
CITY OF ROCHESTER HILLS

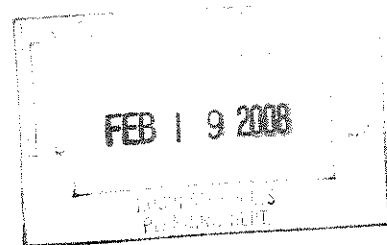
Assessing
Department
Laurie Taylor, Chief Appraiser

DATE: February 19, 2008

TO: Derek Delacourt

RE: 05-011 Commons South Condo

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: Commons South Condos
Final Plan-Review #1
City File #05-011

Sidwell #15-34-301-005 & 326-001

The site plan review for Commons South Condos, City File #05-011, was based on the following drawings and information submitted:

Sheet No. 1, 2, 3, L-1

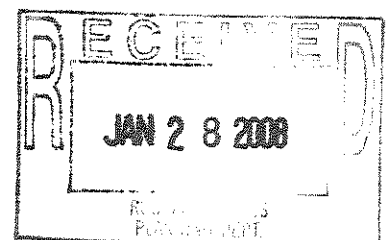
Building code comments: Dick Lange

References are based on the Michigan Residential Code 2003

Approved with the following conditions:

1. 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.
2. **R401.3 Drainage.** Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.



CITY OF ROCHESTER HILLS

DATE: January 24, 2008

Fire Department

TO: Planning Department

RE: Commons South Condos
Final Plan

William Cooke, Ext. 2703

FILE NO: 05-011

VIEW NO: 1

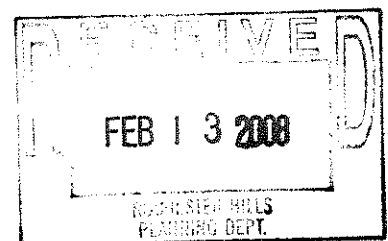
APPROVED _____

DISAPPROVED X

1. Replace old note on Sheet 3 with the following: Construction sites shall be safeguarded in accordance with **IFC 2006 Chapter 14**
2. Replace old note on Sheet 3 with the following: Open burning is **not** permitted including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and/or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines **FIRE PREVENTION ORDINANCE Chapter 58, Sec. 307.6.2 & 307.6.2.3**

William Cooke
Fire Inspector

I:\Fir\Site\ Commons South Condos Final Plan 2008.1



CITY OF ROCHESTER HILLS

Parks and Forestry

Gerald Lee, Forestry Operations Manager
David Etz, Forestry Ranger

DATE: February 6, 2008

TO: Derek Delacourt,
Deputy Director - Planning

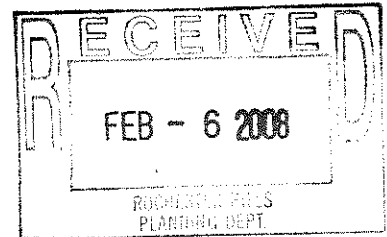
RE: Commons South Condos
Final Plan, Review #1,
File No. 05-005-011

Forestry review pertains to right-of-way tree issues.

No comment at this time.

GL/crf

cc: Carla Dinkins, Landscape Architect
Sandi DiSipio, Planning Coordinator



CITY OF ROCHESTER HILLS

Planning and
Development

DATE: February 6, 2008

TO: Derek Delacourt
Deputy Director
Planning & Development

RE: The Commons South
Landscape Review
Final Site Plan
City File #05-011

FROM: Carla J. Dinkins *CJD*
Landscape Architect
Planning & Development

For this review I have reviewed the following documents:

Sheet 1 of 3 Boundary and Topographic Survey, stamped received January 11, 2008
Sheet 2 of 3 Trees Survey, dated last revised January 30, 2007 (no change)
Sheet 3 of 3 Preliminary Site Condominium Plan dated last revised February 22, 2007 (no change)
Sheet L-1 Conceptual Site Landscape Plan dated last revised February 22, 2007 (no change)

Please note that my review of those documents is for landscaping and preservation related to issues only.

My comments and finding are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) does not regulate this site.

Status:

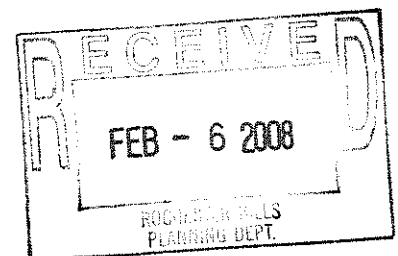
- While the TCO does not regulate this site the Developer is saving 65 or 35% of the existing trees onsite.

Parking lot island requirements and status:

Requirement:

- Not required for this development.

Status:



- None provided

Buffer requirements and status:

Requirement:

- No buffer requirements for this development.

Status:

- None provided.

Recommendation:

All comments and concerns of my previous review dated February 28 2007 and Conditions as required by the Planning Commission in their meeting of January 10, 2006 have been addressed in a satisfactory manner, hence, I recommend approval of the Landscape documents with the following conditions:

1. Tree Protective Fencing must be installed inspected and approved by the City's Landscape Architect prior to issuance of the Land Improvement Permit.
2. Prior to the issuing of the Land Improvement Permit for this development the following Performance Bonds must be posted:

Landscaping	\$13,590.00
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CITY OF ROCHESTER HILLS

Public
Services

Jason Boughton, Engineering Services

DATE: January 23, 2008

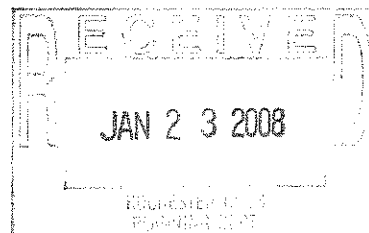
TO: Sandi DiSipio, Planning & Development

RE: **The Commons South**
City File #05-011/Section 34

The Engineering Division has reviewed the Final Site Condominium plan for The Commons South 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 Oakland County Drain Commission permits, Michigan State Department of Environmental Quality (MDEQ) permit for sanitary sewer, 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 fees and permits 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





HUBBELL, ROTH & CLARK, INC
Consulting Engineers

Principals	Senior Associates
George E. Hubbell	Frederick C. Navarre
Thomas E. Bigh	Gary J. Tresselt
Walter M. Aft	Lawrence R. Anzyna
Peter T. Roth	Kenneth A. Melchler
Michael D. Waring	Dorinda M. Mansero
Kelja D. McCormick	Ranajit L. Fera
Curt A. Chataason	David P. Wilcox
Thomas M. Doran	Timothy H. Sullivan

Chief Financial Officer
J. Bruce McFarland

Associates

- Thomas O. Maxwell
- Nancy M.D. Faught
- Jouhanna E. Booth
- Michael C. MacDonald
- Marvin A. Ojane
- James C. Hanson
- Richard F. DesuMeh
- William R. Davis
- Daniel W. Mitchell
- Jesse B. VanDeCreek
- Robert F. DeFrain
- Marshall J. Giacchi
- Thomas D. LaCroce

March 20, 2007

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Attention: Ms. Tracey Balint, P.E.

Re: The Commons South
City File No. 05-011, Section 34
Construction Plan Review #5

HRC Job No. 20060293.45

Dear Ms. Balint:

We have reviewed the revised construction plans for the above referenced project, as prepared by Urban Land Consultants, dated January 17, 2007, in accordance with the City requirements for construction plan review. The plans were stamped "Received" by this office on March 14, 2007.

The items from our previous review have been satisfactorily addressed. It is our opinion that the plans submitted are in substantial compliance with the City requirements for construction plans.

Enclosed are seven (7) sets of plans, stamped "Reviewed without Comment", which are being forwarded to your office for approval. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.


James J. Sturhigh, P.E.
Senior Project Engineer

cc: City of Rochester Hills - Paul Davis, Roger Moore, Jason Boughton
Urban Land Consultants - Robert Lindh
HRC - W. Alix D. Mitchell, File

V:\20060293\060293\05\10\Corral071.r.doc

Sandi DiSipio

From: Staran, John D. [jstaran@hshcdlaw.com]
Sent: Tuesday, January 29, 2008 1:58 PM
To: Sandi DiSipio
Subject: Commons South Condos

Sandi: I have reviewed the Master Deed and Bylaws and have no comments.

John D. Staran

HAFELI STARAN HALLAHAN CHRIST & DUDEK, P.C.
4190 Telegraph Road
Suite 3000
Bloomfield Hills, MI 48302
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