



BUILDING DEPARTMENT
[Scott Cope Director]

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CM*
To: Ed Anzek, Planning Department
Date: August 19, 2014
Re: Site Condominium Plan for Regal Estates
Sidwell: 15-24-352-022
City File: 13-001

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

Sheets: 1 through 6 dated 8-8-14

Approval recommended based on the following conditions being met prior to issuance of a building permit:

1. Should the waiver for walks along Demer Rd be denied, provide curb ramps complying with ICC/ANSI A117.1-2003 Section 406 where walks intersect Jewell Drive. Please provide details including detectable warnings on plans.
2. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (MRC – 2009 R401.3).
 - b. Wherever possible swales shall be provided along lot lines with 1% minimum slope to convey runoff to a storm sewer or other approved collection points.
 - c. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - iii. Side-entry garage: 2% minimum, 4% maximum.
 - iv. Negative slope driveway: 2% minimum, 7% 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.

RECEIVED

AUG 19 2014

PLANNING DEPT.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: August 27, 2014
Re: Regal Estates Condos

FINAL SITE PLAN REVIEW

FILE NO: 13-001

REVIEW NO: 1

APPROVED X

DISAPPROVED

Lt. William A. Cooke
Fire Inspector



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

From: Jason Boughton *JRB*
To: Ed Anzek
Date: August 27, 2014
Re: Regal Estates Condominium
City File #13-001, Section 25

Engineering Services has reviewed the final site condominium plan received by the Department of Public Services on August 15, 2014 for the above referenced project. Engineering Services has no objections to approving the final site condominium plan once the following condition has been met:

Condition:

1. Approval of the land division that has been submitted to the assessing department. In order for engineering services to approve the land division, an MDEQ Sanitary Sewer Permit must be obtained and surety posted for the sanitary sewer extension.

JB/jf

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., City Engineer/ Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS
Marc G. Match, Traffic Technician; DPS
Sandi DiSipio; Planning & Development Dept.
File

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August 26, 2014

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

**Subject: City File No. 13-001 Regal Estates Condominiums;
Wetland Use Permit Review #2;
Preliminary site plans received by the
City of Rochester Hills on August 13, 2014**

Applicant: Roy Rathka

Dear Mr. Anzek:

The above-referenced project proposes to construct a 9-unit residential housing complex on parcel 15-25-352-022 comprised of 3.51 acres along Demar Road, east of Gravel Ridge Road (Property). The Property includes one wetland regulated by the City of Rochester Hills.

ASTI has reviewed the site plans received by the City on August 13, 2014 (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 as stated in the ASTI Wetland and Watercourse Boundary Determination letter (ASTI letter) dated January 21, 2013 and as depicted in the associated Figure 1 – Approximate Wetland Boundaries map (Figure 1). ASTI agrees with the boundary of the on-site wetland (Wetland A) as shown on the current plans. ASTI determined Wetland A is regulated by the City of Rochester Hills because it is a portion of an off-site wetland system greater than two acres in size. ASTI also determined Wetland A was not likely regulated by the Michigan Department of Environmental Quality (DEQ) because it is less than five acres in size and is not within 500 feet of an water body or stream regulated under Part 301, Inland Lakes and Streams. However, the DEQ has final authority on the regulation of wetlands, lakes, and streams in the State of Michigan.

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 wetlands/watercourses and all impacts to them must be depicted and stated in square feet on revised plans. No impacts are proposed to Wetland A; this is to ASTI's satisfaction.

 - b. The current plans depict Wetland A as "Existing Wetland Line." Wetland A, and flagging applied by ASTI (A-1 through A-4) should be labeled to reflect the labeling in the ASTI letter and as depicted in the associated Figure 1.

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.

- a. No wetland impacts to any wetland are proposed on the current plans. Therefore, it is ASTI's opinion the project does not require a Wetland Use Permit from the City and does not require a Part 301, Inland Lakes and Streams, or Part 303, Wetlands Protection permit from the DEQ.

4. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. The current plans depict the City-required Natural Features Setback area named as such, which is to ASTI's satisfaction. The area of the Natural Features Setback along the boundary of Wetland A is also shown on the current plans to ASTI's satisfaction. Additionally, ASTI acknowledges the note on Sheet 3 of the current plans stating "Natural Features Setback to be demarcated with onsite orange construction fencing and silt fence during construction for Lot 5." This note is also to ASTI's satisfaction concerning protection of the Natural Features Setback area in Lot 5.

Additionally, any areas of temporary Natural Features Setback impacts from construction activities associated with Lot No. 5, the proposed detention pond to the south of Lot No. 5, or the proposed drainage Level Spreader structure located within Lot No. 5 should be restored to original grade with original soils or equivalent soils and seeded with a City-approved seed mix. ASTI also recommends that plans stipulate a prohibition of buildings, decks, patios, or other physical structures in the Natural Feature Setback area. Planting of native Michigan plants can be allowed.

RECOMMENDATION

ASTI recommends the City approve the above-referenced project as proposed on the current plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



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