

July 22, 2021
Kristen Kapelanski, AICP
Rochester Hills, Planning + Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: Rochester Hills Research Park
City File #18-021.2 Parcel No. 15-21-276-013

Ms. Kapelanski,

Please see attached for a written summary response to the site plan review comments dated May 13, 2021. We've included a digital version as well as six (6) copies of the full set of drawings including corrections and updates per reviewer comments. Revisions have been clouded for ease of review.

Sincerely,

Eric Klooster
Director of Architecture

INFORM

LOCATIONS
DETROIT / CHICAGO

WEBSITE
WWW.IN-FORMSTUDIO.COM

1. Zoning + Use
 - a. No revisions required, plan in compliance.
2. Site Design + Layout
 - a. No revisions required, plan in compliance.
3. Exterior Lighting
 - a. Proposed manufacturer cut sheets have been provided. **Reference sheets ES-103.**
4. Parking, Loading, and Access
 - a. Number of parking spaces has been revised in response to required revisions in other areas of this letter. The ratio of parking spaces from ordinance requirements to provided spaces has remained the same at 65%. The ratio of 65% is in response to market conditions that the project team has witnessed while testing the market for Light Industrial and R+D users. The 65% ratio as proposed is more than adequate for market conditions based on potential user data prior to the COVID-19 pandemic. Brokers and users anticipate that parking demands will be even further reduced following changes in work and office culture due to the pandemic. It is not the design and development team's desire to overbuild surface parking for it to sit unused and over-burden the storm sewer infrastructure.
5. Natural Features
 - a. Environmental Impact Statement has been updated and submitted with the package.
 - b. Tree removal and preservation has been clearly delineated in the revised submittal to satisfy the conservation ordinance. **Reference sheets LD-101 and LD-102.**
 - c. No revisions required, plan in compliance.
 - d. No revisions required, plan in compliance.
 - e. Engineering review letter made no reference to requirements applicable to steep slopes, so it is assumed there are no regulated slopes.
 - f. All equipment located at grade or on rooftops will be screened per ordinance requirements.
6. Dumpster Enclosure
 - a. No revisions required, plan in compliance.
7. Landscaping
 - a. Unit costs have been provided for all proposed plantings in the planting schedule. **Reference Sheet L-101.**
8. Phasing
 - a. Phasing will depend heavily on real-estate market conditions. Any phasing plans would be purely hypothetical and subject to change depending on a user that may come forward.
9. Architectural Design
 - a. PDF material sample board will be provided prior to Planning Commission meeting.
10. Signs
 - a. No revisions required, plan in compliance.

Parks & Natural Resources Department

1. Additional tree protection fencing has been indicated on plans and typical detail provided. **Reference sheet LD-101.**

Building Department

1. All proposed entrances have been indicated on documents. **Reference sheets AS-101, AS-111, and AS-112.**
2. All applicable construction codes have been referenced. **Reference sheet A-001.**

3. Accessible route has been indicated where feasible and indicated where not feasible to provide an accessible route. There is a natural 8%+ slope in the southwest corner of the site that makes it unfeasible to provide a fully accessible route throughout the entire site. Every effort has been made to provide accessible routes wherever possible. **Reference sheet C100 and C101.**
4. See item 3 above.
5. Grading to achieve 5% slopes away from buildings when not negated by sidewalks, drives, etc. has been indicated on plans. **Reference sheet C100 and C101.**
6. Tabular areas have been updated to reflect the correct construction. **Reference sheet A-001**
7. Building heights have been correctly indicated. **Reference sheet A-001.**

DPS / Engineering

General

1. It is understood that detection of shallow ground water may negate to availability of underground detention. Performing soil borings at this point would require additional professional consultants. The applicant requests that this item be a stipulation of approval and soil borings be provided after obtaining Site Plan Approval, but prior to final engineering approval.
2. Utility crossings have been revised to maintain 10' clear across the site. **Reference sheets C200, C201, C300, and C301.**

Sanitary Sewer

1. Sanitary sewer basis of design has been revised and separated. **Reference sheet C201.**

Storm Sewer

1. The detention pond has been revised to have 1:6 side slopes in the wet portion of the pond, as well as the dry portion. **Reference sheets C100, C101, C300, and C301.**

Traffic / Pavement

1. Intersection of Horizon Court and Rochester Industrial Drive has been maintained as a T shape intersection. Existing gate at Rochester Industrial Drive has been indicated to remain. Intersection has been designed to City standards should the gate be desired to be removed in the future. **Reference sheets AS-101, AS-111 and C101.**

Legal

1. Design team was not able to locate another easily identifiable benchmark from the existing survey. The applicant requests that this become a stipulation of the approval and that other site benchmarks are set prior to demolition of the existing hydrant benchmark.

Fire Department

1. Fire apparatus access roads have been revised and 150' of hose indicated to cover all portions of the exterior perimeter of all buildings. **Reference sheet AS-120.**
2. Fire Hydrant counts and flows have been evaluated against provided requirements and confirmed. A hydrant near building 3 was relocated and an additional hydrant was added on the northwest side of building 3 to satisfy counts and spacing requirements. **Reference sheets AS-120, C200, and C201.**
3. Two fire flow tests are attached to demonstrate that there is acceptable flow in this area. If more detailed flow calculations are required, the applicant would like to request that this become a stipulation of planning approval and required prior to engineering approval. Additional flow calculations will require the services of an additional sub consultant.
4. Fire apparatus routes have been updated to confirm all clearances and maneuvering. **Reference sheet AS-120.**
5. Fire hydrant locations have been revised. **Reference sheets AS-120, C200, and C201.**

6. FDC locations and / or landscaping have been revised. **Reference sheets AS-120, L-101, C200, and C201.**
7. All exit discharges have been indicated with access to a public way. **Reference sheet AS-120**
8. Width of drives and drive aisles have been indicated. **Reference sheet AS-120.**
9. The proposed underground detention area is called out as RCP Class IV and has 3+ feet of cover, which is typically used under county roads and should be acceptable for support a fire apparatus. The applicant requests that more detailed calculations be a stipulation for planning approval and required prior to engineering approval. Further detailed design required for final engineering will ensure that the correct pipe material and backfill type for this type of vehicle loading are noted in the plans.
10. See attached traffic impact study that was prepared for original site design. Proposed site design maintains same criteria by maintaining existing gate at Rochester Industrial Drive. No modifications to signaling is proposed in the traffic impact study.