

58105 Van Dyke Avenue
Washington, MI 48094

586.272.2276
peagroup.com

July 25, 2023
PEA Project No: 22-1301

Mr. Chris McLeod
Planning Manager
City of Rochester Hills Department of Planning
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Primrose School
City File No: 22-041 | Parcel No: 15-23-301-018

Dear Mr. McLeod,

These plans have been revised per the review comments in your plan markups dated July 24, 2023. Please note the following responses to the comments received:

Fire Protection Plan (Sheet C-3.1):

1. Summary of Revisions:
 - a. Relocated third fire hydrant to the west line of the private access road, just south of the pond.
 - b. Removed the note regarding future development area.

Preliminary Utility Plan (Sheet C-6.0):

1. Summary of Revisions:
 - a. Adjusted location of building water leads and storm to maintain 10 feet of separation.
 - b. Adjusted water main easement area to provide room for the proposed stub.

Details (Sheet C-9.2):

1. Summary of Revisions:
 - a. Added note to fence detail specifying that all fences and gates will be 6 feet high.

Preliminary Landscape Plan (Sheet L-1.0):

1. Summary of Revisions:
 - a. Adjusted juniper hedgerow to be centered on the entry/exit driveway.
 - b. Replaced deciduous trees along the hedgerow with conifers.
 - c. Added note regarding intention to create a dense buffer against headlight trespass.

Photometric Plan (Sheet 23-12467-V4):

1. Summary of Revisions:
 - a. Updated light fixtures along Rochester Road frontage from C to B style.

Exterior Elevations (Sheet A4.0):

1. Summary of Revisions:
 - a. Updated façade to replace most vertical siding with brick.
 - b. Stone wainscotting is retained.
 - c. Vertical siding within the gable eaves has been retained.

Materials Board and Color Elevations

1. Summary of Revisions:
 - a. Color elevations have been updated per the changes noted above.

We trust these submittals meet requirements. If you should have any questions or require any additional information, please feel free to contact this office.

PEA Group



Becky Klein, PE, LEED AP BD+C
Project Manager

Attachment: Exhibit "A"