

August 23, 2017

City of Rochester Hills

1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: **Premier Academy, LLC**
City File #17-018, Section 8
NFE # J580

To All:

The attached plans and below we have addressed the comments provided by the various departments for this proposed development.

Building Department

- Civil Drawing Sheet 2. Show location of accessible parking signs.
Signs and callouts have been added to the paving and grading plan.

Assessing Department

- A combination of the parcels will be required.
Parcels will be combined.

DPS/Engineering (Michael Taunt)

- The legal description for the overall parcel is incorrect.
Legal description has been corrected.
- Easements are vacated, not abandoned. Revise call out for storm sewer.
Call out has been revised.
- Provide Storm Maintenance Agreement & Exhibits in recordable form. Provide easement agreements and exhibits in recordable form for proposed water main.
Documents will be provided with final construction plans.

DPS/Engineering (Jason Boughton)

- Provide sanitary sewer basis of design.
Added to Utility Plan.

- Revise C factor for lawn to 0.25 instead of 0.20. Revise other storm calcs as needed.
Revised C factor and detention calcs. Increased detention volume provided.
- Provide soil borings showing where the ground water table elevation exists for the proposed underground detention system and if the soils are conducive to infiltration.
Soil boring information will be provided with final construction drawings.
- Coordinate with RCOC regarding potential Tienken Road center turn lane extension to the east.
Potential center turn lane extension will be pursued with RCOC during preparation of final construction drawings.
- The City requests the master ROW is dedicated to RCOC. The City will help facilitate processing the dedication.
ROW dedication processing will commence during preparation of final construction drawings.
- Please note on applicable plan sheets that Adams and Tienken Roads are under jurisdiction of RCOC.
Note has been added to all sheets.
- Please call out on applicable plan sheets the statutory ROW.
Call out added to applicable sheets.
- Show the road sight distance lines at Adams and Tienken Rd driveway approaches per the attached detail.
Sight distance lines will be added to final construction drawings.
- The pathway at the driveway approach to Tienken Road should be in alignment from curb ramp to curb ramp. Adjust pathway alignment by either adjusting the west or east ramp so pedestrians can pass straight through the driveway approach.
Pathway has been aligned.
- Show the pathway sight distance lines at Adams and Tienken Rd driveway approaches per the attached detail.
Sight distance lines will be added to final construction drawings.

Fire Department

- Provide a hard copy of sheet C-7 with all changes addressed on plan.
Fire Plan Sheet provided.

- Construction type and square footage of building require a fire flow of 2500 GPM and a minimum of 2 fire hydrants, with an average spacing of 450 feet.

Requirements met.

- The maximum distance from any point on a fire lane to a fire hydrant shall not be more than 225 feet. This spacing requirement is exceeded along the south fire lane. Per our discussion relocate the northwest proposed hydrant to be installed along the south fire lane to meet this requirement.

Hydrant relocated.

- Provide documentation, including calculations that a flow of 2500 GPM can be provided.

Hydrant flow test added to Fire Plan Sheet.

- Relocate the FDC to the southwest corner of the building.

FDC relocated.

- The Fire Department connection is not located on the street front of the building, a white/clear strobe light shall be tied into the fire alarm system and installed over the Fire Department Connection. Please add this as a note on the plan.

Note added to Fire Plan Sheet.