



SPA REVIEW COMMENTS RESPONSE

To: Jennifer MacDonald
Planning & Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Project Name: 254 Hampton Circle
SVA Project #: 2023.064
Issue Date: August 1, 2024

The following is an itemized response to the architectural / design comments contained within the Plan Review Letter dated June 26, 2024. For Civil / Engineering responses please refer to attached Stonefield Engineering response letter.

BUILDING DEPARTMENT:

- A-3/U, MIXED USE, NON-SEPARATED. A-4 use/occupancy is for viewing of indoor sporting events with spectator seating. This structure is an A-3 (amusement/recreation) / U (accessory) non-separated, mixed use structure, with the U (accessory) use being the most restrictive use.
 - **Updated to meet A-3/U**
- (PER TABLE 504.3)
 - **Note added**
- (PER TABLE 504.4)
 - **Note added**
- 5,500 (PER TABLE 506.2, 'U' BEING THE MOST RESTRICTIVE USE)
 - **Updated to show correct max. area and Note added**
- The building sf shall include all area covered by the roof. Refer to "Pool House Enlarged Plan", Sheet A110.
 - **Project building total area updated to include all area covered by building**
- Extend pool barrier to create full enclosure.
 - **Pool barrier was changed to be continuous.**
- The public swimming pool and splash pad shall comply with all applicable requirements of the 2015 International Swimming Pool & Spa Code.
 - **Note added that design to meet 2015 International Swimming Pool & Spa Code.**

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July 26, 2024

Jennifer MacDonald
Planning & Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: Plan Review
Proposed Hampton Community Center
Parcel ID: 15-26-176-003
254 Hampton Circle
City of Rochester Hills, Oakland County, Michigan**

Ms. MacDonald:

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the latest Board Professional's review letter. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans	07/26/2024	1 (PDF)	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the City of Rochester Hills Plan Review Letter dated June 27, 2024. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Building Department

1. *Separate building permits are required for these demolished items.*

Building permits will be obtained for the demolished items.

2. *A building permit is required for the site features highlighted in yellow.*

A building permit will be obtained for the highlighted site features.

3. *The grade shall slope away from the structure per 2015 MBC, Section 1804.4.*

Grades have been revised to ensure positive drainage away from the building, see Sheet C-4 of the Site Development Plans.

4. *All public routes (sidewalks) shall be accessible and have a maximum slope of 5%. All public sidewalk cross slopes shall not exceed 2%.*

Grades have been revised and additional spot shots have been added to indicate all public sidewalks meet these requirements, see Sheet C-4 of the Site Development Plans.

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555 S OLD WOODWARD AVE, SUITE 12L, BIRMINGHAM, MI 48009 248.247.1115 T. 201.340.4472 F.

5. *A building permit is required for the installation of the light poles & bases.*

A building permit will be obtained for the proposed light poles and bases.

Engineering Department

1. *City File #24-0082 Section #26 in the lower right hand corner of each sheet.*

City File #24-0082 Section #26 has been added to the lower right-hand corner of all sheets of the Site Development Plans.

2. *The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.*

A Land Improvement Permit (LIP) application will be submitted with the applicable required documents.

Fire Department

1. *Widen Fire Lane to a minimum of 20'.*

The Fire Lane has been revised to a minimum width of 20 feet, see Sheet C-3 of the Site Development Plans.

Natural Resources

1. *Relocate tree proposed within 15' corner clearance where the driveway meets the sidewalk.*

Proposed trees have been shifted to remain outside the limits of the 15' corner clearance. See Sheet C-8 of the Site Development Plans for locations

2. *Show 15' corner clearance triangles on both sides of the drive – extend to the rd.*

15 foot corner clearance triangles have been added, see Sheet C-8 of the Site Development Plans.

3. *ROW tree would be better if planted on the other side of the pathway- on the parcel where roots would have more room and not be limited by distance to rd curb, etc. Additionally, future plantings by the city could be completed in the City-owned ROW to add to the canopy.*

Frontage trees have been relocated to the other side of the pathway, see Sheet C-8 of the Site Development Plans.

4. *Ornamental trees need to be at least 10' from curb and sidewalk. relocate or replace with Canopy trees.*

Ornamental trees have been relocated to 10 feet from the sidewalk, see Sheet C-8 of the Site Development Plans.

5. *Willow Oaks are not typical this far north and unless a northern variety can be found; we would suggest White or Red Oak.*

Proposed Willow Oaks have been changed to White Oaks, see Sheet C-8 of the Site Development Plans.

Planning Department

1. *Dumpster and remaining 2 parking spaces should be reversed to allow continuous pedestrian access to all parking spaces.*

Per email correspondence with Chris McLeod, the proposed trash enclosure location has been maintained to stay out of the existing drainage easement. A sidewalk behind the trash enclosure has been added to allow continuous pedestrian access to all parking spaces, see Sheet C-3 of the Site Development Plans.

2. *Previously shown connection should be re-inserted and shown extending to residential units to north.*

The previous stubbed sidewalk connection to the north property line has been re-added to allow for greater pedestrian connectivity, see Sheet C-3 of the Site Development Plans.

3. *Provide island tree.*

A shade tree has been added to the proposed landscape island. See Sheet C-8 of the Site Development Plans.

4. *Dumpster gate should be steel frame with 1x6 wood plank façade.*

The trash enclosure has been updated to have a steel frame gate with a 1' x 6' wood plank façade, see Sheet C-14 of the Site Development Plans.

5. *Bike racks to be consistent with City of RH Gateway and Streetscape Master Plan.*

A detail has been added for the proposed bike racks to match the City of RH Gateway and Streetscapes Master Plan, see Sheet C-14 of the Site Development Plans.

6. *Parking is provided onsite - striping may be missing onsite.*

All parking lot striping on-site will be maintained or re-striped where applicable.

7. *4 Trees to be removed – Tree Permit required.*

A tree permit will be obtained for the proposed tree removals. 5 trees are now proposed to be removed to maintain pedestrian access behind the proposed trash enclosure, see Sheet C-2 of the Site Development Plans.

8. *Coordination between all plans showing consistent site improvements.*

Comment noted, all attached plans denote consistent site improvements.

Traffic, Pathways, Sidewalks

1. *Show Pathway Sight Distance lines per the attached detail.*

Pathway Site Distance lines have been added per the attached detail, see Sheet C-8 of the Site Development Plans.

2. *Include attached MDOT R-28 & 29 series details.*

MDOT R-28 and R-29 series details have been added to the plans, see Sheets C-14 and C-15 of the Site Development Plans.

3. *Agree the trees should be planted on the other side of Pathway. If remain, keep pedestrian sight lines clear at the proposed crosswalks.*

Frontage trees have been relocated to the other side of the pathway, see Sheet C-8 of the Site Development Plans.

Underground Utilities

1. *Revise to a 20 foot wide easement.*

The proposed water main easement has been revised to 20 feet wide.

2. *This proposed redevelopment falls within the Hampton Drain District. A WRC storm sewer permit may be necessary. During the construction plan phase it will be determined what storm improvements are necessary for this redevelopment.*

Comment noted, a WRC storm sewer permit will be obtained during the construction plan phase if necessary.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Eric Williams, PE
Stonefield Engineering and Design, LLC



Kendall Gancasz
Stonefield Engineering and Design, LLC