

August 8, 2016

Andrew Zielke
Just Burgers & Fries, LLC
4564 Oakhurst Ridge Rd.
Clarkston, MI 48348

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

RE: Culvers of Rochester Hills
City File #16-015, Parcel 15-35-100-053

To whom it may concern:

I am writing to address the comments from the various city agency review letters. Below are the responses to the comments address from the previous review of July 19, 2016.

Planning Commission:

The cross walk will be shown on paving plan across the Meijer service drive, connecting the pathway located along Auburn Rd. thru the Culvers lot and across the Meijer service drive.

A second landscape plan was submitted but only received review comments dated July 1, 2016 from the first submittal. I did speak to Gerald Lee and the second plans needs a little revision along the Auburn Rd. pathway in front of the benches. We need to remove some of the shrubs by the pathway. Gerald stated that shrubs cannot be no closer than 5' to the pathway and that no trees maybe planted within a 15' triangular intersection of the Auburn Rd. pathway and the pathway leading to Culvers. We also discussed, not shown in review, that shrubs have to be less than 30" unmaintained height, which I will make sure to address with landscape architect to confirm plant selections meet the requirements. I will adjust the landscape plan to meet the city requirements and to show intent in design to meet the regulations as needed. As part of the landscaping review by Gerald Lee, I will incorporate the three comments from his review letter and show them on the landscaping plan.

Engineering:

Water Main: A shutoff valve will be shown on the revised engineering plans.

Storm Sewer: a revised storm sewer outlet showing a controlling structure with multiple restrictor weir walls within the structure will be shown on the plans. The top of the weir wall elevation will be changed to meet a 25 year volume flowing into a minimum 12" storm sewer.

Traffic/Pathway:

A MDOT permit shall be applied for and MDOT review comments shall be shown with any addressed changes on each city/state or construction plan submittal.

I will discuss with the land owner next door to the west "The Stone Shop" to obtain a temporary grading permit. Currently the property is for sale and communication has been established with the sales agent of the property.

A cross access agreement will be provided between Meijer's and Culvers and to the new property owner to the west. The Meijer's cross access agreement will be provided after closing of lot. The cross access for the property to the west will be completed after the property is sold and a new proposed development is determined.

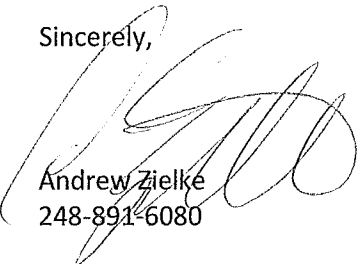
The revised engineering plans shall show existing ramps in splitter island to be ADA complaint.

Confirmation for setback of RAG and SPM plants needs to be determined. Gerald Lee told me 5' setback and the engineering/traffic states 3' off edge of pathway. Either way, the plantings will be moved as necessary.

Fire Department:

A new proposed fire hydrant will be relocated in the peninsula island south of the cross access drive servicing the property to the west.

Sincerely,



Andrew Zielke
248-891-6080