

CITY OF ROCHESTER HILLS

Assessing
Department
Laurie Taylor, Chief Appraiser

DATE: January 4, 2011

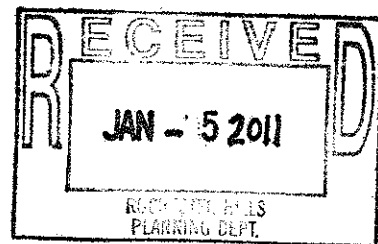
TO: Derek Delacourt

RE: 96-008 Legionaries of Christ
Worship Center Review #3

A review of the legal description on the site plan, Assessing records and warranty deeds for 15-02-200-008 & 15-02-200-009 was done.

We have found that the legal descriptions on the site plan and the Assessing records do not match. We have also found that the legal descriptions between 15-02-200-008 & 15-02-200-009 do not coincide and overlap or may leave gaps of un-described property.

As stated in the June 24, 2008 review; a legal description combination is recommended.



CITY OF ROCHESTER HILLS

Parks and Forestry

Gerry Lee, Forestry Operations Mgr., ext. 2551

DATE: December 28, 2010

TO: Derek Delacourt

RE: Legionaries of Christ Retreat Ctr.
File #96-008

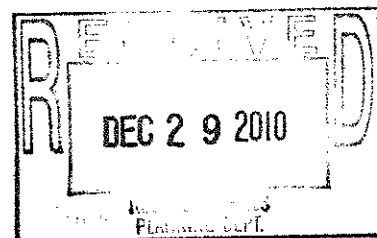
There is no existing or proposed city right-of-way on this site. Mead Road is owned by the Road Commission for Oakland County.

Landscape Plan, Sheet L1

- Tree protection fencing needs to be shown to indicate protection on the side of the trees facing the proposed water main. These three trees are not likely to survive construction.
- The first note under "City of Rochester Hills Parks & Forestry Notes" is not stated correctly. The entire note needs to be restated as follows:

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 planted 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.

GL/kd



CITY OF ROCHESTER HILLS

Public
Services

Tracey A. Balint, P.E. *JAB*
Project Engineer

DATE: November 18, 2010

TO: Derek Delacourt, Deputy Planning
Director

RE: Legion of Christ Retreat Center
City File #96-008, Section 2

Engineering Services has reviewed the request to install a fire hydrant from Tracey Drive in Clear Creek Subdivision, crossing Consumers easement and servicing the proposed Legion of Christ Retreat Center. This would create approximately a 1,700 Lft dead end water main. Typically, a dead end water main should not exceed 600 Lft.

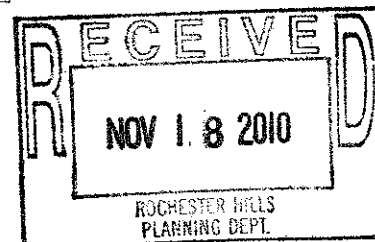
The City is going to approve this request based on the following comments:

1. Domestic water service for the Retreat Center will NOT be permitted. The water line is for fire fighting purposes only.
2. The Retreat Center may be charged annually for the flushing of the fire hydrant due to the significant length of the water line.
3. The City performed an analysis using our water model and determined that 1500 gpm at 20 psi (required fire flow) can most likely be accomplished. Keep in mind that this is a model and the analysis is not based on field conditions.
4. The head loss was calculated based on known conditions and appears to be within an acceptable range.
5. A backflow preventer may be required, but this issue can be discussed during the construction plan review process.

Please remind the applicant that they will be required to submit construction plans for the installation of the fire hydrant. Once the City reviews the first construction plan, we will determine what requirements are needed in order to move forward with the project. For example, an MDNRE Water Permit, Water Main Easement (Consumers & on-site), and Performance Bond are some of the items that will be required prior to construction commencing.

c: Paul Davis, Acting Director, DPS
Roger Moore, Professional Surveyor; DPS
Bill Cooke, Fire Inspector; Fire Department
Sheryl Mclsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Economic Development.
Don Haming, Engineering Aide; DPS
Ed Leafdale
File

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CITY OF ROCHESTER HILLS

DATE: December 22, 2010

Fire
Department

TO: Planning Department

RE: Legionaries of Christ
Worship Center

Lt. William Cooke, Fire Inspector

FILE NO: 96-008 REVIEW NO: 4

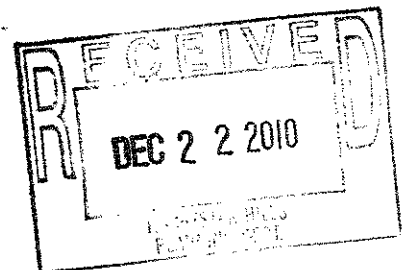
APPROVED _____

DISAPPROVED **X**

1. The fire lane sign detail on sheet 4 shall be consistent with note #1 on sheet 2. Please change fire lane sign verbiage and spacing distance to the appropriate requirements on sheet 4.

William Cooke
Fire Inspector

I:\FPB\Site Plan Review\Legionaries of Christ Worship Center 2010.4



CITY OF ROCHESTER HILLS

DATE: December 29, 2010

B uilding Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Bob White, Supervisor of Ordinance Services

D.L. R.W.

TO: Derek Delacourt, Planning

RE: Legionaries of Christ Worship
Center Review #3
City File #96-008

Sidwell #15-02-200-008

The site plan review for Legionaries of Christ Worship Review #3, City File #96-008 was based on the following drawings and information submitted:

Sheet No. 1-4, L-1, L-2, Predesign Study Cover, Wall Section & 3D View Sheets

Building code comments: Dick Lange
References are based on the Michigan Building Code 2006.

1. Exterior accessible route including slope details-
 - a. Identify on the site plan and 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).
2. Exiting requirements -
 - a. Indicate exterior landings at all exit discharge doors. Section 1008.1.4
 - b. Show compliance with Section 1024.6 for access to the public way from all exit discharge doors. Exterior paths of egress, including safe dispersal areas if proposed shall be maintained (**i.e. paved surfaces required**)
3. Setbacks from property lines. (Please indicate side and rear yard setbacks graphically on the site plan.)
4. The floor plan of the building as shown on the Predesign Study appears to depict a shower stall inside a small room. Please note, shower stalls comply with ICC/ANSI A117.1-2003 Section 608 for accessibility. Also the surrounding room shall provide a turning space and maneuvering clearance at the egress door per ICC/ANSI A117.1-2003, Section 603.2.1 and 404.2.3 respectively.

Please call me at 248-841-2448 between 8:00 A.M. and 4:30 P.M. Monday thru Friday for further explanation if any of the above noted comments are not understood.

Ordinance comments: Robert White

No Comments:

