

June 30, 2023

City of Rochester Hills
Planning & Economic Development

Re: 1575 E. Hamlin Road
Rochester Hills, Section 24
JS023-002
PSP2023-0014

The site plans have been revised per your review comments dated June 15, 2023. Our responses to your comments are as follows:

Building Department

- Coordinate public entrance doors with floor plan.
- *Door locations have been undated to match.*
- The sidewalk area adjacent to the access aisle shall be flush.
- *This area has been noted as flush.*

Engineering Department

- How is this being met?
- *A note in regards to the infiltration requirement has been added to the plans.*
- Provide a cross section showing how much depth is required for this volume. Maintain a minimum off 1 foot higher than the existing ground water table per the provided soil borings.
- *Cross section has been added to the plans.*
- Move the catch basins to be a minimum of 10 feet away from the property line, or an offsite easement will be required.
- *A temporary offsite construction easement will be obtained for the storm sewer.*
- Relocate bends within the green belt on the north side of Hamlin Road.
- *Bends have been relocated.*
- City File #23-0002 Section #24 in the lower right hand corner of each sheet.
- *City File number has been added to all plans.*
- The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.
- *LIP will be submitted during engineering review.*



Fire Department

- Landscaping is not permitted within 3' of FDC.
- *Landscaping has been revised.*
- Use Rochester Hills Tower Ladder 4 Auto Turn Specifications.
- *This specific truck specifications were used on the plan. A note stating this was added.*
- A type IIB 87,510 SF building requires a total of 7 hydrants with a average spacing of 250' with a maximum distance from any point on street or road frontage to a hydrant of 150'. Add two hydrants to the specified areas.
- *Hydrants have been added to the plans.*
- A flow test is required to evaluate the capabilities of the water supply. This can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.
- *This is noted on the plans.*
- Underground detention needs to specify that it can hold 75,000 lbs.
- *Underground detention loading specifications are noted on the plans.*
- Add hydrants to these locations.
- *Hydrants have been added to the plans.*
- Use approved verbiage for fire lane signs.
- *Fine lane sign detail has been revised.*

Natural Resources

- $48'' \times 50\% = 24'' = 12 - 2''$ trees
+ 1 - 2'' tree tree credit for specimen saved
= 11 - 2'' trees
- *Tree calculations have been updated.*
- 3 (14'' apple, 14'' apple, and 20'' walnut)
- *Tree calculations have been updated.*
- 50 trees
- *Tree calculations have been updated.*
- Total replacements required = $50 + 11 = 61 - 2''$ trees
- *Tree calculations have been updated.*
- Update replacements to be planted and City Tree Fund calculations.
- *Tree calculations have been updated.*

Planning Department

- This appears to be the south elevation.
- *Elevation tags have been undated.*



- This appears to be the north elevation.
- *Elevation tags have been undated.*
- Provide evergreen screening around dumpster enclosure.
- *Landscaping has been revised.*
- A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscaping bond purposed must be provided.
- *A cost estimate shall be included during engineering review.*
- To be verified by ASTI
- *Completed by ASTI on 6/23/23.*
- Define these lines, are they joints/drainage systems/etc.
- *Vertical lines are downspouts – identified on elevations with notes.*
- Provide additional architectural projections for building.
- *Ornamental canopy added at overhead doors.*
- Add light grey brick, in addition to dark grey brick as potential additional architectural amenity.
- *Light grey brick has been added on elevation.*
- Provide standing seam metal banding on other façade roofing and as a delineation between material transitions for potential additional architectural features/amenity (example areas shown).
- *Banding has been added.*
- Depth variation of facades desirable (all facades)
- *Variation on all facades added – refer to A1-1 thru A1-3.*
- This area to be restored/maintained after construction.
- *Note has been added to the plans.*
- Where is 45 measurement taken from, parking and maneuvering are both considered parking area.
- *Landscape calculations have been updated.*

Legal

- 15-24-401-006
- *Plans have been undated.*
- Update proposed watermain easement to include additional hydrants.
- *Watermain easement has been undated.*

Traffic

- Include city pathway construction detail attached. Also see note 8 of the detail indicating the pathway through the approach must be the same thickness as the approach.
- *Detail has been added to the plans.*



- Add another detail for the portion of pathway through the drive approach that will need to be 9 thick. Clarify by call outs on the plan where the 6" concrete will be used, i.e. ADA ramps.
- *Detail has been added to the plans.*
- Include all R-28 series details attached.
- *Details have bene added to the plans.*

A PDF set of all revised plans are enclosed for your review and approval. Please contact us if you have any questions.

Sincerely,

Jessica Sutter, P.E.
Fenn & Associates, Inc

Enclosures