

Innovation Hills Response Letter

Engineering Review

General

1. The city file number #17-015 needs to be added in the lower right-hand corner of all plan sheets.

The City file number #17-015 has been added to the lower right-hand corner of all sheets.

2. Maintain 10 foot of horizontal separation between all utilities, existing and proposed.

The proposed utilities layout is still being reviewed and final location has yet to be determined based on cost and future park development phasing. However, it is noted on sheets that all utilities will maintain 10' feet of horizontal separation.

Sanitary Sewer

1. Is the proposed future restroom going to be connected to the sanitary sewer system? Revise as necessary.

The proposed restroom will not be connected to sanitary sewer system.

Storm Sewer

1. Provide soil borings located near the proposed ponds to determine if the existing ground water table will be affected with the proposed depth.

Soil borings were conducted in 2016 and provided.

2. Verify the two proposed ponds meet the engineering design standards for wet ponds. (See attached).

Currently working with engineering on the design of the ponds.

3. Revise the overflow structures material to be either corrugated metal pipe or concrete.

Currently working with engineering on overflow structures

4. Provide a storm sewer outlet for the neighboring parcels to the west (Sidwells #15-29-101-022 & 0230). Contact Rachel Smith with Professional Engineering Associates to coordinate the storm sewer outlet.

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Have been in contact with PEA and met to review their plans. The project is still in concept. They are proposing an underground system to hold a 10-year storm event with an outlet discharging onto the park. This will connect to our infiltration site. Engineering to review the increased capacity to determine if the structures or basin have to be revised.

Fire Department Review

1. Provide note on sheet SP-1.2 under heading "Fire Department Notes": "Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane", and shall conform to the Michigan Manual of Uniform Traffic Control Devices. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503"

Note added to SP-1.2 and Cover Sheet.

2. Provide note on sheet SP-1.2 under heading "Fire Department Notes": "Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14."

Note added to SP-1.2 and Cover Sheet.

3. Provide note on sheet SP-1.2 under heading "Fire Department Notes": "Open burning is not permitted including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and/or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 307.6.2 & 307.6.2.3"

Note added to SP-1.2 and Cover Sheet.

4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. IFC 503.2.1

Parking lot road width has been adjusted to 20' with diagonal parking at 17' in depth, permitted parking depth per ordinance is 16' in depth.

5. Fire Department access roads into complex and throughout the complex, shall allow for the minimum turning radius provided in document titled "Rochester Hills Truck 1 minimum turning radius". Please see the attached document.

Parking lot turning radius has been adjusted to 30' inside radius and 50' outside radius to meet requirements of fire department.

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Planning Commission

Tree Removal Permit Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.

Tree protection and silt fencing notes are on the plans.

2. Should the applicant not be able to meet the tree replacement requirements on site, the balance shall be paid into the City's Tree Fund.

Not applicable. We will be planting more trees than required on site.

3. An assessment plan for trees previously removed on trails be approved by staff.

Assessment plan is being developed in the City Forestry Division and will be approved by staff.

4. That a tree survey be submitted for each phase before removal of trees

*2016 Tree Survey covering parking lot and playground areas has been submitted.
2017 Tree Survey covering community water features area up to Current Drive has been submitted.*

Site Plan Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Currently working with all departments for final approvals.

2. An erosion control plan for the berm shall be created to control wet soils that could be created by the building of the berm.

Erosion control plans will be provided.

3. The planting of vegetation in the berm be done within 60 days of final grading of the berm.

Planting of vegetation on the landform will be done upon final grading of the berm and dependent on the optimal growing time (late fall or early spring).

4. Staff shall evaluate a different route for the sanitary sewer away from the west side of the property.

The staff is currently evaluating alternative routes for the sanitary sewer system to determine accessibility and feasibility. The staff will present these findings to the planning commission at such time as the need for a sanitary sewer is required (estimating future use in 1 – 2 years).

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Utility easement line has been eliminated on the landscape plans until a determination has been made.

5. The velocity drain next to the parking lot shall be reconfigured with curves to give a more natural look, as approved by staff.

The velocity drain has been designed as a water feature which includes a vertical drop and a walkway for interaction. Curving the drain and lengthening its distance would eliminate this feature. Currently, funds have been secured for its installation. Will work with the staff and contractor in the field to make some adjustments.

6. Due to past performance, the Planning Commission recommends to City Council that the donor that had previously done the work on the property shall not be allowed to do any further work on the property.

Parks and Forestry Department Director has presented this recommendation to the City Mayor.

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