



July 30, 2015

Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: Nottingham Woods Preliminary Site Plan
City File #15-004, Parcel 15-22-376-039

Ms. Sara Roediger,

We are in receipt of the City's review letter dated July 27, 2015, regarding the revised Preliminary Site Plan for Nottingham Woods, dated July 6, 2015. In general, we will comply with the conditions in the letter and appreciate that the Preliminary Site Plan is placed on the August 18th Planning Commission agenda. Below we have listed the City's comments of "noncompliance", along with our response on how we plan to address the comments. The City's comment is in italics, with our response following.

1. *All of the three Shagbark Hickories need to be shown at least 5' from the pathway.*

The proposed tree locations will be adjusted as requested.

2. *Revise the sanitary sewer basis of design showing 17 proposed units and the ultimate design of 4 additional parcels to the west. Also, please revise the number of people to 3.5 and the peak factor to 4.0.*

Sewer calculation will be revised as requested.

3. *The 3 Shagbark Hickory trees appear to be proposed at less than the 5' required from edge of pathway.*

The proposed tree locations will be adjusted as requested.

4. *The first Shagbark Hickory tree west of the approach is within the pathway clearance area. See attached detail.*

The proposed tree location will be adjusted, as requested, and the clearance area will be shown on the plans.

5. *Provide proposed square footage of each dwelling unit on Sheet 3. This information was not discovered on sheet 3. Please provide this data for informational purposes only and to determine the quantity and spacing of fire hydrants throughout the development.*

Each home constructed as part of this development will be a custom home and the square footage of the homes are not yet known. The square footage will range from a minimum of 1,200 SF to 3,600 SF. This information will be added to the Site Plan on sheet #3. The actual square footage will be provided on the individual home building permit and will be in full compliance with City zoning codes, including lot coverage and setbacks.

6. *Assuming the square footage of each dwelling is less than 3600, each building requires a fire flow of 1500 GPM and a minimum of 1 fire hydrant, with an average spacing of 500 feet. It appears an additional fire hydrant will be needed to meet the average spacing requirements. Verify that the proposed spacing meets the above requirements.*

The development will have 2 more additional hydrants than what is show on the Preliminary Site Plan. The hydrants were inadvertently left of the Site Plan and will be shown on the next submittal. With the additional 2 hydrants, the development will be in full compliance with fire codes for hydrant spacing.

7. *Provide documentation, including calculations that a flow of 1500 GPM can be provided. A fire flow test must be conducted by contacting the Rochester Hills Engineering Department at (248) 656-4640. Once this information is obtained, please submit it with your next submittal.*

The fire flow test has been completed and the calculations are included in the Preliminary Site Plan on sheet #4.

8. *Our office did not receive elevation drawings of the proposed dwelling units. Please include on next submittal.*

The proposed building elevations will be submitted with the individual home permit application and will be in compliance with the Architectural Design Standards.

9. *A maximum lot coverage of 30% should be noted on the plans.*

The required and proposed maximum lot coverage of 30% is noted on sheet #1. The maximum lot coverage calculations will be submitted with the plot plans for the individual home building permit.

10. *The pond cypress are deciduous trees and must be replaced with evergreen trees.*

The pond cypress will be replaced with evergreen trees, as requested, to provide the required 8 evergreen trees around the detention basins.

11. *Despite the non-application of the tree conservation ordinance, the City continues to stress the importance of tree preservation and challenges the applicant to modify the design to preserve additional trees. Further, to ensure that these trees are preserved, staff recommends that the area identified as the tree protection area be placed in a conservation easement.*

We recognize the importance of the existing trees to the development, our future customers, and the City. Unfortunately due to the location of the trees, the natural grade of the site, the required road entrance location, and the vertical location of utilities we were unable to commit to saving more trees. We are committed to preserving as many trees as possible through the design process. During the final design of the site grading our engineers will extend every effort to limit the impacts and extent of grading, in order to potentially save more trees than indicated on the Site Plan. In addition, we will include a tree conservation easement in the Condominium Documents along the east property line.

Thank you for your time and consideration on this matter. We look forward to the August 18th Planning Commission meeting and moving forward with this project.

Respectfully,

Giffels Webster

Michael J. Park, PE
Senior Project Manager



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 7/24/2015
Re: **Nottingham Woods (City File #15-004)**
Preliminary Site Condominium Plan - Planning Review #2

The applicant is proposing to construct a 17-unit, single-family site condominium development on 8.7 acres on the north side of Hamlin Road between Livernois and Crooks Roads. 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 in other review letters and below 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 July 24, 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 and serves to connect to future residential neighborhoods.
- d. *A reasonable street and lot layout and orientation.* In compliance, the preliminary plan represents a reasonable street and lot layout with a future street connection with the property to the west. As discussed with the applicant, staff continues to recommend a future street connection to the east to connect to Crestline Street.
- a. *An environmental plan showing no substantially harmful effects.* In compliance, an Environmental Impact Statement (EIS) has been submitted that indicates there are no wetlands on the site however the eastern portion of the site is heavily wooded.

2. **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	Single family homes	Residential 3/Mixed Residential
North	R-4 One Family Residential	Avon Hills Subdivision	Residential 4
South	R-3 One Family Residential	Cumberland Hills Subdivision	Residential 3
East	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 3/Mixed Residential
West	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 3/Mixed Residential

3. **Site Layout and Access** (Section 138-5.100-101 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
Avg. Min. Lot Width (Lot Size Variation option) 90 ft., no lot less 81 ft. (10%)	Avg. 94.2 ft., ranging from 81 to 105 ft.	In compliance
Avg. Min. Lot Area (Lot Size Variation option) 12,000 sq. ft., no lot less 10,800 sq. ft. (10%)	Avg. 14,484 sq. ft., ranging from 12,076 to 20,745 sq. ft.	In compliance
Max. Density 2.9 dwelling units/acre=24 units	17 units (1.9 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 30 ft.	30 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft., 25 ft. side lot abutting corner	10 ft./20 ft., 25 ft. corner (Unit 2, 8 & 17)	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 12,000 sq. ft.	1,200 sq. ft.	This typo on the cover page should be corrected
Max. Lot Coverage 30%	Information must be provided	This should be noted on the plans

4. **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.
- Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted that indicates there are no wetlands on the site however the eastern portion of the site is heavily wooded.
 - Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
 - Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. As such, the applicant proposes to save approximately 9% of the regulated trees. Despite the non-application of the trees conservation ordinance, the City continues to stress the importance of tree preservation and challenges the applicant to modify the design to preserve additional trees. Further, to ensure that these trees are preserved, staff recommends that the area identified as the tree protection area be placed in a conservation easement.
 - Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.

5. **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
Street Trees Min. 1 deciduous per lot = 17 deciduous	17 deciduous	These trees need not be shown on the plans as 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
Right of Way (Hamlin: 212 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 4 ornamental	6 deciduous 4 ornamental	In compliance
Stormwater (Approx 755 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 11 deciduous + 8 evergreen + 30 shrubs	19 deciduous 0 evergreen 30 shrubs	The Pond Cypress are deciduous trees & must be replaced with evergreen trees
TOTAL 17 deciduous 8 evergreen 4 ornamental 30 shrubs	26 deciduous 0 evergreen 4 ornamental 30 shrubs	8 evergreen trees must be provided around the detention basins

- a. An irrigation plan must be submitted prior to staff approval of the final site plan.
6. **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.
7. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway landscaping is indicated on the plans and a sign detail is provided. 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.



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

From: Jason Boughton, ACC *JRB*
To: Sara Roediger, Manager of Planning
Date: July 24, 2015
Re: Nottingham Woods, City File #15-004, Section #22
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on July 10, 2015 for the above referenced project. Engineering Services recommends site plan approval with the following comments:

Sanitary Sewer

1. Revise the sanitary sewer basis of design showing 17 proposed units and the ultimate design of 4 additional parcels to the west. Also please revise the number of people to 3.5 and the peak factor to 4.0.

Storm Sewer

1. Provide soil borings with the next submission to determine the existing ground water table and the percolation rate of the soil for the infiltration/recharge part of the storm sewer system.
2. An offsite storm water sewer easement will be needed from 615 Parkland Drive to connect the outlet of the north detention basin.

Pathway/Sidewalk

1. The 3 Shagbark Hickory trees appear to be proposed at less than the 5 feet required from edge of pathway.
2. The first Shagbark Hickory tree west of the approach is within the pathway clearance area. See attached detail.

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.

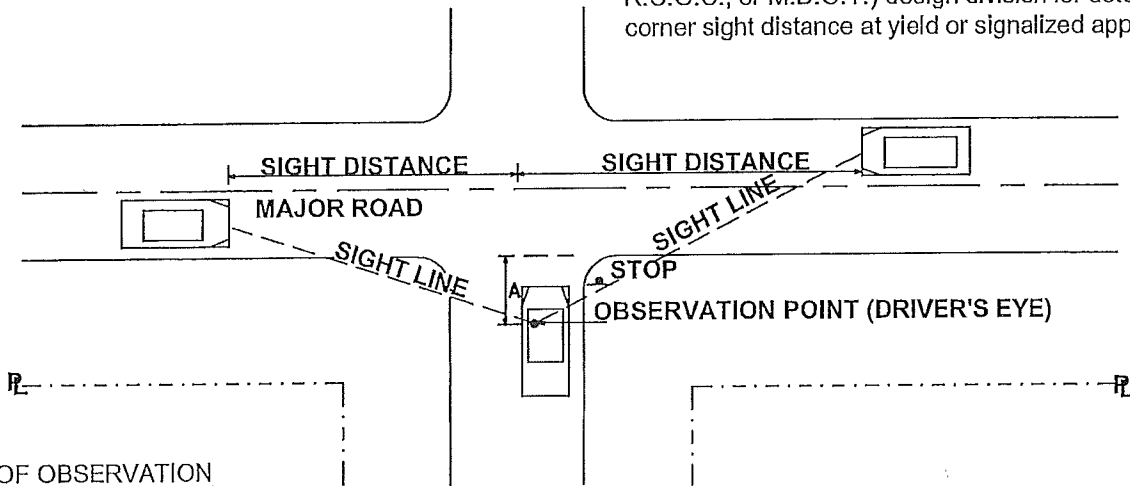
Attached: Sight Distance Details

JRB/bd

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

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

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:

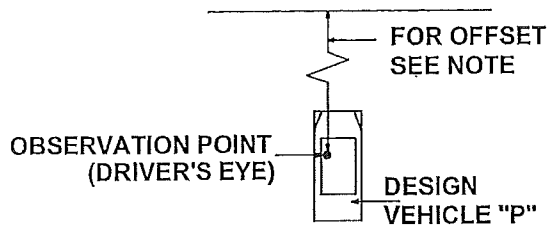
(A) Eighteen (18) feet from edge of pavement of through lane.

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 distanced 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.

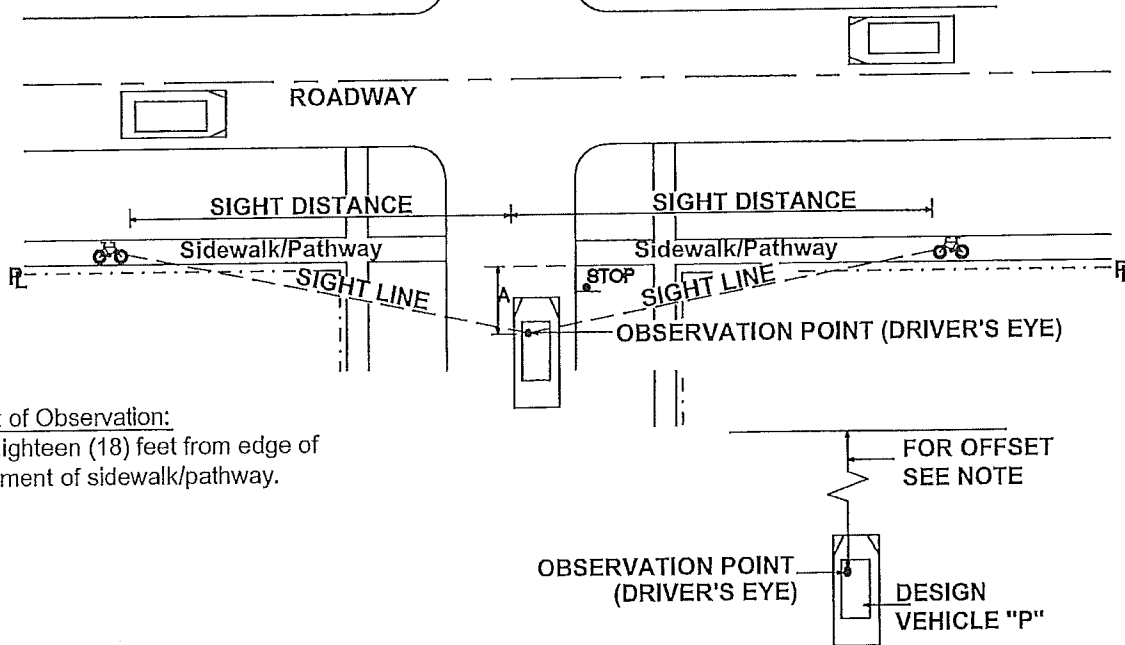
CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Roadways



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					SHEET 1 OF 2

NOT TO SCALE

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



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: July 16, 2015
Re: Nottingham Woods

PRELIMINARY SITE PLAN REVIEW

FILE NO: 15-004

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

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

1. Provide proposed square footage of each dwelling unit on sheet 3.
 - This information was not discovered on sheet 3. Please provide this data for informational purposes only and to determine the quantity and spacing of fire hydrants throughout the development.
2. Assuming the square footage of each dwelling is less than 3600, each building requires a fire flow of 1500 GPM and a minimum of 1 fire hydrant, with an average spacing of 500 feet. *IFC 2006 Appendix B & C*
 - It appears an additional fire hydrant will be needed to meet the average spacing requirements. Verify the proposed hydrant spacing meets the above requirements.
3. Provide documentation, including calculations that a flow of 1500 GPM can be provided. *IFC 2006 508.4*
 - A fire flow test must be conducted by contacting the Rochester Hills Engineering Department at (248) 656-4640. Once this information is obtained, please submit it with you next submittal.
4. Our office did not received elevation drawings of the proposed dwelling units. Please include on next submittal.

Lt. William A. Cooke
Fire Inspector

NOTTINGHAM WOODS

Environmental Impact Statement

PART I PAST AND PRESENT STATUS OF THE LAND

- A. What are the characteristics of the land, waters, plant and animal life present?
- The soil types are typical for the area and are suitable for development of the site as a residential project.
 - The western half of the project site is grass with few trees, while the eastern half of the site is heavily treed with regulated and non-regulated specimens of six-inch (6") diameter or greater. A complete tree survey is provided with the site plan drawings.
 - Ground water supply is unknown and there is no planned use.
 - There are no existing wetlands on the site.
 - Storm water from the northern portion of the site drains to the north, discharging at the northeast corner of the site. Then into a storm sewer system located in the rear yards of the lots adjacent to the project, along the north property line. Storm water for the southern portion of the site discharges at a low point along the eastern property line, with flow extending across an adjacent parcel to Crestline Drive.
- B. Is there any historical or cultural value to the land?
- There is no known historical or cultural value to this land.
- C. Are there any man-made structures on the parcel(s)?
- There is an existing house, garage and barn, which will be removed/relocated.
- D. Are there important scenic features?
- There are no significant scenic features on this site.
- E. What access to the property is available at this time?
- There is currently one (1) residential driveway available to access the property.
- F. What utilities are available?
- There is a city sanitary sewer and 16" water main, located on the south side of Hamlin Road, that is providing service to the site.

**PART II
THE PLAN**

DESCRIPTION OF PROJECT

- A. Type of units.
 - Single family residential
- B. Number of units by type.
 - 17 single-family homes
- C. Marketing format, i.e., rental, sale or condominium.
 - For sale site condominium
- D. Projected price range.
 - Approximately \$500,000.00
- E. Type of traffic generated by the project.
 - Residential traffic and commuter traffic

**PART III
IMPACT FACTORS**

- A. What are the natural and urban characteristics of the plan?
 - 1. Total number of acres of undisturbed land.
 - 8.55 Acres
 - 2. Number of acres of wetland or water existing.
 - There is no existing wetland or water on this site.
 - 2. Number of acres of water to be added.
 - 2 detention basins totaling approximately 0.30 Acres
 - 3. Number of acres of private open space.
 - 1.07 acres of private open space including detention basin area.
 - 5. Number of acres of public open space.
 - None.
 - 6. Extent of off-site drainage.
 - Storm water is to be directed into on-site detention basins. There will be minimal runoff from natural areas that will discharge in their existing condition.
 - The northern detention basin will discharge to the existing outlet, into an existing storm sewer located along the northern property line.

- The southern detention basin will discharge to a roadside drainage ditch along the north side of Hamlin Road.
7. List of any Community facilities included in the plan.
- None
8. How will utilities be provided?
- Sanitary sewer service will be provided by an internal sanitary sewer system, connecting to an existing sanitary sewer in Hamlin Road.
 - Water service will be provided by an internal water piping system, which will be looped on site and connected, at two locations, to the existing/proposed water main in Hamlin Road.
 - Both systems will be dedicated to the City of Rochester Hills.
- B. What is the current planning status?
- Preliminary Site Plan Review
- C. Projected timetable for the proposed project.
- Projected delivery date- Spring 2016
- D. Describe or map the plan's special adaptation to the geography.
- Natural grades will be maintained as closely as possible.
- E. Relation to surrounding development or areas.
- The surrounding areas are also single-family residential.
- F. Does the project have a regional impact?
- The high-end nature of the proposed development will increase the City's available residential real-estate and boost the tax revenues.
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.
- Construction activities will not take place during day time hours to avoid disturbing nearby residents and construction materials will be scheduled for delivery during non-peak traffic hours so that traffic on nearby local roads is not impeded, etc.
 - Soil erosion control measures will be permitted and implemented during all construction activities to minimize environmental impacts due to erosion. Control measures will be maintained in place until proper vegetation is reestablished.
- H. List any possible pollutants.
- No pollutants anticipated.
- I. What adverse or beneficial changes must inevitable result from the proposed development?
- 1) Physical

- a. Air Quality
 - Increased population, to be potentially mitigated by addition of required landscaping materials
 - b. Water effects (pollution, sedimentation, absorption, flow, flooding)
 - Increased sedimentation and pollution run-off will be mitigated with the addition of temporary and permanent storm water controls.
 - c. Wildlife habitat, where applicable
 - Loss of tree coverage.
 - d. Vegetative cover
 - Significant tree loss.
 - e. Night light
 - Addition of lights from homes
- 2) Social
- a. Visual
 - Higher end, well-constructed and visually pleasing homes will be constructed in this development. Visual impacts from adjacent properties to the east will be minimized by preserving existing trees along the east property line.
 - b. Traffic
 - When the homes are built out, there will be an increase of traffic due to 17 additional families.
 - c. Modes of transportation (automotive, bicycle, pedestrian, public)
 - Projected increase in automotive traffic. Bicycle and pedestrian traffic is anticipated to increase as well with the sidewalk from the development connected to Hamlin Road.
 - d. Accessibility of residents to:
 - (1) Recreation
 - The development has sidewalk throughout and is connected to an asphalt path along Hamlin Road.
 - (2) Schools, libraries
 - (3) Shopping
 - (4) Employment
 - (5) Health facilities
 - The development is located minutes from downtown Rochester/Rochester Hills, and near M-59 and I-75.

3) Economic

a. Influence on surrounding land values

Undeveloped land values within the City of Rochester Hills vary between \$95K/acre and \$300K/acre while developed land values within the City of Rochester Hills varies between \$290K/acre and \$490K/acre. Because the value of these homes is expected to be similar to that of the surrounding homes and because the City of Rochester Hills requires that new development be consistent with the surrounding areas, these homes are expected to sell at around \$500K. The value of the surrounding land, then, is expected to remain the same or increase.

b. Growth inducement potential

There is potential for future development to the west of the proposed development. The City would require that these homes be in line with the character of the surrounding area; therefore, after development as a subdivision, these homes would likely also be around the \$500K price point.

d. Off-site costs of public improvements

Off-site costs of public improvements are expected to be minimal, as the site is located adjacent to developments where water main, sanitary and storm sewer is already maintained by the City of Rochester Hills. The City will need to maintain the addition of connecting sanitary sewer, storm sewer and water main along with the related structure infrastructure.

e. Proposed tax revenues (assessed valuation)

The property tax paid on this property, developed with 1 house, for summer 2015 was \$4,625.18. With the addition of 17 homes each valued at approximately \$500K on lots ranging between 0.24 ac. - 0.48 ac. will depend upon the City's assessment rate and mill levy.

$$\text{Property Tax} = \$500,000 \times \text{RH assessment rate} \times \text{RH mill levy}$$

f. Availability or provisions for utilities

The development is located adjacent to developments where water main, sanitary and storm sewer is already maintained by the City of Rochester Hills. Connections to these utilities will be provided by the developer, but maintained by the City.

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?

- The proposed project adheres to current zoning and complies with the City's master plan. In addition, the project fits well with the surrounding existing uses and zoning, with all uses and zoning being residential.
- 2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?
- Some of the trees already on the land will be preserved. A tree protection easement has been provided so that the trees along the east side of the property remain in-tact.
- 3) What beautification steps are built into the development?
- The development will be landscaped to the City's standards. Effort has also been made to keep the lands natural topography in place.
- 4) What alternative plans are offered?
- N/A

**PART IV
THE SUMMARY**

- High-end, single-family residential real-estate will be added to an already predominately residential area.
- High-end single family residential real estate will be added to the desirable Rochester Hills community. Tax revenues for the city will increase, another development will need to be serviced by City utilities and the population of the City increases.
- The property is to be developed under R-3 zoning as the land is already zoned. The surrounding area is also predominately single-family residential.
- Natural grades will be maintained as closely as possible.
- Some of the trees already on the land will be preserved. A tree protection easement has been provided so that the trees along the east side of the property remain in-tact.



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

From: Michael Taunt, Survey Technician
To: Sara Roediger, Manager of Planning
Date: April 25, 2015
Re: Nottingham Woods, City File #15-004, Section #22
Site Plan Review #1

I have reviewed the site plan received by the Department of Public Services on April 6, 2015 for the above referenced project. I do not recommend site plan approval due to the following comments:

Legal description

The boundary closes mathematically, follows occupation lines & matches adjacent parcel within reason. The area of 8.67 acres is confirmed. The plans have insufficient information to perform a rigorous check the geometry. Presumably this will be provided on the Exhibit B to the Master Deed.

Benchmark Data

Please indicate, below benchmark information, the datum used (e.g. NAD 27, NAVD88), and source (e.g. company records, GPS, City records, act.)

Easements

An offsite easement must be obtained for the storm outlet at the northeast corner of the property.
An offsite easement must be obtained for the water main at the southwest corner of the property.
All easement/maintenance agreements for water, sanitary, & storm and their exhibits must be in recordable form; separate from the Master Deed.

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ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 4/7/15
Re: File No.: 15-004
Project: Nottingham Woods, Review #1
Parcel No: 70-15-22-376-039
Applicant: Vanguard Equity Mgmt LLC

No comment.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPM*
To: S. Roediger, Planning Department
Date: July 21, 2015
Re: Nottingham Woods - Review #2
Sidwell: 15-22-376-039
City File: 15-004

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

Sheets: Sheets 01 through 07, LA-01 and LA-02

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.
5. Side-entry garage: 2% minimum, 4% maximum.
6. 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.



FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: July 13, 2015
Re: Nottingham Woods - Section #22 - File# 15-004 - Review #2

APPROVED

The street names submitted on the drawings stamped received by Planning on 07/10/15 have been reviewed as follows:

The following name(s) is/are Approved:

Prefix	Street Name	Suffix
	Nottingham	Dr

NOTE: Nottingham to be a PRIVATE Drive

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

Prefix	Street Name	Suffix

NOTE: Dead end turn around exceeds city maximum length.

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: Sara Roediger
From: Gerald Lee
Date: July 21, 2015
Re: Nottingham Woods, Review #2
File #15-004

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

Landscape Plan, Sheet LA-01

All of the three Shagbark hickories need to be shown at least 5' from the pathway.

GL/cf

cc: Sandi DiSipio, Planning Assistant