ROCHESTER HILLS
MICHIGAN

ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 1-8-14
Re: File No.: 08-002.3
Project: Rayconnect Addition Review #1
Parcel No: 70-15-29-452-036
Applicant: Rayconnect/PEA

No comment.

ROCHESTER HILLS
MICHIGAN

BUILDING DEPARTMENT
Scott Cope

From: Dick Lange, P.E., Building Inspector/Plan Reviewer D. L.
To: Jim Breuckman, Planning Department
Date: January 8, 2014
Re: Rayconnect Addition, Review #1, 15-29-452-036, City File #08-002.3

The site plan review for Rayconnect Addition, Review #1, 15-29-452-036, City File #08-002.3 was based on the following drawings and information submitted:

Sheets: C-1, C-2, C-3, C-4, C-5, L-1, PE-1, A1.1 & A2.1

Building code comments: Dick Lange

References are based on the Michigan Building Code 2009.

Approval recommended based on the following conditions being met prior to issuance of a Building Permit.

1. Construction Type – Indicate proposed structures Construction Classification as Type IIB unlimited area per the requirements of MBC – 2009, Section 602.
2. Use Group – Indicate the Occupancy Classifications of the proposed structures as B/F-1/S-1 with accessory A-3 per the requirements of MBC – 2009, Section 302.
3. Accessible parking including parking and access aisle surface slope details-
    a. Indicate number of accessible parking spaces provided including van accessible spaces as required by MBC – 2009, Section 1106. A minimum of six accessible spaces are required per Table 1106.1 based on 160 spaces proposed. A minimum of one of those shall be van accessible.
    b. Provide details/dimensions of the proposed accessible parking spaces and their access aisles per MBC - 2009, Section 1101.2 and ICC/ANSI A117.1-2003, Section 502.
    c. Indicate the proposed surfaces slopes of accessible parking spaces and their access aisles. Provide sufficient point elevations on the plan at the perimeter of such spaces to clearly verify the provisions of ICC/ANSI A117.1-2003, Section 502.5 have been satisfied (1:48 max slope).
    d. Provide details of required accessible parking signage per the requirements of ICC/ANSI A117.1-2003, Section 502.7.
4. Exterior accessible route including slope details-
    a. Indicate on the Site Plan the proposed accessible route/routes from the accessible parking spaces to the accessible entrances.
    b. Provide sufficient grade information on the plans along the proposed accessible route/routes to verify compliance with the requirements of ICC/ANSI A117.1-2003, Section 402.
    c. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2003:
        i. Door maneuvering clearance and ground surface slope per Section 404.

ii. Ramps per Section 405.
iii. Curb Ramps per Section 406.

5. Building Area – Include Mezzanine area in the Site Data Table on Sheet C-3.
6. Indicate the proposed structure will have an automatic fire suppression system. (Sections 107.2.1 & 903 of MBC-2009)
7. Exiting Requirements – Indicate location of all proposed exits from the structure such that there is 250' max. travel distance to an exit from any point in the building including the Mezzanine. It appears the exit access travel distance from the Mezzanine exceeds 250 feet. (Table 1016.1)
8. Provide sufficient grade information on the plan to verity compliance with Section 1804.3 for site grading away from the building (2% minimum).

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.

ROCHESTER HILLS
MICHIGAN

FIRE DEPARTMENT
Ronald D. Crowell

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: January 13, 2014
Re: Rayconnect Addition

SITE PLAN REVIEW

FILE NO: 08-002.3 **REVIEW NO: 1**

APPROVED_____ **DISAPPROVED_____X_____**

1. Provide note on sheet C-3 under heading "Fire Department Notes":

   The existing Class I automatic wet standpipe system shall be extended from the existing building into the new addition.

2. The construction type and square footage of building require a fire flow of 6250 GPM and a minimum of 6 fire hydrants, with an average spacing of 250 feet.

   IFC 2006 Appendix B & C

   - The Fire Department has the ability and has determined a 50% reduction in fire flow is acceptable since the building is fully protected with an automatic sprinkler system as well as a Class I automatic wet standpipe system. Therefore, the available fire flow of 4490 GPM obtained on 7/21/08 is acceptable. This comment is for informational purposes only.

Lt. William A. Cooke
Fire Inspector

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Lt. William A. Cooke
Fire Inspector

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PLANNING DEPT.

ROCHESTER HILLS
MICHIGAN

DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton JB
To: Jim Breuckman
Date: January 13, 2014
Re: Rayconnect Building Addition #08-002.3, Section #29
Site Plan Review #1

Engineering Services has reviewed the site plan received by the Department of Public Services on January 8, 2014, for the above referenced project. Engineering Services does not recommend site plan approval until the following comments have been addressed:

Storm Sewer

1. The south underground detention system needs to be sized to accommodate 2.29 acres which includes the 0.92 acres from the existing building at a 0.95 run-off coefficient. All storm water needs to be pre-treated prior to entering a detention system.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Don Harning, Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
File

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Rayconnect – 2014 Addition

PART 1 ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

This project involves the expansion of an existing industrial building. The expansion area will not impact the existing trees that were installed with the original construction. The proposed expansion also will not impact any existing wetlands. There are no floodplains on the site. No unusual species of animals are known to occupy the site.

B. **Is there historical or cultural value to the land?**
There is not historical or cultural value to the land.

C **Are there any man-made structures on the parcels?**
The site contains an approximately 80,085 s.f. industrial building.

D. **Are there important scenic features?**
There are no important scenic features.

E. **What access to the property is available at this time?**
Access to the site is from the existing Devondale and Austin Roads.

F. **What utilities are available?**
All necessary utilities are available to service to the proposed expansion within the boundaries of the property.

PART II THE PLAN – Industrial

A. DESCRIPTION OF PROJECT

1. **Type(s) of establishment proposed, if available.**
An approximate 30,704 square foot manufacturing/warehousing addition to an existing building.

2. **Type of product produced, if available.**
Fluid handling connectors.

3. **Description of outside operations or storage.**
There is existing shipping and receiving dock areas which will be active on a daily basis with semi truck traffic. One additional dock is proposed. There is existing outside pallet storage near the truck docks.

4. **Transportation requirements.**
N/A

5. **Estimated number of employees.**
There are currently 97 permanent employees at this facility. Another 60 employees are planned to be added with the building expansion.

6. **Will these be several shifts?**
The facility operation has shifts currently and the addition will reflect the same.

B. OPERATIONAL SCHEDULE

1. **Annual operation scheduled (continuous, seasonal, seasonal peaks, etc.)**
Continuous

C. PROJECTED GROWTH

1. **Anticipated timing and magnitude of plant expansion.**
Expansion is scheduled to be operational in the 4th quarter of 2014.

2. **Employee growth.**
There are currently 97 permanent employees at this facility. Another 60 employees are planned to be added with the building expansion.

PART III IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

1. **Total number acres of undisturbed land?**
Approximately 1 acre of open space is available for this expansion.

2. **Number acres of wetland or water existing?**
No wetlands within the limits of disturbance for this expansion.

3. **Number of acres of water to be added?**
No water areas will be added to this site.

4. **Number of acres of private open space?**

There is approximately 2.12 acres of existing wetland area along the eastern portion of the site that is preserved.

5. **Number of acres of public open space?**
   There will be no public open space.

6. **Extent of off-site drainage?**
   There is a small portion of off-site drainage from the adjacent property to the north from the shared access drive. This drainage is conveyed through the site in the underground storm sewer system and directed to the detention system.

7. **List any community facilities included in plan?**
   Not Applicable

8. **How will utilities be provided?**
   All utilities will be provided from the existing utilities on-site.

B. **What is the current planning status?**
   There has been a conceptual review of the plan by staff.

C. **Projected timetable for the proposed project?**
   Anticipating beginning construction in mid February and completion in late October.

D. **Describe or map the plan's special adaptation to the geography?**
   Proposed building addition will be designed to be aesthetically pleasing and as homogeneous as possible with the existing topography.

E. **Relation to surrounding development or areas?**
   To the north there is an existing office/yard in operations. Otherwise the land surrounding the site is vacant.

F. **Has the project regional impact? Of what extent and nature?**
   No regional impact is anticipated.

G. **Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact?**
   The anticipated adverse effects during construction are the loss of vegetation in the disturbed areas. Erosion and sedimentation control will be provided according to Rochester Hills and OCWRC requirements.

H. **List any possible pollutants?**
   No additional pollutant release will be associated with the development of the site. All sediment developed from on-site construction activities will be contained on-site.

I. **What adverse or beneficial changes that must inevitably result from the proposed development?**

1. PHYSICAL

a. **Air quality?**
There will be little if any effluent discharge to the air. Heating is natural gas.

b. **Water effects (pollution, sedimentation, absorption, flow, flooding)?**
The detention system will have storm water pre-treatment systems which will remove a majority of the suspended solids and will act to filter pollutants such as fertilizer and road salt. The impermeable area of this site will be increased. Storm water detention will be provided on site. Erosion control measures will be provided according to City and County standards.

c. **Wildlife habitat?**
Since the majority of the upland portion of the site has been disturbed in the past, the existing wildlife habitat for all of the animals was previously impacted. The wetland portion of the site will be left untouched and undisturbed.

d. **Vegetative cover?**
Existing trees will remain. Existing lawn in the expansion area will be removed. New landscape plantings and lawn areas will be provided.

e. **Noise?**
There will be the normal increase in noise during business hours, associated with a development of this nature. There should be no adverse affects on the surrounding parcels of land.

f. **Night light?**
There will be the normal increase in light associated with a development of this nature. Outdoor lighting consistent with the needs of the development is planned. There should be no adverse affects on the surrounding parcels of land. Existing external lighting is shielded from the surrounding residential areas.

2. SOCIAL

a. **Visual?**
Visually, the development is professionally landscaped. The exterior finish will be harmonious with the existing building and surrounding area.

b. **Traffic?**
The majority of the traffic is on Austin Drive.

c. **Modes of transportation (automotive, bicycle, pedestrian, public)?**
Modes of transportation will include; automotive and semi-truck.

3. ECONOMIC

a. **Influence on surrounding land values?**

This project has allowed the Austin extension to Devondale to occur. This has enhanced the value of the surrounding area.

b. **Growth inducement potential?**
Site has growth inducement potential due to the undeveloped surrounding areas to the south.

c. **Off-site cost of public improvements?**
There will be no off-site costs of public improvements.

d. **Proposed tax revenues (assessed valuation)?**
The expansion will increase tax revenue.

e. **Availability or provision for utilities?**
All utilities necessary for development are available on-site.

J. ADDITIONAL FACTORS

1. **In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?**
The development will not disrupt or impact the existing uses or intended future uses of the surrounding area.

2. **What beautification steps are built into the development?**
Disturbed areas outside the building envelopes will be completely landscaped in accordance with City requirements.

PART IV THE SUMMARY

Ecological Effects

The disturbance of the site will be controlled by erosion control measures. All pervious areas will be landscaped. No additional pollutant release will be associated with the development of the site.

Treatment of special features of natural, scenic or historic interest

Trees over 6 inches in diameter will be preserved, where possible.

Residential, Commercial and Industrial Needs

This development will provide approximately 30,704 additional square feet of industrial use.

Economic Effect

This development will create an increase in tax revenues and an increase in new jobs.

Compatibility with Neighborhood, City, and Regional Development, and the City Master Land Use Plan:

This development provides for an industrial use per the existing Rochester Hills plans.