
CITY OF ROCHESTER HILLS

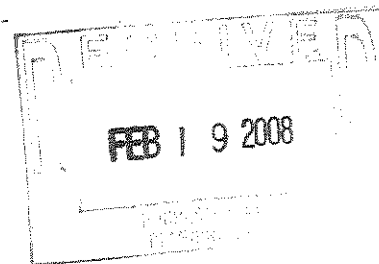
Assessing
Department
Laurie Taylor, Chief Appraiser

DATE: February 19, 2008

TO: Derek Delacourt

RE: 05-005 Pinewoods Condos

No Comment.



CITY OF ROCHESTER HILLS

Building
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer

D. L.

DATE: January 28, 2008

TO: Derek Delacourt, Planning

RE: Pine Woods Condominiums
Final Plan-Review #1
City File #05-005

Sidwell #15-34-101-012 & 013

The site plan review for Pine Woods Condominiums, City File #05-005, was based on the following drawings and information submitted:

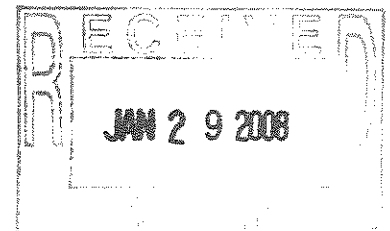
Sheet No. 1 thru 7, L-1, L-2

Building code comments: Dick Lange

References are based on the Michigan Residential Code 2003

Approved with the following conditions:

Detectible warnings are required at sidewalk ramps located in the road right-of-ways. Please refer to ADA (Americans Disability Act) requirements for details of detectible warnings at sidewalk ramps.



CITY OF ROCHESTER HILLS

DATE: January 23, 2008

Fire Department

TO: Planning Department

RE: Pine Wood Condominiums
Final Plan

William Cooke, Ext. 2703

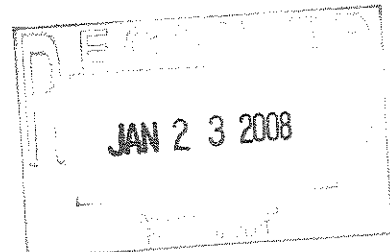
FILE NO: 05-005 REVIEW NO: 1

APPROVED X

DISAPPROVED

William Cooke
Fire Inspector

I:\Fir\Site\ Pine Wood Condominiums Final Plan 2008.1



CITY OF ROCHESTER HILLS

Public
Services

Jason Boughton, Engineering Division

DATE: January 23, 2008

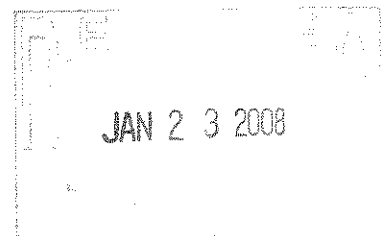
TO: Sandi DiSipio, Planning & Development

RE: **Pine Wood Condominiums**
City File #05-005/Section 34

The Engineering Division has reviewed the Final Site Condominium plan for Pine Wood Condominiums received on January 16, 2008. The plans have been reviewed for consistency between preliminary site plan and final site plan in regards to the proposed infrastructure. The Engineering Division of the Department of Public Services has no objection to the plans being considered for approval by Planning Commission and City Council. Keep in mind that the Michigan Department of Transportation (MDOT) permits, utility easements, and applicable performance bonds have not been obtained at this time.

Please remind the applicant that a Land Improvement Permit must be obtained prior to grading and all outstanding items per the preconstruction checklist must be obtained prior to construction commencing.

cc: Paul Davis, P.E., City Engineer
Roger Moore, P.S., Licensed Surveyor
Sheryl McIsaac, Office Coordinator - DPS
Tracey Balint, P.E., Project Engineer
File



CITY OF ROCHESTER HILLS

Planning and
Development

DATE: January 28, 2008

TO: Derek Delacourt
Deputy Director
Planning & Development

RE: Pine Woods Condominiums
8th Landscape Review
Final Site Plan Approval
City File #05-005

FROM: Carla J. Dinkins
Landscape Architect
Planning & Development

For this review I have reviewed the following sheets:

Sheet 1 of 7 Preliminary Site Plan, dated May 17, 2007
Sheet 2 of 7 Utility / Grading Plan, dated May 17, 2007
Sheet 3 of 7 Overflow Drainage Map, dated May 17, 2007
Sheet 4 of 7 Topographic Survey, dated January 13, 2005
Sheet 5 of 7 Road Topo, dated January 13, 2005
Sheet 6 of 7 Tree Survey, dated January 13, 2005 (no changes)
Sheet 7 of 7 Tree Preservation Plan, dated May 17, 2007

Sheet L-1 of 2 Landscape Plan, dated November 11, 2006
Sheet L-2 of 2 Irrigation Plan and Details, Landscape Details and Notes, dated August 31, 2006

Please note that my review of these plans is for landscape, irrigation and tree preservation related issues only.

My comments and findings are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) does not regulate this site. While the TCO does not regulate this site the City of Rochester Hills highly recommends that the Developer preserve as many of the existing trees as possible.

Status:

- There are 240 trees surveyed onsite; of these 9 are Ash trees resulting in 231 regulated size trees onsite. While the Developer is not required to, he is proposing to save 93 trees onsite, however, of the 93 trees 36 of these trees will be very hard to save due to their location. Hence, the Developer is more likely to save 57-regulation size trees onsite for a total of 24% existing tree preservation.

Parking Lot Island Requirements and Status:

Requirement:

- None required

Status:

- None provided

Buffer requirements and status:

Requirement:

- None required

Status:

- None provided

Recommendation:

My review of the above listed documents has determined that the plans meet all the requirements of the Zoning Ordinance; hence, with the following conditions I recommend approval of the Landscape and Irrigation Plans, Sheets L-1 and L-2. The following conditions must be addressed prior to the issuing of the Land Improvement Permit:

- 1. The Tree Protective Fencing will need to be installed, inspected and approved by the City of Rochester Hills Landscape Architect.**
- 2. Prior to the issuing of the Land Improvement Permit the following Performance Bonds will need to be posted:**

Buffer trees and shrubs (Auburn Road and Detention Pond)	\$56,781.00
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Sandi DiSipio

From: Staran, John D. [jstaran@hshcdlaw.com]
Sent: Tuesday, January 29, 2008 3:51 PM
To: Sandi DiSipio
Subject: Pine Woods

I've reviewed and am satisfied with the master deed and bylaws.

John D. Staran

HAFELI STARAN HALLAHAN CHRIST & DUDEK, P.C.
4190 Telegraph Road
Suite 3000
Bloomfield Hills, MI 48302
phone: (248) 731-3080
direct: (248) 731-3088
fax: (248) 731-3081
email: jstaran@hshcdlaw.com

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#mailfilter#

ENVIRONMENTAL IMPACT STATEMENT

Revised 1.2

“PINE WOODS CONDOMINIUMS”

Part of the N.W. ¼ of Section 34
T.3N., R. 11E., Rochester Hills, Oakland County, Michigan

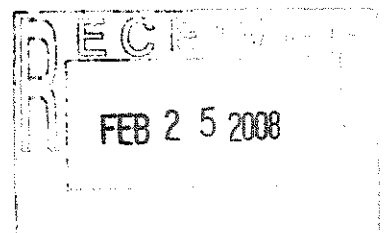
Parcels

15-34-101-012

15-34-101-013

Prepared by:

L&R Homes Inc.
2490 Walton Blvd. Suite 103
Rochester Hills, Michigan 48309



ENVIRONMENTAL IMPACT STATEMENT

“PINE WOODS CONDOMINIUMS”

PART I ANALYSIS REPORT

PAST & PRESENT STATUS OF THE LAND

- A. The site consists of 9.544 acres. According to information made available by the United States Department of Agriculture Soil Conservation Service, the site consists of #10b Marlette Sandy Loam and #18b Fox Sandy Loam

These soils are well suited to building site developments.

The site is primarily grassland that was used for farming in the past. Some trees do exist on the site, and the location of these trees are indicated on the “Tree Survey Plan” prepared by JJ ASSOCIATES, INC formerly MCS ASSOCIATES, INC.

There is presently little known wildlife on the site nor any wetlands or floodplains.

The project will not alter the existing watershed or drainage patterns.

- B. There is no historical or cultural value to the existing land.
- C. There is currently a house and two sheds on 15-34-101-012 and a house, a detached garage, and three storage sheds on parcel 15-34-101-013.
- D. There are no important scenic features on the site.
- E. Access to the site is available from Auburn Rd and Grand Park Drive stub street.
- F. All utilities are available to the sites from Auburn Rd and adjacent Hazelwood Condominiums.

PART II THE PLAN- SMALL RESIDENTIAL

DESCRIPTION OF PROJECT

- A. This project will consist of detached site-condo homes constructed to be harmonious with the surrounding homes in the area
- B. The project will contain twenty-nine (29) residential single-family homes.
- C. All premises will be for sale.
- D. The projected price range will be from the \$300,000's

- E. The traffic generated by the project will be residential traffic from the homeowners residing in the proposed Pine Woods Condominiums, as well as guests, contractors, & service providers. Additional traffic generated by the twenty-nine (29) homes is estimated to be 304.5 trips according to Institute of Transportation Engineers (10.5 trips per home).

PART III IMPACT FACTORS

- A. Natural and Urban Characteristics of the plan:
 - 1. This parcel of land will contain .38 acres of open space and retention pond area and .09 acres of open space set aside at the southern end of proposed Raffle Drive.
 - 2. Acres of Wetlands: Not applicable.
 - 3. Acres of Added Water: Not applicable.
 - 4. Acres of private open space: .38 acres
 - 5. Acres of public open space: .09 acres
 - 6. Extent of offsite drainage: Site drainage has been accounted for in the plan.
 - 7. Community facilities in plan: Not applicable.
 - 8. Utilities will be provided from Auburn Rd and adjacent Hazelwood Condominiums
- B. The site will be ready for development beginning in the Spring of 2009.
- C. The projected timetable for the proposed project will be 2 years.
- D. Adaptation of the site's geography: See site plans submitted to City. Project adapted to flow with existing geography.
- E. Relation to surrounding development: This development will have access to Auburn Rd and tie into Hazelwood Condominiums. The homes will be harmonious with the existing homes in the adjacent development.
- F. The project has little or no regional impact.
- G. Construction activities will be self-contained and performed during normal business hours. Site work before and during construction shall comply with local, and state laws. See notes on preliminary plat for additional information.
- H. No pollutants are anticipated.
- I. Changes to occur as a result of this project:
 - 1. Physical:
 - a. Air quality – no significant impact.
 - b. Water effects – no major change to water. Preliminary plat is designed to accommodate this development. Site will conform to the requirements of the City of Rochester Hills, Oakland County, and State of Michigan.

- c. No significant impact to wildlife habitat foreseen.
 - d. Existing vegetation will be replaced with additional plants, numerous trees and other types of plant life.
 - e. Minor changes. The noise generated will be minimal (a typical residential community).
 - f. No street lighting is proposed. Homeowners' residential lighting may be present.
2. This development will be a secluded, quality family oriented development, which will enhance, and integrate with the existing Hazelwood Condominiums and City of Rochester Hills. The development of this site will increase accessibility to the existing Hazelwood Condominiums by extending Grand Park Drive from Hazelwood Condominiums into the Proposed Raffer Drive allowing accessibility and maneuverability for emergency vehicles and comfortable traffic flow throughout Hazelwood Condominiums and the proposed Pine Woods development.
3. Economic:
- a. The economic impact for the surrounding land is beneficial. New homes will provide appreciation for surrounding homes and add better landscape and architectural features to the area.
 - b. New jobs and employment opportunities will be provided in the construction of site, as well as, the maintenance of the residential homes constructed.
 - c. A number of off-site costs as shown in site plan will be paid for by the developer, such as building of a public road on public property (by developer), from which the city will benefit.
 - d. Assessed value of the site will be increased greatly, since 9.544 acres of vacant land will become twenty-nine (29) residential homes, creating new tax revenues for the City.
 - e. All utilities are in place for attachment to the sites.

J. Additional Factors:

- 1. The land immediately surrounding the proposed development is a residential site condominium development of very similar caliber as the proposed Pine Woods Development. Developer will comply with all applicable codes and ordinances to ensure property surrounding this development will not be disrupted.
- 2. Efforts have been made to save existing vegetation when feasible and the extensive landscaping of the new homes will more than compensate for the relatively small loss of vegetation.
- 3. This project will consist of architecturally appealing quality built homes which will be complimented with extensive landscaping.
- 4. No alternative plan was offered since the current plan was designed from feedback received by the City Staff.

PART IV

SUMMARY

L&R Homes Inc. has acquired these parcels for the development of Pine Woods Condominiums in order to satisfy the continued desire for new housing in the City of Rochester Hills. Development of this parcel has been pursued to attach the existing Grand Park Drive from Hazelwood Condominiums into the Proposed Raffer Drive allowing easier maneuverability for emergency vehicles and more comfortable traffic flow throughout Hazelwood Condominiums and the proposed Pine Woods development. The subject land has been zoned for R-4 residential use and the proposed site plan conforms to this zoning. The site plan poses no ecological effects since it has been adapted to flow with the surrounding properties. The project fits well into the neighboring development, providing increased accessibility and maneuverability, while providing a high quality residential community to further enhance the appeal of Rochester Hills.

DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant Lorenzo Randazzo for L&R Homes, Inc

Address 2490 Walton Blvd, Ste 203, Rochester Hills, MI 48309

Telephone 248-373-5983 Fax 248-373-5984 Email: vlrانداز@landrhomes.com

Applicant's Legal Interest in Property President of L&R Homes, Inc

Property Owner(s) L&R Homes, Inc

Address 2490 Walton Blvd, Ste 203, Rochester Hills, MI 48309

Telephone 248-373-5983 Fax 248-373-5984 Email: vlrانداز@landrhomes.com

Project Name Pine Woods Condominiums Present Zoning R4

Project Location Part of NorthWest 1/4 of Section 34, T.3N., R.11E., Rochester Hills

Existing Use R4 Proposed Use R4

Required number of hydrants 3 Required average spacing of hydrants _____

Land area (acres) 9.544 Floor area of proposed structure _____

Sidwell No. 15-34-101-012 & 15-34-101-013 BOCA construction type Residential

Type of Development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

- | | |
|---|--|
| <input type="checkbox"/> Boundary Determination needed | <input type="checkbox"/> There are City regulated wetlands on the property |
| <input checked="" type="checkbox"/> There are MDEQ regulated wetlands on the property | <input checked="" type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |

Tree Removal Permit:

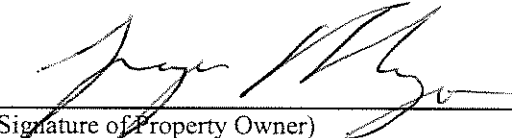
- There are regulated trees on the property There are NO regulated trees on the property
-

Check List:

The following items must be provided with the Application to start the review process:

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets
 - 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable)
 - Fire flow test (new structures and small additions)
 - Information per Tree Preservation Ordinance
OR "No Affected Trees Affidavit"
 - Review Fee
 - 2 copies of Environmental Impact Statement (EIS)
 - Copy of Purchase or Lease Agreement
 - Wetland Boundary Determination
-

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

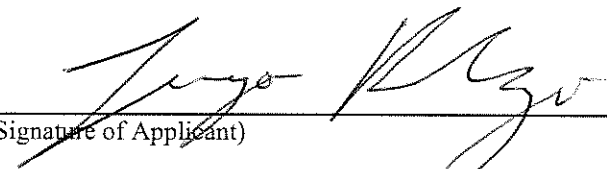


(Signature of Property Owner)

6/11/07

(Date)

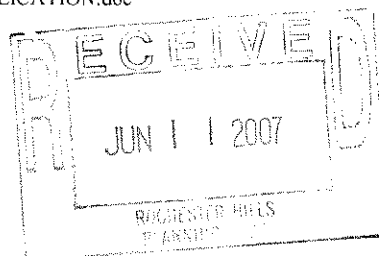
I certify that all the above statements and those contained in the documents submitted herewith are true and accurate.



(Signature of Applicant)

6/11/07

(Date)



For Official Use Only:
File No. _____
Escrow No. _____
Date: _____