



March 14, 2016
PEA Project No: 2016-029

Ms. Sara Roediger
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: Jenoptik Automotive N.A.
Parcel #15-21-376-011
City File #16-002
Preliminary Site Plan Review**

Dear Ms. Roediger:

This office is in receipt of the following review letters regarding the subject development:

- Planning and Economic Development, dated 3/9/16
- Fire Department, dated 3/3/16
- Building Department, dated 3/3/16
- Parks and Forestry, dated 3/8/16
- Assessing Department, dated 3/2/16
- DPS/Engineering – Site Plan Legal Review #1, dated 3/3/16
- DPS/Engineering – Site Plan Review #1, dated 3/9/16

Please note the following revisions and clarifications that will be addressed on the final site plans in response to the review letter comments:

Planning and Economic Development:

- 1) Exterior lighting cut sheets will be provided.
- 2) The wattage of the LG2 light fixtures will be reduced to meet requirements.
- 3) The ADA parking calculation was based on the phase 2 total parking count of 240 spaces. Per the ordinance, this would require 4+2.33% ADA parking, which equates to 10 spaces.
- 4) A cross-access easement is proposed between the parcels for the shared entry drive from Hamlin Road.
- 5) Additional trees will be provided to meet minimum ordinance compliance.
- 6) An irrigation plan will be submitted with the final site plan submittal.
- 7) Building materials/color samples will be provided for the Planning Commission meeting.
- 8) The proposed wall and monument signs will be submitted for permit separately through the Building Department.

Fire Department:

- 1) No comments.

Building Department:

- 1) The building will be moved to be 60 feet from the property line.
- 2) The pathway and sidewalks will not exceed 5% slopes except at curb ramps.

Parks and Forestry:

- 1) Trees within corner clearance area will be moved out of this area.
- 2) The crabapple will be located a minimum of 10' from the pathway.
- 3) The oaks will be moved further into the property to not interfere with the overhead utility lines.
- 4) Tree locations and types will be adjusted to not interfere with the overhead lines.
- 5) The additional note will be added.

Assessing Department:

- 1) No comments.

DPS/Engineering – Site Plan Legal Review:

- 1) The benchmark table typo will be corrected.
- 2) The polylines shown are top and bottom of banks. They will be turned off for the next submittal for clarity.
- 3) The Detroit Edison ROW Agreement reference to L. 5MR was taken from the ALTA provided by the City from HRC. Please confirm if this is incorrect.
- 4) The proposed pathway connection will be coordinated with the DNR and any easements required will be provided. The City will notify the Friends of the Clinton River Trail of the additional connection to the trail. No approval is required from them.
- 5) Additional easements for cross-access, water main, sanitary sewer and storm sewer maintenance will be provided during the construction plan phase.

DPS/Engineering – Site Plan Review:

- 1) We will coordinate with the DNR for the offsite storm sewer and pathway easements.
- 2) We will revise the peaking factor to 4.0 for the sanitary sewer basis of design.
- 3) We will provide a monitoring manhole on the sanitary sewer lead.
- 4) The Phase 2 building will be added to the water main basis of design.
- 5) The soil borings will be forwarded to the engineering department for review.
- 6) Calculations will be provided on the construction plans showing how the "C" factor was determined.
- 7) The offsite drainage ditch improvements will be shown on the construction plan set.
- 8) The top of bank for the sedimentation forebay and the detention basin will be revised to be a half of foot higher than the freeboard elevation.
- 9) The asphalt pathway detail will be revised to 2.5 inches thick for the leveling course.
- 10) The requested note regarding the concrete sidewalk thickness at ramps and landings shall be 6 inch thick will be added to the plans.
- 11) The path sight lines will be added to the landscape plan and the trees will be adjusted, as necessary.
- 12) The road traffic safety sight lines will be added to the landscape plans as requested.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.



Rachel L. Smith, PE, LEED AP, CFM
Senior Project Engineer