

PEA GROUP

2430 Rochester Court, Suite 100
Troy, MI 48083

844.813.2949
peagroup.com

July 23, 2021
PEA Project No.: 2019-007

Via email: kapelanskik@rochesterhills.org

Kristen Kapelanski
City of Rochester Hills
Planning and Economic Development
1000 Rochester Hills Drive
Rochester Hills, MI 48309

RE: Retail Development
NEC Rochester and Avon Roads
City File #21-007, Section 14
City Review #2

Dear Ms. Kapelanski,

Below are responses to the plan review markups received from the City staff on June 3, 2021:

- 1) A note was added to the cover indicating that a conditional use permit is required for the drive-through.
- 2) We will submit for the LIP during the construction plan review.
- 3) See separate letter from the traffic consultant addressing the traffic-related comments.
- 4) A building permit will be applied for at a later date for the existing building and canopy demolition.
- 5) We are requesting a modification from the Planning Commission for the front yard arterial setback.
- 6) The loading area has been noted on the fire plan.
- 7) As discussed with the fire department, the northern drive lane will not be considered a "fire lane" as access can be provided from other sides of the building. Therefore, no modifications to the north drive lane, adjacent to the drive-through is required.
- 8) The construction type and information regarding the fire flow requirements and fire flow data has been added to sheet C-3.1.
- 9) The underground detention system has been added to sheet C-3.1 with notes stating that it will be designed to handle 75,000 pounds.
- 10) An additional plan sheet has been added to the set showing the storm sewer outlet further east on Avon Road. RCOC has approved connection to this pipe as the site outlet.
- 11) The sanitary sewer basis of design has been updated to use 2.44 people per REU.
- 12) The barrier free parking stall detail has been revised to show 18' minimum dimension.
- 13) The restrictor sizing calculations and sizes have been added to the plans for the outlet control structure.
- 14) The building code compliance information on A-2 has been updated.
- 15) The Avon Road approach cannot be changed to right-in/right-out only. This would restrict people from entering the site from southbound Rochester Road and from exiting the site to eastbound Avon. This would cause traffic to turnaround on private property to make these movements which would cause more traffic conflicts. The proposed development will be reducing the numbers of drive approaches from the 7 currently existing down to 2 approaches with the one on Rochester Road being restricted to right-in/right-out which currently they are not. This will be a huge improvement over the existing conditions at this intersection.

Sincerely,

PEA Group

A handwritten signature in blue ink that reads "Rachel L. Smith". The signature is written in a cursive style with a large initial 'R' and 'S'.

Rachel L. Smith, PE, LEED AP, CFM
Associate | Senior Project Manager