



July 18, 2023

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

Re: Auburn Road Clean Express Car Wash Site Plan Review #3

Dear Mrs. McDonald,

The Mannik Smith Group has revised the comments of the Site Plan for the Auburn Road Express Wash. We have the following responses:

C000 - Cover Sheet

1. The site data table was updated to account for the change in zoning per the city comments. The zoning updates posted on the website show a 50' front and rear setback required for CB, however the comments say to list 75'. Please clarify.
2. Basis of bearings added to sheet C000.
3. The required signage for public hearing will be posted by 7/31/2023.

C100 - Existing Conditions

1. If Benchmark #2 does not suffice for this submittal. An additional benchmark can be picked up prior to construction review
2. Basis of bearings added to sheet C000.

C101 - Demolition Plan

1. Contractor will obtain required demolition permits prior to start of work.

C200 - Site Plan

1. Front and Rear Setback labels revised per city comments.
2. Site plan modified to provide 10' greenbelt along east property line. Grading and storm calculations have been update accordingly.
3. Stop sign added in conjunction with directional signage at barrier island per city comment.
4. Southeast corner of site modified per city comments to add island area to help direct traffic.

C300 - Grading Plan

1. Additional grading detail added to sheet C301 to indicate how water will drain along west building face.

C301 - Detailed Grading Plan

1. Additional grading detail added to curb ramps including spot elevations and slope labels.
2. Additional grading detail added to indicate how water will drain along west building face.

C400 - Utility Plan

TECHNICAL SKILL.
CREATIVE SPIRIT.

- Proposed water main easement label removed.

C401 - Stormwater Management Plan

- Runoff coefficient updated per city comment.

L100 – L101 - Landscape Plan and Details

- Plans to be updated to comply with all landscape comments.
- Please provide clarification on the below comment regarding perimeter parking lot landscaping.

8 regulated trees are shown to be removed on C100. 8 replacement trees will be required or payment into tree fund if there is not room on site.

required buffer/ landscape trees do not count towards replacement requirements.

C100 will be updated

Perimeter parking lot landscaping required in addition to street/right of way planting requirements.

Text will be added into table to detail perimeter parking lot landscaping required and provided. Does that fulfill this comment?

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
ROCHESTER HILLS CODE OF ORDINANCES – CHAPTER 126	
126-307 TREES BEING REMOVED MUST BE REPLACED ON A ONE-FOR-ONE BASIS. DECIDUOUS REPLACEMENT TREES MUST MEASURE 2" IN DIAMETER OR GREATER. 2 EXISTING TREES REMOVED.	2 REPLACEMENT TREES PROVIDED BY MUL PA.
ROCHESTER HILLS ZONING ORDINANCE – ARTICLE 12	
138-12.300 A TYPE A BUFFER YARD IS REQUIRED BETWEEN (B-2 AND B-3 PARCELS, 1.5 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAL FEET. 197 LINEAL FEET = 1.5 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS ARE REQUIRED ALONG THE WEST PROPERTY LINE. A TYPE B BUFFER YARD IS REQUIRED BETWEEN (B-3 AND B-5 PARCELS, 2 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES, 2 EVERGREEN TREES, AND 4 SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAL FEET. 362 LINEAL FEET = 6 DECIDUOUS TREES, 5 ORNAMENTAL TREES, 6 EVERGREEN TREES, AND 12 SHRUBS ARE REQUIRED ALONG THE EAST PROPERTY LINE.	FOR THE WEST PROPERTY LINE: 4 EXISTING DECIDUOUS TREES PROVIDED; 1 PROPOSED EVERGREEN TREE AND 5 PROPOSED SHRUBS PROVIDED. FOR THE EAST PROPERTY LINE: 3 EXISTING DECIDUOUS TREES, 3 PROPOSED DECIDUOUS TREES, 6 EVERGREEN TREES, 5 ORNAMENTAL TREES, AND 37 SHRUBS PROVIDED.
138-12.301.2 TERMINAL LANDSCAPE ISLANDS SHALL BE PROVIDED AT THE END OF EACH ROW OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE A MINIMUM OF 1 SHADE TREE.	2 TERMINAL LANDSCAPE ISLANDS PROVIDED.
138-12.304 STREET TREE PLANTINGS SHALL BE REQUIRED FOR ALL DEVELOPMENT PROJECTS ADJACENT TO OR ALONG THE MARGINS OF STREET RIGHTS-OF-WAY. STREET TREES SHALL CONSIST OF DECIDUOUS SHADE TREES PLANTED AT A MINIMUM CONCENTRATION OF 1 STREET TREE PER 30 LINEAL FEET OF RIGHT-OF-WAY. 1 ORNAMENTAL TREE IS REQUIRED FOR EVERY 60 LINEAL FEET. LINEAR FEET OF RIGHT-OF-WAY FRONTAGE: 115' 4 DECIDUOUS SHADE TREES AND 2 ORNAMENTAL TREES ARE REQUIRED.	4 DECIDUOUS TREES AND 2 ORNAMENTAL TREES PROVIDED ALONG RIGHT-OF-WAY.

CAPE PLANT LIST

PLANT ID	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
1	1	PLANT ID	PLANT ID	1"	PLANT ID	ORNAMENTAL TREE

A1-1 Floor Plan

Response to comment on window area based on MBC 2015:

Table 601: 0hr rating required for Exterior Walls in Construction Type 5B

Table 602: 0 Hour Rating for walls between 10' and 30' from the property line.

705.8.1 Allowable Area of Openings

The maximum [area](#) of unprotected and protected openings permitted in an [exterior wall](#) in any [story](#) of a building shall not exceed the percentages specified in Table 705.8.

Exceptions:

- In other than [Group H occupancies](#), unlimited unprotected openings are permitted in the first [story above grade plane](#) either:
 - Where the [wall](#) faces a street and has a [fire separation distance](#) of more than 15 feet (4572 mm);
 - or

2. Where the [wall](#) faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public [use](#), shall be not less than 30 feet (9144 mm) in width and shall have access from a street by a posted [fire lane](#) in accordance with the *fire code*.
2. Buildings whose exterior bearing [walls](#), exterior nonbearing [walls](#) and exterior [primary structural frame](#) are not required to be [fire-resistance](#) rated shall be permitted to have unlimited unprotected openings.
3. The grading plan (C300-C301) provides grading and flush conditions for pedestrian access to the east entry.

A2-1 & A6-1 Elevations and Details

1. Revised elevations and details per city comment provided.

Lighting Plan

1. Plan to be revised addressing city comments and comply with current lighting code.

If you have any questions or comments, please contact me directly.

Sincerely,

Kyle Wrentmore, PE
Project Manager