



STUCKY VITALE ARCHITECTS

September 30 , 2021

Kristen Kapalenski

Department of Planning and Economic Development

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48073

Re: Bebb Oak Meadows Mixed Use Development

City File #21-008 Parcel No. 15-27-477-058

Dear Kristen :

Our Team has carefully reviewed the comments of the City's reviewing agencies regarding the proposed Bebb Oak Meadows Development. Below, please find an itemized summary detailing our understanding and responses to the review comments from each reviewing agency.

General

1. Minor revisions to the building at the south portion of the Casual Dining w/ Drivethru have been made. The revisions have no impact on the square footage of the building or materiality. They include:
 - a. Minor Footprint Shift at Drivethru Window
 - b. Added Exterior Door
 - c. Additional Storefront Glazed Openingand are shown on Civil Sheets 3 of 9, 4 of 9, and 6 of 9, and Architectural Sheets A1.1, A3.1, and A3.3

Building Department

Sheet 5 of 9

Will comply. When Construction Documents are issued, the gazebo will be shown as accessible.

Fire Department

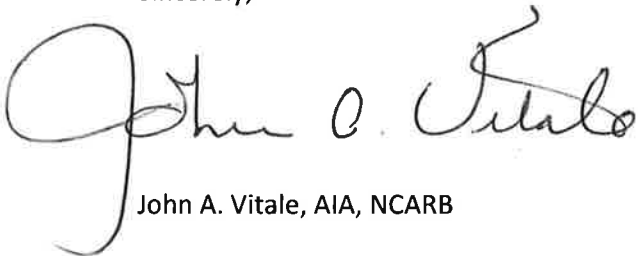
1. 8 hydrants are provided in accordance with IFC 2006 Appendix B & C
8 x (1000 gal/ minute per hydrant) =8,000 GPM >7,500 GPM -----> **OK**
The (2) attached Fire Flow Tests show a Fire Flow = 1,636 GPM & 2,092 GPM

DPS/Engineering

1. As discussed at our collaborative meeting at City Hall on September 2nd, site access has been revised to show a "right-in, right out" driveway at the existing north access, and a widened full access driveway at the existing south access. Please see Civil Sheets 3 of 9, 4 of 9, and 6 of 9.
2. Also discussed at the Sept 2nd meeting, given the disparate use of the adjoining property to the north, no cross access will be garnered at this time.
3. Please see attached, revised TIS for responses to the comments from the HRC review letter dated July 21st 2021.

We look forward to obtaining the remaining reviewing agencies' recommendations for site plan approval and are eager to continue developing this project. We believe, with your support, this project can serve as a model for future developments in the City of Rochester Hills.

Sincerely,



John A. Vitale, AIA, NCARB

Enclosure: Revised SPA Drawings

cc: F. Hadid, M. Kaakarli, P. McWilliams, T. Shoemaker, M Thompson