



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 05/21/13
Re: File No.: 04-011, Grace Parc Subdivision
Applicant: Bismack, Parcel Nos. 70-15-34-402-057 & 066

No comment.





BUILDING DEPARTMENT
Scott Cope

From: Dick Lange, Building Inspector/Plan Reviewer, P.E. *D.L.*
Mark McLocklin, Ordinance Inspector *m.m.*
To: Jim Breuckman, Planning Department
Date: May 29, 2013
Re: Grace Parc Subdivision, Review #1, 15-34-402-057 & 15-34-402-066, City File #4-011

The site plan review for Grace Parc Subdivision, Review #1, 15-34-402-057 & 15-34-402-066, City File #4-011 was based on the following drawings and information submitted:

Sheet #1 & 5

Building Code Comments: Dick Lange

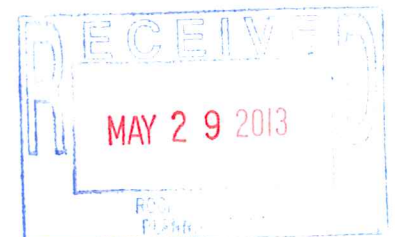
References are based on the Michigan Residential Code 2009.

1. The approach and driveway shall have a minimum 2% slope. Adjust sidewalk grades at Lots 9, 10 & 11 to achieve 2% minimum approach slope. (See Grading Plan)
2. The grade elevation on the common lot line between Lots 12 & 13 at the road r.o.w. is below the sidewalk grade. (see Grading Plan)

Ordinance Comments:

No Comments

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Comments: Final Preliminary Plat rec'd May 16, 2013

The legal description closes mathematically.

The area calculated from the legal description differs from the area called out in the legal description by 0.0362 acres (1420.06 sf). If this difference was accommodated in the bank of lots from 1 thru 5 it would reduce the depth of the lots by almost 3 feet.

A symbol for what appears to be a pre-treatment chambers is shown in the private road. Please verify if existing easements or easements allow this.

The Final Preliminary Plat (Fazal Khan & Assoc., received May 16, 2013), differs from the Tentative Preliminary Plat (Apex Eng. Group, received Jan. 27, 2011) in the following respects.

No interior parcel geometry is labeled on the Final Preliminary Plat. While this is not required on Preliminary Plats, it was provided on the Tentative Preliminary Plat. My review of this submittal (Jan. 27, 2011) found numerous errors and ambiguities that were never resolved.

The Tentative Preliminary Plat shows the south 30 feet of the plat as a separate parcel. The purpose of this parcel was to clearly separate the private road from the common area. This parcel should be restored to the plat.

The "eyebrow" road detail at the intersection of Verona Dr. and Milano Ct. has been removed. This should be restored to comply with City Standards.

A maintenance or easement agreement may be needed to allow access to off site drainage improvements in the private road.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton *JB*
To: Jim Breuckman
Date: June 4, 2013
Re: Grace Parc Subdivision, City File #04-011, Section #34
Final Preliminary Plat Review #1

Engineering Services has reviewed the Final Preliminary Plat received by the Planning Department on May 16, 2013, for the above referenced project. Engineering Services recommends Final Preliminary Plat approval after the following comments has been addressed:

General

- 1) Parcel sidwell is 15-34-402-066, not 15-34-402-035.
- 2) Label all roads public.

The comments below can be addressed during the Final Plat submittal.

General

- 1) Lots 2 and 13 need surface drainage easements for the neighboring lots.
- 2) Provide a dedicated 20 foot easement for water main and sanitary sewer as needed. No other public utilities will be allowed to be constructed within these easements.

JB

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Roger Moore, Stormwater Manager; DPS

Sheryl Mclsaac, Office Coordinator; DPS
Joe Aprile, Engineering Aide; DPS
Maureen Gentry; Planning & Development Dept.
File

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FIRE DEPARTMENT
Ronald D. Crowell

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: May 20, 2013
Re: Grace Parc Subdivision

SITE PLAN REVIEW- FINAL PRELIMINARY PLAT

FILE NO: 04-011

REVIEW NO: 1

APPROVED _____

DISAPPROVED X

1. The Rochester Hills Fire Department recommends that an automatic sprinkler system be installed in all buildings. Automatic sprinkler systems are proven reliable and cost effective. In weighing the costs and benefits, one cannot over look the potential liability for the owner, developer and design professional if such systems are not installed.
2. Provide documentation, including calculations that a flow of 1500 GPM can be provided.
IFC 2006 508.4
 - Fire flow data must be provided prior to final site plan approval by the Fire Department. Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
3. Street names shall be approved by the Fire Code Official. Duplicate, similar, or phonetically sounding names are not permitted.
FIRE PREVENTION ORDINANCE, Chapter 58 Sec. 505.3
4. Remove notes 1-3 from sheet 1 and replace with the following:
 - Provide note on sheet 1 under heading "Fire Department Notes": "Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14."
 - Provide note on sheet 1 under heading "Fire Department Notes": "Open burning is not permitted including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and/or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines."
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 307.6.2 & 307.6.2.3"

Lt. William A. Cooke
Fire Inspector