Cumberland Pointe, City File #14-001, Section #27
Response to Preliminary Site Condominium Plan Review #2

Engineering Services:

Storm Sewer

1. Revise the detention pond to provide 1.5 feet from the normal water level to the freeboard elevation. The emergency overflow elevation should be at 836 with the freeboard elevation being 836.50.

   (Requested changes have been made.)

Grading

1. Meet existing ground at the property boundaries. Construct an intercepting swale to prevent drainage from development improvements onto adjacent property.

   (See attached explanation.)

2. Revise all drainage swales to a minimum of 1% slope. Rear to front drainage needs a minimum of 1 foot difference from swale to rear house finish grade.

   (This issue will be appropriately addressed during the engineering drawing plan stage.)

3. Provide match grades along all adjacent property lines on the north, east and south side. All drainage must stay within the site and drain to a proposed storm sewer structure, revise as necessary.

   (Same issue as 1., above. See attached explanation)

4. The elevations must be a minimum of 0.50 feet below the lower adjacent building grade for a side yard.

   (This issue will be appropriately addressed during the engineering drawing plan stage.)

5. A portion of the following units 4, 5, 6, 7, 8, 12, 14, 15, 16 & 17 needs to have the drainage flow changed to drain into a proposed storm sewer structure, revise as necessary.

   (Same issue as 1., above. See attached explanation)

Paving

1. The proposed 3 inch mountable curb and gutter detail on sheet 5 should be 2'6" instead of 2'0".

   (This change will be made)

Cumberland Pointe, City File #14-001, Section #27
Response to Preliminary Site Condominium Plan Review #2 (cont'd)

Traffic

1. Due to the close proximity of the existing passing and taper transition lanes located both north and south of the proposed Corbin Road at Livernois Road, it appears that the proposed Livernois improvements will need to tie into the existing bookends. Note: RCOC requires that if any existing taper lane transitions overlap with proposed Corbin Road intersection improvements, then a full lane widening and pavement gap filling will be required for public safety.

   (RCOC requirements will be met as needed for Livernois Road improvement permit.)

Parks and Forestry:

Landscape Details, Sheet 8 of 9: The proposed front yard trees may crowd out the future street trees at maturity.

(Street trees have been located as required to not be in conflict with utilities in the Right of Way area.)

Building:

1. The setback for lot 9 along Corbin Drive on Sheet 1 should be noted as a 35 foot front yard setback.

   (This item was mis-labeled on the drawings and has been appropriately labeled as 30 feet on the plan.)

2. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.

   a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches with the first 10 feet (R401.3).
   b. Wherever possible swales shall be provided along lot lines with 1% minimum slope to convey runoff to a storm sewer or other approved collection points.
   c. 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.

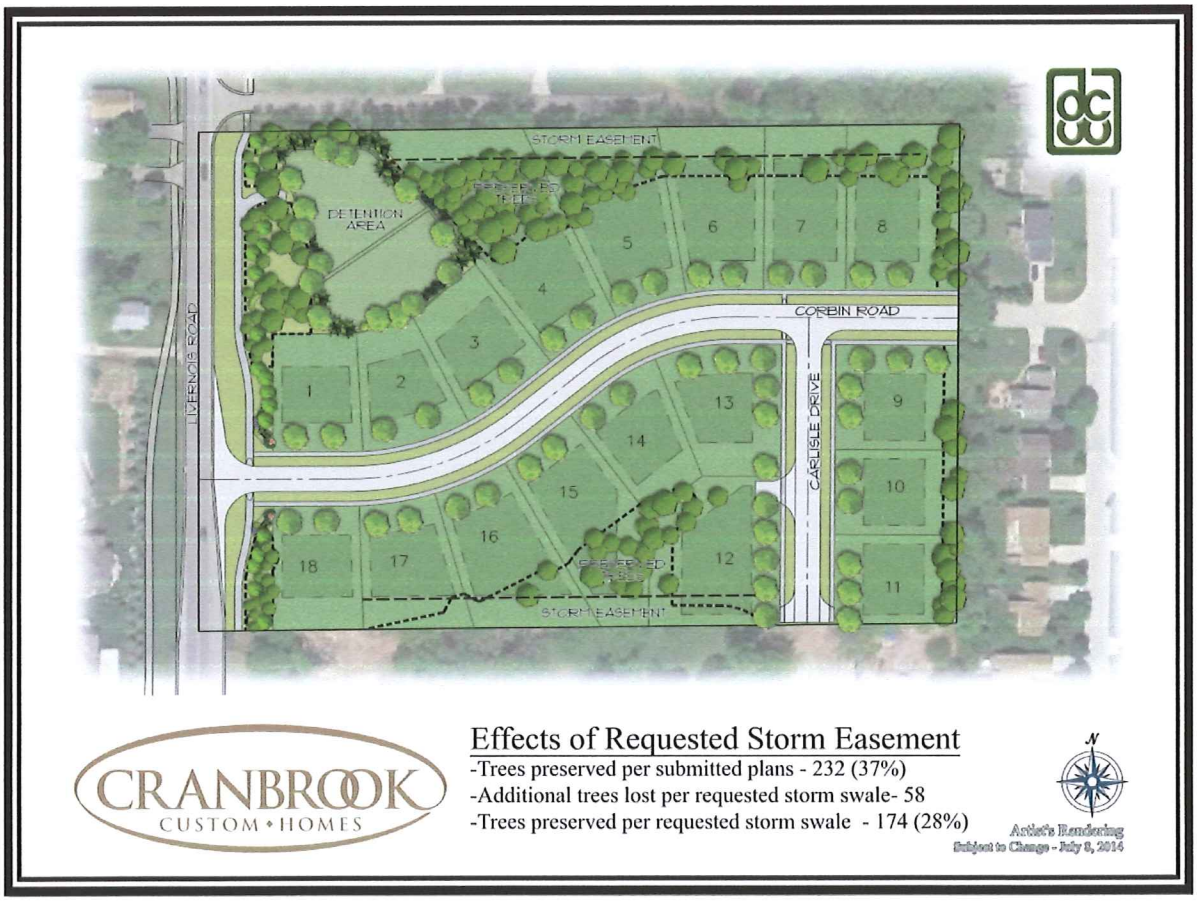
   (All items noted will be included on individual plot plans for each residence)

Attachment - Cumberland Pointe
Response and justification to Engineering Department concerns 1, 3, 4, 5

The plans reflect the desire of the City and the developer to preserve as many trees on site as possible. In that regard preservation easements will be placed on the rear portions of many lots in the development. These trees also serve to screen the homes from the adjacent properties to the north and south and to screen those homes from Cumberland Pointe.

We understand the concerns raised by engineering related to previous difficulties under similar circumstances. However, it is felt that the following considerations justify the designs as submitted:

1. Current site drainage is towards the northwest corner of the site and is directed by a ditch along Taj Drive toward the Livernois Road ditch.
2. Run-off from the homesites will be directed to rear yard drains installed outside of the preservation easement.
3. As a result, only storm run-off from the preservation area will end up off-site, less than in the current undeveloped state of the property.
4. The developer will install permanent "Woodland Preserve" signs along the boundary of the preservation easement as further protection.
5. The Woodland Preserve easement will be described in the master deed, depicted on the condominium subdivision plan and incorporated into the disclosure statement.
6. As shown on the attached drawing, the effect of the drain, its construction and maintenance easement, will have a devastating effect on the trees on site and the ability to conform to the City tree preservation ordinance.



ROCHESTER HILLS
MICHIGAN

ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 3/24/2014
Re: File No.: 14-001
Project: Cumberland Pointe Sub Review #1
Parcel No: 70-15-27-151-003
Applicant: Lombardo Homes

No comment.

RECEIVED
MAR 24 2014
PLANNING DEPT.

ROCHESTER HILLS
MICHIGAN

BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer CM
To: Jim Breuckman, Planning Department
Date: June 5, 2014
Re: Cumberland Pointe Sub, Review #2, 15-27-151-003, City File #14-001

The site plan review for Cumberland Pointe Sub, Review #2, 15-27-151-003, City File #14-001 was based on the following drawings and information submitted.

Sheets# 0 through 9

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following conditions being met prior to issuance of any building permit:

1. The setback for lot 9 along Corbin Drive on Sheet 1 should be noted as a 35 foot front yard setback.

2. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
    a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (R401.3).
    b. Wherever possible swales shall be provided along lot lines with 1% minimum slope to convey runoff to a storm sewer or other approved collection points.
    c. 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.

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

RECEIVED
JUN - 5 2014
PLANNING DEPT.

ROCHESTER HILLS
MICHIGAN

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

From: Jason Boughton JB
To: Ed Anzek
Date: June 17, 2014
Re: Cumberland Pointe Sub, City File #14-001, Section #27
Preliminary Site Condominium Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on May 29, 2014 for the above referenced project. Engineering Services does not recommend site plan approval due to the following comments:

Storm Sewer

1. Revise the detention pond to provide 1.5 feet from the normal water level to the freeboard elevation. The emergency overflow elevation should be at 836 with the freeboard elevation being 836.50.

Grading

1. Meet existing ground at the property boundaries. Construct an intercepting swale to prevent drainage from development improvements onto adjacent property.
2. Revise all drainage swales to a minimum of 1% slope. Rear to front drainage needs a minimum of 1 foot difference from swale to rear house finish grade.
3. Provide match grades along all adjacent property lines on the north, east and south side. All drainage must stay within the site and drain to a proposed storm sewer structure, revise as necessary.
4. The elevations must be a minimum of 0.50 feet below the lower adjacent building grade for a side yard.
5. A portion of the following units 4, 5, 6, 7, 8, 12, 14, 15, 16 & 17 needs to have the drainage flow changed to drain into a proposed storm sewer structure, revise as necessary.

Paving

1. The proposed 3 inch mountable curb and gutter detail on sheet 5 should be 2'6" instead of 2'0".

Traffic

1. Due to the close proximity of the existing passing and taper transition lanes located both north and south of the proposed Corbin Road at Livernois Road, it appears that the proposed Livernois improvements will need to tie into the existing bookends. Note: RCOC requires that if any existing taper lane transitions overlap with proposed Corbin Road intersection improvements, then a full lane widening and pavement gap filling will be required for public safety.

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/jf

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Marc Matich, Traffic Technician; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

i:\eng\priv\14001 cumberland pointe sub\site plan review 2.doc

ROCHESTER HILLS
MICHIGAN

FIRE DEPARTMENT
Sean Canto

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 3, 2014
Re: Cumberland Pointe Sub

SITE PLAN REVIEW

FILE NO: 14-001 REVIEW NO: 2

APPROVED_____X_____ DISAPPROVED_____

Lt. William A. Cooke
Fire Inspector

ROCHESTER HILLS
MICHIGAN

Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee
To: James Breuckman
Date: June 4, 2014
Re: Cumberland Pointe Sub
Review #2, File No. 14-001

Forestry review pertains to right-of-way tree issues only.

Landscape Details, Sheet 9 of 9:

No additional comment at this time.

Landscape Plan and Details, Sheet 8 of 9:

The proposed front yard trees may crowd out the future street trees at maturity.

GL/kd

cc: Sandi DiSipio, Planning Assistant

RECEIVED
JUN -4 2014
PLANNING DEPT.

CITY OF ROCHESTER HILLS

Public Services

Mike Taunt, Engineering Tech

DATE: March 26, 2014

TO: Jim Breuckman

RE: Cumberland Point
Job No. 14-001, Section 27
Site Plan Review for legal

Re: Review of plans received March 19, 2014

The boundary closes mathematically, and matches adjoining descriptions reasonably well.

The area (9.993 acres) is confirmed.

Their is insufficient information to do a geometry check on interior lots and ROWs.

ROCHESTER HILLS
MICHIGAN

FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: March 25, 2014
Re: Cumberland Pointe - Section #27 - File #14-001 Review #1

APPROVED

The street names submitted on the drawings stamped received by Planning on 03/17/14 have been reviewed as follows:

The following name(s) is/are Approved:

Prefix	Street Name	Suffix
	Corbin	Rd
	Carlisle	Dr

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

Prefix	Street Name	Suffix

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by fax or Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org **FAX:** 248.841.2730

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Supervisor of Communication Systems

cc: File

h:\data\

RECEIVED
MAR 26 2014
PLANNING DEPT.

Cumberland Pointe

Environmental Impact Statement

Cumberland Pointe

A Lombardo Community

March 14, 2014

DEVELOPER:

LOMBARDO HOMES

(586) 781-2364

51237 DANVIEW TECHNOLOGY COURT, SHELBY TWP., MI 48315

ENGINEER:

COMMUNITY E.S., INC.

CIVIL ENGINEERING & SURVEYING

(586) 677-4081

6303 26 MILE ROAD, STE. 110, WASHINGTON, MI 48094

LANDSCAPE ARCHITECT:

DONALD C. WESTPHAL ASSOCIATES L.L.C.

LANDSCAPE ARCHITECTS AND SITE PLANNERS

(248) 651-5518

71 N. LIVERNOIS, STE. A, ROCHESTER HILLS, MI 48307

innovative / nature

City of Rochester Hills, MI
Residential Development
Guidelines for an Environmental Impact Statement

For City Use Only:
File No. ____
Escrow No. _____
Date: _____

PURPOSE

The purpose of the Environmental Impact Statement is:

A. To provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment.

B. To inject into the developer's planning process consideration of the characteristics of the land and the interests of the Community at large, as well as the developer's own interests and those of potential customers.

C. To facilitate participation of the citizenry in the review of Community developments.

D. To provide guidelines for standards as required by Ordinance Chapter 138, Article 2, Section 138-2.204.

CONTENT

The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the Environmental Impact Statement, should meet all of the following requirements:

A. The Statement is intended to relate to the following:

1) Ecological effects, both positive and negative.
2) Population results.
3) How the project affects the residential, commercial, and industrial needs.
4) Aesthetic and psychological considerations.
5) Efforts made to prevent the loss of special features of natural, scenic or historic interest.
6) Overall economic effect on the City.
7) Compatibility with neighborhood, City and regional development, and the
8) Master Land Use Plan.

B. The Environmental Impact Statement must reflect upon the short-term effect as well as the long-term effect upon the human environment:

1) All pertinent statements must reflect both effects.
2) All pertinent statements must suggest an anticipated timetable of such effects.

C. On developments of five (5) acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required.

GUIDELINES FOR ANALYSIS REPORT

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to Community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the Community as they are set out separately in the Master Land Use Plan.

The complexity of the Environmental Impact Statement analysis report must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the Environmental Impact Statement analysis report in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical. Where data required does not apply, simply state "Not Applicable."

PART I
ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

1) Comment on the suitability of the soils for the intended use.
Capac soils, the predominant soils on site and in the surrounding area have been successfully developed in a similar fashion for residential use.
2) Describe the vegetation giving specific locations of specimens of six-inch (6") diameter or greater, or areas of unusual interest on parcels of five (5) acres or more.
An extensive tree survey was performed by a certified forester and has been submitted as part of the tree preservation plan.
3) Describe the ground water supply and proposed use.
As with 1 above, the ground water in the area if present will not affect the residential use of the property.
4) Give the location and extent of wetlands and floodplain.
A small portion of the site adjacent to Taj drive is shown on the state wetland inventory map as having wetland type soils. The plan for Cumberland Pointe has that area preserved to protect the existing trees there.
5) Identify watersheds and drainage patterns.
The project site is part of the Red Run sub-watershed of the larger Clinton River

Watershed in the southeast portion of the City. The predominant flow is to the southeast in the watershed. Interestingly, the project site slopes to the northwest with drainage to the roadside ditch along Livernois Road flowing north

B. Is there any historical or cultural value to the land?
There are none that we can determine.

C. Are there any man-made structures on the parcel(s)?
One residence and associated outbuildings are on the parcel. These structures will be removed as part of the development process.

D. Are there important scenic features?
A major portion of the site is wooded including the frontage along Livernois Road.

E. What access to the property is available at this time?
Livernois Road is the West boundary of the site. One residential driveway serving the residence on the property enters off Livernois road. A stub street, Corbin Road, in the Cumberland Hills Subdivision is a planned access point to the property from the east.

F. What utilities are available?
All utilities, sewer, water, gas, electricity and telephone are available to the site.

PART II
THE PLAN – SMALL RESIDENTIAL
(Under 40 acres or 60 units)

A. Description of Project

1) Type(s) of unit(s): *Single Family Residences*
2) Number of units by type: *18 Single Family Homes*
3) Marketing format, i.e., rental, sale or condominium: *Fee Simple Sales*
4) Projected price range: *$375,000- $475,000*
5) Type of traffic generated by the project: *Per ITE class 210, single family detached residences, 10 trips per unit per day or 180 trips per day for the 18 homes.*

PART III
IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

1) Total number of acres of undisturbed land. *1.95 acres*
2) Number of acres of wetland or water existing. *Not Applicable*
3) Number of acres of water to be added*: .18 acres in the detention area.*
4) Number of acres of private open space. *1.95 acres*

5) Number of acres of public open space. *Not applicable*
6) Extent of off-site drainage. *The existing subdivision to the East has provided for their drainage and it is directed away from our property. The Properties to the North and South drain towards Livernois Road. There is some drainage from the Easterly roadside ditch for Livernois Road that drains across our Road frontage. This drainage will be conveyed by an enclosed storm sewer to cross our road. The detention basin on our site will be sized to handle flows from our site only.*
7) List of any Community facilities included in the plan: *None*
8) **How will utilities be provided?** ***An existing 8" sanitary sewer is available along the west side of Livernois Road. The proposed sanitary sewer for the proposed development will be located along the south side of Corbin Rd. and west side of Carlisle Drive. An existing 24" watermain is available along the east side of Livernois Road and an existing 8" watermain is available along the northeast corner of the development near the Corbin Rd. stub. The proposed watermain for the development will be located along the north side of the Corbin Road and east side of Carlisle Drive. An existing storm water collection roadside drainage ditch is located at the north west corner of the property along Livernois Road. The proposed storm sewer includes rear yard catch basins located every 2 lots to capture rear yard swales and sumps leads, pavement catch basins on both sides of the crowned proposed Corbin Road and Carlisle Road. The new storm sewer will discharge into a forebay, then detention pond, before passing onto the Livernois roadside drainage ditch. All other franchise utilities are available.***

B. What is the current planning status? *The project is being submitted to the city for site plan review.*

C. Projected timetable for the proposed project. *The developers hope to complete the development as soon as possible and begin home construction late in 2014.*

D. Describe or map the plan's special adaptation to the geography. *This small ten acre site has no significant geographic features. It slopes from the southeast to the northwest. The fewest trees on site are in the vicinity of the existing residence on site. For these reasons, the storm water detention facilities are located in this area. This also allows for the preservation of a stand of trees along Livernois road.*

E. Relation to surrounding development or areas. *The stub street, Corbin Road, was provided at the time of the Cumberland Hills subdivision approval as an additional access point to the project and to provide continuity for the street pattern within the city. A stub street is planned in similar fashion to provide future access to the undeveloped property to the south.*

F. Does the project have a regional impact? *No.*

1) Of what extent and nature? *Not Applicable*

G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact. *Normal construction traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. Since the main access to the site is off Livernois Road, no construction traffic will traverse the streets in the adjacent subdivision.*

H. List any possible pollutants. *None anticipated beyond normal construction equipment exhaust.*

I. What adverse or beneficial changes must inevitable result from the proposed development?

1) Physical

a. Air Quality: *No change is anticipated.*
b. Water effects (pollution, sedimentation, absorption, flow, flooding*): Best management practices in accordance with city and county requirements will be utilized to control the storm drainage from the site.*
c. Wildlife habitat, where applicable: *The subdivision development will diminish the amount of wildlife habitat on site. Protective easements will protect some of the remaining treed areas.*
d. Vegetative cover: *Undergrowth on much of the site is limited due to the shade created by trees on site. Following development, all open ground areas will be covered with lawns and plantings.*
e. Night light: *Lighting where provided will be shielded to diminish its effect on neighboring properties and night light.*

2) Social

a. Visual: *While a significant change will be made to the visual appearance of the site from Livernois Road and the rear yards of adjacent homes, an effort has been made to preserve where possible the stand of trees along the road. Additional preservation areas are designated to allow for the preservation of trees per the city tree protection ordinance.*
b. Traffic: *Planned interconnection of streets within a city is considered a positive impact from a safety perspective some may object to additional traffic that will be generated by additional residential development, although residents from Cumberland Pointe will have little reason to utilize the streets in Cumberland Hills, choosing to exit the site towards Livernois Road.*
c. Modes of transportation (automotive, bicycle, pedestrian, public): *Via automobile on dedicated streets, by bike and pedestrian on the extension of the pathway along Livernois and sidewalks within the subdivision is anticipated. Limited public transportation is available within the city.*
d. Accessibility of residents to*: Convenient access to Livernois Road, a major thoroughfare, will make all the facilities listed below accessible to the residents.*
   (1) Recreation
   (2) Schools, libraries
   (3) Shopping
   (4) Employment
   (5) Health facilities

3) Economic

a. Influence on surrounding land values: *The addition of 18 high quality homes in the $375000.00 - $475,000 price range will have a beneficial effect on the surrounding land values.*
b. Growth inducement potential*: Rochester Hills is a desirable place to live and work and the addition of the homes in Cumberland Pointe will add to the desirability of the city and its future growth.*
c. Off-site costs of public improvements: *This project has no adjacent site improvements required or proposed.* Proposed tax revenues (assessed valuation*): $7,108 each for the 18 homesites = $127,944 Less current $114,019 = $113,925 increase in estimated annual property taxes.*
d. Availability or provisions for utilities*: Utilities are all readily available. This is an infill project for the City of Rochester Hills.*

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 project site is being developed as a single family subdivision in accordance with the master plan and applicable ordinances and requirements. Certainly there will be disruptions during the development and building process as is experienced with all development of this sort. The addition of the 18 quality homes will have a positive effect on the neighbors and the surroundings.*

2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover? *More than 40% of the trees on site are being preserved on site. Soil erosion and sediment control measures will be in place during the construction process and all open areas will be seeded, sodded, or planted as part of the home building process. Trees and shrubs will be planted as required by ordinance and in the beautification plans.*

3) What beautification steps are built into the development? *Distinctive treatment of the entrance and Livernois frontage as illustrated in the plans submitted, will make Cumberland Pointe an attractive addition to the city. Preservation of trees in the additional setback area along Livernois Road will further enhance the appearance of the project.*

4) What alternative plans are offered? *None, the small size of the property, the requirements for interconnectivity of the streets and requirements for storm water detention make this the optimal plan for the site.*

PART IV

THE SUMMARY

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented.

The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Make the comments relative to the initial shock and the lasting effect upon the entire Community in relation to at least these points of concern:

- Ecological effects
- Residential, commercial or industrial needs
- Treatment of special features of natural, scenic or historic interest
- Economic effect
- Compatibility with neighborhood, City and regional development,
- and the City's Master Land Use Plan

Every effort has been taken by the development team to make Cumberland Pointe the best use for one of the few remaining undeveloped small parcels in the city. Familiarity with the site during site walks and tree inventory, familiarity with the ordinances and processes of the city and meetings with city staff have contributed to the task of making this plan fit the site and become an asset to the community. There is an acknowledged need for additional quality residential housing as a result of the realization that Rochester Hills is a premiere place to work and live. Great care has been taken to balance the special features of the site while maximizing its potential. The economic benefit to the city of nearly doubling the tax base from this site cannot be ignored. The new homes in Cumberland Pointe will compare favorably with the homes in the adjacent subdivision and those nearby. As a result, no change in zoning or special accommodation will be needed to allow this attractive and desirable addition to the city to move forward to completion.

Cumberland Pointe

Tree Inventory

Cumberland Pointe

A Lombardo Community

May 27, 2014

DEVELOPER:
LOMBARDO HOMES
(586) 781-2364
51237 DANVIEW TECHNOLOGY COURT, SHELBY TWP., MI 48315

ARBORIST:
OWEN TREE SERVICE
(800) 724-6680
225 N. LAKE GEORGE ROAD, ATTICA, MI 48412

LANDSCAPE ARCHITECT:
DONALD C. WESTPHAL ASSOCIATES L.L.C.
LANDSCAPE ARCHITECTS AND SITE PLANNERS
(248) 651-5518
71 N. LIVERNOIS, STE. A, ROCHESTER HILLS, MI 48307

SUMMARY:

TOTAL REGULATED TREES: 621
REGULATED TREES IN BUILDING ENVELOPES: 142
REGULATED TREES IN GRADING & UTILITY AREAS: 247
TOTAL NUMBER OF REGULATED TREES TO BE REMOVED (142+247): 389
REGULATED TREES TO BE PRESERVED (621-389): 232
PERCENTAGE OF REGULATED TREES PRESERVED: 37%
REQUIRED PERCENTAGE OF REGULATED TREES TO BE PRESERVED: 37%

Name of Site: Taj Dr Wood Lot

Location of Site: Taj Dr, Rochester Hills

Parcel No: 15-27-151-003

Customer Name: Community Engineering

Owen Tree Service
225 N Lake George Rd
Attica, MI 48412
800-724-6680
www.owentree.com

Quality Comes With Knowledge & Experience

New Tree Tag Number	Can't Read Tag	Tree DBH inches	Tree Type	Overall Observation	To Be Saved or Removed
*The following tree classifications have been removed from this list upon recommendation of the certified arborist: Ash, Elm, Willow, and any dead/dying or structurally defective trees.					
** R - BE = Removed for Building Envelope, R - GU = Removed for Grading & Utilities					
3		7	oak/quercus		R - BE
6		8	hickory/carya		R - BE
7		6	hickory/carya		R - BE
8		12	hickory/carya		R - BE
12		20	oak/quercus		R - BE
13		12	oak/quercus		R - BE
17		15	oak/quercus		R - BE
20		6	oak/quercus		PRESERVED
21		8,12,14	oak/quercus		PRESERVED
22		9,15	oak/quercus		PRESERVED
23		8	maple/acer		PRESERVED
24		9,11	oak/quercus		PRESERVED
25	x	8	maple/acer		PRESERVED
26		16	hickory/carya		PRESERVED
27	x	8	maple/acer		PRESERVED
30	x	30	maple/acer		PRESERVED
32		12	oak/quercus		R - BE
34		12	oak/quercus		PRESERVED
35		12	oak/quercus		R - BE
36		19	oak/quercus		R - GU
37		14	oak/quercus		PRESERVED
38		9	maple/acer		R - GU
39		9	oak/quercus		R - GU
40		11	hickory/carya		R - BE
41		30	oak/quercus		R - BE
43		6	maple/acer		R - BE
44		6	hickory/carya		R - BE
45		10	oak/quercus		R - BE
46		10	hickory/carya		R - BE
47		20	oak/quercus		R - BE
49		8	oak/quercus		R - BE
50	x	9	oak/quercus		PRESERVED

52		13	oak/quercus		R - GU
54		24	oak/quercus		PRESERVED
55		16	oak/quercus		PRESERVED
56		12	oak/quercus		PRESERVED
58		7	oak/quercus		PRESERVED
59		7	maple/acer		PRESERVED
61		8	hickory/carya		PRESERVED
62		9	maple/acer		PRESERVED
63		13	maple/acer		PRESERVED
65	x	12	maple/acer		PRESERVED
66		9	maple/acer		PRESERVED
68		12	maple/acer		PRESERVED
71		7	maple/acer		R - BE
74		10,19	oak/quercus		R - BE
75	x	10,13	oak/quercus		PRESERVED
77	x	12	maple/acer		PRESERVED
78		12	oak/quercus		R - BE
79		14	oak/quercus		R - BE
80		8	maple/acer		PRESERVED
81		10	oak/quercus		R - GU
82		32	oak/quercus		R - BE
84		16	hickory/carya		R - BE
85		50	oak/quercus		PRESERVED
88		12	oak/quercus		R - BE
89		8	maple/acer		R - GU
90	x	8	maple/acer		PRESERVED
91	x	13	hickory/carya		PRESERVED
93	x	8	maple/acer		PRESERVED
96		14	hickory/carya		R - BE
97	x	9	maple/acer		PRESERVED
98		14	hickory/carya		PRESERVED
100		12	oak/quercus		PRESERVED
101		27	poplar/populus		R - BE
104		12	maple/acer		R - BE
106		9	oak/quercus		R - BE
107		7	maple/acer		R - BE
108		14	sassafrass		R - BE
109	x	14	oak/quercus		R - BE
111		8	sassafrass		R - BE
112		12	sassafrass		R - BE
113	x	26	oak/quercus		R - BE

114		9,5	basswood/tilia		PRESERVED
115	x	8	oak/quercus		PRESERVED
117	x	16	oak/quercus		PRESERVED
119	x	24	oak/quercus		PRESERVED
120		10	basswood/tilia		PRESERVED
121		9,8	maple/acer		R - BE
122		10	maple/acer		PRESERVED
123		12	oak/quercus		PRESERVED
124		7	basswood/tilia		PRESERVED
125		16	basswood/tilia		PRESERVED
126		14	maple/acer		PRESERVED
127		8	oak/quercus		PRESERVED
128		16	oak/quercus		PRESERVED
129		23	walnut/juglans		PRESERVED
130		10	hickory/carya		PRESERVED
131		9	basswood/tilia		PRESERVED
132		11	oak/quercus		PRESERVED
133	x	12	oak/quercus		PRESERVED
134		10	oak/quercus		PRESERVED
135		16	oak/quercus		PRESERVED
138	x	14	oak/quercus		PRESERVED
140		14	basswood/tilia		PRESERVED
141	x	13	oak/quercus		PRESERVED
143		12	oak/quercus		PRESERVED
144		20,7	walnut/juglans		PRESERVED
145		23	basswood/tilia		PRESERVED
146		13	basswood/tilia		PRESERVED
148		11,18	basswood/tilia		PRESERVED
149		16	basswood/tilia		PRESERVED
151		6	oak/quercus		PRESERVED
152		8	basswood/tilia		PRESERVED
153		12	basswood/tilia		PRESERVED
154		22	oak/quercus		PRESERVED
155		12	basswood/tilia		PRESERVED
156		20	oak/quercus		PRESERVED
160		6	basswood/tilia		PRESERVED
161		8	oak/quercus		PRESERVED
163		30	oak/quercus		PRESERVED
164		32	oak/quercus		R - BE
165		8	hickory/carya		R - BE
166		20	oak/quercus		R - GU

167		30	oak/quercus		R - GU
169		12	basswood/tilia		R - GU
170		20	oak/quercus		R - GU
171		8	basswood/tilia		R - GU
172		19	oak/quercus		R - BE
174		6,8	hickory/carya		R - BE
175		13	basswood/tilia		R - BE
176		13	basswood/tilia		R - BE
177	x	22	oak/quercus		R - GU
179	x	15,14	oak/quercus		R - GU
180	x	9,13	oak/quercus		R - GU
181		11	oak/quercus		R - GU
182		17	oak/quercus		R - GU
183		8	cherry/prunus		R - GU
184		10	cherry/prunus		R - GU
188		12	oak/quercus		R - GU
189		12	oak/quercus		R - GU
191		32	walnut/juglans		R - GU
192		8	basswood/tilia		R - BE
193		9	oak/quercus		R - GU
198		14	oak/quercus		R - GU
199	x	8	oak/quercus		R - GU
201		14	oak/quercus		PRESERVED
202		10	hickory/carya		PRESERVED
203		12,11,14	basswood/tilia		PRESERVED
204		6	ironwood		PRESERVED
205		13	oak/quercus		PRESERVED
206		16	oak/quercus		PRESERVED
208		10	oak/quercus		PRESERVED
209		17	oak/quercus		PRESERVED
210	x	8	basswood/tilia		PRESERVED
211	x	14	oak/quercus		PRESERVED
212		10	hickory/carya		PRESERVED
213		7	oak/quercus		PRESERVED
214		7	oak/quercus		PRESERVED
216		25	oak/quercus		PRESERVED
217		9	oak/quercus		PRESERVED
218		25	walnut/juglans		PRESERVED
219		8	hickory/carya		PRESERVED
220	x	15	oak/quercus		PRESERVED
221		13	basswood/tilia		PRESERVED

223		17	oak/quercus		PRESERVED
224		9	oak/quercus		PRESERVED
226		7	oak/quercus		PRESERVED
227		11	oak/quercus		PRESERVED
228		17	oak/quercus		PRESERVED
230		8	oak/quercus		PRESERVED
231		6	basswood/tilia		PRESERVED
233		6	oak/quercus		PRESERVED
235		36	oak/quercus		PRESERVED
237		11	oak/quercus		PRESERVED
239		28	maple/acer		PRESERVED
240		12	oak/quercus		PRESERVED
241		10	oak/quercus		PRESERVED
242	x	11	oak/quercus		PRESERVED
243		18,22	oak/quercus		R - GU
245	x	10	oak/quercus		R - GU
246		4, 6	basswood/tilia		PRESERVED
247		11	oak/quercus		PRESERVED
248		8	oak/quercus		R - GU
252		27	maple/acer		R - GU
255		30	maple/acer		R - GU
257		10	oak/quercus		PRESERVED
258		13	hickory/carya		R - GU
261		14	oak/quercus		R - GU
262		7	oak/quercus		R - GU
263		15	oak/quercus		PRESERVED
264		13,5,5	basswood/tilia		PRESERVED
265		10	cherry/prunus		PRESERVED
266		11	oak/quercus		PRESERVED
268		10	oak/quercus		PRESERVED
269		6,8	oak/quercus		PRESERVED
270	x	11,13	oak/quercus		PRESERVED
271	x	17	oak/quercus		PRESERVED
272	x	14	oak/quercus		R - GU
274		7	oak/quercus		PRESERVED
275		18,15	oak/quercus		PRESERVED
276		14	oak/quercus		R - GU
277		6	oak/quercus		R - GU
278		11	oak/quercus		R - GU
279	x	14	oak/quercus		R - GU
280		16	sassafras/sassafras		R - GU

281		13	oak/quercus		R - GU
285		22,22,24	poplar/populus		R - GU
286		34	poplar/populus		R - GU
287		12	oak/quercus		R - GU
288		20	oak/quercus		R - GU
290		13	basswood/tilia		R - GU
291		17	oak/quercus		R - GU
292		10	oak/quercus		R - GU
293		6	oak/quercus		R - GU
294		15	oak/quercus		PRESERVED
295		8	hickory/carya		PRESERVED
296		6	oak/quercus		PRESERVED
299		10	oak/quercus		PRESERVED
300		7	oak/quercus		PRESERVED
305		10,13	maple/acer		R - GU
308		27	oak/quercus		R - GU
309		12	oak/quercus		PRESERVED
310		13	oak/quercus		PRESERVED
314		14	walnut/juglans		PRESERVED
315		9	basswood/tilia		PRESERVED
321		23	poplar/populus		R - GU
322		32	poplar/populus		R - GU
324		13	oak/quercus		PRESERVED
325		6	oak/quercus		PRESERVED
326		14	oak/quercus		PRESERVED
327		13	oak/quercus		PRESERVED
328		12	oak/quercus		PRESERVED
329		8	oak/quercus		PRESERVED
330		10	oak/quercus		PRESERVED
331		8	oak/quercus		PRESERVED
332		7,9	basswood/tilia		PRESERVED
333		17,9	oak/quercus		PRESERVED
334		7	hickory/carya		PRESERVED
335		13	oak/quercus		PRESERVED
336		18	oak/quercus		PRESERVED
337		12	oak/quercus		R - GU
338		11	oak/quercus		PRESERVED
339		6	oak/quercus		PRESERVED
340		13,14	oak/quercus		PRESERVED
342		13	oak/quercus		R - GU
343		14	oak/quercus		R - GU

344		12,12,12	oak/quercus		R - GU
346		9	maple/acer		R - GU
347		20	oak/quercus		R - GU
348		9	maple/acer		R - GU
349		24	oak/quercus		R - GU
360		12	basswood/tilia		R - GU
361		14,14	oak/quercus		R - BE
362		24	oak/quercus		R - GU
363		13,20	oak/quercus		R - BE
364		12,12,12	oak/quercus		R - BE
365		28	oak/quercus		R - GU
366		33	oak/quercus		R - GU
367		36	oak/quercus		R - GU
369		27,26	oak/quercus		R - GU
383		16	oak/quercus		R - GU
384		16	oak/quercus		R - GU
390		10	oak/quercus		R - GU
391		16	oak/quercus		R - GU
392		15,15	oak/quercus		R - GU
394		9	oak/quercus		R - GU
395		10	oak/quercus		R - GU
396		14	oak/quercus		R - GU
397		10	oak/quercus		R - GU
399		13	hickory/carya		R - GU
400		15	oak/quercus		R - GU
409		16	oak/quercus		R - GU
411		17	oak/quercus		R - GU
412		9	oak/quercus		R - GU
415		12	oak/quercus		R - BE
416		12	oak/quercus		R - BE
417		7	maple/acer		R - GU
418		12	oak/quercus		R - GU
419		15	oak/quercus		R - BE
421		16	oak/quercus		R - BE
423		11	oak/quercus		R - BE
424	x	19	oak/quercus		R - BE
428		10	oak/quercus		R - GU
430		11	maple/acer		PRESERVED
431		11	locust/robinia		PRESERVED
435		9	locust/robinia		PRESERVED
436		13	locust/robinia		PRESERVED

440		13	locust/robinia		PRESERVED
441		12	locust/robinia		PRESERVED
442		18	oak/quercus		R - GU
443		8	oak/quercus		R - GU
445		14,16	oak/quercus		R - BE
446		7	hickory/carya		R - BE
447		18	oak/quercus		R - GU
449		11	locust/robinia		R - GU
452		12	cherry/prunus		R - BE
455		20	oak/quercus		R - BE
456		17,17	oak/quercus		R - BE
457		9	basswood/tilia		R - GU
458		18	oak/quercus		R - GU
463		8	hickory/carya		R - GU
464		12	hickory/carya		R - BE
465		30	oak/quercus		R - GU
469		15	hickory/carya		R - GU
470		8	cherry/prunus		R - GU
472		12	oak/quercus		R - GU
473		18	hickory/carya		R - GU
477		11	sassafrass		R - GU
480		9	hickory/carya		R - GU
481		18	walnut/juglans		R - GU
485		16	walnut/juglans		R - BE
488		10	oak/quercus		R - BE
493		10	oak/quercus		PRESERVED
495		9	maple/acer		PRESERVED
498		7	oak/quercus		PRESERVED
499		15	oak/quercus		R - BE
500		8	maple/acer		R - BE
506		10	oak/quercus		PRESERVED
508		7	hickory/carya		PRESERVED
512	x	13	oak/quercus		R - BE
515	x	9	oak/quercus		PRESERVED
516	x	13	oak/quercus		PRESERVED
517		12	walnut/juglans		PRESERVED
520		9	oak/quercus		R - GU
521		10	hickory/carya		R - BE
524		15,20	oak/quercus		R - GU
525		25	oak/quercus		R - BE
527	x	11	oak/quercus		R - GU

528		12	oak/quercus		R - GU
529		9,10	sassafrass		R - BE
531		14	oak/quercus		R - BE
534		22	oak/quercus		R - BE
536		15,17	oak/quercus		R - BE
540		8	hickory/carya		R - GU
542		23	oak/quercus		R - GU
546	x	7	oak/quercus		R - GU
547		12	oak/quercus		R - GU
548		30	oak/quercus		R - GU
550		12	sassafrass		R - GU
552		7	cherry/prunus		R - GU
559		14	hickory/carya		R - GU
567		25	oak/quercus		R - GU
570		30	oak/quercus		R - BE
573		28	oak/quercus		R - GU
576		14	basswood/tilia		R - GU
578		10	walnut/juglans		R - BE
579		14	oak/quercus		R - BE
581		10	hickory/carya		R - BE
587		10	sassafrass		R - BE
590		18	oak/quercus		R - BE
591		9	sassafrass		R - BE
592		19	oak/quercus		R - BE
593		24	oak/quercus		R - BE
594		8	maple/acer		R - BE
596		17	oak/quercus		R - BE
597		17	oak/quercus		R - BE
598		14	oak/quercus		R - BE
601		10	cherry/prunus		R - GU
604		7	hickory/carya		PRESERVED
606		15,17	oak/quercus		PRESERVED
608		10	oak/quercus		PRESERVED
610	x	8	cherry/prunus		PRESERVED
611		9	oak/quercus		R - GU
613		11	basswood		R - GU
616		7	sassafrass		PRESERVED
617		9	hickory/carya		PRESERVED
618		9	cherry/prunus		PRESERVED
619		23	oak/quercus		PRESERVED
620		8	oak/quercus		PRESERVED

621		23	oak/quercus		PRESERVED
622		13	maple/acer		PRESERVED
623		12	maple/acer		PRESERVED
625		30	oak/quercus		PRESERVED
626		8	maple/acer		PRESERVED
629		8	cherry/prunus		PRESERVED
631		24	maple/acer		PRESERVED
633		11	maple/acer		PRESERVED
635		12	oak/quercus		PRESERVED
636		10	oak/quercus		PRESERVED
637		19	oak/quercus		PRESERVED
638		18	oak/quercus		PRESERVED
640	x	15	oak/quercus		R - BE
641	x	7	oak/quercus		R - BE
642		13	hickory/carya		R - BE
643		18	oak/quercus		R - BE
645		12	hickory/carya		R - BE
646		9	hickory/carya		R - BE
647		14	oak/quercus		R - BE
648		18	oak/quercus		R - BE
649		15	oak/quercus		R - GU
650		8	hickory/carya		R - GU
651		20	oak/quercus		R - BE
652		12	basswood		R - BE
654		16	poplar/populus		R - BE
656		7	maple/acer		R - BE
657		8	maple/acer		R - BE
659		13	oak/quercus		R - BE
662		35	oak/quercus		R - GU
663		7	cherry		R - GU
665	x	9	sassafrass		R - GU
666	x	10	oak/quercus		PRESERVED
667	x	7	cherry		R - GU
668		7	maple/acer		R - GU
669		11	sassafrass		R - BE
672		22	oak/quercus		R - GU
673	x	10	hickory/carya		R - GU
674		14	hickory/carya		R - GU
677		11	maple/acer		R - BE
678		12	oak/quercus		R - GU
679		11	maple/acer		R - GU

682		11	oak/quercus		R - BE
684	x	9	oak/quercus		R - GU
685		11	oak/quercus		R - GU
686		12	oak/quercus		R - GU
692		8	basswood		R - GU
700		23	walnut/juglans		R - BE
702		6	oak/quercus		R - BE
706		7	basswood/tilia		R - GU
707		10	basswood/tilia		R - GU
709		9	oak/quercus		R - BE
711		16	oak/quercus		R - BE
712		20	oak/quercus		R - GU
713		9,14	oak/quercus		R - GU
714		15	oak/quercus		R - GU
715		12	oak/quercus		R - GU
716		9	oak/quercus		R - GU
717		15	oak/quercus		R - GU
718	x	8	hickory/carya		R - GU
720		10	sassafrass		R - GU
722	x	16	oak/quercus		R - GU
723		6	maple/acer		R - GU
725		18,16	oak/quercus		R - GU
727	x	8	hickory/carya		R - GU
729		13	hickory/carya		R - GU
730		10,12	oak/quercus		R - GU
731		9	oak/quercus		R - GU
732		27	hickory/carya		R - GU
733		8	basswood		R - GU
735		8	oak/quercus		R - GU
738		7	hickory/carya		R - GU
739		6	hickory/carya		R - GU
743		14	oak/quercus		R - GU
744		7	oak/quercus		R - GU
746		16,5	basswood		R - BE
747		12	oak/quercus		R - GU
748		17	oak/quercus		R - BE
807		30	oak/quercus		R - GU
834		11	oak/quercus		PRESERVED
835		25	oak/quercus		PRESERVED
842		27	oak/quercus		PRESERVED
876		17	oak/quercus		R - BE

877		30	oak/quercus		PRESERVED
880		12	hickory/carya		PRESERVED
881		13	hickory/carya		PRESERVED
888	x	7	oak/quercus		PRESERVED
889	x	17	oak/quercus		PRESERVED
890		8	hickory/carya		PRESERVED
891		20	oak/quercus		PRESERVED
892		12	hickory/carya		PRESERVED
899		20	maple/acer		PRESERVED
902		26	maple/acer		R - GU
903		20	maple/acer		R - GU
904		18	maple/acer		R - GU
910		18	hickory/carya		R - GU
914		24	oak/quercus		R - BE
1003		9	hickory/carya		R - GU
1004		11	oak/quercus		R - GU
1007		31	oak/quercus		R - GU
1008		17	maple/acer		R - BE
1011		24	hickory/carya		R - BE
1013		20	oak/quercus		R - BE
1015	x	16	oak/quercus		R - BE
1016		17,17	oak/quercus		R - GU
1017		17,16	oak/quercus		R - BE
1018		20	oak/quercus		R - BE
1020		16	oak/quercus		R - BE
1021		8	oak/quercus		R - BE
1022	x	9	cherry/prunus		R - BE
1024		11	oak/quercus		R - BE
1026		12	oak/quercus		R - GU
1027		7	maple/acer		R - GU
1028		18	oak/quercus		R - GU
1030		19	maple/acer		R - GU
1031		8	oak/quercus		R - GU
1033		15	oak/quercus		R - GU
1034		7	hickory/carya		R - GU
1037		16	oak/quercus		R - GU
1038		8	oak/quercus		R - GU
1041		22	oak/quercus		R - GU
1042	x	15	oak/quercus		R - GU
1043		17	oak/quercus		R - GU
1044		19	oak/quercus		R - GU

1045		12	oak/quercus		R - GU
1046		7	oak/quercus		R - GU
1047		23	oak/quercus		R - GU
1048		5,12,14	cherry/prunus		R - GU
1049		21,23,25	oak/quercus		R - GU
1050		9	oak/quercus		R - GU
1051		19	oak/quercus		R - GU
1052		8	oak/quercus		R - GU
1053	x	12	oak/quercus		R - GU
1054		12	cherry/prunus		R - GU
1057		14	maple/acer		R - GU
1058		16	maple/acer		R - GU
1063		21	oak/quercus		R - BE
1065		6	oak/quercus		R - GU
1066		13	oak/quercus		R - GU
1067		12,13	oak/quercus		R - BE
1069		21	oak/quercus		R - GU
1071		17	oak/quercus		R - BE
1072		8	oak/quercus		R - BE
1074		15	oak/quercus		R - GU
1076		9	oak/quercus		R - GU
1077		12	oak/quercus		R - GU
1078		12	oak/quercus		R - GU
1079		16	oak/quercus		R - GU
1081		6	oak/quercus		R - GU
1082	x	15,14	oak/quercus		R - GU
1083		21	oak/quercus		R - GU
1084		9,11,13	oak/quercus		R - GU
1085		16	oak/quercus		R - GU
1086		13	hickory/carya		R - GU
1087		12	hickory/carya		R - GU
1089	x	11	maple/acer		R - GU
1090		28	poplar/populus		R - GU
1095	x	14	basswood/tilia		R - GU
1096		9	basswood/tilia		R - GU
1098		17	oak/quercus		R - GU
1099		17	oak/quercus		R - GU
1100	x	19	oak/quercus		R - GU
1101		7	oak/quercus		R - GU
1103	x	8	oak/quercus		R - GU
1105		9,13	oak/quercus		R - GU

1106	x	8	oak/quercus		R - GU
1108	x	11,5	oak/quercus		PRESERVED
1109	x	11	maple/acer		R - GU
1110		12	oak/quercus		R - BE
1111	x	14	oak/quercus		R - BE
1112		12	oak/quercus		R - BE
1113	x	13	oak/quercus		R - BE
1114		11,13	oak/quercus		PRESERVED
1115		11	oak/quercus		PRESERVED
1116		14,6,8	oak/quercus		PRESERVED
1117		6	oak/quercus		PRESERVED
1119		14	oak/quercus		PRESERVED
1120		19	oak/quercus		R - BE
1126		22	oak/quercus		R - GU
1127		13	oak/quercus		PRESERVED
1128		14	oak/quercus		PRESERVED
1129		9	oak/quercus		PRESERVED
1130		10	oak/quercus		PRESERVED
1131		12	oak/quercus		PRESERVED
1132		8	hickory/carya		PRESERVED
1601		6	maple/acer		PRESERVED
1602		6	hickory/carya		PRESERVED
1603		6	oak/quercus		PRESERVED
1604		8	walnut/juglans		PRESERVED
1606		7	basswood		PRESERVED
1607		6	oak/quercus		R - GU
1609		6	maple/acer		PRESERVED
1610		6	oak/quercus		PRESERVED
1614		9	maple/acer		R - GU
1615		6	maple/acer		R - GU
1616		16	hickory/carya		R - GU
1617		6	sassafrass		R - GU
1619		7	maple/acer		R - GU
1625		8	basswood		PRESERVED
1627		8	basswood		PRESERVED
1628		7	basswood		R - GU
1633		14,5	maple/acer		R - GU
1639		6	maple/acer		R - GU
1642		7	oak/quercus		R - GU
1643		14	oak/quercus		R - BE
1652		11	maple/acer		R - GU

1653		7	oak/quercus		R - BE
1654		7	sassafrass		R - BE
1655		7	oak/quercus		R - GU
1659		6	maple/acer		PRESERVED
1660		7	maple/acer		R - BE
1663		10	basswood		R - BE
1664		8	basswood		R - GU
1665		8	oak/quercus		R - GU
1668		7	oak/quercus		R - GU
1669		7	oak/quercus		R - GU
1670		9	oak/quercus		R - GU
1672		9	basswood		R - GU
1674		8	basswood		R - GU
1675		7	basswood		R - GU
1676		6	basswood		R - GU
1678		7	maple/acer		R - BE
1683		11	oak/quercus		R - BE
1684		11	oak/quercus		R - BE
1685		7	hickory/carya		R - GU
1686		6	hickory/carya		R - GU
1687		7	hickory/carya		R - GU
1688		6	basswood		R - GU
1692		7	hickory/carya		PRESERVED
1693		6	maple/acer		R - BE
1694		6	walnut/juglans		R - BE
1697		7	maple/acer		R - BE
1699		8	sassafrass		PRESERVED
1700		8	oak/quercus		R - BE
1701		8	oak/quercus		PRESERVED
1702		8	oak/quercus		PRESERVED
1704		6	hickory/carya		R - BE
1705		8	hickory/carya		R - GU
1706		8	maple/acer		R - GU
1707		6	oak/quercus		R - GU
1709		7	oak/quercus		R - BE
1712		7	hickory/carya		PRESERVED
1713		8	maple/acer		R - BE
1714		8	hickory/carya		R - GU
4304		12	oak/quercus		PRESERVED
4308		15	oak/quercus		PRESERVED
4313		16	oak/quercus		R - BE

4314		11	oak/quercus		PRESERVED
4315		16	oak/quercus		PRESERVED
4316		32	oak/quercus		PRESERVED
4319		9	hickory/carya		PRESERVED
4320		12	oak/quercus		PRESERVED
4322		14	walnut/juglans		R - BE
4324		8	cherry/prunus		PRESERVED
4325		30	oak/quercus		PRESERVED
4326		28	oak/quercus		PRESERVED
4327		33	oak/quercus		PRESERVED
4342		21	oak/quercus		PRESERVED
4347		9	oak/quercus		PRESERVED
4348		35	oak/quercus		PRESERVED
470r		37	oak/quercus	was 312	PRESERVED
473r		7	oak/quercus		PRESERVED

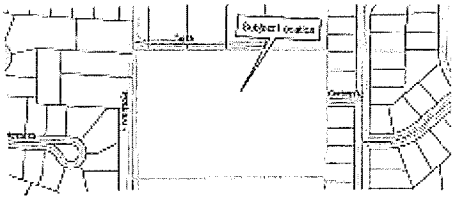
City of
ROCHESTER HILLS
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

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 Cumberland Pointe Site Condominiums, a proposed 18-unit single-family development on 9.9± acres, Parcel No. 15-27-151-003, zoned R-3 (One Family Residential), City File No. 14-001.

LOCATION: East side of Livernois, north of M-59

APPLICANT: Lombardo Homes
51237 Danview Technology Court
Shelby Township, MI 48315



DATE OF PUBLIC HEARING: Tuesday, July 22, 2014 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.

Publish July 7, 2014

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

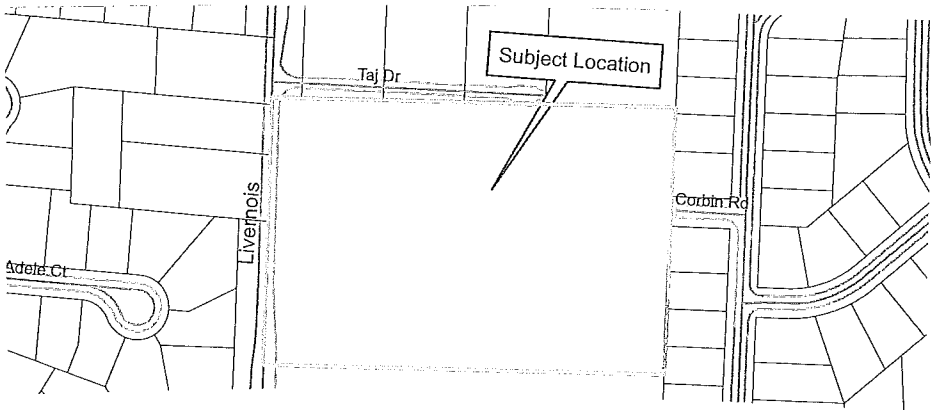
PUBLIC NOTICE

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 389 regulated trees associated with the proposed construction of an 18-unit residential (R-3) development. There are a total of 621 regulated trees on site. The property is identified as Parcel No. 15-27-151-003 (City File No. 14-001).

LOCATION: East side of Livernois, north of M-59

APPLICANT: Lombardo Homes
51237 Danview Technology Ct.
Shelby Township, MI 48315



DATE OF MEETING: Tuesday, July 22, 2014 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:\pla\develop\2009\09-002 tree removal phn 08-18-09.doc.