

April 13, 2026

**City of Rochester Hills**  
**Planning and Economic Development Department**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**RE: Penelope's Place Landscape Response**

Dear Planning Department:

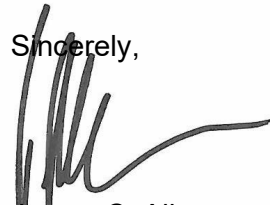
Below are our responses to your review #3.

Landscape Comments:

- *Potential tree and hydrant conflict.* The proposed tree is located 13' from the new hydrant.
- *Maximize plantings for replacements.* Tree replacements are not proposed within the preservation areas due to existing tree canopies. Aerial photography shows full canopies in the remaining areas. This will negatively impact any new tree plantings. Plantings in the open space to the south is not possible since the area is asphalt to remain. Replacement trees have been added to the northern open area adjacent to Adams Road.
- *Detention pond.* The detention pond landscape summary has been updated.
- *Woodland summary.* The woodland summary has been updated.
- *Irrigation plan.* An irrigation plan will be provided at the next submission.
- *Existing vegetation.* Additional photographs have been added.
- *Site furnishings.* The playscape complies with 2017 ICC requirements. It is unclear if the bench complies but is the selected bench found in the City of Rochester Hills Streetscape Master Plan.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen  
**Allen Design L.L.C.**