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February 15, 2018
PEA Project No: 2017-237

Ms. Kristen Kapelanski, AICP
City of Rochester Hills
Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

**RE: Gateway of Rochester Hills
City File #95-044.2); Parcel No. 15-34-477-015**

Dear Ms. Kapelanski:

We have revised our preliminary site plans in accordance with the review comments provided in the various departmental review letters, dated on or around February 6, 2018. As requested, we have provided responses below corresponding to the comments, as follows:

Parks and Natural Resources Department Site Plan Review (dated January 30, 2018)
(no comments provided.)

Building Department Site Plan Review (dated February 2, 2018)
(Approval recommended based on the comments provided being addressed as part of the building permit submittal.)

Engineering Services Department Site Plan Review (dated February 6, 2018)

General

1. As discussed, the geotechnical investigation for the proposed development have not yet been completed. Upon completion, our office will provide the requested soil boring information.

Storm Sewer

1. Evidence will be provided during the engineering plan phase as far as how the infiltration standard is being met.

Grading

1. More grading detail around the proposed hotel has been added to the grading plan.

Traffic/Pathway/Sidewalk (Comments provided by HRC)

Traffic Impact Study Review – Version 2

1. The TIS recommended that a crash analysis be prepared. This analysis will be provided as soon as possible prior to the planning commission meeting on 2/20.
2. Any improvements that can be recommended as part of the TIS update that provide a reasonable mitigation to improve the level of service will be considered.

Site Plan Review – Traffic, Version 2

(Comments will be addressed in the final site plan stage.)

Fire Department Site Plan Review (dated February 6, 2018)

1. Additional hydrants have been added through discussion with the Assistant Chief / Fire Marshal.
2. The maximum distance requirement has been met through the addition of the above additional hydrants.
3. Fire flow test data will be provided during engineering plan preparation.
4. The roof access in the hotel building has been relocated to the stairwell, as requested.

Planning and Economic Development Department Site Plan Review #2 (dated February 6, 2018)**1. Zoning Use:**

(no comments)

2. Site Design and Layout:

- Regarding the Front Yard Arterial Setback, Front Yard Minor Setback, Side Yard Perimeter Setback, Minimum Building Frontage Built to Area and Minimum Building Frontage Built to Area, we are respectfully request that the Planning Commission grant an approval to modify these requirements. It is our opinion that this project meets the intent of the FB-3 district.
- Minimum Building Frontage Build-To area calculations have been added to the site data table on the site plan.
 - o There is an optional provision in the Front Yard along Arterial Street setback that has been used as part of the updated calculation.
 - o As stated during our study session meeting with the Planning Commission, the open space adjacent to the 2,584 square foot retail building is being reserved for a possibility of a drive thru use. We understand that this would require revised site plan and special use approval.
- The requested transparency calculations are shown on the attached architectural plans.
- Additional information regarding the building materials proposed for the mixed-use development is shown on the attached architectural plans.
- In reference to the requirements of Section 138-8.500, it is our opinion that we meet this requirement by providing a mix of uses at the ground floor of the retail buildings.
- As stated during our study session meeting with the Planning Commission, the open space adjacent to the 2,584 square foot retail building is being reserved for a possibility of a drive thru use. We understand that this would require revised site plan and special use approval for the City of Rochester Hills.

3. Exterior Lighting:

- Mounting heights have been added for fixtures P1 - P4.

4. Parking, Loading and Access:

- The provided vehicle zone for the Minor Street Design has been shown with the center median included. We respectfully request that the Planning Commission grant an approval to modify the requirements to allow for a center median.
- On-street parking for the Minor Street Design has not been provided. We understand that this will require a modification by the Planning Commission.

We appreciate your review and hope that we have satisfied your concerns. If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.



Gregory Bono, PE
Project Coordinator