
CITY OF ROCHESTER HILLS

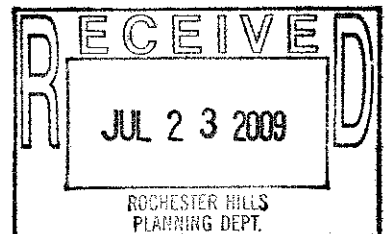
Assessing
Department
Laurie Taylor, Chief Appraiser

DATE: July 22, 2009

TO: Derek Delacourt

RE: 09-002 Oakmont/Blvd Hills

No Comment.



CITY OF ROCHESTER HILLS

Building
Department

DATE: July 10, 2009

TO: Derek Delacourt, Planning

RE: Oakmont/Boulevard Hills-Senior
Congregate/Assisted Living
Review #2
City File #09-002

D.L.

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Jack Sage, Ordinance Services JS

Sidwell #15-31-326-032

The site plan review for Oakmont/Boulevard Hills-Senior Congregate/Assisted Living City File #09-002, was based on the following drawings and information submitted:

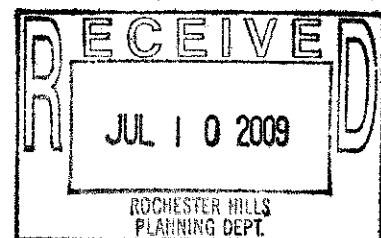
Sheet No. Cover Sheet, ASP, L-1 thru L-5, SP-1 thru SP-7, SK1 thru SK6, SK6.1, SK7, SS-1, TS-1

Building code comments: Dick Lange

References are based on the Michigan Building Code 2006

1. Revise the Core Building Area calculations for the Congregate Building and Assisted Living Building to include the areas of their respective main entrance porches. Section 502.1 (Building Area definition)
2. Indicate how the one (1) hour fire-resistance rating requirements of Table 602 are satisfied where the Assisted Living Building Porte Cochere is nine (9) feet from the property line as indicated on Sheet ASP.
3. Provide details of the proposed curb ramps showing compliance with ICC/ANSI A117.1-2003, Section 406.

Ordinance comments: John H. Sage
No Comments



Fire Department

TO: Planning Department

RE: Oakmont/Boulevard Hills
Senior Congregate/Assisted Living

Lt. William Cooke, Ext. 2703

FILE NO: 09-002 REVIEW NO: 2

APPROVED _____

DISAPPROVED X

Senior Congregate Building

1. The hydrant requirements on sheet SP-1 are not consistent with tables B105.1 and C105.1. Required fire flows are calculated per building, not as a combined fire area.
2. Construction type and square footage of the Senior Congregate Building require a fire flow of 7,000 GPM and a minimum of 7 fire hydrants, with an average spacing of 250 feet. IFC 2006 Appendix B & C
3. Provide documentation, including calculations that a flow of 7,000 GPM can be provided. IFC 2006 508.4
4. Fire hydrants shall be located on the building sides of the fire lanes so that when in use fire lanes will not be obstructed by fire hose lays for passing emergency vehicles.
5. FDC shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device as indicated on sheet L-4. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 58-90
6. A fire hydrant shall be located within 100 feet of the FDC. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7
7. Apply the changes to the landscape islands at the main boulevard entrance and the parking area at the south end of the east wing as indicated on sheet SP-2 on sheet ASP.
8. Fire lane sign on sheet SP-2 shall read "No Stopping Standing or Parking Fire Lane"

Assisted Living Facility

1. Construction type and square footage of the Assisted Living Facility requires a fire flow of 4,500 GPM and a minimum of 5 fire hydrants, with an average spacing of 300 feet. IFC 2006 Appendix B & C
2. Provide documentation, including calculations that a flow of 4,500 GPM can be provided. IFC 2006 508.4
3. Apply the changes to the landscape islands at the main boulevard entrance and the parking area at the south end of the east wing as indicated on sheet SP-2 on sheet ASP.
4. FDC shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device.
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 58-90
5. A fire hydrant shall be located within 100 feet of the FDC.
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7
6. The landscape island north of the main entrance does not provide access for emergency vehicles. Please apply the minimum turn radius, which includes the path of the front overhang, in this area. (see attached for turning radius requirements).

Lt. William Cooke
Fire Inspector

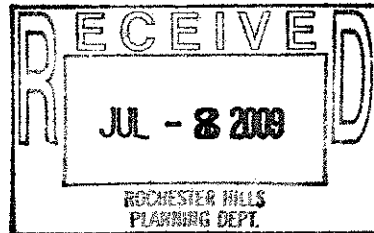
I:\Fir\Site\Oakmont Boulevard Hills Senior Congregate Assisted Living 2009.2

Planning and
Development

DATE: July 2, 2009

TO: Derek Delacourt
Deputy Director
Planning & Development

RE: Oakmont/Boulevard Hills –
Senior Congregate /
Assisted Living
1st Landscape Review
City File #09-002



FROM: Carla J. Dinkins *CJD*
Landscape Architect
Planning & Development

For this review I have reviewed the following documents:

- Cover Sheet stamped received in our office June 29, 2009
- ASP Proposed Architectural Site Plan, dated last revised June 26, 2009
- SS-1 ALTA/ACSM Land Title Survey, dated last revised June 29, 2009
- SP-1 Notes, dated last revised June 29, 2009
- SP-2 Preliminary Paving Plan, dated last revised June 29, 2009
- SP-3 Preliminary Grading Plan, dated last revised June 29, 2009
- SP-4 Preliminary Utility Plan, dated last revised June 29, 2009
- SP-5 Preliminary Stormwater Management, dated last revised June 29, 2009
- SP-6 Preliminary Soil Erosion Control Plan, dated last revised June 29, 2009
- SP-7 Preliminary Easement Plan, dated last revised June 29, 2009
- L-1 Tree Preservation Plan, dated last revised June 29, 2009
- L-2 Existing Tree List, dated last revised June 29, 2009
- L-3 Schematic Landscape Plan, dated last revised June 29, 2009
- L-4 Schematic Landscape Plan Enlargements, dated last revised June 29, 2009
- L-5 Technical Specifications and Details, dated last revised June 29, 2009

It should be noted that my review of these documents is for landscaping, tree preservation and irrigation issues only.

IMPORTANT: If you have any questions pertaining to this review please email me at dinkinsc@rochesterhills.org or call 586-219-8619 (cell).

Comments:

1. The Tree Conservation Ordinance (TCO) regulates this site. For a development of this type the TCO requires that all regulated trees be replaced on a one for one basis.

2. Based on the my review of Sheet L-1 and L-2 the following revisions must be made to the Tree Preservation Calculations:

- There are 14 existing trees on the plan that are designated for removal and will require replacement, however, these trees do not have numbers and are not listed in the Existing Tree List. 12 of these trees are located in the area between the existing facility and the proposed facility and 2 of these trees are located just south of tree #1711. Add these trees to the Existing Tree List.
- The Tree Preservation Calculations should read as follows (note the 14 trees noted above and one additional correction tree have been add to the calculations).

Total number of trees surveyed	263
Minus offsite trees	-48
Minus Ash trees	-2
<u>Minus dead trees other than Ash trees</u>	<u>-1</u>
Total number of regulated trees onsite	212
<u>Total number of regulated trees to be removed</u>	<u>-63</u>
Total number of regulated trees to be saved	149

Total number of regulated trees that must be replaced 63. ****

****It should be noted that buffer trees and island trees do not count as replacement trees.

- In the “Notes” column of the Existing Tree List, specify which trees are offsite trees (according to my review there are 48 offsite trees).
3. To enable accurate calculations all buffer trees should be labeled with the letter “B”, all island trees with the letter “I” and all replacement trees with the letter “R”.
4. It should be noted that existing trees may be used to meet the requirements of the buffers, however, these trees must be in good condition and located so that they provide the intended screening (example if you have 400 LF of buffer that would require 8 evergreen trees, if all 8 evergreen trees are located within a 50 LF section of the buffer they do not meet the requirement for screening and additional evergreen trees with be required. Also, all existing trees that are to be used to meet the buffer requirements must be located onsite.

For this particular development, only the trees located within in the buffer limits of the new portion of the development may be used to fulfill the buffer tree requirements.

Based on the above, below are my calculations for the buffer trees requirements (On the plans please show the buffer tree calculations similar to the format shown below and show the calculation individually for each buffer):

West property line:

There are 14 existing trees that are suitable for use as buffer material (5 deciduous trees and 8 evergreen trees).

The type "B" buffer is required along 807 LF of the western property line, hence based on the tree requirement for the type "B" buffer the following buffer trees are required:

Deciduous trees (2 per 100 LF) = 16 trees
Ornamental trees (1.5 per 100 LF) = 12 trees
Evergreen trees (2 per 100 LF) = 16 trees
Shrubs (4 per 100 LF) = 32 shrubs

This is a total of 44 trees and 32 shrubs.

Since 5 existing deciduous trees and 8 evergreen trees may be used to meet the tree requirements of the "B" buffer an additional 11 deciduous trees, 12 ornamental trees and 8 evergreen trees will need to be added to the western buffer. These trees should be added to the design so as to provide consistent screening along the length of the western limit of the proposed development.

It should be noted that there are 2 evergreen trees located within the western buffer that do not have numbers and are not listed in the Existing Tree Listing and hence, do not qualify for use as buffer material. If these trees are in good condition, are numbered in the field and are added to the list, they may be used to help meet the tree buffer requirements.

Due to the existing dense understory I would suggest placing the required shrubs near the southern end of this buffer.

East property line:

There are 21 existing trees that are suitable for use as buffer material (20 deciduous trees and 1 evergreen tree).

The type "B" buffer is required along 807 LF for the eastern property line, hence based on the tree requirement for the type "B" buffer the following buffer trees are required:

Deciduous trees (2 per 100 LF) = 16 trees
Ornamental trees (1.5 per 100 LF) = 12 trees
Evergreen trees (2 per 100 LF) = 16 trees
Shrubs (4 per 100 LF) = 32 shrubs

This is a total of 44 trees and 32 shrubs.

Since 20 existing deciduous trees and 1 evergreen tree may be used to meet the tree requirements of the "B" buffer, additional deciduous trees are not required. However, an additional 8 ornamental trees and 15 evergreen trees will need to be added to the eastern buffer. These trees should be added to the design to provide consistent screening along the length of the eastern limit of the proposed development.

It should be noted that existing trees #1730 and 1920 are in poor condition and cannot be used to meet the buffer tree requirements.

Due to the existing understory I would suggest placing the required shrubs near the southern end of this buffer where the understory is not as dense and will probably be disturbed with the grading proposed in the area.

South property line:

There are 5 existing trees that are suitable for use as buffer material (1 deciduous tree, 1 ornamental tree and 3 evergreen trees).

Right of Way trees may not be used to meet the buffer tree requirements.

The type "B" buffer is required along 694 LF of the southern property line, hence based on the tree requirement for the type "B" buffer the following buffer trees are required (694 LF minus 42 LF for entrance= 652 LF):

Deciduous trees (2 per 100 LF) = 13 trees
Ornamental trees (1.5 per 100 LF) = 10 trees
Evergreen trees (2 per 100 LF) = 13 trees
Shrubs (4 per 100 LF) = 26 shrubs

This is a total of 36 trees and 26 shrubs.

Since 1 existing deciduous tree, 1 ornamental tree and 3 evergreen trees may be used to meet the tree requirements of the "B" buffer an additional 12 deciduous trees, 9 ornamental trees and 10 evergreen trees will need to be added to the southern buffer. These trees should be added to the design so as to provide consistent screening along the length of the southern limit of the proposed development.

5. The plans submitted indicate that 101-replacement trees are being provided. This number is not correct and will need to be recalculated, remembering that buffer and island trees do not count as replacement trees.

Also, in order to make it possible to identify which trees are buffer trees, island trees and replacement trees on the plan, all buffer trees are to be marked with the letter "B", Island trees with the letter "I" and replacement trees with the letter "R".

6. Landscape islands and island trees are required. See Section on "Interior Landscaping" on page 209 of the new Zoning Ordinance (copy attached). Provide islands, island trees and calculations for both on the plans.
7. A cost estimate is required for all landscaping and irrigation system (materials and labor). The cost estimate should be divided into four categories; 1) replacement trees, 2) buffer trees and shrubs, 3) Irrigation system, 4) all other landscape costs, mulch, edging, turf establishment, etc.....
8. Complete irrigation system design documents must be submitted for review and approval.

Review Summary: The plans need to be revised as indicated above and resubmitted for review and final approval.

- A. Interior Landscaping.** Interior landscaping shall be provided within the boundaries of the parking lot unless otherwise approved by the Planning Commission. If interior landscaping is provided along the perimeter of the parking lot, it shall be in addition to the perimeter landscaping requirements.
1. Interior landscaping areas equivalent to 5% of the vehicle use area shall be required in all parking lots of twenty (20) spaces or more. One deciduous shade tree shall be required for each 150 square feet of required interior landscape area. The vehicle use area includes all areas used for vehicular circulation and parking.
 2. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one (1) shade tree. The Planning Commission may waive the requirement for terminal landscape islands in the interest of meeting barrier free requirements.
 3. Interior landscape islands shall have a minimum area of 160 square feet and a minimum width of eight (8) feet (measured from the back of curb). Each landscape island shall have a minimum of one deciduous shade tree unless waived by the reviewing authority consistent with Section 138-12.308.
 4. Parking lot divider medians with a minimum width of eight (8) feet (measured from the back of curb) may be used to meet interior landscape requirements and shall form a continuous strip between abutting rows of parking. One shade tree or two ornamental trees shall be required for each 25 lineal feet of divider median or fraction thereof. Shrubs shall be planted to form a continuous hedge the full length of divider medians which separate parking areas from access drives.
 5. Two (2) feet of interior landscape areas (except parking lot divider medians) may be part of each parking space required by Section 138-11.204 of this Ordinance. Wheel stops or curbing shall be installed to prevent vehicles from encroaching more than two (2) feet into any interior landscaped area. If a landscape area is used for parking overhang, at least two (2) feet of clear area planted with lawn or covered with mulch shall be provided where cars will overhang the curb to protect landscape plantings from damage.
- B. Perimeter Landscaping.** Perimeter landscaping shall be provided along the edge of any parking lot facing and located 100 feet of a public right-of-way, unless, in the opinion of the Planning Commission, the parking lot will be sufficiently screened from view by buildings or other site features or improvements. Parking lot perimeter landscaping shall comply with the following standards:
1. Perimeter parking lot landscaping shall include a minimum of one (1) deciduous shade tree per each 25 linear feet or fraction thereof and one ornamental tree per each 35 linear feet or fraction thereof.
 2. Wherever a parking lot or vehicle parking space is located within 30 feet of a public street or right-of-way, the perimeter landscaping shall also include a continuous hedge of deciduous or upright evergreen shrubs planted not more than 30 inches on center between the parking area and the street.
- C. Curbing Required.** All landscaping and perimeter screening shall be protected from vehicle encroachment with concrete curbing or similar permanent means.
- D. Snow storage area.** Adequate snow storage area shall be provided within the site. Plant materials in snow storage areas shall be hardy, salt-tolerant groundcovers characterized by low maintenance requirements.



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
Richard F. Beaubien
William R. Davis
Daniel W. Mitchell
Jesse B. VanDeCreek
Robert F. DeFrain
Marshall J. Grazioli
Thomas D. LaCross
Dennis J. Benoit

July 13, 2009

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

Attention: Mr. Derek Delacourt

Re: Oakmont Boulevard Hills Senior Congregate
City File #09-002, Section 31
Site Plan Review #2

HRC Job No. 20090342.22

Dear Mr. Delacourt:

We have reviewed the site plans for the above referenced project, as prepared by Zeimet-Wozniak & Associates, Inc., dated June 29, 2009, in accordance with the City requirements for site plan reviews. The plans were stamped "received" by the City of Rochester Hills Department of Public Service on June 30, 2009, and by this office on June 30, 2009.

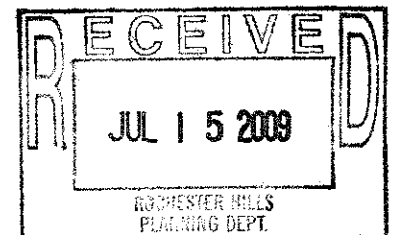
It is our opinion that the plans submitted are in substantial compliance with the City ordinances and standards for site plans, and therefore we would recommend site plan approval. The items from our previous review letter have been satisfactorily addressed, or will be addressed on the construction plans.

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

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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.

CITY OF ROCHESTER HILLS

Parks and Forestry

Gerald Lee, Forestry Operations Manager
Gerry Pink, Forestry Ranger

DATE: July 8, 2009

TO: Derek Delacourt
Deputy Director of Planning

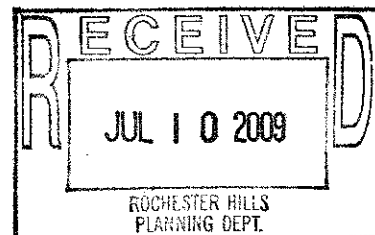
RE: Oakmont/Boulevard Hills Senior
... Living (File #09-002)

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

No comments at this time.

GL/ksd

cc: Carla Dinkins, Landscape Architect
Sandi DiSipio, Planning Coordinator



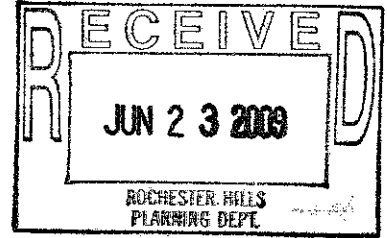


WATER RESOURCES COMMISSIONER

John P. McCulloch

June 19, 2009

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



**RE: Oakmont/Boulevard Hills Senior Congregate/Assisted Living
Sheet Numbers ASP, L-1 through L-4 and SP-1 through SP-6 last revised April
29, 2009
File Number 09-002
Sidwell Number 15-31-326-032
Part of the SW ¼ of Section 31, City of Rochester Hills**

Dear Mr. Delacourt:

This office has received one (1) set of preliminary plans for the referenced project. Our preliminary review indicates the following:

Storm Drain

- There will be no direct involvement with any legally established county drain under the jurisdiction of this office. Therefore a storm drainage permit will not be required from this office.

Sanitary

- A section of existing 8 inch diameter sanitary sewer will be removed and replaced with a new section of 8 inch diameter sanitary sewer on the referenced property. **A permit will be required for this work from the MDEQ and this office. Inspection will also be required from this office for this work.**
- One (1) six inch building lead will be connected to the existing 8 inch diameter sewer on the referenced property. No permit or inspection will be required for this connection from this office.
- One (1) six inch building lead will be connected to the new section of 8 inch diameter sewer on the referenced property. No permit or inspection will be required for this connection from this office.
- Prior to connecting of the building leads, a permit must be obtained from the City of Rochester Hills. Inspection will be required by the City of Rochester Hills for this work.
- Nine (9) sets of construction plans approved by the City of Rochester Hills and a completed Part 41 permit application must be submitted to this office for final review.



Water Main:

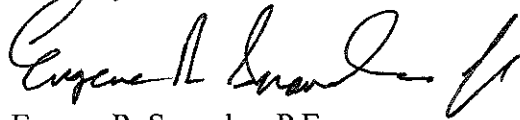
- There will be no direct involvement with any water supply system under the jurisdiction of this office. Therefore a permit will not be required from this office for this work.

Soil Erosion Control:

- Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resources Protection Act, Act 451 of the Public Acts of 1994. **Application should be made to this office for the required permit.**

Please submit the aforementioned plans and applications to this office so that a final review can be completed. If there are any questions regarding this matter, please contact Brian Bennett, P.E. of this office at 248-452-9194.

Sincerely,



Eugene R. Snowden, P.E.
Civil Engineer III

c: City of Rochester Hills



QUALITY LIFE THROUGH GOOD ROADS.
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE"

June 1, 2009

Derek Delacourt, Deputy Director
Planning and Development Dept.
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309-3033

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 09P0019
LOCATION: South Boulevard East of Adams, Rochester Hills
PROJECT NAME: Oakmont/Boulevard Hills Senior
Congregate/Assisted Living

Board of Road Commissioners

Gregory C. Jamian
Commissioner

Richard G. Skarritt
Commissioner

Eric S. Wilson
Commissioner

Brent O. Bair
Managing Director

Dennis G. Kolar, P.E.
Deputy Managing Director
County Highway Engineer

Dear Mr. Delacourt:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

- a) The existing approach is satisfactory. There does not appear to be any work in the right of way.
- b) Site grading should prevent run-off from private property from entering into the ROW.
- c) All pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.

Once the comments above are addressed, plans should be submitted to this office with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans (per application) and the appropriate application fee(s). All future correspondence related to the above referenced project will be sent to the address provided by the applicant.

Respectfully,

Leroy B. Liston III
Permit Engineer
/ll
Enclosure

09p0019

Permits and
Environmental
Concerns Dept.

2420 Pontiac Lk.Rd.
Waterford, MI
48328

248-858-4835

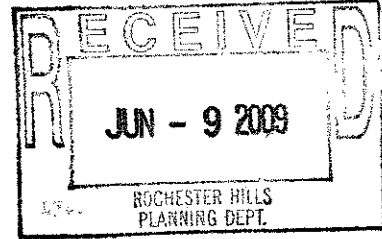
FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

June 4, 2009

PLANNING DEPARTMENT
ATTN ED ANZEK
CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DR
ROCHESTER HILLS MI 48309



**RE: SITE PLAN REVIEW FOR OAKMONT BLVD HILLS SENIOR
CONGREGATE ASSISTED LIVING 15-31-326-032**

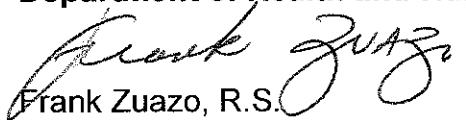
Dear Mr. Anzek:

Based upon the site plans submitted to this office, Oakland County Health Division has no objection to the project served by sanitary sewer and municipal water, as proposed.

Should there be any changes to the proposed development in relation to either the water supply or the sewage system, please do not hesitate to contact this office at (248) 858-1381.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services**


Frank Zuazo, R.S.
Senior Public Health Sanitarian
Environmental Health Services

cc: Teresa Brooks, Environmental Health Supervisor
Rochester Hills Engineering Dept.
File

May 5, 2009

ENVIRONMENTAL IMPACT STATEMENT

OAKMONT
BOULEVARD HILLS/SENIOR CITIZEN AND ASSISTED LIVING

ROCHESTER HILLS, MICHIGAN

Developer: POMKAL Rochester, L.L.C.
25480 Telegraph
Suite 100
Southfield, MI 48033

PART I
Analysis Report

PAST AND PRESENT STATUS OF THE LAND

A. OVERVIEW

A vacant ±12.86 acre parcel of land (that was once part of a larger 22.27 acre parcel) is proposed to be developed into a Senior Congregate Building and a Assisted Living Facility. When it was master planned in 1985 – then known as “Peachwood Nursing Center” – a stormwater basin was constructed to accommodate runoff from this parcel in accordance with the City’s standards at that time. The existing basin shall continue to serve this parcel but shall be modified as necessary to meet the City’s current requirements.

The overall site has an existing “boulevard” entrance at South Boulevard, which provides a “loop” road that will encompass the proposed Development and also serves as access to the original existing “Peachwood Nursing Center”.

The remaining 12.86 acre parcel has a gentle, rolling grade which will be modified to accommodate the proposed structures and miscellaneous mature trees (fair to good condition) which will be replaced in accordance with Rochester Hills Landscape Ordinances. (See Sheets L-1 and L-2)

Preliminary soil investigation indicates that the existing sub-surface soils are adequate to accept the relatively moderate loads imposed by the proposed construction.

Environmental Impact Statement
Oakmont
Boulevard Hills/Senior Citizen and Assisted Living
May 5, 2009
Page 2

Preliminary engineering review does not indicate any existing wetlands or flood plain boundary. The existing and proposed storm water basin will be utilized and designed to comply with current City of Rochester Hills criteria.

- B. Not Applicable
- C. The Northern portion of the overall site contains the original "Peachwood Nursing Center" (a.k.a. Boulevard Hills Nursing Center).
- D. Not Applicable
- E. An existing "boulevard entrance" and decorative masonry walls are intended to remain at the South Boulevard entry.
- F. All necessary infrastructure utilities are available/existing on the South Boulevard R.O.W. (Storm outlet, Sanitary, Domestic Water, Gas and Electric).

PART II

The Plan

A. Description of the Project

Senior Congregate Facility (Independent Living)

120 – Total Units

84 – One Bedroom (Type 'A')	738 sq.ft.
24 – Two Bedroom (Type 'B')	1050 sq.ft.
12 – One Bedroom/Den (Type 'C')	985 sq.ft.

Three (3) Story Building Height

Environmental Impact Statement
Oakmont
Boulevard Hills/Senior Citizen and Assisted Living
May 5, 2009
Page 3

Assisted Living Facility

64 – Total Units

37 – Assisted Living	(414 sq. ft. – 591 sq. ft.)
27 – Memory Care	(414 sq. ft. – 591 sq. ft.)

One (1) Story Building Height

1. Marketing Format for all units will be based on an A “Market Rate” Rental Program.
2. Price range for each unit type will be determined based on unit size, Market Demand and amenity/services provided.
3. Vehicular traffic will be minimized based on spaces provided (per City of Rochester Hills Zoning Ordinances) and basic use of the proposed buildings.

In addition, a passenger van will be provided for use of the residents to available medical and retail/commercial facilities in the immediate neighborhood.

B. Project Amenities

Senior Congregate Facility

- All Dwelling Units to have complete residential facilities and appliances, including washer/dryer facilities.
- Dwelling Units to be provided with complete accessibility design criteria for Senior Citizen use.
- Dwelling Units to be provided with cable, internet and emergency call notification service.

Environmental Impact Statement
Oakmont
Boulevard Hills/Senior Citizen and Assisted Living
May 5, 2009
Page 4

- Building Common Areas to include:
 - Dining Room w/full service Kitchen
 - Library/Computer Room
 - Multi-purpose Rooms
 - Lounge Areas
 - Beauty/Barber Salon
 - Personal Laundry Service
 - Cinema
 - Prayer Room
 - Arts & Crafts Room
 - Therapy/Wellness Rooms
 - Billiard/Card Room
 - Resident Locker/Storage Spaces

Assisted Living Facility

- All units designed to meet the needs and personal requirements for a State of Michigan licensed care facility.
 - Building Common Areas to include:
 - Dining Rooms with full service Kitchen Facilities
 - Private Landscaped Courtyards
 - Sunrooms/Lounge Areas
 - Prayer Room
 - Personal Laundry Facilities
 - Physical Therapy Room
 - Beauty/Barber Salon
 - Activity/Crafts Rooms
- C. Market Area for this development will be Northern Oakland County to include City of Rochester Hills, City of Rochester, City of Auburn Hills, Bloomfield Twp., Oakland Twp., and Orion Twp.
- D. "Similar" developments in the general area include Sunrise/Rochester, Waltonwood, and American House.

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PART III

Impact Factors

A. Natural/Urban Characteristics

1. Existing "Landscaped Buffer Areas" at the East and West Property Lines will not be disturbed, except for planting of additional trees.

In addition the existing 50' front yard setback area at the South Boulevard R.O.W. will not be disturbed, except for the planting of additional trees.

(Approximate undisturbed area: 106,748 sq.ft./2.45 ac.

2. Not Applicable
3. Not Applicable
4. 6.75 ac. (293,930 sq. ft.)
5. Not Applicable
6. On-site storm water basin to discharge to the existing 15" storm sewer in South Boulevard R.O.W. per approved engineering details.
7. Not Applicable
8. Existing public utilities (Storm, Sanitary, Water, Natural Gas and Electric) are available at public R.O.W.

B. Concept Review Meeting with Planning Department Staff was held on March 5, 2008 with resolution to comments by Tracy Balint, P.E. and Bill Cooke, Fire Department.

C. Anticipated construction start in 2009-2010.

D. Proposed Buildings configured to complement the existing roadway layout and situate the Assisted Living Facility (Use and building height adjacent to existing one story Nursing Facility).

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- E. Basic residential uses and building materials complement adjacent single family structures.
- F. Will provide "regional" residents access to a Senior Living and Assisted Living Facility with a continuum of care with the existing Nursing Facility.
- G. Erosion control measures as required by the City of Rochester Hills and Oakland County will be adhered to.

Construction time will follow existing noise abatement guidelines, with sensitivity to existing Nursing Facility Residents and Single Family neighborhoods.

H. Not Applicable

I. Changes due to Proposed Development

1. Physical Changes

- a. Air quality will not be affected or changed from its existing condition.
- b. Storm water runoff will be contained on-site in accordance with City of Rochester Hills ordinances and engineering criteria.
- c. It is expected that existing "wild-life habitat" will not be affected, due to retention of boundary buffer area.
- d. Residential uses and residents will not increase any noise levels.
- e. Minimal parking areas will utilize "shielded/cut-off" light fixtures to prevent any light spillage on adjacent properties.

2. Social

- a. Residential uses and building materials will complement the adjacent properties.
- b. Minimal increase in traffic due to type of proposed use.
- c. Primary mode of transportation to be used in automotive with periodic tracks for deliveries.
- d. Residents will be able to utilize Libraries, shopping and churches. Each facility will provide additional/new employment opportunities.

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3. Economic

- a. Surrounding Land Values will not be affected.
- b. Not Applicable
- c. Off-site public utilities or improvement to roadway are not anticipated.
- d. Increase tax base/revenue will occur with construction of each facility.
- e. All utilities are existing/available at the project site.

J. Additional Factors

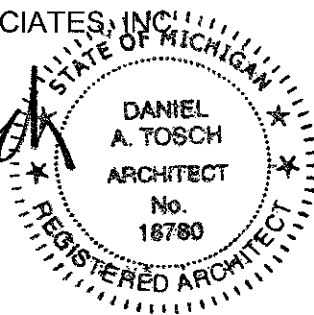
1. Proposed Use is in compliance with Master Plan and an approved use based on the zoning district.
2. All removed trees will be replaced in accordance with City of Rochester Hills Landscape Ordinance (See L-1 & L-2).
3. The proposed structures will have substantial building materials and landscape treatments to enhance the site and surrounding neighborhoods.

Respectfully Submitted

PROGRESSIVE ASSOCIATES, INC.



Daniel A. Tosch
President



DAT/gz