

SOURCE: USGS NATIONAL MAPPING SYSTEM

LOCATION MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±

SITE DEVELOPMENT PLANS FOR 1360 WALTON BOULEVARD PROPOSED STARBUCKS

PID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Kristen Kapelanski 248-841-2772 KapelanskiK@RochesterHills.org	Yes
Building	Mark Antinian 248-841-2446 AntinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Capt. Ann Echols 248-841-2701 EcholsA@RochesterHills.org	Yes

City of Rochester Hills
Planning & Economic Development

Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.

OWNER / APPLICANT

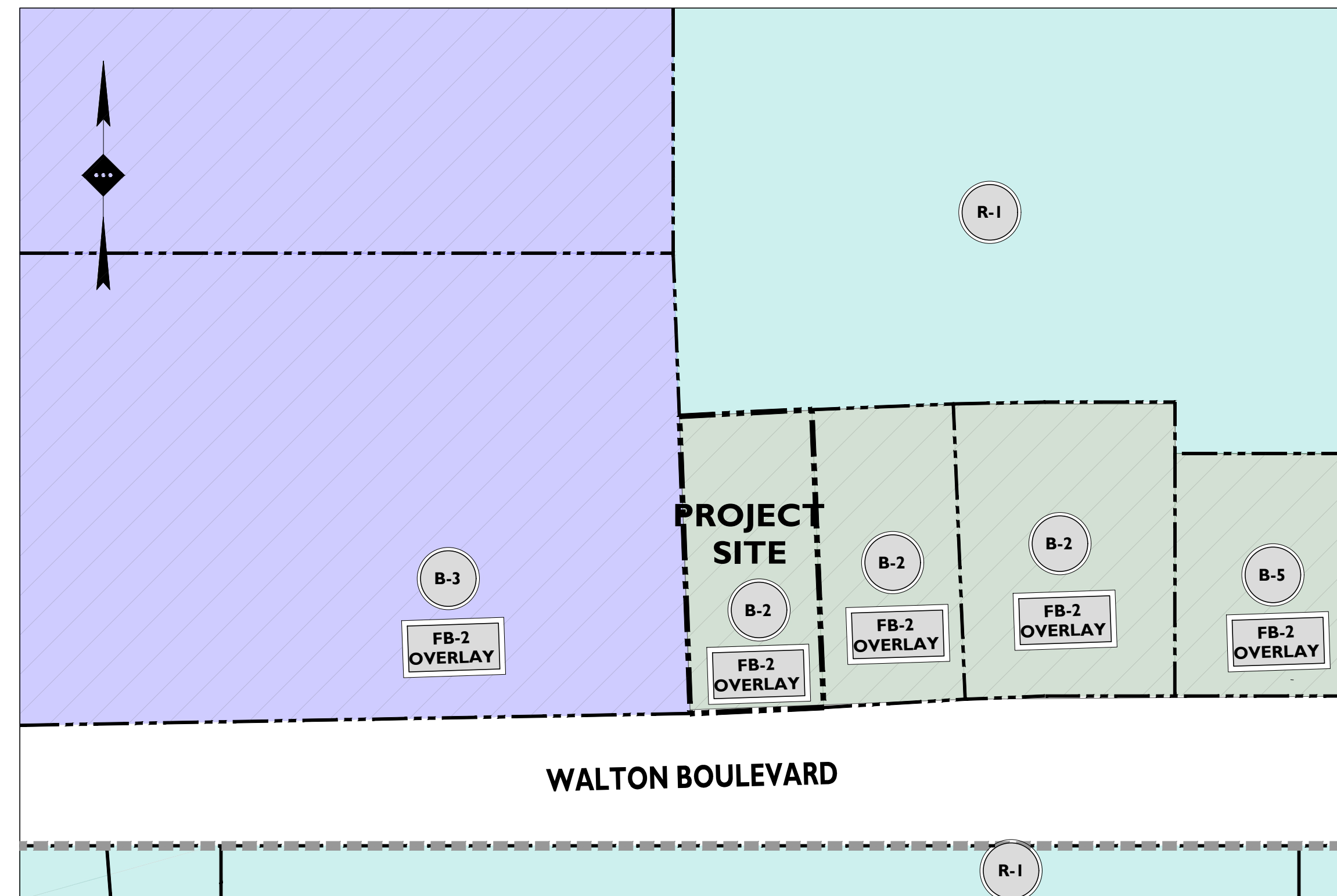
VERUS DEVELOPMENT GROUP
36400 WOODWARD AVE, SUITE 240
BLOOMFIELD HILLS, MI 48304
248-342-5109
FRANK.ARCORIO@VERUSDG.COM

ARCHITECT

SERRA-MARKO & ASSOCIATES INC
184 E BIG BEAVER ROAD, SUITE 106
TROY, MI 48063
248-457-6903

Approved with full access as previously shown not a RI/O as presented here. There are still the potential conflicts regarding the AM peak left turn movements during school arrival time with the proposed Starbucks morning traffic.

See sheet C-3 for further rationale for the full access driveway.



SOURCE: CITY OF ROCHESTER HILLS ZONING MAP

ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/INSPS SURVEY OBTAINED FROM KEM-TEC, DATED 12/27/2021
 - ARCHITECTURAL PLANS OBTAINED FROM SERRA-MARKO & ASSOCIATES, DATED 08/20/2021
 - AERIAL MAP REFERENCED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
 - ZONING MAP REFERENCED FROM CITY OF ROCHESTER HILLS ZONING MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Know what's below
Call before you dig.

Include with site plan

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / TOPOGRAPHIC SURVEY	1 OF 1
CITY WATER MAIN STANDARD DETAILS	1 OF 3
CITY WATER MAIN STANDARD DETAILS	2 OF 3
CITY WATER MAIN STANDARD DETAILS	3 OF 3
CITY SANITARY SEWER STANDARD DETAILS	1 OF 2
CITY SANITARY SEWER STANDARD DETAILS	2 OF 2
CITY STORM SYSTEM STANDARD DETAILS	1 OF 1

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
UTILITY PLAN	C-6
FIRE PROTECTION PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
LANDSCAPE PLAN	C-10
TREE REPLACEMENT PLAN	C-11
CONSTRUCTION DETAILS	C-12 TO C-16
SIGHT DISTANCE PLAN	C-17

ISSUE	DATE	BY	DESCRIPTION
7	05/28/2022	JRC / ECH	SUBMISSION FOR SITE PLAN APPROVAL
6	02/09/2022	JRC / ECH	REVISED PER CITY SECOND SITE PLAN REVIEW
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1	07/02/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

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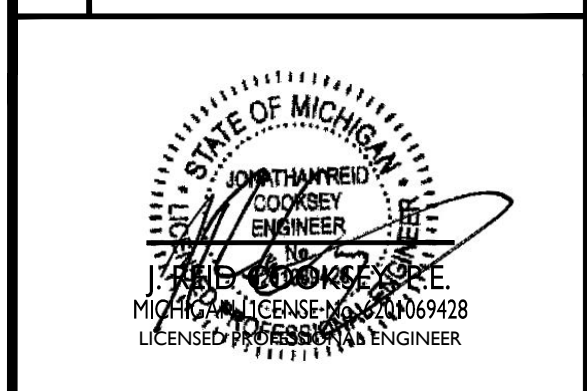
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN



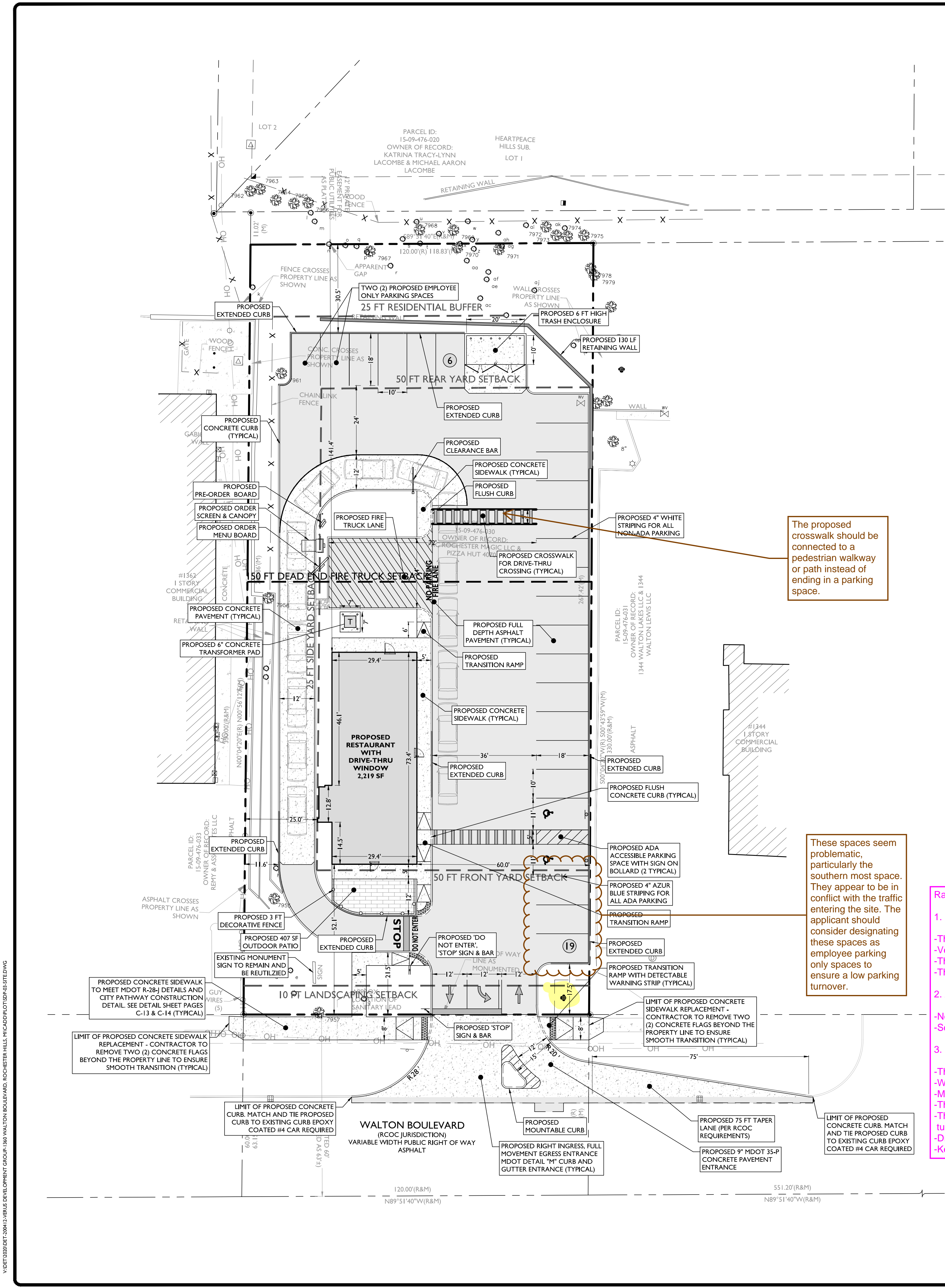
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CITY FILE #21-030 SECTION #9
SCALE: AS SHOWN PROJECT ID: DET-200412

TITLE:
COVER SHEET

DRAWING:
C-1

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



LAND USE AND ZONING

PARCEL ID: 15-09-476-030
GENERAL BUSINESS (B-2) & FLEXIBLE BUSINESS OVERLAY (FB-2)

PROPOSED USE		
ZONING REQUIREMENT	REQUIRED	PROPOSED
RESTAURANT W/ DRIVE-THRU	CONDITIONAL USE	
MINIMUM LOT AREA	N/A	31,868 SF (0.73 AC)
MINIMUM LOT WIDTH	N/A	117.2 FT
MAXIMUM BUILDING HEIGHT	2 STORIES / 30 FT	1 STORY / <30 FT
MINIMUM FRONT YARD SETBACK	50 FT	50.0 FT
MINIMUM SIDE YARD SETBACK (ONE)	0 FT (1)	25.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	50 FT	85.0 FT
MINIMUM REAR YARD SETBACK	50 FT	141.4 FT
MINIMUM RESIDENTIAL LANDSCAPE BUFFER	25 FT	30.5 FT
MINIMUM DRIVE-THRU WINDOW SETBACK	10 FT FROM BUILDING FRONT	14.5 FT
MINIMUM FRONT PARKING SETBACK	10 FT LANDSCAPE BUFFER	17.5 FT

OFF-STREET PARKING REQUIREMENTS

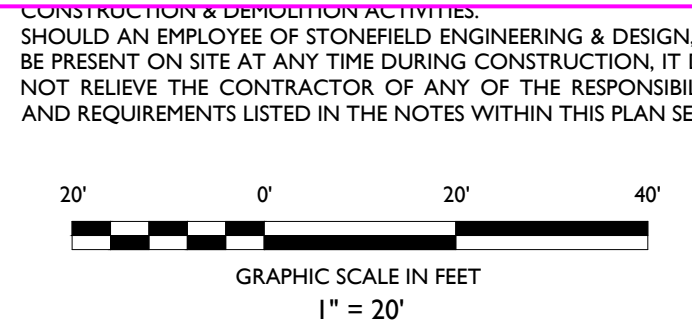
CODE SECTION	REQUIRED	PROPOSED
§ 138-11.204	REQUIRED RESTAURANT PARKING: 1 SPACE PER 2 PERSONS AT MAX OCCUPANCY (50 PERSONS) (1 SPACE / 2 PERSONS) = 25 SPACES	25 SPACES
§ 138-11.204	REQUIRED DRIVE-THRU STACKING: 10 STACKING SPACES	15 SPACES
§ 138-11.302	DIMENSIONAL REQUIREMENTS: 75'-90": 18 FT X 10 FT W/ 24 FT TWO-WAY AISLE	18 FT X 10 FT W/ 24 FT AISLE

SYMBOL DESCRIPTION

---	PROPERTY LINE
- - - - -	SETBACK LINE
- . - . -	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED EXTENDED CURB
=====	PROPOSED FLUSH CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
▭	PROPOSED ASPHALT
○	PROPOSED AREA LIGHT
⌋	PROPOSED BUILDING DOORS
○	PROPOSED HANDRAIL

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING

- Rationale for full access drive option, the following would be the order of suggestions:
- Do not permit this type of heavy drive thru use at this location.
 - The site itself is very narrow and not deep, which is not ideal for a drive thru coffee shop.
 - Vehicles may pack up into Walton Blvd especially if they are not pulling up as far as they can into the drive thru/parking lot.
 - The stacking length is relatively short and only exacerbated the more that drivers don't pull up as far as they can in front of them due to being on cell phones and not paying attention.
 - The drive thru itself does not have a bypass lane so patrons parking to go inside will be competing with backing up vehicles when leaving the dining area.
 - Allow full access drive (assuming option 1 is not feasible)
 - Not ideal due to the high AM peak use that will be competing with AM school traffic at Rochester High School.
 - School and drive thru traffic will be competing for limited CLTL storage length and weaving in and out of the lane to get around staged vehicles.
 - EB Walton Blvd Traffic restricted with NO Lefts into the Driveway Approach
 - The compliance rate for EB motorists to adhere to the NO Left turn to enter the site could be low.
 - Would probably need a very low profile curb & gutter raised island to allow emergency vehicles easy access in and out of the site, which makes it more enticing to simply drive over it.
 - Maintaining a high compliance rate will only be as good as OCSO ability to provide the necessary resources for adequate enforcement.
 - This would be the only commercial site in the City that we know of with a single drive approach to have turn movement restrictions. All the others have multiple access points.
 - This may place an undue burden on Wendy's. Drivers that do comply with the turning restriction will most likely just head EB on Walton Blvd and turn into Wendy's only to do a U-Turn to then head back west onto Walton Blvd to get to Starbucks.
 - Drivers that are coming from the east are unlikely to drive head east past the dual lane x-over at Livernois Rd to then head back west onto Walton Blvd.
 - Keep in mind that this site only has 1 access entrance where the other locations with the pork-chops islands have multiple options for ingress/egress.



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NOT APPROVED FOR CONSTRUCTION

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1360 WALTON BLVD

PROPOSED STARBUCKS

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1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
COURT REPORTER
JAMES M. HARRIS
LICENSED PROFESSIONAL ENGINEER

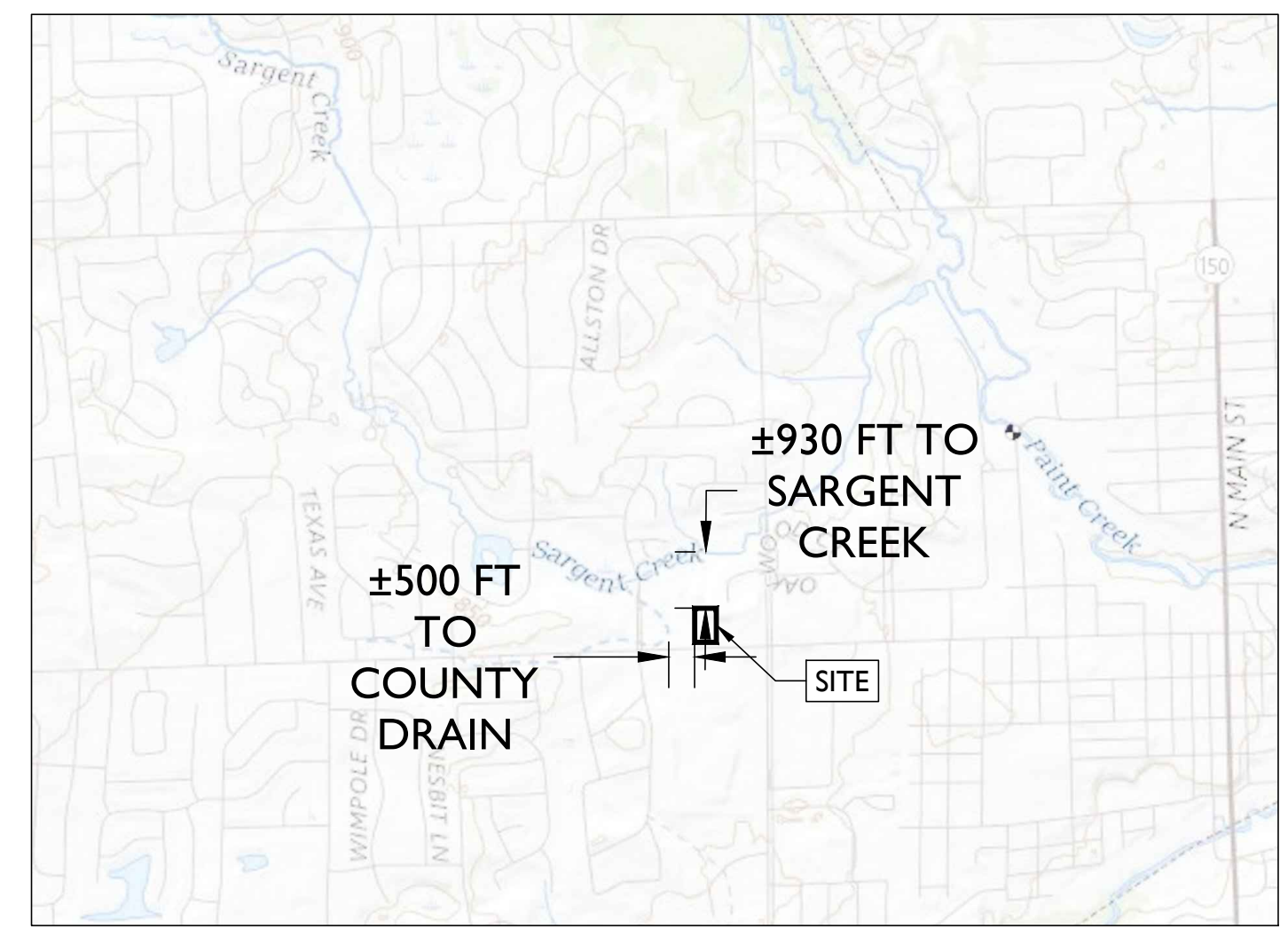
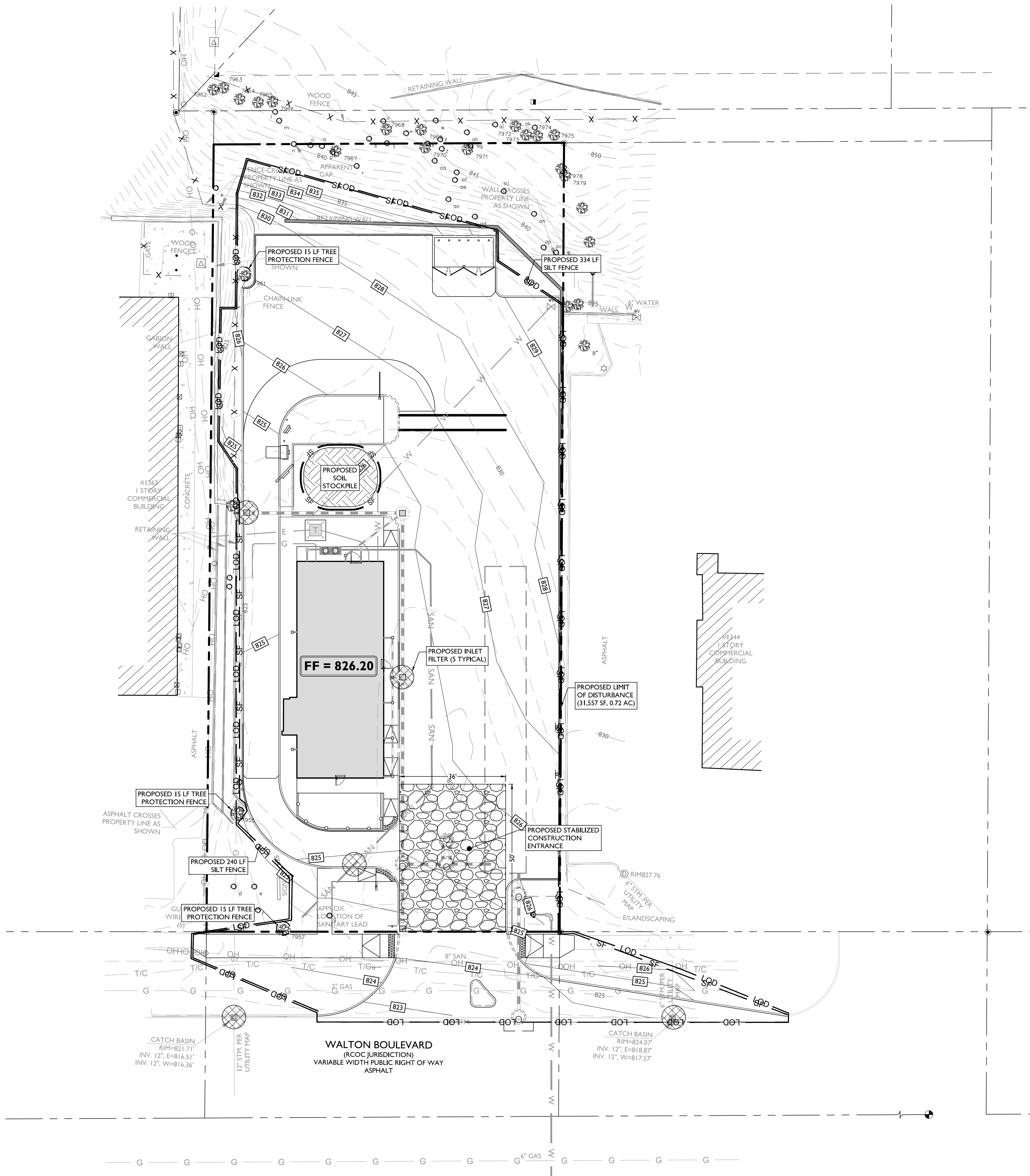
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CITY FILE #21-030 SECTION #9
SCALE: 1" = 20' PROJECT ID: DET-200412

TITLE:
SITE PLAN

DRAWING:
C-3

V:\072000\DET-200412\DEVELOPMENT\0001\1360 WALTON BOULEVARD, ROCHESTER HILLS, MICHIGAN\DET-200412-030.DWG



SOURCE: USGS NATIONAL MAPPING SYSTEM
LOCATION MAP
 SCALE: 1" = 2,000'±

LEGAL DESCRIPTION:
 THE LAND IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN
 TOWN 3 NORTH, RANGE 11 EAST, SECTION 9, PART OF SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 551.20 FEET FROM SOUTHEAST SECTION CORNER, THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 120 FEET, THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST 330 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 120 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST 330 FEET TO BEGINNING, EXCEPT SOUTH 60 FEET IN ROAD.

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
---	LOD
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED INLET PROTECTION FILTER

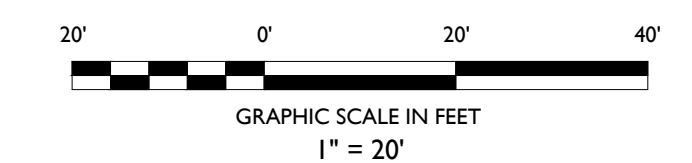
SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	S9 - URBAN LAND
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	N/A
DEPTH TO RESTRICTIVE LAYER	N/A
SOIL PERMEABILITY	N/A
DEPTH TO WATER TABLE	N/A

- SEQUENCE OF CONSTRUCTION**
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (2 DAYS).
 2. ROUGH GRADING AND TEMPORARY SEEDING (20 DAYS).
 3. EXCAVATE AND INSTALL DRAINAGE PIPING, AND INLETS (20 DAYS).
 4. INSTALL INLET FILTERS (1 DAY).
 5. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (90 DAYS).
 6. CONSTRUCT RIGHT OF WAY IMPROVEMENTS (2 DAYS).
 7. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 8. REMOVE SOIL EROSION MEASURES (1 DAY).
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.



Know what's below
 Call before you dig.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



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 DRAWING:
C-9