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October 23, 2025

Mr. Chris McLeod, Planning Manager
Department of Planning and Economic Development
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

Re: Camden Crossing Final Site Plan

Dear Mr. McLeod:

Please accept the accompanying revised set of final site plans for your review of the Camden Crossing development. The plans have been revised in response to the Township review PDF received on October 21, 2025. Please find below our responses to each of your review comments in **Bold Text**.

- 1. Seal and signature required on all pages*
Response: Each plan sheet has been signed and sealed.
- 2. Fire truck apparatus must stay in the roadway for the entirety of the turnaround.*
Response: The turnaround has been revised to allow for the fire truck to stay within the roadway for the entirety of the turnaround. See sheet C-07.
- 3. Add the City of Rochester Hills 30" mountable curb and gutter and remove the current detail.*
Response: The curb detail was updated to the City of Rochester Hills 30" mountable curb and gutter.

ASTI

- 1. Provide the natural feature setback impacts stated in linear feet on revised plan.*
Response: The individual natural feature setback impacts have been revised to include the lineal feet of impact.
- 2. The current plans indicate that approximately 40 linear feet of natural features setback will be permanently impacted for grading activities within the "limits of disturbance" as shown on sheet C-03. ASTI assumes this is a drawing discrepancy and revised plans should omit this impact. However, if these impacts are proposed, they must be shown in linear feet on revised plans and ASTI will assess this impact if necessary.*
Response: This discrepancy has been revised. The limits of disturbance has been pull out of this area of the setback.

LANDSCAPE

1. *Trees in pathway sight line must be removed or perpetually maintained and limbed up to 3.5' from pathway surface to the drivers eye per detail attached.*

Response: Three preserved trees were found to have canopies over the Pathway Sightline. Note was added identifying trees on plan (Tag NO. 2060, 2054, and 2065) from previous approval we indicated the pruning height to be 10' above ground level not 3.5' to meet with forestry and fire department.

Notes and changes indicated on the following sheets:

- T-1.0 Tree Inventory
 - T-1.1 Tree Replacement Summary note added "Tree Removal Permit \$81,830 to be paid into City's Tree Fund"
 - LA-1.2 Pathway Sightline, Clear zone & Planting Setbacks – Refer to Landscape Frontage Plan Detail 1, Elevation Detail 2, and Section Detail 3
2. *Form of authorization shall be provided prior to planting on offsite arborvitae.*
Response: Note added "Form of authorization shall be provided to the city prior to planting. See sheet LA-1.1"
 3. *Planting schemes shown on separate landscape sheet for foundation landscape.*
Response: The note has been revised on sheet LA1.0 to refer to the foundation landscape sheet LA-1.6.
 4. *Consider some tree replacement on site in these open areas if applicable and if there is room.*

Response: This issue was discussed with Forestry before our third submittal. The client has selected the approved option to pay \$81,830 into the City's Tree Fund as indicated on Sheet T-1.1. This northern area is isolated from the development by wetland which restricts access to this area. Additionally, the Gas Pipeline company does not permit underground irrigation to cross their easement and therefore no watering is available to establish trees and ensure survival.

Please let us know if you have any additional questions. We look forward to being placed on the next available meeting agenda. Thank you.

Sincerely,

ATWELL, LLC



Jared Kime
Project Manager