

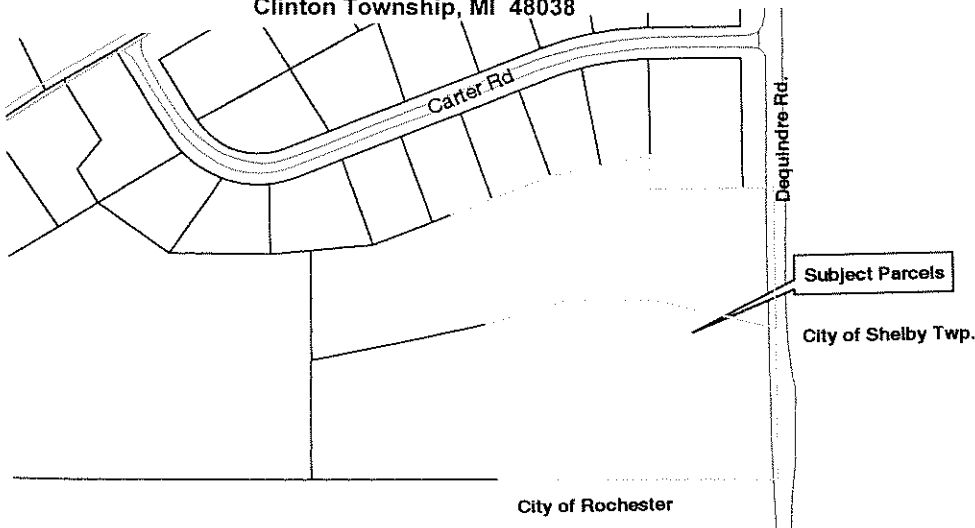
**CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309**

**SPECIAL NOTICE
ROCHESTER HILLS PLANNING COMMISSION**

REQUEST: Tree Removal Permit pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, for the removal and replacement of as many as 107 regulated trees associated with the construction of a 10-unit site condominium development. There are a total of 181 trees on site. The property is identified as Parcel Nos. 15-01-277-015 and 15-01-278-006 (City File No. 05-042).

LOCATION: South of Carter, West of Dequindre

APPLICANT: Little Winkler, L.L.C.
38880 Garfield
Clinton Township, MI 48038



DATE OF MEETING: Tuesday, October 17, 2006 at 7:30 p.m.

LOCATION OF MEETING: City of 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.

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 (656-4658) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

CITY OF ROCHESTER HILLS

Assessing
Department

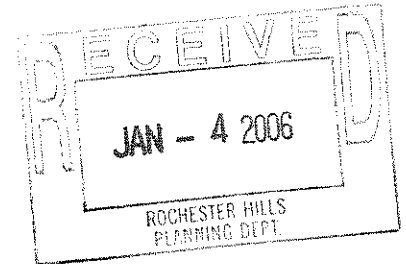
Laurie Taylor, Chief Appraiser

DATE: January 4, 2006

TO: Derek Delacourt

RE: #05-042 Little Winkler Estates

No Comment.



CITY OF ROCHESTER, MICHIGAN

Building
Department

Dick Lange, Bldg. Insp./Plan Reviewer P.E.

DATE: December 8, 2005

TO: Derek Delacourt, Planning

RE: Little Winkler Estates
City File #05-042

Sidwell #15-01-277-015 & 278-006

The site plan review for Little Winkler Estates, City File #05-042, was based on the following drawings and information submitted:

Sheet No. 1-6

D.L.

Building code comments: Dick Lange

References are based on the Michigan Building Code 2003.

No comments.

DEC - 8 2005

CITY OF ROCHESTER HILLS

Fire
Department

DATE: August 1, 2006

TO: Planning Department

RE: Little Winkler Estates

William Cooke, Ext. 2703

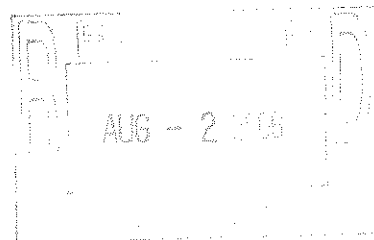
FILE NO: 05-042 REVIEW NO: 4

APPROVED X

DISAPPROVED

William Cooke
Fire Inspector

I:\Fir\Site\Little Winkler Estates 2006.4



Sandi DiSipio

From: Gerry Lee
Sent: Tuesday, February 28, 2006 12:51 PM
To: Derek Delacourt
Cc: Carla Dinkins; Joan Paulson; Sandi DiSipio
Subject: Little Winkler Estates, File #05-042

Forestry review pertains to right of way tree issues.

No additional comment at this time.

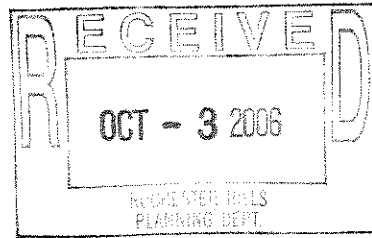
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: October 3, 2006

TO: Derek Delacourt
Deputy Director
Planning & Development

RE: Little Winkler Estates
6th Landscape Review
City File #05-042



FROM: Carla Dinkins
Landscape Architect
Planning & Development

For this review I have reviewed the following documents:

- 1 of 7 Preliminary Site Plan, dated last revised September 29, 2006
- 2 of 7 Utility / Grading Plan, dated last revised September 29, 2006
- 3 of 7 Dequindre Road Plan, dated last revised September 29, 2006
- 4 of 7 Tree Preservation Plan, dated last revised September 29, 2006
- 5 of 7 Tree Listing, dated last revised September 29, 2006
- 6 of 7 Existing Conditions, dated October 11, 05 (no change)
- 7 of 7 Dequindre Road Topo, dated October 11, 2005 (no change)
- L-1 of 5 Landscape Plan, dated last revised September 25, 2006
- L-2 of 5 Landscape Details and Notes, dated last revised September 25, 2006
- L-3 of 5 Landscape Elevations and Details, dated last revised September 25, 2006
- L-4 of 5 Landscape Entry Wall Details, dated last revised September 25, 2006
- L-5 or 5 Irrigation Plan and Details, dated September 25, 2006.

My review of these documents is for landscape, tree preservation and irrigation related issues only.

My review and comments are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) regulates this site. For a development of this type the TCO requires that a minimum of 37% of the regulated trees onsite be preserved and each regulated tree removed be replaced on a one for one basis.

Status:

- Of the 181 regulated trees onsite 107 are being removed requiring 107 tree replacement credits be provided.
- While 107-tree replacement credits must be replaced a total to 170 tree credits are being provided onsite. This far exceeds the requirements of the TCO.

- 74 of the 181 regulated trees are being preserved. This is 40% of the regulated trees on site. This meets and slightly exceeds the requirements of the TCO.

Parking lot island planter requirement and status:

Requirement:

- None required.

Status:

- None provided.

Buffer requirements and status:

Requirement:

- None required.

Status:

- None provided.

With the exception of the following conditions, all comments and concerns of my pervious review dated September 11, 2006 have been addressed in a satisfactory manner and the Landscape Plans meet the requirements of the Zoning Ordinance, and hence, I recommend approval of the Landscape Plans with the following conditions:

- Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City of Rochester Hill's Landscape Architect.
- Revise the "Tree Replacement Requirements " calculations as follows:

Revise total number of tree replacement credits provided to 170 in lieu of 143.

Revise for 12' evergreen trees the credits provided per tree to 3 in lieu of 2 and adjust the total from 30 to 45.

Revise for 16' evergreen trees the credits provided per tree to 5 in lieu of 2 and adjust the total from 8 to 20.

- Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be issued:

Replacement trees and other landscaping	\$75,664.00
---	-------------

HUBBELL, ROTH & CLARK, INC
Consulting Engineers

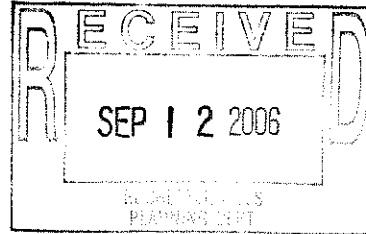


Principals
George E. Hubbell
Thomas E. Biehl
Walter H. Alix
Peter T. Roth
Michael D. Waring
Keith D. McCormack
Curt A. Christeson
Thomas M. Doran

Senior Associates
Frederick C. Navarre
Gary J. Tressel
Lawrence R. Ancypa
Kenneth A. Melchior
Dennis M. Monsere
Randal L. Ford
David P. Wilcox
Timothy H. Sullivan

Chief Financial Officer
J. Bruce McFarland

Associates
Thomas G. Maxwell
Nancy M.D. Faught
Jonathan E. Booth
Michael C. MacDonald
Marvin A. Olane
James C. Hanson
Richard F. Beaubien
William R. Davis
James J. Aiello
Daniel W. Mitchell
Jesse B. VanDeCreek
Robert F. DeFrain
Marshall J. Grazioli
Thomas D. LaCross



September 12, 2006

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Attn: Mr. Derek Delacourt

Re: Little Winkler Estates
City File #05-042, Section 1
Site Plan Review #5

HRC Job No. 20050938.25

Dear Mr. Delacourt:

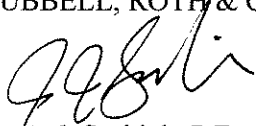
We have reviewed the site plan for the above referenced project, as prepared by JJ Associates, Inc., dated August 21, 2006, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on August 29, 2006, and by this office on August 30, 2006.

The items from our previous review letter have been satisfactorily addressed, or will be addressed when construction plans are submitted. **It is our opinion that the plans submitted are in substantial compliance with the engineering-related City ordinances and standards, and would therefore recommend site plan approval.**

The plans have been stamped "Reviewed without Comment", and one (1) set is enclosed for your use. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



James J. Surhigh, P.E.
Senior Project Engineer

Enclosure

pc: City of Rochester Hills – Paul Davis, Tracey Balint, Roger Moore, Paul Shumejko
HRC – W. Alix, D. Mitchell, File

Y:\200509\20050938\Design\Corrs\05ltr.doc
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2001 Centerpoint Parkway, Suite 109
Pontiac, Michigan 48341
Telephone 248 454 6300 Fax 248 454 6359
www.hrc-engr.com

Engineering. Environment. Excellence.

B E C A U S E T O M O R R O W M A T T E R S

April 21, 2006

Mr. Derek Delacourt, City Planner
 Department of Planning
 City of Rochester Hills
 1000 Rochester Hills Drive
 Rochester Hills, MI 48309-3033

McKenna
 ASSOCIATES
 INCORPORATED

Subject: File No. 05-042; Little Winkler Estates Site
 Condominium

Review: Preliminary Plan Review #3

Plans Dated: Plans dated 3/22/06; dated received by the City of
 Rochester Hills on 4/13/06.

Applicant: Little Winkler, LLC/Damian Kassab

Dear Mr. Delacourt:

At your request we have reviewed the above referenced revised preliminary plan for one family residential detached condominium. The plan proposes to develop a 10-unit site condominium development utilizing the Lot Size Averaging development option, along with public roads, and other site improvements on a 7.32-acre site.

We have reviewed the proposed revised preliminary plan for conformance to the Zoning and Condominium Ordinances and sound planning and design principles and offer the following comments for your consideration.

COMMENTS

- 1. Parcel.** The 7.32 acre subject site is currently contains a single family home and barn. Surrounding uses to the east, south, west and north are residential. The site contains an open water wetland in the southwest corner that measures 0.79 acres with 0.14 acres of the wetland on the site. There is also a man-made pond measuring approximately 0.14 acres in the northeast corner of the site.
- 2. Zoning and Uses (§ 138-257 and 138-1112).** The subject site is located within an R-1 (One-Family Residential) District. The surrounding zoning includes R-1 to the north, south and west and a residential subdivision in Shelby Township to the east. One-family detached dwellings are permitted by right in the R-1 zoning district. The proposed site condominium has been designed utilizing the Average Lot Size Development Option, per § 138-1112.

235 East Main Street
 Suite 105
 Northville, MI 48167
 TEL 248-596-0920
 FAX 248-596-0930

151 South Rose Street
 Suite 920
 Kalamazoo, MI 49007
 TEL 269-382-4443
 FAX 269-382-4540

30 East Mulberry Street
 Suite A
 Lebanon, OH 45036
 TEL 513-934-2345
 FAX 513-934-2809

10 West Streetsboro Street
 Suite 204
 Hudson, OH 44236
 TEL 330-525-3342
 FAX 330-342-5699

TOLLFREE 888-226-4325
 WEB www.mcka.com

Mr. Delacourt/City of Rochester Hills
05-042 Little Winkler Estates Site Condominium; Revised Preliminary Plan Review #3
April 21, 2006 - Page 2

3. **Average Lot Size Development Option (§ 138-1112).** The average lot size regulations allow for a variety of lot areas and widths within a development provided that the average lot area complies with the minimum lot area required in the R-1 district. Specifically, the average lot size development option requires:
 - a. Minimum Lot Requirements. The minimum lot area and lot width requirements may be reduced by up to 10%. Therefore, the minimum lot area is 18,000 square feet and the minimum lot width is 90 feet for an interior lot and 110 feet for a corner lot in the R-1 district. All of the proposed units meet the above requirements.
 - b. Average Lot Area. The average lot area within the development must equal or exceed the minimum lot area required in the R-1 district. A table showing the area of each proposed lot is included on Sheet 1. The average proposed lot area within the development is 22,481 square feet.
 - c. Maximum Density. The reduction in the size and width of units shall not result in a net density of more than 1.7 dwelling units per acre in the R-1 zoning district. The site has a net area of 7.32 acres, and 10 units are proposed, so the development has a net density of 1.37 units per acre. The proposed development complies with the maximum density requirement for an average lot size development in the R-1 zoning district.
4. **Environmental Requirements.** An Environmental Impact Statement meeting all requirements of the Zoning Ordinance and conforming to the City's "Guidelines for an Environmental Impact Statement" has been submitted for review by the Planning Commission.
5. **Site Plan Review Requirements (§ 138-141).** All plans submitted for review must conform to the general requirements of the Zoning Ordinance. The following items of information must be shown on a revised and dated plan:
 - a. Master Deed and By-laws that address maintenance provisions for all common elements must be provided for final approval.
6. **One Family Residential Detached Condominium Ordinance (Article IV of the Code of Ordinances).** The preliminary plan shall include the plans, survey, sketches, and additional information and documentation containing all the information required in the Subdivision Control Ordinance for tentative preliminary plat approval. All of the requirements of the Subdivision Control Ordinance have been met.
7. **Tree Conservation (Chapter 126 Article 3 of the Code of Ordinances).** This Ordinance is applicable to the subject site because the site is not located within a plat. A tree survey has been submitted, and will be reviewed by City staff for conformance with the Tree Conservation Ordinance.

Mr. Delacourt/City of Rochester Hills
05-042 Little Winkler Estates Site Condominium; Revised Preliminary Plan Review #2
February 28, 2006 - Page 3

RECOMMENDATION

The applicant has addressed most of our previous review comments, and the submitted plans now conform with the Subdivision Control and Condominium ordinances. Therefore, we recommend that the Planning Commission recommend that the City Council grant preliminary plan approval subject to the following items being addressed prior to final plan approval:

1. Submittal of a Master Deed and Bylaws for City review.

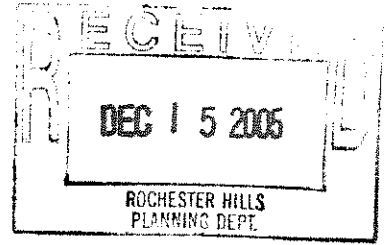
Please do not hesitate to call with any questions or comments.

Respectfully submitted,

MCKENNA ASSOCIATES, INCORPORATED



James Breuckman
Senior Planner



December 12, 2005

Mr. Derek Delacourt
Department of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: City File No. 05-042 Little Winkler Estates
Wetland Use Permit Review #1;
New site plans received by the City of Rochester Hills
on November 22, 2005**

Applicant: Little Winkler / Damian Kassab

Dear Mr. Delacourt:

The above-referenced project proposes to construct an eleven-unit condominium complex on approximately 7.3 acres of land located on Dequindre Road, south of Washington Road, and north of Runyon Road. The subject site includes two wetland areas not regulated by the Michigan Department of Environmental Quality (DEQ) and City of Rochester Hills.

ASTI has reviewed the site plans received by the City on November 22, 2005 (current plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

Mr. Derek Delacourt/City of Rochester Hills
City File 05-042 Little Winkler Estates, Wetland Use Permit Review #1
December 12, 2005 - Page 2

This review has been undertaken in the context of a valid Wetland and Watercourse Boundary Determination/Confirmation completed by King & MacGregor Environmental, Inc. (see the King and MacGregor letter included with the current plans received by the City). ASTI agrees with this determination, the on-site flagging, and the depiction of the wetlands on the subject property as shown on the current plans. Neither of the two wetlands present on the subject property are regulated by the DEQ or the City because they are (a) not *contiguous* (per § 126-491(1-4)) to a regulated stream or wetland, (b) less than two acres in size, and (c) not essential to the preservation of the natural resources of the City (per § 126-491(8.03)).

ASTI also agrees and recommends the suggestion by King & MacGregor to the applicant to develop a stormwater discharge plan that includes discharging pre-treated stormwater runoff into the wetland located in the southwestern portion of the site to maintain its current hydrology. This wetland provides a small refuge to waterfowl and would enhance the natural aesthetics of the immediate area.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the current plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. Neither a Michigan Department of Environmental Quality (DEQ) Part 303/301 Permit nor a Wetland Use Permit from the City are required for this project.

4. **Natural Features Setback (§21.23).** This Section establishes the general requirements for natural features setbacks and the review criteria for setback reductions and modifications.
 - a. The current plans do not depict impacts to any Natural Features Setback areas.

RECOMMENDATION

We recommend that the City approve the current plans.

ASTI also recommends that the applicant develop a stormwater discharge plan that includes



Mr. Derek Delacourt/City of Rochester Hills
City File 05-042 Little Winkler Estates, Wetland Use Permit Review #1
December 12, 2005 - Page 3

discharging pre-treated stormwater runoff into the wetland located in the southwestern portion of the site.

Respectfully submitted,

ASTI ENVIRONMENTAL

Peter G. Collins
Vice President
Professional Wetland Scientist #1031
Certified Environmental Professional,
Environmental Assessment #1021

Kyle Hottinger
Wetland Ecologist



King & MacGregor
Environmental
Inc.

November 21, 2005

Sent Via Fax & US Mail

Mr. John C. Wright
MCS Associates, Inc.
44444 Mound Road
Suite 100
Sterling Heights, MI 48314

Re: Wetland Determination – Little Winkler Estates
NW ¼ of Section 1, Rochester Hills

Dear Mr. Wright:

Pursuant to the request of Mr. Tom Bernasconi, on October 27, 2005, I conducted an on-site evaluation and flagged wetland boundaries on the above-referenced site of approximately 7 acres, on Dequindre Road, immediately south of Winkler Mill Estates in the City of Rochester Hills. Based upon that evaluation, I noted two distinct wetland-related features on-site.

The most significant of those two features is an open-water (formerly forested and/or scrub-shrub) wetland in the southwest corner of the site (it continues off-site to the south and west). I flagged the portion of the wetland that occurs on-site using pink ribbon lettered and numbered A1-A6. This wetland was being heavily utilized by mallard ducks during my visit to the site. The quantity of dead trees and other woody vegetation in this wetland suggests there is substantially more water (either entering and/or staying) in this wetland than what appears to have been there historically. However, the abundance of hydrology has transitioned this wetland into an area that is now highly desirable for waterfowl usage. In the course of developing your stormwater management plan, you may want to consider discharging stormwater (provided it is pre-treated) into the wetland to maintain its hydrology. As long as you can meter/control the water outletting from the wetland to some degree, such an additional hydrologic input could be beneficial to the wetland.

The other on-site feature is a relatively sterile (and apparently man-made) ¼ acre (or less) pond which occurs near the northeast corner of the site. This pond is surrounded by mowed lawn and appears to have very little function or value as a wetland resource. I did not flag this area, but suggest you simply show the pond as a feature as depicted in your September 6, 2005 topographic survey that you provided to me. In my opinion, this pond does not meet the definition of an "essential" wetland, which definition would need to be met in order for Rochester Hills to object to its being removed as part of your development plans for the site.

Please be advised the information provided in this report is an opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the City of Rochester Hills; the MDEQ and, in some cases, the Federal government. Therefore, there may be adjustments to boundaries based upon review of a regulatory agency. An agency determination can vary, depending on various factors including, but not limited to, experience of the agency representative making the determination and the season of the year. In addition, the physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature/extent

2520 Woodmeadow Dr. SE
Grand Rapids, MI 49546
Phone: 616/957-1231
Fax: 616/957-2198

Other Offices:
St. Clair Shores
Canton
East Lansing
Reed City

e-mail: kme@king-macgregor.com

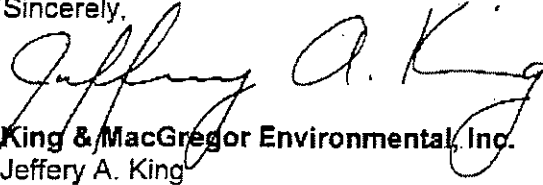
Mr. John Wright
Little Winkler Estates – Wetland Determination

November 21, 2005
Page 2

of wetlands on the site. We recommend the MDEQ be requested to confirm our wetland boundaries and jurisdictional opinion.

I trust this information will be useful to you as you move through the development/approval process necessary for this project. Should you require additional information, or if you have any questions, please contact me at your convenience.

Sincerely,



King & MacGregor Environmental, Inc.
Jeffery A. King

fc: Damian Kassab (Little Winkler, LLC)
Tom Bernasconi (Little Winkler, LLC)

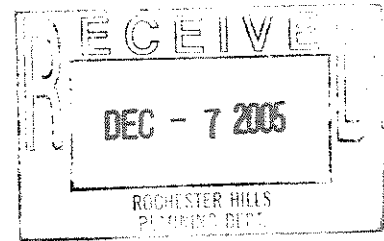


John P. McCulloch
DRAIN COMMISSIONER
OAKLAND COUNTY

Kevin R. Larsen
CHIEF DEPUTY
DRAIN COMMISSIONER

December 5, 2005

Derek Delacourt, Planner
Planning and Development Department
City of Rochester Hills
Rochester Hills, MI 48309



Reference: **Proposed: "Little Winkler Estates" Site Condo's**
Location: Part of Northeast 1/4 of Section 1, City of Rochester Hills

Dear Mr. Delacourt:

This office has received one (1) set of drawings for the referenced project. These plans were submitted by your office for review.

Our review indicated that the proposed project does not involve any legally established County Drain under the jurisdiction of this office. Therefore, this office will not make a storm drainage review of the plans and a storm drain permit is not required from this office. It is the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with any local storm drainage and detention requirements.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

Any proposed sanitary sewer construction will require that nine (9) sets of municipally approved plans for sanitary sewer be submitted to this office along with a Part 41, Act 51, PA 1994 (as amended) permit application to the attention of Mark Davis for review and transmittal to the Michigan Department of Environmental Quality. Permits for sanitary sewers are required.

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. **Application should be made to this office for the required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn (248-858-5565) of this office.

Very truly yours,

OAKLAND COUNTY DRAIN COMMISSIONER

By: *Steven A. Korth*
Steven A. Korth, P.E.
Assistant Chief Engineer

cc: MCS Associates Inc.



One Public Works Drive
Building 95 West
Waterford, MI 48328-1907
www.co.oakland.mi.us/drain
P 248.858.0958
F 248.858.1066



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
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December 21, 2005

Derek Delacourt
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

RE: PRELIMINARY REVIEW NO: 05P0219
LOCATION: DEQUINDRE, SOUTH OF WASHINGTON
PROJECT NAME: LITTLE WINKLER ESTATES SITE CONDOS

Dear Derek Delacourt:

At your request, the Road Commission for Oakland County has completed a preliminary geometric review for the above referenced project.

We are returning one set of plans with our comments, if any, in red. It is not necessary to resubmit plans for a preliminary review. These comments should be incorporated into detailed construction plans and submitted to this office with a R.C.O.C. Permit Application (Form 64a, revised January, 1994) signed by the owner or his agent, four sets of plans and a \$120.00 application fee. This review is for the approach and related work only; a separate application will be necessary for any underground utility work, landscaping, safety path, etc. The enclosed comments are for conceptual purpose only. Upon receipt of the appropriate application packet, we will provide a more detailed review.

Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

Janet B. Waters, P.E., CE II, Plan Review Engineer
Permits & Environmental Concerns Department

/jw
enclosure

(G:\prelims\2005\ljw pr 05P0219)

Board of Road Commissioners

Rudy D. Lozano
Chairman

Larry P. Crake
Vice-Chairman

Richard G. Skarritt
Commissioner

Brent O. Bair
Managing Director

Gerald M. Holmberg
Deputy Managing Director
County Highway Engineer

Permits and
Environmental
Concerns Department

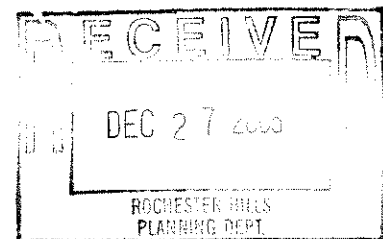
2420 Pontiac Lk. Rd.
Waterford, MI
48328

248-858-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org



ENVIRONMENTAL IMPACT STATEMENT

LITTLE WINKLER ESTATES

Section 1
Rochester Hills

LITTLE WINKLER, LLC
38880 GARFIELD
CLINTON TOWNSHIP, MI 48038

MCS ASSOCIATES, INC.
Civil Engineering & Surveying
Mr. John C. Wright, P.E.
44444 Mound Road, Suite 100
Sterling Heights, Michigan 48314
(586) 726-6310 – Telephone
(586) 726-6310 – Fax
john@mcsassoc.net

November 30, 2005

DEC - 1 2005

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

The total size of the property is 7.320 acres. It is located south of Carter Road, on the west side of Dequindre. The parcel has 563.50 ft. of road frontage on Dequindre. Winkler Mill Estates Subdivision abuts the northern property line and a Consumers Energy parcel to the south. Two homes on acreage parcels exist to the west. The Township of Shelby is located to the east. Currently on the property is an existing home with associated lawn and shrubs. A barn is located north of existing home. Our wetland consultant King and MacGregor Environmental Inc. reported the following during their most recent site visit. "The most significant of those two features is an open water (formerly forested and/or scrub-shrub) wetland in the southwest corner of the site (it continues offsite to the south and west)." "This wetland was being utilized by mallard ducks during my visit to the site. The quantity of dead trees and other woody vegetation in this wetland suggests there is substantially more water (either entering and/or staying) in this wetland than what appears to have been there historically. However, the abundance of hydrology has transitioned this wetland into an area that is now highly desirable for waterfowl usage" "The other on-site feature is a relatively sterile and apparently man made ¼ acre (or less) pond which occurs near the northeast corner of the site. This pond is surrounded by mowed lawn and appears to have very little function or value as a wetland resource."

B. Is there any historical or cultural value to the land?

The property is not located in the historic district as indicated on the City of Rochester Hills Historic District Map.

C. Are there any man-made structures on the parcel?

The only significant feature is an existing home with gravel access drive from Dequindre Road.

D. Are there important scenic features?

The open water wetland located in the southwest corner of the site provides a scenic feature for existing residents.

E. What access to the property is available at this time?

There exists two gravel access drives to the parcel. One for the existing home, and the other to provide ingress-egress to the homes located west of the property.

F. What utilities area available?

Utilities are available in the Dequindre Road R.O.W. (watermain, gas electric, etc.) Sanitary sewer will be extended from Shelby Twp. Shelby Twp. has acknowledged that adequate capacity exists for this development.

The Plan - Part II

Description of Project (small residential)

Little Winkler Estates is an eleven-unit site condominium. The site is 7.320 acres and is zoned R-1. Architecture of the homes will be similar in style to the surrounding developments such as Creekside Village and Pheasant Creek Village. The projected price range will start in the mid 600's. Little Winkler Estates will have one entrance from Dequindre Road that terminates in a cul-de-sac. This road will be a public R.O.W. and be dedicated to the City of Rochester Hills. Ingress and Egress for the existing parcels to the west will be provided via the new paved public R.O.W.

Impact Factors - Part III

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

1. Total number of acres of undisturbed land:

Approximately 0.50 acres.

2. Number of acres of wetland or water existing:

The open water wetland in the southwest corner of the site is approximately 0.79 acres of which 0.26 acres is located on site. The man made pond at the north end of the site is approximately 0.14 acres. Currently we are proposing discharging storm water runoff from the site into the existing open water wetland. This storm water will be pre-treated (i.e. removal of sediments, etc.) prior to entering this water feature.

3. Number of acres of water to be added:

Currently we are proposing discharging storm water runoff from the site into the existing open water wetland. This storm water will be pre-treated (i.e. removal of sediments, etc.) prior to entering this water feature.

4. Areas of private open space:

N/A

5. Areas of public open space:

N/A

6. Extent of offsite drainage:

All offsite drainage will be provided for through approved engineering standards.

7. List of any community facilities included in plan:

NA

8. How will utilities be provided:

Utilities will be provided to the site based on current engineering standards and specifications.

B. What is the current planning status?

The proprietor is currently seeking preliminary site plan approval from the planning commission.

C. Projected timetable for the proposed project?

Upon receiving preliminary site plan approval; we shall proceed with engineering approval as soon as possible in order to receive all approvals necessary to begin construction. Anticipated construction start date is Fall 2006.

D. Describe or map the plan's special adaptation to the geography?

NA

E. Relation to surrounding development or areas?

Little Winkler Estates provides a natural fit to the surrounding residential areas.

F. Has the project regional impact? Of what extent and nature?

NA

G. Describe the anticipated adverse effects during construction and what measures will be taken to minimize impact?

Soil erosion and sedimentation controls will be provided onsite before the start of construction. This will prevent sediments from silting nearby water resources. Protective tree fencing will be installed along all "saved" trees on indicated on the approved tree preservation plan.

H. List any possible pollutants.

NA

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

1. Physical

a. Air quality: No adverse effects are expected.

b. Water effects (pollution, sedimentation, absorption, flow, flooding):

By utilizing the existing open water feature as a method of providing storm water detention we believe that this will benefit the existing wetland by maintaining its hydrology. An outlet control structure will be constructed to control the storm water release rate.

c. Wildlife habitat, where applicable:

As indicated by King-MacGregor Environmental Inc., the open water wetland in the southwest corner of site provides a natural habitat for mallard ducks. This development will not impact this wildlife habitat.

d. Vegetation cover:

In addition to preserving trees on site, all of the homes will have significantly improved landscaping than what currently exists on site.

e. Noise:

The majority of existing trees along the Dequindre Road R.O.W. will be preserved and provide multiple benefits such as screening as well as noise reduction from vehicles traveling Dequindre Road.

f. Night light:

Lights generated by this development will be from residences and no concentration of bright light is expected.

2. Social

a. Visual:

The subdivision will create a pleasing appearance and will blend with current surroundings.

b. Traffic:

There will be increased traffic from the development of this site. Dequindre Road is capable of carrying the increased traffic.

c. Modes of Transportation (Automotive, Bicycle, Pedestrian, Public):

The automobile is expected to be the most used means of transportation for the residents of this subdivision.

d. Accessibility of residents to:

1. Recreation:

Readily accessible in the City of Rochester Hills and other nearby areas.

2. Schools, Libraries:

Same as 1.

3. Shopping:

Same as 1.

4. Employment:

Same as 1.

5. Health Facilities:

Same as 1.

3. Economic

a. Influence on surrounding land values:

In our opinion, Little Winkler Estates will have positive impact on surrounding property values.

b. Growth inducement potential:

This development is in accordance with the existing zoning ordinance and will be a benefit to the planned growth of the community.

c. Off-site costs of public improvements:

The extension of the sanitary sewer and watermain is expected to be under \$50,000.00.

d. Proposed tax revenues (assessed valuation):

The proposed tax revenues (assessed valuation) will increase as a result of this development.

e. Availability or provisions:

All utilities necessary for development of this site condominium are available.

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 Plan?

The development of this parcel as single family residential agrees with the current zoning of R-1 on the site and will not disrupt existing uses or intended future uses as shown on the master plan.

2. What specific steps are planned to revitalize the disturbed or replace the removed vegetation cover?

Upon completion of home building, vegetative cover will be established on each unit through landscaping and sodding.

3. What beautification steps are built into the development?

All of the existing regulated wetlands and some of the trees will be preserved. Additionally entryway features are planned and are shown on the detailed landscape plan.

4. What alternative plans are offered?

No alternative plans are offered.

The Summary - Part IV

A. Ecological Effects

The majority of the property has been used for a single-family residence and therefore provides minimal habitat functions and values except for the open water wetland in the southwest corner of the site. The developer is committed to saving as many of the existing trees on site and is considering transplanting existing trees where practical.

B. Residential, commercial or industrial needs.

The property is being developed with the same zoning classification as outlined in the Rochester Hills zoning ordinance.

C. Treatment of special features of natural, scenic or historical interest.

The existing wetland area at the southeast corner of the site will be preserved and provide an aesthetic feature for the future homeowners.

D. Economic Effect

This development will provide additional tax revenue for the City of Rochester Hills.

E. Compatibility with neighborhood, city, and regional development, and the City of Rochester Hills.

Development and architectural standards shall be the same or better than surrounding areas.

F. Master Land Use Plan

Little Winkler Estates will be compatible with the Master Land Use Plan.

DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant Little Winkler, LLC ATN: DAMIAN KASSAB

Address 38880 GARFIELD CLINTON TWP MI 48038

Telephone 586 909 8949 Fax 586 726 0042

Applicant's Legal Interest in Property OWNER

Property Owner (s) Little Winkler, LLC ATN: DAMIAN KASSAB

Address 38880 GARFIELD CLINTON TWP MI 48038

Telephone 586 909 8949 Fax

Project Name Little Winkler Estates Present Zoning

Project Location West side of Dequindre, South of Washington

Existing Use Single family Proposed Use Single family

Required number of hydrants Required average spacing of hydrants (chart on page 14)

Land Area (Acres) 7.320 Floor Area of Proposed Structure

Sidwell No. 15-01-277-015 BOCA construction type

Type of Development:

- Multiple Family, Commercial, Industrial, Institutional or Public, Composting Facility License, Planned Unit Development (PUD), Special Land Use, One-Family Detached Condominium, Preliminary, Final, Subdivision, Tent. Preliminary, Final Preliminary, Final Plat

Wetlands Use Permit:

- Boundary Determination needed, There are MDEQ regulated wetlands on the property, There are City regulated wetlands on the property, There are No regulated wetlands on the property

Tree Removal Permit:

- There are Regulated Trees on the property, There are NO regulated trees on the property

Check List:

The following items must be provided with application to start the review process:

- 22 Copies (folded & sealed) Site Plans or Plat (Including detailed landscape/screening plan sheets) 24"x36" sheet, 12 Copies (folded & sealed) Floor Plans and Elevations (if applicable), Fire flow test (new structures and small additions), Information per Tree Preservation Ord. OR "No Affected Regulated Trees Affidavit", Review Fee, 2 Copies Environmental Impact Statement, Copy of Purchase or Lease Agreement, Wetland Boundary Determination

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

(Signature of Property Owner)

I certify that all the above statements and those contained in documents submitted herewith are true and correct.

(Signature of Applicant)

(Date) 11-21-05

For Official Use Only File No: 05-042 Escrow No: 683