



ASSESSING DEPARTMENT  
Kurt Dawson, Director

---

From: Nancy McLaughlin  
To: Ed Anzek  
Date: 9/17/15  
Re: File No.: 15-014  
Project: Woodland Park Review #1  
Parcel No: 70-15-28-204-004, 70-15-28-226-007, 008, 021 & 022  
Applicant: Pulte Land Company LLC

No comment.



BUILDING DEPARTMENT  
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CDM*  
To: S. Roediger, Planning Department  
Date: September 3, 2015  
Re: Woodland Park - Review #1  
Sidwell: 15-28-226-008, 15-28-226-007, 15-28-226-021, 15-28-226-022, and 15-28-204-004  
City File: 15-014

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

Sheets: Environmental Impact Statement

References are based on the Michigan Residential Code 2009.

Approval recommended based on submission of individual residence plot plans for code compliant site drainage at the time of building permit application.

1. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
2. Swales in general shall be sloped 1% minimum (see exception to comment #1 above.)
3. Lots with rear or front drainage shall have a protection swale 1'-0" minimum below the grade at the house foundation.
4. 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.
  - c. Side-entry garage: 2% minimum, 4% maximum.
  - d. Negative slope driveway: 2% minimum, 7% 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.



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

From: Jason Boughton, AC *JRB*  
To: Sara Roediger, Manager of Planning  
Date: November 23, 2015  
Re: Woodland Park, City File #15-014, Section #28 - Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on November 11, 2015 for the above referenced project. Engineering Services does recommend site plan approval with the following comments needing to be addressed:

Grading

1. Where is the drainage going behind the residents that abut detention basin "A"? Revise as necessary.

Storm Sewer

1. Provide more detail with regards to the proposed retaining wall located in detention pond "A". Also label each wall throughout the development, stating that it will be built by the developer or builder.
2. Revise the design of the detention ponds to provide 1 foot of freeboard to the emergency overflow, then another half a foot to the top of bank. Show where the emergency overflow will be constructed for both detention basins.
3. The proposed contours of the detention pond need to match the existing contours @ the 25 natural feature setback line, revise as necessary.
4. It might be advantageous to adjust some of the drainage area from drainage area A into drainage area B2 to help with the overall storm sewer management system. There seems to be more area available for detention basin B comparative to detention basin A.

Pathway/Sidewalk

1. On sheet 10A, show the required pathway sight distance lines for Livernois Rd. and Hamlin Rd. per the attached detail (typically use 150 feet in each direction).

Traffic

1. On sheet 10A, show the required roadway sight distance lines for Livernois Rd. per the attached detail.
2. The mountable concrete curb and gutter detail on sheet 8 still calls out the curb height as 4". Please correct to 3".

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

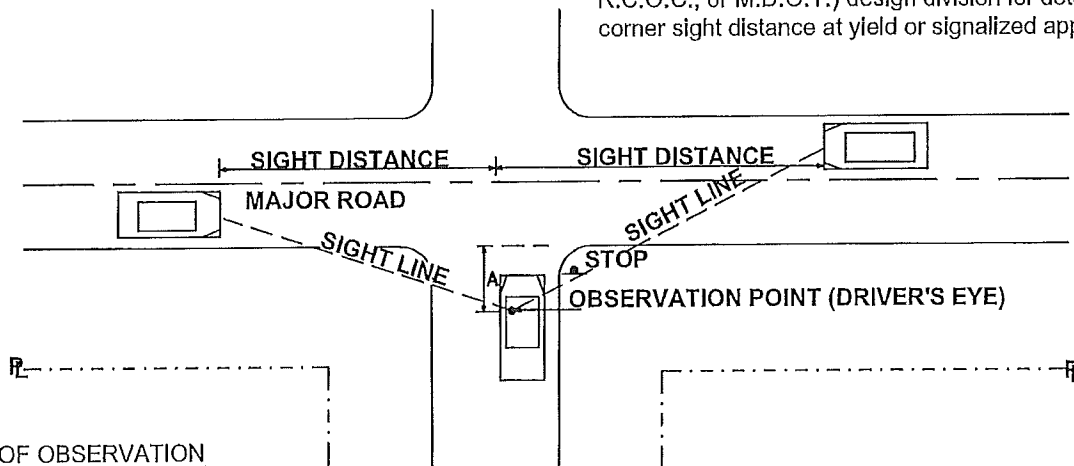
JRB/bd

Attachments: Pathway Sight Distance Detail.

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Sheyl McIsaac, Office Coordinator; DPS  
Sandi DiSipio, Planning & Development Dept.

Paul Davis, P.E., City Engineer/Deputy Director; DPS  
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
File

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



**POINT OF OBSERVATION**

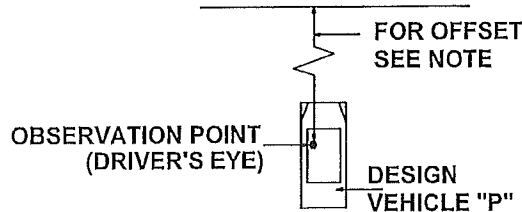
Paved Surface:

(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

\* For residential driveways approaching gravel or paved roads (A) is .10' from the edge of gravel/pavement.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

**MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES**

MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

**NOTES**

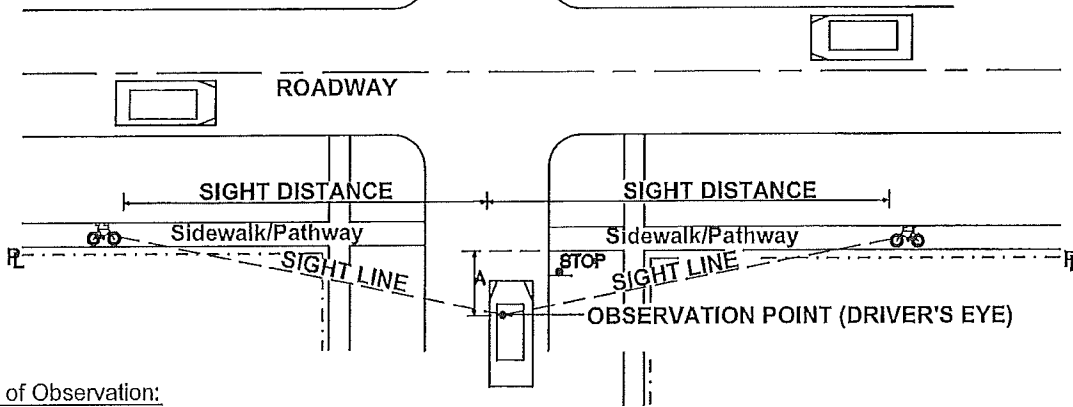
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distance required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

**CITY OF ROCHESTER HILLS**  
STANDARD DETAIL FOR:  
**Sight Distance Roadways**

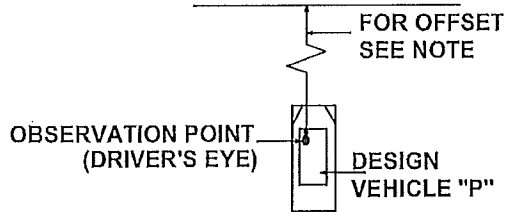


DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 1 OF 2

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:  
 (A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS  
 STANDARD DETAIL FOR:  
 Sight Distance  
 Pathways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER				NOT TO SCALE	SHEET 2 OF 2



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
Date: 11/23/2015  
Re: **Woodland Park (City File #15-014)**  
**Preliminary Site Condominium Plan - Planning Review #3**

The applicant is proposing to construct a 48-unit, detached site condominium development on 23.6 acres, southwest of Hamlin and Livernois Roads. 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 preliminary review by the Planning Commission for consideration.

1. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
  - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
  - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

**Compliance Criteria.** *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below in italics, followed by staff comments on the proposed project's compliance with each.

- a. *Applicable sections and regulations of this Code.* In compliance, refer to the comments in this and other review letters pertaining to compliance with applicable ordinance requirements.
  - b. *Availability and adequacy of utilities.* In compliance, refer to the comments in the review letter dated November 23, 2015 from the DPS/Engineering Department.
  - c. *An acceptable comprehensive development plan.* In compliance, the preliminary plan represents an acceptable comprehensive development plan that is consistent with the character of the surrounding neighborhoods.
  - d. *A reasonable street and lot layout and orientation.* In compliance, the preliminary plan represents a reasonable street and lot layout.
  - a. *An environmental plan showing no substantially harmful effects.* In compliance, an Environmental Impact Statement (EIS) has been submitted in accordance with ordinance requirements.
2. **Zoning and Land Use** (*Section 138-4.300 and 138.6.501*). The site is zoned R-3 One Family Residential District, with the MR Mixed Residential Overlay which permits single family detached dwellings as permitted uses. Refer to the table on the following page 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>R-3 One Family Residential w/ MR Mixed Residential Overlay</b>	<b>Vacant/Single family homes</b>	<b>Mixed Residential Overlay</b>
North	R-3 One Family Residential w/ MR Mixed Residential Overlay & REC-W Regional Employment Center - Workplace	Single family homes & Rochester Industrial Park	Mixed Residential Overlay & Regional Employment Center
South	R-3 One Family Residential	Whispering Willows subdivision	Residential 3
East	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Mixed Residential Overlay
West	R-3 One Family Residential	Whispering Willows subdivision	Residential 3

- a. The MR overlay district is intended to result in higher quality development by providing design flexibility in lot size, lot configuration, and building type within densities allowed by the Master Land Use Plan and existing zoning; to result in better buffers from major thoroughfares for residential development; the protection of natural features, and the creation of site amenities such as open space or parks.
3. **Site Layout and Access** (138-5.100-101 and 138- 6.502-207). Refer to the table below as it relates to the area, setback, and building requirements of the MR overlay district.

Requirement	Proposed	Staff Comments
<b>Min. Parcel Area</b> 10 acres	22.5 acres (net)	In compliance
<b>Max. Density</b> R-3/MR = 3.45 units per acre = 72 units	48 units (2.13 units per acre)	In compliance
<b>Min. Front Perimeter Setback</b> (Hamlin Rd.) 30 ft.	30 ft.	In compliance
<b>Min. Front Perimeter Setback</b> (Livernois Rd.) 30 ft.	30 ft.	In compliance
<b>Min. Side Perimeter Setback</b> (north/south) 15 ft.	15 ft (north)/15 ft. (south)	In compliance
<b>Min. Side Perimeter Setback</b> (east/west) 15 ft.	15 ft (east)/15 ft. (west)	In compliance
<b>Min. Rear Perimeter Setback</b> (south) 60 ft.	300+ ft.	In compliance
<b>Min. Rear Perimeter Setback</b> (west) 60 ft.	60 ft.	In compliance
<b>Min. Front Interior Setback</b> (front) 20 ft.	25 ft.	In compliance
<b>Min. Side Interior Setback</b> (one/each) 5/15 ft.	5/25 ft.	In compliance
<b>Min. Rear Interior Setback</b> (rear) 35 ft.	35 ft.	In compliance
<b>Min. Lot Area &amp; Width</b> None	11,805 sq. ft. & 84.87 ft. (average)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2 stories/26.6 ft.	In compliance
<b>Garages</b> 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	Based on the provided elevations, it appears that all of the garages will have recessed garages or be side facing	In compliance
<b>Unenclosed Front Porches</b> Larger than 80 sq. ft. w/ roof may encroach up to 8 ft. into a required front yard	None	Not applicable

Requirement	Proposed	Staff Comments
<b>Design Features</b> Min. of 3 of the following design features to provide visual relief along the front façade: 1. Dormers 2. Gables 3. Recessed entries, a min. of 3 ft. deep 4. Unenclosed front porches with a min. area of 50 sq. ft. & a roof 5. Architectural pillars or posts 6. Bay window with a min. projection of 24 in.	Based on the provided elevations, it appears that the various elevation options include gables, recessed entries, front porches, pillars & bay windows	In compliance
<b>Entry Feature</b> Primary entrance feature such as a front door or front porch facing the street, the garage door shall not be the main entrance feature, & at a min., the front door should have the same prominence as the garage door	Based on the provided elevations, it appears that all homes will have a primary entry feature & the garages will be side facing	In compliance
<b>Garage Doors</b> May not protrude more than 6 ft. closer to the street than the front door of the house	Based on the provided elevations, it appears that all of the garages will be side facing	In compliance
<b>Formal or Active Open Space</b> Min. 5% of the gross lot area shall be dedicated to planned open space designed to complement the development = 1.11 acres open space	4.863 acres of open space (21.66%), of which 1.3 ac. is active & 3.5 is passive	In compliance, the plans indicate a "possible play area", the applicant should be prepared to explain what exactly is being proposed
<b>Passive Open Space</b> Any natural features determined by the PC to be of significant aesthetic or natural value that are located on the site shall be preserved		
<b>Landscaping &amp; Screening</b> Type B Buffer between detached units & adjacent one-family residential zoning	Refer to Landscaping table in 7. below	

4. **Natural Features.** In addition to the comments below, refer to the review letters from ASTI, the city's wetlands consultant, and the Engineering and Forestry Departments that may pertain to natural features protection.
  - a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted that meets ordinance requirements.
  - b. **Natural Features Setback** (Section 138-9 Chapter 1). A 25 ft. natural features setback is required from any wetland or watercourse, which is illustrated on the plans. A boulder wall is proposed along the perimeter of the natural feature setback where abutting proposed units to prevent encroachment into the setback as recommended by staff. The natural features setback will be both temporarily and permanently impacted and a natural features modification is required. Refer to the ASTI review letter dated November 16, 2015.
  - c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
  - 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.
    - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees which existed within the area being developed must be preserved. The development is proposing to preserve a total of 119 of the existing 261 regulated trees, for 46% of the regulated trees on site.
    - 2) **Replacement Trees.** Out of the 261 regulated trees on-site, 142 are proposed to be removed. A Tree Removal Permit is required for the removal of 142 regulated trees along with the requirement of 142 tree replacement credits. 57 replacement trees are indicated on the plans, resulting in 85 tree replacement credits needed. If replacement is not feasible on-site or another approved location in the city, the applicant may pay into the tree fund at a rate of \$200 per tree, which results in \$17,000 based on the proposed plans.



e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site contains three connected forested wetlands that are regulated by the city and likely MDEQ, accounting for over 1.12 acres. The wetlands will be both temporarily and permanently impacted and a wetland use permit is required. Refer to the ASTI review letter dated November 16, 2015.

5. **Landscaping** (Section 138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. **These requirements are in addition to replacement credits required above.**

Requirement	Proposed	Staff Comments
<b>Street Trees</b> Min. 1 deciduous per lot = 48 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
<b>Buffer B</b> (north: 1,180 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 24 deciduous + 18 ornamental + 24 evergreen + 47 shrubs	22 deciduous 2 deciduous (existing) 18 ornamental 24 evergreen 47 shrubs	In compliance
<b>Buffer B</b> (south: 1,485 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 31 deciduous + 23 ornamental + 31 evergreen + 60 shrubs	26 deciduous 5 deciduous (existing) 23 ornamental 28 evergreen 3 evergreen (existing) 60 shrubs	
<b>Buffer B</b> (east: 560 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 11 deciduous + 8 ornamental + 11 evergreen + 22 shrubs	11 deciduous 8 ornamental 11 evergreen 22 shrubs	
<b>Buffer B</b> (west: aprox. 600 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 12 deciduous + 9 ornamental + 12 evergreen + 24 shrubs	12 deciduous 9 ornamental 12 evergreen 24 shrubs	
<b>Right-of-Way</b> (Hamlin: 325 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental	9 deciduous 5 ornamental	
<b>Right-of-Way</b> (Livernois: 530 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 15 deciduous + 4 ornamental	8 deciduous 7 deciduous (existing) 4 ornamental	
<b>Stormwater</b> (Basin A: 690 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 10 deciduous + 7 evergreen + 28 shrubs	10 deciduous 7 evergreen 28 shrubs	
<b>Stormwater</b> (Basin B: 477 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 7 deciduous + 5 evergreen + 19 shrubs	7 deciduous 5 evergreen 19 shrubs	
<b>TOTAL</b> 119 deciduous 67 ornamental 90 evergreen 200 shrubs	105 deciduous 14 deciduous (existing) 67 ornamental 87 evergreen 3 evergreen (existing) 200 shrubs	Meets all landscaping requirements

a. An irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval).

6. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). An entry wall or signage commonly associated with this type of development has not been indicated on the plans. 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 building front elevations will consist of high quality buildings designed to meet the intent of the Architectural Design Standards. A note has been added to the plans that indicates that vinyl siding can only be used on a maximum of 50% for all side and rear facades. The note should also include that a maximum of 20% of the front façade can be vinyl." Individual buildings will be reviewed under a separate permit issued by the Building Department.



M I C H I G A N

Parks & Forestry  
Michael A. Hartner, Director

---

To: Sara Roediger  
From: Gerald Lee  
Date: November 24, 2015  
Re: Woodland Park  
Review #3  
File No. 15-014

Forestry review pertains to 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: James L. Bradford, Lieutenant/Inspector  
To: Planning Department  
Date: November 18, 2015  
Re: Woodland Park

**SITE PLAN REVIEW**

**FILE NO: 15-014**

**REVIEW NO: 3**

**APPROVED**   x  

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

The Fire Department recommends approval of the above site plan contingent upon the following conditions being met.

1. Provide documentation, including calculations that a flow of 1500 GPM can be provided.  
*IFC 2006 508.4*

- Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248)656-4640

Lt. James L. Bradford  
Fire Inspector

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

www.asti-env.com

November 16, 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. 15-014 Woodland Park;  
Wetland Use Permit Review #3;  
Plans received by the City of Rochester Hills on  
November 11, 2015**

**Applicant: Pulte Land Company, LLC**

Dear Ms. Roediger:

The above referenced project proposes to construct 43 residential units on five parcels totaling approximately 22.25 acres of land. The site is located in the southwest quadrant of the intersection of Hamlin Road and Livernois Road. The subject site includes wetland 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 November 11, 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 completed on the site by ASTI on June 2, 2015 and September 14, 2015. The Current Plans show the delineated wetland on-site to ASTI's satisfaction.

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. A sheet depicting wetland/watercourse impacts in square feet is included in the current plans as Sheet 12. All permanent wetland impacts are stated and depicted on the current plans to ASTI's satisfaction.
  - b. The Current Plans show that approximately 1,680 square feet of permanent impacts will result to the wetland in the northwestern portion of the site (Wetland A) from the construction of a portion of the proposed Logan Drive and associated utilities and from the construction of the northern portion of Lot 40. Wetland A is of medium to low ecological quality and the proposed impacts are minor. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland A in this area.
  - c. The Current Plans show that approximately 9,458 square feet of permanent impacts will result to the northern portion of the wetland in the southwestern portion of the site (Wetland B) from the construction of a portion of the proposed Conrad Drive and associated utilities and from the construction of the southeastern portion of Lot 39. Constructing the proposed road and utilities at the narrowest portion of the wetland in this area appears to be the alternative that will minimize wetland impacts in this area. Moreover, it is ASTI's opinion that the portion of Wetland A that will be impacted by the construction of Lot 39 would be hydrologically isolated by the construction of the road and may fail to persist. Therefore, the construction of Lot 39 as shown is acceptable and ASTI is satisfied with the depiction of these impacts. Based on ASTI's site inspection on September 14, 2015, this portion of Wetland B to be impacted is of medium quality. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland B under the conditions stated above.

To ensure no further impacts occur to Wetland B as a result of development in this area, ASTI recommended a retaining wall be constructed along the southern edge of the proposed curb line of the road, which would minimize any unplanned impacts to Wetland B in this area. As determined by ASTI's site inspection on June 2, 2015, the remaining portion of Wetland B is a high quality wetland and warrants this protective measure. The Current Plans now show an 18 inch high wall comprised of 12-18 inch natural stone in this area. This is to ASTI's satisfaction.

- d. The Current Plans show that approximately 1,045 square feet of permanent impacts will result to the eastern portion of Wetland B from the construction of a portion of the southwest portion of Lot 38 and the northwest portion of Lot 37. As determined by ASTI's site inspection on June 2, 2015, Wetland B is a high quality wetland in totality. However, based on ASTI's site inspection on September 14, 2015, this portion of Wetland B to be impacted is of medium quality. To ensure no further impacts occur to Wetland B as a result of development in this area, ASTI recommended a retaining wall, fieldstone wall, or some other City-approved permanent structure be constructed along the western boundary of Lot 38 and Lot 39 in the area of proposed wetland impact, which would minimize any unplanned impacts to Wetland B in this area. The Current Plans now show an 18 inch high wall comprised of 12-18 inch natural stone in this area. This is to ASTI's satisfaction. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland B under the conditions stated above.
- e. The Current Plans show that 1,200 square feet of temporary impacts to Wetland A and temporary impacts to the watercourse that flows through Wetland A will result from the placement of two proposed culverts.

This proposed action qualifies for an exception to the Wetland Use Permit 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. The Current Plans also note that BMPs will be implemented during the construction phase of the proposed project and that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is to ASTI's satisfaction.

This action will also require a Part 301 permit from the DEQ, which must be obtained and submitted to the City for review. This is noted on the Current Plans to ASTI's satisfaction.

- f. The Current Plans show that approximately 750 square feet the eastern portion of Wetland B will be temporarily impacted from the construction of a storm sewer that empties into the proposed Detention Basin A.

This proposed action qualifies for an exception to the Wetland Use Permit 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. The Current Plans also note that BMPs will be implemented during the construction phase of the proposed project and that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is to ASTI's satisfaction.

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 DEQ Part 303 and Part 301 Permit and a Wetland Use Permit from the City are required for this project as proposed on the Current Plans. Once a permit is obtained from the DEQ by the applicant, it must be submitted to the City for review.
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. The current plans now show all impacts to Natural Features Setback areas in linear feet. This is to ASTI's satisfaction.
  - b. The Current Plans indicate that approximately 120 linear feet of Natural Features Setback will be permanently impacted from the construction of the proposed Logan Drive and associated utilities west of Lot 41. This is shown on the Current Plans to ASTI's satisfaction. The Natural Features Setback in this area is of poor quality and ASTI recommends the City allow a Natural Features modification in this area.
  - c. The Current Plans indicate that approximately 220 linear feet of Natural Features Setback will be permanently impacted from the construction of the northern portion of Lot 40. These impacts are shown on the Current Plans to ASTI's satisfaction. ASTI recommends the City allow a Natural Features modification in this area. Additionally, the Current Plans now show an 18 inch high wall comprised of 12-18 inch natural stone in this area, which is also to ASTI's satisfaction.
  - d. The Current Plans indicate that approximately 400 feet of Natural Features Setback will be permanently impacted from the construction of the proposed Conrad Drive and associated utilities and from the construction of the the southeastern portion of Lot 39. The Natural Features Setback in this area is of medium to low quality and ASTI recommends the City allow a Natural Features modification in this area. These impacts are shown on the Current Plans to ASTI's satisfaction.



- e. The Current Plans indicate that approximately 175 linear feet of Natural Features Setback will be permanently impacted from the construction of the southwest portion of Lot 38 and the northwest portion of Lot 37. The Natural Features Setback in this area is of medium- to low-quality and ASTI recommends the City allow a Natural Features modification in this area. These impacts are shown on the Current Plans to ASTI's satisfaction.
- f. The Current Plans show that approximately 50 linear feet of Natural Features Setback will be temporarily impacted from the construction of a storm sewer north of the proposed Detention Basin A.

This action would qualify for an exception to the Natural Features Setback ordinance 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 impacts are shown on the Current Plans to ASTI's satisfaction.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



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



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**NOTICE OF PUBLIC HEARING**

**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to up to 14,133 square feet associated with the construction of a 48-unit residential development on 23.6 acres has been submitted to the City. The area is zoned R-3, One Family Residential and affects Parcel Nos. 15-28-226-001, -021, -022, -007, -008 and 15-28-204-004 (City File No. 15-014).

**LOCATION:** South of Hamlin, west of Livernois

**APPLICANT:** Pulte Land Company  
100 Bloomfield Hills Parkway, Suite 150  
Bloomfield Hills, MI 48304



**DATE OF PUBLIC HEARING:** Tuesday, December 15, 2015 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.



**CITY OF ROCHESTER HILLS**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**NOTICE OF PUBLIC HEARING**  
**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** **Preliminary Site Condominium Plan Recommendation.** Pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801; the Land Division Act, Public Act 288 of 1967, MCL 560.101, and to Article 1, Section 130-38 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, which requires the Rochester Hills Planning Commission to conduct a Public Hearing before making a recommendation to the City Council. The proposal is for the Woodland Park Site Condominiums, a proposed 48-unit, single-family development on 23.6 acres, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, zoned R-3 (One Family Residential), City File No. 15-014.

**LOCATION:** South side of Hamlin, West of Livernois

**APPLICANT:** Pulte Land Company, LLC  
100 Bloomfield Hills Parkway, Suite 150  
Bloomfield Hills, MI 48304



**DATE OF PUBLIC HEARING:** Tuesday, December 15, 2015 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, Chairperson  
Rochester Hills Planning Commission

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.

i:\pla\development reviews\2015\15-004 nottingham woods\phn pscp 8-18-15.doc



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

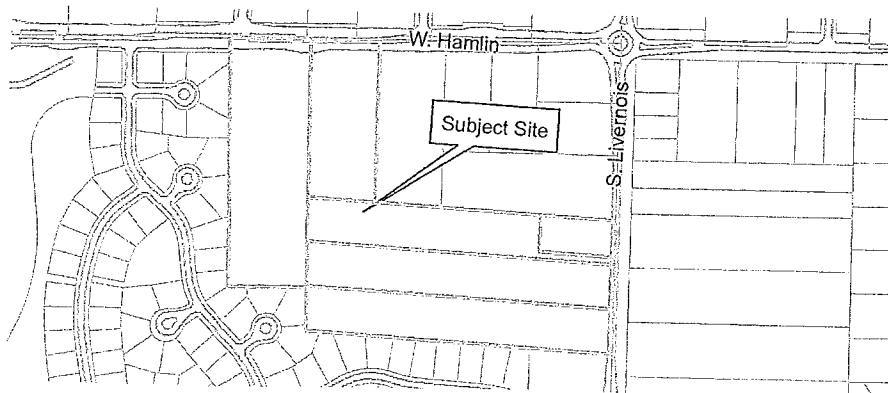
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 142 regulated trees associated with the proposed construction of a 48-unit site condominium development. The property is identified as Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004. (City File No. 15-014).

**LOCATION:** South of Hamlin, West of Livernois

**APPLICANT:** Pulte Land Company, LLC  
100 Bloomfield Hills Parkway, Suite 150  
Bloomfield Hills, MI 48304



**DATE OF MEETING:** Tuesday, December 15, 2015 at 7:00 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

William F. Boswell, Chairperson  
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
i:\pldevelopment reviews\2015\15-014 woodland park\trp phn 12-15-15.doc