



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 2/3/2016
Re: **Goddard School**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a two story, 10,992 sq. ft. Goddard School on 0.95 acres on the southeast corner of Auburn Road and Graham Drive. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Zoning and Use** (*Section 138-4.300 and 138-8.100*). The site is zoned B-2 General District with FB-2 Flex Business Overlay. The applicant has opted to develop this site under the FB-2 zoning regulations, which permits childcare and learning centers as permitted uses in accordance with the requirements of *Section 138-4.422* as follows:

- A. *Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of 120 feet. Additionally, the facility shall be on a corner lot or shall directly abut nonresidential zoning on at least one side, and such zoning shall be on the same side of the major thoroughfare.* In compliance, Auburn Road has a proposed right-of-way of 120 feet and the site is located on a corner lot.
- B. *Hours of operation shall not exceed 15 hours a day with closing time of not later than 9:00 p.m.* In compliance, the EIS indicates the hours of operation will be 7a.m. to 6 p.m.
- C. *All parking and child drop-off areas shall be in the side or rear yard only. This requirement may be waived when an existing building that has front yard parking or circulation is being occupied by a nursery school, day nursery, or child care center.* In compliance, parking is not proposed along the primary front yard along Auburn Road.
- D. *Outdoor play areas shall be in the side or rear yard in the amount of 100 square feet for each child cared for, but at least a minimum of 1,200 square feet.* 8,264 sq. ft. of outside play area is proposed in two distinct areas, one for toddlers and infants and one for preschool age children, which vastly exceeds state requirements for outdoor play area.
- E. *Parking, drop-off, and play areas shall be screened in a manner deemed sufficient by the Planning Commission to achieve the objective of screening and controlling noise levels.* In compliance, as the required buffer landscaping has been provided, and the play areas will be enclosed with a 6 ft. white vinyl fence.
- F. *Any trash receptacle shall be screened with a six-foot-high obscuring fence or wall, with evergreen screening provided on the three sides of the enclosure without access gates.* In compliance, the proposed dumpster enclosure is well screened with multiple walls, fences and landscaping.
- G. *Lighting shall be shielded downward so as not to become a nuisance to abutting property.* In compliance, a photometric plan has been submitted that meets ordinance requirements.
- H. *Front, side and rear elevations of the building shall be provided to ensure that the use will have the appearance and character of residences in the vicinity. If there are no residences within 200 feet, in making a determination on the compatibility of such uses, the following architectural features shall be reviewed: roof pitch, overhang, and drainage; window sills and other window features; facade treatment (both material and appearance); entrance features; heating exhaust devices; penthouses or similar mechanical rooftop features shall be prohibited unless completely screened from adjacent properties and the adjacent public right-of-way.* In compliance, the proposed elevations have a residential character and meet the intent of the City's Architectural Design Standards.
- I. *Signs shall meet the requirements of chapter 134 of the City's Code of Ordinances.* In compliance, a note has been added to the plans that states that all signs must meet *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
- J. *The facility shall comply with applicable state licensing requirements and regulations.* Must provide documentation before a certificate of occupancy is issued.

K. Any other conditions which the Planning Commission and City Council deem necessary to ensure that the residential character of the neighborhood shall be maintained. To be determined.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	B-2 General Business w/ FB-2 Flex Business Overlay	Single Family Home	Business/Flexible Use 2
North	B-3 Shopping Center Business w/ FB-2 Flex Business Overlay	Salvation Army Thrift Store	Business/Flexible Use 2
South	R-3 One Family Residential	Country Club Village Site Condominiums	Residential 4
East	B-2 General Business w/ FB-2 Flex Business Overlay	Single Family Home	Business/Flexible Use 2
West	R-3 One Family Residential	St. Gregorios Malankara Orthodox Church	Residential 4

2. Dimension, Design and Building Standards (Section 138-8.400-402 and 138-8.500-502). Refer to the table below as it relates to the area, setback, and building requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Auburn Rd.) 15 ft. min./25 ft. max.	20 ft.	In compliance
Front Yard Minor Setback (Graham Dr.) 5 ft. min./20 ft. max.	78 ft.	As proposed, the PC would need to modify these setback requirements as described in b. below
Side Yard Interior Setback (east) 0 ft. min./max.	52 ft.	In compliance
Rear Yard Perimeter Setback (south) 50 ft. min.	83.6 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Auburn Rd.) 40%	36%	As proposed, the PC would need to modify these setback requirements as described in b. below
Min. Bldg. Frontage Build-To Area (Graham Dr.) 70%	0%	
Max. Height 30 ft./ 2 stories	28 ft./2 stories	In compliance
Min. Facade Transparency Ground floor, non-residential use: 70% Upper floor, non-residential use: 30%	Ground floor: 51%S, 65%W, 60%N, 16%E Upper floor: 13%S, 26%W, 18%N, 7%E	As proposed, the PC would need to modify these setback requirements as described in b. below
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Red brick veneer w/ fiber cement wall panels Primary Materials: 82%S, 73%W, 75%N, 93%E Accent Materials: 18%S, 27%W, 25%N, 7%E	In compliance

- a. The proposed building has been designed in accordance with the "Lawn Frontage" building standards identified in Section 138-8.500 and meets the regulations set forth for this type of frontage.
- b. The Planning Commission has the ability to modify regulations upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.

3. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	31 building mounted, 4 pole mounted & 2 sign fixtures with side shield	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	8.6 fc. on-site, 0.5 ROW & property line	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	91 watt, LED fixtures	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	15 ft.	In compliance

4. **Parking, Loading and Access** (Section 138-8.600 and 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Child care centers: 1 space per 10 pupils + 1 per employee + 5 stacking for drop-off/pick-up = 14 (140 students) +22 (employees) = 36 spaces +5 stacking	37 spaces 0 stacking	Planning Commission may modify requirements based on evidence from applicant that another standard is more reasonable, the applicant has indicated that the Goddard school does not permit car drop-offs (stacking spaces)
Max. # Parking Spaces 125% of Min. = 45 spaces		
Min. Barrier Free Spaces 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 11 ft. spaces w/ 8 ft. aisle	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (two way)/ 12/15 ft. (one way)	9 ft. & 10 ft. x 18 ft. w/24+ ft. aisles	In compliance
Min. Parking Setback 10 ft. on all sides	10+ ft.	In compliance, parking lots may occupy space within the required front yard setback provided they are landscaped in accordance with the perimeter landscape requirements (Section 138-12.301.B), which requires a 10 ft. landscaped greenbelt be provided along both street fronts

- a. In an effort to improve pedestrian access, a sidewalk into the site has been provided off of both Auburn Rd. and Graham Dr. to connect to the existing sidewalk and pathway. **Crosswalk striping or use of alternative pavement should be used when crossing the drive aisle at the southwest corner of the building on Sheet C1.1.**

5. **Outdoor Amenity Space** (Section 138-8.601). All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the gross land area of the development, or roughly 700 sq. ft. for this project. Over 1,100 sq. ft of outdoor amenity space is identified on the plans at the northwest corner including landscaping and public art, along with a second area just north of the driveway with a bike rack and bench per staff's recommendation.
6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS meeting ordinance requirements has been submitted.
 - b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
 - c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. Despite the non-application of the trees conservation ordinance, the applicant is proposing to preserve many of the trees along Graham Dr. and Auburn Rd.
 - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
7. **Dumpster Enclosure** (Section 138-10.311). A dumpster enclosure is proposed in the rear yard, screened with a steel gate and masonry block wall to match the building in accordance with ordinance requirements.
8. **Landscaping** (Section 138-8.602 and 138-12.100-308). A landscape plan has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Front Yard in FB District Arterial (Auburn: 200 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 4 deciduous + 8 ornamental + 24 shrubs	2 deciduous 4 ornamental 26 shrubs	
Right of Way (Auburn: 200 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	1 deciduous 3 deciduous (existing) 0 ornamental	
Parking Lot: Perimeter (Auburn: aprox. 40 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 2 deciduous + 1 ornamental + 16 shrubs (shrub hedge)	0 deciduous 1 ornamental 20 shrubs	
Front Yard in FB District Minor (Graham: aprox 180 ft.) 5 ft. width + 3 ornamental + 8 shrubs per 100 ft. = 5 ornamental + 14 shrubs	0 ornamental 2 evergreen (existing) 19 shrubs (existing)	
Right of Way (Graham: aprox. 180 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	0 deciduous 2 evergreen (existing) 0 ornamental	
Parking Lot: Perimeter (Graham: aprox. 75 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 3 deciduous + 2 ornamental + 30 shrubs (shrub hedge)	3 deciduous 2 ornamental 30 shrubs (existing)	
Buffer D (south: 183 ft.) 8 ft. width with green wall + 2.5 deciduous + 1.5 ornamental per 100 ft. = 5 deciduous + 3 ornamental + 25 shrubs (green wall)	5 deciduous 9 evergreen (easement) 1 ornamental 25 shrubs	9 off-site evergreen trees are to be preserved, refer to a. below relating to off-site landscape easement
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 645 sq. ft. + 4 deciduous	2,806 sq. ft. 4 deciduous	
TOTAL	15 deciduous 3 deciduous (existing) 4 evergreen (existing) 9 evergreen (easement) 8 ornamental 71 shrubs 49 shrubs (existing)	When applying the evergreen trees towards the deciduous requirements, the site is over by 2 deciduous/evergreen trees & short 17 ornamental trees resulting in a net of 15 tree shortage & the applicant will pay \$3,000 into the City's tree fund

- a. An existing row of 9 mature evergreen, which serve as screening for a large portion of the southern property line, are proposed to be maintained off-site as part of a landscape easement. **The landscape easement must be provided to the City as part of construction plan review.**

- b. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree. As indicated on the landscape plan, the applicant will pay \$3,000 into the City's tree fund to account for the shortage of 15 required trees.
9. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided that depict a building consisting of mainly red brick veneer with fiber cement wall panels. The proposed building has been designed in accordance with the intent of the City's Architectural Design Standards.
10. **Signs.** (*Section 138-8.603*). One wall sign and one free standing monument sign are indicated on the plans. A note has been added to the plans that states that all signs must meet *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



ASSESSING DEPARTMENT

Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 11/17/15
Re: File No.: 15-018
Project: Goddard School Review #1
Parcel No: 70-15-35-226-001
Applicant: Swapna Chada

The last line of the legal description provided reads:
"...13.26 feet to the point of beginning."

The last line of legal description should read:
... 13.25 feet to the point of beginning.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James Bradford, Lieutenant/Inspector
To: Planning Department
Date: February 9, 2016
Re: Goddard School

SITE PLAN REVIEW

FILE NO: 15-018

REVIEW NO: 3

APPROVED x

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above reference site plan based upon the updated site plan sent via E-mail on February 9, 2016. The update site plan reflects a new FDC location located at the Southwest corner of the proposed structure with no obstructions.

Lt. James Bradford
Fire Inspector



To: Sara Roediger
From: Gerald Lee
Date: February 1, 2016
Re: Goddard School
Review #2
File No. 15-018

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Plan, Sheet LA-1.0

Please revise the three forestry statements as described below.

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

These requirements are incorporated into the plan.

GL/cf

cc: Maureen Gentry, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Sara Roediger, Planning Department
Date: February 2, 2016
Re: Goddard School – Review #2
Sidwell: 15-35-226-001
City File: 15-018

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: C1.1, Topographic Survey, Land Title Survey, PH1.0, PH1.2, LA-1.0, LA- 2.0, A2.0, 2.1, 2.2, 3.0, 3.1, 3.2 and IR-1.

Section references are based on the Michigan Building Code 2012 unless otherwise noted.

Approval recommended base on the following being addressed on building permit documents:

1. Provide a Building Area analysis base on requirement of Table 503.
2. Accessible parking including parking and access aisle surface slope details
 - a. Indicate the proposed surfaces slopes of accessible parking spaces and their access aisles. Provide sufficient grade information (point elevations) on the plan at the perimeter of such spaces to clearly verify the provisions of ICC A117.1-2009, Section 502.5 have been satisfied (1:48 max slope).
3. Exterior accessible route including slope details -
 - a. The accessible route from the accessible parking spaces to the building shall comply with Section 1104 and A117.1-2009 Section 402. Provide sufficient grade information (point elevations) on the plans along the proposed accessible route/routes to verify compliance.
 - b. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2009:
 - i. Door maneuvering clearance and ground surface slope per Section 404.
 - ii. Curb Ramps per Section 406.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



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

From: Jason Boughton AC *JRB*
To: Sara Roediger, Manager of Planning
Date: February 10, 2016
Re: Goddard School, City File #15-018, Section #35, Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on February 10, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Storm Sewer

1. Revise the C factor calculations to 0.25 for grass areas, and 0.95 for all hard surface areas. Revise the detention volume calculations, as necessary.

Pathway/Sidewalk

1. The sidewalk easement will need to be submitted and approved for the portion of existing sidewalk outside the ROW along Graham Drive prior to Land Improvement Permit issuance.
2. Indicate on the site plan that turning spaces will be provided at the intersection of the existing pathway/sidewalk with the internal sidewalks.
3. Show distinction between the existing surface type (concrete or asphalt) along the Auburn Road pathway. The path transitions from concrete to asphalt about 50 feet east of Graham Dr.
4. On Sheet LA-1.0, show the path and road sight distances east along Auburn Rd per the attached details.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

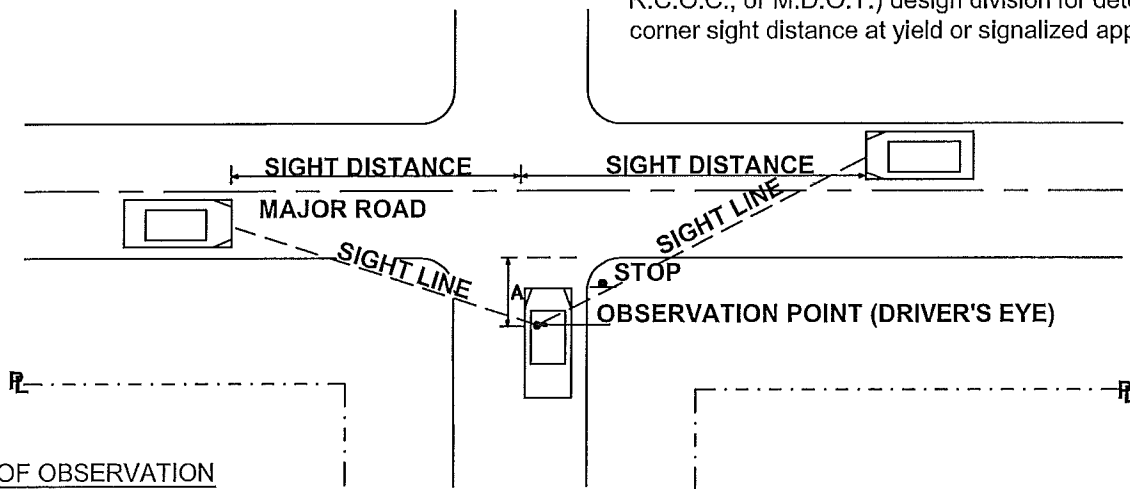
JRB/jb

Attachments: Roadway and Pathway Sight Distance details.

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Keith Depp, Staff Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
File

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Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



POINT OF OBSERVATION

Paved Surface:

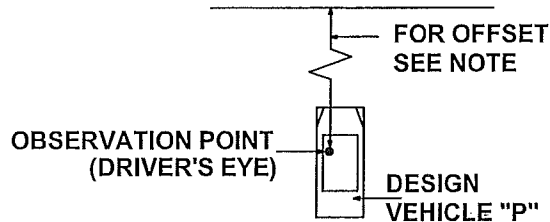
(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.

The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.



MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES

MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

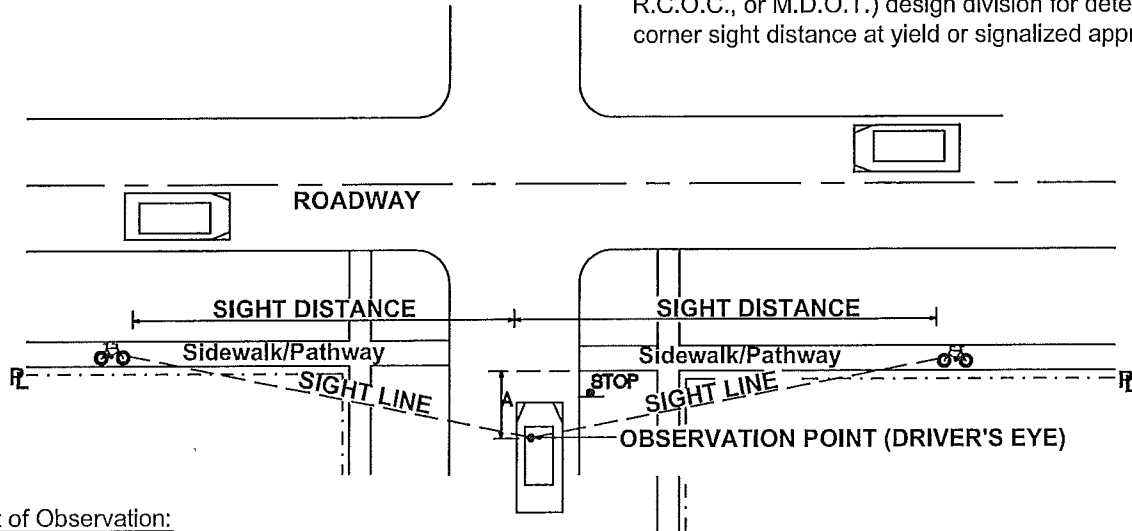
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distance required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Roadways

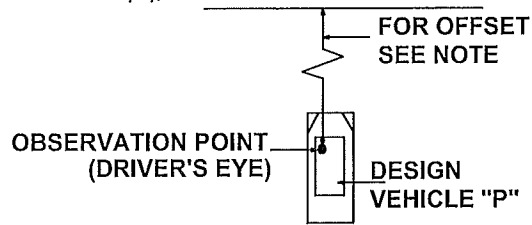


DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER				NOT TO SCALE	SHEET 1 OF 2

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:
 (A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR:
Sight Distance Pathways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 2 OF 2



WATER RESOURCES COMMISSIONER

Jim Nash
RECEIVED

November 30, 2015

DEC 17 2015

Attn: Ms. Sara Roediger, Manager of Planning
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

PLANNING DEPT.

Reference: **The Goddard School**
Part of the Northeast ¼ of Section 35, City of Rochester Hills

Dear Ms. Roediger:

This office has received one (1) set of plans for the referenced project which were submitted for review.

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the project does lie within the Ferry, Renshaw, Olson and Nelson Drainage Districts and runoff shall be restricted to 0.2 cfs/acre. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Proposed sewers of 8" or greater will require City approved construction plans be submitted to this office.

Please note that, permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Paul Gibbs at 248-858-1329.

Sincerely,

Glenn R. Appel, P.E.
Chief Engineer

GRA/pg

