

Planning and Economic Development
Sara Roediger, AICP, Director

M I C H I G A N

From: Kristen Kapelanski, AICP
Date: 2/6/2018
Re: **Mixed Use Office/Retail/Restaurant/Hospitality Uses – South Blvd & Rochester Rd
Site Plan - Planning Review #2**

The applicant is proposing to construct a 4-story (108 room) hotel (Fairfield Inn & Suites) and a two-story mixed use building with 11,037 sq. ft. of retail, 6,047 sq. ft. of restaurant with outdoor seating and 11,856 sq. ft. of office on a 9.42 acre partially developed site at the northwest corner of Rochester Road and South Boulevard. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with *Section 138-2.200*. **The comments in this and other reviews should be addressed as part of a revised site plan submittal for additional review prior to this item being forwarded to the Planning Commission for consideration.**

- Zoning and Use** (*Section 138-4.300*). The undeveloped portion of the site is zoned B-3 Shopping Center Business with the FB-3 Flex Business Overlay which permits hotels, restaurants and general commercial uses as permitted uses. Alcoholic beverage sales (if proposed) are conditional uses requiring the approval of the City Council following a Planning Commission recommendation. The applicant has indicated alcohol sales are anticipated. Individual tenants will be required to obtain a liquor license and conditional use approval for the sale of alcohol. 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-3 Shopping Center Business with FB-3 Flex Business Overlay	Vacant (undeveloped portion) and existing medical office	Office
North	B-3 Shopping Center Business with FB-3 Flex Business Overlay	Bolyard Lumber	Office
South	O-1 Office Business with FB-3 Flex Business Overlay	Medical Office	Office
East (across Rochester Rd.)	B-2, General Business	Various retail buildings	Office
West	R-4 One-Family Residential	Single family homes	Residential 3

- Site Design and Layout** (*Section 138-5.100-101, 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-3 Flex Business Overlay.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Rochester) 15 ft. min. /25 ft. max.	104 ft.	Building could benefit from being shifted closer to Rochester, as proposed, the PC would need to modify this setback requirement as described below in b.
Front Yard Minor Setback (east/west drive between existing medical building and proposed retail/restaurant) 5 ft. min. /20 ft. max.	40 ft.	Building could benefit from being shifted closer to the minor drive, as proposed, the PC would need to modify this setback requirement as described below in b.
Side Yard Perimeter Setback (north) Perimeter: 25 ft.	80 ft.	The northernmost building should be adjusted to meet this requirement, as proposed, the PC would need to modify this setback requirement as described below in b.
Rear Yard Perimeter Setback (west) 50 ft.	125 ft.	Setback in compliance for 4 story building
Min. Bldg. Frontage Build-To Area (Rochester) 40%	Information to be provided	It appears the plan is deficient – a calculation must be provided to confirm

Requirement	Proposed	Staff Comments
Min. Bldg. Frontage Build-To Area (east/west drive between existing medical and proposed retail/restaurant) 70%	Information to be provided	It appears the plan is deficient – a calculation must be provided to confirm
Max. Height 4 stories/60 ft. 4 story building must be setback 125 from single-family residential zoning (western yard) and 50 ft. from other zoning districts	4 stories and 125 ft. from adjacent residential and 80 ft. from other zoning	In compliance
Min. Facade Transparency Ground floor residential use: 25% Upper floor residential use: 20% Ground floor, non-residential use: 70%	Min. 5.4% Min. 1.7% Min. 0%	The PC would need to modify this transparency requirement as described below in b.
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Hotel: Primary materials min. 84 % & Accent max. 16% Mixed Use: Appears to exceed requirements	Hotel – In compliance Mixed Use: Information to be provided

- a. In FB-3 districts, proposed buildings need to be designed in accordance with one of the building standards identified in *Section 138-8.500*, in this case either “Shopfront” or “Courtyard” as defined in the above referenced sections. Each building type has a number of specific requirements that need to be met including access and entry, setbacks, and parking. It appears a “Shopfront” design would fit best. The following requirements would apply:
 - 1) The building shall be setback a maximum of 7 feet from the front lot line. ***The PC would need to modify this requirement***
 - 2) Each unit or building shall have an entrance facing the street. A common ground floor entrance that serves many residential units is permitted with secondary entrances facing side streets or parking areas. *In compliance, entrances face main street.*
 - 3) Buildings shall be divided into bays not greater than 40 feet in width. Each shall have at least one building entrance and entrances shall not be spaced more than 50 ft. apart. ***The PC would need to modify this requirement to allow for one entrance spaced more than 50 ft.***
 - 4) Residential units shall be located on floors above non-residential units. *Not applicable.*
 - 5) Ground floor uses shall include retail or restaurant uses on a main street. Office or institutional uses should not be located on a ground floor along a main street. *In compliance.*
 - 6) Off-street parking shall be located underneath or behind the building or in a parking structure. ***The PC would need to modify this requirement to allow for limited parking in front of the proposed retail/office building.***
 - b. The Planning Commission has the ability to modify regulations on the FB-3 district 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; and
 - 5) Will permit innovative design.
3. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting must be 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	Cut sheets provided	In compliance
Max. Intensity (measured in footcandles fc.)	Photometrics provided	In compliance

Requirement	Proposed	Staff Comments
10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line		
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	Luminaire schedule provided	In compliance
Max. Height 20 ft., 15 ft. within 50 ft. of residential	Mounting heights not provided for fixtures P1 through P-4	Provide all mounting heights

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 Nonresidential: 1 space per 400 sq. ft. = 327 spaces	480 spaces	In compliance
Max. # Parking Spaces 200% of Min. = 654 spaces		
Min. Barrier Free Spaces 5 spaces + 2% of total parking = 15 spaces	26 spaces	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10 ft. x 16 ft. (w 2 ft. overhang) 25 ft. aisle	In compliance
Min. Parking Setback 10 ft. on all sides	10+ ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	No loading space indicated but trucks can maneuver around the site	In compliance
Minor Street Design (east/west drive between existing medical and proposed retail/restaurant)		
Total Right-of-Way 58-76 ft.	58 ft.	In compliance
Vehicle Zone 20 - 22 ft. width w/ 2 traffic lanes, 10 -11 ft. wide Center median not permitted	45 ft. wide with center median Max. 22 ft. traffic lane	As proposed, the PC would need to modify this vehicle zone requirement as described below in a.
On-Street Parking Zone Parallel (7-8 ft.)	Not provided	As proposed, the PC would need to modify the on-street parking requirement as described below in a.
Pedestrian Zone 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 5-8 ft. walkway area, 2- 3 ft. frontage area	North side: 5 ft. walkway with 15 ft. landscape area South side (existing condition): no walkway and 9 ft. landscape area	In compliance
Street Tree Requirement 35 ft. o/c in tree grates or lawn	Refer to 9. below	

- a. The Planning Commission has the ability to modify regulations on the FB-3 district 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; and
 - 5) Will permit innovative design.

- b. Cross access should be provided with both the property to the north and west.
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. A total of 7,385 sq. ft. of outdoor amenity space has been included on the plan with a large area included between the proposed hotel and the proposed mixed use building.
6. **Natural Features.**
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS meeting ordinance requirements has been submitted.
 - b. **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 tree conservation ordinance, staff encourages the applicant to preserve existing vegetation as much as possible, particularly along the property's west side. Efforts have been made to do so.
 - c. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain regulated wetlands.
 - d. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any regulated natural features.
 - e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
7. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
8. **Dumpster Enclosure** (Section 138-10.311). Three dumpster enclosures are indicated along the north property line. Dumpster enclosure screening details have been provided and screening is proposed to match the proposed the building.
9. **Landscaping** (Section 138-8.602 and 138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer D (west: approx. 537 ft.) 25 ft. width or 8 ft. with masonry wall + 2.5 deciduous + 1.5 ornamental+ 5 evergreen + 8 shrubs per 100 ft. = 13 deciduous + 8 ornamental + 27 evergreen + 43 shrubs	52 ft. 13 deciduous 8 ornamental 27 evergreens 43 shrubs	In compliance
Right of Way (Rochester Rd.: approx. 368 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 11 deciduous + 6 ornamental	11 deciduous 6 ornamental	In compliance – trees are located elsewhere on the site because of utility and site line conflicts
Front Yard in FB District Arterial (Rochester: approx. 368 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 8 deciduous + 16 ornamental + 48 shrubs	21 ft. 8 deciduous 16 ornamental 48 shrubs	In compliance – trees are located elsewhere on the site because of utility and site line conflicts
Front Yard in FB District Minor (east/west drive between existing medical and proposed retail/restaurant = approx. 320 ft (northern side) 5 ft. width + 3 ornamental + 8 shrubs per 100 ft. = 10 ornamental + 26 shrubs	15 ft. 10 ornamental 26 shrubs	In compliance
Interior Street Trees (east/west drive between existing medical and proposed retail/restaurant= approx. 320 ft (northern side) Minor: 1 deciduous per 35 ft = 9 deciduous	9 deciduous	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 6,125 sq. ft. + 41 deciduous	8,211 sq. ft. 41 deciduous	In compliance
Parking Lot: Perimeter (Rochester Rd.: approx. 356 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + hedge of deciduous or evergreen shrubs = 14 deciduous + 10 ornamental + hedge row	14 deciduous 10 ornamental Hedge row	In compliance – trees are located elsewhere on the site because of utility and site line conflicts

- a. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.

- b. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - d. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
 - e. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
10. **Architectural Design** (*Architectural Design Standards*). Detailed elevations have been provided. The proposed buildings are designed in accordance with the City's Architectural Design Standards but further information is required before compliance with the Flex Business Overlay District can be confirmed. See 2. above. The hotel building is composed of fiber cement siding, brick and stacked stone. The mixed use building is composed of limestone and brick with decorative metal accents.
11. **Signs.** (*Section 138-10.302*). A note has been included on the plans that states that all signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



ASSESSING
Laurie Taylor, Acting Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 12/21/17
Re: Project: Gateway of Rochester Hills Review #1
Parcel No: 70-15-34-477-015
File No.: 95-044.2 Escrow #287.311
Applicant: Gateway Properties-Rochester Hills LLC

No comment.



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Gerry Pink
Date: January 30, 2018
Re: Gateway Properties - Rochester Hills, LLC
Review No. 2
File No. 95-044.2

No comments at this time.

GP/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: February 2, 2018
Re: Gateway of Rochester Hills – Review #2
3950 S. Rochester Rd.
Sidwell: 15-34-477-015
City File: 95-044.2

The Building Department has reviewed the site plan approval documents received January 23, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. To confirm that grades at the building and drainage around the building complies with Building Code requirements, please provide a dimensioned enlarged plan of the building pedestal (curb to building) showing curbs, walks, curb cuts, grades at the building, grades at edge of walks, grades at curbs and drainage patterns.
 - a. Coordinate the finish grade at the building with the Architect and their exterior wall details.
 - i. If adhered stone or masonry veneer is used, manufacturer's recommendations and clearance from grade requirements of 1405.10.1.3 shall also be meet.
 - b. Plans should clearly show grade pitching away from the foundation at a 5-percent slope for a minimum distance of 10 feet per Section 1804.4. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting the water away from the foundations.
 - i. Show drainage of hard surfaces at the retail buildings.
 - c. Walking surfaces and ramps shall be dimensioned and shall meet requirements of A117.1 Section 403 and 405. Clearly show grades elevations.
2. Please show the ramps from the accessible parking at the rear of the hotel and the retail buildings. Please show grades at island cut on the accessible route to the medical building.
3. Please provide details of sidewalk ramps that comply with the Americans with Disability Act (ADA). At sidewalk ramps located in the right-of-ways, please refer to the Americans with Disabilities Act of 1990 for requirement details. The City of Rochester Hills does not enforce the ADA requirements, conformance to these requirements is the responsibility of the design team and the owner.
4. When providing photometrics for site lighting please also provide evidence of compliance with the Michigan Energy Code for lighting power.
 - a. Please indicate where the lighting controls will be located. If controlled from separate building please indicate which lights will be controlled from each building.
 - b. Controls for exterior lighting complying with ASHRAE 90.1-213, Section 9.4.1.4 will be reviewed with during the building permit review process.

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, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Planning Manager
Date: February 6, 2018
Re: The Gateway of Rochester Hills, City File #95-044.2, Section #34
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on January 24, 2018 for the above referenced project. Engineering Services **does not** recommend site plan approval due to the following comments:

General

1. Provide soil borings with the types of existing soil that exist and the ground water elevation. This will be utilized to determine how deep the underground detention system can be.

Storm Sewer

1. Show how the infiltration standard is being met with this storm sewer management system.

Grading

1. Provide more grading detail around the proposed hotel to show positive drainage away from the building over the proposed sidewalks.

Traffic/Pathway/Sidewalk

1. Attached are letters from Hubbell, Roth & Clark Inc. pertaining to all traffic review comments.

The applicant will need 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/bd

Attachment: HRC Letters

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Nick Costanzo, Engineering Aide; DPS
Keith Depp, Project Engineer; DPS

February 5, 2018

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

Attn: Keith Depp, Project Engineer

Re: Gateway of Rochester Hills Site Plan Review, City File #95-044.2 HRC Job No. 20180013
Traffic Impact Study Review – Version 2

Dear Mr. Depp:

At your request, Hubbell, Roth & Clark, Inc. (HRC) has reviewed the revised Traffic Impact Study dated 1/25/18 and prepared by Traffic Engineering Consultants, Inc. for Gateway of Rochester Hills located on the northwest corner of Rochester Road and South Blvd. The 9.42 acre site will be a Mixed Use Development with a hotel, office, retail and restaurant. The initial Traffic Impact Study, dated 12/18/17, was reviewed by HRC and we recommended that it be revised and resubmitted.

HRC spoke with the preparer, Carlo Santia, P.E., of Traffic Engineering Consultants, Inc. Mr. Santia has addressed many of the serious concerns. As a result, we have the following comments on the revised study:

- ≡ One objective of the TIS is to quantify the safety condition. Given the congestion at the intersection of Rochester Road and South Boulevard, a crash analysis should be prepared. The analysis on the west and north legs of the intersection should extend to include the existing site driveways to the medical office building.
- ≡ While the following changes are not expected to have significant impacts on the results, they should be corrected:
 - The percentages for outbound traffic shown in Figure 6 do not add up to 100%. Trip assignment is incomplete.
 - Figure 5 has some incorrect numbers. The northbound volume at the ramps should read 32/50 not 26/38 or 21/28.
 - Figure 7 has numerous incorrect volume numbers. These incorrect volumes were carried into the future Synchro analysis.
 - The Synchro report for AM future westbound M-59 off ramp is missing.
 - The Synchro reports for AM and PM future of Rochester and the proposed site driveway have the wrong traffic volumes and need to be corrected.
- ≡ Both site driveways to Rochester Road will experience unacceptable level of service. The TIS should propose improvements and analyze the changes to see if mitigation can improve the level of service, reduce delay and address any safety concerns.

PRINCIPALS

Daniel W. Mitchell | Nancy M.D. Faught
Keith D. McCormack | Jesse B. VanDeCreek
Roland N. Alix | Michael C. MacDonald
James F. Burton | Charles E. Hart

SENIOR ASSOCIATES

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Robert F. DeFrain | Thomas D. LaCross
Albert P. Mickalich | Timothy H. Sullivan
Thomas G. Maxwell

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Donna M. Martin | Colleen L. Hill-Stramsak
Bradley W. Shepler | Karyn M. Sticker
Jane M. Graham | Todd J. Sneathen
Aaron A. Uranga | Salvatore Conigliaro

HRC suggests resubmittal of the TIS with the additional analyses and corrections. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Lia Michaels

Lia Michaels, P.E., PTOE
Project Engineer

LFM/bjl

pc: HRC; B. Shepler, File

February 5, 2018

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

Attn: Keith Depp, Project Engineer

Re: Gateway of Rochester Hills Site Plan Review, City File #95-044.2 HRC Job No. 20180013
Site Plan Review – Traffic, Version 2

Dear Mr. Depp:

At your request, Hubbell, Roth & Clark, Inc. (HRC) has reviewed the Preliminary Site Plans revised on 1/23/18 for Gateway of Rochester Hills located on the northwest corner of Rochester Road and South Blvd. The 9.42 acre site will be a Mixed Use Development with a hotel, office, retail and restaurant. The original site plans, dated 12/14/17, were reviewed by HRC on 1/5/18. Our review is based on the Zoning Ordinance and Chapters 6, 7, 8 & 9 of the Engineering Design Standards. The following will need to be addressed in the final site plan:

≡ Sidewalks

- Provide proposed grades along the centerline of sidewalks at 25-foot intervals.
- Provide width dimension of the sidewalks throughout the site.

≡ Parking and Loading

- Provide the length dimensions of all parking spaces throughout the site.
- On plan sheet C-3.0, the truck turning templates are unclear. Provide a separate plan sheet for the refuse and semi-trailer trucks similar to plan sheet C-4.0 for fire trucks. Show designated loading areas for both buildings.
- Correct the following issues with the WB-62 circulation:
 - Remove “double” image of the WB-62 truck under the site boundary line on the south side.
 - Show where the WB-62 unloads to serve the hotel.
 - Show how the WB-62 exit the site after unloading at the restaurant and retail stores.
 - The WB-62 enters the site from South Blvd. and appears to drive over the curb in order to make the right turn out to Rochester Road.
- On plan sheet C-4.0, provide the fire truck image to start the inbound circulation.

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If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Lia Michaels

Lia Michaels, P.E., PTOE
Project Engineer

LFM/bjl

pc: HRC; B. Shepler, File



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: February 6, 2018
Re: Gateway of Rochester Hills

SITE PLAN REVIEW

FILE NO: 95-044.2

REVIEW NO: 2

APPROVED _____

DISAPPROVED X

1. The construction type and square footage of the 57,246 square foot hotel requires a fire flow of 5000 GPM and a minimum of 5 fire hydrants, with an average spacing of 300 feet.
IFC 2006 Appendix B & C
2. The maximum distance from any point on a street or road frontage to a hydrant shall not exceed 180 feet.
 - Provide additional fire hydrants at the west side of the building to meet these spacing requirements.
IFC 2006 Appendix C
3. Provide documentation, including calculations of a current fire flow test. Fire flow testing can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
4. The Fire Marshal's Office highly recommends relocating the provided roof access to the stairwells. The intent of this roof access as outlined in Section 504.3 is intended for fire fighter use and not for the general public. Furthermore, staging for firefighting takes place in the stairwells prior to the deployment of fire hose and conducting fire attack. Therefore, tactically speaking, roof access located at the middle of the building does not provide an advantageous location for firefighting operations.

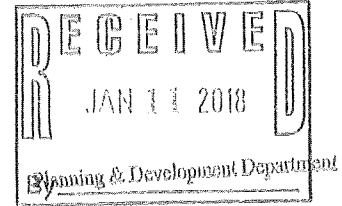
William A. Cooke
Assistant Chief / Fire Marshal



WATER RESOURCES COMMISSIONER

Jim Nash

January 3, 2018



Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Gateway of Rochester Hills, CAMS #201701814**
Part of the SE ¼ of Section 34, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for The Gateway of Rochester Hills Project to be developed in the Southeast ¼ of Section 34 in the City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Crake Drain, which is a legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit may be required from this office.

Additionally, the project is within the Federal Phase-II Storm Water Program's "Urbanized Area," and therefore is subject to applicable Municipal Separate Storm Sewer System (MS4) permit requirements. Specifically, Post-Construction requirements include site plan review, water quality performance standards, channel protection performance standards, long-term operations and maintenance, and an enforcement/tracking procedure.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

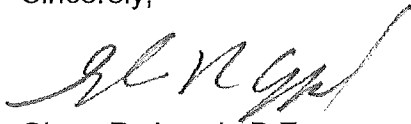
Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.



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

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn R. Appel". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Glenn R. Appel., P.E.
Chief Engineer

GRA/DFB

C: James P. Butler, P.E. – PEA, Inc.