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July 19, 2011

Mr. Edward Anzek, AICP
City of Rochester Hills Planning Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Proposed Tim Horton's
City file No. 11-002

Dear Mr. Anzek,

Please find attached five (5) complete sets of revised site plans for this project. The plans have been revised per staff review comments included in your June 13, 2011 correspondence. In response to those comments, we offer the following:

Assessing Department

A land division package has been submitted for approval by the owner.

Building Department

1. The Building Code reference on Sheet SP-1 has been revised to 2009.
2. The correct building square footage is 1,953 s.f. and is reflected on Sheets SP-1 and SP-3.

Public Services (Jason Boughton)

1. The proposed storm sewer and sanitary sewer crossing that was less than 45° has been eliminated. See Sheet SP-3.
2. The existing watermain and storm sewer on the parcel to the south of the site is shown per the record plans provided to us by your office. A proposed 10' wide watermain easement along the south property line and extending to the west to Adams Road is being provided by the owner should the owner of the parcel to the south choose to extend his watermain and connect it to the Adams Road system. It is the Developer's opinion that extending the watermain to Adams Road is of no benefit to him and the cost of doing so is not feasible.

Since the layout of the site has been reconfigured, there is no need to provide retaining walls near the south property line. Therefore, the Developer is choosing to not pursue a grading easement from the parcel owner to the south to fill in the low area along the property line. The proposed grading activity is reducing the amount of runoff into the low area and subsequently into the retention basin on the parcel to the south. Because of

this there should not be any adverse affects on the existing retention basin or storm sewer system.

3. The City file number 11-002 is on all sheets in the lower right corner.
4. In lieu of relocating the proposed sanitary sewer to the south property line (it is already permitted in its' proposed location), a stub out of the westerly manhole to the south property line is proposed for a future connection from the parcel to the south.
5. The required site distance of 530' is shown on Sheet SP-1.
6. Adams Road is under the jurisdiction of the Road Commission for Oakland County. Plans showing the proposed driveway locations have been submitted and approved by the Road Commission. Copies of the approval letters are attached.
7. The Road Commission has approved the driveway locations per their standards.
8. All vegetation has been relocated outside of the sight vision area.
9. The Developer is choosing to not install the ADA ramp and signalization from the pathway to Forester Boulevard. Since there is no walk or pathway along Forester it is not feasible to install these items at this time.
10. The City's fire truck turning template is shown on Sheet SP-1. The truck will be able to navigate around the entire building.

Parks and Forestry

No comments were given.

Public Servies (Michael Taunt)

1. Note #26 on Sheet SP-1 has been revised to a parcel split and purchase.
2. The storm water maintenance agreement will be between the City and both Tim Horton's and Adams Marketplace, LLC since the storm sewer crosses both parcels to the shared detention basin.
3. See Sheet SP-2. The benchmarks are in NAVD 29 datum and are established from a bench loop by Zeimet-Wozniak in 1990 from established FEMA benchmarks.
4. The existing watermain easement shall be vacated and is noted on Sheets SP-1 and SP-3.

Planning and Development (Sandi DiSipio)

No comments were given.

Planning and Development (Jim Breuckman)

1. Circulation and loading (See Sheet SP-1)
 - a. A drive-through bypass lane has been added.
 - b. The loading zone has been relocated to the bypass lane.
 - c. The dumpster has been added to the easterly end of the bypass lane.
 - d. There was not a need to relocate the building to the north.
2. Parking (See Sheet SP-1)
 - a. The proposed parking calculations have been revised. There are 23 spaces required.
 - b. The restaurant has 26 seats. The site proposes to have 27 parking spaces or which 2 are barrier free.
 - c. The east parking area has been removed. The Developer does not feel any additional parking is needed at this time.
3. Since the rear façade (west side of building) is the service entrance, the Owner is proposing to use screening landscape in the open area on the west side of the building

in lieu of adding additional building treatments. Please see the Landscape plan, Sheet L-1, for details.

4. Landscape and Screening (See Sheet L-1)
 - a. The frontage landscaping has been clustered to the western end of the property. The perimeter parking lot landscaping requirements cannot be met due to the sight vision requirements.
 - b. The parking lot landscape requirements have been revised to meet current ordinance standards.
 - c. The stormwater management plantings have been revised to meet current ordinance standards.

5. The exterior lighting has been revised to the new sight configuration. Please see the photometric plan for new intensity calculations.

Water Resources Commissioner

1. The stormwater discharge from the proposed detention basin to the existing storm sewer in Adams Road is restricted to 0.2 cfs/acre. See the calculations on Sheet Sp-5. Please note that the tap to the existing catch basin has been approved by the Road Commission for Oakland County. A copy of the approval letter is enclosed.
2. The proposed sanitary sewer is already under a permit from the MDEQ with the exception of the newly proposed stub to the parcel south of this site. During final engineering review either a new permit for the stub will be applied for or an amendment of the existing permit shall be requested, whichever is the City's preference.
3. During final engineering review, a permit for Soil Erosion Control shall be applied for.

Fire Department

1. Fire flow tests have been performed by the City. Results are enclosed.

If you have any further questions or comments, please contact us. Thank you for your assistance with this project.

Sincerely,



Shawn R. Blaszczyk, PE

Pc: Mark Kellenberger, Tim Horton's
Gary Cooper, Grand/Sakwa

J:/11108 Letter1