



## CBI DESIGN PROFESSIONALS

May 8, 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 original submission for review of Yates Cider Mill Cold Storage Barn (1950 E Avon Rd., Rochester Hills) on February 14, 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: *What necessitates need for widening drive? Drive is already excessively wide.*  
[To allow for Fire Truck turnaround.](#)
2. Planning Department: *Is this island intended to be curbed/raised. 3D perspective implies that may be the case.*  
[This is not intention, modified on 3D renderings sheet DD7.](#)
3. Planning Department: *Define materials for retaining wall. Will wall material be maintained as wood timber?*  
[Noted on Site Plan, Floor Plans, etc. These will all be Gabion Basket retaining walls.](#)
4. Planning Department: *6 foot fence or will this be constructed in conjunction with actual building?*  
[It will be constructed in conjunction w/ actual building.](#)
5. Planning Department: *Provide height to mean height of roof for gambrel roofs.*  
[Please see Exterior Elevation sheets DD3, DD4, DD5 & DD6.](#)
6. 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.](#)

7. Planning Department: *Perimeter landscaping is a separate calculation from right of way landscaping.*

The landscaping calculation charts were updated to separate perimeter landscaping requirements and right of way landscaping requirements charts to differentiate the two requirements.
8. Planning Department: *Right of way landscaping should be planted along right of way/frontage of site. As designed a modification will be required.*

Right of way landscaping was adjusted to reflect this, however, the Applicant request a modification to the ordinance for both right of way and perimeter landscaping due to site restrictions.
9. Planning Department: *Define material. Gateway/streetscape master plan materials should be utilized.*

All retaining walls and other applicable items are called out on the plan with materials included.
10. Planning Department: *Height of walls will likely require railing. Details should be provided.*

Site Plan updated to double retaining walls to reduce height to less than 30", see Site Plan.
11. Planning Department: *Provide method of how new plantings will be irrigated/watered/maintained.*

Irrigation note has been added to the landscape plan to reflect this. All proposed trees to be irrigated with individual drip rings.
12. Planning Department: *All ground mounted utilities shall be fully screened from view.*

6' wood fence provided for screening to south parking area. Other areas screened by natural vegetation and topography.
13. Building Department: *Michigan to adopt the 2021 Michigan Building Code April 9, 2025.*

Understood, please reference sheet DD1 for updated information.
14. Building Department: *See circled requirements on the attached Site Plan Review Checklist and include on the revised Site Plan review.*

For Building code Requirements 1 thru 5 – please refer to DD1. For item #6, please refer to Fire Protection Plan. For Accessibility items, please refer to civil drawings as well as architectural sheet DD1. For Grading items, please refer to site plan and architectural sheets DD3, 5, & 6. All items addressed.

15. Building Department: *Guardrail required where walking surface is 30" or more above finish grade. Retaining walls at all walking areas modified to be below 30."*

[Retaining walls at all walking areas modified to be below 30."](#)
16. Building Department: *Diameter requirement to increase to 5'6" in 2021code update.*

[Update on Floor Plan sheet DD1.](#)
17. 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.*

[Please see attached.](#)
18. Engineering Department: *Apply the steep slope ordinance to the site with setbacks associated with those steep slopes, revise as needed.*

[Steep slope setbacks shown on Site Plan & Landscape Plan. Slopes on property are due to the historic canal that was abandoned and cover over years ago. They are not a natural feature. Historic photograph attached for reference.](#)
19. Fire Department: *Provide a sheet labeled Fire Protection Plan that includes the following information:*
  - a. 1. *Construction type and square footage of the building*
  - b. 2. *Width of proposed drives measured from front of curb*
  - c. 3. *Location of all existing and proposed fire hydrants*
  - d. 4. *Location of existing or proposed underground water detention*
  - e. 5. *Height of any overhangs into the fire apparatus access road*
  - f. 6. *Proposed location of dumpsters*
  - g. 7. *Auto-Turn details through the site (see page 3 for vehicle information)*
  - h. 8. *Location and design of access gates (if applicable) N/A*

[Please refer to Fire Protection Plan \(Sheet FPP-1\) for items above.](#)
20. Fire Department: *Provide a comment box labeled "Fire Department Notes" and provide the following comments: (...)*

[Please refer to Fire Protection Plan.](#)
21. Fire Department: *Dead end fire lanes in excess of 150 feet require an approved fire apparatus turnaround (found in appendix D, 2021 IFC)*

[Fire Lane does not exceed 150' \(please refer to Fire Protection Plan\).](#)
22. Fire Department: *AERIAL FIRE APPARATUS ACCESS ROADS (...)*

[Not applicable to our project.](#)

23. Traffic: *Show Pathway sightline per the attached City detail.*  
Sight Distance Pathway now shown on plan. Site requires 18' setback off city sidewalk for required sight distance pathway. All planting have been adjusted to not interfere with this requirement.
24. Traffic: *Suggest making view unobstructed from the driveway drivers view.*  
All planting locations adjusted to created unobstructed view.
25. Natural Resources: *Provide corresponding tree inventory table with species, size, tree tag number, removed or preserved.*  
Plan now notes to refer to engineering plan sheet for tree inventory table.
26. Natural Resources: *Show tree protection fencing detail, provide tree protection fencing detail*  
Please refer to Site Plan, all tree protection now shown/noted.
27. Natural Resources: *Provide landscape and planting notes/statements including the following:  
"Prior approval is required to plant any tree or shrub on the public right-of-way..."*  
Not applicable.
28. Natural Resources: *Include Tree Planting Details/Notes*  
Tree planting detail added to landscape plan.
29. Natural Resources: *All living trees 6" or greater are regulated - if it is invasive, then it would just require 1 to 1 regardless of if it is of "specimen" size.*  
Tree conservation list on landscape plan notes removal and replacement trees on site and their required replacement. Replacement trees are accounted for with the preservation of trees on site, requiring now additional plantings for replacement calculations.
30. Engineering Legal: *Any site plan requires 2 benchmarks*  
Second benchmark was added to Site Plan.
31. Engineering Legal: *Identify Sewer Easement. Show Liber & Page as well.*  
Notes added to Site Plan.

Sincerely,  
Robert G. Clarke, AIA, NCARB  
President

Enclosure(s)

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_