
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: April 22, 2008

TO: Derek Delacourt
Deputy Director
Planning & Development

RE: Beaumont Center for
Health Improvement
2nd Landscape Review-
Revised
City File #07-014

FROM: Carla J. Dinkins
Landscape Architect
Planning & development

For this review I have reviewed the following documents:

- SP1 Site Plan, dated last revised March 7, 2008
- SP2 Dimensional Layout Plan, dated last revised March 7, 2008
- SP3 Paving & Grading Plan, dated last revised March 7, 2008
- SP4 Utility Plan, dated last revised March 7, 2008
- SP5 Notes & Details, dated last revised March 7, 2008
- SP6 Detention System Plan & Details, dated last revised March 7, 2008

- E001 Electrical Site Plan, dated last revised March 7, 2008
- E002 Electrical Photometric Site Plan, dated last revised March 7, 2008

- L1 Tree Preservation Plan, dated last revised March 7, 2008
- L2 Landscape Plan, dated last revised March 7, 2008
- L3 Landscape Notes & Details, dated last revised March 7, 2008

- S1 Boundary, Tree and Topographic Survey, dated last revised March 7, 2008

My review of these documents is for landscape, irrigation and tree preservation related issues only.

My comments and findings are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) regulates this site. For a development of this type all regulated trees removed from this site must be replaced on a one for one basis.

Status:

- The Tree Survey still needs to be corrected, hence the exact number of regulated trees onsite cannot be accurately calculated at this time, however, it appears that there are approximately 213± regulated trees onsite.
- The plans do indicate that all the trees on the site will be removed for the development of this facility. Therefore, we can estimate that approximately 213± tree replacement credits will be needed to meet the requirements of the Tree Conservation Ordinance.
- The plan currently indicates that 84.5 tree replacement credits are being provided and that a payment into the tree fund for 128.5 ± tree replacement credits is proposed. This would be a total of approximately \$21,973.50. While this sum is relatively close until the Tree Survey is corrected this sum cannot be finalized.

Parking lot island planter requirement and status:

Requirement:

- A total of 378 parking stalls require 5,700 square feet of parking lot island planter area and 19 parking lot island trees are required.

Status:

- A total of 6,109 square feet of parking lot island planter area, along with 19 parking lot island trees is being provided. This meets the requirements of the Zoning Ordinance.

Buffer requirements and status:

Requirement:

- A type "D" buffer is required along the entire northern limit (the M-59 limit) of the development. A type "D" buffer requires a width of 25 feet and sufficient trees to meet the requirements of the Intermittent Visual Obstruction (IVO). To meet the IVO requirements it is necessary to plant a minimum of 3 ½" caliper shade trees or 14' tall evergreen trees a maximum of 10 feet on center in a minimum of two (2) staggered rows. Buffer trees may not be planted within 5' of any curb and within 4' of any property line

Status:

- The plans as submitted do not meet the requirements of the type "D" buffer. The plans submitted indicate a buffer width less than the required 25-foot width. If the buffer is less than the required 25-foot width it will be necessary to obtain a buffer modification for the width of the buffer.
- Likewise, the trees indicated on the plans for the northern limit of the development are not sufficient to meet the requirements of the IVO. If the IVO is not met a buffer modification will be required. Based on the plans provided it does not appear that there are any obstacles that would prohibit the planting of sufficient trees to meet the requirements of the IVO.

Recommendations:

The following issues must be addressed prior to Final Site Plan approval by staff and prior to issuing of the Land Improvement Permit. The items listed below must be addressed and the design documents resubmitted for review as soon as possible.

1. As previously requested with the next submittal, submit the complete irrigation system design documents including cost estimate for the irrigation system (installation and materials). The note on Sheet L2 indicating that the irrigation system plans will be submitted with the Construction Documents is not acceptable.
2. Tree #72 is shown on the plan (Sheet S1) however; it is not in the tree survey list on the same sheet. Add this tree to the list and adjust tree calculations as necessary. Adding tree #72 raises the regulated trees onsite from 212 to 213.
3. Trees #19, 20, 21, 60, 61, 62, 64, 129, 130, 172, 173, 185, 189 and 219 are listed in the Tree Survey list but are not on the plan.
4. As previously requested to meet the requirements of the Type "D" buffer, trees must be added between the 3 groups of Pin Oak trees within the M-59 buffer to form a continuous row of trees.
5. The width of the Type "D" buffer does not meet the 25-foot width requirement of the type "D" buffer. This buffer must be increased to a width of 25 feet or a Buffer Modification will need to be obtained.
6. While all the trees on the site are being removed and hence, onsite trees will not require Tree Protective Fencing (TPF). The trees located on the adjacent properties to the west and east will need TPF. Specify and show TPF along the entire property line of both the eastern and western limits of this development.
7. Revise the parking count to 378 stalls in lieu of the 377 indicated on Sheet L-2.

CITY OF ROCHESTER HILLS

Building
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Mark McLocklin, Ordinance Services M.M.

D.L.

DATE: April 4, 2008

TO: Derek Delacourt, Planning

RE: Beaumont Center for Health
Improvement - Review #2
City File# 07-014

Sidwell #15-36-452-011

The site plan review for Beaumont Center for Health Improvement, City File #07-014, was based on the following drawings and information submitted:

Sheet No. S1, SP1, SP2, SP3, SP4, SP5, SP6, L1, L2, L3

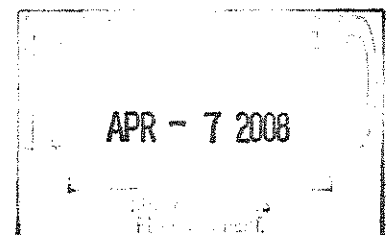
Building code comments: Dick Lange

References are based on the Michigan Building Code 2003.

1. The number of accessible parking spaces provided based on the use of this facility and the total parking provided seems very low. Please provide a detailed calculation for required accessible parking complying with the requirements of Table 1106.1, Sections 1106.3 and 1106.4.
2. Please correct the number of accessible parking spaces indicated on Sheet SP1 in the Parking Information to match the Site Plan.
3. Please revise the Accessible Curb & Gutter Detail on Sheet SP3 to show 1:48 maximum slope if used within the required access aisles for accessible parking spaces. (ICC/ANSI A117.1-1998, Section 502.4)
4. Please correct the spot elevation on Sheet SP3 at the southwest corner of the accessible parking on the south side of the building. The T.G. elevation 698.94 appears to be incorrect.
5. Please revise the pavement surface slopes at the main building entrance such that cross slopes along the proposed accessible route into the building do not exceed 1:48. ICC/ANSI A117.1-1998, Section 403.3.
6. Please clearly designate on the plans all proposed building entrances and the type of each as defined in Section 1102. Based on those entrance designations, clearly indicate accessible routes if applicable to each per the requirements of Section 1105.
7. Provide an exterior landing at the north exit discharge door from the Imaging Room. Landing shall comply with Sections 1008.1.4 and 1008.1.5 for landing floor elevation and landing size.
8. Provide additional exit/exits from the Aquadic Condition/Sports Rehab areas to show compliance with Section 1013.3 for common path of egress travel (75' maximum).

Please call the writer at 248-841-2448 if there are any questions or clarifications necessary regarding the issues outlined in this letter.

Ordinance comments: Mark McLocklin
No Comments.





HUBBELL, ROTH & CLARK, INC
 Consulting Engineers

Principals
 George E. Hubbell
 Thomas E. Biehl
 Walter H. Alix
 Peter T. Roth
 Michael D. Waring
 Keith D. McCormack
 Curt A. Christeson
 Thomas M. Doran

Senior Associates
 Fredenck C. Navarre
 Gary J. Tressel
 Lawrence R. Ancypa
 Kenneth A. Melchior
 Dennis M. Monsere
 Randal L. Ford
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 Richard F. Beaubien
 William R. Davis
 Daniel W. Mitchell
 Jesse B. VanDeCreek
 Robert F. DeFrain
 Marshall J. Grazioli
 Thomas D. LaCross
 Dennis J. Benoit

April 24, 2008

City of Rochester Hills
 1000 Rochester Hills Drive
 Rochester Hills, MI 48309-3033

Attention: Mr. Derek Delacourt

Re: Beaumont Center for Health Improvement
 City File #07-014, Section 36
 Site Plan Review #2

HRC Job No. 20080120.22

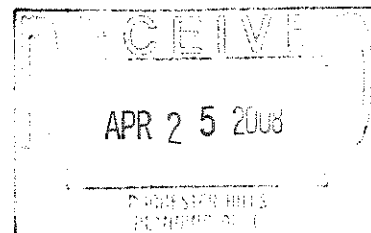
Dear Mr. Delacourt:

At your request, we have reviewed the site plan for the above referenced project, as prepared by Nowak & Fraus, dated March 7, 2008, with a specific emphasis on roadway improvement requirements. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on March 31, 2008, and by this office on April 1, 2008.

You will recall that our review letter of February 21, 2008 outlined the following road improvement requirements:

1. Provide a continuous center left-turn lane (CLTL) along South Boulevard across the entire site. The CLTL is required to tie into the existing CLTL to the east. At the westerly driveway, the CLTL will require 150' of storage with a 300' transition taper to the west.
2. Provide a dedicated right-turn lane (RTL) and deceleration lane (DL) across property frontage to service both driveways. The RTL should be 25' and the DL should be 100'.

The February 25 communication on this project from the Road Commission for Oakland County (RCOC) noted that an acceleration/deceleration taper and lane should be installed on the north side of South Boulevard. The lane should extend across both proposed driveways. Further, the proposed development meets left turn warrants. RCOC recommends that the existing left turn lane be extended as part of this development. The pavement improvements should be constructed of a 9-inch "deep strength" asphalt or concrete cross-section. The RCOC Master ROW plan indicates a 60-foot wide half width ROW for South Blvd. Consideration should be given for dedicating the ROW as part of the development process.

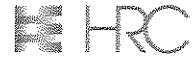


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2001 Centerpoint Parkway, Suite 109
 Pontiac, Michigan 48341
 Telephone 248 454 6300 Fax 248 454 6359
 www.hrc-engr.com

Engineering. Environment. Excellence.

Mr. Derek Delacourt
April 24, 2008
HRC Job Number 20080120.22
Page 2 of 2



This letter is intended to reiterate the requirements for construction of the continuous center left turn lane along South Boulevard and consideration for the dedication of ROW.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

A handwritten signature in cursive script that reads "Richard F. Beaubien".

Richard F. Beaubien, PE, PTOE
Associate

pc: City of Rochester Hills; Paul Davis, Roger Moore, Paul Shumejko
HRC; W. Alix, D. Mitchell, File

CITY OF ROCHESTER HILLS

DATE: April 2, 2008

Fire Department

TO: Planning Department

RE: Beaumont Center for
Health Improvement

William Cooke, Ext. 2703

FILE NO: 07-014 REVIEW NO: 2

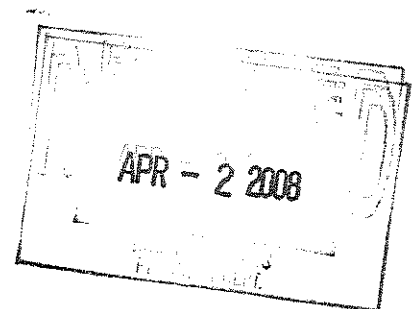
APPROVED _____

DISAPPROVED X

1. Provide documentation, including calculations that a flow of 3,500 GPM can be provided. IFC 2006 508.4
2. Move note describing strobe light above FDC from Sheet SP-4 to SP-2.
3. The proposed gate at the northeast corner of the building shall be positioned such that both the exit door or FDC will not be obstructed when in the fully open position. Relocate FDC to east wall of structure to eliminate this condition.
4. The westerly approach shall be redesigned to meet the minimum fire truck radius dimensions.
5. Provide documentation the concrete paver/entry drive section as well as proposed pavers are capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

William Cooke
Fire Inspector

I:\Fir\Site\Beaumont Center for Health Improvement 2008.2



CITY OF ROCHESTER HILLS

Parks and Forestry

Gerald Lee, Forestry Operations Manager
David Etz, Forestry Ranger

DATE: February 20, 2008

TO: Derek Delacourt,
Deputy Director - Planning

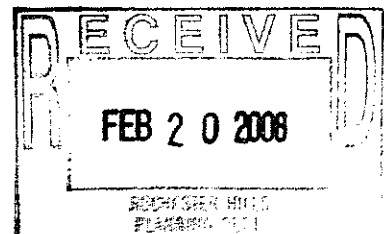
RE: Beaumont Center for Health
Improvement, Rev. 1
File No. 07-014

Forestry review pertains to right-of-way tree issues.

No comment at this time.

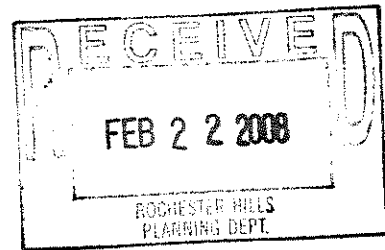
GL/cf

cc: Carla Dinkins, Landscape Architect
Sandi DiSipio, Planning Coordinator



February 21, 2008

DEREK DELACOURT – DEPUTY DIRECTOR
CITY OF ROCHESTER HILLS
PLANNING AND DEVELOPMENT DEPT
1000 ROCHESTER HILLS DR
ROCHESTER HILLS MI 48309-3033



**RE: BEAUMONT CENTER HEALTH IMPROVEMENT
15-36-452-011**

Dear Mr. Delacourt:

Based upon the site plans submitted to this office, Oakland County Health Division has no objection to the project served by sanitary sewer and municipal water, as proposed.

Should there be any changes to the proposed development in relation to either the water supply or the sewage system, please do not hesitate to contact this office at (248) 858-1381.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services**



Frank Zuazo, R.S.
Senior Public Health Sanitarian
Environmental Health Services

FZ/taf

cc: Mark Hansell, Environmental Health Supervisor
File

CITY OF ROCHESTER HILLS

Assessing
Department

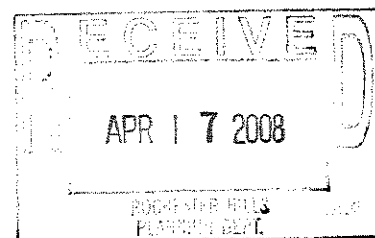
Laurie Taylor, Chief Appraiser

DATE: April 16, 2008

TO: Derek Delacourt

RE: 07-014; Beaumont Cntr for Health Improvement

No Comment.



Environmental Impact Statement

For

Proposed Site Improvements

At

**The Center for Health Improvement
Parcel No. 15-36-452-011**

**City of Rochester Hills,
Oakland County, Michigan**

**Issued
November 13, 2007**

**Prepared By:
Nowak & Fraus Engineers
46777 Woodward Avenue
Pontiac, MI 48342-5032**

I. Analysis Report – Present and Past Status of the Land

A. Site Characteristics

Location: The property consisting of Parcel No. 15-36-452-011 (6.46 acres), presently exists as undeveloped land, located on the north side of South Boulevard, south of M-59 and approximately 1,800 feet west of Dequindre Road, in Rochester Hills, Oakland County, Michigan.

Existing Topography: The site is currently undeveloped with trees and natural vegetation. The property is relatively flat and gently slopes from south to north and east to west.

Wetlands: There are no regulated wetlands located on the property.

Site Soils: Per the September 4, 2007 Geotechnical Investigation performed by Testing Engineers & Consultants, Inc., soil borings obtained from the property ascertained that the existing soils on the site are generally comprised of 12 inches of sandy topsoil with underlying native medium to densely compacted granular material. These materials are considered structurally sound for development of buildings, utilities and pavement.

Floodplains: The site is located in Flood Zone X, per the Flood Insurance Rate Map identified as Community Panel No. 260471 0551 F, effective September 29, 2006. Flood Zone X is not within a 100 year floodplain, and therefore, does not require additional permitting from the Michigan Department of Environmental Quality for development.

B. Historic and Cultural Value

There is no known historical or cultural value to the land.

C. Existing Structures

There are no structures on the property.

D. Important Scenic Features

There are no known important scenic features.

E. Access to Property

The site is currently accessible directly via South Boulevard at two separate driveway locations. In each case, an 18-inch culvert has been placed along the bottom of the road ditch and covered with earth.

F. Available Utilities

The property is currently served by a public water main along the southern, eastern and a portion of the northern property lines. A public sanitary sewer is located along the rear, northern property line with sanitary sewer leads stubbed for future development. Currently, a tributary of the Van Maele Drain is located near the northwest corner of the site. A drainage swale along M-59 also runs along the north property line of the development.

II. The Plan – Commercial Development

A. Description of the Project

1. Number of employees will be determined upon final completion of the tenant space plans.
2. It is proposed to construct a three-story, 98,500 square foot building with a first floor footprint of 39,500 square feet and upper floors of 29,500 square feet. The entire building will be constructed in single phase, along with the corresponding site improvements.
3. The facility will have two distinct programs; one consisting of approximately 60,000 square feet of medical offices, treatment rooms and support spaces and the other a 27,500 square foot health and wellness facility. In addition to the programmed areas, there will be approximately 10,500 square feet of common or shared areas.
4. The operating hours for the proposed medical offices are Monday through Friday, 8 a.m. to 5 p.m. The proposed operating hours of the health and wellness facility will be Monday through Friday, 5:30 a.m. to 10 p.m., Saturday 7 a.m. to 7 p.m. and Sunday 10 a.m. to 7 p.m.
5. Types of traffic generated by the project will be clients receiving medical care throughout the day and approximately 70 persons per hour during the peak hours of the health and wellness center. It is anticipated that the peak hours of the health and wellness center be between 5:30 a.m. and 7 a.m. during the morning and 4 p.m. and 7 p.m. in the evening.

B. Trade Area Definition

1. The area of trade will be medical offices with a supporting health and wellness facility.

2. Competing establishments are other medical offices and wellness centers in the area.
3. There are no known vacant resources or failures during the past year.

III. Impact Factors

A. Natural and Urban Characteristics of the Plan

1. The total acreage of currently undisturbed land is 6.46 acres.
2. There are no wetlands or bodies of water on the property.
3. There is no existing access of water or is there any proposed.
4. There is no private open space existing or proposed.
5. There is no public open space existing or proposed.
6. It is proposed that all surface runoff be routed through a storm water pretreatment structure and be detained on-site and released, at the agricultural rate, into the drainage ditch, tributary to the Van Maele Drain, located just off-site, near the northwest corner of the property.
7. No community facilities are proposed.
8. Site utilities to the new building shall be provided via existing utilities already constructed on, or adjacent to, the property.

B. Current Planning Status

Representatives from Landmark Healthcare Facilities, Beaumont Hospital and Hobbs + Black Architects have previously met with representatives from the City of Rochester Hills to discuss the project and receive preliminary comments based on the conceptual plan.

C. Projected Timetable

Construction of the development is proposed to start by spring of 2008 and be completed the following year.

D. Adaptation to Geography

In order to develop a gravity storm water drainage system, meeting the requirements of the City, the elevation of the property needs to be raised approximately two feet. Retaining walls are proposed along both the east and west property lines in order to achieve parking lot and detention basin grading requirements.

E. Relation to Surrounding Development

The proposed development is compatible with the existing surroundings. The adjacent parcel to the east is developed and is comprised of a medical office building with supporting parking lot and detention basin. The parcel to the west is currently undeveloped and is zoned O-1, office business.

F. Regional Impact

The proposed development will compliment and work in conjunction with the services provided at the nearby William Beaumont Hospital.

G. Adverse Effects of Construction

The minimal adverse effects of construction are typical. It is anticipated that site will be stripped of all topsoil and vegetation and during construction the amount of dust generated from the property will unavoidably increase. Furthermore, construction equipment will likely elevate noise levels during the day and increase the amount of construction traffic on South Boulevard. Soil erosion and sedimentation control measures will be installed and regularly maintained. No full time lane closures on South Boulevard are expected. These adverse effects will not have significant impact on the residents of Rochester Hills given the northern boundary of the site is M-59, to the east is a current Medical Office Building and to the west is an undeveloped parcel.

H. Possible Pollutants

A Phase I Environmental Site Assessment was performed on the property. The Environmental Professional did not identify any environmental concerns associated with the subject parcel or surrounding adjacent properties. In the event that pollutants are found on site, all contaminants shall be disposed of properly in accordance with State law.

I. Adverse and Beneficial Changes

1. Physical

- a. Air quality will not be affected once the development is completed. Temporary impacts due to dust are anticipated during construction.
- b. There will be no expected change in the rate of storm water runoff from the property. A storm water pretreatment structure and detention facilities are proposed as a part of the drainage system. The rate of discharge will be restricted to the agricultural rate.
- c. The habitat for wildlife, such as birds, squirrels and other small rodents will likely be affected. Once construction begins these animals will unavoidably be displaced.
- d. Vegetative cover will be substantially reduced due to construction of the new building and parking areas. However, it is proposed to maintain as much vegetative cover as possible and to enhance the development with substantial landscaping improvements.
- e. There will be an unavoidable increase in noise generated from the proposed improvements. This increase is attributed to the fact that the property is currently undeveloped and the development will bring noise from traffic and a minimal amount generated from mechanical equipment for the building. The surrounding area will not be disturbed by this given the use of the adjacent parcels.
- f. Site lighting is proposed for the development.

2. Social

- a. There will be a visual improvement to the site, as it will have a visually appealing building and the grounds will be better maintained.
- b. There will be an increase in traffic generated to the site.
- c. A non-motorized pathway will be constructed across the frontage of the development.
- d. Accessibility of residents to neighboring businesses will not be impeded by the proposed development.

3. Economic

- a. It is expected that the proposed development will improve the surrounding land values.
- b. It is expected that the surrounding businesses will benefit from the increase in the number of jobs and commerce to the area.
- c. No off-site improvements are anticipated.
- d. Tax revenues are projected to increase.
- e. All required utilities are located on or adjacent to the subject property. No additional utility improvements or extensions are anticipated.

J. Additional Factors

1. It is the intent of the landowner to comply with the current and future use, in conjunction with operating, improving and sustaining an established business.
2. As previously stated, vegetative cover will be substantially reduced due to construction of the new building and parking areas. However, it is proposed to maintain as much vegetative cover as possible and to enhance the development with substantial landscaping. A landscape plan is available for specific details of proposed vegetative cover and tree plantings.
3. The proposed development will provide a sixteen foot landscape buffer along the north property line between the freeway and the building. A ten foot landscape buffer is proposed along the south property line between the road and parking lot.
4. There are no other alternate plans offered at this time.

IV. Summary

The net environmental impact on the City of Rochester Hills, if the proposed development and site renovations are implemented, is a cleaner, improved site that conforms to the City's Master Plan. The increase of negative impacts such as noise, traffic and pollution appear to be indiscernible.

The proposed development is to be constructed on an undeveloped site, zoned for O-1, Office Business and is to act as a long term place of business for medical

practices associated with William Beaumont Hospital while providing a supporting health and wellness center to its patrons.

The initial shock and lasting effects upon the entire community relative to major points of concern are as follows:

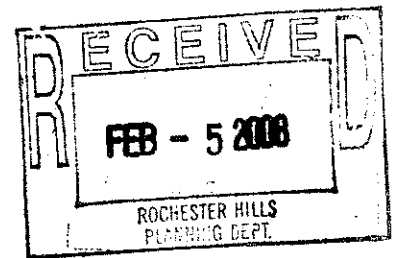
Ecological: Possible initial effects on displacement of existing wildlife, with no known lasting effects.

Residential, Commercial and Industrial Needs: The initial effects are the burdens of construction. The lasting effects are the impacts to traffic patterns and the negligible increases in noise and pollution generated from the improvements to the property.

Natural, Scenic and Historic Features: The site plan proposes to construct an aesthetically pleasing building that is augmented by scenic landscaping that surround the building and parking lot.

Economic: The initial and lasting effects of the proposed development are positive, in that an established, respected medical provider has chosen to expand there services within the City of Rochester Hills. The development will increase the tax base and provide new employment opportunities and commerce in the area of the development.

Compatibility: The proposed development is compatible with its surroundings, current zoning and the City Master Plan.



DEVELOPMENT APPLICATION
City of Rochester Hills

Applicant LANDMARK

Address 839 NORTH JEFFERSON ST.

Telephone 414-277-0500 Fax 414-277-1055 Email _____

Applicant's Legal Interest in Property DEVELOPER

Property Owner(s) BEAUMONT

Address 100 E. BIG BEAVER, SUITE 800

Telephone 248-457-7622 Fax 248-457-7670 Email _____

Project Name BEAUMONT CENTER FOR HEALTH IMPROVEMENT Present Zoning 01

Project Location SOUTH BLVD. WEST OF DEQUINDRE

Existing Use VACANT LAND Proposed Use COMMERCIAL

Required number of hydrants 4 Required average spacing of hydrants 350

Land area (acres) 6.463 Floor area of proposed structure 98,000 SS.

Sidwell No. 15-36-452-011 MBC construction type 1B

Type of Development:

- | | |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

- | | |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Boundary Determination needed | <input type="checkbox"/> There are City regulated wetlands on the property |
| <input type="checkbox"/> There are MDEQ regulated wetlands on the property | <input checked="" type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |

Tree Removal Permit:

- There are regulated trees on the property There are NO regulated trees on the property
-

Check List:

The following items must be provided with the Application to start the review process:

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets
 - 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable)
 - Information per Tree Preservation Ordinance
 - OR "No Affected Trees Affidavit"
 - Review Fee
 - 2 copies of Environmental Impact Statement (EIS)
 - Copy of Purchase or Lease Agreement
 - Wetland Boundary Request (if applicable)
-

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above refereneed property.


(Signature of Property Owner)

2/5/08
(Date)

I certify that all the above statements and those contained in the documents submitted herewith are true and accurate.


(Signature of Applicant)

2/5/08
(Date)

For Official Use Only: File No. _____ Escrow No. _____ Date: _____

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
GENERAL BUILDING SERVICES					
Main Entrance Vestibule	300	240	0	0	1
Building Lobby	1000	800	0	0	4
Public Restrooms	960	768	0	0	0
Electrical (Main)	260	208	0	0	0
Electrical / Communications (2)	200	160	0	0	0
Janitor's Closets (3)	180	144	0	0	0
Building Mechanical	180	144	0	0	0
Building Supplies	80	64	0	0	0
total department area:	3,160	2,528	0	0	5

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
BEAUMONT SUPPORT SPACE					
Clean Hold	120	96	0	0	0
Soiled Hold	120	96	0	0	0
Building Office	100	80	1	1	1
Med Gas Tank / Manifold Room	0	0	0	0	0
Staff Lockers (2)	500	400	0	0	4
Hospital Communications	160	128	0	0	0
Receiving / Breakdown	400	320	1	1	1
total department area:	1,400	1,120	2	2	6

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
INTEGRATIVE MEDICINE					
Waiting / Retail	300	240	6	4	2
Reception	200	160	2	2	1
Work Area	80	64	1	1	1
Treatment (4)	480	384	4	4	4
Treatment (1)	165	132	1	1	1
Manager	100	80	1	1	1
Storage (2)	140	112	0	0	0
Patient Toilet	60	48	0	0	0
sub-total:	1,525	1,220	15	13	10
department grossing 15%	229				
total department area:	1,754				

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
EDUCATION					
Classroom / Conference	1000	800	15	15	4
Office (2)	200	160	2	2	2
Consult	120	96	1	1	1
Storage AV Equipment	120	96	0	0	0
sub-total	1,440	1,152	18	18	7
department grossing 10%	144				
total department area:	1,584				

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
WEIGHT CONTROL					
Waiting	200	160	8	8	2
Reception	200	160	2	2	1
Work Area (copy, fax, files)	100	80	0	0	1
Product Storage	150	120	0	0	0
Weight Station	50	40	2	*	1
Display Area - Retail	100	80	0	*	1
Exams (3)	300	240	3	*	3
Nurse Practitioners	120	96	2	2	2
Office Manager	0	0	0	0	0
Physician Office	120	96	1	1	1
Psychologist	0	0	0	0	1
Dietician	0	0	0	0	0
Exercise Physiology Office	0	0	0	0	0
Conference / Demo Kitchen	0	0	0	0	0
Storage	160	128	0	0	0
Patient Toilets (2)	400	320	0	0	0
Nurse Station	0	0	0	0	0
Blood Draw / Lab	200	160	2	*	2
sub-total:	2,100	1,680	20	13	15
total department area:	2,100	1,680			

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
IMAGING					
Waiting	240	192	6	4	1
Reception	180	144	3	3	1
Work Area (files, copy, fax)	80	64	0	0	1
Patient Gowning/Dressing /Toilet/Waiting	260	208	4	4	2
CT Scanner	480	384	2	*	2
CT Equipment	100	80	0	0	0
CT Control	100	80	1	1	1
MRI	480	384	2	*	2
MRI Control	100	80	1	1	1
Hold (2)	200	160	0	0	0
General Radiology (2)	510	408	2	2	3
Radiology Control	100	80	1	1	1
Storage	80	64	0	0	0
Clean Utility	80	64	0	0	0
Soiled Utility	80	64	0	0	0
Toilets	120	96	0	0	0
sub-total:	3190	2552	22	16	15
department grossing 10%	319				
total department area:	3,509				

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
WELLNESS CENTER					
Front Desk, Concierge, Juice Bar	1,650	1,320	4	4	7
Play Center	1,200	960	12	0	5
Fitness Area - cardio	7,200	5,760	20	20	30
Fitness Area - strength	1,200	960	8	8	6
Fitness Area - free weights	1,200	960	8	8	6
Transitional Therapy	2,000	1,600	12	12	8
Aerobics Room	1,500	1,200	8	8	6
Multipurpose Room	1,500	1,200	8	8	6
Spinning Room	450	360	8	8	3
Staff Office	1,200	960	6	6	5
Track	3,877	3,102	8	8	16
Storage	800	640			
sub-total:	23,777	19,022	102	90	98
department grossing 15%	3,567				
total department area:	27,344				

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
AQUATIC FITNESS / GYM					
Lap Pool - 4 lanes	3,182	2,546	8	8	13
Pool Equipment	500	400	0	0	0
Pool Office	160	128	1	1	1
Pool Storage	250	200	0	0	0
Gym	2,600	2,080	8	8	11
Storage	250	200	0	0	0
Lockers - Men's, Women's, Family	5,100	4,080	*	*	21
sub-total:	12,042	9,634	17	17	46
department grossing 10%	1,204				
total department area:	13,246				

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
CARDIOPULMONARY REHAB					
Reception	180	144	8	8	1
Work Area (copy, fax, files)	150	120	2	2	1
Staff - Pulmonary	150	120	1	1	1
Staff - Cardiac	150	120	1	1	1
Manager - Pulmonary	100	80	1	1	1
Manager - Cardiac	100	80	1	1	1
Physician - Pulmonary	100	80	1	1	1
Physician - Cardiac	100	80	1	1	1
Education / Conference	320	256	8	8	3
Patient Toilets	60	48	0	0	0
Clean Utility	60	48	0	0	0
Soiled Utility	60	48	0	0	0
O2 Storage	120	96	0	0	0
Storage	120	96	0	0	0
Staff Breakroom	120	96	6	*	1
Cardiopulmonary Gym	1750	1400	12	12	7
sub-total:	3,640	2,912	42	36	19
department grossing 10%	364				
total department area:	4,004	3,203			

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
PHYSICAL THERAPY					
Waiting	660	528	36	18	3
Reception	300	240	4	4	2
Work Area (copy, fax, files)	80	64	0	0	1
Manager Office	120	96	1	1	1
Files	100	80	0	0	0
Open Treatment Bays (4)	320	256	4	*	4
Open Treatment Bays (4)	360	288	4	*	4
Private Treatment Bays (3)	300	240	3	*	3
Private Treatment Bays (3)	360	288	3	*	3
Neuro Treatment Rooms (3)	360	288	3	*	3
ADL Bathroom	150	120	2	*	1
ADL Kitchen	180	144	2	*	1
Physical Therapy/Neuro Gym	4100	3,280	20	*	20
Lockers/Dressing/Toilets	400	320	4	*	0
Equipment - Hot Packs	120	96	0	0	0
Storage	200	160	0	0	0
Staff Office	600	480	18	18	3
Conference Room	200	160	10	*	2
Social Worker/Case Worker Office	180	144	2	2	1
Coordinator	120	96	1	1	1
Supervisor Office	120	96	1	1	1
Clean Utility	100	80	0	0	0
Soiled Utility	100	80	0	0	0
Toilet	60	48	0	0	0
Therapy Pool (first floor)	1260	1,008	6	6	6
sub-total:	10850	8680	124	51	60
department grossing 20%	2,170				
total department area:	13,020				

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
PAIN MANAGEMENT					
Waiting	500	400	20	10	6
Reception	400	320	3	3	2
Consult	80	64	2	*	1
Supervisor	120	96	1	1	1
Manager	120	96	1	1	1
Physician	120	96	1	1	1
Exam Rooms (4)	400	320	4	4	4
Conference/Break	160	128	6	*	1
Procedure Rooms (2)	600	480	4	4	3
Sterile Support	200	160	0	0	1
Anesthesia	100	80	1	1	1
Prep Recovery (10)	800	640	8	*	4
Nurse's Station	200	160	2	2	2
Clean Supply	100	80	0	0	0
Soiled Utility	80	64	0	0	0
Janitor's Closet	60	48	0	0	0
Storage	80	64	0	0	0
Patient Toilets (2)	120	96	0	0	0
Staff Toilet	60	48	0	0	0
Staff Lockers (2)	300	240	0	0	0
sub-total:	4,600	3680	53	27	28
	0				
total department area:	4,600	3,680			

* counted in other areas

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
SPINE CLINIC					
Waiting	640	512	36	18	3
Reception (2 check-in, 3 check-out)	400	320	6	6	2
Work Area (copy, fax)	100	80	0	0	1
Manager	120	96	1	1	1
Scheduling	120	96	2	2	1
Consult	120	96	2	1	1
Library	220	176	4	4	2
Exam Rooms (24)	2400	1,920	*	*	24
Procedure (2)	380	304	2	*	2
Nurse Collaboration Center (2)	320	256	4	4	2
Dictation	120	96	1	1	1
Imaging (digital room) (2)	512	410	4	*	2
Fluoroscopy	256	205	2	*	2
x-ray sub waiting	60	48	3	*	3
PACS	80	64	0	0	0
Clean Utility	80	64	0	0	0
Soiled Utility	80	64	0	0	0
Storage (3)	300	240	0	0	0
Toilets (3)	180	144	0	0	0
Janitor's Closet	60	48	0	0	0
Physicians Office (8)	960	768	8	8	8
Billing	300	240	2	2	2
Staff Break/Conference	450	360	8	*	2
sub-total:	8,258	6,606	85	47	59
department grossing 25%	2,065				
total department area:	10,323				

6,9548

* counted in other areas

William Beaumont Hospital
 South Boulevard
 Center for Health Improvement

LANDMARK HEALTHCARE FACILITIES LLC

Sept. 18, 2007

Parking Calculations:

	Gross S.F.	Usable S.F.	# of Occupants	# of spaces needed	# of spaces per zoning 1/215
Building Totals:	86,043	68,834	500	330	368
Building Grossing 15%	12,906				
Total Building Area:	98,949	79,160			
Total Parking Spaces Provided:					377

* counted in other areas