



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

September 12, 2025

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

Attn: Chris McLeod

Re: **Eugene Nowicki Park**
670 N. Adams Road
City File #25-0248, Section 8
J2025-0235
PSP 2025-0014

Dear Mr. McLeod,

Please find a response letter addressing site plan review comments provided. To expedite your review, revisions are noted by sheet.

Should you have any questions, kindly feel free to contact me at your earliest convenience.

Sincerely,

NOWAK & FRAUS ENGINEERS

A handwritten signature in black ink, appearing to read 'Steve Sutton'.

Steve Sutton, PE
Managing Partner

T Title Sheet

- 1) City file number has been added to the lower right-hand corner of all sheets.
- 2) Project address has been added to the title sheet.
- 3) A permit schedule has been added to the title sheet.
- 4) Legal description has been updated and is included on the title sheet.

C1.0-C1.7 Boundary – Topographic Survey

- 1) A note indicating permit requirement for any building demolition has been added.
- 2) Two benchmarks are shown on sheet C1.0 and are identified on sheets C1.4 and C1.6 respectively.

C1.8-C1.12 Tree List

- 1) No comments

C2.0 Overall Site Plan

- 1) Boundary Labels now shown.
- 2) Sanitary manhole within Adams Road ROW has not been moved. NFE proposes this manhole location to minimize the amount of sanitary sewer under proposed parking lot pavement, and to minimize the size of sanitary sewer easement.
- 3) Concrete pathway through approach has been changed to 9" concrete cross section. MDOT Detail "M" entrance has been changed to concrete to match access on opposite side of Adams Road, and improve constructability of entrance.
- 4) Parking calculations have been updated per comments.
- 5) Fire truck access plan added – See sheet C2.7 – Fire Truck Access.
- 6) Sanitary Sewer Basis of Design added. See Sheet C3.1 – Details.

C2.1 Site Plan

- 1) Culverts have been re-worked, and bioswale added to provide outlet to proposed detention basin.
- 2) Accessible Parking spaces have been revised to meet the minimum dimensions required.
- 3) Curb breaks have not been added to center islands as positive drainage around the island is provided to navigate water into the proposed bioswales.
- 4) Pavement sections/details have been moved to Sheet C3.0 - Details
- 5) Sheet 2.7 – Fire Truck Access added.
- 6) Sheets 3.0-3.2 – Details added.

C2.2 Site Plan

- 1) Cross slopes have been revised where necessary to adhere to A117.1, Section 403.3.
- 2) Detention Basin is now labelled "Dry Detention Basin"
- 3) Contour labels have been updated.
- 4) Detention Basin labelling has been updated.
- 5) All Detention Basin calculations have been moved to Sheet C 3.2 – Detention Notes & Details
- 6) Soil types on Land Use Summary Table have been updated per PSI Intertek Soil Borings. (Refer to PSI Draft Soil Boring Logs, PSI Project No. 03811526).

- 7) Note has been added to Land Use Summary Table, clarifying that CPVC volume is deemed not feasible due to Infiltration Testing performed by PSI Intertek.
- 8) Calculations for C-Factor has been provided.
- 9) Outlet Design calculations have been added.
- 10) Soil Boring and Infiltration Test locations now provided on Site Plan Sheets.

C2.3 Site Plan

- 1) Adams Road Approach has been changed to concrete. 8" Concrete Drive Section added to Sheet C3.0 per RCOC requirements.
- 2) MDOT Detail "M" curbing now labelled as such.
- 3) Barrier free space sizing has been updated to meet City requirements.
- 4) Bumper blocks added to landscaped islands.

C2.5 Site Plan

- 1) Details from this sheet have been moved to Sheet C3.1 – Details.

L1 Overall Tree Preservation Plan

- 1) Tree removal numbers have been updated or the suggested additional removals.
- 2) The note regarding a blanket tree removal permit has been added. In addition, notes regarding the tree percentage save and replacement trees required if all 550 trees are removed have been added.
- 3) Tree fencing has been revised as necessary to avoid trees to be removed.

L2-L3 Tree Preservation Plans

- 1) No comment.

L4 Tree Preservation Plans

- 1) The waterline located west of the parking lot has been adjusted to avoid as much as possible the existing trees. Utility boring will be utilized if possible to avoid root zone disruption.
- 2) Both the asphalt pathway and tree 1723 exist in the current situation. There is no plan to disrupt the area.

L5-L7 Tree Preservation Plans

- 1) No comment.

L8 Overall Landscape Plan

- 1) A note regarding Oak pruning timing has been added to the Overall Tree Preservation Plan (L1) and the Overall Landscape Plan (L8)
- 2) Plant material has been moved from the site to better screen the adjacent residential property to the north.

- 3) The pathway sight line has been revised to reflect the correct distance from the edge of the pathway.
- 4) Additional walkway has been added along the drop off lane. Additional walkway has not been added along the western edge of parking north of the drive approach at this time.
- 5) The tree closest to the flagpole has been moved slightly to avoid conflict.
- 6) The 15' corner clearance triangles have been added.
- 7) A note was added to both sheet L1 and L8, indicating that all trash and debris historically dumped in the wetland is to be removed.
- 8) A note has been added indicating the irrigation will be provided for a portion of the site: dog park, frontage along Adams Road, and Community Building. The source for irrigation will be the constructed wetland pond. A full plan will be provided as a part of Final Site Plan Approval.

L9 Landscape Plan

- 1) All parking lot islands have been revised to include trees unless they contain a fire hydrant.
- 2) The dog park fencing has been revised to remove it completely from the 25' wetland setback.
- 3) Material for the dog park maintenance strip is 3" depth shredded hardwood bark mulch.
- 4) Additional plantings have been moved from elsewhere on site to provide more screening to adjacent residential properties.
- 5) Resilient, native plantings have been proposed in the islands on both sides of the dog park entry.
- 6) The Balsam Fir has been changed to Canaan Fir, which is tolerant of wet conditions. We will continue to work with City staff to provide substitutions where necessary.

L10 Landscape Plan

- 1) No comment.

L11 Landscape Plan

- 1) A traffic gate detail has been added on sheet L18.
- 2) The tree in the drop off lane island has been changed to a Bebb Oak.
- 3) As noted earlier, the walkway along the eastern side of the drop-off lane has been added.
- 4) Trees have been provided in all parking lot islands, except those that contain fire hydrants.

L12 Landscape Plan

- 1) No comment.

L13 Landscape Plan

- 1) The groundcover legend has been updated to include a non-hatch pattern for existing "natural understory to remain undisturbed".
- 2) Trees located in the SW meadow restoration area have been moved to buffer the residential property along the north.

L14 Landscape Plan

- 1) No comment.

L15 Seed Plan

- 1) Seed plan has been revised to make the plan more readable. Seed mixes have been changed slightly to reflect mixes suggested by ASTI in the wetland review, as well as other locally sourced mixes.

L16 Illustrative Sections

- 1) Wheel stops have been shown on Section A2 Bioswale. Additionally, these wheel stops have been shown on the plan views.
- 2) A second sheet L17 has been added which includes cross-sections of the Land Sculpture.

L18-L19 Landscape Notes and Details

- 1) A second details sheet was added to include information on the Dog Park Shade Structure, traffic gate detail, and the dog park fence detail, which indicated the mulch maintenance strip.

L20 Wetland Impact Exhibit

- 1) Wetland flag information has been added to the plans.
- 2) Individual areas of disturbance have been identified individually, in square footage for areas of wetland impact and lineal footage for natural features setback impact.
- 3) Non-regulated wetland impacts have been removed from the total impact calculations.
- 4) Areas of natural features setback impact have been reduced in the areas around wetland A, the east and north side of wetland B, and the fencing impacts of the EGLE regulated wetlands F, H, and I.
- 5) A preliminary soil boring report was provided indicating that the predominant soils with the impact area of wetland B are largely clay, to a substantial depth. The likelihood of the constructed pond excavation upsetting the natural hydrology in this area is therefore low.
- 6) The excavated material from the site will stay on-site, to be used in the land sculpture mound, other created berms or used elsewhere where impacts to wetland areas are proposed, to take advantage of existing seed within the soil.
- 7) It is the intention to utilize the natural features setback area, disturbed on the west side of wetland B, as a staging area and starting point for pond excavation.