



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 4/27/15  
Re: File No.: 14-001  
Project: Cumberland Pointe Review #1  
Parcel No: 70-15-27-151-003  
Applicant: Lombardo Homes

No comment.



Parks & Forestry  
Michael A. Hartner, Director

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To: Sara Roediger  
From: Gerald Lee  
Date: May 11, 2015  
Re: Cumberland Pointe, Review #1  
File #14.001

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

Landscape Plan and Details, Sheet 8 of 9

The applicant needs to label the 25' corner clearance triangles at all street right-of-way intersections and also extend the line from curb to curb.

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: April 30, 2015  
Re: Cumberland Pointe

SITE PLAN REVIEW

FILE NO: 14-001

REVIEW NO: 1

APPROVED   X  

DISAPPROVED \_\_\_\_\_

Lt. William A. Cooke  
Fire Inspector



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

From: Jason Boughton AC *JRB*  
To: Sara Roediger, Manager of Planning  
Date: May 15, 2015  
Re: Cumberland Pointe Condominium  
City File #14-001, Section 27

Engineering Services has reviewed the final site condominium plan received by the Department of Public Services on April 24, 2015 for the above referenced project. Engineering Services has no objections approving the final site condominium plan.

JB/jb

c: Allan E. Schneck, P.E.; DPS Director  
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

Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept.  
Joe Aprile, Engineering Inspector; DPS  
File



BUILDING DEPARTMENT  
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer  
To: S. Roediger, Planning Department  
Date: May 1, 2015  
Re: Cumberland Pointe, Final Site Condo Plan – Review #1  
Sidwell: 15-27-151-003  
City File: 14-001

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

Sheets: 1 thru 9

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
  - a. 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
  - b. Driveway slopes shall meet the following requirements:
    - i. Approach and driveway: 2% minimum – 10% maximum.
    - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
    - iii. Side-entry garage: 2% minimum, 4% maximum.
    - iv. Negative slope driveway: 2% minimum, 7% maximum
  - c. Grades around residences with daylight or walkout basements shall not exceed 33% in any direction.

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.



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
Date: 5/29/2015  
Re: **Cumberland Pointe (City File #14-001)**  
**Final Site Condominium Plan - Planning Review #1**

The applicant is proposing to construct an 18-unit, single-family site condominium development on 9.25 acres on the east side of Livernois, north of M-59. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below and in other review letters are minor in nature and can be incorporated into a revised site plan submittal following review by the Planning Commission to ensure compliance.

1. **Background.** This project has received Preliminary Site Condominium Plan approval from City Council on August 11, 2014, following a recommendation for approval by the Planning Commission on July 22, 2014 with the following findings and conditions, applicable comments from staff are italicized.

#### Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

#### Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit. *Will be completed as part of the Land Improvement Permit.*
2. Provide landscape cost estimates for landscaping, replacement trees, and irrigation on the landscape plans, and landscape bond in an amount equal to the cost estimates for each, prior to issuance of a Land Improvement Permit. *Cost estimates have been provided; bonds will be collected as part of the Land Improvement Permit.*
3. Payment of \$3,600 into the tree fund for street trees prior to issuance of a Land Improvement Permit. *Will be completed as part of the Land Improvement Permit.*
4. Approval of all required permits and approvals from outside agencies. *Will be completed as part of the Construction Plan Review.*
5. Compliance with the Engineering Department memo dated June 17, 2014 and Building Department memo dated June 5, 2014, prior to Final Site Condo Plan Approval and Building Permit Approval. *In compliance, per this and other department review letters.*
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans. *In compliance, city attorney has reviewed and approved the master deed and by laws.*
7. The addition of a traffic calming plan/device shall be developed and approved by staff, prior to Final Approval by staff. *In compliance, the proposed site plan now includes two 14 ft. wide speed humps per city standards.*

8. A plan for appropriate screening headlights shall be installed for the Covington Place Subdivision as approved by staff, prior to Final Approval by staff. *In compliance, 13 evergreen trees were planted in September, 2014 to provide screening. The applicant should ensure their health since planting as some appear to be struggling.*
2. **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.
3. **Zoning and Use** (Section 138-4.300). The site is zoned R-3 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached 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
Proposed Site	R-3 One Family Residential w/ MR Mixed Residential Overlay	Vacant	Residential 3/Mixed Residential
North	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 3/Mixed Residential
South	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 3/Mixed Residential
East	R-3 One Family Residential	Cumberland Hills Subdivision	Residential 3
West	R-3 One Family Residential	Covington Place Subdivision	Residential 3

4. **Site Layout** (Section 138-5.100-104 and 138- 5-200). Refer to the table below as it relates to the area, setback, and building requirements of the R-3 district.

Requirement	Proposed	Staff Comments
<b>Avg. Min. Lot Width</b> (Lot Size Variation option) 90 ft., no lot less 81 ft. (10%)	Avg. 98.77 ft., ranging from 89.96 to 144.05 ft.	In compliance
<b>Avg. Min. Lot Area</b> (Lot Size Variation option) 12,000 sq. ft., no lot less 10,800 sq. ft. (10%)	Avg. 16,225 sq. ft., ranging from 11,485 to 29,534 sq. ft.	In compliance
<b>Max. Density</b> 2.9 dwelling units/acre=26 units	18 units (1.9 units per acre)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
<b>Min. Front Setback</b> 30 ft.	30 ft.	In compliance
<b>Min. Side Setback</b> (each/total) 10 ft./20 ft.	10 ft./20 ft.	In compliance
<b>Min. Rear Setback</b> 35 ft.	35 ft.	In compliance
<b>Min. Floor Area</b> 1,200 sq. ft	1,200+ sq. ft.	In compliance
<b>Max. Lot Coverage</b> 30%	30%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted in compliance with ordinance requirements. The applicant has provided for tree preservation areas along the rear of many of the units, abutting adjacent properties, which prevent trees over 4 in. in diameter from being removed.
  - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
  - 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.** There are 621 regulated trees on-site, of which a minimum of 37% of the total number of regulated trees must be preserved. The development is proposing to preserve a total of 232 trees, 37% of the regulated trees on site.
    - 2) **Replacement Trees.** 389 regulated trees are proposed to be removed, requiring 389 tree replacement credits. The applicant has proposed 184 tree replacement credits will be accounted for by replacement plantings; therefore the remaining 205 credits are to be accounted for via a payment into the city's tree fund at a rate of \$200 per tree, for a total of \$41,000 for this site.
  - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
6. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Street Trees</b> Min. 1 deciduous per lot = 18 deciduous	None	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$3,600 (\$200 per lot) to account for this planting
<b>Right of Way</b> (Livernois: 533 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 15 deciduous + 9 ornamental	34+ deciduous (existing)	The majority of the Livernois greenbelt is heavily wooded & will be preserved & the existing vegetation meets the intent of the right-of-way planting requirements
<b>Stormwater</b> (624 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 9 deciduous + 6 evergreen + 25 shrubs	10 deciduous 6 evergreen 28 shrubs	In compliance
<b>TOTAL</b> 24 deciduous 6 evergreen 9 ornamental 25 shrubs	34+ deciduous (existing) 10 deciduous 6 evergreen 0 ornamental 28 shrubs	The overall site exceeds the number of planting requirements

- a. An irrigation plan must be submitted prior to staff approval of the final site plan. Add a note specifying that watering will only occur between the hours of 12am and 5am.
7. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.



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CITY OF ROCHESTER HILLS

**P**ublic  
Services

Mike Taunt, Engineering Tech

DATE: June 9, 2015  
TO: Sara Roediger  
RE: Cumberland Point  
Job No. 14-001, Section 27  
Site Plan review & Exhibit B review

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Re: Review of plans dated, Exhibit B 4/21/15, Site Plan 8/24/15  
(also see attached checklist)

Exhibit B

Sheet 1: Cover

The Legal descriptions refer to three blocks (1,2,3,) that make up the net area. The site plan parcel description, from sheet 2 of the site plan, describes a parcel that includes the 60' 1/2 ROW on Livernois. Please rewrite this description to reflect the 60'1/2 ROW created by the quit claim deed to the Oakland County Road Commission (L48105 P460 OCR)

Sheet 2: Survey Plan

Text containing information for adjacent parcels has dashed lines. Please change this to solid. This is a drafting standard of the Oakland County Clerks Office and differs from the Plat Act drafting standard.

If monuments and irons have not been set a bond must be posted for this purpose.

Benchmark descriptions call out NAVD 88. The city uses the NVGD 29 Datum. Correct elevations or provide a correction factor \*(see notes).

Please specify source elevations. e.g. "Elevations derived from GPS observations" or "Level loop from RR spike @....." "BM provided by City Engineering Division", "company records", etc..

Note 1 states "all bearings are in relation to the west line of Cumberland Hills Sub #3". It appears that basis of bearings is the west line of the NW quarter section, with an arbitrarily assigned bearing of due north.

Identify and show all easements by Liber & Page.

Sheet: 3 Site Plan

The city code requires that coordinates be provided using State Plane Coordinates (Datum 83, 86 adjustment). This requirement can be met by calling out SPCs on the two nearest section corners, and providing a combined scale factor.

## Sheet 4 Utility Plan

In due course recordable agreements and easements and associated exhibits for water, sanitary sewer, and storm system maintenance will be required. Sanitary and water main easements should list the City as the grantee. Storm easements should list the home owners association as the grantee.

## General

The temporary emergency turn-a-round called out on the sheet 1, lot 12 of the site plan will require an easement naming the City as the grantee. This easement must be shown on the Exhibit B.

Please remedy items shown in red on the attached checklist.

**Note:** *some checklist items may have been addressed in the comments above.*

## Site Plan

Any comments from the Exhibit B review that are appropriate should be applied to the site plan.

Is the area called out as "undisturbed natural infiltration area" meant to be a restriction on individual unit owners? If so, appropriate burdens should be recorded and shown in the exhibit B.

Verify that the retaining wall shown on sheet 4, at the south end of Carlisle Drive can be built without encroaching on adjacent property.

## \* DATUM NOTES

### VERTICAL DATUM

Vertical datum used by the city is USGS (United States Geodetic Survey) NVGD 29.

This differs from the current vertical datum (NAVD 88) by  $-.40'$  at the geographical center of Avon Township according to the NGS program Vertcon.

the proper math is  $NAVD88 - (-.40) = NVGD 29$  E.G.  $830.21 - (-0.40) = 830.61$

Note that correction is subtracted algebraically, in other words, added to NAVD 88.

The City's benchmark system is based on a level network run in the early 1980s that tied to United States Geological Survey, Army Corps of Engineers, and FEMA Benchmarks.

### HORIZONTAL DATUM

North American Datum 1983 (NAD 83) 86 adjustment.