

OAK RIDGE PLAZA NOTES 04/27/2023 (Submittal 2)

Civil Eng.

Applicant

Planning:

1. Buffer requirements along west property line. If plantings cannot be met, a modification can be requested.
(Buffer width limited to 4 feet, ALL other planting requirements for type D landscape buffer have been met: See new diagram at the top Site plan)
2. Hedgerow as required in Zoning Ordinance requires shrub plantings at no more than 36" on center.
(Added more ground plantings to be a minimum of 36" on center: See Site plan)
3. Right of way planting requires one (1) shade tree for each thirty-five (35) linear feet of frontage. Existing trees in good condition can be counted towards meeting requirements.
(No necessary trees required in FRONTAGE requirements: See Site plan)
4. Hedgerow as required in Zoning Ordinance requires shrub plantings at no more than 36" on center.
(Added more ground plantings to be a minimum of 36" on center: See Site plan)
5. Provide height measurement at planting. Planting height of screening trees is eight (8) feet.
(Revised: see landscape table on site plan)
6. Is intended planting size to be 6" caliper at time of planting? A tree of that size at planting is significant.
(Revised: see landscape table on site plan)
7. Tree planting costs based on minimum size requirements do not appear realistic @\$50 per planting.
(Revised cost & size: See site plan)
8. Required to utilize gross floor area for parking calculations.
(See revised calculations on site plan)
9. Parking for existing center is not sufficient based on zoning ordinance requirements. Additional retail space that requires additional parking spaces is not permissible without modification from the planning Commission based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic.
The parking lot is not being utilized during all hours of the operation of tenants at Oakridge Plaza, most of the parking lot is empty before 5pm daily. There are many parking spaces available after 5pm, and the south end, where we are proposing the addition is empty most of the day. The addition is 1,500 sq ft, so we are convinced there will be minor additional traffic generated with such a small space.
(Added shared parking table below general parking calculations: See sheet SP-1)

Engineering:

10. Spelling fix, plots to "plats" (x2)
(Corrected: See cover sheet)
- 10.1 Add city file #22-035 SECTION #34 to lower right corner of every sheet.
(Corrected: city file number added to every sheet)
- 10.2 Applicant needs to submit a Land Improvement Plan (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.
(See coversheet)
11. Provide a sanitary sewer basis of design for the revised used of the building utilizing the Oakland County REU conversion chart.
(civil)
12. Currently you are showing the water main connecting into the existing sanitary sewer. Please provide a civil site plan showing how the utility conflicts are being handled due to the building addition.
(civil)
13. The existing sanitary sewer lead is in close proximity of the proposed addition, Provide a civil site plan with the next submission addressing this issue.
(civil)
14. Provide more information on the re-routed storm sewer.
(civil)
15. A Storm Sewer Maintenance Agreement will be needed during the construction plan review.
(Applicant will apply for the storm sewer maintenance agreement before construction plan review)

Natural Resources:

16. 15' corner clearance lines should be drawn from where the driveway intersects the ROW. Plantings within corner clearance should not exceed 30" in height.
(Fixed corner clearance location: See site plan)
17. Add note: if Tree does not survive relocation, a replacement evergreen tree will be provided (8' tall)
(Added note: See site plan)

Building Department:

18. 19' – 11 ¾"
(Fixed to 20'-0": See site plan)
19. Coordinate.
(Fixed: See cover sheet)
20. "2015" plumbing code required to be updated to '2018'.
(Fixed: see coversheet)
21. Type 'A' designates a protected building with fire rated building elements such as structural frame, bearing walls, floors & roofs etc.
(Fixed: see coversheet)

22. These items are required for a Building Department review/approval for this site plan review. Refer the previously issued "commercial site plan review checklist" and review previous comments noted on the first submittal.

(Sheet provided for building area analysis: See sheet SP-4)

23. Provide spot elevations for new PH. Parking spaces.

(civil)

Fire Department:

24. As shown in the drawing, the existing 19,925 retail with the new 1,500 addition is 21,425 sq. ft. for the existing building. Correct number.

(Fixed: See Fire Protection Plan)

25. 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

26. Existing fire hydrant spacing

(Added spacing L.F.: See sheet SP.2)

Provide a building area analysis based on Section 506 and Table 506.2

a. Include any increases allowed per applicable provisions of Sections 506 for frontage and/or automatic sprinkler system.

(Provided on new sheet: SP-4.1)

b. 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 A117.1 Section 502.5 have been satisfied (1:48 max slope).

Provide Sufficient grade information to verify compliance with Section 1804.3 for minimal drainage away from the building (2% minimum)