



June 11, 2025

City of Rochester Hills  
Attn: Keith Depp.  
Phone: (248) 841-2503

*This preliminary review and the comments below are provided as a courtesy by the Road Commission for Oakland County (RCOC), to identify obvious or potential concerns at the conceptual stage of a project. Preliminary Review comments are based on a general, high-level review of the proposed land use and related trip generation, with consideration to the existing roadway condition, background traffic and crash patterns, and RCOC ROW needs AT THE TIME OF THE REVIEW. Any changes that occur to any of these factors between the time of the preliminary review and the time of permit application may alter or invalidate the comments herein. Any comments or communications are considered provisional until a detailed review of the final plans is completed during the permit application process. Any development decisions are made at the Applicant's sole risk.*

**RE: R.C.O.C. PRELIMINARY PLAN REVIEW 25P0013**  
**LOCATION: 1150 E AVON RD, ROCHESTER HILLS**  
**PROJECT NAME: INDUSTRIAL BUILDING**

Dear Mr. Depp:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red and green, and below a listing of the comments generated by the RCOC review:

- A) The RCOC Master ROW Plan indicates a 60-foot wide half width ROW for Avon Road. The existing ROW is shown to be 33-foot wide half width. Please contact Right-of-Way Department, at (248) 645- 2000 to discuss dedicating the ROW or establishing a dedicated highway easement.
- B) Extend existing Center Left Turn Lane to the West to service the proposed drive approach to allow Eastbound traffic lefts to the site.
- C) Proposed drive approach must include a Right Turn Lane (RTL) and accel/decel taper. Also, include a detail M curb line to provide controlled drainage across the driveway.
- D) Driveway must have sufficient corner sight distance.
- E) Remove or relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 6 feet from back of curb, or 12 feet from lane line.
- F) Site drainage shall not drain directly into road right of way.
- G) Right of way shall be graded to provide positive roadside drainage across the property frontage.
- H) Pavement cross section shall consist of a minimum 2 inches of MDOT 5E HMA, over 3 inches of 4E, over 4 inches of 3E, or 9 inches of MDOT 35-P concrete, with epoxy coated rebar lane and curb ties over a suitable base, as determined in the field by RCOC.

**Board of Road Commissioners**

**Eric D. McPherson**  
Commissioner

**Andrea LaLonde**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

**Department of  
Customer Services  
Permits**

**2420 Pontiac Lake Road  
Waterford, MI 48328**

**248-858-4835**

**FAX  
248-858-4773**

**TDD  
248-858-8005**

**[www.rcocweb.org](http://www.rcocweb.org)**



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Once the comments above are addressed, plans should be submitted via email to [permits@rcoc.org](mailto:permits@rcoc.org) with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), and the appropriate application fee(s).

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

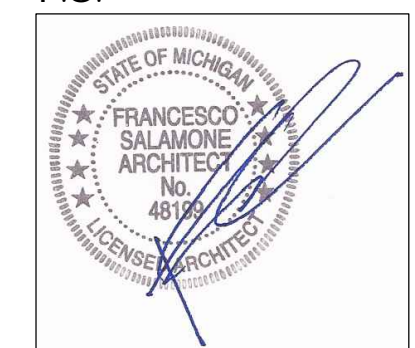
- a) Drive approach and Road Improvements
- b) Utility connections

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

A handwritten signature in blue ink that reads "Simon Yousif". The signature is written in a cursive style.

Simon Yousif, P.E.  
Permit Review Engineer  
Department of Customer Services

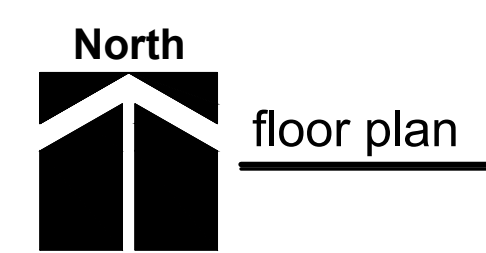
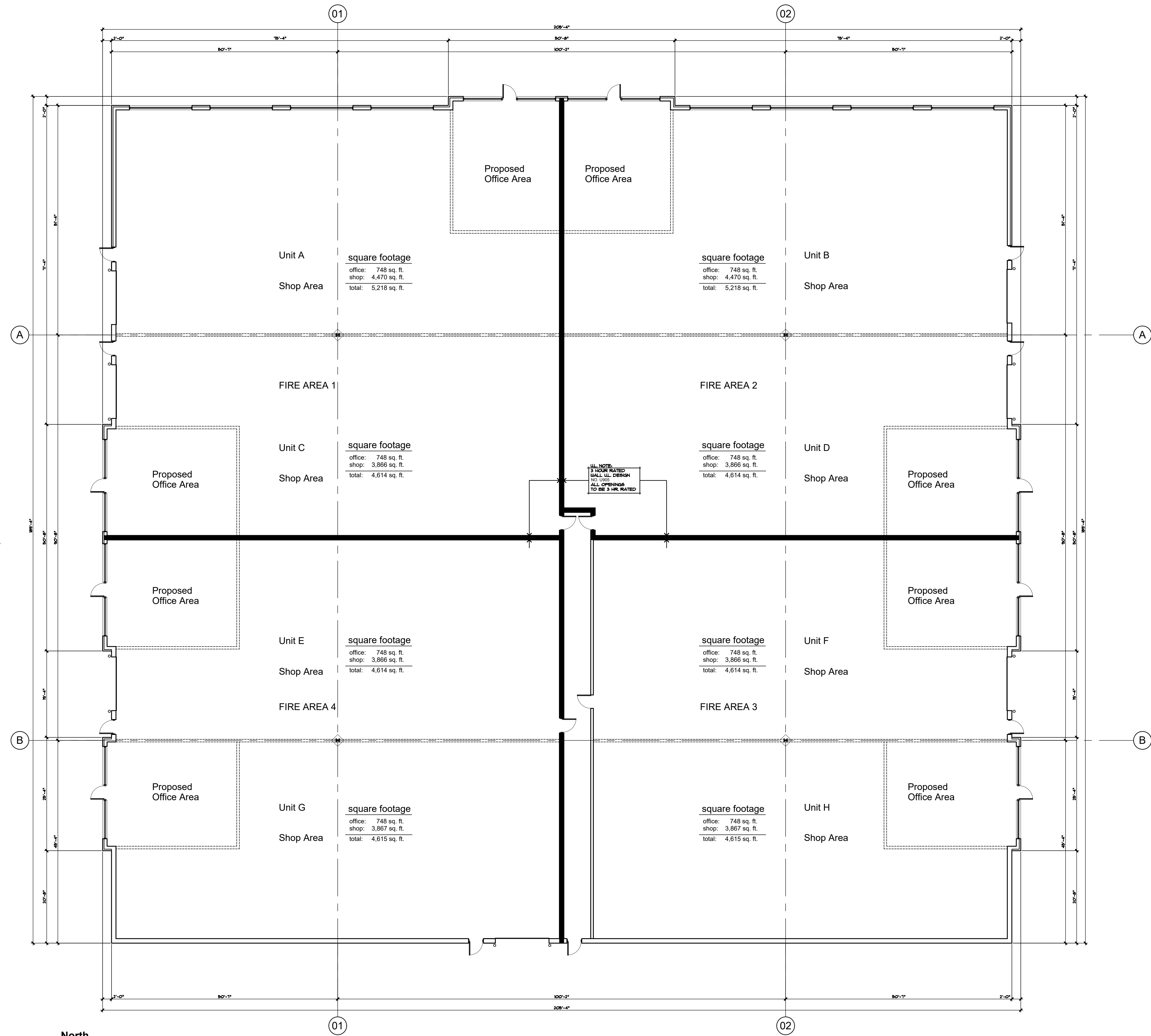


building data

LOCAL AGENCY:	CITY OF ROCHESTER HILLS DEPARTMENT OF BUILDING AND SAFETY 1000 ROCHESTER HILLS DR ROCHESTER HILLS, MI 48309
REFERENCE CODE:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ABHRAE 901 - 2013
BUILDING AREA:	38,222 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL, MODERATE
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	SHOP / WAREHOUSE FACILITY
OCCUPANT LOAD:	OFFICE AREA: 1 PER 100 SF. GROSS + 5,984 / 100 = 60 OCCUPANTS (TABLE 1008.12) WAREHOUSE AREA: 1 PER 100 SF. GROSS + 32,138 / 500 = 64 OCCUPANTS (TABLE 1004.12) TOTAL = 124 OCCUPANTS
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATINGS OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF NON- LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATINGS OF TENANT SEPERATION WALLS PER TABLE 601:	1 HOUR
FIRE RESISTANCE RATINGS OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.11:	REQUIRED VERTICAL EXITS + PASSAGEWAYS = CLASS B CORRIDORS PROVIDING EXIT ACCESS = CLASS C ROOMS OR ENCLOSED SPACES = CLASS C
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1	(2) TWO EXITS
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1012 (WITHOUT FIRE SUPP. SYSTEM):	200 FEET

allowable area: fire area 1 - 4

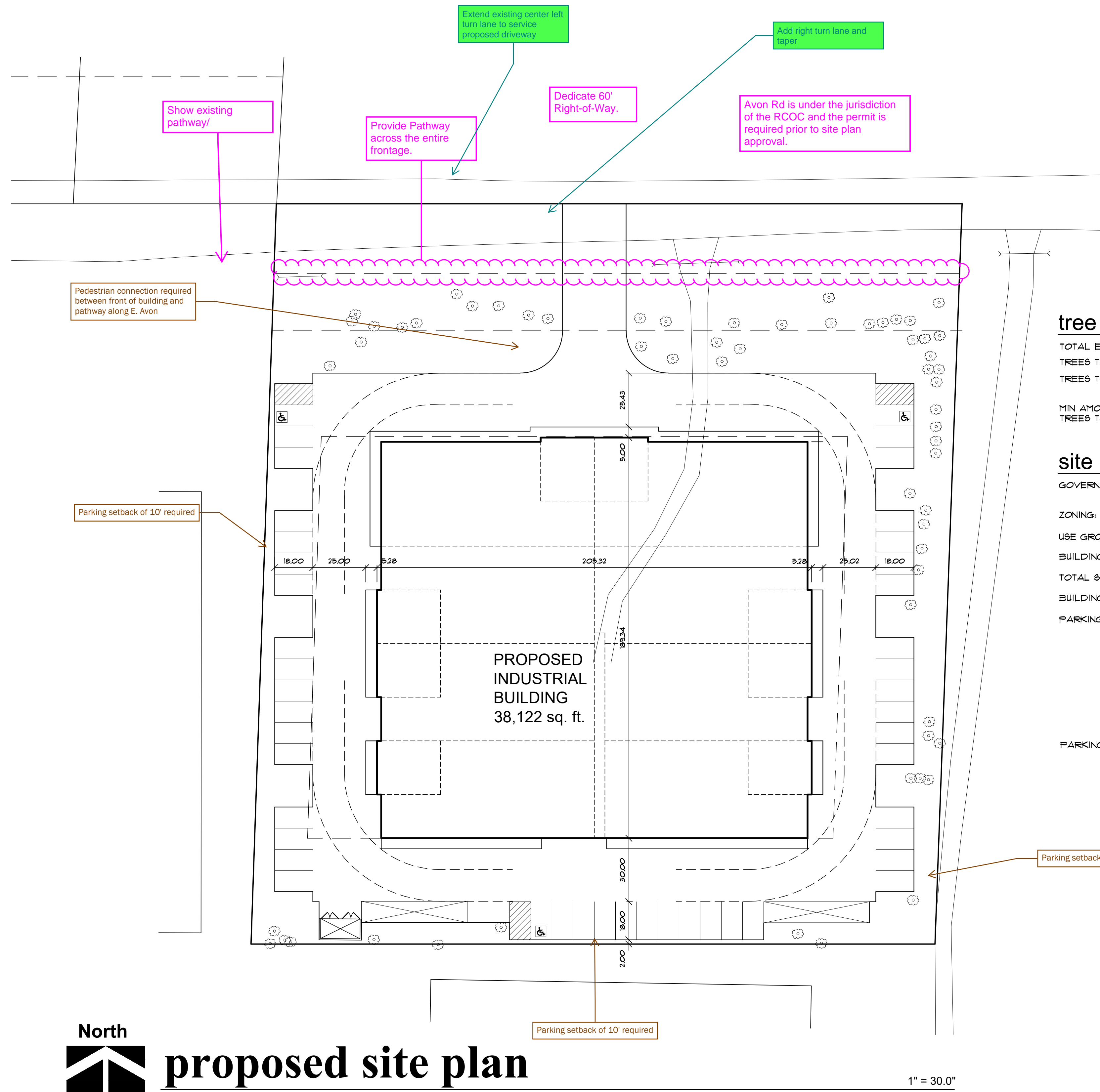
Type VB Construction:  
ALLOWABLE AREA PER M.B.C. TABLE 506.2: 8,500 SF.  
(F-1) Factory & Industrial - Moderate  
ALLOWABLE AREA CALCULATION:  
TOTAL AREA: 8,500 SQUARE FEET  
STREET FRONTAGE INCREASE PER SECTION 506.3 FIRE AREA 1  
0.50' MIN. SEP. DISTANCE) N: 102'-8" S: 0'-0" W: 166'-8" E: 0'-0"  
OPEN PERIMETER: 199'-4"  
TOTAL PERIMETER: 398'-8"  
% TABULAR AREA INCREASE =  
(OPEN PERIMETER / TOTAL PERIMETER - 0.25) x (MINIMUM WIDTH OF OPEN SPACE / 30)  
(199'-4" / 398'-8" - 0.25) x (30 / 30) = 25  
ALLOWABLE AREA:  
A2 = (A1 + (N6 x 17)) x 58  
8,000 + (8,500 x 25) = 8,500 + 2,125 sq. ft. = 10,625 SQ. FT.  
NOTE:  
FIRE AREA IS UNDER ALLOWABLE AREA.







- preliminary
- construction
- record



tree inventory

TOTAL EXISTING TREES:	115 TREES
TREES TO BE REMOVED:	54 TREES
TREES TO REMAIN:	61 TREES

MIN AMOUNT OF TREES TO REMAIN: 115 x .40 = 46 TREES

site data

GOVERNING CODE:	2015 M.B.C. AND THE CITY OF ROCHESTER HILLS ZONING ORDINANCE
ZONING:	I (INDUSTRIAL)
USE GROUP:	F-1 (FACTORY AND INDUSTRIAL, MODERATE)
BUILDING AREA:	38,122 SF.
TOTAL SITE AREA:	93,715 SF. (2.15 ACRES)
BUILDING COVERAGE:	40.68%
PARKING REQUIRED:	1 SPACE PER 1700 SF. OF WAREHOUSE AREA 1 SPACE PER 350 SF. OF OFFICE AREA  32,138 SF. WAREHOUSE AREA / 1700 = 19 SPACES 5,984 SF. OFFICE AREA / 350 = 17 SPACES  TOTAL PARKING SPACES REQUIRED = 36 SPACES
PARKING PROVIDED:	45 INCLUDING 3 BARRIER FREE SPACES

**Industrial Building - 1150 E. Avon**  
Concept Plan Review

PCP2025-0004

Conceptual plan review comments are non-binding, and should be considered by the applicant to be suggestions and recommendations only. Additional, more detailed comments may arise upon formal site plan review.

Anticipated Reviews: SP, BP, LIP, CU, WSM, TRP, WP, WSM

Anticipated Review Process: ADM, PC, CC