

Staff Review

Comments from BAC Staff Liaison:

Berkshire Pointe

- This work is primarily restoration to damage done during Wixom Rd project (plantings in ROW are not eligible for replacement. Only grass/sprinkler lines/etc.)
- Per the Department of Public Works, the sprinkler line was reinstalled and operational but was unable to be tested as Berkshire Pointe's contractor from the time went out of business.

Chamberlain Crossing

- Will require both a sign permit and a sign foundation permit
- Consider approval with understanding that the applicant may not install large boulders in ROW (IE center island bed) or an entryway fence on a public roadway
- The Addition of an entryway sign will help with visibility to drivers, especially those unfamiliar with the subdivision

Lochmoor Village

- Application is very sparse but the work itself is not objectionable

The Enclave Condominium

- The proposed work *does not meet the requirements of the grant*, it addresses only parking lot lighting not the beautification of an entranceway. Furthermore, the development is on a private road area, not clearly visible from the public right-of-way (as stipulated in Program Guide Section C)

Vista Hills

- Proposed landscape includes a substantial amount of *Vinca minor* (periwinkle/myrtle). *Vinca minor* is considered an invasive species in Michigan and is therefore prohibited under the City's [Landscape Design Manual](#) (section 9c).
- Consider approval with condition that landscape plan be revised with a different (ideally native) ground cover in place of proposed invasive species. The revised plan should be submitted for approval by Landscape Architect R. Meader

Comments from Landscape Architect:

Berkshire Pointe

- Seed could be used to fill in the gaps (complete resodding is not necessary)
- No native plants are proposed
- The subdivision isn't very old, and no new elements are proposed
- Grant Recommendation: No

Chamberlin Crossing

- The subdivision currently has no identifying sign (only street sign)
- Proposal includes native plants: 2 redbud trees and 10 balsam firs

- Non-natives include boxwood, hydrangea and Roxanne geraniums
- The entire entry area proposal should be shown to scale, including the new center island they discuss and the sign locations relative to the right-of-way line to be sure it is out of the right-of-way.
- Only the new signs and associated landscaping are shown, no plan is proposed for the center island
- It is in a relatively high-profile location given its location near ITC Sports Park
- Grant Recommendation: Yes

Lochmoor Village:

- Mostly old plants being replaced with new ones
- No native species are used
- No plan is given – only a landscape estimate
- Grant Recommendation: Yes

The Enclave:

- This project does not address the entry – only interior lighting
- Grant Recommendation: No (the work isn't entryway-related)

Vista Hills:

- No native species are used
- Invasive myrtle/periwinkle is used - not allowed
- Existing rocks not shown on plans (should be clearer on where things are located)
- Fineline buckthorns must be replaced with some other species as buckthorns are not allowed
- Improving the fence material mentioned for future years would be a better use of the grant money
- Grant Recommendation: No (work is all basically maintenance/clean-up related with nothing permanent is proposed)

I don't think we should feel obligated to fund projects that don't meet the goals and spirit of the program, which are spelled out in the opening paragraph of the application and in Section C.1. Many of these are primarily focused on clean up, fill-in or general maintenance.

Comments from Engineering:

Berkshire Pointe

- will need a Right-of-way (ROW) permit, due to the underground boring for irrigation system

Chamberlain Crossing

- Will need to provide a plan for the new Irrigation system, to determine if a ROW permit is required.
- "Large boulders" not permitted in the ROW & crash zone.
- An entryway gate is not permitted as Chamberline Court is a public drive.

Lochmoor Village

- Does not require a ROW permit

The Enclave Condominium

- Replacing light poles in the same location as the existing ones, ROW permit would not be required.

Vista Hills

- Does not require a ROW permit

Comments from Code Compliance:

- No comments