



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

February 13, 2019

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

Attn: Ms. Kristen Kapelanski, AICP
Manager of Planning

Re: **Brewster Village**
City File #18-015
Rochester Hills, Michigan

Dear Ms. Kapelanski:

Please find attached the following documentation for Site Plan Submittal for the above referenced project.

- An NFE written response to the City of Rochester Hills Fire & Engineering review letters received from your office on February 1, 2019.

Sincerely,

NOWAK & FRAUS ENGINEERS

A handwritten signature in blue ink that reads 'Brad Brickel'.

Brad W. Brickel, P.E.
Senior Associate

Enclosures

cc: Robertson Brothers, Mr. Tim Loughrin, (6905 Telegraph Rd., Ste. 200, Bloomfield Hills, MI 48301)
Nowak & Fraus Engineers, Mr. Timothy L. Germain, P.E., Managing Partner
Project Files: K342

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Fire Department

1. Provide documentation, including calculations that the fire flow of 2000 GPM can be provided.
IFC 2006 508.4
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640

This will be requested.

Street Names

2. As noted on Rev #1-Rosemond CT was approved and it would work for lots 10-16... However lots 7-9 would require a street name also.

A street name will be provided on the revised plans for each road segment as required.

DPS/Engineering

Traffic/Roads

1. On sheet SP4, Paving & Grading Plan, provide proposed grades involving the road widening.

A detailed grading plan of these improvements will be provided.

2. On sheet SP4, can the viewport be shifted further north to include the portion of Colorado Ave taper lane that is currently cut off.

An additional sheet will be provided to clearly show the Brewster Avenue improvements.

3. On sheet SP4, move the "Notes" box so it is out of the paving plan view.

This will be relocated as requested.

4. On sheet SP6, Notes, Details & Calculations Plan, under "General Paving Notes" reference top of curb elevations are calculated for a 6-inch concrete curb. Whereas, the mountable curb and gutter detail shows a 4-inch curb height. Please clarify.

The referenced note is a standard paving note. There are details on the plans specific to the 4" mountable on-site and the B-2 curb within the ROW. For less confusion, we can alter the general note accordingly.

5. On sheet L-1, call our road sight distance lines on plans.

This has been added to sheet L-1.

Pathway/Sidewalk

1. On sheet L-6, and other relevant plan sheets; the detail for the Proposed Plaza w/Bike Repair Station should show that it is proposed to be located 3 feet off the edge of existing pathway. Also, label "Existing Public Sidewalk as "Existing Public Pathway" instead.

The plans will be revised as required.

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2. On sheet SP-4, it may make sense for constructability and ADA compliance purposes to modify the proposed path R&R work north of the intersection all in concrete versus a segment in concrete and the remainder in HMA. Also, it is recommended to R&R the path ramp and landing for 24 feet (three 8 foot x 8 foot flags) south of intersection to allow for ADA constructability and field adjustments due to tight tolerances.

The plans will be updated as required by Engineering.

3. On sheet L-1, call out the pathway sight distance lines.

The plans will be revised as required.

4. On sheet L-1, please differentiate line work for easements from the pathway sight line dash type. Include a legend to identify line work.

The plans will be revised as required.

5. On sheet L-3, Tree Preservation Plan, recommend to revise hatching to differentiate between concrete sidewalk and HMA pathway.

The plans will be revised as required.

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