



CBI DESIGN PROFESSIONALS

July 7, 2025

City of Rochester Hills
Planning & Economic Department
1000 Rochester Rd.
Rochester Hills, MI 48309

Re: Yates Cider Mill Cold Storage Building, 1950 E. Avon Rd.

This memorandum outlines the findings from the Rochester Hills planning department second review of the Yates Cider Mill Cold Storage Barn (1950 E Avon Rd., Rochester Hills) submitted on May 8th, 2025, as well as the landscape solutions recommended by the landscape architect (Dul Landscape Architecture), civil solutions by Teon Sujak, and architectural solutions by CBI Design Professionals to address these findings.

1. Planning Department: *Please refer to Kristine Kidorf review comments in addition to those comments provided on the site plan.*

We have reviewed Kristine's comments and she states no concerns. Project is on HDC Agenda for Thursday July 10th

1. Planning Department: *Maintenance. The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc.*

Chris McLeod clarified that this is a standard comment, but we understand and the owner will follow.

2. Planning Department: *City specifications for an ADA space are 11' wide and a 5' access aisle.*

We have updated the floor plan, site plan and landscape plan to reflect this parking space size.

3. Planning Department: *Building materials are not typical of what is permissible for non-residential buildings. Given historic nature of building and necessary historic review building materials to be guided by historic review.*
Please see historic review for appropriateness of materials.
4. Planning Department: *All ground mounted utilities shall be fully screened from view.*
Chris McLeod clarified that this is a standard comment. We understand and will comply.
5. Planning Department: *Provide cost estimate for landscape improvements and irrigation to establish landscape bond amount.*
See attached spreadsheet from Dul
6. Planning Department: *Minimum size of 3" unless being utilized as replacement trees.*
Dul updated to 3" cal. minimum.
7. Engineering Department: *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.*
Understood.
8. Fire Department: *Please use this Turning Performance Analysis for Apparatus*
Please refer to Fire Protection Plan (Sheet FPP-1) for diagram of turning performance - East and West Avon Rd. approach
9. Fire Department: *Apparatus impacts retaining wall in this area.*
We have adjusted and apparatus no longer impacts the retaining wall, please refer to Sheet FPP-1.
10. Fire Department: *Fire lane must be 20 feet wide.*
Fire Lane is 20 feet wide, as shown on sheet FPP-1.
11. Fire Department: *Provide information on use of second floor.*
Dry storage for: product bags (paper) and boxes, extra shelving, signage, spare parts, etc. No plastics storage. (note added to FPP-1)
12. Fire Department: *Add fire department note: "This project may be required to perform emergency radio signal strength testing. Testing failure will require*

installation of an in-building two-way emergency responder communication system. Contact RHFD for more information regarding this requirement."

Note has been added to sheet FPP-1

13. Fire Department: *Add proposed auto turn using truck dimensions.*

Auto-turn graphic has been added to sheet FPP-1.

14. Traffic: *Provide RCOC permit or letter stating RCOC permit is not required.*

RCOC Permit is required and will be submitted during permitting process as requested by RCOC.

15. Building Department: *An accessible route with diagonal striping, from the accessible building entrance to the public sidewalk shall be provided per 2021 MBC, Section 1104.1. This route shall comply with A117.1, Section 403.*

Comment removed by Mark Artinian on 6/20/2025

16. Building Department: *Indicate an accessible route to connect all accessible buildings per 2021 MBC, Section 1104.2. Delineate on the grading plan and indicate grades showing conformance.*

Comment removed by Mark Artinian on 6/20/2025

17. Building Department: *Provide an accessible parking sign per A117.1, Section 502.7.*

Accessible Parking Sign added to floor plan on DD1 and site plan C2.0.

18. Building Department: *19'-0", 19'-9 3/4", minimum requirement. Verify.*

Please refer to sheet C2.0, 20' dimension to curb face

19. Building Department: *2021, 2021, 2019*

Code notes updated to reflect these dates.

20. Building Department: *"(2 Stories Allowable)".*

Note has been added to code review on sheet DD1.

21. Building Department: *Exterior Siding shall comply with Section 2304.12.1.5 – Typical.*

Note has been added to Exterior Elevation sheet DD4.

Sincerely,
Robert G. Clarke, AIA, NCARB
President

Client Signature: _____ Date: 07/07/2025

