



August 28, 2023

Jennifer McDonald, Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: Auburn Road Clean Express Car Wash Site Plan Review #3

Dear Mrs. McDonald,

The Mannik Smith Group has revised the site plans for the development at 10 E. Auburn Road (Express Wash) following the planning commission meeting on 8/15/2023. The primary concerns from the meeting were traffic flow off of Auburn Road. It was requested that we analyze having the building on the east side of the site. On 8/18/2023, The Mannik and Smith Group and the City met to discuss this alternative in detail. In addition to the revised site orientation, the following items have been addressed on the site plan.

C301 - Detailed Grading Plan

1. The entrance at the north face of the building is employee only to access the equipment for maintenance, etc. This entrance will be ADA compliant.

L100 – L101 - Landscape Plan and Details

1. Plans have been updated to comply with all landscape comments received on 8/4/2023 with the exception of the additional perimeter parking lot plantings. It was agreed at the 8/15/2023 planning commission, that Express Wash Concepts will pay into the city tree fund in lei of the additional plantings. Irrigation plan and cost has been added to the plan set.

A0-0

1. Revised per city comment from 8/4/2023.

A1-1

1. The entrance at the north face of the building is employee only to access the equipment for maintenance, etc. This entrance will be ADA compliant.

Lighting Plan

1. Plan revised addressing city comments from 8/4/2023 to comply with current lighting code.

If you have any questions or comments, please contact me directly.

Sincerely,

Kyle Wrentmore, PE
Project Manager

TECHNICAL SKILL.
CREATIVE SPIRIT.