



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

OAKS AT HAMPTON APARTMENTS, LEASING CENTER AND MAINTENANCE GARAGE

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

From: Nowak and Fraus
48680 Van Dyke Suite 200
Shelby Township, MI 48317

Project Name: Oaks at Hampton Apartments Leasing Center
Issue Date: October 11, 2024

C1: Lot lines have been added the plan, and proper dimensions have been applied accordingly.

C3: See below.

- The new dumpster enclosure, in addition to the existing dumpster, has a detail has been provided.
- The imaginary property line has dimensions that comply with section 602 and 705.8, as stated on the cover sheet.
- The easement for hydrant and water main has been added to reflect the location.

C4: See Below.

- Added construction type and square footage to both buildings on site.
- The Fire Apparatus Access Roads are not obstructed within 20 feet across, and is unobstructed by 13'-6". Plan reflects correct dimensions.
- A fire hydrant on Dorset St. has been added.
- A flow test has been conducted and recorded.

C5: See Below.

- Additional Landscape has been added around dumpster enclosure.
- Easement for hydrant and water main has been added.
- The sanitary sewer lead connection has been routed to the sanitary sewer.
- Restroom water and sanitary sewer leads have been added.
- Accessible parking has been added to the parking plan.
- Grades shown slope away from the building; grade points 2% and 5% added at entrances for accessibility.
- Calculations showing existing to proposed impervious/pervious for storm water added.

Nowak and Fraus believes the changes made to the plans are in compliance with City Requirements. Please reach out with any questions or concerns. Thank you.