

WALTON OAKS NEIGHBORHOOD Q & A

1) How will you ensure the IDD homes remain IDD? A neighboring home became a halfway house, and then sold and is now rented out to college students - creating parking and other concerns. How are you protecting that these units remain IDD?

THERE ARE RESTRICTIONS IN THE MASTER DEED BYLAWS THAT PROHIBIT THE SALE OF THE IDD UNIT TO A NON-IDD HOMEBUYER. IN ADDITION, ALL IDD HOMEBUYERS ARE REQUIRED TO GO THROUGH AN APPLICATION PROCESS AND BACKGROUND CHECK.

2)How many IDD homes are being built? There is conflicting information from the plans and the document.

3 TOTAL SINGLE FAMILY HOMES

3)Please clarify that these are single-family, detached condos.

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). THE FORM OF SUBDIVISION WE ARE USING THE IS CONDOMINIUM ACT. UNDER THIS ACT, FOR A SITE CONDO OR DETACHED CONDO, EACH LOT AND HOME ON IT IS REFERRED TO AS A DETACHED OR SITE CONDOMINIUM. THIS IS AS OPPOSED LOTS CREATED USING THE SUBDIVISION CONTROL ACT (PLATTED SUBDIVISION).

3a) What is the benefit of detached condo -vs- single family home?

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). NEARLY ALL DEVELOPERS USE THE CONDOMINIUM ACT TO SUBDIVIDE PROPERTY, BECAUSE THE MICHIGAN SUBDIVISION CONTROL ACT IS VERY ONEROUS TO USE. IN ADDITION, THE CONDOMINIUM ACT PROVIDES THE ASSOCIATION MORE CONTROL AND POWER TO ENFORCE RESTRICTIONS AND COLLECT ASSOCIATION DUES THAN DO HOME OWNER'S ASSOCIATIONS FOR PLATTED SUBDIVISIONS.

3b) Since these are detached condos, what are the responsibilities of the condo association? Ie, is the condo association responsible for lawn care and snow removal?

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). THE ASSOCIATION WILL BE PROVIDING LAWN CUTTING AND SNOW PLOWING OF THE ROADS, DRIVEWAYS AND SIDEWALKS.

3c) How is the property deeded/mortgaged to create multiple mortgages on one single-family home?

WARRANTY DEED WITH SEPARATE LEGAL DESCRIPTIONS.

4) Residents would like to see what plans and finishes are being offered. Showing just One caused concern for monotonous housing development.

PLEASE SEE THE RENDERINGS AND PRELIMINARY PLANS FOR THE HOUSES BEING BUILT HERE. FOUR DIFFERENT FLOOR PLANS, EACH WITH MULTIPLE ELEVATIONS AND STRUCTURAL OPTIONS.

5) The appeal of this area claims to be for access to OU, grocery store and the Villages of Rochester by the IDD, yet the only crosswalks are Adams Road and Squirrel Road. What are the plans for creating safe access to OU? (Note- sidewalk on north side of Walton also ends at the Methodist church.)

AS MENTIONED BY THE PLANNING DIRECTOR, THE CITY IS GOING TO LOOK AT A CROSSING AS PART OF THE CIP/CIB BUDGETTING PROCESS. WE BELIEVE THIS IS THE PROPER VENUE AND FUNDING FOR SUCH A COMMUNITY IMPROVEMENT.

6) A member of the planning commission recommended a sidewalk cut through to Bellermine. As there are no sidewalks in Brookedale Woods or Brookedale West, this is not a good idea. I would also think there would be a concern with IDD becoming confused on neighborhood roads, whereas the sidewalks lead to populated areas.

WE DO NOT INTEND TO CREATE A SIDEWALK TO BELLARMINE. IT WAS PROPOSED BY ONE PLANNING COMMISSIONER. NO OTHERS EXPRESSED INTEREST IN THIS.

7)Residents in some areas of each sub have had to take considerable steps to limit runoff and flooding they have experienced over the years. They have valid concern that new construction will set them back. A thorough explanation of the runoff system, the retention pond (including depth and capacity,) and what type of event it could withstand in laymen's terms - ie, an inch an hour for 8 hours (saying a 25 year event is vague.)

COUNTY AND CITY STANDARDS REQUIRE THAT 100 YEAR STORM THAT MUST BE DETAINED FOR 24 HOURS PER ENGINEER CALCULATIONS, THAT ARE APPROVED BY CITY REVIEW ENGINEERS, 7735 CUBIC FEET STORAGE NEEDED, 12,830 CUBIC FEET PROVIDED – **EXCEEDING THE REQUIREMENTS**

8)When do you plan to begin and level the trees? Are you working with an environmentalist for the best time to not disturb wildlife and their nests?

WE INTEND TO START LAND DEVELOPMENT IN MID 2023. WILDLIFE WILL BE DISPLACED TEMPORARILY BY LAND DEVELOPMENT ACTIVITIES ON THIS SMALL SITE.

9)Do you require to sell a lot before building, or are you prepared to finish the development prior to sale of all lots? The concern is neighbors want the trees and other landscaping to be planted ASAP, which will help with draining and prevent erosion. They have witnessed delays in other developments.

ALL COMMON LANDSCAPING WILL BE INSTALLED AFTER LAND DEVELOPMENT IS COMPLETE. TREES ON INDIVIDUAL LOTS WILL BE PLANTED AS EACH HOUSE IS COMPLETED. ALL LAND DEVELOPMENT AND LANDSCAPING IS REQUIRED TO BE BONDED WITH THE CITY. SOIL EROSION CONTROLS ARE REQUIRED PER COUNTY PERMIT UNTIL FINAL STABILIZATION OCCURS.

10)Please review the size/age/type of the trees that are being replanted into the development. Again, this goes to helping with runoff and erosion.

LANDSCAPE ARCHITECT IS REDRAFTING THE PLAN TO INCLUDE LARGER TREES AND TO PROVIDE A CONTINUOUS EVERGREEN SCREEN ALONG THE EAST SIDE OF THE PROPOSED ROAD.