

A P E X
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

2959 RAMBLING WAY
BLOOMFIELD TOWNSHIP, MI 48302

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February 10, 2016

Sara Roediger, AICP
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Proposed "Goddard School"
820 E. Auburn Road
City File No. 15-018

Dear Ms. Roediger:

The following is an itemized list addressing the comments of you February 3, 2016 correspondence in reference to the proposed Goddard School project at 820 E. Auburn Road:

Planning and Economic Development:

2. Dimension, Deign and Building Standards:

Front Yard Minor Setback (Graham Dr.): We are asking the Planning Commission to modify the minimum required maximum of 20 feet. The proposed site is a combination of two parcels; the westerly parcel is a portion of the vacated Bendelow Road as part of Graham Drive installation as the means of access to County Club Village. The parcel contains an existing sanitary sewer, a gas main, landscaping, access for a dry utility structure (telephone) and an abandoned water main along with the associated easements. The southwesterly corner of the proposed building is only 43' from the boundary of a gas main easement. Substantial mature landscaping exists along the westerly portion of the site as well as a large quantity of proposed plantings.

Min. Bldg. Frontage Build to Areas for Auburn Rd. and Graham Dr.: We are asking the planning Commission to modify these setback requirements. Goddard School requires a set of criteria for the arrangement, access and layout for each of the classrooms. Based on these specific guidelines the exterior dimensions of the proposed building are determined by the interior design.

Min. Facade Transparency: The calculations have been provided on Sheets A3.0 and A3.1 of the Architectural Plans and we ask for a slight modification from the Planning Commission



4. **Parking, Loading and Access:** The number of proposed parking spaces has been met with the exception of the number of stacking spaces for drop off/pickup. Goddard School does not allow the students to enter nor exit the building without being accompanied with the person that is either dropping off of picking up. Each student has to be signed in and out by the "parent". Therefore a need for stacking spaces is not required for this site based on corporate franchise policy.
8. **Landscaping:**
Buffer D: We would like to discuss the option of including the adjacent trees in an easement. The monies for the shortage of trees will be placed in the Tree Fund.

DPS/Engineering:

Storm Sewer:

1. The "C" factor information has been added to the Detention Calculations
2. A pavement detail has been added to the Site Plan to show the areas of porous concrete. Notes were on the plan in the drive aisles and parking stall areas depicting concrete type
3. Both catch basins have been relocated
4. Soil Borings will be provided with this submission

Grading Plan:

1. An addition run of storm sewer and catch basin has been added and a 1% min. swale has been added along the north and east property lines

Pathway/Sidewalk:

1. An easement will be provided as part of the Engineering Plan submission
2. A 60" turning radius has been shown at the access points of the existing/proposed sidewalk interface.
3. Both the pathway and sidewalks are concrete and have been noted such on the Site Plan
4. Upon discussion with the Landscape Architect, it was stated that the Graham Road is an existing Road connecting to Auburn Road. If there were sight distance or obstructions, the issue should have been addressed at the construction of Graham Road.

Fire Department:

1. The parking space in front of the FDC has been eliminated. The requested clear zone has been provided.

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We trust that all of your comments have been satisfactorily addressed. If you have any questions or further concerns please contact our office.

Thank you for your time in handling this matter. Your assistance in this project has been extremely helpful and greatly appreciated.

Sincerely



William E. Mosher IV, P.E.
Enclosures