



Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

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**RE: Cedar Valley Building B - Amendment to the Approved Site Plan Submittal 8.23.17**

1 message

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**Kyle Hottinger** <khottinger@asti-env.com>

Wed, Aug 30, 2017 at 11:35 AM

To: Kristen Kapelanski &lt;kapelanskik@rochesterhills.org&gt;

Cc: Maureen Gentry &lt;gentrym@rochesterhills.org&gt;, Dianne Martin &lt;dmartin@asti-env.com&gt;

Hi, Kristen.

ASTI has reviewed the information provided in the link below pertaining to the revised Cedar Valley Apartments site plans (Current Plans). ASTI only has one item to address in regards to this information, which is the Natural Features Setback in the northeast corner of the site. The Current Plans indicate that different impacts to the Natural Features Setback will occur. ASTI offers the following:

**Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.

a. The Current Plans show the Natural Features Setback area in the northeast corner of the site on Sheet C3, which is to ASTI's satisfaction. However, Sheet C3 only shows the Natural Features Setback impacts that will occur from the construction of a portion of the proposed parking lot in this area. The proposed grading associated with the construction of the parking lot will effectively and permanently alter the Natural Features Setback in this area. All impacts to any Natural Features Setback areas must be shown in linear feet on revised plans.

b. The Current Plans indicate that approximately 90 feet of Natural Features Setback will be will be permanently impacted from proposed grading and construction of the proposed parking lot in the in northeast corner of the site. The Natural Features Setback in this area is dominated by the invasive species of Japanese honeysuckle (*Lonicera japonica*) and Norway maple (*Acer platanoides*) and the native species box elder (*Acer negundo*), all of which are of low floristic quality. This portion of the Natural Features Setback exhibited a robust shrub layer (Japanese honeysuckle) and exhibited a canopy layer of approximately 25% (box elder and Norway maple). The Natural Features Setback in this area is dominated by invasive species and is of poor floristic quality; it is ASTI's opinion that it offers minimal buffer quality to the on-site watercourse. Therefore, ASTI recommends the City allow a Natural Features modification in this area. However, these impacts must be shown in linear feet on revised plans.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans within the link below on the condition that the two highlighted items above are addressed on revised plans and sent to the City for further review.

Please contact me with any questions.

Thank you!

**Kyle Hottinger***ASTI Environmental*

Click here to receive ASTI's technical e-updates.

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**From:** Kristen Kapelanski [mailto:[kapelanskik@rochesterhills.org](mailto:kapelanskik@rochesterhills.org)]

**Sent:** Friday, August 25, 2017 3:08 PM

**To:** Kyle Hottinger

**Cc:** Sara Roediger; Maureen Gentry

**Subject:** Fwd: Cedar Valley Building B - Amendment to the Approved Site Plan Submittal 8.23.17

Kyle,

We received some revised plans from Cedar Valley expanding their Building B and parking area and moving to underground instead of above ground detention. Can you take a quick look at the plans at the link below and let me know if they would need an expansion of their existing Natural Features Setback Modification? It looks like the corner of the expanded parking on the northeast corner of the site may get into the setback. Give me a call if you have any questions.

Thanks!

**Kristen Kapelanski, AICP**

Manager of Planning

Planning and Economic Development

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p. 248.656.4660 department

[kapelanskik@rochesterhills.org](mailto:kapelanskik@rochesterhills.org)

----- Forwarded message -----

From: <[francesca@designhaus.com](mailto:francesca@designhaus.com)>

Date: Wed, Aug 23, 2017 at 4:11 PM

Subject: Cedar Valley Building B - Amendment to the Approved Site Plan Submittal 8.23.17

To: Sara Roediger <[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)>, Maureen Gentry <[gentrym@rochesterhills.org](mailto:gentrym@rochesterhills.org)>

8/30/2017

City of Rochester Hills Mail - RE: Cedar Valley Building B - Amendment to the Approved Site Plan Submittal 8.23.17

Cc: Jeffrey <[jeffreyjpfeifer@hotmail.com](mailto:jeffreyjpfeifer@hotmail.com)>, Jeffrey Cuthbertson <[jeff@clawplc.com](mailto:jeff@clawplc.com)>, Matt Johnson <[mjohnson@russellbuild.com](mailto:mjohnson@russellbuild.com)>, Bret Russell <[brussell@russellbuild.com](mailto:brussell@russellbuild.com)>, Paul <[ptulikangas@nfe-engr.com](mailto:ptulikangas@nfe-engr.com)>, Brett Buchholz <[bbuchholz@nfe-engr.com](mailto:bbuchholz@nfe-engr.com)>, Stuhldreier Peter <[peter@designhaus.com](mailto:peter@designhaus.com)>

Sara,

Please see the link below for the digital copy of the submittal that was delivered to your office today.

<https://files.secureserver.net/0fy9PfAHmcTTq5>

Let me know if you have any questions.

Thank you,

FRANCESCA ARAGONA



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8/30/2017

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