

Sheet	Comment	Response
<b>Planning</b>		
S1	Lot width is taken at front yard setback. Provided dimensions at front yard setback. Reduction in calculated lot width may impact lot averaging calculations. Setback line where lot width is measured	Lot width shown at front yard setback. Lot 11 width actually slightly wider, lot average calculations not negatively affected.
L-4	Any trees designated to be maintained/preserved that die or are damaged shall be replaced with tree plantings of like size and species pursuant with City requirements.	Note has been added to L-4
L-4	A note shall be added that site irrigation may only occur during 12:00 a.m. and 5:00 a.m.	Note has been added to L-4
L-4	All landscape and grass areas, including rights of way shall be fully irrigated and compliant with Section 138-12.105.	Note has been added to L-4
L-4	Final tree locations shall be coordinated with the Office of Planning and the Engineering Department to ensure proper locations relative to easement and utility locations.	Note has been added to L-4.
L-4	All landscaping required pursuant to City of Rochester Hills Codes and Ordinances shall be maintained in perpetuity	Note has been added to L-4
L-4	Has verification of this been provided in writing that the homeowner is willing and knowing of this?.	Yes
L-4	Signs require separate permit and shall meet all City requirements and shall be incorporated into a revised landscape plan.	Sign is now shown on L-4 and note has been provided.
<b>Building</b>		
	No comments	
<b>Engineering</b>		
S1	General Notes	Agencies listed in nos. 3 and 11 have been modified.
	Using the recorded value instead of measured? Different than what is shown	Drawing corrected with proper value.
	Ingress/Egress will need to cover from the driveway to Walton Blvd.	Proposed easement extended as requested.
	Add details	A sheet S3A has been added with all requested details and Sheet index adjusted accordingly
	State basis of bearing used for survey	Basis of bearing stated at the line with an arrow and liber and page
	The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.	Assume is a comment only not requiring a note.
S2	Revise the grading plan so that from the the finish grade at the house has a minimum of half a foot of fall 10 feet away from the house, 1% slope swales throughout the grading plan with all drainage being maintained onsite..	The grading in the rear of lots 1 and 2 has been adjusted as discussed with Jason and Paul.
	Retaining wall comments	The comments for retaining wall requirements have been added with the proposed type of retaining wall or equal detail provided.
S3	All drainage must be maintained onsite, revise as necessary	Due to the grades in this area being lower than the proposed bottom of the low detention pond and discussions with Jason and Paul – the area has been proposed to remain as exists, but

Please email this correspondence to the Planning Office.



		the proposed homes on lots 9, 10 and 11 must have the roof drained to the front of the lot to flow into the road rather than to the proposed rear of property.
	Revise to a 4 foot 4-6" Rip Rap instead of concrete.	As discussed with Paul and Jason, this would stop drainage from getting to the yard basin and outlet. Therefore, as discussed a concrete ribbon will allow for a dry basin.
	Provide a rear yard catch basin for drainage.	We have provided a yard basin in the front of the lots between 1 and 2 to pick up storm water. In addition, we have verified a minimum of 1' drop from the house to the drainage swale on each property and maintained a 1% slope minimum.
	Must be a minimum of 1 foot difference due to rear to front drainage. Revise as necessary.	Grading revised.
	Revise the grading plan so that from the the finish grade at the house has a minimum of half a foot of fall 10 feet away from the house, 1% slope swales throughout the grading plan with all drainage being maintained onsite	Grading revised.
	Provide a rear yard catch basin for drainage.	As discussed with Paul and Jason – a rear yard catch basin
	Must be a minimum of 1 foot difference due to rear to front drainage. Revise as necessary.	Grading revised.
	Retaining walls over 42" in height will need a protective fencing, 48" in height and greater will need to be structurally engineered	Note added
S4	Private Road Easement	Road label changed.
	Revise to a 4 foot 4-6" Rip Rap instead of concrete.	See note as stated above on Sheet S3
	Revise to include the rear yards of Units 9, 10 and 11.	Computations corrected
	Overflow Rim Elevation at 100 year Volume?	Height shown correctly
	Rim height at channel protection volume? Remove 10 year language.	Height shown, 10 year language removed
	Channel Protection Volume??? Remove 10 year language.	Volume shown, 10 year language removed
	Revise to a 4 foot 4-6" Rip Rap instead of concrete.	See note and explanation above above
	Since a MTD is being utilized for pretreatment remove all callouts of a forebay to eliminate confusion.	References to forebay removed
	Provide how the slope bottom is being incorporated into the volume being calculated.	See revised computations
	Provide 1 foot of freeboard. The emergency overflow is at 931.75 per the detail	Freeboard revised
	Revise to volume being provided. Above the unrestricted overflow should not be shown.	Changes made.
S5	Provide how the slope bottom is being incorporated into the volume being calculated.	See revised computations
	Provide 1 foot of freeboard. The emergency overflow is at 941.94?? Revise	Freeboard shown
	Revise to volume being provided. Above the unrestricted overflow should not be shown.	Changes made.
	Revise elevation.	Elevation revised
	Revise to channel protection volume height. Remove 10 year callout	Height shown, 10 year language removed

	Overflow standpipe @ 100 year elevation?	Height shown
	Revise rim height to be at the channel protection volume height.	Elevation revised
	Revise the callouts for a forebay since one is not being proposed.	References to forebay removed
	Revise to channel protection volume height. Remove 10 year callout	Volume shown, 10 year language removed
	Revise to a 4 foot 4-6" Rip Rap instead of concrete.	See note above.
	There needs to be pretreatment prior to detention, revise as necessary.	Pretreatment provided
L-1	Update the landscape plans to be consistent with the civil engineering plans throughout.	Landscape plans revised
<b>Traffic</b>		
S1	Label as a Private Street	Road is labelled as a private street
	Provide City Pathway Construction, MDOT R-28-J and R-29-1 details attached.	MDOT details provided.
S2	Street approach should be 3% longitudinal grade in first 100' Driveway longitudinal slope must be 3% or less in first 100' from intersection	Grading changed
	Driveway longitudinal slope must be 3% or less in first 100' from intersection	
<b>Natural Resources</b>		
L-4	Please add note: Plantings will need to be completed prior to Certificate of Occupancy and to meet bond requirements.  Add language to bond that if planting mitigation requirements are not completed; the bond will be withheld and put into the City Tree Fund for planting mitigation within the city.	Notes added.
	Poor conditioned trees are still considered regulated, unless an arborist/landscape architect feels they will be dead in the next 2 years, at which case, they are considered exempt, If this is the case for the 20 identified as poor, Please include statement explaining this.	Note provided explaining these trees are dead or expected to die within 2 years.
L-3	draw 25' corner clearance where ROW lines intersect. on both north sides of private road. relocate any proposed plantings in this corner clearance triangle.	Said corner clearance triangles are provided and plantings are not located within these triangles.
	Provide landscape and planting notes/statements including the following: "Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance. Prior to the release of the performance bond, the City of Rochester Hills Forestry Unit needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees. The above requirements are incorporated into the plan."	Said note is provided under LANDSCAPING/PLANTING NOTES.

	Trees proposed on private lots is discouraged. Plantings and replacements are preferred on common areas and open spaces.	As many trees as possible have been placed on common areas. The remaining replacement trees can only be located on private lots.
	Coniferous replacement trees must be 8 ft. in size.	All coniferous trees are specified as 8 feet height.