

### Jennifer MacDonald <macdonaldj@rochesterhills.org>

# Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Chris McLeod <mcleodc@rochesterhills.org>

Mon, Apr 14, 2025 at 10:56 AM

To: Jason Boughton <br/> <br/> doughtonj@rochesterhills.org>

Cc: rwrigh24@gmail.com, Jennifer MacDonald <macdonaldj@rochesterhills.org>, Angela Hysinger <hysingera@rochesterhills.org>, Tracey Balint <balintt@rochesterhills.org>

Good Morning Kim and Robin

I wanted to add to Jason's answers with the answers to the landscape questions.

Landscape Plan (LP-1,2):

1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed? The road will need to be constructed as a part of the initial construction. The road will need to be installed and accepted prior to the City allowing residential homes being constructed. I do want to note if the developer constructs a "model" home that may be constructed as part of the site being developed.
2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored? Much like the road, any common area improvements, such as the entrance landscape or the wetland restoration, that work will need to be done and accepted prior to homes being constructed.

If the site is essentially completed during winter months, landscaping/restoration can be postponed until the weather warms in the spring and we hold a landscape bond for those improvements to be installed appropriately.

If you have any other questions or comments please feel free to contact us.

Chris

On Mon, Apr 14, 2025 at 9:54 AM Jason Boughton <br/>
| Good Morning Robin Wright and Kim Hurley,

I will respond to the 3 utility questions you brought up in your email.

- 1. The units 1-9 sump lead discharge will be connected into the storm sewer management system, no discharging on the ground.
- 2. There is a 36" culvert extending from the north side of the proposed road between units 4-5 in the commons area to the southeast between units 17 and 18 on the south side. This is the only culvert being proposed at this time.
- 3. The developer is responsible while the condominium is being constructed and the houses are being built. Once 90% of the houses are occupied with residents then the storm sewer system is turned over to the HOA. The recorded storm sewer maintenance agreement is the legal document that makes sure the developer/HOA maintains the entire storm sewer system.

If you have any follow up questions with regards to the utilities please let me know. Thank you and have a great day.



# **Jason Boughton**

Engineering Utilities Specialist Department of Public Services

innovative by nature

248-841-2490 rochesterhills.org

On Fri, Apr 11, 2025 at 3:50 PM Planning Dept Email planning@rochesterhills.org> wrote:

----- Forwarded message ------

From: Robin Wright <rwrigh24@gmail.com>

Date: Fri, Apr 11, 2025 at 3:20 PM

Subject: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

Cc: Robin Wright <rwrigh24@gmail.com>

Hello Planning Department Representative,

We received the Notice of Public Hearing and have reviewed the preliminary drawings available through the Development Project link on the RHS website. We are submitting these questions in advance of the hearing which we will be attending on Tuesday.

Cover Sheet (General Notes): How far in advance will we be notified of any disruptions to utility service and durations?

Preliminary Site Plan (C2.1) and Preliminary Utility Plan (C4.1):

There appears to be existing utility poles missing from the drawings. Specifically, there are two poles (one on the north and south side of 3249 S. Livernois) that have power lines delivering DTE and WOW service to the southeast corner of our home at 3239 S. Livernois. These poles also currently have lines running to 3249 S. Livernois which is planned for demolition. How are the poles and lines going to be reconfigured to prevent undue disruption and undesirable line routing to our home?

#### Preliminary Utility Plan (C4.1):

- 1) If I understand the drawings correctly (enclosed storm water system with onsite detention system), there will be no surface water discharge (i.e. sump pump exits) along the property line between the north side of condominiums 1-9 and the south side of 3239 S. Livernois. Is this correct?
- 2) Additionally, there will be no storm water ditches/culverts in this area that will create concerns for water on our property or additional water to the watercourse/wetlands between condominiums 4 and 5. Is this correct?
- 3) Who will be responsible for keeping the watercourse clear of debris (logs, leaves, etc.) between condominiums 4 and 5 so that water does not back up on to our property?

### Landscape Plan (LP-1,2):

- 1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed?
- 2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored?

Thank you in advance for addressing these guestions with Enliven Developers.

Robin Wright and Kim Hurley rwrigh24@gmail.com 248-767-2425



### Jennifer MacDonald <macdonaldj@rochesterhills.org>

# Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Mitesh Gandhi <mitesh@gatewayengineer.com>

Mon, Apr 14, 2025 at 12:48 PM

To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Cc: Jamal Khan <jamal.khan@gravitonusa.com>, Mohammed Bahauddin <Mohammed@enlivenbuild.com>, Chris McLeod <mcleodc@rochesterhills.org>

Jennifer,

Please find attached a PDF containing the topographic survey and site plan, where I've highlighted the utility pole symbol for easy identification.

Please also find GES responses in RED for the questions raised.

Cover Sheet (General Notes): How far in advance will we be notified of any disruptions to utility service and durations? GES: Construction will be done according to city's standard practice and responsible parties will be notified in a timely manner.

Preliminary Site Plan (C2.1) and Preliminary Utility Plan (C4.1):

There appears to be existing utility poles missing from the drawings. Specifically, there are two poles (one on the north and south side of 3249 S. Livernois) that have power lines delivering DTE and WOW service to the southeast corner of our home at 3239 S. Livernois. These poles also currently have lines running to 3249 S. Livernois which is planned for demolition. How are the poles and lines going to be reconfigured to prevent undue disruption and undesirable line routing to our home? GES: The utility pole symbols were somehow not printed due to layer/color issue of the topo survey preparer. Please find the attached Survey sheet for reference.

### Preliminary Utility Plan (C4.1):

1) If I understand the drawings correctly (enclosed storm water system with onsite detention system), there will be no surface water discharge (i.e. sump pump exits) along the property line between the north side of condominiums 1-9 and the south side of 3239 S. Livernois. Is this correct?

GES: No drainage is leaving outside of the site.

2) Additionally, there will be no storm water ditches/culverts in this area that will create concerns for water on our property or additional water to the watercourse/wetlands between condominiums 4 and 5. Is this correct?

GES: We proposed a bigger culvert to cross the road than existing size and water flows from north to south so there should be no concerns.

3) Who will be responsible for keeping the watercourse clear of debris (logs, leaves, etc.) between condominiums 4 and 5 so that water does not back up on to our property?

GES: Developer will be responsible for keeping the watercourse clear per city's standards.

#### Landscape Plan (LP-1,2):

1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed?

GES: Roads along with the underground utilities have to be constructed before construction of any individual unit.

2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored?

GES: Developer will follow the city's guideline to restore any disturbance to wetland/setback.

If you have any comments, questions or concerns, please feel free to contact me at the office.

Thanks,

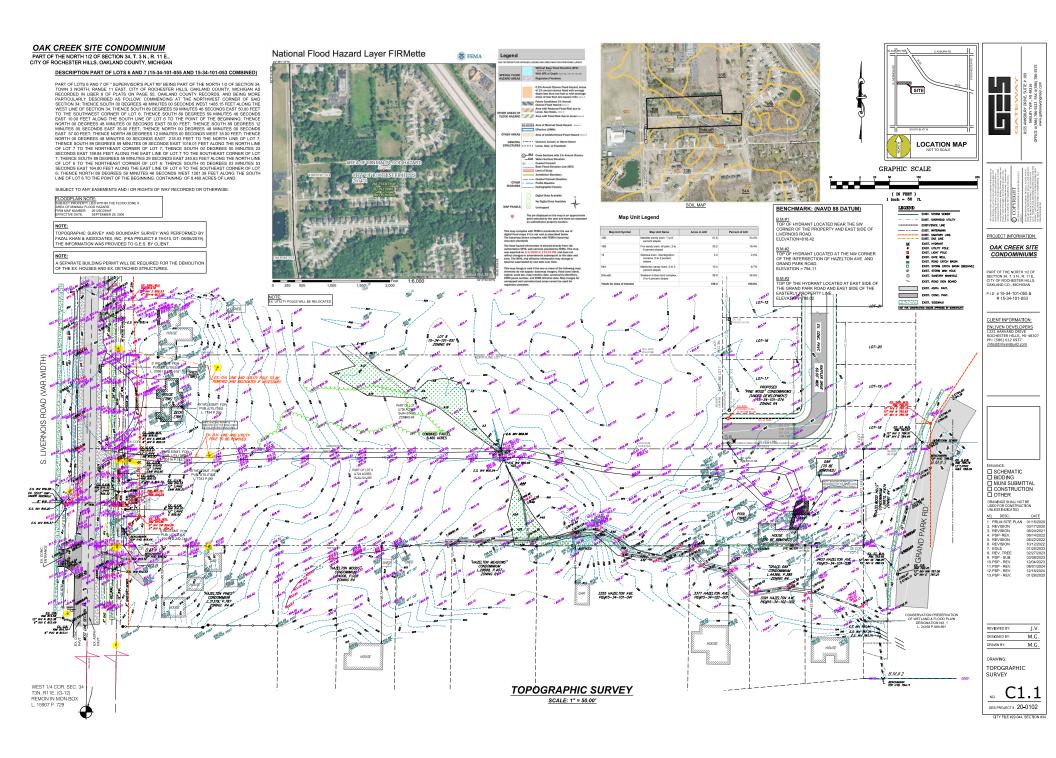
Mitesh Gandhi

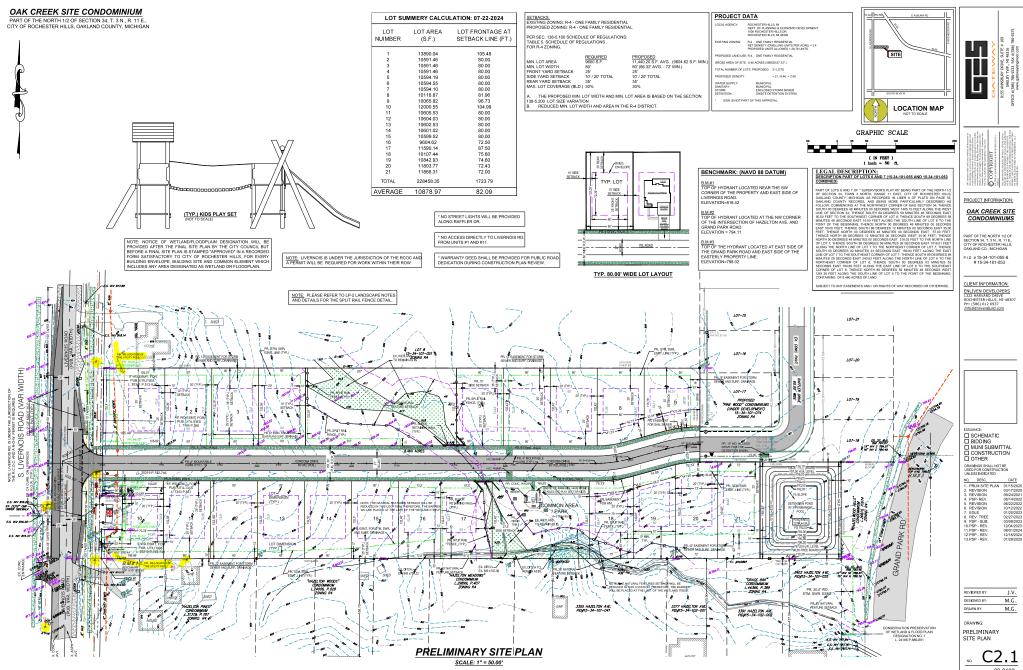
Vice President / Senior Project Designer

Gateway Engineering & Surveying, Inc. 8155 Annsbury Drive, Suite #109 Shelby

Township, MI 48316 Office # 586-786-5533 (Ext. 103) Cell # 586-229-5421

Fax # 586-786-5575





P.I.D # 15-34-101-055 & # 15-34-101-053

CLIENT INFORMATION:

M.G. M.G.

C2.1 GES PROJECT # 20-0102



#### Planning Dept Email <planning@rochesterhills.org>

### Re: Demolition

2 messages

Robin Wright <rwrigh24@gmail.com>

Mon, Apr 14, 2025 at 6:29 PM

To: Jeffrey Schultz <schultzj@rochesterhills.org>

Cc: Planning Dept Email <planning@rochesterhills.org>

Jeff,

Thank you for this information. Can you please tell me where I could find the City's requirements during demolition? I am particularly interested in any due diligence required to protect adjacent properties and the timing requirements once demolition starts to remove debris and fill in the demo site.

Thanks again, Robin

On Mon, Apr 14, 2025 at 4:35 PM Jeffrey Schultz <schultzj@rochesterhills.org> wrote:

Hi Robin,

Hazardous material testing is not required to obtain a demolition permit. It is the homeowners responsibility to test for hazardous materials and have it removed and disposed of properly by a certified company.

Regards,

Jeff Schultz Manager of Inspection Services City of Rochester Hills 248-841-2449

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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the originator of the message. Any views expressed in this message are those of the individual sender.

Jeffrey Schultz <schultzj@rochesterhills.org>
To: Robin Wright <rwrigh24@gmail.com>
Cc: Planning Dept Email <planning@rochesterhills.org>

Wed, Apr 16, 2025 at 10:18 AM

Hi Robin.

The city's demolition requirements can be found on our website at rochesterhills.org. Click on departments, building department, construction guidebooks and residential demolition. If you have additional questions, feel free to contact me.

Regards,

[Quoted text hidden]



#### Jennifer MacDonald <macdonaldj@rochesterhills.org>

# Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Robin Wright <rwrigh24@gmail.com>

Tue, Apr 15, 2025 at 2:09 PM

To: Chris McLeod <mcleodc@rochesterhills.org>

Cc: Jason Boughton <br/> <br/> / Cc: Jason Boughton <br/> / Co: Jason Bough

Got it. Thank you, Chris.

On Tue, Apr 15, 2025 at 13:45 Chris McLeod <mcleodc@rochesterhills.org> wrote: Good Afternoon Robin

I always recommend that you bring up whatever concerns/comments you have. That is the purpose of the meeting. However, please note, that with these ultimately being the jurisdiction of DTE we dont always have a say about where poles/lines end up being run. But that conversation can at least be started and the applicant can see if there are potential alternatives.

Chris

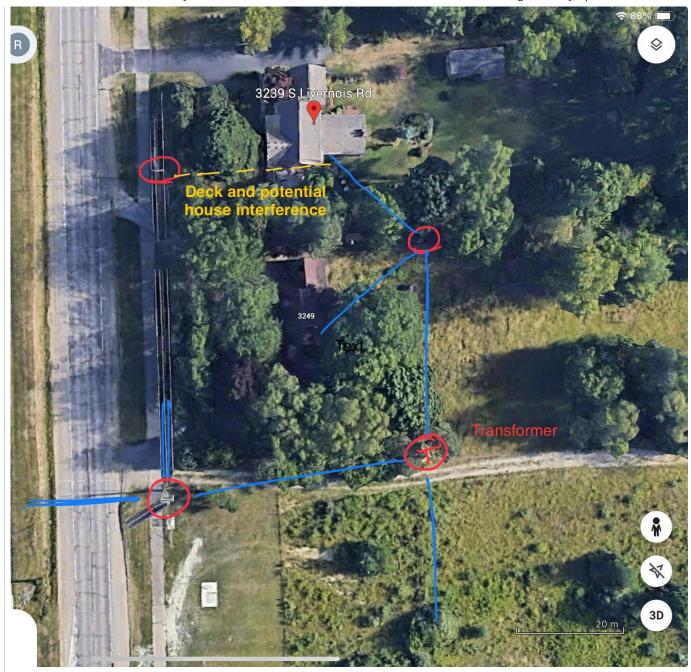
On Tue, Apr 15, 2025 at 11:03 AM Robin Wright <a href="www.righ24@gmail.com">rwrigh24@gmail.com</a> wrote: Hi Chris, thank you for this added information.

This proposed routing is going to be a big issue for us. Bringing a power line from that front pole directly to the back of our house will mean that we have a low hanging, high voltage power line over our small shed and deck. There also may not be a direct line of sight to the corner of the house above the meters where the line attaches today. I have attached a quick google earth mark up as a visual.

This is a very big safety concern for us not to mention the aesthetic impacts. We request they look at alternatives including possibly going underground.

Should I bring this up tonight during the hearing this evening to make sure it is officially documented?

Thank you, Robin



On Tue, Apr 15, 2025 at 9:51 AM Chris McLeod <mcleodc@rochesterhills.org> wrote: Good Morning Robin

The design engineer for the applicant provided the following on the potential location of utility poles. The Topo Survey shows existing locations and the PSP file shows the proposed. These proposed locations will be subject to DTE review and acceptance and may change as it goes through the permitting process should the project continue to move forward.

Let us know if you have any additional questions or comments.

Thank you Chris.

On Mon, Apr 14, 2025 at 6:23 PM Robin Wright <a href="mailto:rwrigh24@gmail.com">rwrigh24@gmail.com</a> wrote: Jason,

Thank you very much. This answers my question on the storm sewer system. Is there someone else who will be answering my questions concerning the missing information on the electrical utility poles and line routing?

Robin

On Mon, Apr 14, 2025 at 9:54 AM Jason Boughton <br/>
<a href="mailto:boughtonj@rochesterhills.org">boughtonj@rochesterhills.org</a> wrote: Good Morning Robin Wright and Kim Hurley,

I will respond to the 3 utility questions you brought up in your email.

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If you have any follow up questions with regards to the utilities please let me know. Thank you and have a great day.



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