



September 10, 2018

Kristen Kapelanski, AICP  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Re: 633 E. South Boulevard Improvements  
City File #99-032.3 Parcel No. 15-35-477-002

Dear Kristen,

Below is a summary addressing outstanding plan review comments:

#### **PLANNING**

4. The owner has submitted documents defining additional need for parking. The proposed additional barrier free parking will be adjusted to comply with required size and spacing requirements.
8. A landscape plan has been previously provided. Please refer to enclosed landscape cost estimate. Measurements of storm basin perimeter, and other landscape plan comments will be addressed and compiled with on future plan submittals.
9. The required note regarding signage will be added to plans in future submittal.

#### **ASSESSING**

1. Nowak & Fraus will adjust the legal description to match tax records.

#### **DPS/ENGINEERING**

1. The sanitary sewer basis of design to be provided by mechanical engineer as part of construction documents to be submitted for office renovation.
1. The storm sewer will be re-evaluated & modified to meet current requirements. Please see attached affidavit from owner.

**DPS/ENGINEERING cont.**

1. Grading of retention basis will be re-evaluated & modified to meet current requirements.

The required Land Improvement Permit and additional documentation will be provided. We will work with the City's engineers to finalize these details.

**BUILDING**

1. New barrier free parking will be adjusted to meet current ordinance size and spacing.
2. The non-compliance of existing ramps to be addressed at construction drawings of site. New lighting and MRI pad will be included in these documents.

If you have any questions or comments on the submittal or statement above, please contact us.

Sincerely,



Joseph S. Novitsky, AIA  
JSN Architecture LTD



S. Craig Varady  
Varady Associates Inc.

cc: M. Margolis  
A. Glasser  
H. Margolis  
D. Plantus  
T. Kemp