



November 15, 2021

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Dear Jennifer,

As per instructions please find a summary of the responses to staff comments for the site plan review of the proposed Rochester Hills Biggby Coffee BCubed Drive-thru. Revisions have been made to the included drawing set titled Site Plan Rochester Hills MI Rochester Road dated September 15, 2021.

Page: [1] C100 COVER SHEET

Comment: Environmental Impact Statement required.

Response: Attached

Comment: 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.

Response: Completed, photo attached

Comment: Legal description of the property must be provided

Response: Added

T3N, R11E, SEC 35 PART OF NW 1/4 BEG AT PT DIST N 87-47-36 E 506.61 FT FROM NW SEC COR, TH N 87-47-36E 742.59 FT, TH S 02-12-26 E 151 FT, TH N 87-47-36 E 176.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 179.50 FT, TH S 59-58-03 E 65 FT, TH S 30-02-02 W 180.94 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-46-36 W 206.76 FT, TH S 87-45-48 W 211.98 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 16.88 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-36 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.66 FT, TH N 02-00-59 W 24 FT, TH N 87-59-01 E 43.14 FT, TH ALG



CURVE TO LEFT, RAD 14.50 FT, CHORD BEARS N 42-55-13 E 20.53 FT, DIST OF 22.81 FT, TH N 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.64 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 W 74.28 FT, TH S 89-36-52 W 110.84 FT, TH S 00-23-08 E 30.06 FT, TH S 89-36-52 W 62.56 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.64 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-18-58 E 39.86 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 39-37-49 E 248.13 FT, DIST OF 271.63 FT, TH N 02-12-24 W 126 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 56.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A

Comment: A list of all construction codes that will be applicable to the project at the time of application for building permit.

Response: Applicable State Codes

- *Plumbing: 2015 Michigan Plumbing Code*
- *Electrical: 2017 Michigan Electrical Code*
- *Mechanical: 2015 Michigan Mechanical Code*
- *Building: 2015 Michigan Building Code*

Comment: Indicate if/ or if no automatic sprinkler system will be provided.

Response: No automatic sprinkler system.

Comment: 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.

Response: LIP w/estimate will be submitted upon site plan approval.



Comment: City File #21-022 Section #35 in the lower right-hand corner of each sheet

Response: Drawing set updated to include reference as requested.

Page: [2] C101 SITE PLAN

Comment: There are several areas of concern for pedestrian crossings and access. Provide a safe and clearly marked area(s) for pedestrian circulation on the site.

Response: Crosswalks added

Comment: Is this area intended for outdoor seating? If so, it should be indicated as such or the use of this paved area should be identified.

Response: Seating area indicated

Comment: Barrier free spaces must be 11 ft. in width with a 5 ft. access aisle.

Response: Revised and dimensions added

Comment: Duplicate this sheet, label the sheet Fire Protection Plan, and provide the following comments in a box titled "Fire Department Notes"

- A Knox Key system shall be installed in a location approved by the Fire Code Official. Ordering information is available from the Knox Company at www.knoxbox.com - IFC 2006 sec. 1028.2
- Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14
- Open Burning is not permitted, including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and / or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines - Fire Prevention Ordinance Chapter 58, sec. 307.6.2 & 307.6.2.3 (Mortar permit can be applied for online)

Response: Page C107 Added with requested Fire Department Notes

Comment: A minimum of 1,500 GPM fire flow is required for this building. Provide documentation that a fire flow of 1,500 GPM can be provided. Flow test information can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.

Response: fire flow test attached

Comment: Include existing DTE easement, L.47234 P.399

Response: Easement added



Comment: Include existing water main easement

Response: Found no evidence easement exists

Comment: Provide parking breakdown for existing Meijer to confirm the removal of spaces will not create any nonconformity with the ordinance.

Response: Parking count and reduction shown on cover sheet

Comment: Clearly show and label proposed property lines and setbacks so that required setbacks can be confirmed.

Response: Existing property lines shown on plan. There are no new property lines proposed as subject area is leased.

Page: [4] C103 SITE UTILITY PLAN

Comment: 72 hours

Response: Revised

Comment: Relocate note

Response: Note moved

Comment: Show the stop box 5 feet off the building

Response: Stop box added

Comment: Revise to K soft copper or SDR-9 poly pipe 200 psi

Response: Material designation revised

Comment: Why a force main with grinder pump instead of a directional drill gravity sanitary sewer lead?

Response: The building is equipped with a Liberty pump serving as a force main as part of the surface mounted plumbing for the manufactured unit.

Comment: Utilizing an existing sanitary sewer stub. The City of Rochester Hills highly recommends video inspecting to verify it is in goodworking order prior to connecting to the lead. The lead is private and the responsibility of the developer/contractor.

Response: Note regarding video inspection added



Comment: Provide a sanitary sewer basis of design utilizing 2.44 people per REU

Response: REU calculation provided

Comment: Provide an existing to proposed impervious/pervious calculation. Depending on how much impervious area is being added will determine if any other storm sewer improvements are necessary.

Response: Calculation, reduction in impervious area indicated

Page: [5] C104 SITE GRADING PLAN

Comment: Please provide spot elevations at all corners of sidewalk/ramp. If this is a ramp and the rise exceeds 6", handrails shall be indicated.

Response: Spot elevations provided; rise is less than 6"

Comment: This line represents the "Finished Surface" but also appears to point to the top of curb. This area needs to provide an accessible route to the employee entrance. Will a portion of the curb be removed? This shall be a **curb ramp with flared sides**.

Response: Revised to clarify intent of curb ramp

Comment: Provide spot elevations at the 4 corners of the parking space and access aisle.

Response: Spot elevations provided

Comment: This change in elevation shall be indicated on this site plan review and not designed in the future as noted per detail 4, "Rear Elevation" on Sheet G-001.

Response: Note on G-001 revised. Please note as indicated on the sheet. This sheet is intended to give a general overview of the design and configuration of the building and provide commonly requested details. To review full structural, mechanical, plumbing, and electrical details please see state approved plans and permits.

Comment: Where does the curb stop? Indicate the new curb ramp extending to the existing pavement or indicate a spot elevation at the existing pavement showing no elevation change.

Response: Revised to clarify intent of curb ramp



Page: [7] C106 Demo Plan - Layout1

Comment: Show tree protection fencing for preserved trees near curb cuts / construction

Response: Tree protection added

Comment: Add Note/Table showing:

Regulated trees removed (6" or greater) = 1
Regulated trees preserved (6" or greater) = 4
Required replacements = 1 tree (2")

Response: Note/Table added

Page: [8] L101 Landscape Plan - Layout1

Comment:

1. *A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes must be provided.*
2. *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 should be included on the plans.*
3. *Site maintenance notes listed in Section 138-12.109 of the Zoning Ordinance should be included on the plans.*
4. *A note stating, "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscaping plantings." should be included on the plans.*

Response: A cost estimate added irrigation notes added maintenance notes added note regarding performance bond added

Comment: Add additional planters near the building foundation

Response: This area is intentionally reserved for required deliveries to minimize impact on traffic patterns.

Comment: A more natural stone or brick appearance should be chosen for the EnduraWal portions of the structure to complement the existing Culver's building nearby.

Response: Per the pre-application process discussion it was understood that the Dryvit, Wormtail finish concrete EnduraWal material is acceptable. Specification sheets are included.



Comment: Coordinate with the information noted on the Grading Plan, Sheet C104.

Response: note revised

Comment: Manufacturer's specifications should be provided for all proposed exterior lighting. Max. wattage and mounting height should be indicated for all proposed exterior lighting. Areas greater than 10.0-foot candles must be adjusted to 10-foot candles or less.

Response: New Photometric Sheet has been incorporated into the set and manufacturers cut sheets are attached.

Thank you for your review and approval of this project.

Respectfully,

Tonia M. Olson
Director of Project Siting