

12/14/2022 SOUTH OAKS RESPONSE TO COMMENTS
Sheet Comment
Planning

S1 Wetland review comments have been provided by the City's wetlands consultant (ASTI). Consultant comments must also be addressed.
Five (5) foot pedestrian sidewalks are required on both sides of the street. The Planning Commission may modify this requirement to protect significant natural features.

S3 Detail of guardrail to be provided. Guardrail shall be of a decorative nature.
S6 Wetlands have been reviewed by ASTI, the City's wetland consultant and review comments are attached.
The 25 foot natural feature setback, as regulated in Section 138-9.102. shall be free of any filling, land balancing, construction, etc. As designed, a reduction of the setback must be requested in accordance with Section 138-9.103.

L-3 Any plant material that is designated to be maintained that dies or is damaged during or as a result of construction shall be replaced in kind with like species and sizes.
If trees are to remain as proposed, notations shall be provided as to how and when trees will be planted, ie., which trees/shrubs will be planted as a part of initial construction and which trees/shrubs will be planted as a part of home construction.
Fieldstone retaining wall around natural feature. What is material of retaining wall along property line? If concrete, concrete should be stamped with decorative pattern

All landscape and grass areas, including rights of way shall be fully irrigated and compliant with Section 138-12.105
Retaining wall not shown on site plans

Signs require separate permit and shall meet all City requirements and shall be incorporated into a revised landscape plan.

Building

S2 9/13/2022: Per Michelle of Powell Engineering, the triangles are "end sections" that collect water and divert it to the storm sewers - typical.

Engineering

S1 Provide a 12 foot maintenance driveway on all sheets.

A city flood plain, a city wetland, EGLE flood plain and EGLE wetland permits and WRC storm permit with offsite easements will all be necessary prior to final site plan approval from staff. 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.
Easement needs to be centered on the main.

S5

Response

Answers are provided under the wetland section.

Applicant is formally requesting Planning Commission to modify this requirement, because it will reduce wetland impacts, the project is a single loaded street w/no potential for a double loaded street, City Planning Director and Engineer recommended this approach on another project with a single loaded street.

Timbarrier guardrail detail has been added on Sheet S2

A formal request to reduce 25 foot natural features setbacks is submitted under separate letter for the wetland fills in Wetland C.

Note has been added to L-3.

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Note is added that retaining wall is Redi-rock style retaining wall with details shown on Sheet S3 and decorative style.

Note has been added to L-3.

This retaining wall adjacent to Lot 5 is not needed and has been removed from landscape plans.

Sign is now shown on L-3 and note has been provided.

No response needed.

Said maintenance driveway added.

Note added Sheet S1

Noted. No note placed on plan.

Easement is now centered

Traffic

S1

We meant the road should be extended to the road easement line not the property line
Indicate if a left turn or passing lane is required by RCOC per their comment below:
Also copy the City with the warrant analysis.
A) A Left Turn or passing lane warrant analysis for the proposed entrance off of South Blvd should be submitted to RCOC. analysis shall include supporting documentation.

Road paving is now extended to end of right of way.
Left turn analysis provided by Bergman Associates under separate cover. No left turn lane is warranted.

Natural Resources

L-1

Show tree protection fencing at these locations. show tree protection fencing in these locations as well

Tree protecting fencing shown.

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 regarding these "poor condition" trees has been added.

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.

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.

Fire

S1

•A flow test is required to evaluate the capabilities of the water supply. This can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.

The flow test results have been obtained and are posted on Sheet S5.

Turnaround must have minimum 20 ft width. Show on drawing.

The turnaround has been moved from between Lots 6 and 7 to between Lots 7 and 8 to maintain the proper relationship with

Move hydrant here.

Wetlands

S6 letter 2a

However, the current plans still do not indicate who completed the wetland delineation as depicted and the date it was completed; this information must be shown on revised plans

S6 letter 3c

The Current Plans show a reduction in proposed wetland impacts from previous submittals. The Wetland, Floodplain, and 25' Wetland Setback Disturbances table on Sheet S6 show that 1,536 ft² of Wetland B will be impacted, 2,763 ft² of Wetland C will be impacted, and 5,845 ft² of Wetland E will be impacted. However, the drawing on Sheet S6 shows different amounts of wetland impacts for Wetland C (2,800 ft² and 2,763 ft²) and Wetland E (5,855 ft², 5,345 ft², and 5,845 ft²). For the purposes of this review, ASTI used the amounts of proposed wetland impacts for each wetland in the table on Sheet S6. All final wetland impact amounts must be accurately calculated and shown on revised plans.

S6 letter 3f

The Current Plans show that the outflow pipe from Detention Basin 2 is proposed to empty into the Leauuder's Drain. This proposed action qualifies for an exemption to the Wetland and Watercourse Ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from

the end of the street. The turnaround paving is shown as 20 feet wide.

Hydrant has been so moved.

A note has been provided indicating who did the wetland delineation and what date.

S6 has been amended to provide the correct amount of wetland fill and natural features setbacks impacts.

Note added to Sheet S6

the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized.

S6 letter 5a

The Current Plans appear to show Natural Features Setback areas where applicable. However, revised plans must clearly show the on-site Natural Features Setback areas labeled as such. Additionally, the Current Plans show "25' Setback" disturbances in square feet. Revised plans must show the Natural Features Setback areas associated with all City-regulated wetland on-site and indicate the total amount of linear feet of Natural Features Setback per impact area, as calculated by the applicant.

Calculations have been modified to reflect linear feet of natural feature setback versus square feet.

Architectural

Arch plans

Additional stone treatment

See revised architectural plans with stone wainscot around perimeter and full height stone treatment on front elevation.