



innovative by nature

Bryan K. Barnett
Mayor

January 3, 2012

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Mr. Joel Garrett
Hamlin Associates
5877 Livernois Rd., Suite #103
Troy, MI 48098

RE: Avon Lakes Condominium/1643 Mackwood Road
City File #11-011, Section 25

Dear Mr. Garrett:

The City of Rochester Hills has reviewed the site plan dated received November 3, 2011. Copies of the various reviewing agencies comments are attached for your consideration and incorporation to the revised site plan submittal. Please contact the author of the comments if you have any questions. If after reviewing these comments you feel the need for a plan review meeting, please contact this department and we will schedule a meeting.

Once the comments have been rectified and corrected/added to the site plan please submit **three (3)** full sets of revised plans (bound, sealed, signed and folded) to the Department of Planning and Economic Development. All sheets must be stapled together as a single set of plans. The subsequent review can be made quicker if you provide a written summary of how and what page/sheet you made any change or correction and bubble all revisions. If no changes have been made, so note in the revision block on each sheet. Once the Planning and Economic Development Department has signed off on the revised plans, we will schedule this item for a Planning Commission meeting.

If you have any questions, please contact me.

Sincerely,

Edward P. Anzek, AICP
Director, Planning and Economic Development

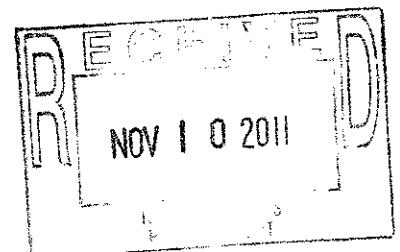
Attachments: Assessing comments, Building Dept. comments,
Engineering comments, Fire Dept. comments,
Forestry comments, Street Name comments,
Planning Dept. comments



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 11/10/11
Re: File No.: 11-011
Project: Avon Lakes Condominium, Review #1
Applicant: Hamlin Associates

The parcel number 70-15-25-202-019 supplied on the letter of transmittal, is not a valid parcel number. That parcel number was divided on 8/22/11 through a land division request of Hamlin Associates. The legal description identified as Parcel 2 on the site plan describes parcel number 70-15-25-202-040. Therefore, regarding parcel number 70-15-25-202-040 I have no comment.





BUILDING DEPARTMENT

Scott Cope

From: Dick Lange, P.E. Building Insp./Plan Reviewer
Mark G. McLocklin, Ordinance Inspector
To: Ed Anzek
Date: November 14, 2011
Re: Avon Lakes Condominium Review #1 - File# 11-011
Sidwell #15-25-202-039 & 040

The Site plan review for Avon Lakes Condominium Review #1, File# 11.011 was based on the following drawings and information submitted:

Sheet No. P-1, P-2

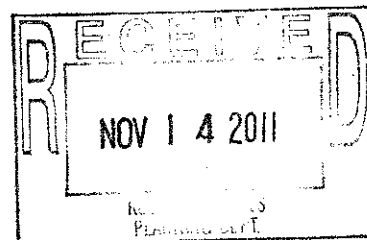
Building Code Comments: Dick Lange *D.L.*

No Comments

References are based on the Michigan Building Code 2009.

Ordinance Comments: Robert White *RW*

No Comments





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

From: Jason Boughton JB
To: Edward Anzek
Date: November 29, 2011
Re: Avon Lakes Site Condominium
Preliminary Site Plan Condominium Review #1
City File #11-011, Section #25

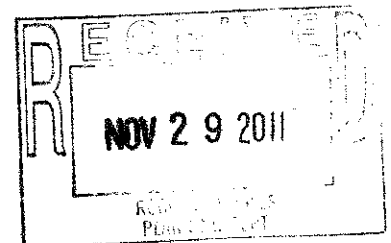
Engineering Services has reviewed the site plan received by the Planning Department on November 3, 2011 and recommends approval as long as the following comments are addressed:

1. The legal description needs to be revised from N.89°57'26"W. to S.89°57'26"E.
2. All proposed drainage on sheet P-2 needs to be maintained on the two unit site. The proposed grades are not sufficient, revise as necessary. Additional topography is needed west of the west property line to determine where the drainage will flow.
3. A 20-foot private storm sewer easement needs to be shown following the centerline of the proposed storm sewer.

A Land Improvement Permit (LIP) will be issued once Engineering Construction Plan Approval and a Soil Erosion Permit are obtained. The applicant needs to submit an LIP application with engineer's estimate, fee and construction plans to get the process started.

JB
c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., City Engineer; DPS
Tracey Balint, P.E., Project Engineer; DPS
Roger Moore, Stormwater Manager; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

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FIRE DEPARTMENT
Ronald D. Crowell

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: November 10, 2011
Re: Avon Lakes Condominium

SITE PLAN REVIEW

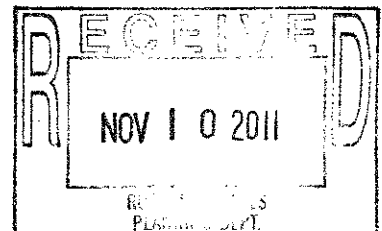
FILE NO: 11-011

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

Lt. William A. Cooke
Fire Inspector





Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee/David Etz
To: Ed Anzek
Date: November 28, 2011
Re: Avon Lakes Site Condominium
File No. 11-011

The portion of this site that was originally part of the Mac Kary Subdivision is not regulated by the Tree Conservation Ordinance (TCO). The portion of this site that is part of Avon Lakes Subdivision Phase 3 is regulated by the TCO. There are several trees of regulated size on this site.

There are no existing trees on the Mackwood Rd. R/W fronting this parcel.

Prior to approval of the final site condominium plan, the developer will be required to provide to the city \$200 per lot (unit) for street trees to be planted by the city when construction is complete.

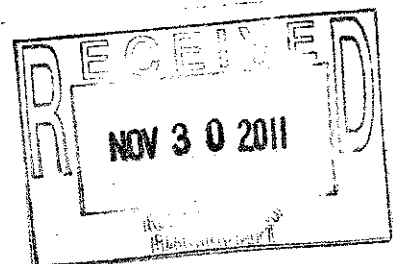
The applicant needs to include the following statements on the plan:

Tree Planting Restrictions: Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be planted at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the City's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

GL/de/kd

cc: Sandi DiSipio, Planning Assistant



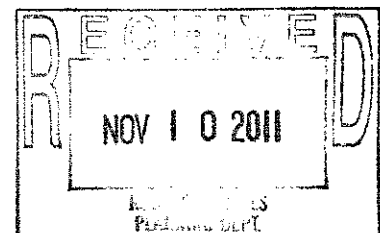


Planning and Economic Development
Ed Anzek, AICP, Director

From: Sandi DiSipio
To: Avon Lakes Condominium
Date: 11/10/2011
Re: Street Name

Avon Lakes Condominium
City File #11-011

In a review of the plans stamped received November 3, 2011, it is noted that Mackwood Rd. is correctly labeled.
No further comments.





From: Ed Anzek
To: Hamlin Associates/PEAssociates
Date: December 28, 2011
Re: Avondale Lakes Site Condo. Preliminary Site Plan. City File # 11-011

The following are offered regarding the above named 2 unit development on Mackwood Road.

- The Tree Conservation Ordinance does not apply to the site. The lands are part of the Mack Kary Subdivision established prior to the effective date of the Tree Conservation Ordinance.
- Provide dimensions for the northernmost line of the 2 parcels identified as Limited Common Elements.
- Provide a notation that explains the intent and intended ownership of the 2 Limited Common Elements.
- The minimum lot width for Single Family R-4 Zoning is 80 feet. The table presents 72 feet. Please correct this.
- The minimum lot area for Single Family R-4 Zoning is 9,600 square feet. The table presents 8,640 square feet. Please correct this.
- The table does not include relevant data for the 2 Limited Common Elements.

If there are any questions please call Sandi DiSipio or myself. 248.656.4660.