



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: April 4, 2013
Re: File No.: 12-010 Rochester Auburn Retail Review #1, New Site Plan
Applicant: Rochester Auburn Associates, Parcel No. 70-15-34-227-031 & 037

Recommendation: Combine Parcels 70-15-34-227-031 & 307, see attached file for the combination request form.



**CITY OF ROCHESTER HILLS
COMBINATION REQUEST**

Date: _____

I would like the following parcel identification numbers consolidated into one for all future Assessment records and tax billings.

The following parcel numbers, which are currently under my ownership, are:

15- _____ - _____ - _____

15- _____ - _____ - _____

15- _____ - _____ - _____

15- _____ - _____ - _____

15- _____ - _____ - _____

15- _____ - _____ - _____

Owners Signature
(If joint ownership, all must sign)

Print Name

Address

City, State & Zip

Telephone Number

Reason for request to Combine:

Consolidation of Taxes _____

Building Addition Requirement _____

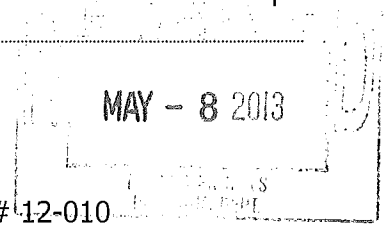
NOTE: If you own additional parcels that are contiguous to those listed above, but are not combining them, a Land Division must be filed.



BUILDING DEPARTMENT

Scott Cope

From: Dick Lange, Building Inspector/Plan Reviewer, P.E. *D.L.*
Mark McLocklin, Ordinance Inspector *m.m.*
To: Jim Breuckman, Planning Department
Date: May 8, 2013
Re: Rochester Auburn Retail Review #2, 15-34-227-031 & 037, City File #12-010



The site plan review for Rochester Auburn Retail Review #2, 15-34-227-031 & 037, City File #12-010 was based on the following drawings and information submitted:

Sheet # P-1 - P-9, Tree-1, L-1, R1.3, A2.0, A2.1, A-1, A-1.1, A-2, A-3

Building Code Comments: Dick Lange

References are based on the Michigan Building Code 2009

Approval recommended based on the following conditions being met prior to issuance of a Building Permit:

1. Use Group – Indicate the Occupancy Classification or Classifications of the proposed structures per the requirements of MBC – 2009, Section 302. If two or more uses not in the same occupancy classification are proposed, indicate if the structure is being designed for separated or non-separated uses per Section 508.
2. Exterior accessible route including slope details-
 - a. Indicate on the Site Plan the following proposed accessible route/routes to the accessible entrances as applicable.
 - i. 1104.1 Site arrival points. Accessible routes within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance served.

Exception: An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access.
 - ii. 1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

Exception: An accessible route is not required between accessible buildings, accessible facilities, accessible elements and accessible spaces that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
 - b. Provide sufficient grade information on the plans along the proposed accessible route/routes to verify compliance with the requirements of ICC/ANSI A117.1-2003, Section 402.

- c. Provide details of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2003:
 - i. Curb Ramps per Section 406. Please provide details on plans

Ordinance Comments: Mark McLocklin

- 1. Note on site plan all signs (require individual permits).

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.



FIRE DEPARTMENT
Ronald D. Crowell

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: May 13, 2013
Re: Rochester Auburn Retail

SITE PLAN REVIEW

FILE NO: 12-010

REVIEW NO: 2

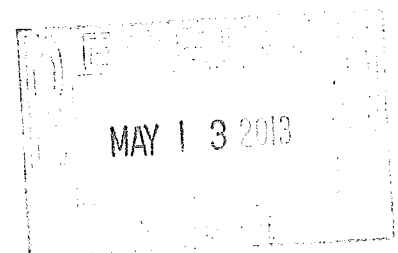
APPROVED _____

DISAPPROVED X

General Site Comments

1. Provide documentation, including calculations that a flow of 2750 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data must be provided prior to final site plan approval by the Fire Department. Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. *IFC 2006 D103.1*
 - The entire road adjacent to a fire hydrant is not required to be 26 feet in width. However, the road width is required to be at 26 feet, 20 feet each side of a fire hydrant for a total of 40 feet in length at each fire hydrant. See detail in IFC 2006 D103.1 for further explanation.
3. Remove verbiage "Tow Away Zone" from No Parking Sign Detail on sheet P-6.
4. The fire lane signs at the west side of Building "B" should face the direction of travel (south).
5. The doors that open into the loading zone south of Building "B" shall be protected by guard posts.
6. Guard posts for the doors opening into the loading zone south of Building "B" will substantially limit the width of the loading zone. This area should be redesigned to accommodate guard posts and so that loading or unloading of delivery vehicles do not take place in fire lanes.
7. Provide Autoturn details on Sheet P-9 at the following areas:
 1. Eastbound Auburn in to drive north of Building "A" at east approach
 2. Westbound drive north of Building "C" out to eastbound Auburn
 3. Southbound Rochester Road in to westbound drive south of Building "D"

Lt. William A. Cooke
Fire Inspector





Parks & Forestry
Michael A. Hartner, Director

From: Gerald Lee
To: James Breuckman
Date: April 5, 2013
Re: Rochester Auburn Retail
File No. 12-010

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

Preliminary Landscape Plan, Sheet L-1:

The applicant needs to show the appropriate sight distance triangles at all driveway/pathway intersections and at the Auburn/Rochester intersection.

The five sugar maples on the Auburn Rd. right-of-way need to be deleted. There is not enough space and there are overhead wires. Five single-stem serviceberries could be used, but need to be planted 5' from the pathway.

The applicant needs to include these statements on the plan:

TREE PLANTING RESTRICTIONS:

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.

CLOSING COMMENT:

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





WRC

WATER RESOURCES COMMISSIONER

Jim Nash

April 2, 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 Auburn Retail
Part of the Northeast ¼ of Section 34, 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.

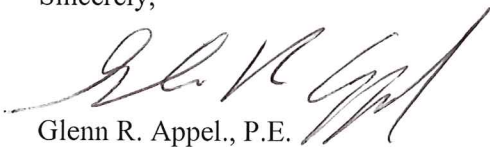
The sanitary sewer is within the Clinton-Oakland Sewage District System. Any proposed sewers of 8" or greater will require a permit through this office.

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





STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

RICK SNYDER
GOVERNOR

KIRK T. STEUDLE
DIRECTOR

April 8, 2013

Jim Breuckman
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



Dear Mr. Breuckman:

We have recently reviewed the proposed plan for the Rochester/Auburn Retail development, located in the southwest corner of Rochester Road and Auburn Road in Rochester Hills. After careful review of the proposed plan, MDOT has the following comments and requirements on the site plan and site layout:

Auburn (west) driveway:

MDOT's standard is 39' wide for a 3 lane commercial driveway. If 43' is needed, please provide justification (including turning templates) why a larger driveway is needed.

Auburn (east) driveway:

MDOT requested a "pork chop" island at this driveway rather than a standard island. The "pork chop" island will greatly discourage left turns into and out of the property. This will also reduce the width of the driveways (16' entering, 16' exit).

Rochester driveway:

MDOT requires one lane entering the site at this driveway, not two as shown. The width should be 16', not 26' as shown on the plans. Also, we have concerns with traffic flow patterns and queuing at this driveway. The previous Synchro model showed 10 vehicles queuing at the driveway exit. I'm concerned this may be a pinch point since we are introducing two way traffic south of the drive thru. The developer shall provide updated Synchro models with this configuration to see if this is acceptable.

Driveway radii:

Entering and exiting radiuses are different at all three driveways. For a two-way commercial driveway, MDOT's standards are 20' for entering and 15' for exiting. For a divided commercial driveway (with a "pork chop" island), 25' entering and 25' exiting is acceptable.

Please note that this letter only provides mitigation concepts within MDOT right-of-way. Detailed engineering plans will still need to be submitted and approved for a permit prior to any construction activities within the MDOT right-of-way. All costs for design and construction of the above improvements shall be borne by the developer.

Jim Breuckman
Page 2
April 8, 2013

If there are questions or concerns, please contact me at (248) 451-2426 or at hornej@michigan.gov

Sincerely,

Jeff Horne
Traffic & Safety Engineer

Cc: S. Gough, TSC Permits (via email)
T. Pozolo, TSC Operations (via email)
M. Matich, Rochester Hills (via email)