



January 21, 2019  
PEA Project No: 2016-137

Ms. Kristen Kapelanski, AICP  
Manager of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**RE: Saddlebrook Orchards  
Parcel #15-28-300-029  
City File #16-029  
Section 28  
Preliminary/Final Site Plan Review**

Dear Ms. Kapelanski:

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

- Planning and Economic Development, dated 1/2/19
- Assessing Department, dated 12/12/18
- Building Department, dated 12/13/18
- Parks & Natural Resources Department, dated 12/14/18
- Water Resource Commissioner, dated 12/19/18
- DPS/Engineering – Preliminary and Final Site Condo Plan Review #1, dated 12/21/18
- Fire Department, dated 12/21/18

Please note the following revisions and clarifications that have been addressed on the revised preliminary/final site plans in response to the review letter comments:

Planning and Economic Development:

- 1) The Environmental Impact Statement (EIS) has been updated to reflect the 10 residential units.
- 2) The trees identified for removal on sheet T-1.0 and the number indicated for removal on sheet L-1.0 has been updated and clarified on sheet T-1.0 and sheet L-1.0.

Assessing Department:

- 1) No comments received.

Building Department:

- 1) Individual residence plot plans will be provided at the time of the individual building permit applications per the direction provided.
- 2) Detectable warnings are called out for the ramps within the road right-of-ways on sheet P-2. The sidewalk legend refers to the details on sheet P-6 which are compliant with the Americans Disability Act.

Parks & Natural Resources Department:

- 1) The Multi-stem River Birch trees have been replaced with Single-stem River Birch trees on sheet L-1.0.

- 2) The three proposed trees that were identified as too close to the sidewalk have been revised on sheet L-1.0.

Water Resource Commissioner:

- 1) No plan revisions required.

DPS/Engineering – Site Plan Review:

General:

- 1) The City file number and section number have been added to all the sheets.

Sanitary Sewer:

- 1) The peaking factor calculation has been revised on sheet P-4.

Grading:

- 1) The finished grade of unit 1 was revised to be above the proposed sanitary sewer rim located within the driveway on sheet P-3.
- 2) The driveway slopes have been updated for all units are between 2 and 10 percent overall slopes. Refer to sheet P-3 for driveway slopes.

Pathway/Sidewalk:

- 1) The monument sign was removed to be outside the pathway sight distance line. Refer to sheet L-1.0.
- 2) The ramp on the north side of the Basil Drive approach was revised to a type R ramp throughout the entire plan set.

Traffic:

- 1) The plans have been submitted to MDOT and we are awaiting their approval.
- 2) The drive approach detail callout for detail C-16 has been revised to callout B-2 curbing detail on sheet P-5.

Fire Department:

- 1) No plan revisions required.

Please contact our office if you have any questions or require any additional information. Thank you!

Sincerely,

**PEA, Inc.**



John Dell'Isola, PE  
Senior Project Manager