

January 7, 2025

Jennifer MacDonald
Planning & Economic Development
City of Rochester Hills

For: Proposed Gas Station
2260 Crooks Road
Parcel ID: 15-29-276-001

Dear Jennifer:

Please find the attached submittal package for approval for the Proposed Gas Station project at 2260 Crooks Rd. In addition to the plans, please find the responses below based on the review dated October 10, 2024.

Our response to the review is as follows:

Cover Sheet / Site Plan:

- Building comments noted & will be both be addressed as part of the building permit process.

Dimension and Layout Plan:

- Proposed number of parking spaces has been reduced to not exceed 125% parking allowance (required # of parking spaces = 14 spaces x 125% = 17.5 → 18 spaces, 18 spaces are proposed).
- Comment noted in regard to Planning Commission review and approval required for 10 ft. rear yard setback reduction.
- Comment noted in regard to 10 ft. greenbelt required along Crooks Road right-of-way. We would like to move forward with the proposed greenbelt for review and approval by the Planning Commission.
- Blanket cross access easement to be provided at both side property lines as noted. Documents to be provided as part of the construction plan process.
- Typical EV charging detail provided on the Site Details plan.

Utility Plan:

- An offsite temporary easement will be necessary to construct 2 ft. yard basin near the southerly property line. Documents to be provided as part of the construction plan process.
- Additional 2 ft. inlet has been added in the Avon Industrial Drive front yard to capture on-site drainage.
- Sanitary lead cleanout and water service stop box have been added within 5 ft. of the outside of the building.

- Proposed building to utilize the existing sanitary sewer lead on-site. Contractor to verify condition of existing sanitary sewer lead prior to construction.
- DTE coordination is underway regarding the separation between the existing utility poles & proposed building location. Updates will be provided as progress is made.

Truck Turning Plan:

- Truck turning plan has been updated to reflect the City standard detail/requirements.
- Hydrant has been added per the Fire Departments request.

Landscape Plan:

- See the revised Landscape Plan for all revisions pertaining to City comments.

Photometric Plan:

- See the revised Photometric Plan for all revisions pertaining to City comments.

Architectural Plans:

- See the revised Architectural Plans for all revisions pertaining to City comments.

Please feel free to contact our office with any questions or concerns, regarding the response letter or updated plans.

Sincerely,



Daniel LeClair, P.E.
GreenTech Engineering, Inc.



Chad Holdwick, E.I.T., L.S.I.T.
GreenTech Engineering, Inc.