



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: January 24, 2019
Re: Meijer – Review #1
3175 S Rochester Rd
Sidwell: 15-35-100-056
City File: 19-003

The Building Department has reviewed the site plan approval documents dated January 7, 2019 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 is recommended.

The following issues should be addressed with the documentation provided for Building Permit review:

Site Grading:

1. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Craig Armstrong: Grading Notes on C300 were modified to include this requirement.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: Lee Mayes, Captain / Assistant Fire Marshal
To: Planning Department
Date: January 28, 2019
Re: Meijer Pharmacy Drive-Thru

SITE PLAN REVIEW

FILE NO: 19-003

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide note on sheet C100 under heading "Fire Department Notes": "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"
Craig Armstrong: Added to C100 as required.
2. Please replace all notes indicating "No Parking Fire Lane" with the verbiage, "No Stopping Standing or Parking Fire Lane". This situation is found in numerous areas of the civil drawings, but most importantly, on Sheet C400, Detail C2 – Sign "B".

Craig Armstrong: All drawings were updated to reflect. Detail C2 on C400 was also updated as required.

Lee Mayes
Captain / Assistant Fire Marshal



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

JRB
From: Jason Boughton AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning
Date: January 16, 2019
Re: Meijer Pharmacy Addition, City File #19-003, Section #35
Site Plan Review #1

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on January 8, 2019 for the above referenced project. Engineering Services does recommend site plan approval with the following comments:

General

Craig Armstrong: Added to all sheets as required.

1. The city file #19-003 and the section #35 needs to be added to the lower right hand corner of all plan sheets.
2. Provide a note on sheet C300 stating: Once construction has been completed, call the engineering inspection line at 248.841.2510 to have final inspection on the proposed storm sewer catch basin that needs to be installed for the proposed project. **Craig Armstrong: Added to C300 as required.**

Storm Sewer

1. Provide a note on sheet C300 stating: The proposed storm sewer catch basin will be constructed in accordance to the City's storm sewer detail sheet. **Craig Armstrong: Added to C300 as required.**
2. Revise utility note #3 to state the following: Coordinate storm connection with the DPS/Engineering Department. **Craig Armstrong: Added to C300 as required.**
3. Include the storm sewer detail sheet within the construction set. The storm sewer detail sheet can be located on the city website at this URL <http://www.rochesterhills.org/index.aspx?nid=456>.

Craig Armstrong: Added to the set and placed on a new C401 Sheet as required.

The applicant will not need to submit for a Land Improvement Permit (LIP) application, unless other departments significantly change the scope of the work with their requirements. However, once the applicant receives site plan approval, they need to submit six (6) sets of plans for construction plan approval distribution; no internal architectural plans are needed.

JRB/md

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer Mgr.; DPS
File

Paul Shumejko, P.E., PTOE, Transportation Engineer Mgr.; DPS
Keith Depp, Project Engineer; DPS



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

January 11, 2019

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

Reference: **Meijer Pharmacy Drive-Thru, CAMS #201900030**
Part of the NW ¼ of Section 35, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received two sets of plans for the Meijer Pharmacy Drive-Thru Project to be developed in the Northwest ¼ of Section 35, City of Rochester Hills.

Our stormwater system review indicates that the proposed project will not have an involvement with any legally established County Drain. Therefore, a storm drain permit will not be required from this office.

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

Craig Armstrong:
Will Comply

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.

Craig Armstrong:
Will Comply if applicable

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.

Craig Armstrong:
Will Comply

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

Craig Armstrong:
Will Comply if applicable

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

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

GRA/DFB

C: Chris Armstrong – Elevatus Architecture





Planning and Economic Development
Sara Roediger, AICP, Director

From: Maureen Gentry
To: Kristen Kapelanski, Manager of Planning
Date: January 9, 2019
Re: Street Name

Meijer Pharmacy Drive-thru
City File #19-003

In a review of the plans stamped received January 7, 2019, Rochester Road should be correctly labeled as S. Rochester Road and Auburn Road should be correctly labeled as E. Auburn Road

Craig Armstrong:
Revisions made to C100 and to C302

cc: V. Foisy
B. Sauer

7. **Landscaping** (*Section 138-12.100-308*). A landscape plan signed and sealed by a registered landscape architect has not been provided. While no additional landscaping is required as part of the proposed improvements, the applicant should give consideration to adding landscape islands along the drive aisle directly in the front of the store (facing Auburn Road). As a guide, the parking lot interior landscape requirements are included below. Additionally, landscaping should be considered for the island proposed as part of the drive-through circulation.

Requirement	Proposed	Staff Comments
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area	No additional landscaping proposed	

- a. If additional landscaping is proposed, a landscape planting schedule is required 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 should be 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 must be included on the plans.
- d. Site maintenance notes listed in *Section 138-12.109* should be 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." should be included on the plans.

8. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed building appears to be designed in accordance with the City's Architectural Design Standards.

9. **Signs**. (*Section 138-8.603*). Proposed signage has been indicated on the plans. A note should be added to the plans that states that all signs must meet *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.

Craig Armstrong:
 7: No Additional Landscaping is being proposed. We are removing existing hardscape for new hardscape.