

July 1, 2020

Kristen Kapalenski, AICP  
Maureen Gentry  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

RE: **The Groves Final PUD – Planning Review #3 response  
City File #19-022, Parcel No. 15-15-451-008**

Thank you for your review letter dated 6-23-2020 with the **unanimous recommendation for approval with conditions**. As you requested, we are providing the following responses to indicate how outstanding conditions will be addressed. We are looking forward to the **July 21, 2020 Planning Commission meeting**.

Planning Conditions:

- a) Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan. **Agreed. No response required***
- b) The site plans, including but not limited to landscaping, engineering, tree removal and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan. *In compliance, the final plan is consistent with applicable ordinances and the approved concept plan. **Agreed. No response required***
- c) The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan. *The provided elevations are generally the same as those shown as part of the PUD Concept plan approval/submittal. **Agreed. No response required. Additional copy of the plan provided with this transmittal as requested.***
- d) Recommendation by the Planning Commission and approval by City Council of an amended PUD Agreement, as approved by the City Attorney, at Final PUD. *In compliance, Rochester University has submitted an amendment to their existing Rochester University PUD to remove the subject parcel **Agreed. No response required***
- e) Obtain a Tree Removal Permit, Wetland Use Permit Recommendation and Natural Features Setback Modifications at Final PUD Review. *In compliance. **Agreed. No response required.***
- f) Approval of a lot split prior to final approval by Engineering. *In compliance; lot split has been submitted for review. **Agreed. Lot split submitted and revised per review.***
- g) Provide landscape, irrigation and tree fund payment (if necessary) cost estimates in conjunction with Final PUD review. *In compliance. **Agreed. No response required***
- h) Address comments from applicable City Staff memos, prior to Final PUD submittal. *In compliance. **Agreed. Condition comments are addressed herein as requested.***
- i) The proposed trail to the detention pond shall be rerouted to stay out of the pond, to be approved prior to Final PUD review and approval. *In compliance; see the Engineering review letter dated June 23, 2020 for additional information. **See Engineering responses below***
- j) That a written agreement with the church to share access with the parking lot shall be in place prior to Final PUD Review and approval. *In compliance; shared parking agreement submitted for review. **Agreed. No response required***
- k) That a walking path plan from the church parking lot to the development be submitted prior to Final PUD review and approval. *In compliance; emergency access drive serves as walking path between church parking lot and development. **Agreed. No response required.***
- l) That a no parking plan for Warrior Way and Eagles Way be in place prior to Final PUD review and approval. *In compliance; signage for no parking fire lane will be posted in the appropriate locations throughout the site. **Agreed. No response required***

Fire Conditions:

1. If fire suppression systems are intended to be kept in the 6-unit buildings, no further site plan changes are required. **Noted. Applicant intends to keep fire suppression systems in the buildings where required.**
2. If the fire suppression systems are intended to be removed from the project, remove notes 5 and 6 from sheet 31. **Noted. Applicant intends to keep fire suppression systems in the buildings where required.**

Engineering Conditions:

Storm

1. Change 1-foot sumps to 2-foot sumps for structures SP and SP2. **Agreed. Will be revised on construction documents**

Grading

2. Retaining walls need to be structurally engineered. Steep slope permit will need to be approved. **Agreed. Will be provided on final construction documents**

Traffic

1. N/A. **No response required**

Pathway

1. N/A. **No response required**

Legal

1. Parcel descriptions on cover sheet do not match description in land division application. **The land division only includes parcel 008.**
2. Make sure legal descriptions match and bearings and distances are consistent throughout plans. **Legal descriptions and bearings and distances will be reviewed for consistency and edited where necessary for the construction documents and final easements.**
3. Easement provided for the emergency access is 20' wide but plans show 25' wide easement.
  - a. Easement is shown incorrectly on sheet L-1. **The landscape plan will be edited to show 20' wide easement as part of the stamping set.**
4. Proposed parking agreement area (Exhibit "C") is not shown on the plans. **The parking agreement area will be added to the construction documents.**
5. Pedestrian Pathway easement (Exhibit "A") is not shown on the plans. **The pedestrian pathway easement will be added to the construction documents.**
6. Verify courses in the access road easement There are discrepancies between the drawing and description. **Access easement courses identified in the parcel split review letter dated 6-22-2020 were corrected on 6-24-2020 and resubmitted. Any additional discrepancies identified will be edited for the construction documents and final easements.**
7. Clearly define easement boundaries for the "Access and Utility Easement area" on the plans. **The "Access and Utility Easement Area" will be clearly defined on the construction documents.**
8. Sanitary easement provided does not match plans. Separate easements will be needed for on-site, off-site sanitary, and vacation of existing sanitary easement. **The discrepancies between the construction documents and submitted easements will be reconciled for the final documents.**
9. All easements will go through formal review once construction plans have been approved. **Noted.**

Please feel free to contact me if you have questions or additional concerns.

Respectfully,  
The Umlor Group



Michael Noles  
Vice President  
Cell: (248) 361-2443