



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 9/23/14
Re: File No.: 14-012
Project: Barrington Park P.U.D. Review #1
Parcel No: 70-15-26-376-007
Applicant: Michael Blaney/Stucky Vitale

No Comment.



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 2/10/2015
Re: **Barrington Park PUD (City File #14-012)**
PUD Final Plan - Planning Review #2

The applicant is proposing a 148-unit owner occupied condominium Planned Unit Development (PUD) on a 15.6-acre site located on the northeast corner of Auburn and Barclay Circle (east of Rochester Rd.) consisting of 30 buildings with three to six units each. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Concept Plan. This project is scheduled for the upcoming February 17, 2015 Planning Commission meeting.

1. **Background.** This project has received Preliminary PUD and Conceptual Plan approval from City Council on November 10, 2014 following a recommendation from the Planning Commission at their October 21, 2014 meeting with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. The proposed PUD Concept plan meets the criteria for use of the Planned Unit Development option.
2. The proposed PUD Concept plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan.*
 2. The site plans, including but not limited to landscaping, engineering and tree removal plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan. *In compliance, per this and other department review letters.*
 3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan. *Side elevations on building 15 must be enhanced with windows and/or architectural features similar to the front façade.*
 4. The maximum density shall be 148 units, as shown on the plans dated received October 13, 2014 and October 28, 2014. *In compliance.*
2. **PUD Requirements (Section 138-7.100-108).** The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD development shall be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:
 - Encourage innovation to provide variety in design layout
 - Achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities
 - Encourage the creation of useful open spaces
 - Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

- a. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
3. **Zoning and Land Use** (Section 138-4.302 and 138.7.103). The site is zoned O-1 Office Business District, however the applicant is proposing to develop the site with a PUD option. For purposes of this review, the proposed plan was reviewed in accordance with the requirements of the RM-1 Multiple Family Residential district. 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 |
|----------------------|--|---|---------------------------------|
| Proposed Site | O-1 Office Business | Vacant | Office |
| North | O-1 Office Business | Office buildings | Office |
| South | R-4 One Family Residential | Wildflower Subdivision & Brooklands Elementary school | Residential 4 |
| East | R-4 One Family Residential | Edinshire Subdivision & Rochester Hills DPS | Residential 3 & Special Purpose |
| West | B-3 Shopping Center Business w/ FB-3 Flexible Business Overlay | Hampton Village Shopping Plaza | Business/Flexible Use 3 |

4. **Site Layout** (Section 138-6.100-104 and Section 138-7.104). Refer to the table below as it relates to the area, setback, and building requirements of the RM-1 district and the approved PUD Concept Plan.

| Requirement | Proposed | Staff Comments |
|--|---|---|
| Max. Density 3 bedroom: 6,400 sq. ft. per unit (148 units)= 927,200 sq. ft. (21.74 acres) | 4,592 sq. ft. per unit=679,616 sq. ft. (15.6 acres) | In compliance with the PUD Concept Plan which permitted 9.48 units per acre |
| Min. Lot Standards 0.5 acre area/150 ft. lot width | 15.6 acres/757+ ft | In compliance |
| Min. Front Perimeter Setback (Auburn Rd.) 50 ft. | 50+ ft. | In compliance |
| Min. Side Perimeter Setback (east/Barclay Circle) 35 ft./30 ft. + 1 ft. for each 10 ft. building length > 40 ft. along adjoining property lines = 42 ft. (east) | 67+ ft./30+ ft. | In compliance |

| Requirement | Proposed | Staff Comments |
|---|--|--|
| Min. Rear Perimeter Setback (north) 30 ft. | 42+ ft. | In compliance |
| Min. Building Separation Front to Side: 45 ft. Front to Front: 50 ft. Front to Rear: 60 ft. Rear to Rear: 60 ft. Rear to Side: 45 ft. Side to Side: 30 ft. Corner to Corner: 30 ft. | Front to Side: 45 ft. Front to Front: 84 ft. Front to Rear: N/A Rear to Rear: 60 ft. Rear to Side: 47 ft. Side to Side: 30 ft. Corner to Corner: 30 ft. | In compliance |
| Min. Floor Area 3 bedroom: 950 sq. ft | 1,500-1,700 sq. ft. | In compliance |
| Max. Height 2.5 stories/30 ft. | 3 stories/ 35 ft. | Consistent with the Concept Plan, the City has the ability to increase the building height as part of the PUD option |
| Architectural Details Walls visible from a street or residential uses shall include windows & architectural features similar to the front facade of the building All buildings shall have pitched roofs, which may include functional dormer windows & varying lines customary with gable or hip style roofing. | Buildings comprised of a mixture of brick, stone, vinyl, horizontal & shake siding, with pitched roofs containing dormers | Windows must be added to the side elevations on building 15 A note has been added to the plans stating vinyl siding can be a max. of 20% of the front & 50% of other facades |
| Garage Orientation Max. 25% of garage doors may be located at or in front of the front building wall of the building, with all other garage doors being located at least 10 ft. behind the front building wall of the unit or facing the side or rear of the unit | 100% of garage doors are located in the rear of the buildings | In compliance |
| Front Door Orientation Min. 75% of the main entrances to the individual dwellings shall be located on the front façade of the building & shall include a front porch or stoop that is at least 6 ft. in width & depth with a min. area of 36 sq. ft. | 100% of front doors are located on the front facade of the buildings with 6 ft. x 6 ft. porches | In compliance |
| Vehicular Circulation Street connections shall be provided to adjacent neighborhoods in residential districts Ingress & egress from the public streets shall be designed to minimize congestion & interference with normal traffic flow All interior roads, drives & parking areas shall be hard surfaced & provided with curbs & gutters Roadway drainage shall be appropriately designed such that stormwater from the roadway will not drain onto the adjacent lots | The existing adjacent residential neighborhood does not provide an opportunity for connections Applicant is working with Engineering to minimize impact to public streets All interior roads & parking areas are paved with curb & gutter Applicant is working with Engineering to ensure appropriate stormwater measures | In compliance or working with City to comply |
| Pedestrian Circulation 5 ft. wide concrete sidewalks shall be provided to connect parking areas, public sidewalks & recreation areas to building entrances 6 ft. wide concrete sidewalks shall be provided along streets within the development Sidewalks or 8 ft. wide asphalt pathways shall be provided along streets adjacent to the development | Comprehensive sidewalk system throughout the development connecting buildings, parking, recreation areas & public sidewalks along Barclay Cir. & Auburn | In compliance |

| Requirement | Proposed | Staff Comments |
|--|---|--|
| <p>Parking On-street parking shall count towards the minimum parking requirement; min. circulation lane width 16 ft. & parking stalls shall min. width of 8 ft. & min. length of 22 ft.</p> <p>Off-street parking spaces must be screened from view of any public road, pedestrian path, or adjacent single family residential dwelling unit</p> <p>Off-street parking lots may occupy up to 50% of a required front yard & 75% of a required rear yard, provided the parking lot is located a min. 15 ft. to a perimeter property line</p> | <p>8 ft. x 22 ft. on-street parking spaces, with 12 ft. lanes adjacent to Barclay Circle</p> <p>Off-street parking spaces are adequately screened</p> <p>Off-street parking lots meet setback requirements of RM-1 District</p> | <p>In compliance with the PUD Concept Plan</p> |
| <p>Recreation Areas Passive or active recreation areas (including but not limited to seating areas, playgrounds, swimming pools, walking paths) shall be provided at a ratio of at least 5% of the gross area of the development=0.78 ac. recreation areas</p> <p>Min. 5,000 sq. ft. for each area & the length to width ratio of each area shall not exceed 4:1</p> <p>Located centrally & conveniently to be physically & visibly accessible to residents & shall not be located within any required yard setbacks or building separations</p> | <p>1.57 ac. of park/open space is proposed on the plans</p> <p>Min. park is 6,970 sq. ft. in size, all meet width ratio</p> <p>5 parks/pocket parks are proposed throughout the development</p> | <p>Applicant has provided information on amenities in parks such as dog-friendly amenities & seating</p> |
| <p>Utilities All multiple-family dwellings shall be connected to the public sewer & public water system</p> | <p>All units are connected to public sewer & water</p> | <p>In compliance</p> |

5. **Parking.** (Section 138-11.100-308). Refer to the table below as it relates to the parking requirements for this project.

| Requirement | Proposed | Staff Comments |
|---|--|---|
| <p>Setback from Residential Uses Private roads, private drives & off-street parking areas, including maneuvering lanes, shall not be permitted within required yards in the RM-1 district where the adjacent property is zoned one-family residential = 42 ft. (east)</p> | <p>35 ft. setback for maneuvering lane abutting R-4 district to east</p> | <p>In compliance with the PUD Concept Plan which permitted 35 ft. setback for maneuvering lane abutting R-4 district to east</p> |
| <p>Cross Access Wherever feasible, cross-access connections between adjacent parking lots, or a future connection when no adjacent parking lot exists but can reasonably be expected to be constructed on an adjacent parcel at a future date are required</p> | <p>None</p> | <p>Staff continues to encourage the establishment of a blanket cross-access easement to the property to the north in the event that the property redevelops in a manner that would be beneficial to create internal vehicular & pedestrian connections</p> |
| <p>Min. # Parking Spaces Multiple family 3+ bedrooms: 2 spaces per unit + 0.25 visitor spaces per unit =335 spaces</p> | <p>296 spaces (garages) 296 spaces (garage approaches) 94 (visitor spaces) 686 spaces total</p> | <p>In compliance with the PUD Concept Plan which permitted 686 spaces</p> |

6. **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 278 surveyed regulated trees which are proposed to be removed. The plans indicate a total of 299 replacement trees will equal or exceed the amount of trees required.

7. **Landscaping** (*Section 138-12.100-308*). Refer to the table below as it relates to the landscape requirements for this project.

| Requirement | Proposed | Staff Comments |
|--|--|----------------------|
| Buffer C (east: 1,010 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 20 deciduous + 15 ornamental + 40 evergreen + 60 shrubs OR 8 ft. with masonry screening wall + 2.5 deciduous + 1.5 ornamental + 8 shrubs per 100 ft.= 25 deciduous + 15 ornamental + 80 shrubs | 35 ft. width 21 deciduous 15 ornamental 52 evergreen 80 shrubs | Exceeds requirements |
| Buffer C (north: 714 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 14 deciduous + 11 ornamental + 28 evergreen + 42 shrubs OR 8 ft. with masonry screening wall + 2.5 deciduous + 1.5 ornamental + 8 shrubs per 100 ft.= 18 deciduous + 11 ornamental + 56 shrubs | 20 ft. width 15 deciduous 11 ornamental 29 evergreen 60 shrubs | Exceeds requirements |
| Right of Way (Auburn: 757 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 22 deciduous + 13 ornamental | 22 deciduous 14 ornamental | Exceeds requirements |
| Right of Way (Barclay Circle: 876 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 25 deciduous + 15 ornamental | 27 deciduous 18 ornamental | Exceeds requirements |
| Stormwater (aprox. 550 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 ft. width + 8 deciduous + 6 evergreen + 22 shrubs | Aprox. 6+ ft. width 9 deciduous 6 evergreen 29 shrubs | Exceeds requirements |
| Parking Lot: Interior 5% of vehicular use area + 1 deciduous per 150 sq. ft. landscape area = 7,826 sq. ft. + 52 deciduous | 7,826+ sq. ft. 52 deciduous | Exceeds requirements |
| TOTAL 141 deciduous 54 ornamental 74 evergreen 124 shrubs | TOTAL 146 deciduous 58 ornamental 87 evergreen 169 shrubs | Exceeds requirements |

- a. The landscape planting schedule must include a unit cost estimate and total landscaping cost summary for landscape bond purposes.
 - b. An irrigation plan must be submitted prior to staff approval of the final site plan.
8. **PUD Agreement.** Staff and the City attorney have reviewed the draft PUD Agreement and satisfied with the form of PUD Agreement as submitted, with the exception that all of the modifications from the zoning ordinance that are being requested should be listed in paragraph 12.
9. **Signs.** (*Section 138-8.603*). Decorative entry signage is indicated on the plans on both Auburn Road and Barclay Circle. All signs must meet the requirements of *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CDN*
To: E. Anzek, S. Roediger, Planning Department
Date: January 28, 2015
Re: Barrington Park Final PUD Review #2, 15-26-376-007, City File #14-012

The site plan review for the above Final PUD was based on the following drawings and information submitted.

Sheets# CP-1 through CP-22, LS-1 through LS-8 and A1 through A6

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following conditions being met prior to issuance of a building permits:

1. Provide accessible guest parking complying with ICC/ANSI A117.1-2003 and City of Rochester Hills Zoning Ordinance Section 138-11.300.
 - a. Provide 5 foot access aisle between accessible parking spaces at building 25 and 27. See attached.
 - b. Expand grading details P and R to show both accessible parking spaces and access aisle. Grades in this area cannot exceed 2% in any direction.
2. Submission of detailed plot plans at the time of building permit application for each building showing code compliant grading and details.
 - a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (R401.3).
 - b. Swales where provided should slope a minimum of 1% convey runoff to a storm sewer or other approved collection points.
 - c. Driveway and sidewalk slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Negative slope driveway: 2% minimum, 7% maximum.
 - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.

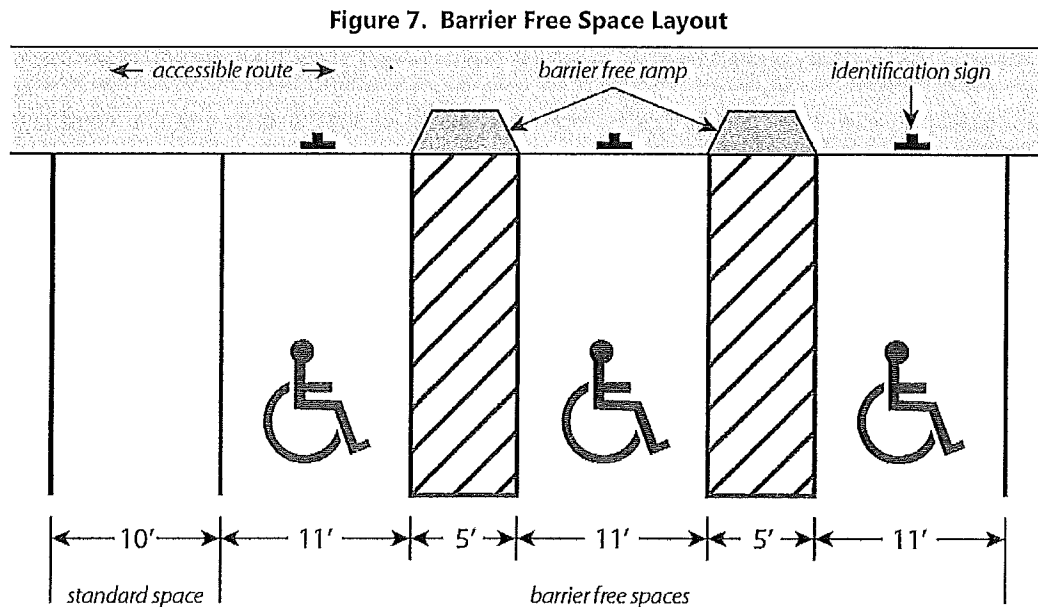
If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.

RECEIVED

JAN 28 2015

PLANNING DEPT.

1 Administration & Enforcement
 2 Admin. Org. & Procedures
 3 Nonconformities
 4 Zoning Dist. & Permitted Uses
 5 Schedule of Regulations
 6 Supplemental Dist. Standards
 7 Planned Unit Development
 8 Flex Business Overlay Districts
 9 Natural Features
 10 General Provisions
 11 Parking & Loading
 12 Landscaping & Screening
 13 Definitions



The Planning Commission may permit 96 inch (8 foot) wide barrier free spaces with an adjacent 60 inch (5 foot) access aisle when the applicant can demonstrate that providing 132 inch (11 foot) wide spaces will constitute a hardship in meeting the minimum parking requirement or other site design requirements. When 96 inch (8 foot) spaces are permitted, a minimum of one out of every 8 spaces shall be van accessible (with at least one van accessible space being provided on-site in all cases).

C. Location and Construction.

1. Barrier free spaces shall be accessible from and conveniently located near each primary building entrance.
2. All access aisles shall be level with the parking space, and access aisles cannot include a ramp or sloped area to accommodate a person with a disability using a lift or ramp.
3. The access aisle must be connected to an accessible route to the appropriate accessible entrance of a building or facility.
4. The parking access aisle must either blend with the accessible route or have a curb ramp complying ADA standards. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries.
5. Barrier free spaces shall be identified by above-grade signs and pavement striping in accordance with ADA standards.

Section 138-11.301 Landscaping and Lighting

Landscaping shall be provided as required by Section 138-12.301 and lighting shall be provided as required by Article 10, Chapter 2.

Section 138-11.302 Parking Layout

The layout of off-street parking facilities shall be in accordance with the following Table 15.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: February 4, 2015
Re: Barrington Park Final P.U.D.

SITE PLAN REVIEW

FILE NO: 14-012

REVIEW NO: 2

APPROVED _____

DISAPPROVED X

1. Fire flow appears to be adequate, however, the distance from any point on a street or road frontage to a hydrant is yet to be addressed. These maximum travel distances are as follows:

4 and 5 Plex Buildings: The maximum distance from any point on street or road frontage to a hydrant shall be no greater than 225 feet.

6 Plex Building: The maximum distance from any point on street or road frontage to a hydrant shall be no greater than 210 feet.

IFC 2006 Sec. C105.1

 - The drives along the back of each building do not meet these above distances and it's apparent that fire hydrants will have to be installed at the rear drives to meet the requirements of the fire code. Please revise and resubmit drawings applying the above data.
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

IFC 2006 Sec. D103.1

 - The drives along the backs of each building shall be a minimum of 26 feet in width where fire hydrants are present since they are located along these fire apparatus access road. Please verify all drives with fire hydrants are a minimum 26 feet in width where fire hydrants are located.
3. On sheet C-5, please revise Sign Type "N" to read "No Stopping Standing or Parking Fire Lane Sign" rather than "No Parking Fire Lane Sign".
4. Provide note on sheet C-5: "Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane", and shall conform to the Michigan Manual of Uniform Traffic Control Devices.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503"

If you have any questions or comments, please do not hesitate to contact me.

Lt. William A. Cooke
Fire Inspector



FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: January 21, 2015
Re: Barrington Park - Section #26 - Review #1

NOT APPROVED

The street names submitted on the drawings stamped received by Planning on 12/22/15 have been reviewed as follows:

The following name(s) is/are Approved:

| Prefix | Street Name | Suffix |
|--------|-------------|--------|
| | Glenhurst | Blvd |
| | Glenbar | Circle |
| | * Hartwick | Drive |
| | | |

* Hartwick Drive will run from Auburn Rd North to the North and will service Buildings 1-6, and 28 as proposed.

- Auburn Road shall be labeled as **East** Auburn Road

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

| Prefix | Street Name | Suffix |
|--------|-------------|--------|
| | Haddington | |
| | | |
| | | |
| | | |

** A new street name shall be provided to service Buildings 7 & 8, 15-23, 29 & 30 as proposed.

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 FAX: 248.841.2730

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Supervisor of Communication Systems

cc: File

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Parks & Forestry
Michael A. Hartner, Director

To: Ed Anzek
Sara Roediger
From: Gerald Lee
Date: February 5, 2015
Re: Barrington Park Final P.U.D., Review #2
File #14-012

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Plan Overall View, Sheet LS-1

Please show all items on this sheet consistent with information on sheets LS-2-8.

Landscape Planting Detail, Sheet LS-2

The 25' Vehicular Sight Clear View Lines need to be measured and shown from the intersection of the Auburn r/w and the inside edge of the proposed sidewalks at Haddington and Auburn.

Landscape Planting Detail, Sheet LS-3

The multi-stem Katsura shown at the northeast corner of Barclay and Auburn needs to be located at least 10' from the proposed pathway along Barclay.

The 25' Vehicular Sight Clear View Line needs to be measured and shown from the intersection of the Barclay r/w and the inside edge of the proposed sidewalks at Barclay and Glenhurst.

The 25' Vehicular Sight Clearance View Line needs to be shown and labeled on the inbound side of Glenhurst off Barclay.

The following trees are within the 25' corner clear zone and need to be deleted.

- The first two Armstrong Maples on Barclay on both sides of Glenhurst
- The first two Armstrong Maples on both sides of Glenhurst east of Barclay
- Four (4) trees total

All proposed Skyline Honey Locust (11) need to be deleted from the plan for the proposed linear islands parallel to the east side of Barclay.

All the proposed vegetation within 15' of the north end of the south linear island needs to be deleted for adequate sight distance when entering Barclay.

Landscape Planting Detail, Sheet LS-4

Details 4B, 4D, and 4E need to be modified to be consistent with the information shown on the previous sheets. Detail 4B shows Boxwood within the clear sight distance area in front of the entrance sign on Glenhurst east of Barclay. They are acceptable in this instance, but should also be shown on Sheet LS-3.

Landscape List and Planting Details, Sheet LS-6

Please include the following comments on the sheet:

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

The plan will incorporate the requirements included in the above statements.

Please clarify plant material list names:

| <u>Key</u> | <u>Botanical Name</u> | <u>Common Name</u> |
|------------|-------------------------|--------------------|
| RAG | Rhus Aromatica 'GroLow' | Lodense Privet? |

GL/cf

cc: Sandi DiSipio, Planning Assistant



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

From: Jason Boughton *JRB*
To: Sara Roediger, Manager of Planning
Date: February 5, 2015
Re: Barrington Park, City File #14-012, Section #26
Final PUD Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on January 27, 2015 for the above referenced project. Engineering Services recommends site plan approval once the following comments have been addressed:

General

1. There needs to be 10 foot horizontal separation between all utilities, revise as necessary.
2. Include the proposed and existing utilities on the landscape plans, plantings are not permitted within the utility easements.

Traffic

1. Remove the old DPS Facility driveway from sheets CE-4, LS-2, LS-5, and LS-1
2. The proposed center left turn lane improvements on sheet CE-10 are ok in concept, however, it appears that additional pavement work is necessary than what is proposed. Final limits will be determined during MDOT and City construction plan review process.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/jb

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FEB 10 2015

PLANNING DEPT.

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS

Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File



WATER RESOURCES COMMISSIONER

Jim Nash

October 6, 2014

RECEIVED

Mr. Ed Anzek, Director
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

OCT 10 2014

PLANNING DEPT.

Reference: **Hampton Drain
Barrington Park
Part of the Southwest ¼ of Section 26, City of Rochester Hills**

Dear Mr. Anzek:

This office has received one (1) set of drawings for the referenced projects. These plans were submitted by your office for review.

Our review indicates that the proposed project will involve the Hampton Drain, a legally established drain under the jurisdiction of this office. This office will require two (2) sets of plans along with the request for services application is submitted to this office.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Any proposed sewers of 8" or greater will require a permit through this office.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **An application should be submitted to this office for the required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn at 248-858-5565.

Sincerely,

Glenn R. Appel, P.E.
Chief Engineer

