



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 7/1/13
Re: File No.: 13-010
Project: Rochester Square Review #1
Applicant: Versa Development

No comment.



FIRE DEPARTMENT
Ronald D. Crowell

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: August 13, 2013
Re: Rochester Square

SITE PLAN REVIEW

FILE NO: 13-010

REVIEW NO: 2

APPROVED _____

DISAPPROVED X

1. Indicate construction type of each proposed building on sheet 4. This information is needed to determine number and spacing of fire hydrants.
2. Indicate location of existing fire hydrants on sheet 4.
3. Indicate the location of proposed fire hydrants on sheet 4, if applicable.
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
IFC 2006 Section D103.1
5. The FDC locations as indicated on sheet 4 are not acceptable. FDC's shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device, shall be located visibly on the street front of the building, and within 100 feet of a fire hydrant, and within 50 feet of an approved fire department access road.
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7 & Sec. 58-90
6. Provide note on sheet 4 under heading "Fire Department Notes": "A Knox key system shall be installed for each building, in a location approved by the Fire Code Official. Ordering information is available from the Rochester Hills Fire Department at (248) 656-4717."

IFC 2006 Sec. 506

Lt. William A. Cooke
Fire Inspector





Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee
To: James Breuckman
Date: August 13, 2013
Re: Rochester Square
Review #2
File No. 13-010

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

No additional comments at this time.

GL/kd

cc: Sandi DiSipio, Planning Assistant



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

From: Jason Boughton *JB*
To: Jim Breuckman
Date: August 13, 2013
Re: Rochester Square, City File #13-010, Section 35
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Planning Department on August 2, 2013, for the above referenced project. Engineering Services recommends site plan approval after the following comments have been addressed:

Traffic Comments:

- 1) Based upon the completed Traffic Assessment Study, the City and MDOT will determine if a Traffic Impact Study is necessary. A determination will also be made regarding the necessity of extending the existing splitter island for Meijer's northerly driveway, as recommended in the Rochester Road Traffic Safety Audit.
- 2) The cross-access to Verizon, as outlined in the Rochester Road Access Management Plan, should be constructed at this time up to the property line. The connection needs to meet acceptable grade slopes and on-site traffic circulation for the Verizon facility.

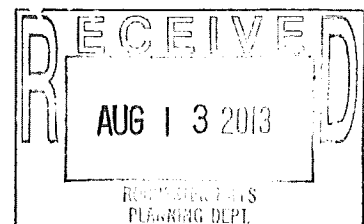
The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/sdm

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

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WRC
WATER RESOURCES COMMISSIONER

Jim Nash

July 3, 2013

Mr. Jim Breukman, Manager of Planning
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033



Reference: **Rochester Square**
Part of the Northwest ¼ of Section 35, City of Rochester Hills

Dear Mr. Breukman:

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

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. However, the project does lie within the McIntyre Drainage District and runoff should be restricted to 0.20 cfs/acre. Therefore, a storm drainage permit will not be required from this office. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

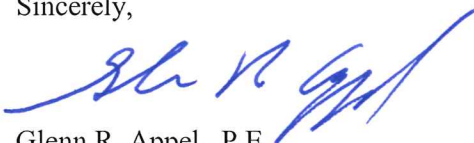
The sanitary sewer is within the Clinton-Oakland Sewage District System. Any proposed sewers of 8" or greater will require a permit through this office.

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. **An application should be submitted to this office for the required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn at 248-858-5565.

Sincerely,



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

