



architects planners interiors

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February 9, 2016

City of Rochester Hills
Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Attention: Sara Roediger, Manager of Planning

**Subject: Rochester College Fieldhouse
City File #15-022, Parcel No. 15-15-451-008
Architect's Project No. 2015-047**

Dear Sara,

This letter and the attached documents are a response to your Site Plan Review letters dated February 5, 2016.

Planning and Economic Development- Sara Roediger

1. Agreed
2. The college understands that the proposed plan falls short of closing the entire gap in the pathway along Avon Road due to not providing one in front of the existing historical house and barn. However, the college would like to better plan the full impact to the surroundings that comes with a new pathway. Three years to properly plan the most appropriate closure of this gap is agreeable.
3. Agreed
4. Agreed
5. Agreed
6. Agreed
7. Our design team will meet with city staff directly to resolve any issues and satisfy further requirements.
8. Agreed
9. Agreed

DPS/Engineering- Jason Boughton

Water Main

1. Ok. Will consider revising the water main as suggested.

Storm Sewer

1. Ok. More clarification will be added to the grading plan to illustrate the 3 foot sump depth.
2. Ok. The storm water management calculations will be adjusted to include the area of the normal water surface with a C-factor of 1.00. Any adjustment to the basin that might be necessary as a result of this C-factor adjustment will be reflected in future engineering review submittals.

Pathway

1. The pathway sight distance line on sheet L.1 will be adjusted as required and will be reflected in future engineering review submittals.
2. The college understands that the proposed plan falls short of closing the entire gap in the pathway along Avon Road due to not providing one in front of the existing historical house and barn. However, the college would like to better plan the full impact to the surroundings that comes with a new pathway. Three years to properly plan the most appropriate closure of this gap is agreeable.

Fire Department- James L. Bradford

Thank you.

Parks and Forestry- Gerald Lee

1. The pathway sight distance line on sheet L.1 will be adjusted as required and will be reflected in future engineering review submittals.

Building Department- Craig McEwen

1. More point elevations had been added to the recently submitted site plan review package but even more can be added to the grading plan to help illustrate that the routes are compliant.
2. Correct, the northerly entrance is not intended to be considered part of an accessible route. Notation has been added to the Conceptual Paving Plan, sheet C0.5A, for the project to include signage directing pedestrians to the south face of the building for the accessible entrance.
3. More point elevation and slope calculation will be added, and adjusted if necessary, to the accessible parking spaces and access aisles to help illustrate that the design is compliant with requirements.

Planning and Economic Development- Sandi DiSipio

1. The street name on Sheet C0.1 will be corrected to West Avon Road in future submittals.

Please contact me with any questions.

Sincerely,



Dan W. Jerome, AIA, LEED AP
Senior Associate

cc: Jaymes Vettraino, Vettraino Consulting
Jason Arnold, Creative Site Solutions