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February 8, 2016

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

ATTN: Planning Department

RE: Bloomer Woods Site Condominiums
City File #15-006, Parcel No. 15-13-301-058

We have read the Site Plan Review comments from the various agencies outlined in your letter dated February 2, 2016. Revisions to the plans will be made accordingly and we are providing the following responses to your concerns:

Planning and Economic Development

NATURAL FEATURES

4d2). Tree replacements have been re-counted and checked again. The required 280 replacement tree credits are provided on the plans. 274 of the replacement trees are provided on the Landscape Plan (Sheet 8 of 9). The remaining 6 replacement tree credits are provided in the Entrance Landscape Plan on Sheet 9 of 9. Perhaps it is possible Planning missed the 6 trees on Sheet 9. See Sheet 8 of 9 – Landscape Plan, Sheet 9 of 9 - Details and Sheet 7 of 9 – Tree Preservation Plan.

DPS/Engineering

3. Per ASTI's Letter dated 1/26/16, items 5a-5d, "ASTI recommends that the City allow for a Natural Features Setback modification" for the construction of lots 14, 15 and 16. An NFS Buffer Planting Detail is proposed on Details Sheet 9 of 9, to provide a permanent barrier to prevent encroachment into the wetland consisting of boulders and tree plantings. This barrier is in accordance with City Planning staff recommendation. City consultants, ASTI and Planning staff are satisfied with this buffer modification, and a 25' conservation easement may not be required on lots 14-17. See ASTI letter dated 1/26/16 items 5a & 5d & Planning & Economic Development letter dated 2/1/2016 item 4b.

Parks & Forestry

GENERAL

1. Property owners at 840 and 860 John R will be notified of the tree removal proposed and replacement trees will be provided if required. Tree protection fencing will be shown for additional trees at 840 John R.

TREE PRESERVATION PLAN AND DETAILS, SHEET 7 of 9

1. The nine trees within the John R R.O.W. are not currently included in the replacement calculations. Moving forward, they will be included in the calculations and any adjustments necessary will be shown on the revised plans.

For additional review comment responses, see Community Engineering letter attached, dated February 8, 2016.

Sincerely,
DONALD C. WESTPHAL ASSOCIATES, L.L.C.



Jennifer L. Blankenship

CC: Greg Windingland/Larry Miller (Lombardo Homes)
Richard Hodsdon/Joel Bodway (Community Engineering)



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February 8, 2016

City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

ATTN: Planning Department

RE: Bloomer Woods
Job No. 15-006
Location: John R. Road, City of Rochester Hills
Section 27, Oakland County, Michigan.

The following is a summary of the changes that have been made to the civil site plan approval plans in response to the City Planning and Economic Development review letter dated Feb. 1, 2016, Engineering review letter dated Jan. 25, 2016, Wetland Use Permit review letter dated Jan. 26, 2016, Assessing review letter dated Dec. 8, 2015, DPS review letter dated Jan. 29, 2016, and Fire Department review letter dated Dec. 1, 2015.

PLANNING AND ECONOMIC DEVELOPMENT REVIEW COMMENT RESPONSES

1. City review comments provided in the letters stated above will be addressed and incorporated in the plans for the engineering construction review process and final site plan review process.

ENGINEERING REVIEW COMMENT RESPONSES

STORM SEWER:

1. A letter will be obtained from the Oakland County Water Resource Commission and passed along to the City Engineering Department during construction plan engineering review to verify there is 21,631 cubic feet of storage available in the existing Bishop Drain detention basin located north of the project site.
2. The channel protection volume will be modified as needed during the construction engineering review process.
3. The bottom of the forebay will be adjusted to be consistent between the plan view and the cross section. The forebay will also be reviewed to provide the deepest sump possible when submitted for construction plan engineering review.

The Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans will be submitted at a future date to begin the construction plan review process.

WETLAND USE PERMIT REVIEW COMMENT RESPONSES

GENERAL:

1. No action required.
- 2a. No action required.
- 3a. No action required.
- 3b. No action required.
- 3c. No action required.
- 3d. No action required.
- 3e. No action required. The permanent barrier of boulders with tree plantings provided along the northern boundaries of lots 15 & 16 is to ASTI's satisfaction.
- 4a. Permit note has been added to sheet 2. Once the DEQ permit is received it will be submitted to the City for review.
- 5a. No action required.
- 5b. No action required.
- 5c. No action required.
- 5d. No action required.

DPS REVIEW COMMENT RESPONSES

GENERAL:

1. A warranty deed and exhibits in recordable form for a 60' ½ R.O.W. along the west side not already dedicated will be provided in a separate submittal once construction engineering review is complete.
2. A revised lot size variation chart Table provided to sheet 1 to show all lot width measurements are now measured at the front yard setback for the pie shaped lots.
3. A 25' conservation easement may not be required on lots 14-17 based on an approved buffer modification. As stated in ASTI Environmental letter dated 1/26/16 under item 5a. "The Natural Features Setback in this area is of low quality and ASTI recommends that the City allow for a Natural Features Setback modification". The buffer modification on lots 14-17 proposed is a permanent boulder and landscape wall proposed in accordance with staff recommendation where abutting proposed units 14-17 to prevent encroachment as stated in item 4b. of the planning and economic development review letter dated 2/1/16.
4. Easement agreements and exhibits for water, sanitary sewer and storm system maintenance in recordable form will be provided in a separate submittal once construction engineering review is complete.
5. A storm easement agreement and exhibits, in recordable form naming the homeowners association as grantee will be provided in a separate submittal once construction engineering review is complete.
6. Existing overhead service line easements, if any, will be vacated once construction engineering review is complete.

FIRE DEPARTMENT REVIEW COMMENT RESPONSES

GENERAL:

1. Documentation will be provided during the construction engineering review process to show that the min. fire flow requirement of 1000 gallons per minute can be obtained.

Sincerely,



Richard S. Hodsdon, P.E.

Enclosures: One (1) Full size copy and Fourteen (14) 11x17 of revised plans

CC: Larry Miller/Greg Windingland (Lombardo Homes)
Don Westphal/Jennifer Blankenship (Donald C. Westphal Associates)
File