

January 19, 2015

VIA EMAIL

Mr. Arkan Jonna
AF Jonna Development, LLC
4036 Telegraph Road, Suite 201
Bloomfield Hills, MI 48302

RE: Walton Shoppes Drive –Thru, Rochester Hills, MI

Dear Mr. Jonna:

Fleis & VandenBrink (F&V) staff has completed our review of the site plan and City of Rochester Hills staff report for this proposed project. Pursuant to your request we focused our attention on the potential deviations from accepted traffic engineering practice of proposed drive-thru operation. Based on these reviews we have the following comments and observations:

- It is our understanding that the City Planning Commission has a concern regarding the separation of the proposed drive-thru (one-way southbound) and the two-way drive aisle to the west, adjacent to the existing Walgreen's.
- The proposed site plan indicates that the drive-thru lane and the two-way drive aisle will be separated by a raised median that is eight feet three inches wide including curbs.
- The site plan also indicates that the median will have a sidewalk and landscaping.
- The site plan also has an east/west crosswalk that traverses the drive-thru lane, drive aisle, and the median.
- We believe that the proposed landscaped median provides more than adequate separation between the drive-thru and the drive aisle to avoid any confusion or associated hazard with respect to on-site circulation.
- If the Planning Commission would like some reinforcement of the proper lane to use, two "Do Not Enter" signs could be installed, one on the very south end of the median and one directly east of it adjacent to the Patio. A "Keep Left" sign could also be installed beneath the "Do Not Enter" installed in the median.
- We also recommend that a "Stop" sign be installed on the very southwest corner of the building facing north, with a "Stop Bar" painted on the pavement prior to the crosswalk.

We hope that this review satisfies your needs regarding this project. If you have any questions or concerns, please contact our office.

Sincerely,

FLEIS & VANDENBRINK



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