

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

OWNER / APPLICANT

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

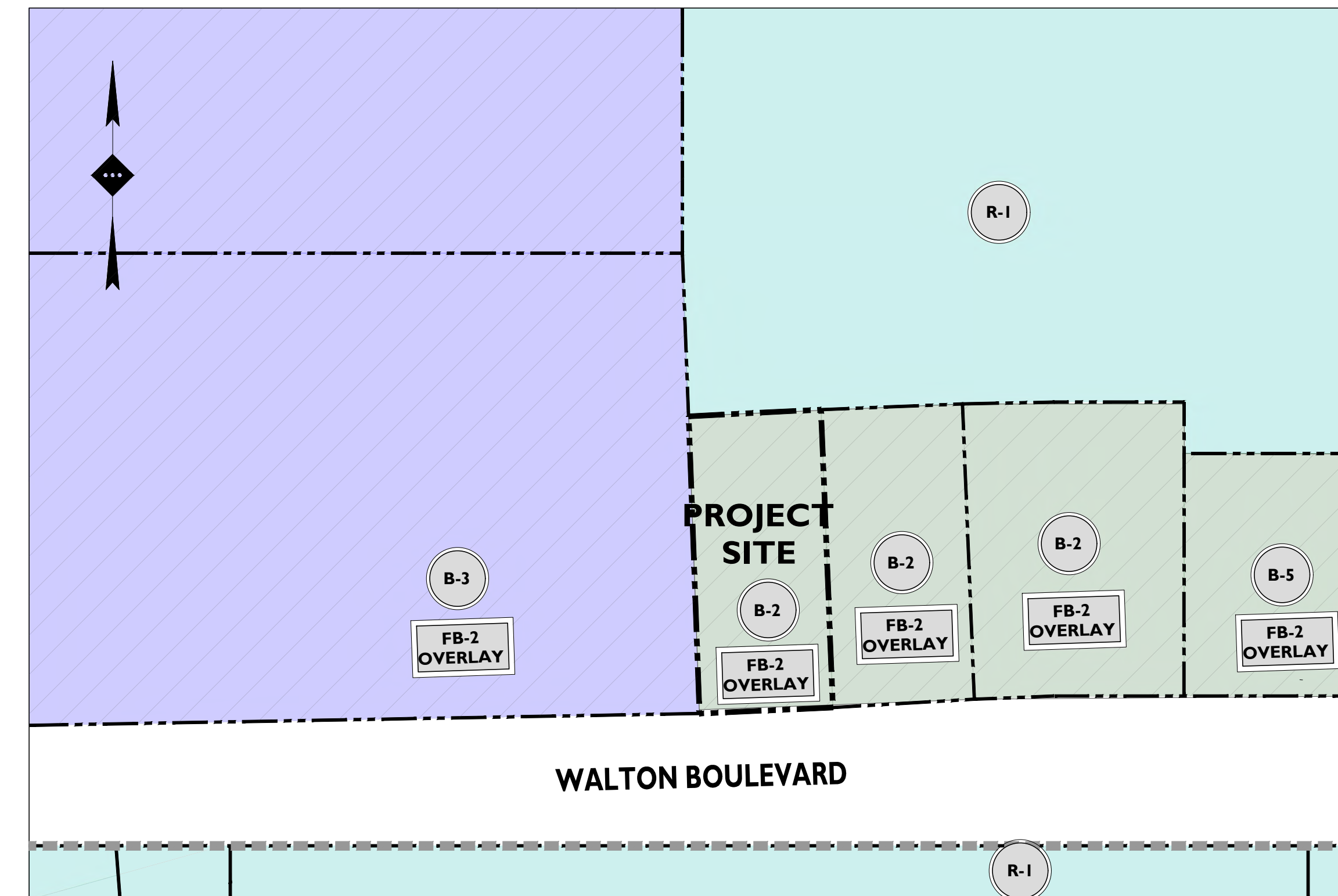
ARCHITECT

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

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.		

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
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1	07/02/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

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SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

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

STATE OF MICHIGAN
COUNTY ENGINEER
LICENSED PROFESSIONAL ENGINEER

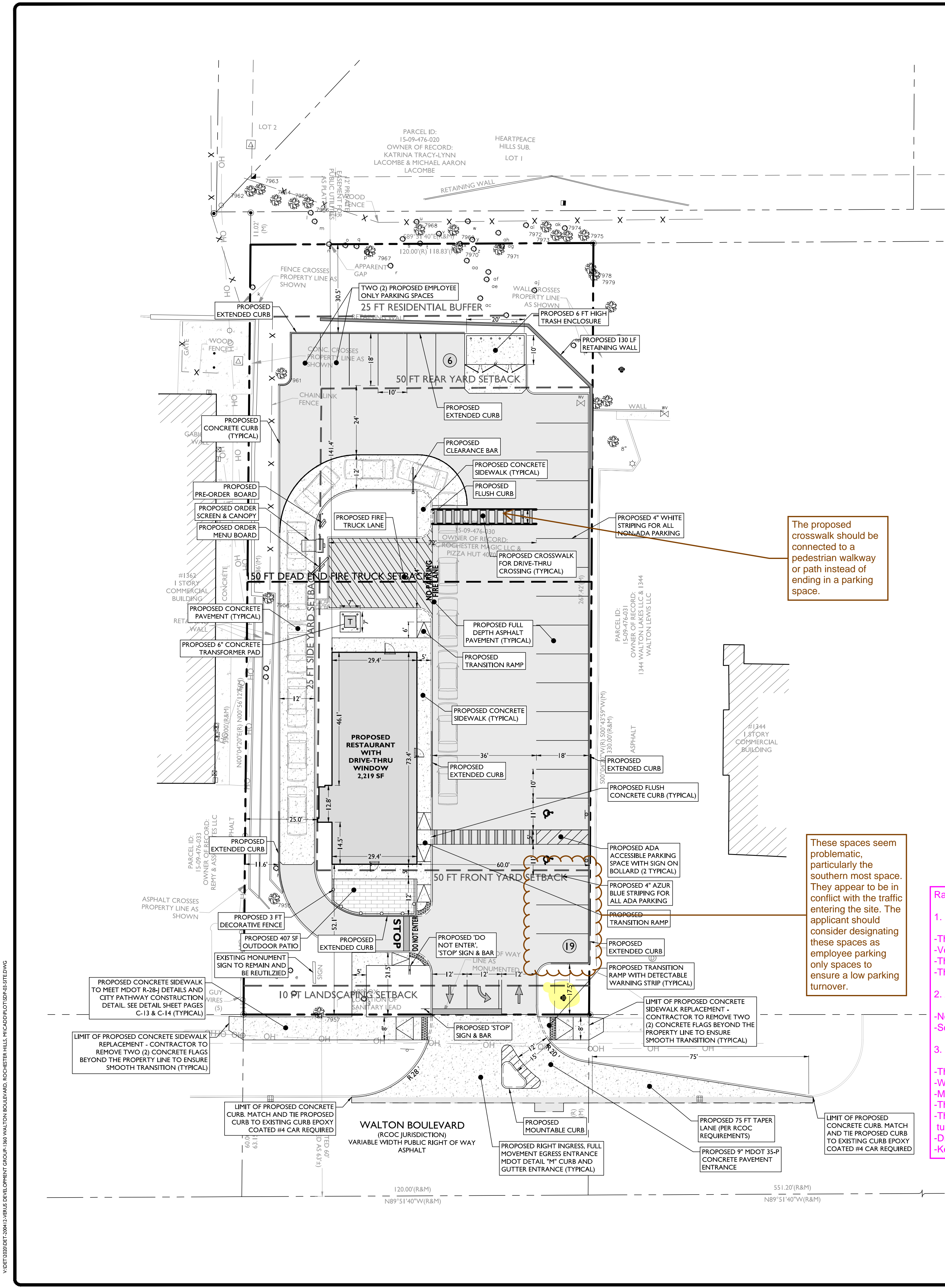
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CITY FILE #21-030 SECTION #9
SCALE: AS SHOWN PROJECT ID: DET-200412

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)

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

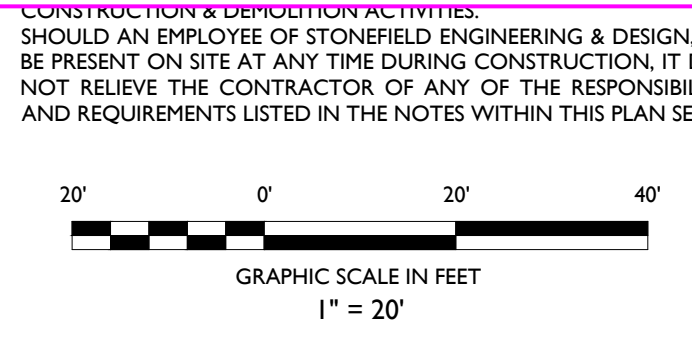
CODE SECTION	REQUIRED	PROPOSED
§ 138-11.204	REQUIRED RESTAURANT PARKING: 1 SPACE PER 2 PERSONS AT MAX OCCUPANCY (50 PERSONS) (1 SPACE / 2 PERSONS) = 25 SPACES	25 SPACES
§ 138-11.204	REQUIRED DRIVE-THRU STACKING: 10 STACKING SPACES	15 SPACES
§ 138-11.302	DIMENSIONAL REQUIREMENTS: 75'-90": 18 FT X 10 FT 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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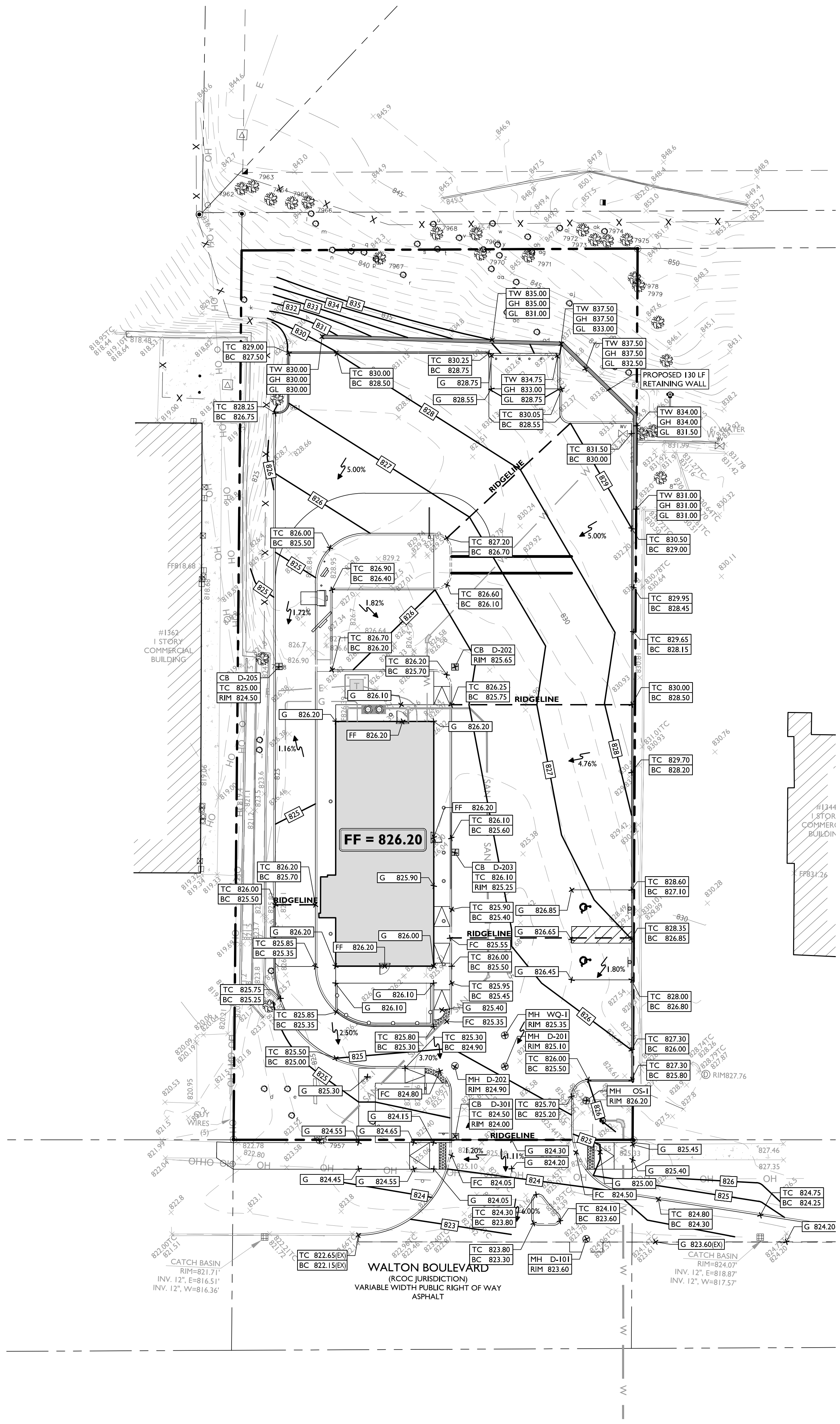
PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

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

TITLE:
SITE PLAN

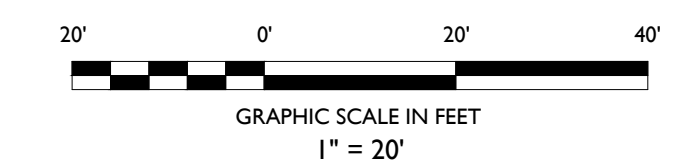
DRAWING:
C-3



SYMBOL	DESCRIPTION
---	PROPERTY LINE
—100—	PROPOSED GRADING CONTOUR
—RIDGE LINE—	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X — G 100.00	PROPOSED GRADE SPOT SHOT
X — TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X — FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X — TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP; AT ACCESSIBLE BUILDING ENTRANCES; AT AN AREA IN FRONT OF A WALK-UP ATM; AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ¼ INCH.



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STARBUCKS logo

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OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
MICHIGAN PROFESSIONAL ENGINEER
JAMES M. STONEFIELD
LICENSE # 160142

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

TITLE:
GRADING PLAN

DRAWING:
C-4

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