



ASSESSING
Laurie Taylor, Acting Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 12/15/17
Re: Project: Berkshire (formerly Rochester Ridge Review #2)
Parcel No: 70-15-25-351-045
File No.: 17-040 Escrow #287.303
Applicant: Francesco A. Bartolotta

No comment.



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 6/27/2018
 Re: **Berkshire (fka Rochester Ridge - City File #17-040)
 Preliminary Site Condominium Plan - Planning Review #4**

The applicant is proposing to construct a 13-unit, single-family site condominium development on 4.3 acres on the east side of John R Road, just north of Auburn Road. 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 final site plan submittal for review by staff after review by the Planning Commission.

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, followed by staff comments in italics 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. *Refer to the comments from the DPS/Engineering Department and the Fire Department for utility items to be corrected/addressed on the plan set.*
- c. An acceptable comprehensive development plan. *In compliance, the preliminary plan appears to represent an acceptable comprehensive development plan that is consistent with zoning.*
- d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street and lot layout.*
- e. An environmental plan showing no substantially harmful effects. *In compliance, an Environmental Impact Statement (EIS) meeting ordinance requirements has been submitted.*

2. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-4 One Family Residential District Residential 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-4 One Family Residential | Single family home | Residential 3 |
| North | R-4 One Family Residential | Church | Residential 3 |
| South | R-4 One Family Residential | Single family homes | Residential 3 |
| East | R-4 One Family Residential | Single family homes | Residential 3 |

| | Zoning | Existing Land Use | Future Land Use |
|------|----------------------------|---------------------|-----------------|
| West | R-4 One Family Residential | Single family homes | Residential 3 |

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-4 district.

| Requirement | Proposed | Staff Comments |
|---|--|---|
| Avg. Min. Lot Width 80 ft. | Avg. 80 ft. (Min. 75.72 ft. – Max. 94.28 ft.) | In compliance - Lot size variation provisions outlined in Section 138-5.200 allow for a reduced minimum lot width provided the average of all lots meets the minimum requirement of the district (in this case, 80 ft.). |
| Avg. Min. Lot Area 9,600 sq. ft. | 10,009 sq. ft. (Min. 9,038 sq. ft. – Max. 11,361 sq. ft.) | In compliance - Lot size variation provisions outlined in Section 138-5.200 allow for a reduced minimum lot area provided the average of all lots meets the minimum requirement of the district (in this case, 9,600 sq. ft.) |
| Max. Height 2.5 stories/30 ft. | Information to be provided | Max. bldg. height should be added to the elevations |
| Min. Front Setback 25 ft. | 25 ft. | In compliance |
| Min. Side Setback (each/total) 10 ft./20 ft., 25 ft. side lot abutting corner | 10 ft./20 ft. | In compliance |
| Min. Rear Setback 35 ft. | 35 ft. | In compliance |
| Min. Floor Area 912 sq. ft. | Min. 2,200 sq. ft. | In compliance |
| Max. Lot Coverage 30% | 22% | In compliance |

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.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been submitted.
- b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any regulated wetlands.
- 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. A tree preservation plan has been included. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. 81 trees have been identified on-site. The tree preservation plan indicates 41 will be saved. 40 trees to be removed and replaced on site per ordinance standards. Per the Forestry review letter, the required replacement number must include unsound and poor trees as well.
- e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetland areas.

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 = 13 deciduous | 0 deciduous | A note has been included on the plans indicating 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 (John R: 270 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 5 ornamental | 18 deciduous 6 ornamental | In compliance |
| Right of Way (Gravel Ridge: 135 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 3 ornamental | 4 deciduous 3 ornamental | In compliance |
| Stormwater (323 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 5 deciduous + 3 evergreen + 13 shrubs | 5 deciduous 3 evergreen 17 shrubs | In compliance |

- a. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
 - b. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - d. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
 - e. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
6. **Architectural Design** (*Architectural Design Standards*). Proposed building elevations have been provided as part of a previous submittal but specific materials shown on the elevations have not been identified. **Materials must be specifically noted and elevations should be included with the next submittal.** 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 signage and landscaping is indicated on the plans and a sign detail is provided. **A note must be included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.**



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: June 26, 2018
Re: Berkshire

SITE PLAN REVIEW

FILE NO: 17-040

REVIEW NO: 4

APPROVED X

DISAPPROVED

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

1. Provide documentation, including calculations that a flow of 1000 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.

William A. Cooke
Assistant Chief / Fire Marshal



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

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning
Date: June 21, 2018
Re: Berkshire Condominium, City File #17-040, Section #25
Site Plan Review #4

JRB

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on June 18, 2018, for the above referenced project. Engineering Services recommends site plan approval since all comments from previous reviews have been addressed.

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

JB/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Costanzo, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Keith Depp, Project Engineer; DPS



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: June 18, 2018
Re: Berkshire (Formerly Rochester Ridge)
Review #4
File #17-040

General Planting Plan, Sheet LS-1 of 2

The multi-stem Autumn Brilliance Serviceberry shown as planted less than 10' from the proposed pedestrian walk on John R. on south side of the drive needs to be adjusted to be at least 10' from sidewalk.

The tree replacement calculations presented in table on LS-1 need to be revised to show required tree replacement for all unsound and poor condition trees as well. Trees that are poor and unsound are still considered regulated and need to be replaced.

Plant Material and Planting Details, Sheet LS-2 of 2

Please add the following note under 'City of Rochester Hills Notes' - "These requirements are incorporated into the plan"

ME/cf

cc: Maureen Gentry, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Kristen Kapelanski, Planning Department
Date: October 16, 2017
Re: Rochester Ridge – Review #1
Sidwell: 15-25-351-045
City File: 17-040

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

Sheets: Site Plan, Existing Conditions, Tree Survey, LS-1, LS-2

Approval recommended based on the following:

1. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
 - 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. Side-entry garage: 2% minimum, 4% maximum.
 - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum is allowed but a design slope of 1.5% will allow for construction inaccuracies.
2. Show detectible warnings at sidewalk and pathway ramps located in the road right-of-ways.
 - a. Provide details complying with Americans Disability Act.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



WRC
WATER RESOURCES COMMISSIONER
Jim Nash

October 23, 2017

Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Rochester Ridge, CAMS #201701534**
Part of the SW ¼ of Section 25, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for The Rochester Ridge Project to be developed in the Southwest ¼ of Section 25 in the City of Rochester Hills.

Our stormwater system review indicates that the proposed project will have an involvement with the Ireland Drain, which is a legally established County Drain under the jurisdiction of this office. Please submit two sets of plans, a check for \$250 made payable to OCWRC, and an application for review to this office. A storm drainage permit will be required from this office.

Additionally, the project is within the Federal Phase-II Storm Water Program's "Urbanized Area," and therefore is subject to applicable Municipal Separate Storm Sewer System (MS4) permit requirements. Specifically, Post-Construction requirements include site plan review, water quality performance standards, channel protection performance standards, long-term operations and maintenance, and an enforcement/tracking procedure.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

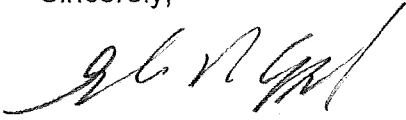
Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.



Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn R. Appel". The signature is fluid and cursive, with the first name being the most prominent.


Glenn R. Appel., P.E.
Chief Engineer

GRA/DFB

C: Frank Bartolotta – Nino Homes & Associates
Urban Land Consultants



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

From: Michael Taunt, Survey Technician 
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: October 24, 2017
Re: Rochester Ridge, City File # 17-040, Section 25
Legal Review/Site Plan #1

I have reviewed the site plan received by the Department of Public Services on October 13, 2017, for the above referenced project. Following are my comments:

General

1. The legal description closes mathematically and matches adjoining descriptions and occupation lines within reason.
2. The area of 3.356 acres is confirmed. Note this area includes the proposed 5' ROW at the east end of the site.
3. A deed for the east 5' of the parcel, along with exhibits in recordable form, will be required.
4. An offsite easement will be required to construct the berm along the north property line.

In due course, easement agreements and exhibits for water, sanitary sewer and storm system maintenance (in recordable form) will be required.

MT/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Staff Engineer; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Jenny McGuckin, Engineering Aide; DPS
Jason Boughton, AC, Engineering Utilities Coordinator; DPS



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

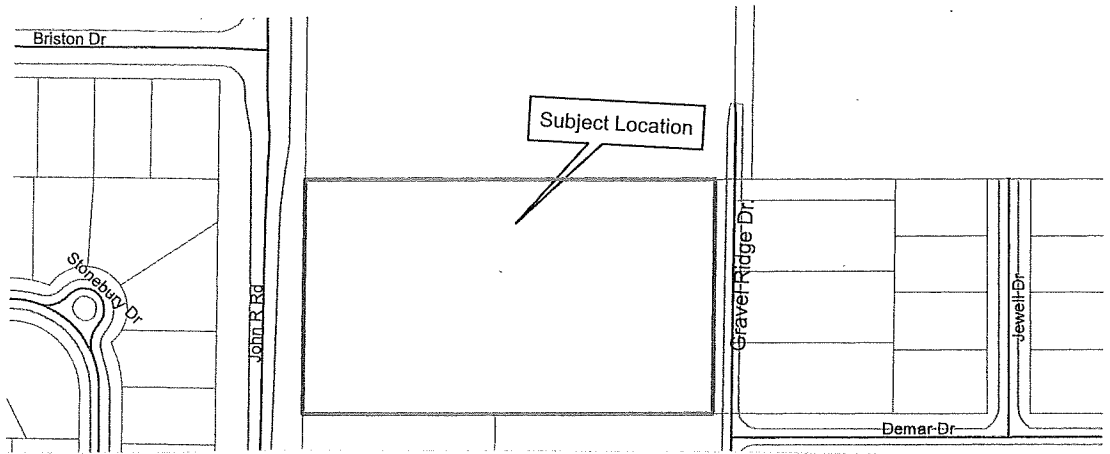
PUBLIC NOTICE

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 40 regulated trees associated with the proposed development of a 13-unit single-family residential development. The property is identified as Parcel No. 15-25-351-045, zoned R-4 One Family Residential (City File No. 17-040).

LOCATION: East side of John R, south of Hamlin

APPLICANT: Francesco Bartolotta
2553 23 Mile Rd.
Shelby Township, MI 48316



DATE OF MEETING: Tuesday, July 17, 2018 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 and can be seen on the City's website at rochesterhills.org, City Government, maps, Planning and Economic Development, Development Projects map.

**Deborah Brnabic, 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. Our staff will be pleased to make the necessary arrangements.

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MICHIGAN

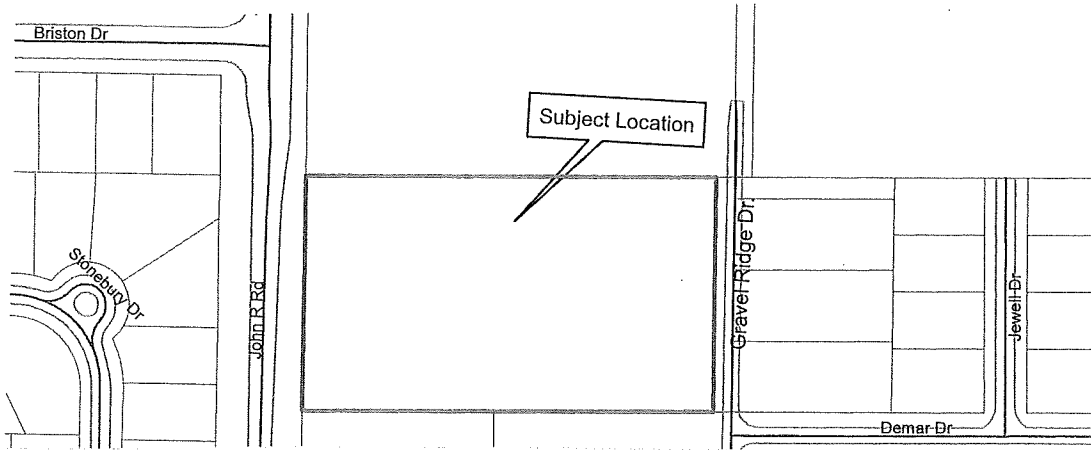
CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

NOTICE OF PUBLIC HEARING
ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Preliminary Site Condominium Plan Recommendation. Pursuant to the requirements and content of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3871; 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 Berkshire Site Condominiums, a proposed 13-unit, single-family development on 4.3 acres, Parcel No. 15-25-351-045, zoned R-4 One Family Residential, City File No. 17-040.

LOCATION: East side of John R, south of Hamlin

APPLICANT: Francesco Bartolotta
2553 23 Mile Rd.
Shelby Township, MI 48316



DATE OF PUBLIC HEARING: Tuesday, July 17, 2018 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. The plans can also be viewed at www.rochesterhills.org, business, maps, planning & econ. dev., development projects. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

Deborah Brnabic, 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.