
CITY OF ROCHESTER HILLS

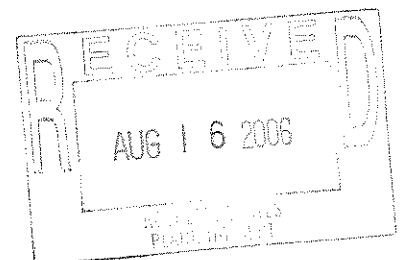
Assessing
Department
Laurie Taylor, Chief Appraiser

DATE: August 16, 2006

TO: Ed Anzek

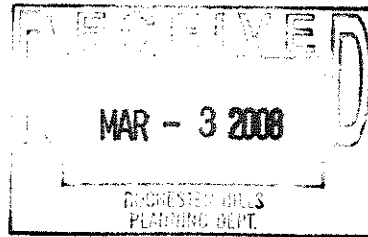
RE: 89-156.5 Clear Creek Sub #5

No Comment.



February 28, 2008

Mr. Edward P. Anzek, Director
Department of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033



**Subject: File No. 89-156.5 Clear Creek Subdivision Phase V;
Wetland Use Permit Review #3;
Tentative preliminary plat received by the City of Rochester Hills on
February 25, 2008.**

Applicant: Elro Corporation

Dear Mr. Anzek:

The above referenced project proposes to construct a 58-lot residential development on one parcel totaling 219.37 acres. The site is located south of Mead Road, east of Sheldon Road, north of Tienken Road, and northwest of Washington Road. This project is the fifth phase of the existing Clear Creek Subdivision. The subject site includes approximately 15.30 acres of wetland regulated by the DEQ and City of Rochester Hills.

ASTI Environmental (ASTI) has reviewed the site plans received by the City on February 25, 2008 (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 that 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.

Mr. Edward P. Anzek/City of Rochester Hills
City File 89-156.5 Clear Creek Subdivision No. 5 - Wetland Use Permit Review #3
February 28, 2008 - Page 2

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
 - a. On August 20, 2002, ASTI conducted a Wetland/Watercourse Determination on the property as stated in the ASTI Wetland and Watercourse Boundary Determination #1 and Wetland Violation #2 letter revised September 16, 2002. ASTI also conducted an additional on-site Wetland/Watercourse Confirmation on August 2, 2006 as part of this review. The on-site wetlands are depicted on the current plans to ASTI's satisfaction.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity.
 - a. A sheet depicting wetland/watercourse impacts in square feet is included in the current plans. All wetland impacts are stated and depicted on the current plans to ASTI's satisfaction.

 - b. Approximately 4,000 square feet of direct and permanent wetland impacts were proposed from the construction of a proposed asphalt pathway along Mead Road east of the northernmost portion of Traceky Road. ASTI's understanding is that this pathway is required by the City. However, the applicant has filed to waive construction of the pathway in this area. ASTI recommended that, if the City refuses to waive the requirement of the pathway, that the applicant design a wooden boardwalk across this area of medium to high quality wetland to minimize wetland impacts. The current plans depict a wooden boardwalk in this area instead of an asphalt pathway. This is to ASTI's satisfaction.

 - c. Approximately 11,400 square feet of direct and permanent wetland impacts were proposed from the construction of a proposed asphalt pathway along Sheldon Road southwest of Lot 320, north of Lot 315, and south of Lot 319. ASTI's understanding is that this pathway is required by the City. However, ASTI recommended the applicant design the asphalt pathway outside of the wetland limits towards Sheldon Road to avoid wetland impacts in these areas. The current plans depict the solution approved by ASTI in Comment 3.b to minimize wetland impacts by constructing a wooden boardwalk over

Mr. Edward P. Anzek/City of Rochester Hills
City File 89-156.5 Clear Creek Subdivision No. 5 - Wetland Use Permit Review #3
February 28, 2008 - Page 3

all wetland areas along this walkway. This is to ASTI's satisfaction.

- d. Approximately 20,945 square feet of direct and permanent wetland impacts will occur from the construction of the proposed extension of Traceky Road to Mead Road. The intersection of Traceky Road and Mead Road must be constructed as shown to comply with City and County traffic requirements. Thus, it is ASTI's opinion that this is not an unreasonable wetland impact and no other prudent alternatives exist. The proposed wetland impact in this area is stated and depicted to ASTI's satisfaction.
 - e. Approximately 13,220 square feet of direct and permanent wetland impacts will occur from the construction of Traceky Road near Lots 290, 291, and 292. There appears to be no apparent alternative to wetland impacts from the construction of Traceky Road through the wetland area southeast of Lot 290 and east to southeast of Lot 291 and 292. The proposed wetland impact in this area is stated and depicted to ASTI's satisfaction.
 - f. Approximately 3,813 square feet of direct and permanent wetland impacts will result from the construction of Lot 295. This impact is very small and the wetland in this area is of low quality and is of little ecological value. The proposed wetland impact in this area is stated and depicted to ASTI's satisfaction.
 - g. The proposed wetland impacts in the areas of Lot 314 and the northern portion of Glacial Court are of low quality and low quantity (1,293 square feet and 4,845 square feet, respectively). The proposed wetland impact in this area is stated and depicted to ASTI's satisfaction.
 - h. A detailed soil erosion control plan was not required to be included with submitted plans at this stage of review. However, because of the quality of much of the on-site wetlands and varied topography, a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas should be included in construction plans.
4. **Application for Use Permit (§126-564).** This Section lists specific requirements for Wetland Use Permit applications. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:

Mr. Edward P. Anzek/City of Rochester Hills
City File 89-156.5 Clear Creek Subdivision No. 5 - Wetland Use Permit Review #3
February 28, 2008 - Page 4

- a. A Michigan Department of Environmental Quality (DEQ) 303 Permit and a Wetland Use Permit from the City are required for this project as proposed. Once the applicant receives a DEQ permit, it must be submitted to the City for review.
5. **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. An additional site inspection was performed by ASTI on August 17, 2006 to inventory Natural Features Setback vegetation quality. The findings of that site inspection are the basis for the following comments.
 - b. All Natural Features Setback areas are shown and labeled as “Natural Features Setback” and all Natural Features Setback impacts are stated and depicted in lineal feet to ASTI’s satisfaction.
 - c. Approximately 200 lineal feet of direct and permanent Natural Features Setback impacts will occur from the construction of a proposed asphalt pathway along Mead Road east of the northernmost portion of Tracey Road (see Comment 3.b). These impacts are stated and depicted on the current plans to ASTI’s satisfaction.
 - d. Approximately 670 lineal feet of direct and permanent Natural Features Setback impacts will occur from the construction of a proposed asphalt pathway along Sheldon Road southwest of Lot 320, north of Lot 315, and south of Lot 319 (see Comment 3.c). These impacts are stated and depicted on the current plans to ASTI’s satisfaction.
 - e. No apparent impacts are proposed to the high quality Natural Features Setback area in the area of Placid Court. However, great care must be taken to minimize any impacts to this area during construction.
 - f. Approximately 200 lineal feet of direct and permanent Natural Features Setback impacts will result in the construction of a wetland mitigation area directly west of the existing Lot 190. These impacts are stated and depicted on the current plans to ASTI’s satisfaction.
 - g. Approximately 233 lineal feet of direct and permanent Natural Features Setback impacts

Mr. Edward P. Anzek/City of Rochester Hills
City File 89-156.5 Clear Creek Subdivision No. 5 - Wetland Use Permit Review #3
February 28, 2008 - Page 5

will result from the construction of the southeast portion of Lot 295 and the southwest corner of Lot 296. These impacts are stated and depicted on the current plans to ASTI's satisfaction.

- h. Approximately 700 lineal feet of direct and permanent Natural Features Setback impacts will result from the construction of Lot 293, the wetland mitigation west of Lot 293, the northwest corner of Lot 281, and the wetland mitigation area north of Lot 281. These impacts are stated and depicted on the current plans to ASTI's satisfaction.
- i. Approximately 473 lineal feet of direct and permanent Natural Features Setback impacts will result from the construction the southwest portion of Lot 292, the portion of Traceky Road southeast of Lot 292 and east of Lots 290 and 291, and the construction of the southwest corner of Lot 282. These impacts are stated and depicted on the current plans to ASTI's satisfaction.
- j. Approximately 460 lineal feet of direct and permanent Natural Features Setback impacts will occur from the construction of the northeast corner of Lot 285, the portion of Traceky Road east of Lot 286, and the northeast corner of Lot 284. These impacts are stated and depicted on the current plans to ASTI's satisfaction.
- k. Approximately 50 lineal feet of direct and permanent Natural Features Setback impacts will occur from the construction of the northwest corner of Lot 290. These impacts must be stated and depicted in lineal feet on revised plans.
- l. Approximately 291 lineal feet of direct and permanent Natural Features Setback impacts will occur from the construction of the northern most portion of Glacial Court, the northwest corner of Lot 313, and the northwest corner of Lot 314. These impacts are stated and depicted on the current plans to ASTI's satisfaction.
- m. Approximately 90 lineal feet of direct and permanent Natural Features Setback impacts will result from the construction of the wetland mitigation area located north of Lot 314. These impacts are stated and depicted on the current plans to ASTI's satisfaction.
- n. Approximately 300 lineal feet of direct and permanent Natural Feature Setback impacts will occur from the construction of the wetland mitigation area to the west of Lot 308 and 309. These impacts are stated and depicted on the current plans to ASTI's satisfaction.

Mr. Edward P. Anzek/City of Rochester Hills
City File 89-156.5 Clear Creek Subdivision No. 5 - Wetland Use Permit Review #3
February 28, 2008 - Page 6

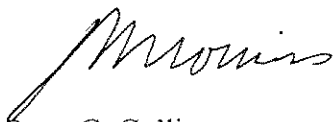
- o. Lots 281, 282, 284, 285, 290, 292, 293, 295, 296, 313, and 314 depict Natural Features Setback impacts within their respective property lines, although not within their respective building envelopes. All Natural Features Setback impacts described in this Comment are presumed to be eventually developed into lawn or garden areas. A Natural Features Setback Modification is required to maintain the Natural Features Setback area as lawn. ASTI recommends that a Natural Features Setback Modification, if granted, stipulate to a prohibition of buildings, decks, patios, play-sets, dog runs, or other physical structures in the Natural Feature Setback area. Mowing and planting of native Michigan plants can be allowed.
- p. The Natural Features Setback area located at the rear of Lots 294 through 302 is presently disturbed and of low quality. ASTI recommended the Natural Features Setback in this region be enhanced with plantings of native Michigan species (cultivars are not recommended) to be a more beneficial buffer to the associated wetlands to the south. This has been addressed on revised plans to ASTI's satisfaction.

RECOMMENDATION

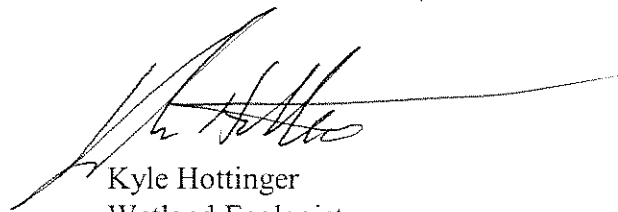
ASTI recommends the Planning Commission approve the current plans under the condition that the requirement in Comment 3.h is met, the requirement in Comment 4.a is met, and the associated DEQ permit is submitted to the City for review.

Respectfully submitted,

ASTI ENVIRONMENTAL



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



Kyle Hottinger
Wetland Ecologist



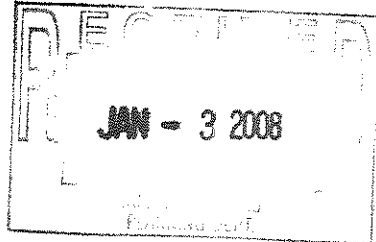
HUBBELL, ROTH & CLARK, INC
Consulting Engineers

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. Tressle
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



January 2, 2008

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

Attn: Mr. Edward Anzek

Re: Clear Creek Sub. #5
City File #89-156.5, Section 02
Site Plan Review #2

HRC Job No. 20070805.22

Dear Mr. Anzek:

We have reviewed the plans for the above referenced project, as prepared by JJ Associates, Inc, dated December 12, 2007, in accordance with the City requirements for site plan review. The plans were stamped "Received" by this office on December 17, 2007.

It is our opinion that the plans submitted are in substantial compliance with the engineering-related ordinances and standards for site plan review, 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.

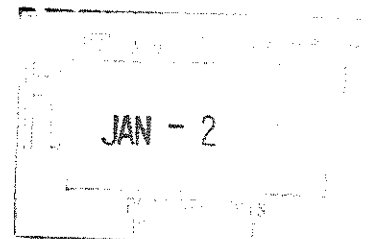
The plans have been stamped "Reviewed without Comment", and one (1) set is enclosed for your use. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

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

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



CITY OF ROCHESTER HILLS

DATE: July 28, 2006

Building
Department

Dick Young, Supervisor of Inspection
Services

TO: Ed Anzek, Planning

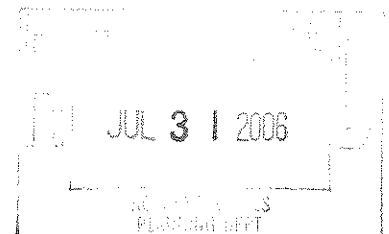
RE: Clear Creek Sub #5
City File #89-156.5

Sidwell #15-02-200-015

The site plan review for Clear Creek Sub #5, City File #89-156.5, was based on the following drawings and information submitted:

Sheet No. 1 thru 16

Building code comments: Dick Young
References are based on the Michigan Building Code 2003.
No comments.



CITY OF ROCHESTER HILLS

Fire
Department

DATE: November 7, 2007

TO: Ed Anzek

RE: Clear Creek Sub # 5

William Cooke, Ext. 2703

FILE NO: 89-156.5 REVIEW NO: 2

APPROVED X

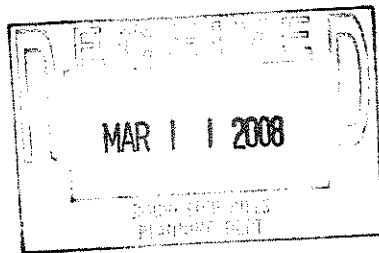
DISAPPROVED _____

William Cooke
Fire Inspector

I:\Fir\Site\Clear Creek Sub #5 2007.2

CITY OF ROCHESTER HILLS

Planning and
Development



DATE: March 10, 2008
TO: Ed Anzek, Director
Planning and Development
RE: Clear Creek Sub #5
3rd Landscape Review
City file #89-156.5
FROM: Carla J. Dinkins
Landscape Architect
Planning and Development

For this review I have reviewed the following documents:

| | |
|----------------|---|
| Sheet 1 of 25 | Preliminary Plat, stamped received in our office February 25, 2008 |
| Sheet 2 of 25 | Preliminary Plat, dated last revised December 12, 2007 |
| Sheet 3 of 25 | Phasing Plan, Dated last revised December 12, 2007 |
| Sheet 4 of 25 | Utility/Grading Plan, dated last revised December 12, 2007 |
| Sheet 5 of 25 | Soil Map, slope Gradient and Watershed Map, dated last revised December 12, 2007 |
| Sheet 6 of 25 | Steep Slope Analysis, dated last revised December 12, 2007 |
| Sheet 7 of 25 | Topographic Survey, dated last revised December 12, 2007 |
| Sheet 8 of 25 | Topographic Survey, dated last revised December 12, 2007 |
| Sheet 9 of 25 | Mead Road Topography, dated last revised December 12, 2007 |
| Sheet 10 of 25 | Sheldon Road Topography, dated last revised December 12 2007 |
| Sheet 11 of 25 | Tree Preservation Plan, dated last revised December 12, 2007 |
| Sheet 12 of 25 | Tree Preservation Plan, dated last revised December 12, 2007 |
| Sheet 13 of 25 | Tree Preservation Plan, dated last revised December 12, 2007 |
| Sheet 14 of 25 | Tree Preservation Plan, dated last revised December 12, 2007 |
| Sheet 15 of 25 | Sheldon Road R.O.W. Tree Preservation Plan, dated last revised November 12, 2007 |
| Sheet 16 of 25 | Tree Listing, dated last revised January 08, 2008 |
| Sheet 17 of 25 | Tree Listing, dated last revised January 08, 2008 |
| Sheet 18 of 25 | Tree Listing, dated last revised January 08, 2008 |
| Sheet 19 of 25 | Tree Listing, dated last revised January 08, 2008 |
| Sheet 20 of 25 | Sheldon Road R.O.W. Tree Listing, dated last revised December 12, 2007 |
| Sheet 21 of 25 | Drainage Districts, dated last revised December 12, 2007 |

Landscape Plans

| | |
|---------------|---|
| Sheet L1 of 4 | Overall Plan View Subdivision No. 5, dated last revised February 14, 2008 |
| Sheet L2 of 4 | Layout Details Subdivision No.5, dated last revised February 14, 2008 |
| Sheet L3 of 4 | Layout Details Subdivision No.5, dated last revised February 14, 2008 |
| Sheet L4 of 4 | Layout & Installation Details Sub. No.5, dated last revised February 14, 2008 |

Please note that my review of these documents is for landscape, irrigation and tree preservation related issues only.

My comments and findings are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) regulates this site, hence 37% of the existing regulated trees onsite will need to be preserved and for each regulated tree removed a replacement tree is required on a one for one basis.
- Due to the unauthorized removal of regulated trees the Developer must plant additional trees that 612 caliper inches.

Status:

- Tree replacement calculations for replacement trees as specified in the TCO:

| | |
|--|------------|
| Total number of trees onsite and within R.O.W. | 2144 |
| Minus existing Ash tree | -729 |
| <hr/> | |
| Total number of regulated trees | 1415 |
| Number of regulated trees saved | -770 (54%) |
| <hr/> | |
| Number of regulated trees removed | 645 |

Number of replacement credits required 645

Total number of tree replacement credits provided 645

This meets the requirements of the Tree Conservation Ordinance.

- Tree replacement calculation for the replacement of trees removed without authorization (These trees are to be replaced on a inch for inch basis).

| | |
|---|----------------|
| Total number of caliper inches subject to replacement | 2110.60 inches |
| Minus Ash trees | -1191.20 |
| Minus trees designated for removal as part of Clear Creek #5 development | -307.40 |
| <hr/> | |
| Total caliper inches of replacement trees required | 612.00 |

Total caliper inches of replacement trees provided 612.

This fulfills the Developer's tree replacement requirements for the unauthorized removal of regulated trees from this site.

Parking lot island requirements and status:

Requirement:

- None required.

Status:

- None provided.

Buffer requirements and status:

Requirement:

- None required.

Status:

- None provided.

Recommendation: With the following exceptions all the comments and concerns of my previous review dated November 12, 2007 have been addressed in a satisfactory manner. The following issues must be addressed prior to approval by staff and prior to issuing the Land Improvement Permit:

1. On Sheet L1 of 4 correct the percentage of trees saved from 55% to 54%.
2. On Sheet L1 of 4 correct the number of replacement credits provided on Sheet L-3 to 437 in lieu of 429.
3. On Sheet L4 of 4 the quantity for the WR2 on Sheet L-2 should be 44 in lieu of 41 and the WR3 for Sheet L-2 should be 27 in lieu of 29. Please note that this does not change the number of replacement caliper inches from 612.
4. In the General Landscape Plant Material List on Sheet L4 of 4 revise the unit cost for the Damaged Woodland Replacement trees as follows:

3" caliper trees to \$525.00 in lieu of \$375.00

2" caliper trees to \$275.00 in lieu of \$250.00

Also revise the totals accordingly.

5. Complete irrigation system design documents must be prepared and submitted for review and approval. Design should include appropriate installation details, including tap location, backflow prevention, controller, location of sleeves, etc... Cost estimate to include both cost of materials and installation.

6. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

| | |
|--|------------------------|
| Replacement tree bond (trees required by TCO) | \$ 165,025.00 |
| General Landscape Bond (all other landscape expenses, turf, mulch, including irrigation system, etc..) | \$ 34,075.00* |
| Replacement tree bond for tree required for | |
| <u>Replacement of damaged trees.</u> | <u>\$ 106,275.00**</u> |
| Total of bonds | \$ 305,375.00 |

* This sum includes the \$8,500.00 estimate for the irrigation system. Once the irrigation design documents are complete revise this estimated total to a total based on the actual irrigation system design.

** This sum is based on the revised unit cost for the Woodland Replacement trees.

7. Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City's Landscape Architect.

Review Summary: Revise as indicated above and resubmit for final review and approval.



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

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

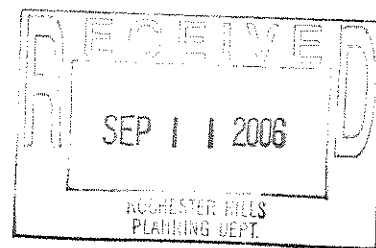
FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

September 6, 2006

Ed Anzek, Director
City of Rochester Hills
1000 Rochester Hills Dr
Rochester Hills, MI 48309



RE: PRELIMINARY REVIEW NO: 06P0077
LOCATION: MEAD RD AT SHELDON RD
PROJECT NAME: CLEAR CREEK SUB PHASE 5

Dear Ed Anzek:

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,

Kara Grisamer, P.E., Plan Review Engineer
Permits & Environmental Concerns Department

/ kg
enclosure

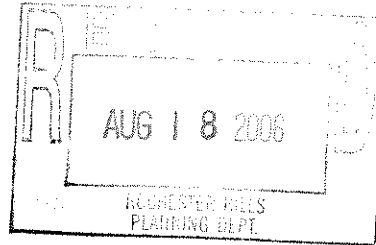
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HEALTH DIVISION
DEPARTMENT OF HEALTH AND HUMAN SERVICES

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION
George J. Miller, M.A., Manager



August 9, 2006

PLANNING DEPARTMENT
ATTN ED ANZEK
CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DRIVE
ROCHESTER HILLS MI 48309-3000

**RE: SITE PLAN REVIEW
CLEAR CREEK SUBDIVISION – PHASE #5**

Dear Planning Commission:

Based upon the site plans submitted to this office the 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 sewerage 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: File

FZ/taf

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

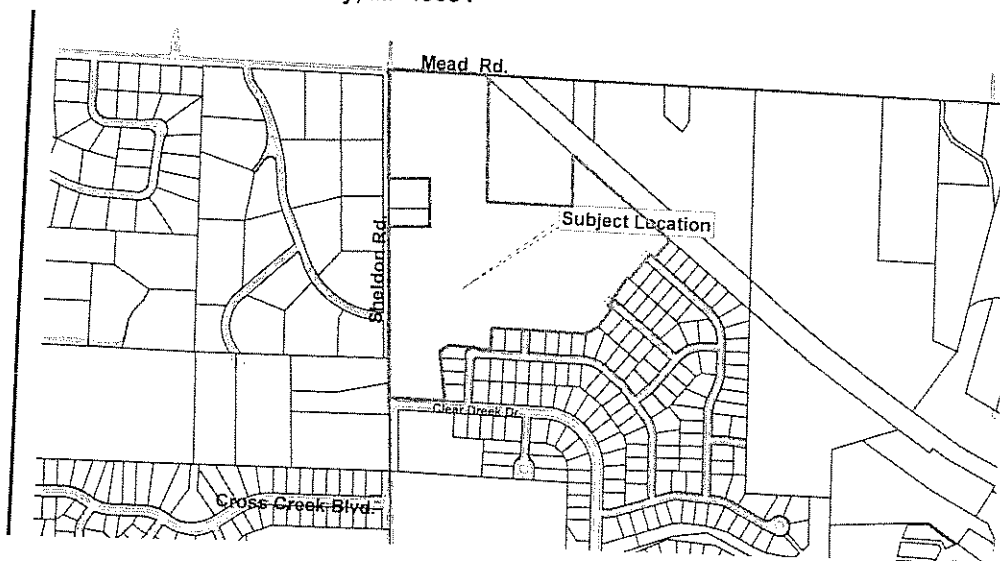
PUBLIC NOTICE

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 645 regulated trees associated with the construction of Clear Creek Subdivision No. 5. There are a total of 1,415 regulated trees on site. The property is identified as Parcel No. 15-02-200-015 (City File No. 89-156.5).

LOCATION: East of Sheldon, south of Mead

APPLICANT: Elro Corporation
201 W. Big Beaver Rd., Suite 720
Troy, MI 48084



DATE OF PUBLIC HEARING: Tuesday, April 1, 2008 at 7:30 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. \\pladevelop\1989\89-156.5\Streeremoval\permit\phn 04-01-08.doc.

ENVIRONMENTAL IMPACT STATEMENT

CLEAR CREEK SUBDIVISION NO. 5

Section 1
Rochester Hills

ELRO CORPORATION

201 W. Big Beaver
Suite 720
Troy, Michigan 48084
248-689-6800

JJ ASSOCIATES, INC.

Civil Engineering & Surveying
Mr. John C. Wright, P.E.
44444 Mound Road, Suite 100
Sterling Heights, Michigan 48314
(586) 726-9111– Telephone
(586) 726-9112 – Fax
john@jjassociates.net

July 12, 2006

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

The subject property contains nearly level to gently rolling terrain. Soils are generally sandy. Muck soils are present in some of the low lying areas. Old field, woodland, and wetland habitats occur on the property. Old field habitats are dominated by various grasses, tall goldenrod, wild bergamot, ox-eye daisy, spotted knapweed Virginia strawberry, gray dogwood, autumn olive, honeysuckle, multiflora rose and scattered trees including American elm, red ash, Scots pine, and apple. A tree survey completed in December, 2002 identified 1,957 trees regulated under local ordinance. The most common species, American elm, red ash and white ash, comprised approximately 60 percent of the trees that were identified. Black cherry, basswood, hickories, oaks and maples comprised approximately 18 percent of the trees. The remaining 22 percent of the trees are comprised of 18 different species, the most common of which include Scots and white pines, white and black willows, cottonwood, aspen and apple.

An approximately 15.3 acre wetland containing scrub shrub, forested and emergent habitats as well as an intermittent stream which is tributary to Stoney Creek are found in the western half of the property. Plant species present in this wetland include American elm, red ash, black and sandbar willows, gray and silky dogwoods, cattail, and sedge species. In 2004, this wetland was expanded by the creation of 1.275 acres of wetland mitigation areas as required under Michigan Department of Environmental Quality (MDEQ) permit number 97-10-0070. Monitoring of these areas began in 2005 with annual reports being submitted to the MDEQ and the City of Rochester Hills wetland consultant. A primarily emergent wetland, dominated by cattail and sedge species with a fringe of gray dogwood is found in the most northern portion of the property along Mead Road. A Wetland and Watercourse Determination for Clear Creek Subdivision Phase 5 was performed by City of Rochester Hills wetland consultant Diane Martin along with King & MacGregor Environmental representative Woody Held.

Wildlife species expected to be present are those common to rural / suburban interface areas such as deer, cottontail rabbit, raccoon, opossum, skunk, fox squirrel, big brown bat, songbird species and red tail hawk. The intermittent stream does not provide a significant fishery resource.

No state or federally protected plants, animals, or rare natural communities were identified on the property. A database search of the Michigan Natural Features Inventory performed on July 17, 2006 for Section 2 of the City of Rochester Hills (T3N, R11E) identified one occurrence of a federal and state endangered species (beetle), 2 occurrences of state endangered species (plants) and 2 occurrences of state threatened species (plants). The observation dates for these records range from 1848 to 1934. All records had a mapping precision of within approximately 5 miles of Section 2. Given the inherent scarcity of these species, the changes to the landscape of the subject and surrounding properties since the dates of the reports, and the imprecision of the report locations, it is very unlikely any of these species are currently present.

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?

There are no made structures located on the property.

D. Are there important scenic features?

The wetland and tree preservation area will provide a scenic feature for future residents as well as existing residents within Clear Creek Subdivision.

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

The property has extensive frontage on Sheldon and Mead Road. There are three existing stub streets (Glacial Drive, Traceky Drive and Serene Drive) to the subject property.

F. What utilities area available?

Utilities are available in the Sheldon/Mead Road R.O.W. (watermain, gas electric, etc.) Sanitary sewer will be extended from the existing stub streets in Clear Creek. Storm water detention has been provided for within in Clear Creek Sub. No. 1.

The Plan - Part II

Description of Project (medium residential)

Clear Creek Sub. No. 5 is a 58-lot development. The site contains 56.28 acres and is zoned R-1. Architecture of the homes will be similar in style to what is currently being built in the previous phases of Clear Creek. The projected price range will start in the mid 600's. Clear Creek Sub. No. 5 will have entrances from Mead and Sheldon Road as well as connecting the existing stub streets within the previous phases of Clear Creek.

Impact Factors - Part III

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

1. Total number of acres of undisturbed land:

This development is proposing 23.20 acres of park area (undisturbed land).

2. Number of acres of wetland or water existing:

Currently Clear Creek Sub. No. 5 has approximately 16 acres of existing wetlands.

3. Number of acres of water to be added:

This development is not proposing any water features.

4. Areas of private open space:

23.20 acres

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 plat approval from the City of Rochester Hills.

C. Projected timetable for the proposed project?

Upon receiving preliminary plat 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 Summer 2008.

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

NA

E. Relation to surrounding development or areas?

Clear Creek Subdivision No. 5 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):

Storm runoff will be provided for in the existing detention basins located in Clear Creek Sub. No. 1.

c. Wildlife habitat, where applicable:

Wildlife species expected to be present are those common to rural/suburban interface areas such as deer, cottontail rabbit, raccoon, opossum, skunk, fox squirrel, big brown bat, songbird species and red tail hawk. The intermittent stream does not provide a significant fishery resource.

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 within the property will be preserved and provide multiple benefits such as screening as well as noise reduction.

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. Sheldon and Mead Road are 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, Clear Creek Sub. No. 5 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:

No offsite costs are anticipated.

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.

4. What alternative plans are offered?

No alternative plans are offered.

The Summary - Part IV

A. Ecological Effects

The large amount of openspace (tree preservation areas and wetland areas) will continue to provide a habitat for the existing wildlife that is present.

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 and tree preservation areas have been considered in the layout of the preliminary plat

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

Clear Creek Sub. No. 5 will be compatible with the Master Land Use Plan.

DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant Elro Corporation

Address 201 W. Big Beaver, Suite 720, Troy, MI 48084

Telephone 248-689-6800 Fax 248-689-2221 Email harryterbrueggen@yahoo.com

Applicant's Legal Interest in Property Owner

Property Owner(s) Same

Address _____

Telephone _____ Fax _____ Email _____

Project Name Clear Creek 5 Present Zoning R1

Project Location NE 1/4 Sec 2

Existing Use Vacant Proposed Use Single Family Residential

Required number of hydrants - Required average spacing of hydrants -

Land area (acres) 56.28 Floor area of proposed structure -

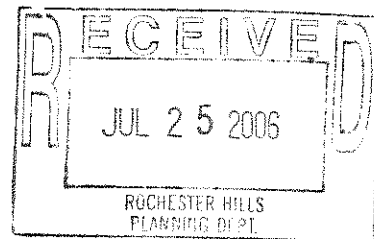
Sidwell No. 10-15-02-200-015 BOCA construction type -

Type of Development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

- | | |
|---|---|
| <input type="checkbox"/> Boundary Determination needed | <input checked="" type="checkbox"/> There are City regulated wetlands on the property |
| <input checked="" type="checkbox"/> There are MDEQ regulated wetlands on the property | <input type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |



Tree Removal Permit:

- There are regulated trees on the property There are NO regulated trees on the property
-

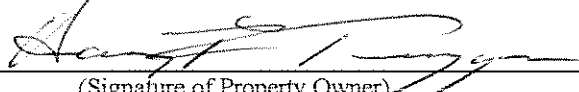
Check List:

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

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets
 - 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable)
 - Fire flow test (new structures and small additions)
 - Information per Tree Preservation Ordinance
OR "No Affected Trees Affidavit"
 - Review Fee
 - 2 copies of Environmental Impact Statement (EIS)
 - 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.

Elro Corporation



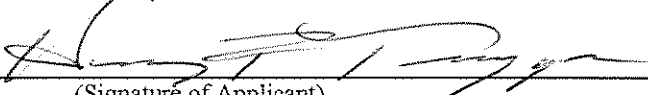
(Signature of Property Owner)

Harry F. Terbrueggen

(Date)

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

Elro Corporation



(Signature of Applicant)

Harry F. Terbrueggen

(Date)

| |
|---|
| For Official Use Only: File No. _____ Escrow No. _____ Date: _____ |
|---|

Clear Creek Subdivision No. 5

City File No. 89-156.5



Legend

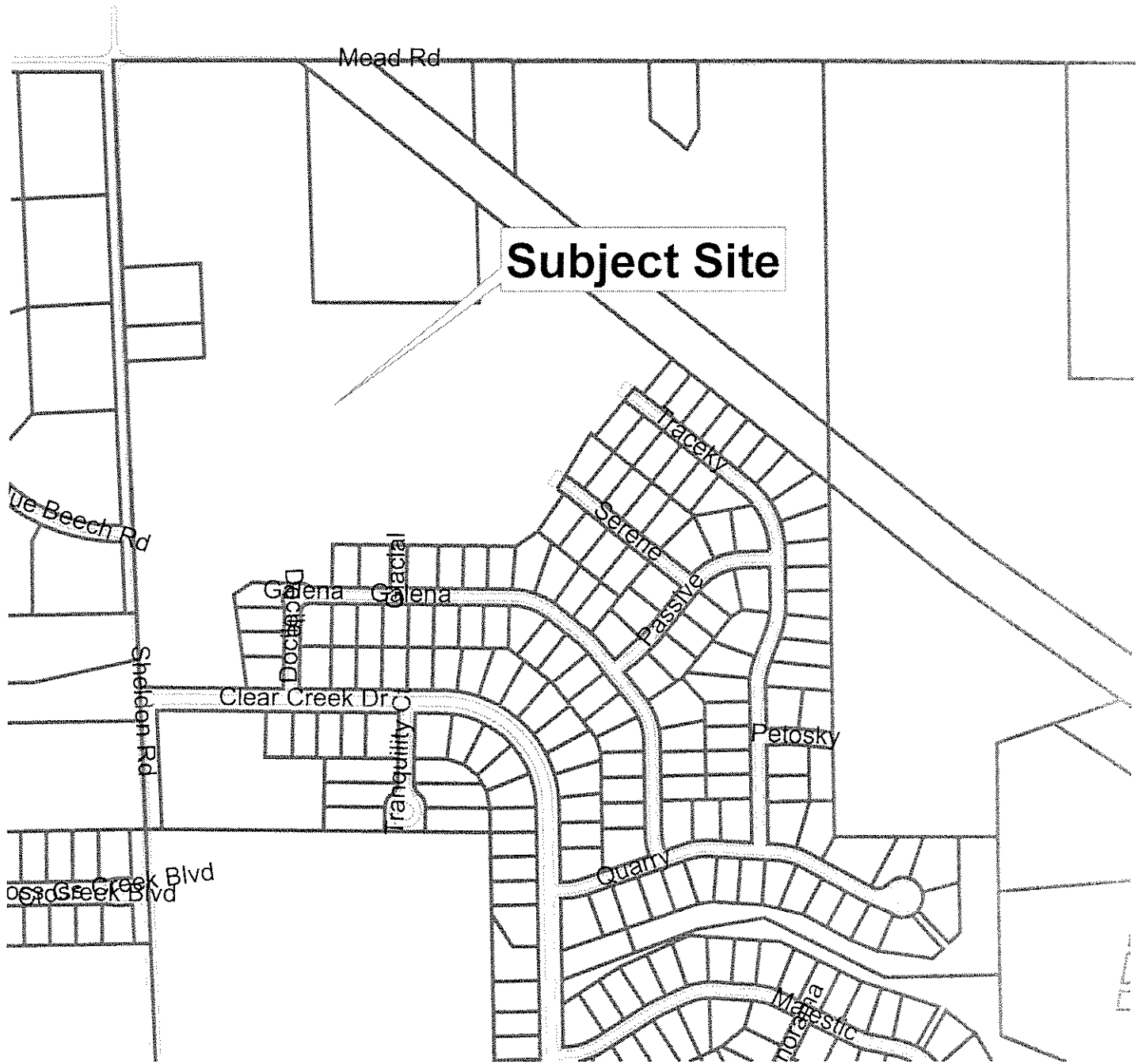
-  Tax Parcel
-  Road Edge

08-08-07

1 inch equals 706 feet

Clear Creek Subdivision No. 5

City File No. 89-156.5



Legend

-  Tax Parcel
-  Road Edge

08-08-07

1 inch equals 565 feet