



CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

October 23, 2020

Ms. Kristen Kapelanski, AICP
Planning Manager
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: North Row Development, Old Orion Court (Project #19-042, Section 3)
City of Rochester Hills – Updated Site Plan Submittal Overview
NFE Job #K176

Ms. Kapelanski,

This letter is intended to overview the recent submittal of the revised site plan drawings that we understand has been received by the City. As you are aware, this project received conditional site plan approval earlier this year. Around the same time, representatives from EGLE performed a review of the on-site wetlands, which resulted in expanded limits of the delineated wetlands, as well as additional permit requirements pertaining to the site design. The following overview provides a summary of the site plan drawing revisions that were completed to address comments from both EGLE and the City Planning Commission:

Civil/Landscape Updates:

1. Expanded wetland delineation limits are reflected on Sheet T1 and throughout the plan set.
2. Revised wetland fill numbers and impacts to the 25' wide natural features setback associated with the revised wetland limits are shown on Sheet C1.
3. Previous amenity space near the northwest corner of the site has been reduced in size to address EGLE comments pertaining to proximity of this amenity space to the wetlands.
4. A second amenity space has been added south of the dumpster enclosure based on discussions with City staff. Additional landscaping has been added to help screen this area from the dumpster enclosure.
5. The alignment for the water main hydrant lead on the north part of the site shifted slightly to allow the proposed easement to be located outside of the amenity terrace columns.
6. A "right-turn only" sign has been added at the northern entrance approach to address a comment received from the 6/2/2020 PC meeting.
7. The proposed tree plantings & species have been revised on Sheet L2 to address comments received from the 6/2/2020 PC meeting. Additional coniferous trees have replaced the previous Gingko biloba trees along the Maplehill Road frontage, along with other minor adjustments to the landscaping plan.

Architecture Updates:

1. Extended second floor balconies to three feet per 6/2/2020 Planning Commission request. Floor plans, elevations, & renderings were updated to reflected this. (G.001, A.100, A.101, A.200, A.201, A.202, A.400)
2. Revised outdoor patio amenity space. Enlarged plan detail & rendering were updated. (A.301, A.401)
3. Added new amenity area (community garden) to project. Provided an enlarged plan detail & rendering to drawing set. (A.302, A.401)

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

Ms. Kristen Kapelanski, AICP

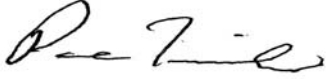
RE: North Row Development, Old Orion Court (Project #19-042, Section 3)

10/23/20

Page - 2 - of 2

Please forward this information to your staff to use as they perform their reviews of the updated site plan drawings, and feel free to contact us if there are any questions.

Sincerely,



Paul Tulikangas, P.E.,
Project Manager



Brett Buchholz, P.E.;
Principal