

CITY OF ROCHESTER HILLS

Planning and Development

DATE: April 6, 2004

TO: Deborah Millhouse
Deputy Director
Planning and Development

RE: Rochester Meadows Site
Condominiums - Review
of Trees to be Preserved
City File #99-011

FROM: Carla J. Campbell
Landscape Architect

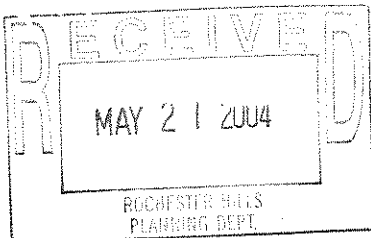
Attached is one copy of the Preliminary Site Plan for this site. I have reviewed this plan to determine which trees could be preserved based on the current layout. This plan indicates that 122 (40.66%) of the existing trees are to be preserved. Based on my review only 94 (31.3%) of the existing trees can be saved.

I carefully reviewed each individual lot and open area being very generous with my determinations. With the exception of dead and Ash trees all trees within the open areas were counted as trees to be preserved. On the lots if the trees were in fair to good condition and were located where there was a potential for them to be saved (many are in locations that normally would not be permitted) I allowed them to be counted as trees to be saved.

There were many trees located on the lots that were in poor to very poor conditions that were also in locations that normally would not be permitted. I removed these trees from their count of trees to be saved. I cannot see allowing trees in poor to very poor conditions to be saved in locations where they are not likely to survive and we would not normally permit them to be save. Additionally, on the previous submittal I told them that they could not save these trees.

Basically, they are preserving slightly more than 31% of the trees onsite; this is well below the minimum of 37%. If they are unable to make the development work with fewer lots they may wish at this time to seek a variance.

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Post-It® Fax Note	7671	Date	4/8/04	# of pages	1
TO	Raj Shamik	From	Deb Millhouse		
Co./Dept.	Roch Meadows	Co.	CITY OF ROCHESTER HILLS		
Phone	RENG.	Phone #	2486524660		
Fax #	5867395944	Fax #			