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City of Rochester Hills Building Department

Re: Clarifications And Plan Changes

Cover Sheet

- Land Improvement Permit will submitted with construction drawings after approval process. Submitted with construction drawings after building and planning review.

Site Survey

- Wetland delineation permit has been applied for 3/4/25
- added not to retention pond to show no work in or around wetland area
- added not for pretreatment on storm system

Site and Grading Plan

- Retaining wall on backside of building to be engineered while construction drawings are being produced after review processes
- Note for architectural detail on dumpster enclosure provide architectural elevation drawings
- Parking space dimensions updated
- Existing water service line to remain in place
- Parking space eliminated where indicated on previous plans and curbing is added
- Area table revised to include more detail
- Storm Calculation added upper left hand side

Tree Inventory and Replacement

- 10' Buffer Tree's added at area's not currently wooded spaced 20' apart
- Pictures are provided in submission with existing tree conditions and arial view also included for reference.
- Calculation shown for Tree Fund
- Plant Material list added with costs
- Parking lot plantings added with new curb detail

Landscape Buffer Plan

- Added sheet to show arial view of existing conditions @ Zoning separation NW corner of lot
- Show's extent of natural buffer already present @ delineation line
- Overlay shown with proposed area of new buffer tree's
- Buffer plant material list with item cost @ bottom of sheet
- Wetland Delineation Area Added to accompany the Delineation permit already submitted and returned

Utility Plan

- No Changes Noted

Fire Protection Plan

- Classification of Storage Building Changed to S-1
- Dumpster enclosure detail provided on A200

A 100

- Proposed Warehouse classified as S-1
- No fire separation wall b/t use groups

A 200

- Dumpster enclosure elevations provided and added to existing elevation sheet

General Note

Hopefully this addresses the majority of concern for the building department review. Hopefully any remaining issues that may come up can and will be addressed while producing the construction documents down the road. Thank you for your help and consideration.