

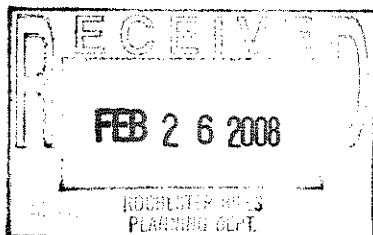
CITY OF ROCHESTER HILLS

**P**lanning and  
Development

DATE: February 25, 2008  
RE: Proposed Medical Building  
1220 W. Auburn Road  
3rd Landscape Review  
City File #07-015

TO: Derek Delacourt  
Deputy Director  
Planning & Development

FROM: Carla J. Dinkins *CJD*  
Landscape Architect  
Planning & Development



For this review I have reviewed the following documents:

- T.001 Title Sheet, dated received in our office February 11, 2008
- C-1 of 7 Preliminary Grading and Utilities Plan, dated last revised February 5, 2008
- C-2 of 7 Complete Topographical and Tree Survey and Demolition Plan, dated last Revised February 5, 2008
- C-3 of 7 Underground Detention Details, dated last revised February 5, 2008
  
- LES Sheet C-4 of C-7 Cover Sheet, dated last revised February 1, 2008
- LES Sheet C-5 of C-7 Preliminary Layout, dated last revised February 1, 2008
- LES Sheet C-6 of C-7 Construction Details, dated last revised November 28, 2007 (no change)
- LES Sheet C-7 of C-7 Construction Details, dated last revised November 28, 2007 (no change)
  
- Sheet A.100 Preliminary Site Plan, dated last revised January 24, 2008
- Sheet A.100A Preliminary Site Plan (detail sheet), dated last revised January 24, 2008
- Sheet A.100B Site Photometric Plan, dated last revised January 24, 2008
  
- Sheet L.100 Preliminary Site Plan (Landscape), drawing marked dated last revised January 24, 2007 (I am assuming that they mean 2008 due to previous revision date of November 16, 2007).
- Sheet L.101 Irrigation Site Plan, drawing marked dated last revised January 24, 2007 (I am assuming that they mean 2008 due to previous revision date of November 16, 2007).

Please note that 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) does not regulate this site.

**Status:**

- While tree replacement is not required on this site due to buffer requirements this site will have a significant number of trees.

**Parking lot island planter requirements and status:**

**Requirements:**

- 42 parking stalls requiring 750 square feet of parking lot island planters and 3 planter island trees. PLEASE NOTE: A minimum of 750 SF of parking lot island planter is required not the 630 SF specified on Sheet L.100. Parking lot island square footage is calculated as follows:

42 parking stalls / 10 = 4.2 rounded to 5 X 150 SF = 750 SF required / 300 SF = 2.5 rounded to 3 trees required.

**Status:**

- A total of 976 square feet of parking lot island planter and 3 parking lot island trees are being provided. This meets the requirements of the Zoning Ordinance.

**Buffer requirements and status:**

**Requirement:**

- The Zoning Ordinance requires a type "B" buffer on the northern boundary and a type "C" buffer along the southern (Auburn Road) boundary of this development.

A type "B" buffer has the following requirements:

A width of 25 feet

A 6' high opaque screen wall/fence

Tree planting sufficient to meet the Intermittent Visual Obstruction (IVO)

A type "C" buffer has the following requirements:

A width of 10 feet

Tree planting sufficient of meet the IVO

**Status:**

- Northern boundary: A buffer width of 20'-6" in being proposed. This does not meet the type "B" buffer width of 25'; hence, a buffer modification for the reduced buffer width will be required. A 6' high block wall with concrete cap is being proposed. This meets the 6' high opaque screen wall/fence requirement. Sufficient tree plantings are proposed to meet the requirements of the IVO.
- Southern boundary: Both the required IVO and 10' buffer width have been met for the southern boundary, hence, all the requirements for the type "C" buffer have been met.

**Recommendation:**

All the comments and concerns of my previous review dated December 27, 2007 have been addressed in a satisfactory manner and the Landscape and Irrigation Plans meet the requirements of the Zoning Ordinance, hence I recommend approval of the Landscape and Irrigation Plans with the exception of the following conditions:

- Place the correct parking lot island planter calculations on Sheet L.100:

42 parking stalls / 10 = 4.2 rounded to 5 X 150 SF = 750 SF required / 300 SF = 2.5 rounded to 3 trees required.

- Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City's Landscape Architect.
- Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Buffer trees	\$25,740.00
<u>Island trees and all other landscaping (including irrigation)</u>	<u>32,497.00</u>
Total Landscape Performance Bonds	\$58,237.00

CITY OF ROCHESTER MILLS

DATE: January 2, 2008

# B uilding Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer  
Joe Aprile, Ordinance Services

*D-L.*

TO: Derek Delacourt, Planning

RE: Medical Ofc. Bldg – 1220  
Auburn Review #2  
City File #07-015

Sidwell #15-28-476-067

The site plan review for Medical Ofc. Bldg –1220 Auburn., City File #07-015 was based on the following drawings and information submitted:

Sheet No. T.001, C-1 thru C-7, L.100, L.101, A.100, A.100A, A.100B, A.101, A.102, A.103

Building code comments: Dick Lange

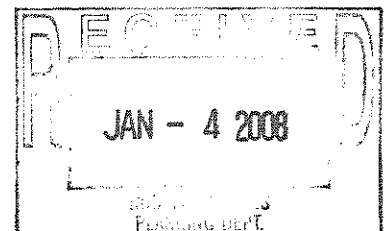
References are based on the Michigan Building Code 2003.

No comments.

Ordinance comments: Joe Aprile *je*

Approved with note:

1. Fire Lane Signs language must conform to Fire Department requirements.





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**  
Frederick C. Navarre  
Gary J. Tressel  
Lawrence R. Ancypa  
Kenneth A. Melchior  
Dennis M. Monsere  
Randal L. Ford  
David P. Witcox  
Timothy H. Sullivan

**Chief Financial Officer**  
J. Bruce McFarland

**Associates**  
Thomas G. Maxwell  
Nancy M.D. Faught  
Jonathan E. Booth  
Michael C. MacDonald  
Marvin A. Olane  
James C. Hanson  
Richard F. Beaubien  
William R. Davis  
Daniel W. Mitchell  
Jesse B. VanDeCreek  
Robert F. DeFrain  
Marshall J. Grazioli  
Thomas D. LaCross

February 28, 2008

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

Attention: Mr. Derek Delacourt

Re: Auburn Medical Office Bldg.  
City File #07-015, Section 28  
Site Plan Review #3

HRC Job No. 20070695.23

Dear Mr. Delacourt:

We have reviewed the site plan for the above referenced project, as prepared by Land Engineering Services, Inc., dated February 5, 2008, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Department of Public Service on February 12, 2008, and by this office on February 14, 2008.

**It is our opinion that the plans submitted are in substantial compliance with the engineering-related City ordinances and standards, and therefore, we would recommend site plan approval.** The items from our previous review letter have been satisfactorily addressed, or will be addressed on the construction plans, except for the minor correction required as described below.

It appears that our previous comment for the drive approach paving section was misinterpreted. The required minimum section includes 8" of asphalt material (1.5" wearing course, 2.5" leveling course, 4" base course), overlying 6" of aggregate base. This should be corrected on plan sets submitted for approval.

The plans have been stamped "Reviewed, Exceptions Noted", and one (1) set is enclosed for your use. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

James J. Surhigh, P.E.  
Senior Project Engineer

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

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**CITY OF ROCHESTER HILLS**

DATE: February 26, 2008

**F**ire  
**Department**

TO: Planning Department

RE: Medical Office Building  
1220 W. Auburn

William Cooke, Ext. 2703

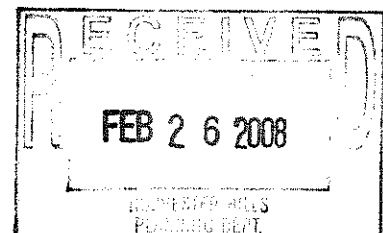
**FILE NO: 07-015    REVIEW NO: 3**

**APPROVED**      **X**  

**DISAPPROVED**    \_\_\_\_\_

William Cooke  
Fire Inspector

I:\Fir\Site\



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CITY OF ROCHESTER HILLS

**P**arks and Forestry

Gerald Lee, Forestry Operations Manager  
Gerry Pink, Forestry Ranger

DATE: February 22, 2008

TO: Derek Delacourt,  
Deputy Director - Planning

RE: Medical Office Building,  
1220 Auburn, Rev. 3,  
File No. 07-015

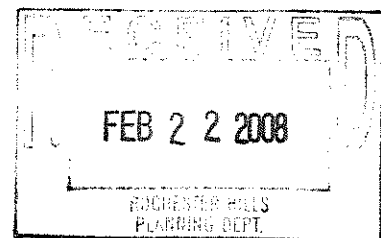
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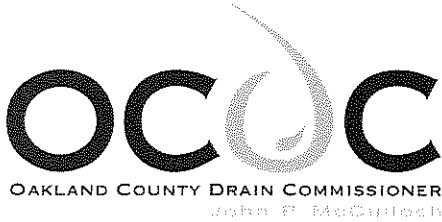
Forestry review pertains to right-of-way tree issues.

No additional comment at this time.

GL/GP/crf

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





OAKLAND COUNTY DRAIN COMMISSIONER  
John P. McCulloch

John P. McCulloch  
DRAIN COMMISSIONER  
OAKLAND COUNTY

Kevin R. Larsen  
CHIEF DEPUTY  
DRAIN COMMISSIONER

September 20, 2007

Derek Delacourt, Deputy Director  
Planning and Development Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **1220 Auburn Medical Office Building**  
**Location: Part of Southeast ¼ of Section 28, City of Rochester Hills**

Dear Mr. Delacourt:

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

Our review indicates that the proposed project will involve the Karas Drain, a legally established County Drain under the jurisdiction of this office. Two (2) sets of final construction plans along with a request for services application shall be submitted to this office for the required drain permit.

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.

Any proposed sanitary sewer construction will require that nine (9) sets of municipally approved plans for sanitary sewer be submitted to this office along with a Part 41, Act 51, PA 1994 (as amended) permit application to the attention of Mark Davis for review and transmittal to the Michigan Department of Environmental Quality. Permits for sanitary sewers are 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. **Application should be made to this office for any required soil erosion permit.**

If there are any questions regarding this matter, contact Joel Kohn (248-858-5565) of this office.

Sincerely,

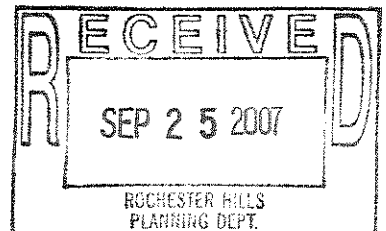
Steven A. Korth, P.E.  
Chief Engineer

SAK/jk/dd

c: GAV & Associates  
Land Engineering Services, Inc.



One Public Works Drive  
Building 95 West  
Waterford, MI 48328-1907  
www.oakgov.com/drain  
P 248.858.0958  
F 248.858.1066







L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION  
DEPARTMENT OF HEALTH AND HUMAN SERVICES

HEALTH DIVISION  
George J. Miller, M.A., Manager

September 20, 2007

ED ANZEK, DIRECTOR  
CITY OF ROCHESTER HILLS  
PLANNING DEPARTMENT  
1000 ROCHESTER HILLS DR  
ROCHESTER HILLS MI 48309 3033

**RE: SITE PLAN REVIEW**  
**MEDICAL OFFICE BUILDING, 1220 AUBURN RD, 15-28-476-067**

Dear Mr. Anzek:

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) 8858-1381.

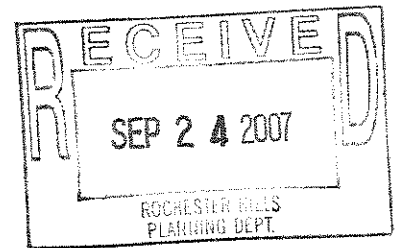
Sincerely,

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

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

FZ/ph

cc: Mark Hansel, Environmental Health Supervisor  
File



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CITY OF ROCHESTER MILLS

**A**ssessing  
Department

Laurie Taylor, Chief Appraiser

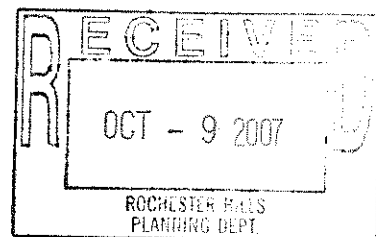
DATE: October 8, 2007

TO: Derek Delacourt

RE: 07-015; Medical Ofc Bldg

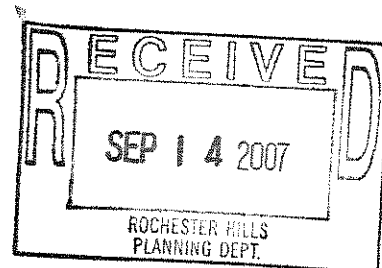
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No Comment.



September 12, 2007

City of Rochester Hills  
Planning Department  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309



**RE: Environmental Impact Statement  
Proposed Medical Building**

**Part I – Analysis Report**

**Past and Present status of the Land**

- A. What are the characteristics of the land, waters, plant and animal life present?

Comment on the suitability of the soils for the intended use. Describe the vegetation giving specific locations of specimens of six (6) inch diameter or greater, or areas of unusual interest on parcels of five (5) acres or more. Describe the ground water supply and proposed use. Give the location and extent of wetlands and floodplain. Identify watersheds and drainage patterns. *The suitability of the soils for the intended use are good, we are removing and existing office building in order to construct a new building. There are seventeen (17) existing trees on the site, of which, we intend on salvaging four (4) of them. For the thirteen (13) we have added thirteen and a half (13 ½) tree credits in their place (refer to the Tree Survey). There are no wetlands on this site, it is relatively small at 1.02 acres.*

- B. Is there any historical or cultural value to the land?  
*No.*
- C. Are there any man-made structures on the parcels?  
*Yes, there is currently an office building and parking lot that will be removed in order to complete the proposed scope.*
- D. Are there important scenic features?  
*No.*
- E. What access to the property is available at this time?  
*There is an existing approach off Woodelm Drive.*
- F. What utilities are available?  
*Sanitary sewer, water, storm, electric, phone, cable, and gas on-available on-site.*

## Part II – The Plan-Commercial (Five (5) acres or more only)

*This section does not apply – our site is 1.02 acres*

## Part III – Impact Factors

- A. What are the natural and urban characteristics of the plan?
1. Total number of acres of undisturbed land.  
*Minimal, work on site should be to extent of property lines.*
  2. Number of acres of wetland or water existing.  
*None.*
  3. Number of acres of water to be added.  
*None.*
  4. Number of acres of private open space.  
*None.*
  5. Number of acres of public open space.  
*None.*
  6. Extent of off-site drainage.  
*None.*
  7. List of any community facilities included in plan.  
*None.*
  8. How will utilities be provided?  
*Public utilities.*
- A. What is the current planning status?  
*Submitting for Site Plan Approval.*
- D. Describe or map the plan's special adaptation to the geography.  
*Placing the building in the southwest corner of site, which blocks parking area in rear from Auburn Road.*
- F. Has the project regional impact? Of what extent and nature?  
*Not applicable.*
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.  
*The site will endure normal effects from construction. Silt fences will be utilized in addition for appropriate measures to minimize any adverse effects during construction.*
- H. List any possible pollutants.  
*Not applicable.*

I. What adverse or beneficial changes must inevitably result from the proposed developments?

1. Physical.

- a. Air quality  
*Same.*
- b. Water effects (pollution, sedimentation, absorption, flow, flooding). Improved storm water discharge.
- c. Wildlife habitat, where applicable.  
*Not applicable.*
- d. Vegetative cover.  
*Some/kitter.*
- e. Noise.  
*Some/ketter with buffer.*
- f. Night-light.  
*Some/kitter with buffer.*

2. Social.

- a. Visual.  
*Better with new building and landscaping.*
- b. Traffic.  
*Better flow thru site with two entrances.*
- c. Modes of transportation (automotive, bicycle, pedestrian, public).  
*There are two approaches, allowing for better flow of vehicular traffic through the site. In addition, the city walk at the south of the building is getting replaced per the new city ordinances.*
- d. Accessibility of residents to:
  - (1) Recreation: N/A
  - (2) School, libraries: N/A
  - (3) Shopping: N/A
  - (4) Employment: N/A
  - (5) Health facilities:  
*New medical building in Rochester Hills, Auburn Road area.*

3. Economic.

- a. Influence on surrounding land values.  
*Better landscape/newer building.*
- b. Growth inducement potential.  
*Close medical building to residents.*
- c. Off-site costs of public improvements.  
*Yes, storm sewer outlet and fire hydrant.*
- d. Proposed tax revenues (assessed valuation).  
*Bigger/newer building worth more to city.*
- e. Availability or provisions for utilities.  
*At a minimum cost for all utilities except for storm.*

J. Additional Factors.

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?  
*Major buffering utilizing walls/landscape.*
2. What specific steps are planned to revitalize the disturbed or replace the removed, vegetative cover?  
*We are completely re-landscaping the entire site with new plantings and an irrigation systems. In addition, we will replenish the topsoil as required for proper vegetative growth.*
3. What beautification steps are built into the development?  
*New building that will not disturb the existing residential to rear of property.*
4. What alternative plans are offered?  
*After extensive investigation and two courtesy reviews with the City of Rochester Hills, we feel this is the best solution.*

## **Part IV – Summary**

### **Ecological effects.**

*The ecological effects should be minimal; we will be replacing all trees per the City Ordinance; therefore maintaining the habitat. In addition, we will have more plantings on this site than original, which will buffer the surrounding properties from loud traffic.*

### **Residential, commercial, or industrial needs.**

*During the construction process, the necessary actions will be put in place in order to protect the surrounding properties of noise, dust, etc. After completion of the project, it is a medical building with a client base of no specific location; therefore, it will serve the community by bringing more people into it.*

### **Treatment of special features of natural, scenic, or historic interest.**

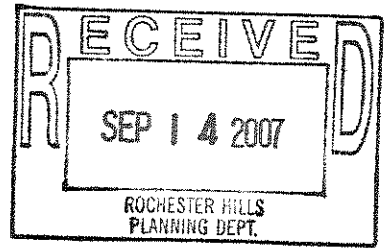
*There are no special features of natural, scenic, or historic interest on this site. We will be installing a protective snow fence at the drip line of the four (4) existing trees that are to remain.*

### **Economic effect.**

*At the start of construction, the existing office building, will be removed in order to complete the new structure. Due to the old existing office building being removed, and a new medical structure being implemented onto the site, the surrounding area will benefit.*

### **Compatibility with neighborhood, city, and regional development and the City Master Land Use Plan.**

*The materials of the building are brick, stone, glass and shingled roofing and will have a hip roof, which compliments the adjacent residential structures at the rear of the property and across Auburn Road. In addition, this project follows the Master Land Use Plan, so would definitely benefit the community on a long-term basis.*



**DEVELOPMENT APPLICATION**  
City of Rochester Hills

Applicant GAV Associates - Charles Marchetti / Ghassan Abdelaou  
 Address 31471 Northwestern Hwy, Suite 2, Farmington Hills, MI 48334  
 Telephone 248.985-9101 Fax 248.985-9105 Email charles@gavassociates.com  
 Applicant's Legal Interest in Property Architect for project owner  
 Property Owner(s) Osman Realty  
 Address 600 Pine Valley Way, Bloomfield Hills, MI 48302  
 Telephone (p) 248-725-0779 Fax \_\_\_\_\_ Email \_\_\_\_\_  
 Project Name Medical Building Present Zoning B-1  
 Project Location 1220 West Auburn Road, Rochester Hills, MI 48309  
 Existing Use Office Proposed Use Medical Building  
 Required number of hydrants 3 Required average spacing of hydrants ± 217'  
 Land area (acres) 1.02 Floor area of proposed structure 7,872 sq ft  
 Sidwell No. 70-15-28-476-067 MBC construction type V B

**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 <b>NO</b> 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)
- Fire flow test (new structures and small additions)
- 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 Determination *N/A*

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

  
 \_\_\_\_\_  
 (Signature of Property Owner)

*9-13-07*  
 \_\_\_\_\_  
 (Date)

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

  
 \_\_\_\_\_  
 (Signature of Applicant)

*9/13/07*  
 \_\_\_\_\_  
 (Date)

For Official Use Only:
File No. <i>07-015</i>
Escrow No. _____
Date: _____