

CITY OF ROCHESTER HILLS

**A**ssessing  
Department

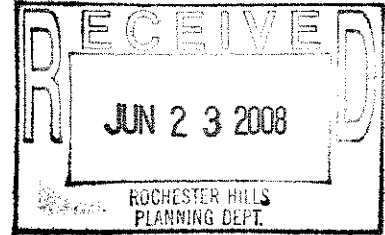
Laurie Taylor, Chief Appraiser

DATE: June 23, 2008

TO: Derek Delacourt

RE: 01-020.2 Goddard School

No Comment.



CITY OF ROCHESTER HILLS

DATE: July 16, 2008

**F**ire  
Department

TO: Planning Department

RE: Goddard School

Lt. William Cooke, Ext. 2703

FILE NO: 01-020.2 REVIEW NO: 2

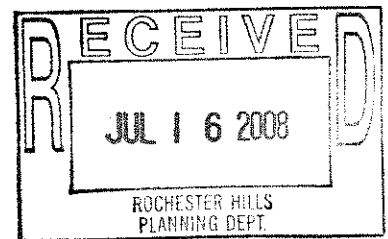
APPROVED     X    

DISAPPROVED                     

1

Lt. William Cooke  
Fire Inspector

I:\Fir\Site\Goddard School 2008.2



CITY OF ROCHESTER HILLS

**B**uilding  
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer  
Mark McLocklin, Ordinance Services

*D.L. MM*

DATE: July 22, 2008

TO: Derek Delacourt, Planning Dept

RE: Goddard School  
City File #01-020.2

Sidwell #15-15-476-021

The site plan review for Goddard School City File #01-020.2, was based on the following drawings and information submitted:

Sheet Numbers – 1, 2, 3, 4, S-1, A1.1, A2.1, F1.1, Irrigation Plan.

Building code comments: Dick Lange

References are based on the Michigan Building Code 2003

Approval recommended based on the following plan corrections being made prior to issuance of a building permit.

1. Occupant Load Calculation:

Exiting requirements for the building shall be based on the greater of either the actual or tabular (see Table 1004.1.2) occupant load of the building.

- a. The Tabular Occupant Load of the building per Table 1004.1.2 of MBC-2003 is 359 occupants.
- b. The Tabular Occupant Load of the building per Table 1004.1. of MBC-2006 is 224.

Building permit applications made after July 31, 2008 shall comply with MBC-2006. Please indicate the Tabular Occupant Load based on the applicable edition of the MBC in the Building & Use Summary on Sheet 1. (Section 1004.1)

2. Safe Dispersal Area:

Please revise on sheet #1 the calculation for, and size of the safe dispersal area based on one half of the total occupant load for the building. (Section 1023.6)

Ordinance comments: Mark McLocklin

No Comments

CITY OF ROCHESTER HILLS

**P**lanning and  
Development

DATE: July 22, 2008

TO: Derek Delacourt  
Deputy Director  
Planning & Development

RE: Goddard School  
2nd Landscape Review  
City File #01-020.2

FROM: Carla J. Dinkins  
Landscape Architect  
Planning & Development

For this review I have reviewed the following documents:

- Sheet 1 of 4 Site Plan, dated last revised July 7, 2008
- Sheet 2 of 4 Existing Conditions Plan, dated last revised July 7, 2008
- Sheet 3 of 4 Preliminary Grading & Utility Plan, dated last revised July 7, 2008
- Sheet 4 of 4 Tree Removal Preservation & Replacement Plan, dated last revised
- Sheet 1 of 1 Irrigation Plan, dated last revised May 27, 2008 (no changes)

It should be noted that my review of these documents is for landscaping, tree preservation and irrigation issues only.

**My comments are as follows:**

**Tree removal and replacement status:**

**Requirement:**

The Tree Conservation Ordinance (TCO) regulates this site. For a development of this type the TCO requires that all regulated trees be replaced on a one for one basis.

**Status:**

A total of 171 trees were surveyed: of these 25 are Ash trees, 3 are dead and 13 are offsite, resulting in 130 regulated trees onsite. Of these 21 of the 130 regulated trees are being preserved and 109 are being removed, hence 109 replacement tree credits are required.

The Developer is planting 35 – 3” caliper shade trees (2 credits per tree) and 26 – 9’ tall evergreen trees (1.5 credits per tree). This is a total of 109 tree replacement credits being provided. This meets the requirement of the TCO.

**Parking lot island requirements and status:**

**Requirement:**

A total of 40 parking stalls require 600 square feet of parking lot island area and 2 planter island trees.

**Status:**

A total of 1,193 square feet of parking lot island area and 2 planter island trees are being provided. This meets the requirements of the Zoning Ordinance.

**Buffer requirements and status:**

**Requirement:**

Not required for this development.

**Status:**

None provided.

**Recommendation:**

**With the exception of the following all the comments and concerns of my previous review dated June 19, 2008 have been addressed in a satisfactory manner. The following issues must be addressed prior to Final Site Plan approval by Staff and prior to issuing the Land Improvement Permit. The Items listed below must be addressed and the design documents resubmitted for review as soon as possible.**

1. As indicated on my previous review, the design on the irrigation system appears to provide insufficient coverage to many areas. Revise design to provide better coverage for all planting. Add to the revised design the actual spray coverage for each head. Complete installation details and notes must be provided for the irrigation system.
2. As indicated on my previous review, in the Irrigation Legend the symbol for sleeving is indicated, however, it is not indicated on the plan as indicated in the legend.
3. As indicated on my previous review, the irrigation plan indicates irrigation lines running directly through the drip line of existing trees. Irrigation lines must stay as far as possible away from the drip line of existing trees to be preserved (one example #979).

4. Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed and inspected and approved by the City's Landscape Architect.
5. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Replacement trees	\$30,330.00
<u>Island trees and all other landscaping</u>	<u>\$18,084.00</u>
Total of all bonds	\$48,414.00

**Review Summary:** Revise plans as indicated above and resubmit for review and approval.



## HUBBELL, ROTH & CLARK, INC

Consulting Engineers

<b>Principals</b>	<b>Senior Associates</b>
George E. Hubbell	Frederick C. Navarro
Thomas E. Biehl	Gary J. Tresselt
Walter H. Alix	Lawrence R. Ancypa
Peter T. Roth	Kenneth A. Malchior
Michael D. Waring	Dennis M. Monsere
Keith D. McCormack	Randal L. Ford
Curt A. Christeson	David P. Wilcox
Thomas M. Doran	Timothy H. Sullivan
<b>Chief Financial Officer</b>	<b>Associates</b>
J. Bruce McFarland	Thomas G. Maxwell
	Nancy M.D. Feucht
	Jonathan E. Boehl
	Michael C. MacDonald
	Marvin A. Olane
	Richard F. Beaubien
	William R. Davis
	Daniel W. Mitchell
	Jesse B. VanDeCreek
	Robert F. DeFraln
	Marshall J. Grazioli
	Thomas D. LaCross
	Dennis J. Bonoi

July 25, 2008

City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

Attention: Mr. Derck Delacourt

Re: Goddard School  
City File #01-020.2, Section 15  
Site Plan Review #2

HRC Job No. 20080453.22

Dear Mr. Delacourt:

We have reviewed the site plan for the above referenced project, as prepared by Apex Engineering Group, Inc., dated July 7, 2008, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on July 15, 2008, and by this office on July 15, 2008.

**It is our opinion that the plans submitted are in substantial compliance with the engineering-related City ordinances and standards for Site Plan review, and therefore, we would recommend Site Plan approval.** The comments in our previous review letter have been satisfactorily addressed, or will be addressed on the construction plans.

On future plan submittals, including those for Site Plan approval, remove the reference to the HRC project number on all plan sheets. Only the City File Number is required.

Some design issues will have to be addressed in the construction plan submittal, including the bioswale, storm water quality pretreatment device, and passenger car movements in the parking lot.

The plans have been stamped "Reviewed without Comment", and one (1) set is enclosed for your use. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

  
James J. Surhigh, P.E.  
Senior Project Engineer

pc: City of Rochester Hills – Paul Davis, Roger Moore, Paul Shumcjko  
HRC – W. Alix, D. Mitchell, 

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2001 Centerpoint Parkway, Suite 109  
Pontiac, Michigan 48341  
Telephone 248 454 6300 Fax 248 454 6359  
www.hrc-engr.com

Engineering. Environment. Excellence.

CITY OF ROCHESTER HILLS

# Parks and Forestry

Gerald Lee, Forestry Operations Manager

DATE: June 26, 2008

TO: Derek Delacourt  
Deputy Director - Planning

RE: Goddard School  
File No. 01-020.2

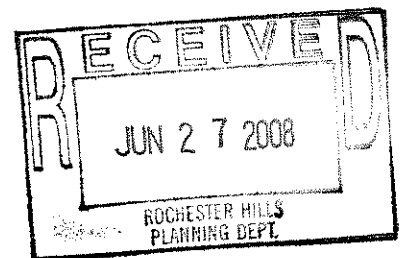
Forestry review pertains to right-of-way (R/W) tree issues.

There is no existing or proposed public R/W for this site. Neither is there any public walkway proposed.

Forestry has no comment at this time.

GL/dce

cc: Carla Dinkins, Landscape Architect  
Sandi DiSipio, Planning Coordinator





June 18, 2008

Mr. Derek Delacourt, Deputy Director  
Department of Planning  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 01-202.2 Goddard School;  
Wetland Use Permit Review #1  
New Site Plans received by the  
City of Rochester Hills on June 6, 2008**

**Applicant: Marty Ginzinger**

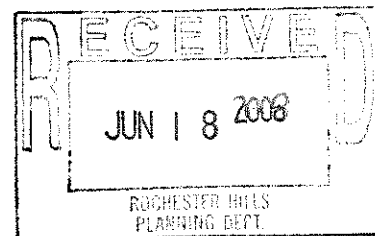
Dear Mr. Delacourt:

The above referenced project proposes to construct an approximately 10,000 square foot building on one parcel totaling 1.47 acres. The site is located along Lifetime Fitness Drive, west of Rochester Road, north of Avon Road, and south of University Drive. The subject site includes approximately 0.0005 acres (25 square feet) of wetland regulated by the Michigan Department of Environmental Quality (DEQ) and City of Rochester Hills.

ASTI Environmental (ASTI) has reviewed the site plans received by the City on June 6, 2008 (current plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance, and offers the following comments for your consideration.

## COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan that



Mr. Derek Delacourt/City of Rochester Hills  
City File 01-020.2 Goddard School; Wetland Use Permit Review #1  
June 18, 2008 - Page 2

has received final approval, or a preliminary subdivision plat, which received approval prior to January 17, 1990, which approval remains in effect and in good standing.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - a. Wetland Use Permit Review #1 was performed by ASTI by reviewing the depiction of the on-site wetland boundaries as shown on the current plans and from a site inspection conducted by ASTI on June 18, 2008. ASTI agrees with the wetland boundaries as shown on the current plans and agrees that the on-site wetland is regulated by the City and the DEQ.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity.
  - a. No wetland impacts are proposed on the current plans.
4. **Application for Use Permit (§126-564).** This Section lists specific requirements for Wetland Use Permit applications. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. Neither a DEQ Permit nor a Wetland Use Permit from the City are required for this project as shown on the current plans.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
  - a. All Natural Features Setback areas must be labeled "Natural Features Setback" not "25' WIDE WETLANDS BUFFER." This must be shown on revised plans.
  - b. Approximately 5 linear feet of temporary Natural Features Setback impacts may result

Mr. Derek Delacourt/City of Rochester Hills  
City File 01-020.2 Goddard School; Wetland Use Permit Review #1  
June 18, 2008 - Page 3

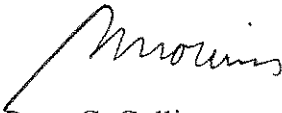
from grading activities to the west of the proposed building. Any areas of temporary Natural Features Setback impacts must be restored with original soils or equivalent soils and seeded with a City approved seed mix. This must be noted on revised plans.

**RECOMMENDATION**

ASTI recommends the City approve the current plans on the condition that Comments 5.a and 5.b are addressed on revised site plans submitted for further review.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Peter G. Collins  
Vice President  
Professional Wetland Scientist #1031  
Certified Environmental Professional,  
Environmental Assessment #1021



Kyle Hottinger  
Wetland Ecologist



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

JENNIFER M. GRANHOLM  
GOVERNOR

Kirk Steudle  
DIRECTOR

June 24, 2008

City of Rochester Hills – Planning and Development Department  
Attention: Derek Delacourt, Deputy Director  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

RE: MDOT review of proposed Goddard School (File No 01-020.2) on Lifetime Fitness Drive in the City of Rochester Hills, Oakland County

MDOT has reviewed the plans submitted (dated 6-3-08) for the proposed Goddard School on Lifetime Fitness Drive (off of M-150 (Rochester Rd)) in the City of Rochester Hills, Oakland County. Upon review it does not appear that this proposed development would have any impact on MDOT ROW.

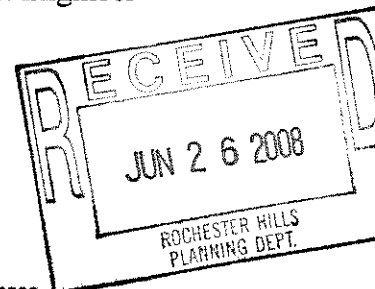
If at any point it is determined that there will be storm runoff that will affect M-150 and/or any water or sewer taps need to be made onto M-150 (Rochester Rd) then a MDOT permit will be required. MDOT will not allow any lane closures on M-150 (Rochester Rd) unless the plans change and there is a direct impact.

If you have any questions, please contact me at (248) 451-2453 or by email ([goughs@michigan.gov](mailto:goughs@michigan.gov)).

Sincerely,

Stacey A Gough  
Oakland TSC – Permit Engineer

cc: File





June 25, 2008

Derek Delacourt, Deputy Director  
Planning and Development Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

John P. McCulloch  
DRAIN COMMISSIONER  
OAKLAND COUNTY

Reference: **Proposed: Goddard School; City File 01-020.2**  
**Location: Part of Southeast ¼ of Section 15, City of Rochester Hills**

Kevin R. Larsen  
CHIEF DEPUTY  
DRAIN COMMISSIONER

Dear Mr. Delacourt:

This office has received one (1) set of drawings for the referenced project. These plans were submitted by your office for review.

Our review indicated that the proposed project does not involve any legally established County Drain under the jurisdiction of this office. Therefore, this office will not make a storm drainage review of the plans and a storm drain permit is not required from this office. It is the responsibility of the local municipality, in their review and approval of the site plan, to assure compliance with any local storm drainage and detention requirements.

In addition this office will not review the plans for sanitary sewer. Approval and permits for sewer are not required by this office for this project.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

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. **Application should be made to this office for the required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn (248-858-5565) of this office.

Sincerely,

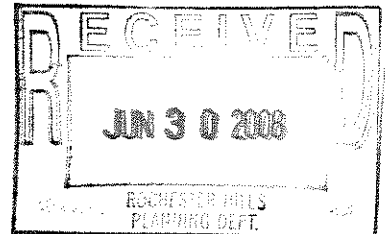
Steven A. Korth, P.E.  
Chief Engineer

SAK/jk/ds

c: Apex Engineering



One Public Works Drive  
Building 95 West  
Waterford, MI 48328-1907  
www.co.oakland.mi.us/drain  
P 248.858.0958  
F 248.858.1066





**OAKLAND**  
COUNTY MICHIGAN

HEALTH DIVISION

DEPARTMENT OF HEALTH AND HUMAN SERVICES

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION  
George J. Miller, M.A., Manager

June 20, 2008

DEREK DELACOURT – DEPUTY DIRECTOR  
CITY OF ROCHESTER HILLS  
PLANNING AND DEVELOPMENT DEPT  
1000 ROCHESTER HILLS DR  
ROCHESTER HILLS MI 48309-3033

**RE: GODDARD SCHOOL**  
**15-15-476-021**

Dear Mr. Delacourt:

Based upon the site plans submitted to this office, Oakland County Health Division has no objection to the project served by sanitary sewer and municipal water, as proposed.

Should there be any changes to the proposed development in relation to either the water supply or the sewage system, please do not hesitate to contact this office at (248) 858-1381.

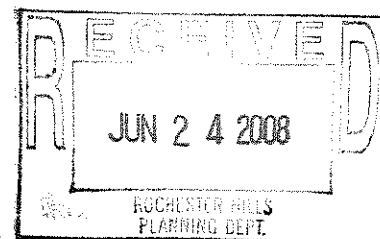
Sincerely,

**OAKLAND COUNTY HEALTH DIVISION**  
**Department of Health and Human Services**

Frank Zuazo, R.S.  
Senior Public Health Sanitarian  
Environmental Health Services

FZ/taf

cc: Liz Braddock, Environmental Health Supervisor  
File



Septic/Goddard School.doc 3A

# ENVIRONMENTAL IMPACT STATEMENT

PROPOSED "GODDARD SCHOOL" FACILITY

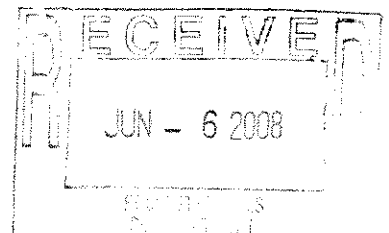
**Part of Section 15  
Rochester Hills, Michigan  
June 2008**

Prepared for:

Marty Ginzinger  
400 Antoinette  
Rochester Hills, Michigan 48302  
(248) 310-4495

Prepared by:

APEX ENGINEERING GROUP, INC.  
47745 Van Dyke Avenue  
Shelby Township, Michigan 48317  
(586) 739-5200



## PART I ANALYSIS REPORT

### PAST AND PRESENT STATUS OF LAND

#### *A. What are the characteristics of the land, waters, plant and animal life present?*

1. Location:

The property is located in the southeast 1/4 of Section 15, City of Rochester Hills and contains approximately 1.468 acres. The parcel ID number is 70-15-15-476-021. The parcel is situated on the north side of the access drive to Lifetime Fitness, north of Avon Road on the west side of Rochester Road.

2. Current Use:

The land is currently zoned B-2, General Business and is vacant. The minimum building setbacks are fifty (50) feet in the front, interior of zero (0) feet with no windows or openings and an exterior side of twenty-five (25) feet, and fifty (50) feet in the rear.

3. Characteristics of the Land:

The property is irregular with a flag portion to the northeast with access frontage along the access drive for Lifetime Fitness that connects to Rochester Road. The elevation is highest along the southerly boundary with sloping topography to the northwest where it abuts acreage parcels. There is approximately fifteen (15) feet of elevation change from South to the North.

4. Soils:

The soil on the site consists of an upper layer of dark grayish-brown sandy loam with an underlying stratum of yellow-brownish and pale brown loam sand. The permeability is moderately slow with medium runoff characteristics. The site consists of soil type 10B Marlette Sandy Loam (1-6% slopes). The slopes may need to be lessened with sufficient compaction for building development. Information was taken from the Soil Survey of Oakland County as published from the United States Department of Agriculture, Soil Conservation Service.

5. Ground Water:

Ground water elevations may vary with the slope of the land. Ground water 6-7 feet deep is generally associated with the above soil classification. A connection to the public water main will provide potable water for the development.

6. Watershed and Drainage:

The site watershed drains from the south to the north. The storm water will be collected by a storm water conveyance system and routed to an existing off-site detention facility that has a regulated outflow per ordinance.



7. Flood Plains and Wetlands:

Based on current maps there is no flood plain on this site. On May 9, 2008 Patrick J. Ruzs, Ph.D of S & R Environmental Consulting performed a site investigation. A copy of the findings has been included for review. A small area of regulated wetlands exist at the northwest corner of this site and has been depicted on the Site Plan. This area has been flagged in the field. The wetland is associated with an existing swale that drains offsite towards the northwest.

8. Vegetation:

The site was brushy with 131 regulated trees evenly distributed throughout the site. Box elder, poplar, elm, cherry and ash are the most dominate species present. A tree survey is included on the *Existing Conditions Plan* provided in the site plan application package.

9. Wildlife:

A wildlife survey indicates signs of (or likelihood of), deer, rabbits, raccoons, skunks, snakes, field mice and a variety of birds such as robins, grackles, jays and sparrows. Basically, wildlife associated with a typical vacant, suburban lot is present. The parcel is in close proximity to the Clinton River corridor which provides a place of safe refuge for any displaced wildlife.

B. *Is there any historical or cultural value to the land?*

There appears to be no historical or cultural value to this site.

C. *Are there any manmade structures on the parcel?*

An existing storm sewer is located at the westerly property line.

D. *Are there important scenic features?*

The Clinton River to the Northwest provides a natural buffer and scenic feature. The parcel sits amongst a typical suburban setting with retail and commercial uses to the east and south and north along the Rochester Road Corridor. An existing detention basin located on the Lifetime Fitness property is located to the west.

E. *What access to the property is available at this time?*

The site's frontage lies along an existing seventy (70) feet wide ingress/egress easement over the existing Lifetime Fitness driveway that directly connects to the Rochester Road to the East. Emergency vehicles can also gain access to the site from Avon Road through the Lifetime Fitness Facility, if necessary.

F. *What utilities are available?*

Detroit Edison (electric), telephone and Internet services, Consumers Energy (natural gas), cable and satellite television, public sanitary sewer, storm sewer conveyance system and public water main are among the services that can be provided.

PART II  
THE PLAN – COMMERCIAL

A. *Description of the Project.*

a. *Number of Employees by establishment and shift unless leased.*

The facility consists of a 10,000 s.f., single owner occupied building. There are twenty employees for the maximum enrollment of 152 students.

b. *Operating Hours.*

The anticipated typical school hours are to be 7 am to 6 pm.

c. *Types of Traffic generated by the project.*

Approximately 350 trips is expected within in a 24-hour period.

### PART III IMPACT FACTORS

A. *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land:* 0.17 acre.
2. *Number of acres of wetlands or water existing:* 12 s.f.
3. *Number of acres of water to be added:* Zero.
4. *Number of acres of private open space:* 5,090 s.f. (0.12 acre) at the northeast corner, and 7,320 s.f. (0.17 acre) at the northwest corner.
5. *Extent of off-site drainage:* Additional run-off will be directed into a storm water collection system and routed to an existing detention facility and then released at the pre-development rate. The site plan has been designed so that the natural drainage course changed as little as possible. However, some grade changes are inevitable. Any increase of run-off will be detained by the existing detention facility to the west of the site. The rate of run-off will be no greater than the pre-development rate.
6. *List any community facilities included in the plan:* None, but the proposed early childhood development use is needed within the community.
7. *How will utilities be provided?* All utilities that will service the development will be brought to the site at the developer's expense under supervision of the City of Rochester Hills and Oakland County inspectors. The water main proposed for this development will be connected to the existing water main in the ingress/egress easement in the access drive. A sanitary sewer lead will be brought to the proposed building from the existing sanitary sewer manhole in the easement located in the access drive south of the subject site. The proposed on-site storm water conveyance system will connect to the existing storm sewer at the westerly property line and will continue into the existing detention basin to the west.

B. *What is the current planning status?*

The property is currently zoned B-2, General Business. The comments obtained during the concept plan review have been addressed and incorporated into the site plan. If the site plan is approved, the land development process will proceed. Following site plan approval, engineering plans will be submitted to the appropriate agencies for review.

C. *Projected timetable for the proposed project?*

The construction of the project will commence upon final engineering approval. The total utility installation and building construction will most likely be on the order of six (6) months to one (1) year.

D. *Describe or map the plan's special adaptation to the geography.*

The project will be designed to compliment the area. The existing grades must be met at the property lines. A twenty-five (25) foot wide buffer has been provided to protect the small quantity of wetlands located on the site.

E. *Relation to surrounding development or areas.*

The project sits amongst a typical suburban setting along a major commercial and retail corridor. Access to the site is connected to a major north-south travel corridor, Rochester Road, (M-150). Approximately three (3) miles to the South is a connection to the major east-west corridor, State Highway M-59.

F. *Has the project regional impact? Of what extent and nature?*

Regional impact is not anticipated.

G. *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

The main adverse effects expected during construction are in the areas of soil erosion and sedimentation control and typical noise and dust associated with the construction trades. In order to keep these effects to a minimum, a soil erosion and sedimentation control plan will be implemented as a part of the engineering plans. The site will be monitored and all rules and regulations will be followed in accordance with the law. The minor disruptions of traffic flow on the access drive will be kept to a minimum when pavement connections are installed, as well as any utility connections that are required for the extension of public services.

H. *List any possible pollutants.*

No known pollutants exist on site. No pollutants are to be generated from this specific development, barring any unexpected or unavoidable accidents (e.g. sewer or gas line break, fire, or natural disaster).

I. *What adverse or beneficial changes must inevitably result from the proposed development?*

1. **Physical:**

- a. Air Quality: This development should have little effect on air quality because electricity or gas will be used for heating. There will be little pollutant discharge into the air. The small amount of vehicular traffic generated from this project will also have little effect on the quality of the air, especially with the increase of pollution control devices on newer vehicles.

b. Water Effects:

i. *Sanitary Sewerage:*

All sewerage resulting from this project will flow into the municipal system and be transported away from the site in an enclosed pipe system to a regional treatment facility.

ii. *Storm Water:*

The only influence on water quality will be the result of increased storm water drainage from the impervious areas created as a result of the proposed building and parking lot. However, a majority of the storm water will be directed to and detained by a detention facility, thus reducing any effects of flooding, increasing the downstream water quality and increasing the ability to recharge the aquifer. The silt and sedimentation will be controlled by the implementation of sedimentation control devices and soil erosion measures as part of the design of the storm water conveyance system.

c. Wildlife Habitat:

The off-site perimeter trees are to be protected. The birds, squirrels and raccoons may be displaced to neighboring, offsite parcels during the construction period. However, as part of the development process, new trees and landscaping will be planted and the displaced creatures may return in time.

d. Vegetation Cover:

Tree and brush removal will be according to the City requirements and the tree replacement will be accounted for during the land development process. All of the disturbed areas will be sodded or planted with ground cover in conjunction with typical commercial/office building landscaping.

e. Noise:

All noise associated with the building will be normal sounds typical of any early childhood development facility. Outdoor plays areas are proposed but they are screened and secured as not to impose on any of the neighboring

commercial uses. The hours of operation should limit any late night noises. The only adverse noise may result during the construction phase.

f. Night Light:

It is not anticipated that there will be much night-light associated with this development. Four (4) pole mounted light fixtures and exterior building lighting will be present. A *Photometric Plan* has been included in the submittal package. These nighttime lights will be for security purposes and should not pose any additional adverse effects when compared to the adjacent uses. Headlights from vehicles may sweep across neighboring parcels, which will be reduced or eliminated by the design of the landscaping. The site will be in compliance with any City light ordinances.

2. Social:

a. Visual:

While the proposed building will have little visibility from the Rochester Road public right-of-way, the new construction will add visual appeal along this stretch of the access road.

b. Traffic:

The development of an office site will ultimately increase the vehicular traffic in the area. The trips generated are derived from a highway capacity manual and will be approximately twenty-five (25) trips per thousand square feet of gross shell space. The gross building square footage will generate approximately 250 trips per day. However; the proposed school use with a maximum enrollment of 152 and the twenty (20) employees will generate a greater number of trips. The number of trips is approximated at 350 trips per day. These trips included employee, garbage collection, postal delivery and also work related. The number of existing trips on this portion of Rochester Road is 33,850 pursuant to the latest data from Michigan Department of Transportation. The level of service on the Rochester Road system will not be affected by the additional trips generated from this development.

c. Modes of Transportation:

The proposed use will not alter or influence modes of transportation in the greater Rochester Hills area.

d. Accessibility of Tenants to:

1. Recreation:

The future employees of this development will be provided with many recreational activities. Lifetime Fitness is abutting this proposed site. The parents of the children as well as the employees of the facility will be able to utilize the services of Lifetime Fitness. City and regional metropolitan parks and trail way systems are within a few minutes driving time of this site.

2. Schools, Libraries:

School locations are not typically applicable to this type of development. A public library is located in downtown Rochester.

3. Shopping:

The future employees and parents of the children enrolled at the facility will have easy access and have a beneficial impact on convenience and community shopping in and around the proposed site.

4. Employment:

It is anticipated that there will be twenty (20) employees upon maximum enrollment of students.

5. Health Facilities:

The health needs for the future residents can be accommodated by the numerous private medical practices and clinics in the greater Rochester Hills Area. Crittenton Hospital, the community's main health center, is located in Rochester.

3. Economic:

a. Influence on Surrounding Land Values.

This portion of the City has already been substantially developed. This development should not devalue any land in the area; it should actually protect land values and usually increases the base value for the new construction.

b. Growth Inducement Potential.

The few vacant parcels in this area will ultimately be developed, as recent activity demonstrates. A few new development opportunities still exist along the Rochester Road corridor. The area will most likely see more renovations rather than new construction due to the current economic climate in the region.

c. Offsite Costs of Public Improvements.

There will be costs associated with extending the utility connections to the site. The developer shall incur these costs for the utilities that serve the project. The specifics of the utility construction and paving are to be determined during the engineering phase of the project.

d. Availability of Utilities.

All public utilities and necessary utility services are available for this parcel of land.

e. Proposed Tax Revenues.

At the present time we have not been given the final cost estimates of the building, therefore a true representation of the tax revenue cannot be completed at this time.

J. *Additional Factors.*

1. *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?*

The proposed development will not disrupt any existing uses or intended future uses. One (1) newly constructed early childhood learning facility will be constructed on the vacant lot. The subject parcel is surrounded by I-1; light industrial to west and north and B-2, General Business zoning to the east and south. Generally, any newly constructed building will increase the appeal of the area in which it is located.



2. *What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?*

The off-site perimeter trees will be protected. Typical landscaping will be planted as part of the development. Also, any disturbed areas will be sodded or seeded and the required erosion control measures will be installed and checked systematically throughout construction. All regulated trees removed from the site are to be replaced on a one for one basis on-site

3. *What beautification steps are built into the development?*

The development will be constructed by quality contractors. The architectural style of the building will be an added benefit to the area and will be aesthetically pleasing. The grounds will be professionally landscaped and irrigated to ensure quality.

4. *What alternate plans are offered?*

The small size of the parcel and grading of the site places severe design limitations on the layouts of any proposed development options. This area of the City is a mixture of uses and is Master Planned for a mixture of uses as well.

An alternate layout was considered and examined with the building rotated ninety (90) degrees but the parking area was limited due to the requirements for the outdoor play areas and emergency clear areas.



S & R  
Environmental  
Consulting

May 12, 2008

Mr. William Mosher  
Apex Engineering Group  
47745 Van Dyke Avenue  
Shelby Township, MI 48317

Dear Mr. Mosher:

At your request, I examined the proposed site of a day care facility in T3N-R11E, sec. 15 in the City of Rochester Hills, Oakland County. Based on analyses of topography, soils, hydrology, and vegetation, I flagged the southeast boundary of a wetland regulated under state law and local ordinance. This wetland appeared to extend only 4 or 5 feet onto the subject site; the total surface area of wetland on the site appeared to be about 50 square feet. The exact area of wetland on the site can be determined when you establish the west property boundary in the field. No other wetlands were found on the site.

Please write or call if you have any questions about my findings.

Sincerely,

S & R Environmental Consulting



Patrick J. Rusz, Ph.D.  
Chief Wetlands Ecologist

## PART IV THE SUMMARY

With any new development project, the initial shock of earth moving and underground utility construction will disturb the immediate area. However, all required environmental protection methods would be in place to lessen the initial impact (i.e. soil erosion/sedimentation control and noise control). This project should economically strengthen the surrounding area by bringing a newly constructed early childhood learning facility into the real estate market. The City of Rochester Hills is a very desirable location in which to live and work, and the need for childcare and early childhood development facilities is sometimes difficult to locate.

The number of trees and landscaping on site will be increased, providing additional screening and beautification of the project. One building will be constructed on a vacant lot, therefore increasing revenue for the City. The location of this project in relation to Rochester Road, a high volume collector roadway system is ideal. Access to M-59 can be obtained within three (3) miles to the south. The site is also positioned between two (2) heavily traveled, north and south corridors, I-75 and M-53. Also, by good site planning in conjunction with the architectural and landscape design, the proposed development will create an aesthetically unifying project.

CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

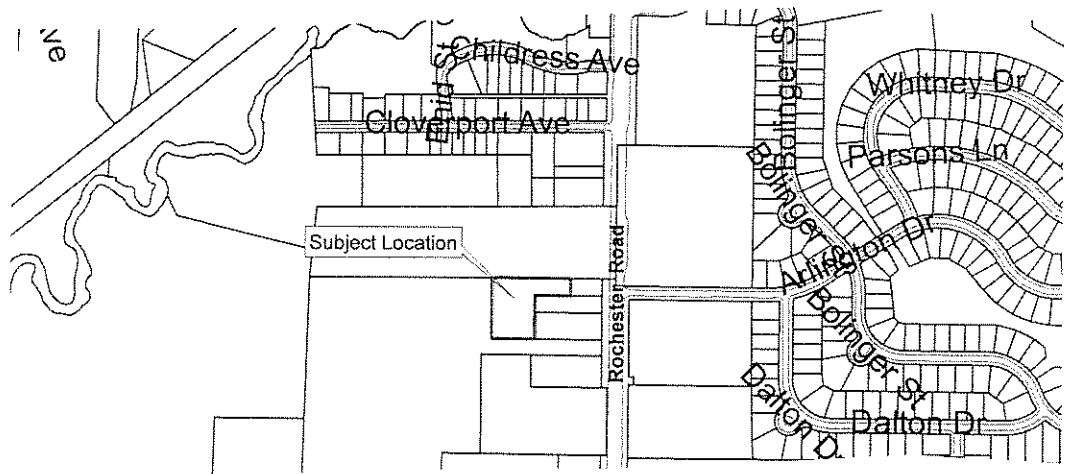
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 109 regulated trees associated with the proposed construction of an early childhood learning center. There are a total of 130 regulated trees on site. The property is identified as Parcel No. 15-15-476-021 (City File No. 01-020.2).

**LOCATION:** West of Rochester Rd., North of Avon

**APPLICANT:** Marty Ginzinger  
400 Antoinette  
Rochester Hills, MI 48306



**DATE OF PUBLIC HEARING:** Tuesday, July 29, 2008 at 7:30 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

**William F. Boswell, Chairperson  
Rochester Hills Planning Commission**

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
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DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant MARTY GINZINGER

Address 400 ANTOINETTE, ROCHESTER HILLS, MI 48302

Telephone 248-310-4495 Fax 248-377-0076

Applicant's Legal Interest in Property OFFER-TO-PURCHASE

Property Owner (s) RAINWATER, INC. c/o KIRK RASTIGUE

Address 2325 BALLANTYNE CT., OXFORD, MI 48370

Telephone 248-225-0500 Fax 248-969-0403

Project Name GODDARD SCHOOL Present Zoning B-2

Project Location N. SIDE LIFETIME FITNESS DRIVE, W. OF ROCH. RD.

Existing Use VACANT Proposed Use GODDARD SCHOOL

Required number of hydrants 2 Required average spacing of hydrants (chart on page 14) 450'

Land Area (Acres) 1.468 Floor Area of Proposed Structure 10,336 SF.

Sidwell No. 15-15-476-021 BOCA construction type "5B," USE GROUP "E"

Type of Development:

- Multiple Family
- Commercial
- Industrial
- Institutional or Public
- Composting Facility License
- Planned Unit Development (PUD)
- Special Land Use
- One-Family Detached Condominium
- Preliminary  Final
- Subdivision
- Tent. Preliminary  Final Preliminary
- Final Plat
- Concept  Preliminary  Final

Wetlands Use Permit:

- Boundary Determination needed
- There are MDEQ regulated wetlands on the property
- There are City regulated wetlands on the property
- There are No regulated wetlands on the property

Tree Removal Permit:

- There are Regulated Trees on the property
- There are NO regulated trees on the property

Check List:

The following items must be provided with application to start the review process:

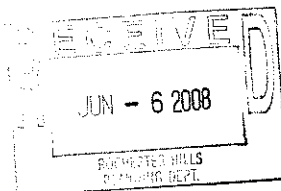
- 22 Copies (folded & sealed) Site Plans or Plat (Including detailed landscape/screening plan sheets) 24"x36" sheet
- 12 Copies (folded & sealed) Floor Plans and Elevations (if applicable)
- Fire flow test (new structures and small additions)
- Information per Tree Preservation Ord. OR  "No Affected Regulated Trees Affidavit"
- Review Fee
- 2 Copies Environmental Impact Statement
- Copy of Purchase or Lease Agreement
- Wetland Boundary Determination

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Kirk M. Rastigue K.M.R.  
(Signature of Property Owner)

I certify that all the above statements and those contained in documents submitted herewith are true and correct.

6/4/08 (Date) [Signature] (Signature of Applicant)



For Official Use Only  
File No: 01-020.2  
Escrow No: 387-010