



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

From: Jason Boughton **JB**
To: Ed Anzek
Date: October 31, 2012
Re: Legacy Site Condominium, City File #05-031, Section #22
Revised Final Site Plan Review #1

Engineering Services has reviewed the site plan received by the Planning Department on October 19, 2012, for the above referenced project. Engineering Services recommends site plan approval after the following comment has been addressed:

Storm Sewer

- 1) The 12 foot wide access drive for the detention pond needs to be relocated to the east, off of Unit 6. The access drive only needs to extend to manhole 5 which is located at the southwest corner of the detention pond.

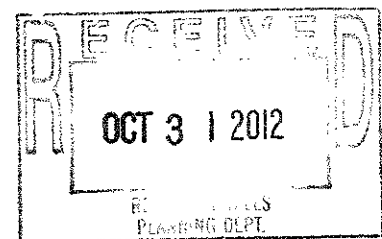
The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

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;

Roger Moore, Stormwater Manager; DPS
Sheryl McIsaac, Office Coordinator; DPS
Adele Swann, Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
File

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From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: October 31, 2012
Re: The Legacy Site Condo's
Revised Final Plan

SITE PLAN REVIEW

FILE NO: 05-031

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. The construction type, 5-A, is indicated on sheet CE-1. In order to determine and verify the required fire flows, provide an estimate of the proposed square footage of each building on sheet CE-1. This information is needed to determine number and spacing of fire hydrants.
3. Provide documentation, including calculations of the available fire flow adjacent to the proposed development. Fire flow data can be obtained by contacting Rochester Hills Engineering at (248) 656-4640.

IFC 2006 508.4

4. The following notes under heading "Fire Department Notes" on sheet CE-1 have the incorrect verbiage. Please revise the following:
 - Revise note on sheet CE-1 under heading "Fire Department Notes": "Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14."
 - Revise note on sheet CE-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