



Planning and Economic Development
Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 8/24/2016
Re: **Bloomer Woods (City File #15-006)**
Final Site Condominium Plan - Planning Review #1

The applicant is proposing to construct a 30-unit, single-family site condominium development on 12.8 acres on the east side of John R Road just north of Avon Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments in this and other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff following review and approval by the Planning Commission and City Council.

1. **Background.** This project has received Preliminary Site Condominium Plan approval from City Council on March 15, 2016, following a recommendation for approval by the Planning Commission on February 16, 2016 with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
 2. Provide a landscape bond in the amount of \$51,323 for landscaping, replacement trees, plus an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
 3. Payment of \$6,000 into the tree fund for street trees, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
 4. Approval of all required permits and approvals from outside agencies. *Must be provided before LIP.*
 5. Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval. *Must be provided before Building Permit Approval.*
 6. Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association along with submittal of Final Preliminary Site Condo Plans. *Must be provided before LIP.*
2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
 - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

- b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
3. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-3 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-3 One Family Residential w/ MR Mixed Residential Overlay	Vacant	Residential 4/Mixed Residential
North	R-3 One Family Residential w/ MR Mixed Residential Overlay	Bishop Drain detention basin	Residential 4/Mixed Residential
South	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes & vacant	Residential 4/Mixed Residential
East	RMH Manufactured Housing Park & R-3 One Family Residential	Rochester Estates Manufactured Housing Park	Multiple Family
West	R-3 One Family Residential	Single family homes	Residential 4

4. **Site Layout and Access** (*Section 138-5.100-101 and 138-5.200*). Refer to the table below as it relates to the area, setback, and building requirements of the R-3 district.

Requirement	Proposed	Staff Comments
Avg. Min. Lot Width (<i>Lot Size Variation option</i>) 90 ft., no lot less 81 ft. (10%)	Avg. 88.8 ft., ranging from 81 to 107.5 ft.	In compliance
Avg. Min. Lot Area (<i>Lot Size Variation option</i>) 12,000 sq. ft., no lot less 10,800 sq. ft. (10%)	Avg. 12,069 sq. ft., ranging from 10,800 to 20,581 sq. ft.	In compliance
Max. Density 2.9 dwelling units/acre=37 units	30 units (2.3 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 30 ft.	30 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft., 25 ft. side lot abutting corner	10 ft./20 ft., 25 ft. corner	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 1,200 sq. ft	1,200 sq. ft	In compliance
Max. Lot Coverage 30%	30%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted that meets ordinance requirements.
- b. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains wetland area that is regulated by the city and likely MDEQ, accounting for approximately 1.39 acres. 0.3 acres of wetlands will be both temporarily and permanently impacted and a wetland use permit has been approved. Refer to the ASTI review letter dated August 15, 2016.
- c. **Natural Features Setback** (*Section 138-9 Chapter 1*). A 25 ft. natural features setback is required from any wetland or watercourse, and 1,075 linear feet of setback are proposed to be impacted therefore a natural features setback modification has been approved. A permanent boulder and landscape wall was previously proposed in accordance with staff recommendation, where abutting proposed units (units 14 through 17) to prevent encroachment, however in the final plans this was changed to a split rail fence. **It is recommended that this fence change back to the previously proposed boulder wall.** Refer to the ASTI review letter dated August 15, 2016.

- d. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - e. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
 - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees which exist within the area being developed must be preserved. The site contains 455 regulated trees, and 170 regulated trees are being preserved, resulting in 37% of the regulated trees meeting ordinance requirements.
 - 2) **Replacement Trees.** There are 280 regulated trees being removed, which requires the approval of a tree removal permit (approved by the Planning Commission on February 16, 2016) and 280 tree replacement credits. The plans indicate 286 replacement tree credits on-site.
6. **Landscaping** (Section 138-12.100-308 and Section 122-304(7)). Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
Street Trees Min. 1 deciduous per lot = 30 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Right of Way (John R: 928 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 27 deciduous + 16 ornamental	19 deciduous 8 (existing) 16 ornamental	In compliance
Stormwater (Approx 491 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 8 deciduous + 5 evergreen + 20 shrubs	8 deciduous 5 evergreen 20 shrubs	In compliance
TOTAL 35 deciduous 5 evergreen 16 ornamental 20 shrubs	27 deciduous 8 (existing) deciduous 5 evergreen 16 ornamental 20 shrubs	In compliance

- a. An irrigation plan must be submitted prior to staff approval of the final site plan.
7. **Architectural Design** (Architectural Design Standards). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
8. **Entranceway Landscaping and Signs.** (Section 138-12.306 and Chapter 134). Entryway signage and landscaping is indicated on the plans and a sign detail is provided. A note is included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



To: Sara Roediger
From: Gerald Lee
Date: August 26, 2016
Re: Bloomer Woods
Review #1, Final Site Condominium Plan
File #15-006

Forestry review pertains to public right-of-way (r/w) tree issues only.

Site Plan, Sheet 1 of 9

Per note: The roads proposed are private roads, are not being constructed to the City of Rochester Hills public road standards, and can not be transferred as public roads in the future.

Tree Preservation Plan and Details, Sheet 6 of 9

Three r/w trees at 840 John R and one at 860 John R, are shown as removals. These will need to be replaced by approved trees in approved locations. If additional trees are damaged or removed, they will need to be replaced. A comment needs to be provided indicating that this will occur.

The property owners at 840 and 860 need to be notified of the tree removal proposed. A comment needs to be provided that this will occur.

Tree Preservation Plan and Details, Sheet 7 of 9

There are 12 trees in the current John R r/w on the east side. All are alive and worthy of replacement. They are tagged onsite, but don't appear in the tree inventory. They are not included in the tree replacement calculation. They need to be included. Clarification is needed to show they are included in the removal and replacement calculations.

Tree Replacement Program, #4 states that replacement trees may not be planted within the drip line of existing trees.

Landscape Plan and Details, Sheet 8 of 9

Landscape Note #10 states that \$200 will be deposited with the City of Rochester Hills for street tree planting per the Subdivision Control Ordinance. The ordinance states that the trees will be planted in the street r/w. Per the note on Sheet 1 of 9, the streets are private. This part of the ordinance doesn't apply to the private roads in this Site Condominium Plan. No street trees will be planted by the City.

The plant list shows a list of r/w trees, but none are shown on the plan. Please clarify where these trees will be planted.

There are trees proposed to be planted within the tree conservation area. Per Tree Replacement, Note #4 on Sheet 7 of 9, replacement trees may not be planted in the drip line of protected trees. Any protected trees that are damaged during the planting process may be required to be replaced.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



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

JRB

From: Jason Boughton, AC Engineering Utilities Coordinator
To: Sara Roediger, Manager of Planning
Date: August 16, 2016
Re: Bloomer Woods, City File #15-006, Section #13
Final Site Plan Review #1

Engineering Services has reviewed the site plan received by the Department of Public Services on August 5, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval since all the comments from site plan review #2 have been addressed.

JRB/jf

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Keith Depp, Staff Engineer
Sandi DiSipio; Planning & Development Dept.
File

Paul Davis, P.E., City Engineer/ Deputy Director; DPS
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Russ George, Engineering Aide, DPS

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Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

August 15, 2016

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033**Subject: File No. 15-006 Bloomer Woods Condominiums;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
August 4, 2016****Applicant: Lombardo Homes/G. Windingland**

Dear Ms. Roediger:

The above referenced project proposes to construct 30 residential condominium units on a 12.843-acre property located on the east side of John R. Road, north of Avon Road, and south of Bloomer Road. The subject site includes wetlands regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on August 4, 2016 (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.
 - a. This review has been undertaken in the context of a valid Wetland and Watercourse Boundary Determination previously completed by ASTI for the property on May 6, 2015. Two City- and likely DEQ-regulated wetlands were

found on-site: Wetland A, located in the northern portion of the site; and Wetland B, located in the west-central portion of the site.

Both Wetland A and Wetland B will be impacted by the project as proposed. Wetland A will be impacted in two separate areas and the entirety of Wetland B will be impacted.

Wetland A

Wetland A is mainly forested with moderately mature woody plants and a small area of scrub/shrub wetland; both areas are comprised of vegetation generally average to low in ecological floristic quality.

The western portion of Wetland A, which is proposed for impact, exhibited common vegetation dominated by invasive species such as red canary grass (*Phalaris arundinacea*) and native species such as sand bar willow (*Salix interior*). Mean vegetation cover was estimated at approximately 100% with an approximate total native species cover of 25% and approximate invasive species cover of 75%. This portion of Wetland A appears to become saturated and detain small amounts of water during seasonal high precipitation periods. Soils were comprised of sandy loams to sandy clay and appeared to be generally normal for this region of the project site. It is ASTI's opinion that this area of Wetland A proposed for impact is of low quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

The southern portion of Wetland A to be impacted is a young to moderately young forested wetland and exhibited common vegetation dominated by native species such as silver maple (*Acer saccharinum*), cottonwood (*Populus deltoides*), and invasive species such as glossy buckthorn (*Frangula alnus*). Mean vegetation cover was estimated at approximately 90% with an approximate total native species cover of 70% and approximate invasive species cover of 30%. This portion of Wetland A appears to detain small amounts of water during seasonal high precipitation periods, but did not appear to retain any significant amounts of run-off or act as a significant groundwater recharge area. Soils were comprised of sandy loams to sandy clay and appeared to be generally normal for this region of the project site. It is ASTI's opinion that the portion of Wetland A proposed for impact is of medium to low quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

Wetland B

The entirety of Wetland B is proposed to be impacted. Wetland B is a small open water area approximately 1,300 square feet in size that exhibited a very sparsely vegetated wetland fringe. Vegetation observed within the wetland fringe was comprised of common native species such as black willow saplings (*Salix nigra*), path rush (*Juncus tenuis*), and invasive species such as glossy buckthorn. Mean vegetation cover was estimated at approximately 15% with an approximate total native species cover of 30% and approximate invasive species cover of 70%. Wetland B appears to be a remnant of a man-made pond that seems to detain small amounts of water during seasonal high precipitation periods, but did not appear to retain any significant amounts of run-off. Wetland B may be an expression of on-site localized groundwater levels, but does not appear to act as a significant groundwater recharge area. Soils were comprised of sandy clay and appeared to be generally normal for this region of the project site. It is ASTI's opinion that Wetland B is of very low quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance.

ASTI agrees with the depiction of the on-site wetlands on the Current Plans. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.

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. All City- and DEQ-regulated wetlands are shown on the Current Plans to ASTI's satisfaction. However, all wetland impacts must be shown in square feet, not just in acres, on revised plans.
 - b. The Current Plans show approximately 870 square feet of permanent impacts to Wetland A will occur in the northwest portion of the site from the construction of a proposed storm water culvert and from the construction of a proposed detention pond. Wetland A in this area is of low quality and ASTI recommends that the City allow a Wetland Use Permit for this action. However, these impacts must be shown in square feet on revised plans.

- c. The Current Plans show approximately 130 square feet of temporary impacts to Wetland A will occur from the construction of a proposed storm water culvert in the northwest corner of the site. These impacts must be stated in square feet on revised plans

This proposed action qualifies for an exception to the Wetland Use Permit provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. Revised plans should also note that BMPs will be implemented during the construction phase of the proposed project. ASTI recommends that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is noted on the Current Plans to ASTI's satisfaction.

- d. The Current Plans show approximately 1,300 square feet of permanent impacts to Wetland B will occur in the west-central portion of the site from the construction of a portion of the proposed Balsam Circle private drive. Wetland B is of very low quality and ASTI recommends that the City allow for a Wetland Use Permit for this action. However, these impacts must be shown in square feet on revised plans.
- e. The Current Plans show approximately 10,455 square feet of permanent wetland impacts will occur in the north-central portion of the site from the construction of Lot 15 and Lot 16. The wetland in this area is forested and of medium to low quality, and the impacts to this portion of Wetland A from the proposed activities are shown on the Current Plans to ASTI's satisfaction.

In a previous review, ASTI recommend that the City allow for a Wetland Use Permit for this action on the condition a permanent barrier, such as a field stone wall 18-inches or more in height, be placed along the northern boundaries of Lots 15 and 16 so as to prevent any further unplanned impacts to the wetland in this area. Previous plans indicated that an 18-24" boulder barrier with tree plantings was proposed in this area, which was to ASTI's satisfaction. The Current Plans show a split rail fence being placed in the area that the aforementioned boulder barrier wall was shown. A split rail fence does not constitute a permanent barrier as it can be dismantled or altered with limited exertion. A boulder wall barrier exemplifies a permanent barrier per Section 139-9.105.a of the City's Zoning

Ordinance. Revised plans should include the boulder wall as proposed on previous plans or some other permanent barrier acceptable to the City.

4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. A Wetland Use Permit from the City and a DEQ Part 303 Permit are required for this project as proposed. Once a DEQ permit is received by the applicant, 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. All Natural Features Setback areas are shown and labeled as “Natural Features Setback” and all impacts to Natural Features Setback areas are depicted and stated in lineal feet on revised plans, which is to ASTI’s satisfaction.
 - b. Approximately 175 linear feet of Natural Features Setback in the northwest portion of the site will be permanently impacted from the construction of the proposed detention pond. The Natural Features Setback in this area is dominated by mowed grass. The Natural Features Setback in this area is of low floristic quality and offers minimal buffer quality to Wetland A in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.
 - c. Approximately 600 linear feet of permanent Natural Features Setback impacts will occur in the north-central portion of the site from the construction of Lots 17 and 18 and a portion of Balsam Circle. The Natural Features Setback in this area is comprised of mowed grass scattered trees and shrubs of common backyard species. The Natural Features Setback in this area is of low floristic quality and offers minimal buffer quality to Wetland A and Wetland B in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.

Approximately 300 linear feet of Natural Feature Setback will occur in the north-central portion of the site from the construction of Lots 14, 15, 16, and a portion of Balsam Circle. The Natural Features Setback in this area is comprised of mowed grass scattered trees and shrubs of common backyard species. The

Natural Features Setback in this area is of low floristic quality and offers minimal buffer quality to Wetland A in this area. Therefore, ASTI recommends the City allow a Natural Features modification in this area.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that a DEQ permit for the Current Plans, as stated in Comment 4.a, is obtained and submitted to the City for review and that the items in Comments 3.a through 3.e are shown on revised plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: August 11, 2016
Re: Bloomer Woods

SITE PLAN REVIEW

FILE NO: 15-006

REVIEW NO: 3

APPROVED X

DISAPPROVED

Lt. James L. Bradford
Fire Inspector



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPM*
To: S. Roediger, Planning Department
Date: August 10, 2016
Re: Bloomer Woods – Final Plan Review #1
Sidwell: 15-13-301-058
City File: 15-006

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: Sheets 0 through 9 of 9

References are based on the Michigan Residential Code 2015.

Approval recommended based on submission of individual residence plot plans for code compliant site drainage at the time of building permit application.

1. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building, see Section R-401.3
2. Swales in general shall be sloped 1% minimum (see exception to comment #1 above.)
3. Lots with rear or front drainage shall have a protection swale 1'-0" minimum below the grade at the house foundation.
4. Driveway slopes shall meet the following requirements:
 - a. Approach and driveway: 2% minimum – 10% maximum.
 - b. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
5. Side-entry garage: 2% minimum, 4% maximum.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Maureen Gentry <gentrym@rochesterhills.org>

RE: Bloomer Woods Documents

1 message

John D. Staran <jstaran@hsc-law.com>
To: Maureen Gentry <gentrym@rochesterhills.org>

Tue, Jul 26, 2016 at 1:38 PM

I have reviewed and do not have any comment or objection.



John D. Staran

2055 Orchard Lake Road

Sylvan Lake, MI 48320

(248) 731-3080 Fax (248) 731-3088

Direct (248) 731-3088

jstaran@hsc-law.com

www.hsc-law.com

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From: Maureen Gentry [mailto:gentrym@rochesterhills.org]
Sent: Monday, July 25, 2016 10:00 AM
To: John D. Staran
Subject: Bloomer Woods Documents

Trost Irrigation, Inc.
P.O. Box 210220
Auburn Hills, MI 48321-0220
(248) 391-2930 FAX (248) 391-3421



Bid Proposal

Date	Proposal #
8/30/2016	20160996

www.trostirrigation.com

This proposal may be withdrawn by us if not accepted within 30 days.

BID TO:
DONALD C WESTPHAL ASSOCIATES 71 N. LIVERNOIS SUITE A ROCHESTER HILLS, MI 48307 Fax:

JOB NAME
BLOOMER WOODS ENTRYWAY ROCHESTER HILLS, MI

		BID PRICE
BASE TOTAL	Installation of underground irrigation system to water all lawn areas per plan	6,700.00
ALTERNATE	Installation of lockbox and cement pad	1,800.00
EXCLUSIONS	- 1" water tap and permit fees - 110 Volt electrical power to controller - 3" sleeves at entryway	
SCOTT DOMEIER	Contact Information: (248) 240-2225 Email: scott@trostirrigation.com	
Signature Required	** If acceptable, please sign & return one copy via fax, mail or email. Work will be scheduled upon receipt of signed copy and deposit if applicable	
Total Bid		\$8,500.00

Authorized Signature Terry Trost

In the event that Contractor discovers unforeseen sub-soil conditions (to-wit: buried rock, concrete, submerged structures) which increase time of completion and cost of labor, buyer shall be responsible for extra costs due to unforeseen sub-soil condition. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control - Owner to carry all necessary insurance. Our workers are fully covered by Workers Compensation Insurance

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment in full due upon completion of work.

AUTHORIZED SIGNATURE

DATE

PRINTED NAME AND TITLE