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December 6, 2017
PEA Project No: 2016-330

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

**RE: The Winchester District
Rochester Hills, MI
Planning Review #2
City File Number: 17-036**

Dear Ms. Kapelanski:

This office is in receipt of the summary letter dated December 6, 2017, regarding the subject development. Please find our responses in bold and italics following your comments below:

Planning Comments

5.a. Barrier free spaces should be relocated to provide additional spaces nearest Building C and Building D. See the building review letter.

Barrier free spaces will be revised as requested during the construction phase.

b. The minimum parking space width may be reduced to 9 ft. by the reviewing authority, in this case the Planning Commission. Staff has no concern with a space reduction of 0.5 ft.

This space dimension and parking count is a specific request of the tenant and we request it be allowed.

c. Bike racks to serve employees and visitors of the site have been provided. A detail of the proposed bike rack and confirmation that parked bikes will not block required walkways should be provided.

A detail of the bike rack will be added to the plans and will not block required walkways as part of the construction documents.

d. A loading area near the center of the parking area is identified on the plan for to be shared by Building D and the relocated Burger King. A note confirming deliveries will be after-hours should be added to the plan.

A note will be added as requested on the construction documents.

10.A detailed description and key of all proposed façade materials should be provided for the Burger King elevation.

Descriptions and keys of proposed façade materials will be provided for approval as part of the construction documents.

Mr. Craig McEwen, Building Department Site plan comments

3. Barrier free parking counts for each area should be based on Section 138-11.300 of the City Ordinance. a. Please provide a total of 5 spaces in area C and 8 in area D.

All comments will be addressed as requested during the construction drawing phase.

Mr. Gerald Lee, Parks & forestry department

Please clearly identify the location of the overhead utility wires on Avon Rd. It appears the Trident maples are shown less than 15' from the nearest overhead wire and have a mature height of greater than 20 feet. Please select a tree that has a mature height of less than 20' (Japanese tree lilac, serviceberry, some crabapple cultivars) and will be in compliance with other required tree planting parameters.

Trees will be revised as requested as part of the construction document phase.

Mr. William A. Cooke, Fire Marshal, Assistant Chief, Rochester Hills Fire Department

1. Provide documentation, including calculations that of existing fire flow for the proposed development.
IFC 2006 Section 508.4

A request has been made to the engineering department for the tests and will be completed prior to final construction document completion.

Building "A" Comments

1. Provide note on sheet C-3.0 under heading "Fire Department Notes": "Exit doors shall remain free of obstructions at all times. Provide guard posts or other acceptable means of protecting exit doors opening onto drives and parking areas.

Note will be added to the construction documents as requested.

Mr. Jason Boughton, AC, Engineering Utilities Coordinator.

Sanitary Sewer

1. Revise the utility plan sheet with regards to proposed Building D. The sanitary basis of design states that the use of the building is office but on the plan view, it shows a grease interceptor being proposed with is more commonly needed for a restaurant.

Calculations will be revised to reflect the proposed restaurant use on the construction documents as requested.

2. Provide a grease interceptor for proposed building B.

Grease interceptor will be provided as requested on the construction documents.

Traffic/Pathway/Sidewalk

1. On the previous review letter the total parking spaces were to be reduced to 467. The plans currently show 561 spaces; please clarify.

Parking calculation method revised for zoning and Building D use.

2. Show truck circulation is adequate to the truck docks behind Building A.

Truck paths have been reviewed and will be added to show adequacy as requested on the construction documents.

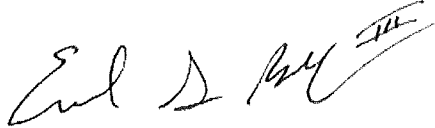
3. Where the sidewalks connect into the city pathway, a landing along the pathway needs to be provided.

Landings will be provided as requested on the construction documents.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.

A handwritten signature in black ink, appearing to read "Emil S. Bunek III". The signature is fluid and cursive, with a small "III" at the end.

Emil S. Bunek III, PE

Attachment: Revised Plans and Review letter.

Cc: Project Folder