties nominated will remain under consideration until removed by the property owner, or are sold or developed.

Preserving unique open space properties in Rochester Hills is the primary goal of the Green Space Advisory Board. We sincerely appreciate your nomination and hope you understand the difficulty of our decision. If you have any questions, please feel free to contact me at 248.535.2595.

Sincerely,

  
William Windscheif, Chairperson  
Green Space Advisory Board

WW:dm

c: Bryan K. Barnett, Mayor  
Rochester Hills City Council Members