



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 7/10/13
Project: Rochester American House New Building Review #1
Re: File No.: 99-007.4
Applicant: Fusco Shaffer & Pappas, Inc., Parcel No. 70-15-31-301-037

No comment.



From: Dick Lange, Building Inspector/Plan Reviewer, P.E. *D.L.*
John H. Sage, Ordinance Inspector
To: Jim Breuckman, Planning Department
Date: July 29, 2013
Re: Rochester American House Review #1, City File #99-007.4

The site plan review for Rochester American House Review #1, 15-31-301-037, City File #99-007.4 was based on the following drawings and information submitted:

Sheet # SP-05, SP-06, SP-07, L.901, A.S.101, A.S.102, F.S.101, A.111

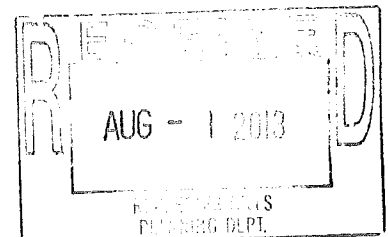
Building code comments: Dick Lange

References are based on the Michigan Building Code 2009.

BUILDING CODE REQUIREMENTS

1. Revise the Building Code listed in the Code Data on the Cover Sheet to the 2009 Michigan Building Code.
2. Indicate the use group of each building in the proposed structure including any accessory uses. The main use of the East and West Wings should be revised to an I-1 use per Section 308.2
3. Exterior accessible route including slope details-
 - a. Identify on the site plan & the floor plans all accessible entrances per applicable provisions of Section 1105 (identify all public entrances including all accessible public entrances – Section 1105.1, all restricted entrances – Section 1105.1.3, and all service entrances – Section 1105.1.5).
 - b. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2003:
 - i. Door maneuvering clearance and ground surface slope per Section 404.
 - ii. Ramps per Section 405.
 - iii. Curb Ramps per Section 406.
4. Indicate in the Code Data that the proposed structure will be protected with an Automatic Fire Suppression System and include the proposed type of system. (Section 903.2.6).
5. Revise the specification on Sheet SP-05 for a handrail along the retaining wall to a guardrail.
6. The sidewalk ramp outside the Patio Gate at the West Wing has a rise exceeding 6". Please provide handrails per Section 1010.8.
7. Provide a landing with a maximum 2% slope on each side of the patio enclosure gates. (Sections 1008.2 & 1008.1.5)
8. The proposed sidewalk grade elevation 862.60' south of the north fire hydrant on the site appears to be low. Please review this elevation and adjust as applicable
9. The sidewalk from the northwest exit door of the East Wing exceeds a 5% slope and is therefore a ramp. Please provide handrails per Section 1010.8.

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.





From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: July 29, 2013
Re: Rochester American House New Building

SITE PLAN REVIEW

FILE NO: 99-007.4

REVIEW NO: 1

APPROVED _____

DISAPPROVED X

1. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility *IFC 2006 503.1.1*. However, the fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - The above comment is for informational purposes only.
2. Construction type and square footage of building require a fire flow of 4750 GPM and a minimum of 5 fire hydrants, with an average spacing of 300 feet.

IFC 2006 Appendix B & C

 - The above requirements have been met and this comment is for informational purposes only.
3. FDC shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 58-90

 - Eliminate landscaping in front of FDC as shown on sheet L.100.
4. Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "*No Stopping, Standing, Parking, Fire Lane*", and shall conform to the Michigan Manual of Uniform Traffic Control Devices.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503

 - Provide fire lane signs with the above required verbiage every 100 feet on both sides of the drive shown on sheet F.S.101.
5. Fire lane signs should be shown perpendicular to the drive on sheet SP-05.
6. The width of drive at hydrant #2 and hydrant #3 shall be a minimum of 26 feet, 20 feet either side of the hydrant.

IFC 2006 D103.1
7. Provide cut sheets and specifications (specifically fuel source) on generator shown in the service yard.

Lt. William A. Cooke
Fire Inspector



Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee
To: James Breuckman
Date: July 29, 2013
Re: Rochester American House - New Building
Review #1
File No. 99-007.4

Forestry review is for right-of-way tree issues only.

Enlargement and Planting Details, Sheet L. 102

Please add the following statements:

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. 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.

GL/kd

cc: Sandi DiSipio, Planning Assistant



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

From: Jason Boughton *JB*
To: Jim Breuckman
Date: July 31, 2013
Re: American House New Building, City File #99-007.4, Section #31
Site Plan Review #1

Engineering Services has reviewed the site plan received by the DPS/Engineering Department from Planning Department on July 10, 2013, for the above referenced project. Engineering Services recommends site plan approval after the following comments have been addressed:

General

1. City File #99-007.4 needs to be added at the bottom right hand corner of all sheets.

Sanitary Sewer

1. Provide a sanitary sewer basis of design, showing the existing and proposed flows entering the existing sanitary sewer.

Storm Sewer

1. Provide information with regards to the existing detention pond being able to accommodate the proposed development.

The comments below can be addressed during engineering construction plan review. Note that these comments are preliminary and a full construction plan review will be performed once construction plans are submitted.

Storm Sewer

1. A pre-treatment device, infiltration/recharge and keeping the proposed catch basins off line of the main storm sewer line need to be incorporated into the overall storm sewer design of the project in the construction plan submittal.
2. A portion of Adams Road sheet drains into the existing pond/hole. This drainage needs to be accounted for in the design.

Traffic

1. Proposed westerly circle access/egress driveway for development to located close to Adams Road and ingress traffic movements may adversely impact traffic for existing driveway. Recommend revising on-site traffic circulation to allow for only WB one-way traffic patterns for parking.

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/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 McIsaac, Office Coordinator; DPS
Joe Aprile, Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
File



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

June 28, 2013

American House- AFC
3617 S. Adams Road
Rochester Hills, MI 48309

Re: Commercial Development
Environmental Impact Statement

PART I
ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

- A. What are the characteristics of the land, waters, plant and animal life present?
- *Steeply sloped, grass covered, vacant parcel of land; geotechnical investigation is currently being completed to determine the existing soil conditions*
 - *Numerous existing trees; approximately 50 trees will need to be replaced as a result of the proposed development*
 - *Small isolated emergent wetland; determined to be non-regulated by MDEQ or the City of Rochester Hills*
 - *Limited animal life*
 - *Ground water supply is city water and will be utilized for domestic water, fire suppression and landscape irrigation*
- B. Is there any historical or cultural value to the land?
Not Applicable
- C. Are there any man-made structures on the parcels?
Not Applicable
- D. Are there important scenic features?
Existing steep topography and existing wetland/ pond area.
- E. What access to the property is available at this time?
Access to the overall campus is by private drives at the north and south of the project site off of South Adams Rd. Numerous interior circulation drives also exist.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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Rochester Hills, Michigan
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- F. What utilities are available?
Natural gas, domestic water, sanitary sewer and underground storm, as well as overhead electrical, telephone and cable are available.

PART II
THE PLAN-COMMERCIAL
Not Applicable. (Project is less than five (5) acres)

PART III
IMPACT FACTORS

- A. What are the natural and urban characteristics of the plan?
1. Total number of acres of undisturbed land.
3.48 gross acres/ 3.00 net acres
 2. Number of acres of wetland or water existing.
Less than 0.11 acres of isolated emergent wetland greater than 500 feet from an inland lake, pond or stream.
 3. Number of acres of water to be added.
A pond totaling 0.11 acres of water will replace the 0.11 acre isolated emergent wetland.
 4. Number of acres private open space.
1.16 acres (50,439 s.f.+/-), not including paved areas.
 5. Number of acres of public open space.
Not Applicable
 6. Extent of off-site drainage.
Drainage will be collected by the underground storm sewer system and discharged into the existing campus detention basin at the southeast corner of the campus.
 7. List of any community facilities included in plan.
Not Applicable

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ARCHITECTS AND PLANNERS

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8. How will utilities be provided?
All proposed utilities will be connected to existing utility services on site via underground infrastructure.
- B. What is the current planning status?
Submitting for technical review with the intent of proceeding onto preliminary/ final Site Plan Review.
- C. Projected timetable for the proposed project.
Construction period of eighteen months following City/ County approvals.
- D. Describe or map the plan's special adaption to the geography.
The proposed structure will be one-story, slab on grade construction. Through the use of grading and retaining walls the site will slope to the proposed landscape pond at the existing wetland/ pond location.
- E. Relation to surrounding development or areas.
The proposed development will be the tenth building on the existing surrounding American House Senior Living campus.
- F. Does the project regional impact? Of what extent and nature?
The project will have limited regional impact. The intent of the proposed development is to be one of the next steps in senior care for residents of the existing and neighboring American House Campus'.
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.
Anticipated adverse effects may include, soil erosion, dust/dirt/mud pollution, construction debris, noise and construction traffic. Proposed measures to minimize these adverse effects during construction include; soil erosion and sedimentation control (i.e. silt fence, low-point inlet filters, maintenance schedule, etc.), tree protection, dedicated construction entrance w/ gravel mud-mat, construction hours to be during standard business hours, construction waste dumpsters on site. Access to existing campus buildings will be maintained at all times.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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- H. List any possible pollutants.
Possible pollutants during construction may include gasoline/ oil (due to construction equipment) and construction debris.
- I. What adverse or beneficial changes must inevitably result from the proposed developments?
1. Physical
 - a. Air Quality
Numerous additional trees and landscaping are proposed which should improve the air quality in the immediate area.
 - b. Water effects (pollution, sedimentation, absorption, flow, flooding)
Additional impervious surface throughout the site (building, pavement, etc.) will increase the current site runoff. This flow will be collected by the existing and proposed underground storm sewer system and discharged into the existing campus detention basin at the southeast corner of the campus. Runoff and sediment will be filtered by the detention basin prior to final discharge into the City/County storm system.
 - c. Wildlife habitat, where applicable
Limited wildlife habitat currently exists. Numerous additional trees and landscaping are proposed which could improve the quantity and quality of wildlife in the immediate area.
 - d. Vegetative cover
Site grounds will be restored and enhanced with extensive plantings, lawn, naturalized plantings at pond, and irrigation.
 - e. Noise
Noise levels may increase slightly due to proposed parking, building mechanical equipment, and staff/ visitors.

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f. Night-light

Campus security will be increased by the presence of additional lighting within the proposed development. Proposed lighting will be directed away and shielded from adjacent off-site areas utilizing cut-off type fixtures.

2. Social

a. Visual

The building exterior is primarily brick with areas of siding. The building has pitched roofs covered with asphalt shingles. Each wing contains an interior landscaped courtyard. The front (south) of the building has the development parking and the rear (north) of the building has fenced in "gardens" with views to the proposed landscape pond and proposed landscaping.

b. Traffic

Most, if not all, residents will not be driving. A minor increase in vehicular traffic may occur due to staff, visitor and building deliveries.

c. Modes of transportation (automotive, bicycle, pedestrian, public.)

Automobile, bicycle and pedestrian transportation all have access to and within the site.

d. Accessibility of residents to:

(1) Recreation

The proposed development is an adult foster care facility for seniors with a focus on memory care. Residents capable of utilizing recreation areas are able to utilize the courtyards, fenced-in garden areas and interior building common spaces to include, lounge, living and activity rooms. Most residents will not travel off-site, however, if they do access off site will be minimal and shuttle service is available. Several public parks are in close proximity however they are not within walking distance for the proposed resident population.

(2) Schools, libraries

Existing Schools are located in close proximity to the development. The Public Library is further out requiring a vehicle and not within walking distance for the proposed resident population.

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(3) Shopping

Numerous existing shopping areas are located in close proximity to the development however they are not within walking distance for the proposed resident population.

(4) Employment

Most, if not all, residents will no longer be employed.

(5) Health facilities

An integrated system of walks is provided throughout the campus. Existing medical facilities are located in close proximity to the development however they are not within walking distance for the proposed resident population.

3. Economic

a. Influence on surrounding land values.
Surrounding land values should increase.

b. Growth inducement potential.
Growth inducement potential is limited.

c. Off-site costs of public improvements.
To be determined.

d. Proposed tax revenues (assessed valuation.)
Increased tax revenue will occur, assessed valuation to be determined.

e. Availability or provisions for utilities.
All utilities are currently available.

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?

Every effort will be made to avoid disrupting existing uses. The proposed use is consistent with the intended future uses shown on the Master Plan.

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2. What specific steps are planned to revitalize the disturbed or replace the removed, vegetative cover?
All disturbed areas will be repaired. Existing trees removed have been replaced to meet the tree replacement requirements. See Landscape plans for replacement of vegetative cover.
3. What beautification steps are built into the development?
A new campus image will be presented along Adams road to unify the existing buildings and entry drives including signage, entry walls, earthwork and landscaping. The landscaping of the entire proposed parcel will be updated including a pond with a fountain.
4. What alternative plans are offered?
No alternative plans are offered at this time.

PART IV
THE SUMMARY

The net environmental impact on the City of Rochester Hills will be positive if the proposed plan is implemented.

- Ecological effects
Every effort has been made to enhance the existing ecological features when possible or replace them in a manner meeting and/or exceeding the quality of the original.
- Residential, commercial or industrial needs
Licensed Adult Foster Care to include meals, housekeeping services and board care will be provided fulfilling the needs of an increasing number of seniors. The adjacent existing buildings of the campus offer less intense levels of care for more independent senior residents.

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ARCHITECTS AND PLANNERS

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- Treatment of special features of natural, scenic or historic interest

The proposed building is designed in a residential style inspired by the high-end single family homes typical in Rochester Hills. The building is oriented to take advantage of the existing topography, providing welcomed views of the proposed landscape pond, landscaping and numerous trees. The one story design not only is functional to the resident population, it also allows the surrounding buildings to maintain their views without being blocked by a multi-story building. Site grading and a landscape retaining wall both work to allow some of the natural elevations of the site to be maintained.

- Economic effect

Increased tax revenue and several new employment positions will be provided by the project.

- Compatibility with neighborhood, City, and regional development and the City's Master Land Use Plan

The building is designed to be compatible with the existing campus/ neighborhood, surrounding buildings, City, and the zoning ordinance.



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

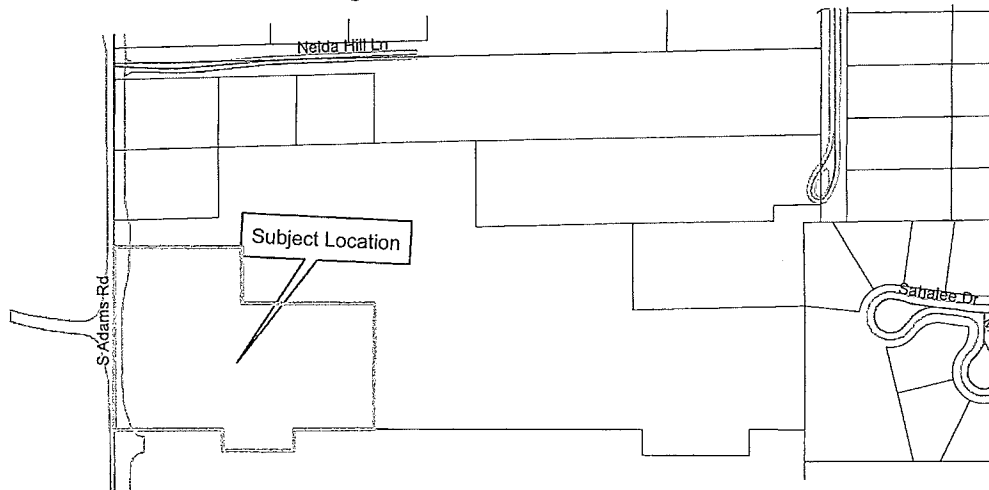
PUBLIC NOTICE

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 54 regulated trees associated with the proposed construction of a 32,525 square-foot adult assisted living facility. The property is identified as Parcel No. 15-31-301-037 (City File No. 99-007.4).

LOCATION: 3617 S. Adams Rd., north of South Boulevard

APPLICANT: Fusco, Shaffer & Pappas, Inc. (for American House)
30800 Northwestern Hwy., Suite 100
Farmington Hills, MI 48334



DATE OF MEETING: Tuesday, August 20, 2013 at 7:00 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. I:\pl\develop\2009\09-002 tree removal phn 08-18-09.doc.