

**Krieger  
Klatt**  
Architects

01/17/2025

City of Rochester Hills  
Planning & Economic Development  
1000 Rochester Hills Dr  
Rochester Hills, MI 48309

Re: 6780 Old Orion Ct.

Thank you for the review of the Old Orion Court multi-family project. Below are revisions made based on comments received and elevation changes. All revisions listed below will be cross-referenced with revised documents dated 01/15/2025 and titled SPA REV #2.

1. **A.100** – Entry placed along northwest façade facing Maplehill Rd. Entry placed along Southeast façade to maintain symmetrical design of building.
2. **A.200** – Building design simplified for ease of construction, more brick along all elevations, and to address entries added at north and south.

If you have any comments, concerns, or questions; please do not hesitate to contact me.

Thank you,

Jeff Klatt  
Principle



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

January 13, 2025

City of Rochester Hills Planning Department  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Attention: Mr. Chris McLeod

**RE: Old Orion Court Development  
City File #19-042.2, Sec. 03**

Detailed below are the revisions made to the plans in response to the review received by the City on August 7, 2024. The revised site plan drawings bear a revision date of 01/13/2025 "SPA Rev #2".

**Cover Sheet**

1. In review of the parcel legal description for the subject parcel (15-03-476-018), including NFE files and City/County records, the legal description shown on the drawings is correct.
2. The land use table was completed and added to the cover sheet.

**Sheet C3 Overall Site Plan**

1. Plan has been revised to adjusted for other minor revisions noted herein, including building footprint size, proposed setbacks, parking and walk layout, etc.
2. Site layout has been revised to removed previous pathway adjacent to site wetland areas, which addressed the comment from ASTI to minimize impacts to the natural features setback.
3. A building entrance has been added to the north side of the building, along the Maplehill Road frontage.
4. There are now three proposed amenity areas ("wetland overlook", "curved seat-wall and bike repair station", and "conservation easement"), with callouts and details shown on this sheet. A "Site Amenity Summary" has been added to this sheet.

**Sheet C4 Emergency Vehicle Access Plan**

1. Adjustments have been made to the northerly portion of the building, including FDC location, meter room location, parking layout, and additional sidewalk connection, to address comments received from the fire department.

**Sheet L2 Landscape Plan**

1. The bike repair station and associated plaza were moved to the intersection of the adjacent walks.
2. The note regarding limbing up trees within sight sightlines has been added.
3. The walkway and park area adjacent to the wetlands have been removed at the suggestion of the City wetland consultant. Instead, a wetland overlook, to be located off the central parking lot island, has been proposed. The wetland overlook, detailed on sheet L3, will be constructed completely outside the proposed wetland area. The wetland areas itself will be preserved within a wetland conservation easement. The conservation easement and overlook are replacing the community benefits previously proposed.
4. The required Type 'C' buffer cannot be provided as outlined in the ordinance, therefore as Planning Commission modification is being requested. The ordinance requires 4 deciduous trees, 3 ornamental trees, 8 evergreen trees, and 37 shrubs, in a 20' wide greenbelt. As we discussed with you in a meeting in September 2024, due to the existing grade differential, parking and drive aisle requirements, and underground detention requirements, the 20' width and required plantings won't fit. We have proposed a retaining wall, which will extend above the curb grade in the parking lot 4' high, to adequately screen headlights of large vehicles. In addition, 32 Green Giant arborvitae which will achieve a mature height of over 40-50', and 6 narrow growing canopy trees are proposed. In addition, the retaining wall will act as screen wall to the adjacent residence. We believe this solution will offer far superior screening to the adjacent residences above the vegetation only requirement of the ordinance.
5. All other landscape revisions requested have been addressed on the plans.

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LAND PLANNERS

We believe the changes outlined herein bring the plans into full compliance with all applicable City site plan requirements. We look forward to discussing this matter should there be any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Ostrowski, Jr.' with a large, stylized flourish at the end.

George A. Ostrowski, Jr., PLA  
Associate / Landscape Architect

A handwritten signature in black ink, appearing to read 'Paul Tulikangas' with a long, horizontal flourish.

Paul A. Tulikangas, P.E.  
Associates / Engineering Manager

A handwritten signature in blue ink, appearing to read 'Brett Buchholz' with a stylized flourish.

Brett Buchholz, P.E.  
Principal

Nowak and Fraus