

**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, PWEF2025-0004, 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





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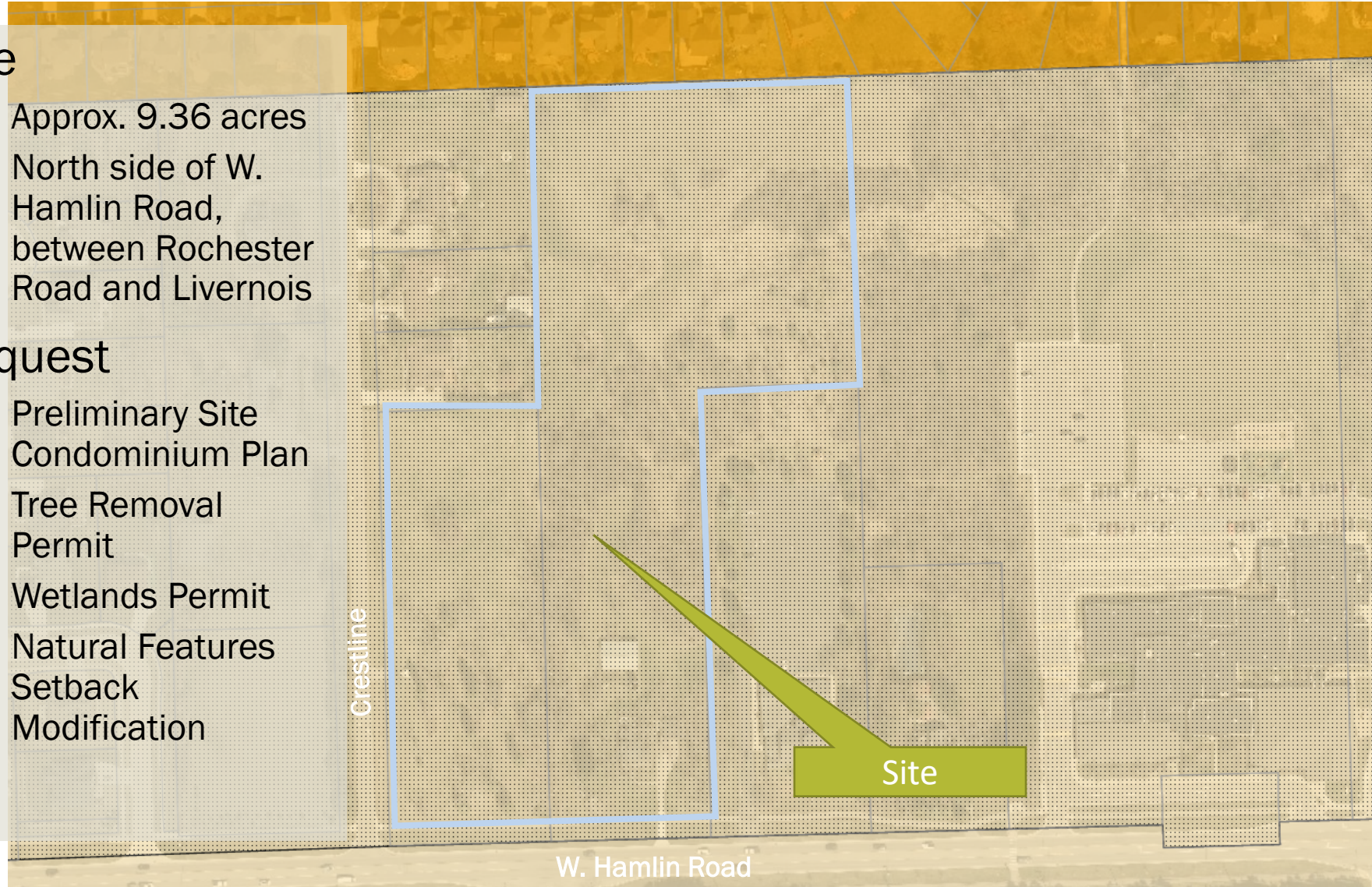
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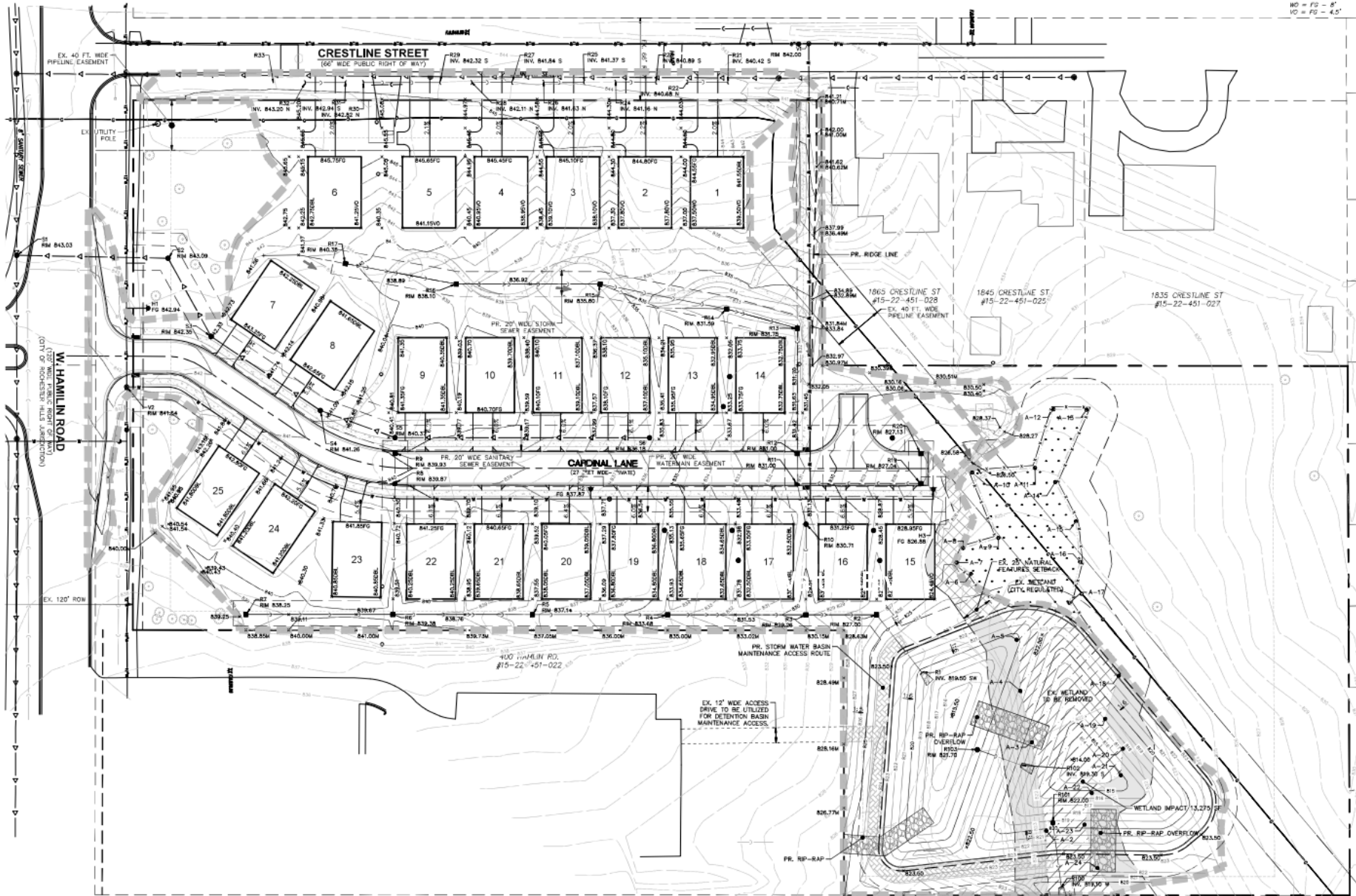


Looking  
Southwest



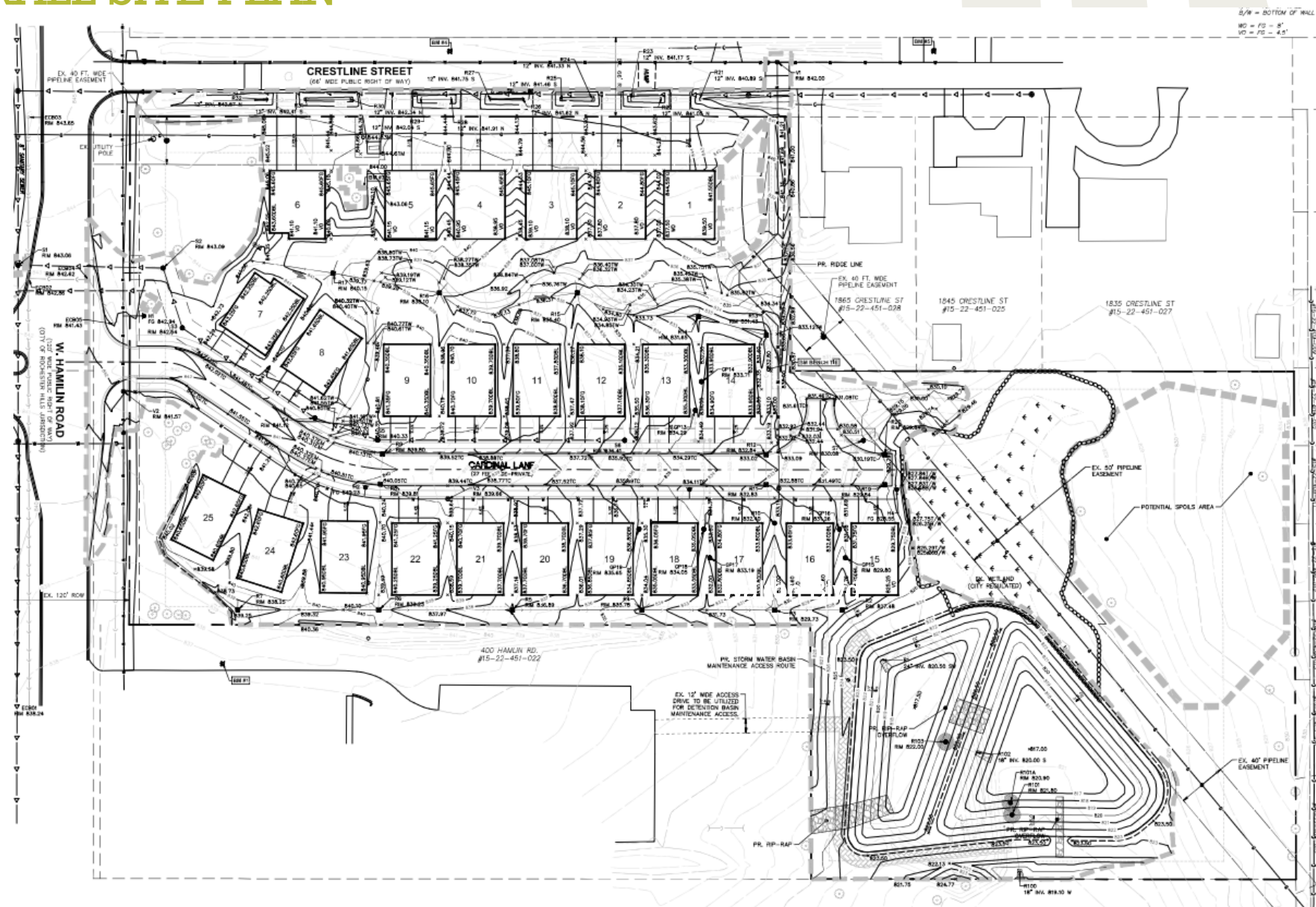
# CAMDEN CROSSING SITE CONDOMINIUM – PREVIOUSLY APPROVED APRIL 2022

## OVERALL SITE PLAN



# CAMDEN CROSSING SITE CONDOMINIUM – CURRENTLY PROPOSED

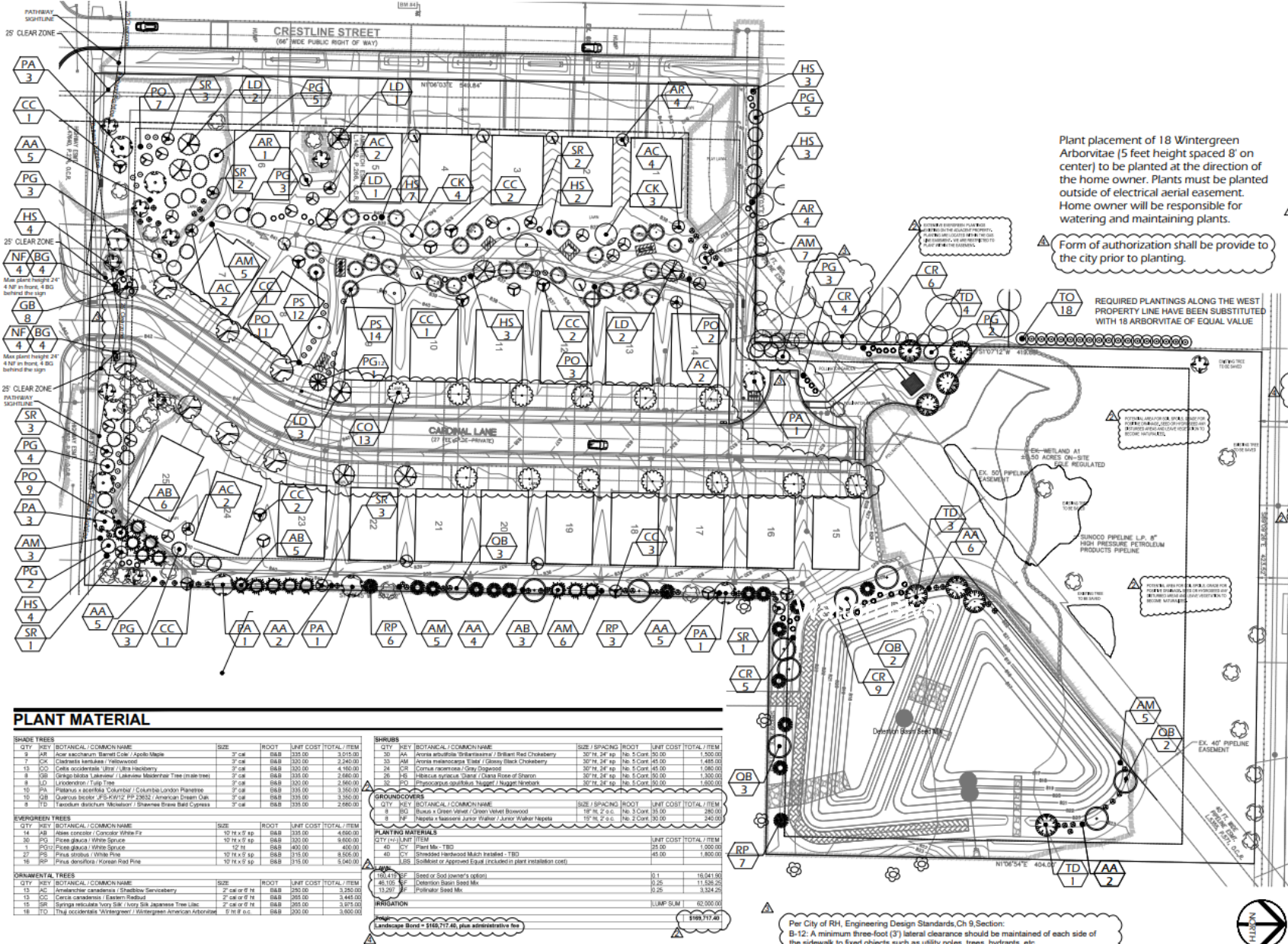
## OVERALL SITE PLAN





# CAMDEN CROSSING SITE CONDOMINIUM

## OVERALL LANDSCAPE PLAN



Plant placement of 18 Wintergreen Arborvitae (5 feet height spaced 8' on center) to be planted at the direction of the home owner. Plants must be planted outside of electrical aerial easement. Home owner will be responsible for watering and maintaining plants.

Form of authorization shall be provide to the city prior to planting.

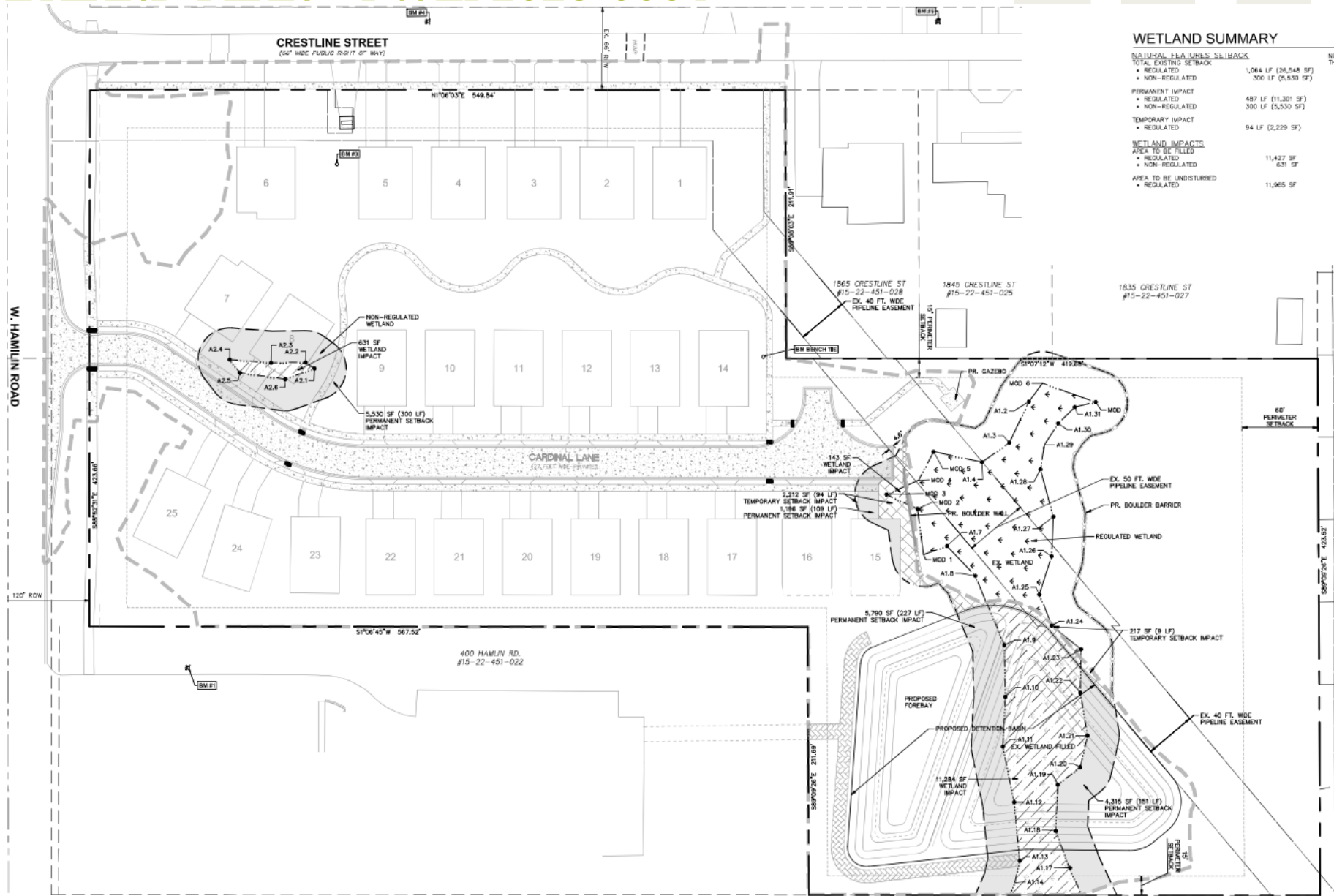
REQUIRED PLANTINGS ALONG THE WEST PROPERTY LINE HAVE BEEN SUBSTITUTED WITH 18 ARBORVITAE OF EQUAL VALUE

### PLANT MATERIAL

SHADE TREES						SHRUBS								
QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT COST	TOTAL / ITEM	QTY	KEY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	UNIT COST	TOTAL / ITEM
1	AR	Red American Elm / Barreni / Agnol Magna	2" cal	SR	\$488	\$488	33	AR	Aster multiflorus / Barreni / Agnol Magna	10" 14" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 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# CAMDEN CROSSING SITE CONDOMINIUM

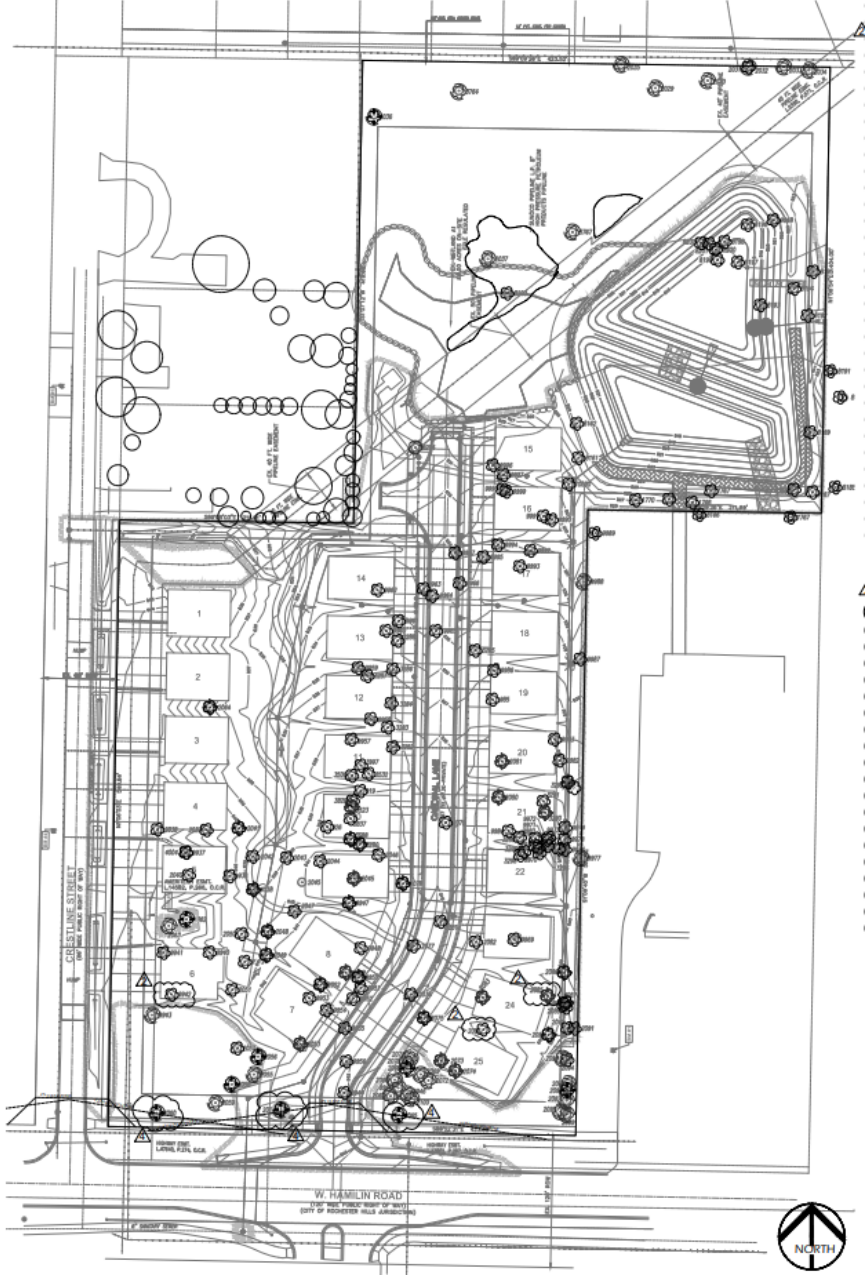
## WETLAND PLAN – PWEF2025-0004





# CAMDEN CROSSING SITE CONDOMINIUM

## TREE SURVEY PLAN – PTP2025-0012



### TREE SUMMARY

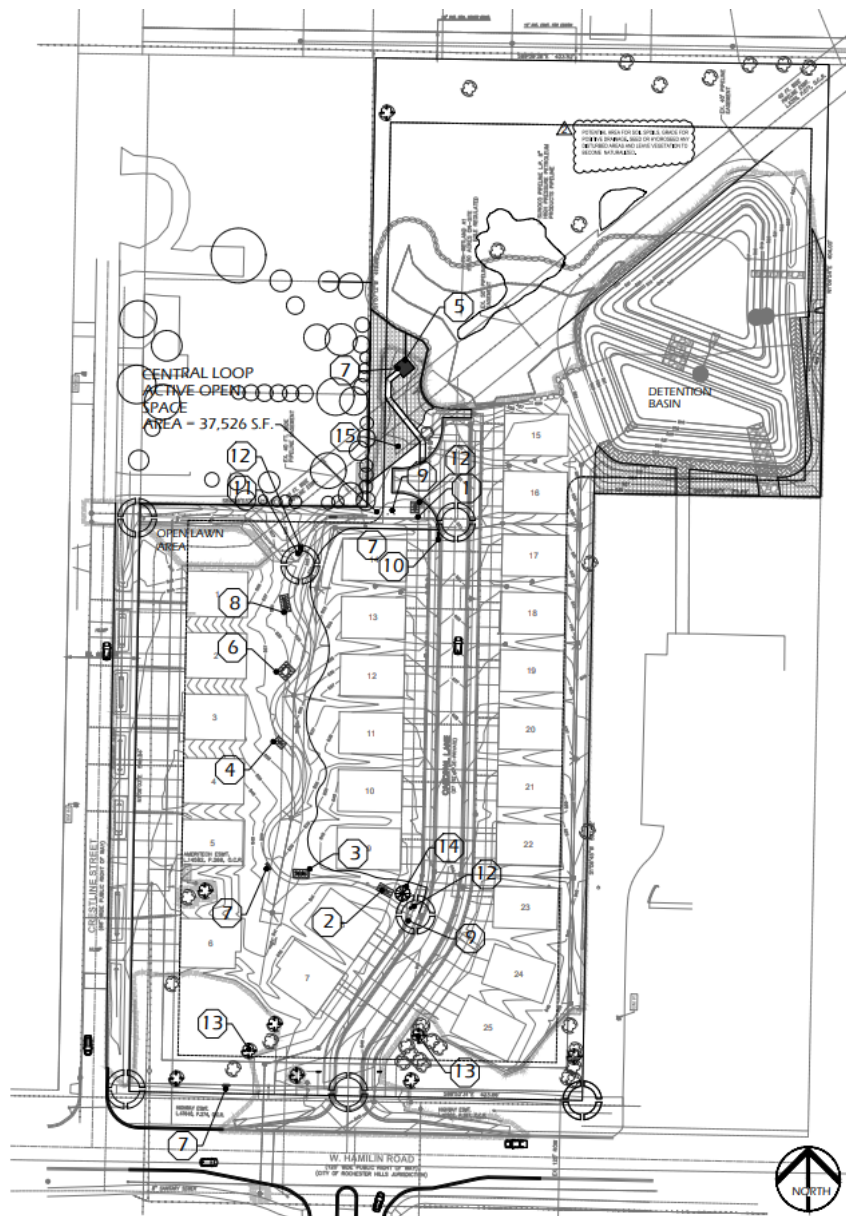
TOTAL TREES TAGGED	192
DEAD/DISEASED TREES	-54
OFFSITE EXEMPT	-6
REGULATED TREES ON SITE	132
REGULATED TREES WITHIN BUILDING ENVELOPE (BE)	-36
TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA)	96
PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees	39 TREES REQUIRED
PRESERVED REGULATED TREES	30 TREES PROVIDED
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 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

## PARKLET PLAN –

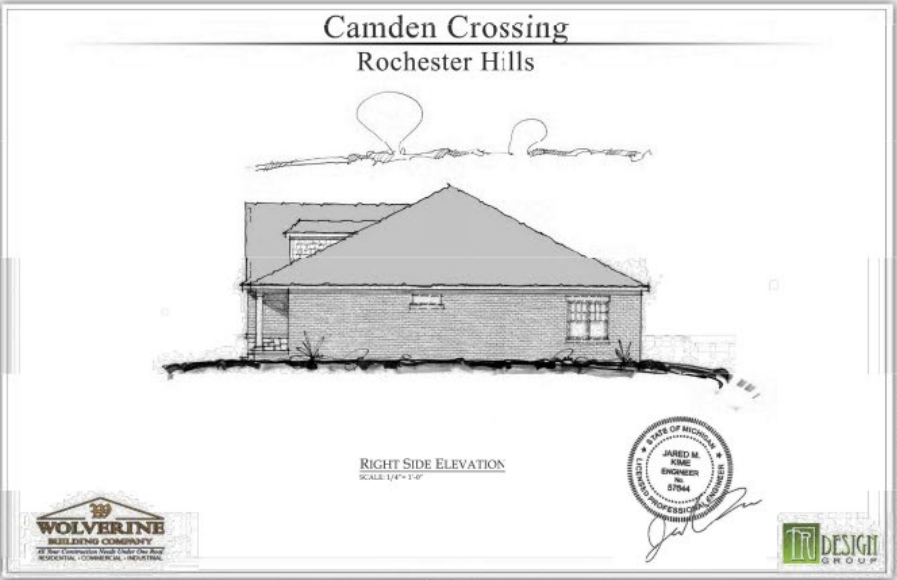
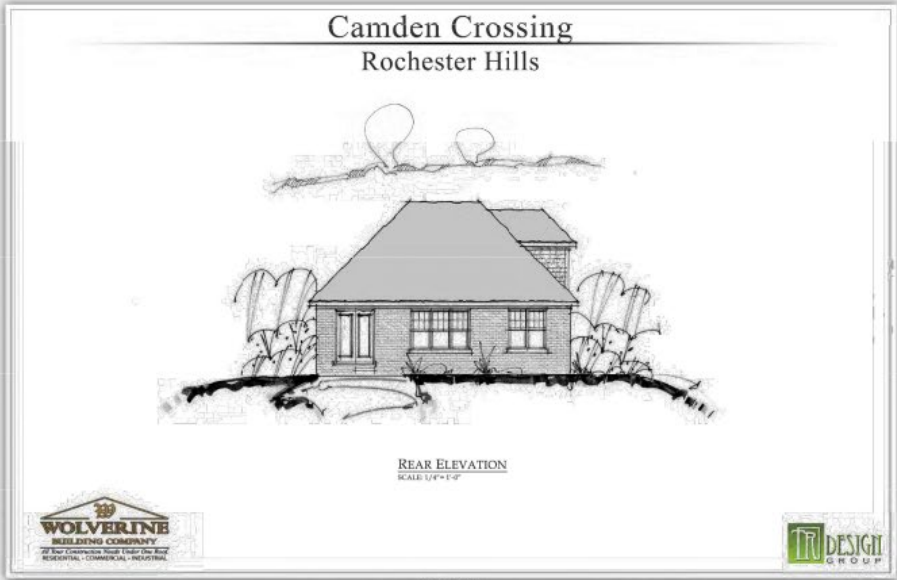
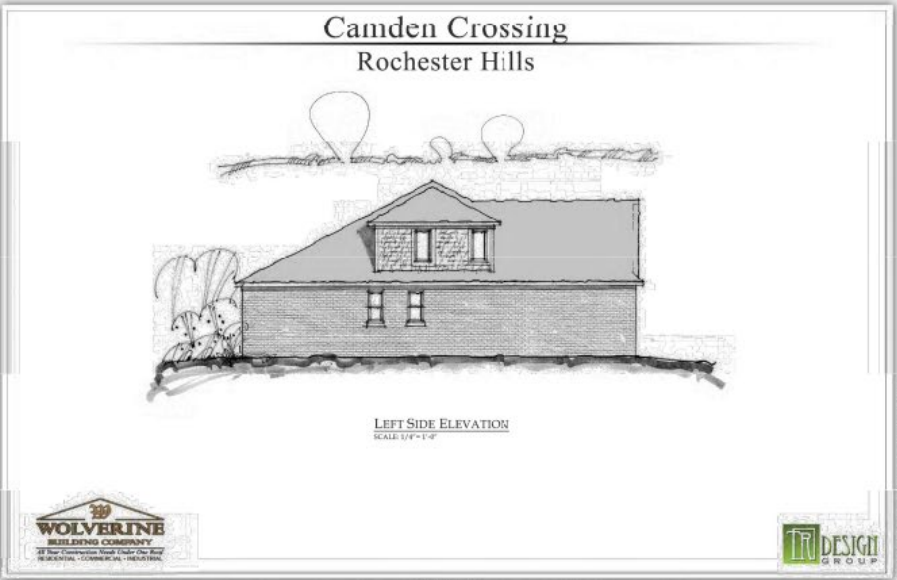


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TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA)	96
PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees	39 TREES REQUIRED
PRESERVED REGULATED TREES	30 TREES PROVIDED
PRESERVED SPECIMEN TREES	9 TREES PROVIDED
TOTAL TREES PRESERVED (within the PPA)	39 TREES 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.	

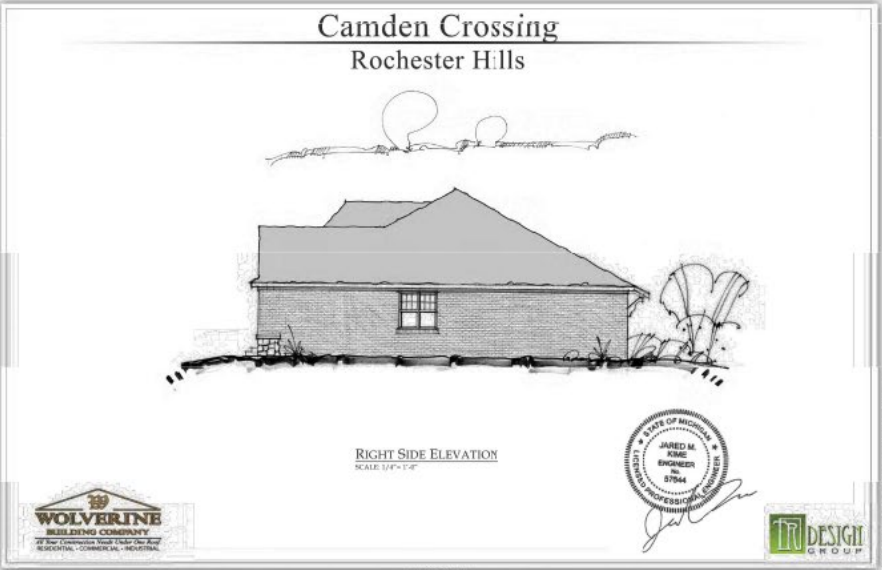
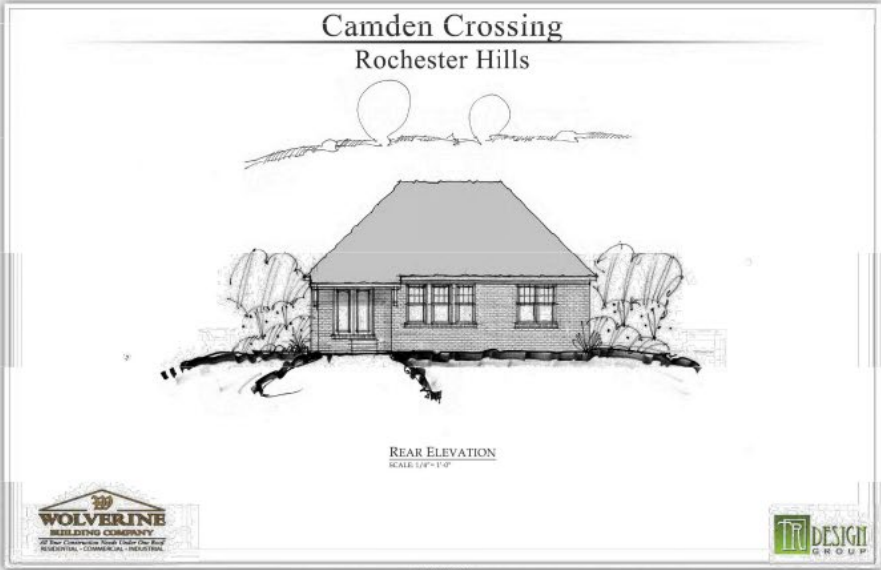
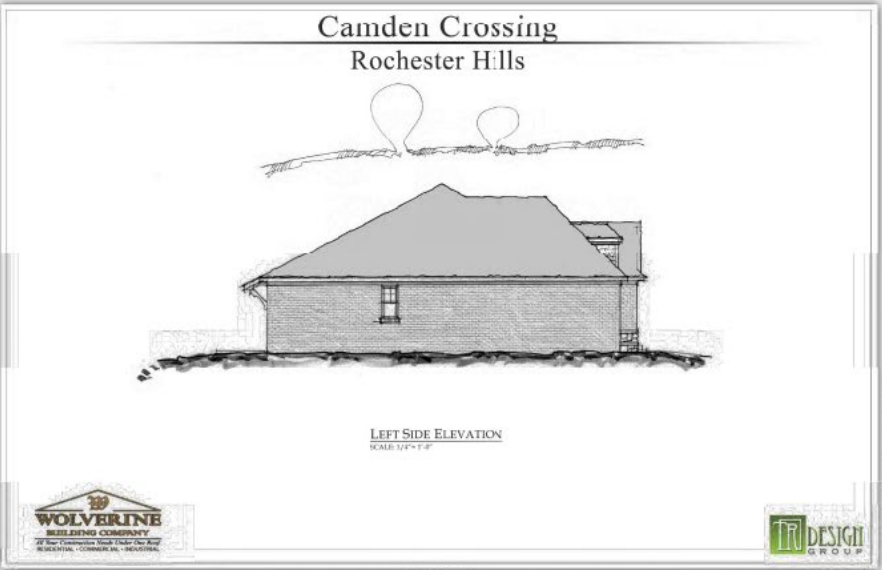
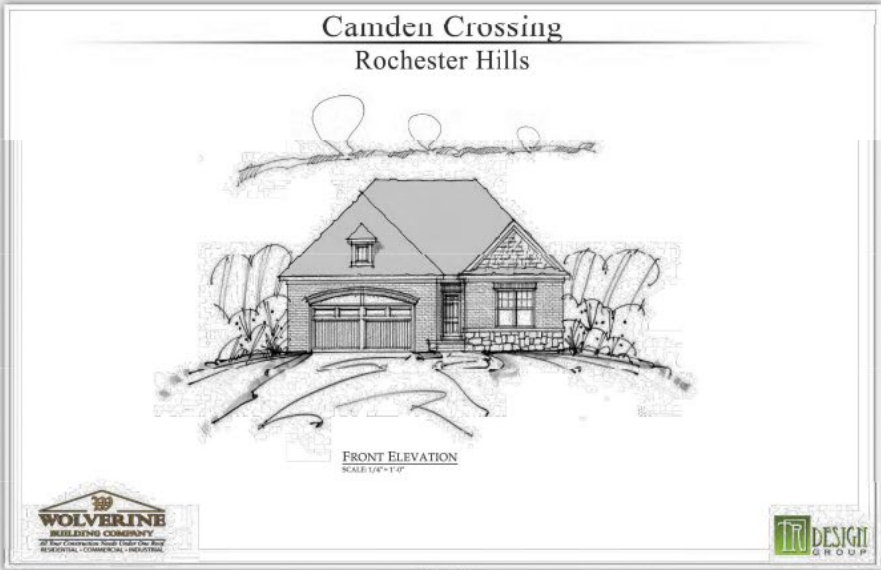


# CAMDEN CROSSING SITE CONDOMINIUM ELEVATIONS





# 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 vetitive 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: 96 trees
  - Regulated Trees to be Saved: 39 trees
    - Regulated trees to be saved 30
    - Specimen trees to be saved 9
  - 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.