

April 13, 2026

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

**Regarding: Penelope's Place Site Plan Review
City File #2024-0001 Section #30**

To Whom it May Concern,

Attached please find revised plans for the above referenced Penelope's Place Site Plan located south of the intersection of Adams Road and Forester Boulevard. We are in receipt of review comments dated March 6, 2026. Below is a compilation of the comments as well as our responses and any corrective actions taken shown in **red** as necessary.

Engineering Department – Utilities

Sheet 6 Grading Plan

The design of this retaining wall along with fall protection will need engineering calculations along with soil borings. This will be reviewed by an outside consultant at the construction plan phase of the project. **Noted.**

Revise. **Tree protection callout has been updated.**

Sheet 8 Utility Plan

Determining if this can be met has to be done at the site plan stage and not during construction plan stage due to location, sizing, what utilities and landscape need to be shifted accordingly. Perform soil borings with infiltration testing. **Per meeting on 4/8/2026, borings and infiltration testing will be performed during construction plan stage.**

Revise location of Light Pole or MTD. Pre-treatment structure has been relocated to fix the previous utility conflict.

Fire Department

Sheet 9 Truck Turning Plan

Move this hydrant so it is not blocked by a parking space.

Hydrant has been relocated.

Align FDC with this parking space and add a small island to ensure the area remains clear **FDC has been aligned, and an island has been added to replace the parking space.**

Natural Resources

Sheet 6 Grading Plan

Show width of retaining wall; since he will not be completely vertical due to its height. **The wall width has been updated to 3' to display the width at the largest segments of the wall. Final wall design will be designed and reviewed during the construction plan stage.**

Planning Department

Sheet 1 Cover

Development Agreement from 2006 indicates that property is to develop pursuant to O Office District, ORT Office Research Technology District, or PUD Planned Unit Development.

Noted.

Zoned – O – Office Proposed use is not permissible under current zoning. A rezoning or Planned Unit Development will be required.

A PUD is proposed as noted on Sheet 2.

Properties will be required to be combined.

Noted. Properties will be combined during construction plan review.

Sheet 2 Layout & Dimension Plan

Originally discussions were had regarding the potential of providing SMART bus stop improvements further north on Adams. Due to location of bus stop to the north, consider additional seating amenities on or close to site for seating and stopping.

Proposed concrete pad with a bench and concrete connecting to the road have been proposed at the existing SMART bus stop.

Fire Department is requiring an island in front of the FDC of the southern building. The reduction of parking drops the site below requirements.

An island has been added in front of the FDC of the southern building. An additional parking space has been added to the southern parking lot.

Include bench as part of bike repair station. **Bench has been added to bike repair station.**

It may be appropriate to provide a rest area for the Trail in this location including bench, this would be coordinated with the Clinton River Trail. **A bench has been added near the entrance of the trail.**

Potentially add displaced parking space required by Fire Department for FDC connection protection in this location. **An additional parking space has been added to the southern lot.**

Sheet 6 Grading Plan

Likely start point of required decorative fencing. (x2) **Locations where decorative fencing are proposed have been called out.**

These grades appear to show a raised curb within the ramp and ramp entry area? **Grades have been revised to not have the raised curb within the ramp and ramp entry areas.**

Traffic

Sheet 1 Cover

Add dates for submission and dates of approval (if any of them have been approved)

We have not applied for any other permits for this project yet.

Sheet 2 Layout & Dimension Plan

Landing and ramp to be provided as with the other side of this driveway.

Landing and ramp have been added.

Sheet 6 Grading Plan

Slopes needed for the ramp and landing (or provide 4 elevations instead at the corners).

4 corner elevations have been added to all ramps and landings on sheet 7.

For every ramp and landing area along sidewalks, provide 4 grades to check slopes for ADA compliance (alternatively show longitudinal and cross slope on ramps landing areas). Also, provide slopes or 2 grades every 25 feet on mainline sidewalks to check for ADA compliance.

All ramps and landing areas have been provided with 4 corner elevations on sheet 7. Any location along the mainline sidewalks that do not have 2 grades every 25 feet has its longitudinal slope shown instead.

Corner elevations needed to compute slopes for ramp and landing. Otherwise provide slopes.

Corner elevations for all ramps and landing areas are shown on sheet 7.

Sheet 7 Grading Enlargements

Need 4 grades for the corners of this ramp to check for slope ADA compliance. **Grades have been added to all 4 corners of the ramp.**

Cross slope cannot exceed 2%. **Slopes have been revised to less than 2%.**

Longitudinal slope cannot exceed 2%. **Slopes have been revised to less than 2%.**

I think these are supposed to be 876.8 and 876.3. **Grades have been revised.**

Longitudinal slope exceeds 8%. Although ramp slopes can vary from >5% and up to 8%, we recommend slopes between 5-7% if possible. **Slope has been revised to less than 8%.**

Based on MDOT's curb ramp type P detail (see image to the right), the landings below (to the top and bottom of the two ramps) seem unnecessary. **Landings have been removed.**

If this acts as a landing area, revise the longitudinal slopes, the existing ones exceed 2%. **Slopes have been revised to less than 2%.**

Provide 4 grades for the corners of landing areas and ramps so slopes can be calculated. **Grades have been added to all 4 corners of all landing areas and ramps.**

If this constitutes a ramp, 4 elevations are needed to check slopes ADA compliance. **Grades have been added to all 4 corners of the ramp.**

Sheet 10 Site Details – 1

Use the updated MDOT standard details (see attached). **Details have been updated.**

Asphalt roads shall be nine (9") inches deep strength asphalt over six inches (6") of 21AA aggregate base coarse materials (crushed limestone or crushed concrete). The nine inches (9") shall consist of one and a half inches (1.5") of HMA 5EML (wearing), one and a half inches (1.5") HMA 4EML (leveling), two and a half inches (2.5") HMA 4EML (leveling), three and a half inches (3.5") HMA 3EML. Extend six inches (6") base coarse material to one foot (1') beyond edge drain. Asphalt binder shall be PG 58-28 for the leveling and the base course and PG 64-8 for the wearing course. **Cross section has been updated.**

Concrete roads shall be eight inches (8") 3,500 psi concrete over four inches (4") 21AA aggregate base coarse materials (crushed limestone or crushed concrete). **Cross section has been updated.**

Use the updated pathway standard detail (see attached). **Details have been updated.**

Sidewalk base shall be 6" of MDOT 21AA aggregate, compacted to 95% maximum density.

Sheet 11 Site Details – 2

Use the updated MDOT standard details. **Details have been updated.**

We hope you find this response agreeable and respectfully request your approval of the updated Site Plan.

If you have any questions or require anything further, please do not hesitate to contact our office.

Sincerely,
UMLOR GROUP

A handwritten signature in blue ink that reads 'Chad Holdwick'.

Chad Holdwick
Engineering Manager