



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 3/9/2016
 Re: **Jenoptik**
Preliminary/Final Site Plan - Planning Review #1

The applicant is proposing to construct a 100,000 sq. ft. office, engineering, manufacturing, and warehouse building (phase 1) with a future 45,000 ft. addition (phase 2) on 9.51 acres on the north side of Hamlin Rd. between Crooks and Livernois Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The applicant also owns the neighboring 6.13 acres and intends on constructing a future phase 3 for up to another 60,000 sq. ft. building, however that parcel is not included as part of this review. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- Zoning and Use** (*Section 138-4.300*). The site is zoned ORT Office, Research & Technology District which permits professional office and research and development (R&D) uses as permitted uses. Assembly and machining operations adjunct to the R&D use is permitted as a conditional use and are subject to the requirements of *Section 138-4.427* and will require a Planning Commission public hearing and recommendation to City Council. As proposed, the use, operational and activity levels of the business, site layout, traffic generation, pedestrian and vehicular access, building design, landscaping, drainage, etc.. all comply with the requirements of *Section 138-4.427* which apply to all uses in the ORT Districts to ensure quality development with minimal impacts on surrounding properties. As such it is staffs recommendation that the Planning Commission waive the special submission requirements listed in *138-4.427.C*. as they are adequately addressed in the site plan and EIS submittal.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

| | Zoning | Existing Land Use | Future Land Use |
|----------------------|--|---|-----------------------------------|
| Proposed Site | ORT Office, Research & Technology | Vacant | Regional Employment Center |
| North | I Industrial | Clinton River Trail | Park/Public Open Space |
| South | REC-W Regional Employment Center - Workplace | Various professional offices, auto repair, R&D uses | Regional Employment Center |
| East | REC-W Regional Employment Center - Workplace | Kostal, Rochester Community Schools Bus Garage | Regional Employment Center |
| West | ORT Office, Research & Technology | Charity Funding | Regional Employment Center |

- Site Design and Layout** (*Section 138-5.100-101*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the ORT district.

| Requirement | Proposed | Staff Comments |
|---|-----------------------------|----------------|
| Max. Height 3 stories/40 ft. | 1 story w/ mezzanine/32 ft. | In compliance |
| Min. Front Setback (Hamlin Rd.) 30 ft. | 50 ft. | In compliance |
| Min. Side Setback (east/west) 0 ft./0 ft. | 58 ft/ 168+ ft. | In compliance |
| Min. Rear Setback (north) 30 ft. | 120+ ft. (future phase 2) | In compliance |

3. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

| Requirement | Proposed | Staff Comments |
|--|---|--|
| Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited | 18 pole mounted & 9 wall mounted fixtures | Cut sheets need to be provided to ensure compliance |
| Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line | 9.2 on-site, 0.9 along ROW & 1.0 along shared property line, 0.3 along other property lines | In compliance, because the site is designed with shared access & parking for future connectivity |
| Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots | 418.56 watt, LED fixtures | The wattage of the LG2 light fixtures need to be reduced to meet requirements |
| Max. Height 20 ft. | 20 ft. | In compliance |

4. **Parking, Loading and Access** (138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

| Requirement | Proposed | Staff Comments |
|--|---|---|
| Min. # Parking Spaces Phase 1 Office: 1 space per 350 sq. ft. = 30,400 sq. ft. = 87 spaces Manufacturing: 1 space per 500 sq. ft. = 37,600 sq. ft. = 75 spaces Warehousing: 1 space per 1,700 sq. ft. = 12,000 sq. ft. = 7 spaces PHASE 1 TOTAL = 169 spaces Phase 2 Office: 1 space per 350 sq. ft. = 12,000 sq. ft. = 34 spaces Manufacturing: 1 space per 500 sq. ft. = 16,000 sq. ft. = 32 spaces Warehousing: 1 space per 1,700 sq. ft. = 8,000 sq. ft. = 5 spaces PHASE 2 TOTAL = 71 spaces TOTAL = 240 | 204 spaces 36 future spaces | In compliance |
| Max. # Parking Spaces 125% of Min. = 300 spaces | | |
| Min. Barrier Free Spaces Phase 1 8 BF spaces (2 + 3.33%) 11 ft. in width w/ 5 ft. aisle for 151-200 parking spaces Phase 2 4 BF spaces (1 + 4%) 11 ft. in width w/ 5 ft. aisle for 51-75 parking spaces TOTAL = 12 | 10 spaces 11 ft. in width w/ 5 ft. aisle | In compliance for Phase 1, 2 additional spaces required when Phase 2 is constructed |
| Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle | 9 ft. x 16.5 ft. (employee spaces) 10 ft. x 16.5 ft. (customer spaces) 24 ft. aisle | In compliance, including 2 ft. of overhang as landscape area or sidewalk |
| Min. Parking Front Setback (Hamlin Rd.) 30 ft. | 50+ ft. | In compliance |
| Min. Parking Side Setback (east/west) 10 ft./10 ft. | 10 ft./10 ft. | In compliance |
| Loading Space 3 spaces, 10 ft. x 40 ft. | 3 spaces, 13.3 ft. x 60 ft. | In compliance |

- a. In an effort to improve pedestrian access, a sidewalk into the site has been provided off of the Hamlin Rd. pathway in addition to a connection to the Clinton River Trail. A bike rack and picnic table area have been provided to further encourage non-motorized access to the site.
 - b. The main access into the site is being provided to the site on the property to the west where phase 3 will eventually occur. Staff recommends cross access be established with the site to the west in case of change of ownership.
5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS consistent with ordinance regulations has been submitted.
 - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the City's tree conservation ordinance, therefore any healthy tree greater than 6" in caliper must be indicated on the plans. Any regulated tree that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. In addition to the trees previously approval for removal by the City, the applicant is proposing to remove 22 additional trees; therefore 22 tree credits are required. Two 3" caliper deciduous trees and nine 10 ft. evergreen trees (2 credits each) are being proposed meeting this requirement.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
 - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
6. **Dumpster Enclosure** (*Section 138-10.311*). One double dumpster enclosure is proposed in the rear yard, to be screened with masonry materials and a cedar gate to match the building meeting ordinance requirements.
7. **Landscaping** (*138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. This is in addition to the replacement trees required above.

| Requirement | Proposed | Staff Comments |
|---|---|--|
| Buffer C (north: 595 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 12 deciduous + 9 ornamental + 24 evergreen + 36 shrubs | 12 deciduous 1 deciduous (existing) 11 ornamental 24 evergreen 36 shrubs | Existing vegetation along the Clinton River Trail further enhances the buffer along this property line |
| Buffer C (east: 1,176 ft.) 8 ft. width + 2 deciduous + 1.5 ornamental per 100 ft. + green wall = 26 deciduous + 20 ornamental + green wall (45 evergreen + 70 shrubs) | 22 deciduous 16 ornamental 45 evergreen (green wall) 70 shrubs (green wall) | |
| Right of Way (Hamlin Rd: 430 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 13 deciduous + 8 ornamental | 9 deciduous 6 ornamental | |
| Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 5,151 sq. ft. + 34 deciduous | 5,893 sq. ft. 37 deciduous | |
| Stormwater (aprox. 880 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = 13 deciduous + 9 evergreen + 35 shrubs | 14 deciduous 12 evergreen 27 shrubs | |
| TOTAL 98 deciduous 37 ornamental 78 evergreen 141 shrubs | 94 deciduous 1 deciduous (existing) 33 ornamental 81 evergreen 133 shrubs | The site is overall deficient in 3 deciduous trees, 4 ornamental trees & 8 shrubs, but over by 3 evergreen trees, staff recommends the addition of the ornamental trees & shrubs preferably along the path into the site near the rain garden |

-
- a. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree.
 - b. An irrigation plan must be submitted prior to staff approval of the final site plan.
8. **Architectural Design** (*Architectural Design Standards*). The proposed building is generally designed in accordance with the City's Architectural Design Standards. The building's main entrance will feature a primarily glass wall with solar screen, smooth metal panel entry canopy, CMU knee wall and vertical insulated metal panel. The glass wall wraps around the southwest corner of the building facing Hamlin Road, and is complemented with a horizontal insulated metal panel, which then wraps around the southeast corner to meet up with the vertical insulated metal panel, all containing CMU along the base of the building. Staff recommends having building material/color samples available for the Planning Commission meeting.
 9. **Signs.** (*Section 138-10.302*). One wall sign and one monument sign is indicated on the plans. A note on sheet C-3 states that all signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



Civil Engineers | Land Surveyors | Landscape Architects

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March 14, 2016
PEA Project No: 2016-029

Ms. Sara Roediger
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: Jenoptik Automotive N.A.
Parcel #15-21-376-011
City File #16-002
Preliminary Site Plan Review**

Dear Ms. Roediger:

This office is in receipt of the following review letters regarding the subject development:

- Planning and Economic Development, dated 3/9/16
- Fire Department, dated 3/3/16
- Building Department, dated 3/3/16
- Parks and Forestry, dated 3/8/16
- Assessing Department, dated 3/2/16
- DPS/Engineering – Site Plan Legal Review #1, dated 3/3/16
- DPS/Engineering – Site Plan Review #1, dated 3/9/16

Please note the following revisions and clarifications that will be addressed on the final site plans in response to the review letter comments:

Planning and Economic Development:

- 1) Exterior lighting cut sheets will be provided.
- 2) The wattage of the LG2 light fixtures will be reduced to meet requirements.
- 3) The ADA parking calculation was based on the phase 2 total parking count of 240 spaces. Per the ordinance, this would require 4+2.33% ADA parking, which equates to 10 spaces.
- 4) A cross-access easement is proposed between the parcels for the shared entry drive from Hamlin Road.
- 5) Additional trees will be provided to meet minimum ordinance compliance.
- 6) An irrigation plan will be submitted with the final site plan submittal.
- 7) Building materials/color samples will be provided for the Planning Commission meeting.
- 8) The proposed wall and monument signs will be submitted for permit separately through the Building Department.

Fire Department:

- 1) No comments.

Building Department:

- 1) The building will be moved to be 60 feet from the property line.
- 2) The pathway and sidewalks will not exceed 5% slopes except at curb ramps.

Parks and Forestry:

- 1) Trees within corner clearance area will be moved out of this area.
- 2) The crabapple will be located a minimum of 10' from the pathway.
- 3) The oaks will be moved further into the property to not interfere with the overhead utility lines.
- 4) Tree locations and types will be adjusted to not interfere with the overhead lines.
- 5) The additional note will be added.

Assessing Department:

- 1) No comments.

DPS/Engineering – Site Plan Legal Review:

- 1) The benchmark table typo will be corrected.
- 2) The polylines shown are top and bottom of banks. They will be turned off for the next submittal for clarity.
- 3) The Detroit Edison ROW Agreement reference to L. 5MR was taken from the ALTA provided by the City from HRC. Please confirm if this is incorrect.
- 4) The proposed pathway connection will be coordinated with the DNR and any easements required will be provided. The City will notify the Friends of the Clinton River Trail of the additional connection to the trail. No approval is required from them.
- 5) Additional easements for cross-access, water main, sanitary sewer and storm sewer maintenance will be provided during the construction plan phase.

DPS/Engineering – Site Plan Review:

- 1) We will coordinate with the DNR for the offsite storm sewer and pathway easements.
- 2) We will revise the peaking factor to 4.0 for the sanitary sewer basis of design.
- 3) We will provide a monitoring manhole on the sanitary sewer lead.
- 4) The Phase 2 building will be added to the water main basis of design.
- 5) The soil borings will be forwarded to the engineering department for review.
- 6) Calculations will be provided on the construction plans showing how the "C" factor was determined.
- 7) The offsite drainage ditch improvements will be shown on the construction plan set.
- 8) The top of bank for the sedimentation forebay and the detention basin will be revised to be a half of foot higher than the freeboard elevation.
- 9) The asphalt pathway detail will be revised to 2.5 inches thick for the leveling course.
- 10) The requested note regarding the concrete sidewalk thickness at ramps and landings shall be 6 inch thick will be added to the plans.
- 11) The path sight lines will be added to the landscape plan and the trees will be adjusted, as necessary.
- 12) The road traffic safety sight lines will be added to the landscape plans as requested.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.



Rachel L. Smith, PE, LEED AP, CFM
Senior Project Engineer



MENT
or

M I C H I G A N

From: Laurie Taylor
To: Ed Anzek
Date: 3/2/16
Re: File No.: 16-002
Project: Jenoptik Automotive Review #1
Parcel No: 70-15-21-376-011
Applicant: JB Donaldson Co.

Legal descriptions match the legal descriptions provided on the ALTA/ACSM Survey.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPN*
To: Sara Roediger, Planning Department
Date: March 3, 2016
Re: Jenoptik Automotive
Sidwell: 15-21-376-011
City File: 16-002

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: C-1.0 thru 7.1, Tree-1.1 thru 1.3, L-1.1 thru 1.3, Photometric Plan, Architecture Rendering, AG-01, AG-21, AP-01 and A2-01.

Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

Section references are based on the Michigan Building Code 2012.

Civil Drawings

1. The Architect is designing the building to be an unlimited area building per Section 507.3. This requires the building to be located 60 feet from the property line. Dimensions show the building located 58 feet from the east property line. Adjust building location or make other changes in building dimension to meet the 60 foot setback requirement.
2. The slopes of the walks from the pathway in the front of the building and to the Clinton River Trail cannot exceed a slope of 5%. If slopes exceed 5% walks will be considered ramps and will need to comply with requirements of ANSI A117.1 2009 Section 405.

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.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: March 3, 2016
Re: Jenoptik Automotive

SITE PLAN REVIEW

FILE NO: 16-002

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

Lt. James L. Bradford
Fire Inspector



To: Sara Roediger
From: Gerald Lee
Date: March 8, 2016
Re: Jenoptik Automotive
Review #1
File #16-002

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Plan (S), Sheet L-1.1

One linden, on each side of the east driveway to Hamlin Rd., is shown within the corner clearance area and needs to be relocated or deleted.

One crabapple, west of the east driveway, is shown less than 10' from the pathway and needs to be relocated or deleted.

The seven oaks, east of the west driveway, are shown about 15' from the overhead electric pole line. The wires are arranged horizontally; the outside wire is about 5-10' from the pole line. The oaks need to be relocated to about 25' from the pole line.

Landscape Plan (N), Sheet L-1.2

There is an ITC transmission line running from southwest to northeast along the northern part of the property. They will consider some of the larger growing trees, i.e., spruce, pine, hemlock, maple, oak, birch, as being planted too close to their wires, especially at the west side of the property and where the line crosses the west property line. Please consider planting lower growing trees near their wires.

Landscape Plan (W), Sheet L-1.3

Please add an additional comment under City of Rochester Hills Notes: Tree Planting Restrictions: 'These requirements are incorporated into the plan.'

GL/cf

cc: S. DiSipio, Planning Assistant



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

From: Jason Boughton, AC *JRB*
To: Sara Roediger, Manager of Planning
Date: March 9, 2016
Re: Jenoptik Automotive Building, City File #16-002, Section #21, **Site Plan Review #1**

Engineering Services has reviewed the site plan received by the Department of Public Services on March 2, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval for phase 1 and 2, with the following comments:

General

1. An offsite storm sewer and pathway easement will need to be approved by the Department of Natural Resources Recreation Grant Coordinators once city staff and the city attorney have approved it; but, prior to going to City Council. The contact is Mr. Chip Kosloski @ (517) 284-5965 with the reference number TF01-068.

Sanitary Sewer

1. Revise the peaking factor to 4.0 in the sanitary sewer basis of design.
2. Provide a monitoring manhole on the proposed sanitary sewer lead.
3. Provide an additional sanitary basis of design for the phase 2 portion of the project.

Water Main

1. Show the sizing and location of the proposed water service for the building.
2. Revise the location of the west water main connection as shown on the provided GIS map.
3. Provide an additional water main basis of design for the phase 2 portion of the project.

Storm Sewer

1. Provide soil borings to determine the existing ground water table and the percolation rate of the soil for the infiltration/recharge part of the storm sewer system. A high ground water table will influence the design of the storm sewer management system.
2. Provide calculations showing how the C factor of 0.80 was determined.
3. The existing ditch along the Clinton River Trail may need to be improved to handle the proposed storm outlet; this will be handled at the engineering construction plan phase.

Grading

1. The top of the bank of both the sedimentation forebay and detention basin shall be a half of foot higher than the freeboard elevation.

Pathway/Sidewalk

1. On sheet C-7.1, the asphalt path detail should be 2.5 inches thick for the leveling course. Alternately, since the areas of asphalt path work are minimal these areas may be replaced with 4 inch concrete pavement.
2. On sheet C-7.1, include note on concrete sidewalk detail that ramps and landing shall be 6 inch thick concrete.
3. On sheet L-1.1, indicate the path sight lines per the attached detail. Use 150 feet. It appears the Greenspire Linden on the north and south sides of the north driveway approach may be within limits. Also, the 2 Sugar Tyme Crab trees appear to be within the sight distance limits along south side of same drive. The Red Oak along the north side of southerly driveway approach appears to be within the sight distance line. It appears these trees could easily be shifted north to avoid sight lines.

Traffic

1. On sheet L-1.1, indicate the road traffic safety sight lines per the attached detail for a 45 MPH road.

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

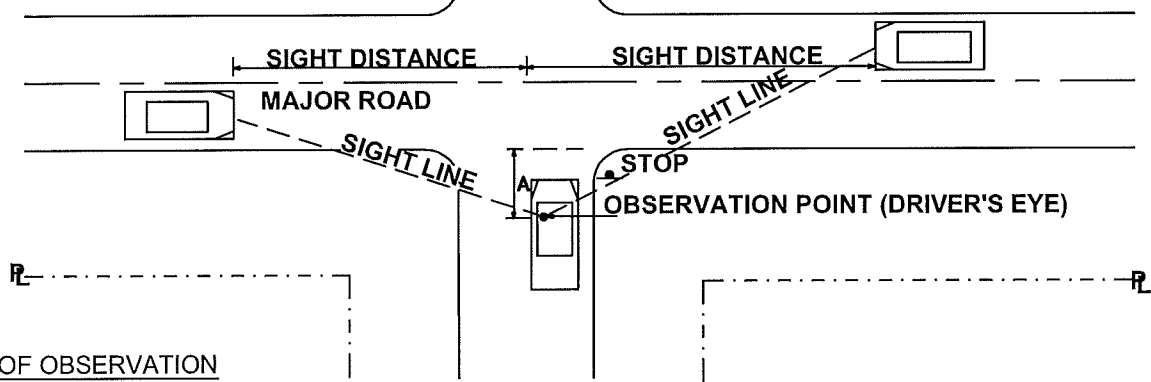
JRB/bd

Attachments: Roadway and Pathway Sight Distance details, Water main GIS map

c: Allan E. Schneck, P.E.; DPS Director
Tracey Balint, P.E., Public Utilities Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Staff Engineer; DPS
File

I:\Eng\PRIV\16002 Jenoptik\Eng Site Plan Reviews 1.doc

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



POINT OF OBSERVATION

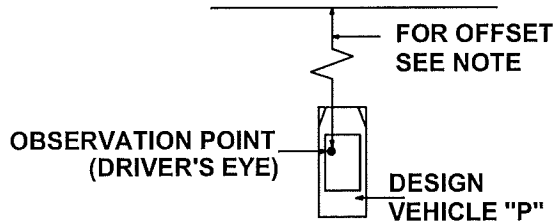
Paved Surface:

(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES

| MAJOR ROAD POSTED OR 85% SPEED IN MPH | MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS | |
|---------------------------------------|---|-------------------------------|
| | 2 OR 3 LANE THRU ROAD IN FEET | 4 OR 5 LANE THRU ROAD IN FEET |
| 25 | 280 | 295 |
| 30 | 335 | 355 |
| 35 | 390 | 415 |
| 40 | 445 | 470 |
| 45 | 500 | 530 |
| 50 | 555 | 590 |
| 55 | 610 | 650 |

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

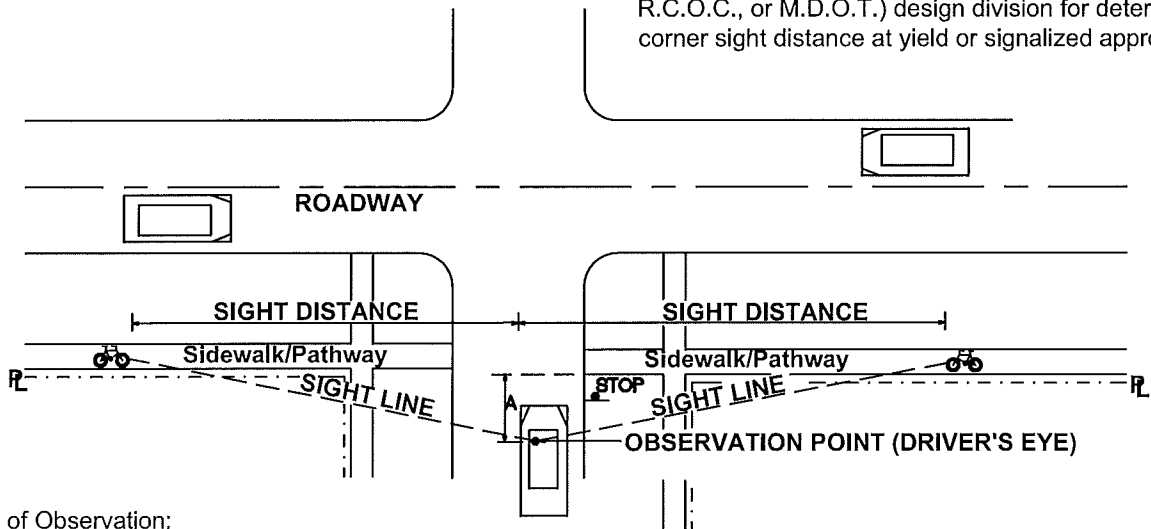
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distanced required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Roadways

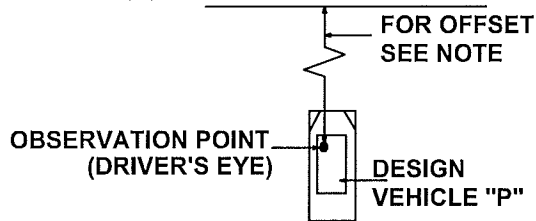


| | | | | | |
|---|------------------------|-------------------------|-------------------|-------------------|-----------------|
| DRAWN BY: B. SMITH | FILE NAME: CIRC DRV | PLAN DATE: 8/28/1996 | REV. 4/12/2012 | REV. 3/15/2014 | REV. |
| APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER | | | | NOT TO SCALE | SHEET 1 OF 2 |

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:
 (A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

| MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS | |
|--|---|
| PATHWAY GRADE APPROACHING INTERSECTION (%) | MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS |
| 0 | 135 |
| -1 | 140 |
| -2 | 145 |
| -3 | 150 |
| -4 | 160 |
| -5 | 165 |
| -6 | 175 |
| -7 | 190 |
| -8 | 205 |

NOTES

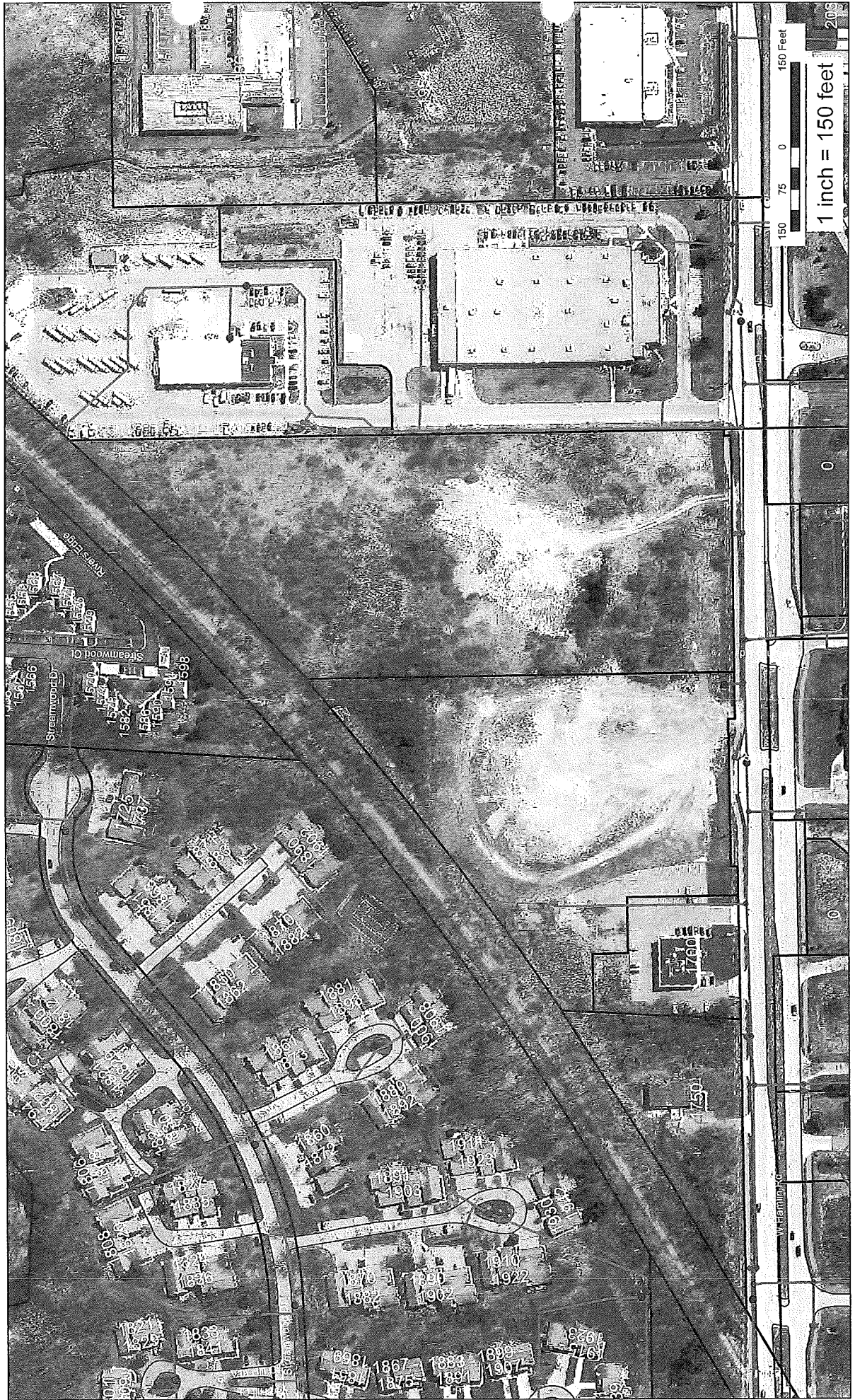
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR:
 Sight Distance Pathways



| | | | | | |
|---|------------------------|-------------------------|-------------------|-------------------|-----------------|
| DRAWN BY: B. SMITH | FILE NAME: CIRC DRV | PLAN DATE: 8/28/1996 | REV. 4/12/2012 | REV. 3/15/2014 | REV. |
| APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER | | | NOT TO SCALE | | SHEET 2 OF 2 |

Existing Water Main for Jenoptik Automotive #16-002





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

From: Michael Taunt, Survey Technician
To: Sara Roediger, Manager of Planning
Date: March 3, 2016
Re: Jenoptik Automotive
Site Plan Legal Review #1
City File #16-002, Sec.21

The Legal descriptions received on March 2, 2016 have been reviewed and show the parcels 15-21-376-011 & 010 provided close and also closely matches GIS parcel lines and occupation. The areas for the parcels are confirmed. The following comments need to be addressed:

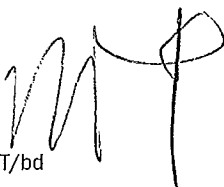
Benchmark Table: Correct misspelling in description for BM #300.

Sheet C-2.0: There are several spline lines running through spot elevations. These appear to be break lines. Please move these entities to a non-plotting layer to avoid confusion with contour lines.

Sheet C-2.2: The call out for the "Detroit Edison ROW Agreement" references "Liber 5MR". Please confirm or correct.

Sheet C-3.2: Coordinate pathway connection with the Clinton River Trail Commission. Provide an easement, if required.

In due course, agreements or easements with exhibits in recordable form must be provided for sanitary, water, and storm system maintenance and for emergency vehicle access.



MT/bd

c: Tracey Balint, P.E., Public Utilities Engineer; DPS
Jason Boughton, AC, Engineering Utilities Coordinator; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio, Planning & Development Department



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

| | | |
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| Name JENOPTIK Automotive North America | | |
| Description of Proposed Project New 100,000 SF industrial building. | | |
| Proposed Use(s) | | |
| Residential | Non-Residential | Mixed-Use |
| <input type="checkbox"/> Single Family Residential | <input type="checkbox"/> Commercial/Office | <input type="checkbox"/> Describe uses: |
| <input type="checkbox"/> Multiple Family Residential | <input type="checkbox"/> Industrial | |
| | <input type="checkbox"/> Institutional/Public/Quasi-Public | |

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by Section 138-2.204 of the zoning ordinance

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 1.2% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

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|------------|--------|----------------|
| Date Filed | File # | Date Completed |
| | | |

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

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

1. Comment on the suitability of the soils for the intended use

By all indications, the soils will be suitable for the intended use.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

The site is generally covered with scrub vegetation. Tree preservation plan provided.

3. Describe the ground water supply & proposed use

Unknown and not applicable. No proposed use of ground water supply.

4. Give the location & extent of wetlands & floodplain

None

5. Identify watersheds & drainage patterns

Existing pattern to be maintained, draining north to the Clinton River Trail.

B. Is there any historical or cultural value to the land?

None

C. Are there any man-made structures on the parcel(s)?

None



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| D. Are there important scenic features? The property is bordered to the north by the wooded Clinton River Trail. |
| E. What access to the property is available at this time? Curb cuts will be installed on Hamlin Road |
| F. What utilities are available? All utilities are available. |

Part 2. The Plan

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| A. Residential (Skip to B. below if residential uses are not proposed) |
| 1. Type(s) of unit(s) |
| 2. Number of units by type |
| 3. Marketing format, i.e., rental, sale or condominium |
| 4. Projected price range |
| B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed) |
| 1. Anticipated number of employees Phase 1 = 175 total employees, Phase 2 = 225 total employees, Phase 3 = 325 total employees |
| 2. Hours of operation/number of shifts 6:30 AM to 5:30 PM / One (1) shift |
| 3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous |
| 4. Description of outside operations or storage None |



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| 5. Delineation of trade area North America |
| 6. Competing establishments within the trade area (<i>document sources</i>) Industrial Metrology = Marposs (www.marposs.com), Intra (www.intra-corp.net) Lasers & Material Processing = Paslin (www.paslin.com), Triumph (www.us.trumpf.com) |
| 7. Projected growth (physical expansion or change in employees) See phasing information B.1 |

Part 3. Impact Factors

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| A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0.0 2. Number of acres of wetland or water existing None 3. Number of acres of water to be added 0.2 4. Number of acres of private open space 3.0 5. Number of acres of public open space None 6. Extent of off-site drainage 1.05 acres from parcel to the east is directed to this parcel. 7. List of any community facilities included in the plan None 8. How will utilities be provided? Connections in Hamlin R.O.W. |
| B. Current planning status Development Application submitted |
| C. Projected timetable for the proposed project April 2016 - April 2017 |
| D. Describe or map the plan's special adaptation to the geography Utilizing existing topography as much as possible. Providing dock-high floor elevation at north truck docks. |
| E. Relation to surrounding development or areas Use is consistent with Master Plan. |



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| <p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>Jenoptik is currently located in Rochester Hills and due to growth requires a large facility which will allow hiring of additional employees.</p> |
| <p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>There are no effects anticipated to be more adverse than normally expected from a construction project. Soil erosion controls shall play a critical role during the development as to not impact off-site conditions.</p> |
| <p>H. List any possible pollutants</p> <p>None.</p> |
| <p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>No changes anticipated.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>Bioswales, sedimentation forebay and ground water recharge proposed for storm water management.</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>No changes anticipated.</p> <p>d. Vegetative cover</p> <p>Vegetative cover changes will be beneficial as the proposed landscaping is a vast improvement. Native plantings will be provided throughout bio-detention areas.</p> <p>e. Night light</p> <p>Site lighting shall be shielded as to not impact adjacent properties.</p> <p>2. Social</p> <p>a. Visual</p> <p>The image of the development is very important to Jenoptik and will be aesthetically pleasing.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>Traffic will be comprised of employees transportation and shipping & receiving operations. Traffic is consistent with Master Plan for the subject area.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>The site's proximity to residential areas as well as bike racks and access provided to the Hamlin Rd. safety path and the Clinton River Trail will promote the use of non-motorized transportation.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p> <p>Employees will have convenient access to local amenities including the Clinton River Trail.</p> |



3. Economic

a. Influence on surrounding land values

The influence will be beneficial to surrounding values as this development will raise the standard for commercial developments in the areas.

b. Growth inducement potential

This first phase will bring new employment opportunities. There are also provisions for Jenoptik and its related businesses to expand further within the same development.

c. Off-site costs of public improvements

Costs for improvements related to the access points on Hamlin Rd are estimated at \$65,000.

d. Proposed tax revenues (*assessed valuation*)

\$15,000,000.00 investment on land that is currently not on the tax rolls.

e. Availability or provisions for utilities

All utilities are readily available.

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

The development is consistent with the Master Land Use Plan.

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

All disturbed vegetation outside of land improvements shall be, at a minimum, restored to existing conditions

L. What beautification steps are built into the development?

Extensive landscaping, pathways to Hamlin Rd and Clinton River Trail, bio-detention systems.

M. What alternative plans are offered?

Phase 3 on the adjacent property will fulfill future needs of growth.



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The proposed development furthers many of the City's goals, visions and policies:

- The ecological effects will be beneficial as the current land is vacant and has been used as a staging and dumping ground for several years. This development will provide a very attractive building with extensive landscaping and natural features. The debris and scrub vegetation will be removed and replaced with an attractive technology center with attractive grounds and green spaces.
- Jenoptik has been a successful business in Rochester Hills since 2007 and has experienced significant growth. This development will fulfill their need for a larger and more efficient space which will result in the creation of high-paying technical jobs for the community.
- The development will take advantage of the scenic Clinton River Trail by providing convenient access for Jenoptik employees to utilize for transportation and recreation. The connection to the trail and the Hamlin Road paths will promote non-motorized transportation. Further, the existing topography of the land will be incorporated in the design and construction to minimize changes.
- This development shall have a significant economic impact. First, the \$15M investment will provide a substantial tax base that the City has not realized since purchasing the property 16 years ago. Secondly, this development will raise the standard for industrial users and strengthen the City as a prime location for business. Most importantly, the expansion of Jenoptik's business will create numerous high-paying jobs as the growth continues which will provide current residents with opportunities and bring new residents to the City.
- The proposed use is certainly consistent with the goals of the Master Plan. The vision of the Office Research Technology zoning will be realized by this cutting-edge manufacturing facility utilizing the latest technologies administered by a large corporate presence for North American operations.

In conclusion, this development will be beneficial to the community and Jenoptik as it supports the visions of both for a healthy and prosperous city.



CITY OF ROCHESTER HILLS
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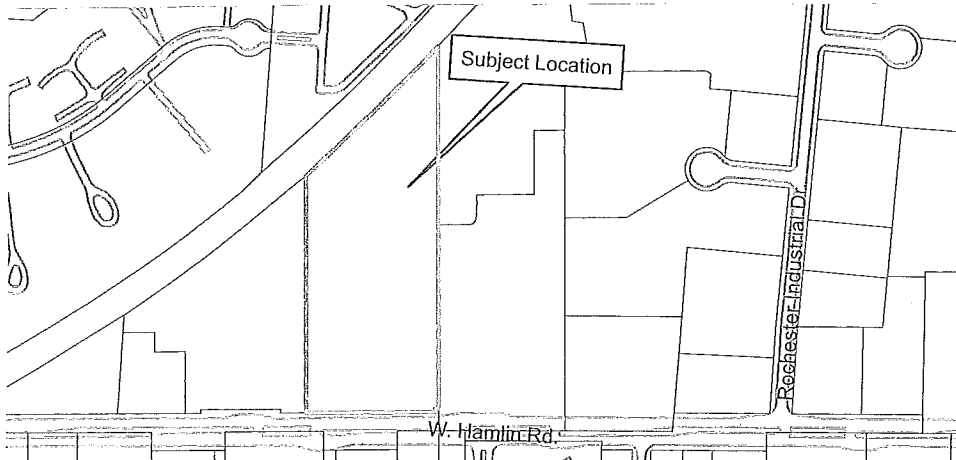
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Use Recommendation.** In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.301 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Conditional Use Recommendation is required with the review of a site plan application for a proposed 145,000 square-foot office, engineering, manufacturing and engineering building with the use of assembly and machining operations when adjunct to research and development activities, The subject parcel is zoned ORT, Office Research Technology, Parcel No. 15-21-376-011 (City File 16-002).

LOCATION: 1544 W. Hamlin, east of Crooks

APPLICANT: JB Donaldson Company, Inc.
37610 Hills Tech Drive
Farmington Hills, MI 48331



DATE OF PUBLIC HEARING: Tuesday, March 22, 2016 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

PUBLIC NOTICE

PLANNING COMMISSION

REQUEST:

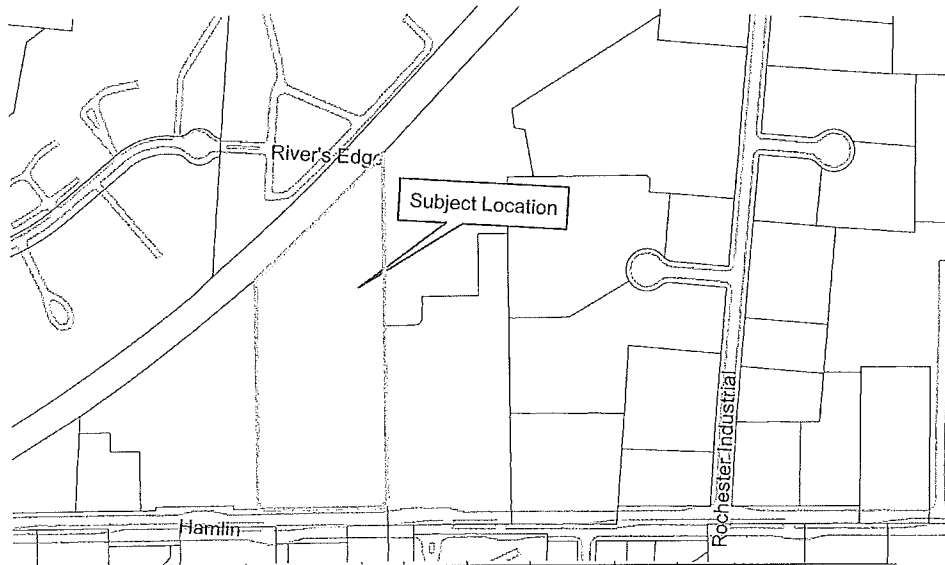
Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 22 regulated trees. The property is identified as Parcel No. 15-21-376-011.

LOCATION:

North side of Hamlin Rd., between Livernois and Crooks Rds.

APPLICANT:

JB Donaldson Company
37610 Hills Tech Dr.
Farmington Hills, MI 48331



DATE OF MEETING:

Tuesday, March 22, 2016 at 7:00 p.m.

LOCATION OF MEETING:

City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

**William F. Boswell, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.