

# STONEFIELD

February 11, 2022

Kristen Kapelanski, AICP  
Planning & Economic Development  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**RE: Site Plan Review #2  
Proposed Starbucks  
Parcel ID: 15-09-476-030  
1360 Walton Boulevard  
City of Rochester Hills, Oakland County, Michigan**

Kristen:

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the Site Plan Review dated February 2, 2022. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans	02-07-2022	Electronic	Stonefield Engineering & Design
Traffic Impact Study	02-10-2022	Electronic	Fleis & Vandenbrink

The following is an itemized response to the comments contained within the Site Plan Review February 2, 2022:

**Sheet C-1 Cover Sheet:**

1. *City File #21-030 Section #9 in the lower right hand corner of each sheet*

**City reference number is included in the lower right hand corner of each sheet. See attached Site Development Plans.**

2. *The applicant needs to submit a Land Improvement Permit (LIP) application with the engineer's estimate, fee and construction plans to proceed with the construction plan review process.*

**Per direction of the City, Land Improvement Permit application with cost estimate, fee and construction plans are to be submitted after Planning Commission Approval.**

3. *A traffic queuing study of other area Starbucks should be provided showing average stacking spaces utilized during peak hour(s).*

**A study of other area Starbucks operations was not performed, as this was not requested by the City during the scoping phase of this project. However, a queuing was performed for the proposed site operations based upon standard traffic engineering practices to calculate the projected queue length operations associated with this Starbucks facility. The analysis is provided in the TIS Section 9.0, which shows that that the recommended peak stacking space of 12 spaces can be accommodated on this site. See attached Final Traffic Impact Study.**

4. *A conditional use permit is required for the proposed drive-through. Refer to Section 138-1.203 of the Zoning Ordinance for required signage that must be placed on the property 15 calendar days prior to the public hearing.*

**Signage per Section 138.1.203 is to be placed on the property 15 days prior to the public hearing for proposed conditional use.**

## **Sheet C-2 Demolition Plan:**

5. *Better label, hatch and/or legend the portion of existing pathway that will remain, typical through out the plans.*

**Hatches have been revised to provide distinction between existing and proposed pavements. See attached Site Development Plans.**

## **Sheet C-3 Site Plan:**

6. *Provide copy of RCOC permit conditions/review comments.*

**Preliminary review received 10/7/2021 (see attached). All comments were addressed, and plans were submitted to RCOC for final approval 2/11/2022. Proof of permit approval to be provided as soon as received.**

7. *These spaced seem problematic particularly the southern-most space. They appear to be in conflicting with traffic entering the site.*

**Proposed spaces not within road and pathway sightlines, spaces needed to comply with ordinance parking requirements. See sheet C-3 of the attached Site Development Plans.**

8. *Add pavement markings to warn drive-through cars of pedestrians crossing the drive-through lane.*

**Pedestrian crosswalk striping has been added across the drive-thru lane. See sheet C-3 of the attached Site Development Plans.**

9. *Detectable warning surfaces (DWS) are only required at streets and/or stop controlled approach.*

**Acknowledged, detectable warning surfaces are only proposed at stop-controlled approaches. See Sheet C-3 of the attached Site Development Plans.**

10. *Extend beyond property limits 2 flags of concrete or as needed to feather in grades to meet ADA standards(both sides of Pathway)*

**Pathway has been extended to provide flush transition to existing pathway meeting ADA requirements. See Sheet C-3 of the attached Site Development Plans.**

11. *The Pathway must be 8 foot wide across the Applicants entire frontage.*

**8 FT wide pathway has been provided along entire frontage. See Sheet C-3 of the attached Site Development Plans.**

12. *Provide Concrete Pathway cross section with 4" 21AA aggregate base underneath 4" Concrete Pavement materials. Note to meet MDOT R-28-J details and City Pathway Construction detail on the detail sheet page XX.*

**Additional cross section has been provided. See Sheet C-13 of the attached Site Development Plans.**

## **Sheet C-5 Stormwater Management Plan:**

13. *The City only allows for 30% void to used, revised basin as necessary. Verify WRC will accept the void storage. Provide an overall volume provided for the basin.*

**Basin has been revised using a 30% void ratio. WRC 2021 Stormwater Standards specify a maximum void ratio of 0.30 (Section II IV-108). Overall basin volume is 6,731 CF where 6,682 CF is required. See sheet C-7 of the attached Site Development Plans.**

## **Sheet C-6 Utility Plan:**

14. *If existing hydrant is relocated, a new permanent benchmark will be needed.*

**Note has been added to plans stating a permanent benchmark is to be reestablished, see sheet C-2 of the attached Site Development Plans.**

15. *Adjust existing fire hydrant or proposed retaining wall/parking lot to maintain 10 foot separation between the two.*

**Existing hydrant is to be relocated 10' from retaining wall, dimension has been added to plans for clarity. See sheet C-6 of the attached Site Development Plans.**

16. *Water Main easement will be needed during construction plan review.*

**Acknowledged. Easement Exhibit and description to be provided during construction plan review.**

## **Sheet C-9 Landscaping Plan:**

17. *Total replacement trees = 7 (2") trees. Replacement trees should be 5 @ 2" dbh. It is unlikely for you to find 5" DBH arborvitae. 1 specimen pine preserved - provide 2" credit towards replacements.*

**A two-inch (2") credit has been applied towards replacement requirements for one (1) specimen pine preserved, see Tree Mitigation Requirements table. Specimen tree replacement requires eight inches (8") DBH, four (4) trees at two inches (2") DBH are provided, see sheet C-10 of the attached Site Development Plans.**

18. *The planting schedule shows 20 trees to be planted total. (17 are proposed to meet landscape and buffer requirements based on the table you provided) That leaves 3 trees from the planting schedule that can be counted towards replacement requirements. However, a total of 7 trees are required based on specimen and regulated trees removed. Please Provide additional plantings or show calculation into tree fund to meet replacement requirements.*

**Four (4) additional evergreen trees have been provided in addition to the three (3) trees previously proposed, meeting the required seven (7) replacement trees. Please refer to sheet C-10 of the attached Site Development Plans.**

19. *A unit cost estimate and total landscaping cost summary, including irrigation costs, must be provided for landscape bond purposes.*

**A unit cost estimate for the total landscaping cost summary has been provided under the cover of the submission.**

## **Sheet C-11 Tree Replacement Plan:**

20. *Seven (7) total trees required for replacement. Regulated trees = 3, Specimen = 5 (2") - 1 (2" credit from preserved tree) = Four (4) trees. See notes on Landscape page.*

**A two-inch (2") credit has been applied towards replacement requirements for one (1) specimen pine preserved, see Tree Mitigation Requirements table. Specimen tree replacement requires eight inches (8") DBH, four (4) trees at two inches (2") DBH are provided. Four (4) additional evergreen trees have been provided in addition to the three (3) trees previously proposed, meeting the required seven (7) replacement trees. Please refer to sheet C-11 of the attached Site Development Plans.**

**Sheet C-14 Construction Details:**

21. Note this or refer to requirement on the Site Plan.

**Note has been added to the site plan, see sheet C-3 of the attached Site Development Plans.**

22. Note on Site Plan and/or relevant plan sheets that the first two flags beyond the curb openings at the approach shall be 6 inch thick concrete.

**Note has been added to the site plan, see sheet C-3 of the attached Site Development Plans.**

23. Indicate on a separate cross section detail and/or note here, if concrete is used, the cross section will be 4 inch concrete MDOT 3500P on 4 inch 21AA aggregate base.

**Additional cross section detail has been added to the plans, see sheet C-13 of the attached Site Development Plans.**

**Sheet C-16 Construction Details:**

24. 10% maximum change in slope is allowed on commercial properties to allow for fire apparatus access.

**Acknowledged. All proposed drives are less than 10% slope. See Sheet C-4 of the attached Site Development Plans.**

Best regards,



J. Reid Cooksey, PE  
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**Stonefield Engineering and Design, LLC**