

CAMDEN CROSSING SITE CONDOMINIUM

PRELIMINARY SITE CONDOMINIUM - PSC2025-0001,
TREE REMOVAL PERMIT - PTP2025-0012,
WETLAND USE PERMIT - PWEP2025-0004,
NATURAL FEATURES SETBACK MODIFICATION - PNFSM2025-0004
430 AND 472 W. HAMLIN ROAD

CITY OF ROCHESTER HILLS
PLANNING COMMISSION
DECEMBER 9, 2025

CAMDEN CROSSING PRELIMINARY SITE CONDOMINIUM

PSC2025-0001, PWEP2025-0004, PNFSM2025-0004, PTP2025-0012

- Site
 - Approx. 9.36 acres
 - North side of W. Hamlin Road, between Rochester Road and Livernois
- Request
 - Preliminary Site Condominium Plan
 - Tree Removal Permit
 - Wetlands Permit
 - Natural Features Setback Modification



CAMDEN CROSSING PRELIMINARY SITE CONDOMINIUM

PSC2025-0001, PWEP2025-0004, PNFSM2025-0004, PTP2025-0012

- Site
 - Approx. 9.36 acres
 - North side of W. Hamlin Road, between Rochester Road and Livernois
- Request
 - Preliminary Site Condominium Plan
 - Tree Removal Permit
 - Wetlands Permit
 - Natural Features Setback Modification



CAMDEN CROSSING PRELIMINARY SITE CONDOMINIUM

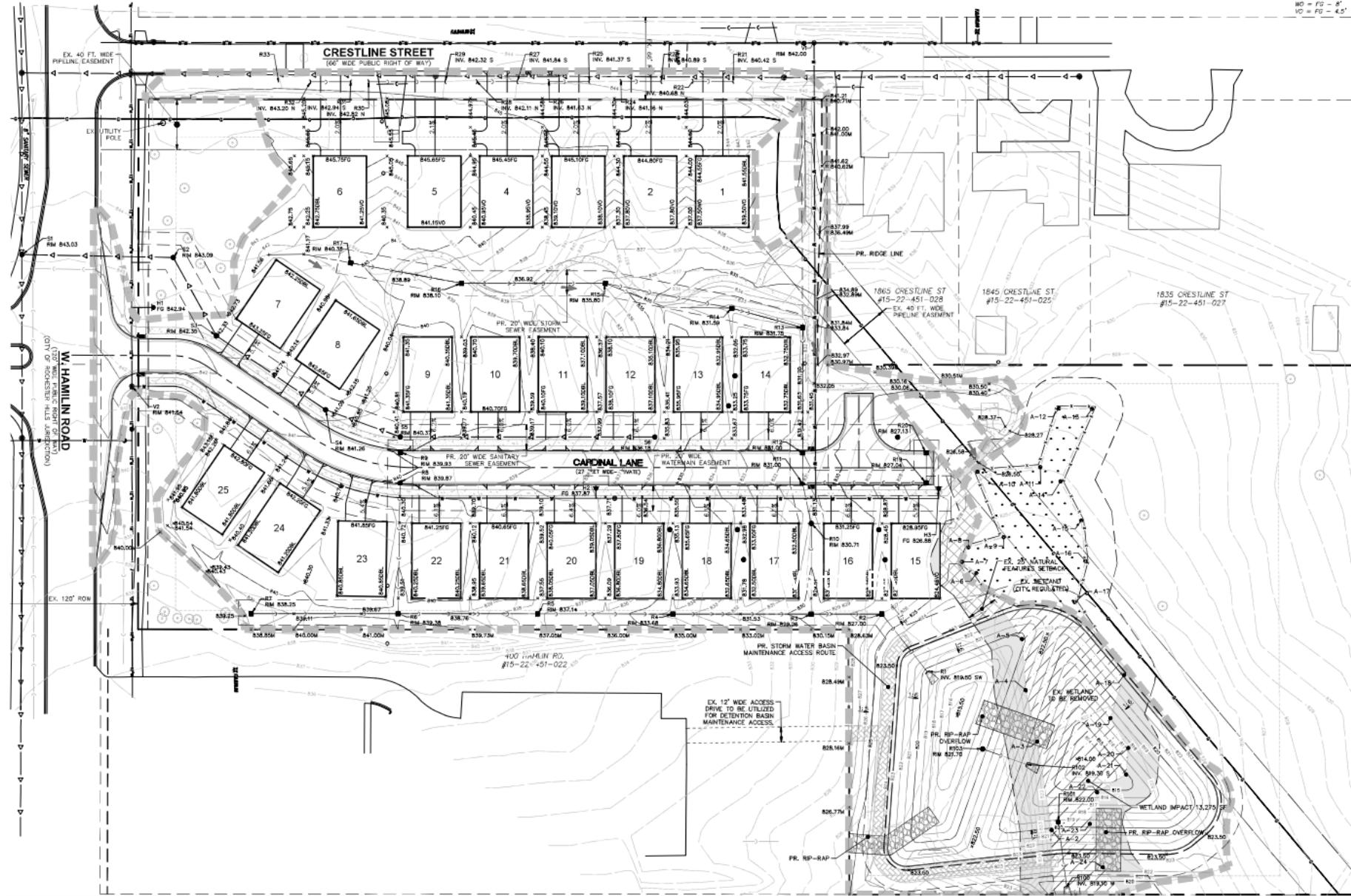
PSC2025-0001, PWEP2025-0004, PNFSM2025-0004, PTP2025-0012

- Site
 - Approx. 9.36 acres
 - North side of W. Hamlin Road, between Rochester Road and Livernois
- Request
 - Preliminary Site Condominium Plan
 - Tree Removal Permit
 - Wetlands Permit
 - Natural Features Setback Modification

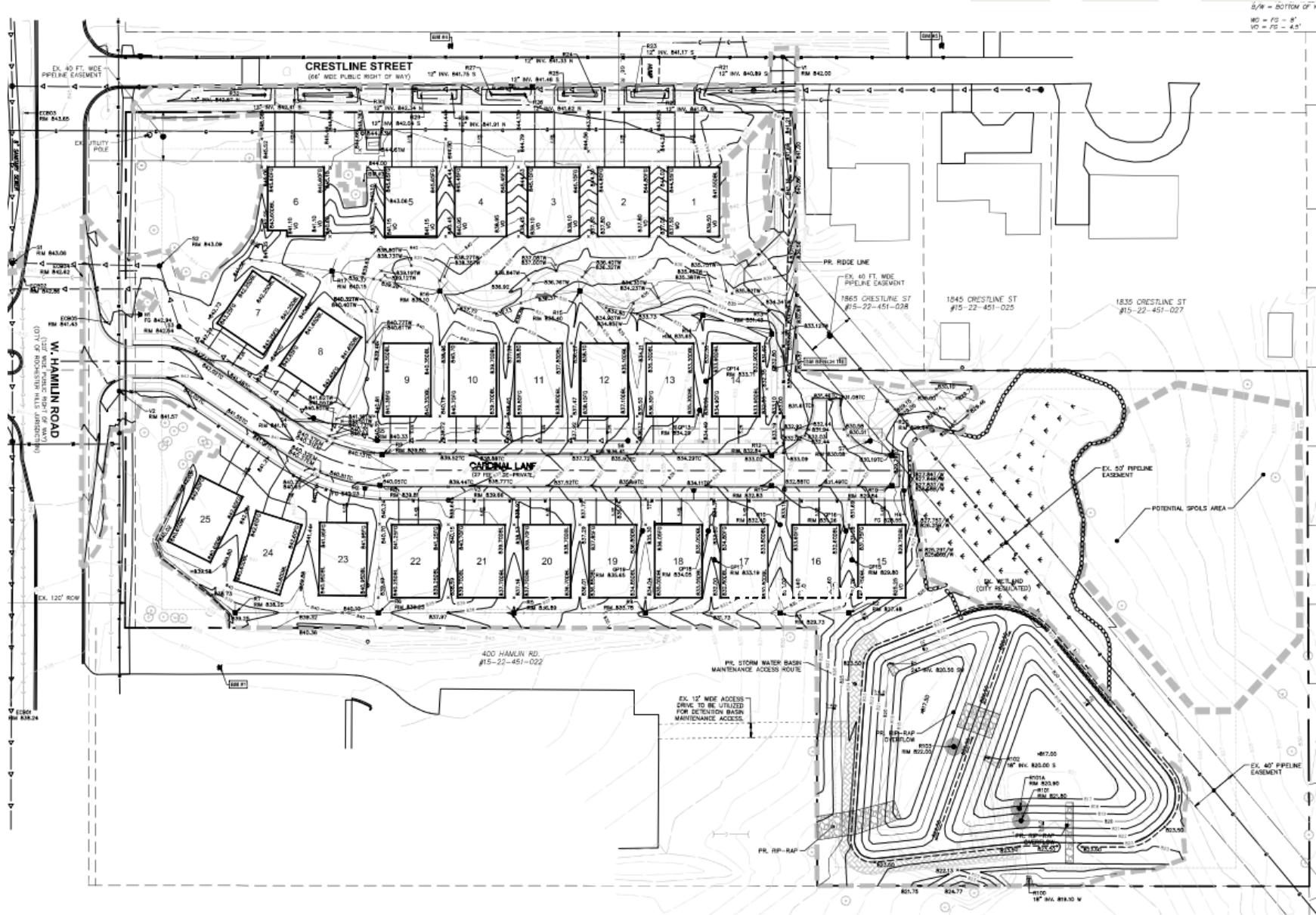


CAMDEN CROSSING SITE CONDOMINIUM – PREVIOUSLY APPROVED APRIL 2022

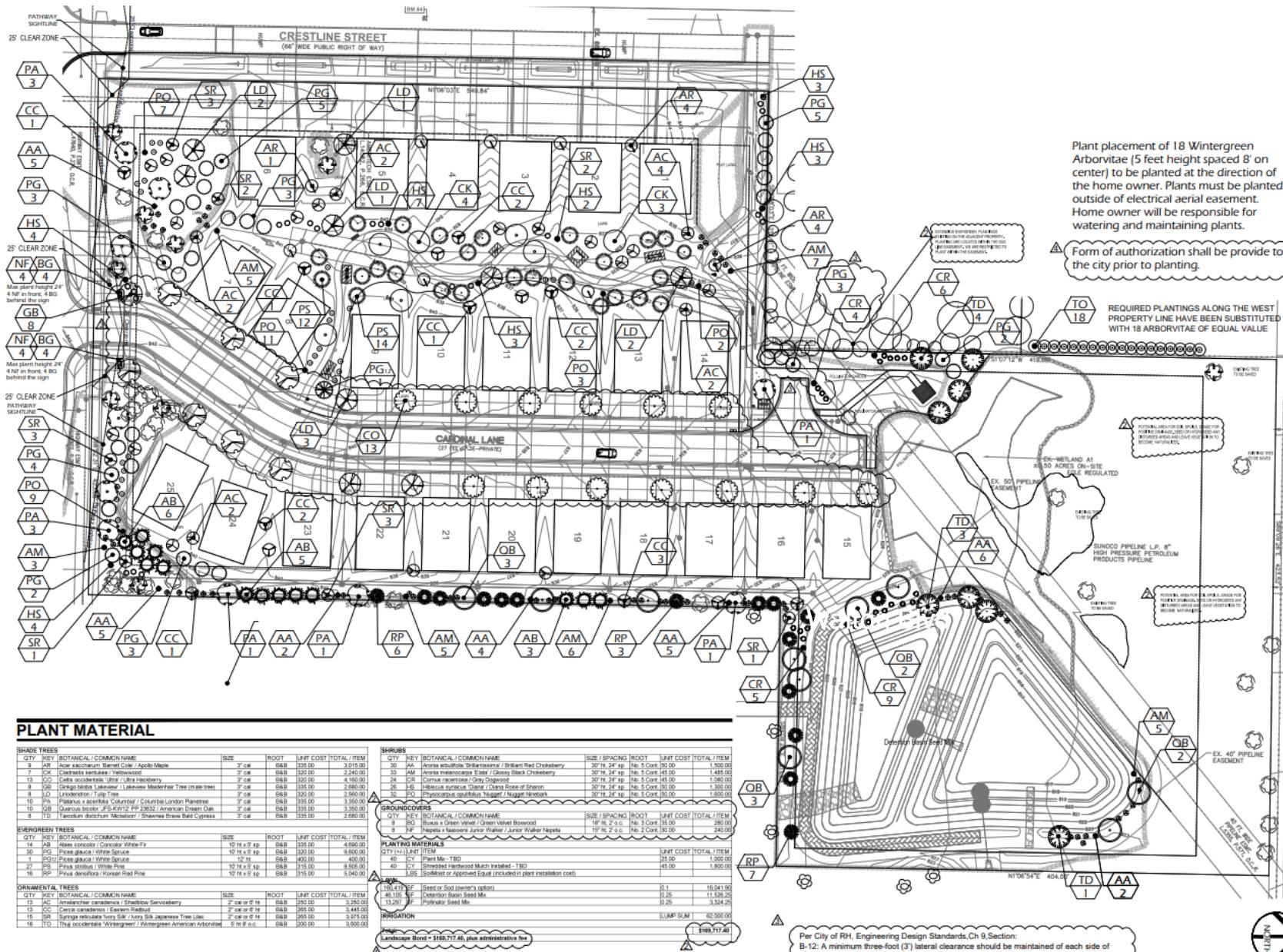
OVERALL SITE PLAN



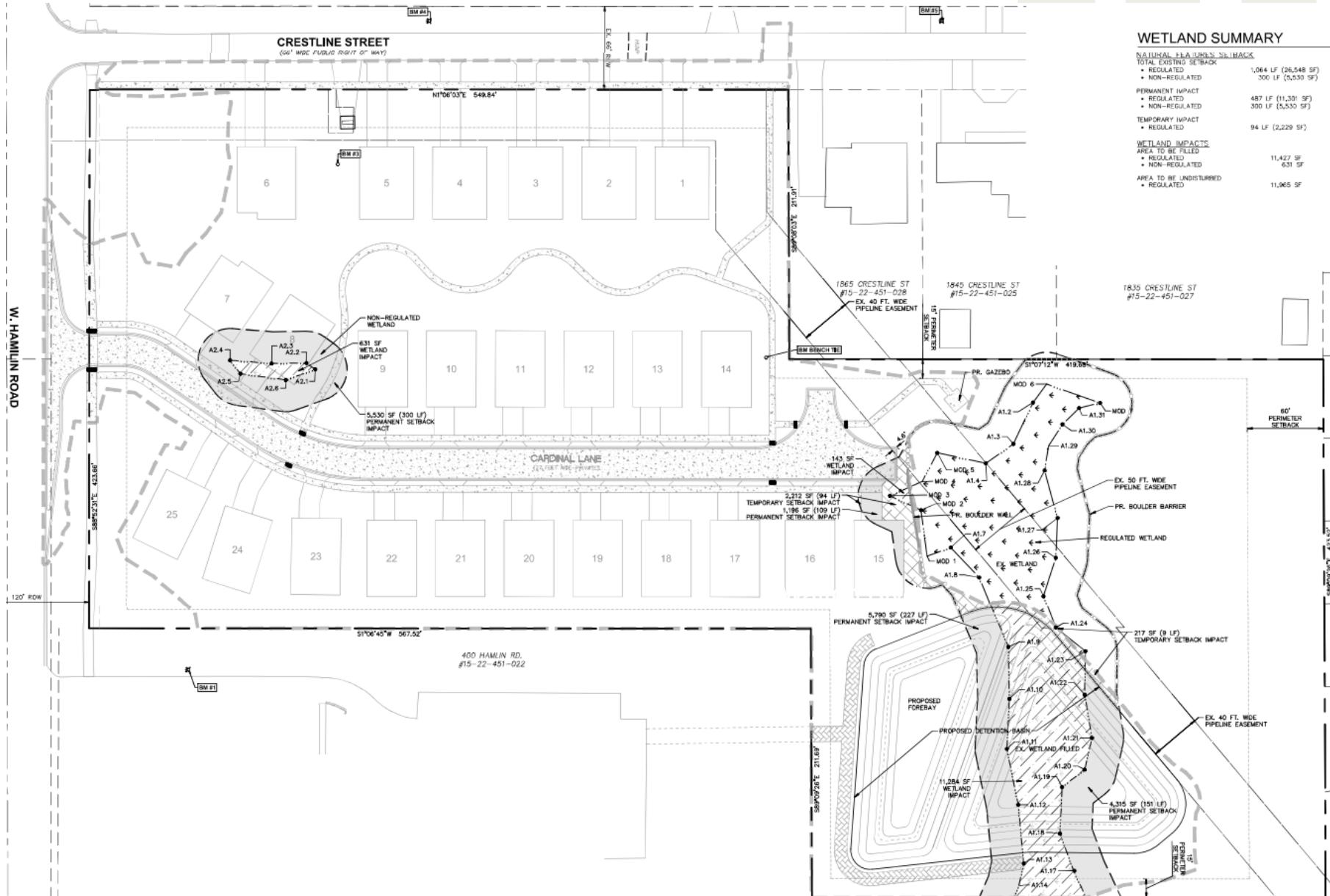
CAMDEN CROSSING SITE CONDOMINIUM – CURRENTLY PROPOSED OVERALL SITE PLAN



CAMDEN CROSSING SITE CONDOMINIUM OVERALL LANDSCAPE PLAN

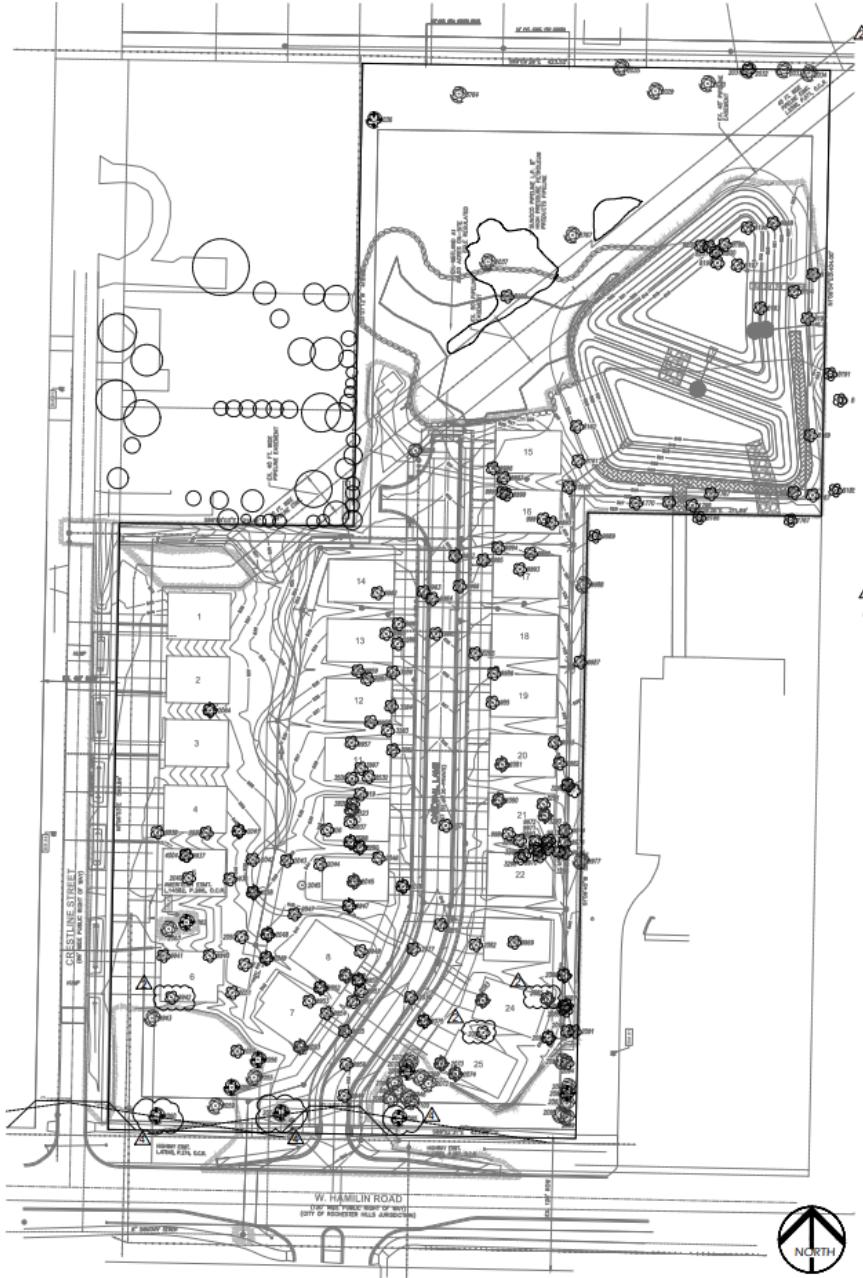


CAMDEN CROSSING SITE CONDOMINIUM WETLAND PLAN – PWEP2025-0004



CAMDEN CROSSING SITE CONDOMINIUM

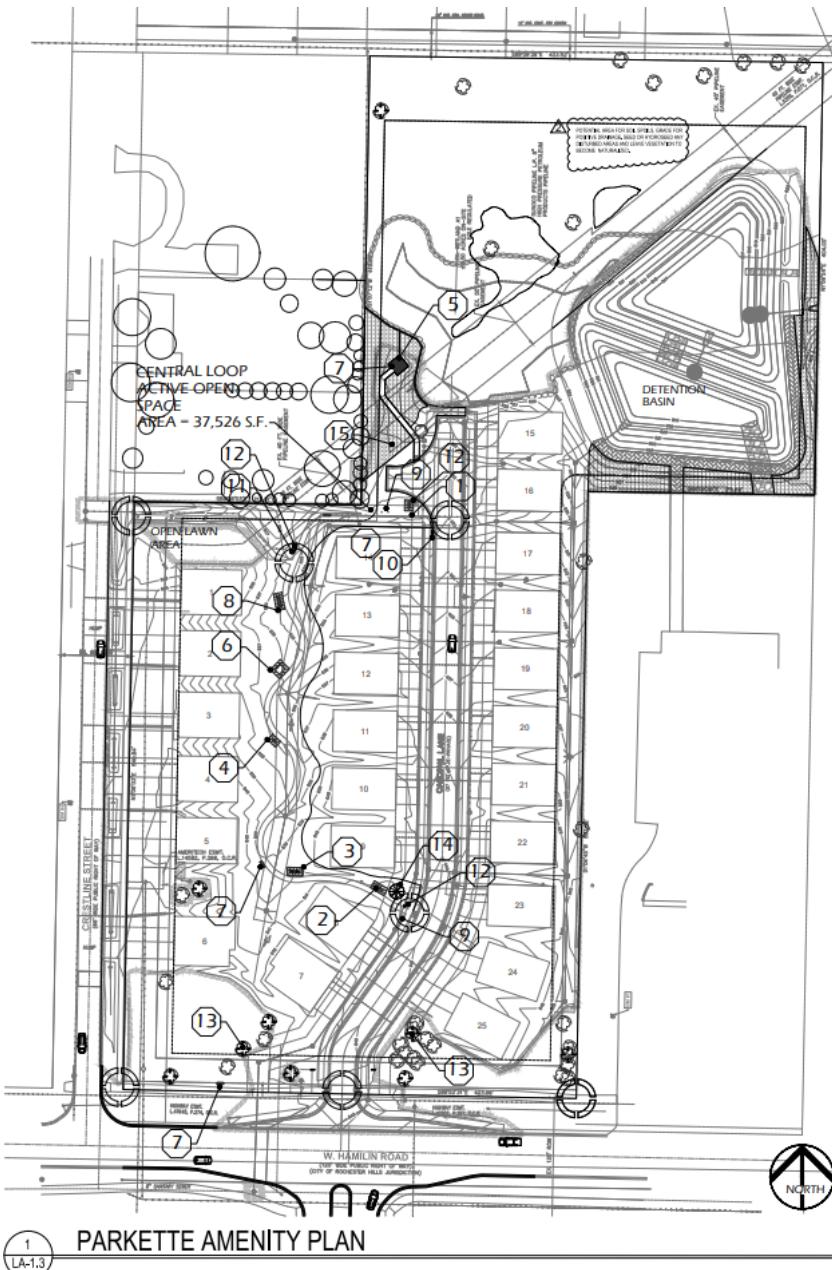
TREE SURVEY PLAN – PTP2025-0012



TREE SUMMARY

| | |
|--|---------------------------|
| TOTAL TREES TAGGED | 192 |
| DEAD/DISEASED TREES | -54 |
| OFFSITE EXEMPT | -6 |
| REGULATED TREES ON SITE | 132 |
| REGULATED TREES WITHIN BUILDING ENVELOPE (BE) | -36 |
| | |
| TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA) | 96 |
| PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees | 39 TREES REQUIRED |
| | |
| PRESERVED REGULATED TREES | 30 TREES PROVIDED |
| PRESERVED SPECIMEN TREES | 9 TREES PROVIDED |
| | |
| TOTAL TREES PRESERVED (within the PPA) | 39 TREES PROVIDED |
| | |
| REGULATED TREES REMOVED 66 Replacement = 1:1) 24 BE + 41 PPA | 66 TREES REQUIRED |
| SPECIMEN TREES REMOVED 27 @ 50% DBH = 375"/ 2" tree = 187.5 Replacement Trees) | 188 TREES REQUIRED |
| (10 BE + 17 PPA) | 254 TREES REPLACED |
| CREDITS PROVIDED FOR 9 SPECIMEN TREES PRESERVED | -9 TREES CREDITS |
| | |
| TOTAL REPLACEMENT CREDITS DUE | 245 TREES REQUIRED |
| | |
| AMOUNT TO BE PAID INTO CITY'S TREE FUND (245 X \$334) | \$81,830 |
| | |
| TREE FUND | |
| IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$334 PER TREE. | |

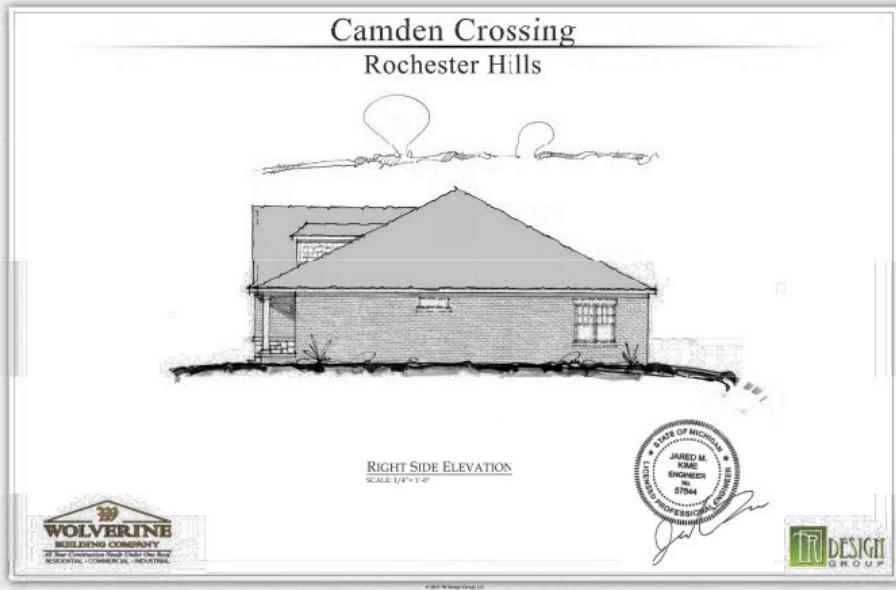
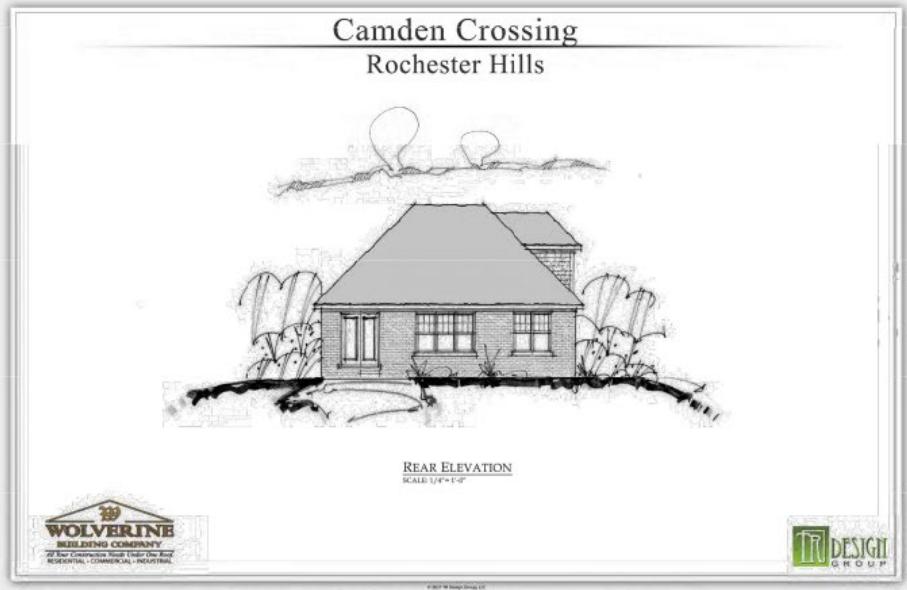
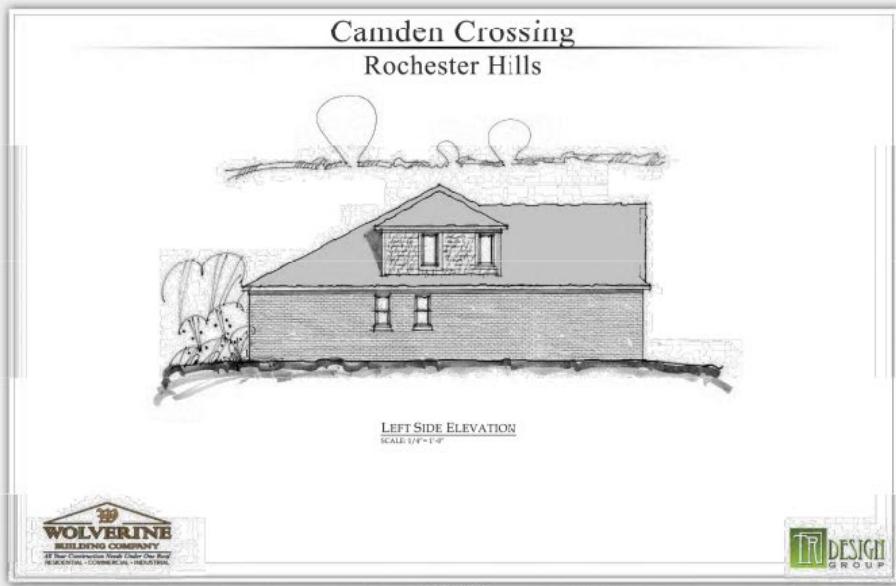
CAMDEN CROSSING SITE CONDOMINIUM PARKLET PLAN -



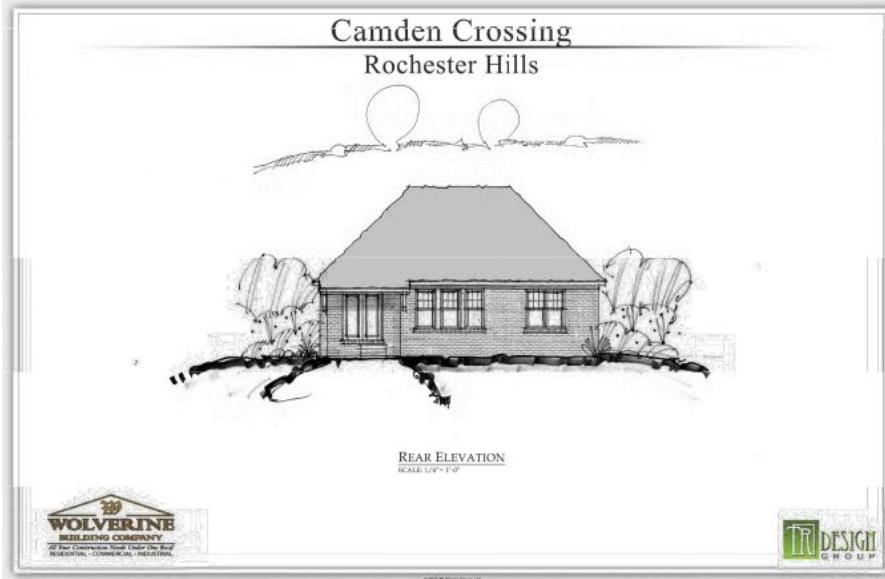
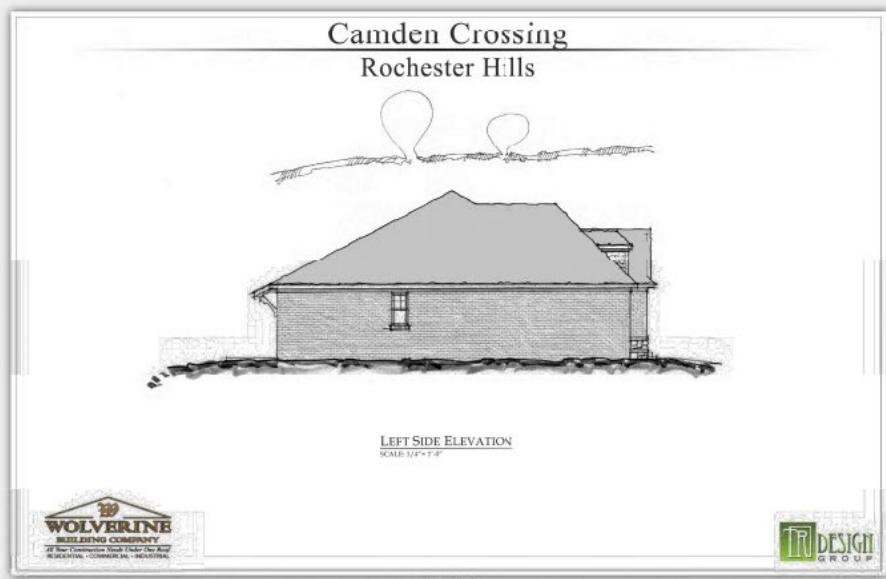
TREE SUMMARY

| | |
|--|------------------------|
| TOTAL TREES TAGGED | 192 |
| DEAD/DISEASED TREES | -54 |
| OFFSITE EXEMPT | -6 |
| REGULATED TREES ON SITE | 132 |
| REGULATED TREES WITHIN BUILDING ENVELOPE (BE) | -36 |
| TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA) | 96 |
| PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees | 39 TREES REQUIRED |
| PRESERVED REGULATED TREES | 30 TREES PROVIDED |
| PRESERVED SPECIMEN TREES | 9 TREES PROVIDED |
| TOTAL TREES PRESERVED (within the PPA) | 39 TREES PROVIDED |
| REGULATED TREES REMOVED 66 Replacement = 1:1) 24 BE + 41 PPA | 66 TREES REQUIRED |
| SPECIMEN TREES REMOVED 27 @ 50% DBH = 375"/ 2" tree = 187.5 Replacement Trees) | 188 TREES REQUIRED |
| (10 B.E. + 17 PPA) | 254 TREES REPLACED |
| CREDITS PROVIDED FOR 9 SPECIMEN TREES PRESERVED | -9 TREES CREDITS |
| TOTAL REPLACEMENT CREDITS DUE | 245 TREES REQUIRED |
| AMOUNT TO BE PAID INTO CITY'S TREE FUND (245 X \$334) | \$81,830 |
| TREE FUND | |
| IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$334 PER TREE. | |

CAMDEN CROSSING SITE CONDOMINIUM ELEVATIONS



CAMDEN CROSSING SITE CONDOMINIUM ELEVATIONS



CAMDEN CROSSING SITE CONDOMINIUM SUMMATION

- Request
 - Wetland permit, natural features setback modification and tree removal permit
 - Wetland Permit:
 - Wetland Area: 11,427 sq. ft. of permanent impact to City regulated wetland, all but 143 square feet is exempt from regulation based on the impacts being largely for stormwater mitigation.
 - One additional wetland area is shown onsite that is not City regulated.
 - Wetland area onsite is a lower quality wetland due to mowing activities and nonnative vettive species.
 - Natural Features Setback Modification:
 - Wetland Area: 487 linear feet of permanent impact, again much of the impact is due to stormwater mitigation onsite and therefore exempted. 109 linear feet of impacts are not exempt and are due to Unit #15 and Cardinal Lane turnaround.
 - Tree Removal Permit:
 - Regulated Trees Onsite:

| | |
|----------------------------------|--|
| • Regulated Trees to be Saved: | 96 trees |
| • Regulated trees to be saved | 39 trees |
| • Specimen trees to be saved | 30 |
| • Regulated Trees to be Removed: | 66 trees |
| • Specimen Trees to be Removed: | 27 trees (375 caliper inches) |
| • Replacement Trees Required: | 245 replacement trees |
| • Replacement Trees Proposed: | Pay the equivalent of 245 trees into the City's tree fund. |
 - Specimen trees to be saved
 - Regulated Trees to be Removed:
 - Specimen Trees to be Removed:
 - Replacement Trees Required:
 - Replacement Trees Proposed: