



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

PLANNING COMMISSON REGULAR MEETING AGENDA

Chair Richard Kendziuk
Vice Chair & Council Member Christian Hauser
Mayor Debbie Jones
Members: Daniel Bachmann, David Berletich, Jenna Campbell,
David Hardin, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	July 6, 2026	7:00 PM
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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes
 - A. Consideration of the Minutes of the Regular Meeting of June 1, 2026.
5. Public Hearings
 - A. Notice of Public Hearing: 265 E 2nd St: Site Plan Review for Facade Modification.
 - B. Notice of Public Hearing: 419 S. Main: Request for Payment in Lieu of Parking. Request to Set a Public Hearing.
6. Considerations:
 - A. Consideration of 118 W. Third St: Site Plan Review & Special Exception for Upper Story Residential. Request to Set Public Hearing.
 - B. Consideration of 134 S. Main St: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

- C. Consideration of 139 Romeo: Site Plan Review & Special Exception Related to Parking. Request to Set Public Hearing.
- D. Consideration of 530 Pine St: Site Plan Review. Request to Set Public Hearing.
- 7. Miscellaneous
 - A. Election of 2026-2027 Planning Commission Officers
 - B. Bylaw Amendments Update
 - C. Training and Onboarding Update
 - D. Zoning Ordinance Revisions Update
- 8. Public Comment
- 9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



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Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's [YouTube](https://www.youtube.com/channel/UCv8v8v8v8v8v8v8v8v8v8v8) and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)
- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: bdannunzio@rochestermi.org)
- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 826 8188 8497** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.
- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: <https://us02web.zoom.us/j/82681888497> (Downloading Zoom is required.)
- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments.**

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on June 1, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
Dan Bachmann, Commissioner
Jenna Campbell, Commissioner
David Hardin, Commissioner
Laura Murphy, Commissioner

ABSENT: Debbie Jones, Mayor
Christian Hauser, Vice Chairman
David Berletich, Commissioner
Matt Stone, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
Lori Morgan, McKenna Planner
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Building and Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Kendziuk led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public online or in person that wished to be heard.

Commissioner Jenna Campbell introduced herself and gave an overview of her background.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of May 4, 2026.

MOTION by Murphy supported by Campbell to approve the minutes of May 4, 2026.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

5. PUBLIC HEARINGS

A. Public Hearing of 326 Albertson St: Site Plan and Special Project Review

Lori from McKenna gave an overview of the project. The plans propose a health and physical fitness center on the site. The facility will include a training study/performance lab and longevity programming/recovery suites. The operation of the business will be appointment based.

The applicant appeared before the Planning Commission for a preliminary hearing on May 4, 2026, during which feedback was provided, and the project was set for a public hearing. An evaluation of the project for a "sustainability score" is included in the packet. This evaluation has been provided to document consistency with the prescribed Special Project review process. The review has provided explanation of the criteria in relation to this project.

Given that the business will be by appointment only, between the hours of 5:00AM and 6:30PM on weekdays, and 8:00AM to 1:00PM on Saturdays, it is expected that the traffic impact of the proposed project will be minimal even at peak hours.

The color palette and materials chosen are consistent with styles seen elsewhere in the DDA. The refuse receptacle is being relocated to the western edge of the site. The landscaping plans preserve the existing tree on the site and add 8 trees, as well as several shrubs to provide additional screening and add to the overall site aesthetic. Proposed lighting is minimal and downward facing.

It is recommend that the Planning Commission recommend to the City Council consideration of special project approval for GH Longevity at 322-326 Albertson Street with the following condition.

1. All parcels of land within the project area must be combined into a single tax parcel ID.

The applicants Tara and Dr. Thomas Nabity were present and went over their proposal that was presented at the May 4, 2026, Meeting.

The Public Hearing was opened at 7:26 p.m.

Margaret Mountain of 160 Albertson read a letter from the Gamage's at 333 Griggs who could not attend and had concerns.

Ann Wing of 318 Griggs had safety concerns of the children in the area. Inquired if the city has looked into greenspace and looked into cleaning up the site that is beneficial to the community.

Margaret Mountain of 160 Albertson had concerns of the traffic impact. Concerns also of the gym sessions proposed. Would like to see a time schedule for the location on the business plan. Would like clarification on several items.

Jane Pitchford of 177 Albertson agreed with Margaret and felt information was lacking. Traffic was also a concern along with increased business hours.

Sandy and Carlos Montes of 332 Griggs inquired if a traffic study has been done. Carlos had safety concerns and inquired why stop signs were not placed in the area. The daycare brings in traffic and speeding.

Bill Larosa of 128 Drace would hope residents in the area would use the business and walk to the property. A wellness center would be a positive business for the area.

Lauren Coleman of 337 Griggs spoke her property abuts the proposal. Lauren has same concerns as previously reference and was concerned about the gym concept.

Jeff Russell of 345 Lysander is the current owner of Albertson property. The environmental information was passed along to the city years ago. The proposal is a better fit than an industrial use.

There was no public online that wished to speak

The Public Hearing was closed at 8:05 p.m.

Discussion ensued on a traffic study of the area. The police department has not received a request for speed in the area but can look into placing a speed trailer in the area. Dr. Thomas addressed some concerns and stated that he would be more than willing to get the answers everyone is seeking and have the opportunity with a full-board present. They are looking to add value to the community and understand the concerns. The orange shed will be used for storage and be updated to look pleasing.

MOTION by Bachmann supported by Murphy to postpone the request until the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

B. Public Hearing of 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station.

Lori from McKenna gave an overview of the project. The site is currently occupied by the existing regulator station- including an existing building, piping, gravel driveway, and gas equipment. The applicant proposes to remove all existing improvements and construct a new 280 sq. ft (14' x 20') steel building, a new driveway with parking, installation of an 8' tall concrete panel wall on 3 sides and an ornamental fence on the street side.

A 14' x 20' structure is proposed on the site. The plans have been updated to indicate the structure's façade will be Nichiha Vintage Brick in the color whitewash to be more consistent with the character of the surrounding neighborhood. The landscaping will be fulfilled by a mixture of drought resistant species. Irrigation will not be provided. Gates are proposed at the front and south side of the site. The front gate will allow primary access to the site, while the 3' wide gate at the side will be used only in case of an emergency. The side gate will be able to open entirely within the property line. One parking space is provided beyond the front gate. The plan proposes a light fixture on the front and rear sides of the building to be operated with a switch.

It is recommended that the Planning Commission grant site approval plan for the Miller and Parkdale Regulator Station at 824 Miller Avenue. The Zoning Board of Appeals approved the 8" fence height at the May 2026 meeting.

The applicants were present. Amy and Anthony from consumers introduced themselves. Consumers want to update the site and went over the improvements. This facility will not expel odor like the older facilities. A sound study was presented. Construction would take about nine to twelve weeks for construction.

Ken Sherry 830 Miller wanted to make sure that the area was maintained.

Donna York of 834 Miller inquired about the low hanging electrical wires. Consumers said they are working with DTE on that matter. Landscaping will only be touched on Consumers property.

Paul Catenacci of 821 Miller inquired about what noise the site would produce. The sound study that was conducted was about 52, which is the equivalent of a refrigerator running.

The Public Hearing was closed at 8:45 p.m.

MOTION by Hardin supported by Campbell to approve the Site Plan and Special Exception with the alternative screening that was presented. Removal of the points on the fence and the Zoning Board of Appeals Approval.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

6. CONSIDERATIONS

- A. Consideration of 136 Walnut Site plan and Special Project Review to Set a Public Hearing

Lori from McKenna gave an overview of the project. At the City's request we have reviewed a proposal from Giovanni Aluia on behalf of ATL Residential, LLS, to construct a three-story mixed-use building with covered parking. The site is located at the southeast corner of the intersection of Walnut Boulevard and West Second Street. This parcel is in the CBD General Business Zoning district.

The plan proposes a building with first floor retail space and 12 upper story apartments. The proposed plans will require site plan and special exception review, and the application should be updated to indicate that a special exception is being requested. The proposed setbacks comply with the standards of the ordinance. The property lines and setbacks should be clearly indicated on the site plans. The proposed structure will be three stories. The first floor will be dedicated to retail space while the two upper floors will be comprised of 12 upper story apartments, with 8,820 square feet on each floor. As currently proposed, each apartment meets the minimum dwelling unit area, and the remainder of the first floor will be used to provide covered off-street parking at the rear of the building.

The calculations cite the correct requirement of one space per 200 square feet of gross floor area, but the calculation was performed based on net square footage, not gross floor area. Based on the gross floor area of the retail space on the first floor, 19 off-street spaces are required to accommodate the retail use, instead of the 14.4 noted on the plans. The plans should be updated to reflect the correct calculation. Based on the corrected calculation, a total of 37 spaces is required. Seventeen off-street spaces are included in the plans. This leaves a shortfall of 20 spaces to be accommodated. The site plan does not clearly indicate if the applicant is seeking approval for payment in lieu of parking for this shortfall.

Trash will be internal. While the building materials shown in the renderings appear to include a mixture of brick, siding, concrete, and other materials that are consistent with the character of the area, provide a note on the plans indicating specific details about the façade material types and colors being used. The proposed plans currently provide only two- raised parapets and canopies. The plans should be updated to reflect a third design element from the list. While plantings are shown along the façade in the landscape plan, they are not shown in the rendering. This inconsistency should be corrected. The blank wall along the east façade (alley façade) exceeds the allowable blank wall area.

Show pavement markings to delineate direction of travel. Consider the addition of signage at the entrance/exit of the parking area indicating the single direction of traffic flow. Clarify location of area for loading/unloading activity. The lighting fixture detail provided does not appear to be downward facing. Please clarify if this is a downward-facing fixture or note specifying that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view of Walnut Boulevard and East 2nd Street.

It is recommended that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan and special exception approval, subject to the submission of a completely revised site plan addressing all of the issues noted in underlined comments above.

Brief discussion ensued to landscaping and irrigation along with parking calculations. A parking study will be updated.

The applicant Jeff Rizzo of Fenn and associates was present. Modification to the plans will be made. Trash will be curbside/alley pick up. One way traffic signs and arrows will be added. Load and unloading can be done in the back. Mechanical equipment will be inside. Parking in lieu of will be asked.

Discussion regarding the size of the rental units as other apartments are struggling to get renters in with the cost of rent being high. Smaller more affordable units would be more desirable. The request does not seem to be ready for a public hearing.

The applicant would like to postpone the request for modifications and a full board.

MOTION by Bachmann supported by Murphy to postpone to the next available planning commission Meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

B. Consideration of 265 E 2nd St, Site plan review for façade modification. Request to set a public hearing.

Lori from McKenna gave an overview of the project. The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024. The original plan proposed the renovation of the existing 5,268 sq. ft building into an open-air space, the construction of a 2,390 sq. ft additional area with restrooms, storage area, and mechanical equipment room, and construct a covered event stage with a public plaza area.

At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change. It is recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval.

MOTION by Murphy supported by Hardin to set a public hearing at the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

C. Consideration of 419 S. Main: Request for Payment in Lieu of Parking. Request to Set a Public Hearing.

Jeremy Peckens, Planning and Zoning Administrator, stated he is in receipt of a request from the new tenants of the former Che Belle Salon, located at 419 S. Main. The applicant is Randolph's Salon, they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the additional salon stations that are proposed on the submitted floor plan. This property is credited with 16 parking spaces, with 2 physical spaces in the alley bringing the total to 18. This proposed expansion will add 3 additional salon stations, putting them into a parking deficit of required parking by 6 spaces. They are now seeking a Special Exception for payment in lieu of providing for 6 spaces.

The cost per space is \$1,000 and they are seeking the special exception of 6 spaces.

Staff are support of their request; the use of this space is consistent with what was previously there for many years. We would suggest that you set up a public hearing for their special exception request at your next available meeting.

A Mechanical room is being moved, would like to know where room is being moved to.

MOTION by Murphy supported by Hardin to set a public hearing at the next available meeting.

Ayes: Kendziuk, Bachmann, Campbell, Hardin, Murphy

Nays:

Absent: Hauser, Jones, Berletich, Stone

MOTION Carried.

7.MISCELLANEOUS

Commissioner Bachmann and Hardin gave updates on their respective subcommittee progress.

Nik gave an update on the Brownstones on Main, and the site will be graded with irrigation. The Solaronics property is in the demo process. The skate park is underway and completed but it is not open for use yet.

8.PUBLIC COMMENT

Lauren Coleman of 337 Griggs inquired if a letter was received in from another neighbor and it had not been received. Also wanted to make sure the garage is addressed on the list of questions for the Albertson property.

Scott Beaton of 655 Bolinger St Rochester Hills spoke about aesthetics of buildings.

There was no online public that wished to speak.

9.ADJOURNMENT

Hearing there is no further business, the meeting was Adjourned at 9:48 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk



MCKENNA

July 1, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: Market + The Graham/265 E. 2nd Street/Amendment #3; Site Plan Review;
Revised Site Plan and Supplemental Letter Dated June 4, 2026.

Dear Planning Commissioners:

At the City's request, we have reviewed a proposal from Micah Wiersma of AKA Architects on behalf of the Rochester Downtown Development Authority (DDA), to amend an approved site plan. The site is located on the northwest corner of the intersection of E. 2nd Street and Water Street and is zoned in the I-1 Industrial District.

BACKGROUND

The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024. The original plan proposed the renovation of the existing 5,268 sq. ft. building into an open-air event space, the construction of a 2,390 sq. ft. additional area with restrooms, storage area, and mechanical equipment room, and construction of a covered event stage with a public plaza area. The site plan connected the building to the DDA parking lot located to the north.

During site work and demolition, the applicant encountered construction challenges requiring modifications to aspects of the approved site plan, resulting in the first amendment in April 2025. In January 2026, a second amendment was approved, proposing a smaller building addition, a pavilion (1,388 sq. ft), and a separate storage building.

At this time, a third amendment is needed to review changes to the proposed exterior building materials, constituting a major façade change. During the construction process, production of the originally proposed façade material was discontinued, and the applicant will no longer be able to secure the necessary amount. The proposed change from metal paneling to brick is depicted in the renderings below. Additionally, the location of the transformer was changed in coordination with DTE.



ADDITION - PREVIOUSLY SUBMITTED METAL PANEL FAÇADE
05.14.2026

AUGER KLEIN ALLER ARCHITECTS



ADDITION - UPDATED BRICK FAÇADE
05.14.2026

AUGER KLEIN ALLER ARCHITECTS

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



REVIEW COMMENTS

We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration. The changes to the plan are noted in underlined text:

1. **Use Interpretation.** Section 1703(4) allows public facilities in the I-1 district as a special exception use, subject to the standards of Section 2108. Sec 2108 further states, "Any use, structure or building of a public utility, municipal department or public commission which is not an "essential service" as defined by this ordinance may be allowed in any district as a special exception". The use remains unchanged and was previously granted a special exception. The relocated DTE transformer is permitted as a public utility and appropriate accessory use in the I-1 district and as an accessory use to a public facility.
2. **Dimensional Standards.** No changes have been made to the previously proposed setbacks. The required front, side, and rear yard setbacks for the I-1 district per Section 2000 are 25 feet, 15/40 feet, and 20 feet, respectively. The existing building is nonconforming and encroaches into Water Street front yard, however, the existing nonconformity is not being altered. The Planning Commission previously approved a new metal canopy structure on the east side of the parking lot to provide shade, in compliance with the setbacks. The approved plan also included a new peaked roof metal awning structure on the south side of the building. The structure projects into the required front yard setback and previously received approval for a variance from the Zoning Board of Appeals.
1. **Façade.** The proposed façade changes apply only to the addition, proposing a change from metal paneling to brick as stated above. The zoning ordinance does not provide specific façade or design standards for the I-1 District. Based on the renderings provided, the brick color will be consistent with the proposed color palette for the project, including other shades of red. The proposed material will also be consistent with materials used in the surrounding area.
3. **Fence and Screening.** The relocation of the DTE transformer on the site called for the addition of screening, per Section 2301 of the ordinance. The proposed dense grasses comply with ordinance requirements for the screening of transformers. All other screening of mechanical equipment on the site remains compliant, as well as the dumpster enclosure.
4. **Landscaping.** The previously proposed landscaping has been reconfigured to establish vegetation screening around the relocated DTE transformer. The screen is formed by fifteen Karl Foerster Feather Reed Grasses. These plants were included in the previous plan but have been repositioned to form the screen. This change does not change previous compliance with the landscaping requirements of the zoning ordinance.
5. **Signage.** The site has an existing monument sign next to the main entrance drive which will be reused.
6. **Access and Circulation.** No changes were noted relating to vehicular or pedestrian access to the site. The relocation of the transformer does not appear to impact access to the adjacent pedestrian ramp and the screening provided creates a barrier between the transformer and pedestrians on the site.
7. **Parking and Loading.** Proposed parking and loading are unchanged from the previous amendment. The plan at this time proposes occupancy of 311 people, resulting in a parking



requirement of 78 spaces. The site plan shows a total of 85 spaces including 4 handicap accessible spaces. *The plan notes that during events, no parking spaces will be available on either lot.* Loading/unloading activity will take place on the east side of the existing building as previously approved and is shown to be located fully within the subject site.

8. **Lighting.** A detailed photometric plan has been submitted that complies with Section 2306 of the zoning ordinance. It appears that the fixtures have been changed from the previous plan, but the cut sheets provided indicate that the currently proposed fixtures comply with the ordinance and are still consistent with the proposed design.

RECOMMENDATION

The proposed amendment maintains the original design intent of the project. The revisions do not detract from the overall appearance or functionality of the site. The relocated transformer is permitted on the site and is appropriately screened. Therefore, we recommend that the Planning Commission grant amendment #3 site plan approval for the proposed DDA open-air event space located at 265 E. 2nd Street.

Respectfully,
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
 Nik Banda
 Jeff Kragt
 Rose McKinney



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Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street

July 6, 2026

7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 265 Second, The Market + The Graham site plan was previously approved by the Planning Commission on January 5th 2026. Sense the approval the exterior material for a portion of the façade has been discontinued by the manufacturer. The DDA is requesting a site plan modification to accommodate a new material of brick on that portion of the building. The public hearing is scheduled for Monday, July 6, 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

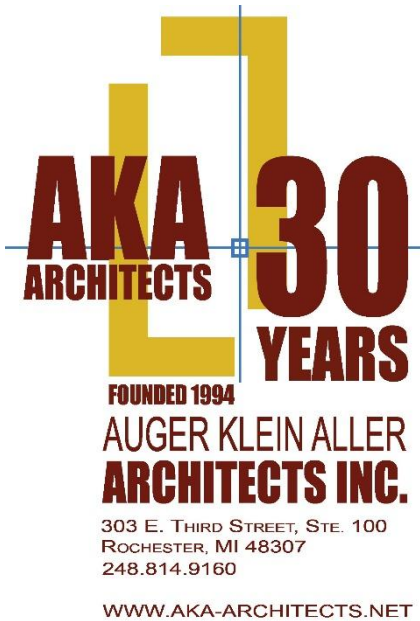
All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: Jpeckens@rochestermi.org.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens, Planning and Zoning Administrator**, at **248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before June 21st, 2026

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June 4, 2026

City of Rochester
Department of Economic & Community Development
400 Sixth Street
Rochester, Michigan 48307

Attention: Mr. Nik Banda
Economic & Community Development Director

Subject: Response to: "Market + The Graham/265 E. 2nd Street/Amendment #3; Preliminary Review; Site Plan Review Application Dated May 14, 2026"
Market + The Graham – 265 E 2nd St.
Parcel ID 15-14-108-019 and 15-14-108-015
Zoning: Industrial - I

Dear Mr. Banda and Planning Commission Members:

The following letter is a summary of all clarifications and revisions made in the amended up-to-date site plan package:

- Change of finish material for addition from metal panel to brick based on material availability.
- Change of transformer location through coordination with DTE, screened per ordinance.
- Revised building floor plan to show revised mechanical system, with previously approved screening remaining unchanged.

Regards,

Abigail Franz
Project Manager
AKA Architects

OWNER
ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
431 S. MAIN STREET
ROCHESTER, MI 48307
PHONE: (248) 656-0060

PROJECT DESCRIPTION

THE DDA OF ROCHESTER IS PROPOSING A 1,115 SF ADDITION TO AN EXISTING BUILDING INTO A VEHICULAR PARKING LOT, CREATING A COMBINED LOT THAT FEATURES PUBLIC PARKING AND AN EVENT SPACE PRIMARILY USED AS AN OPEN-AIR MARKET. THE EXISTING 5,040 SF BUILDING IS TO BE RENOVATED TO BE A 4,563 SF EVENT SPACE AND A 203 SF STORAGE AND FOOD PREPARATION AREA. THE ADDITION WILL FEATURE LOCKABLE RESTROOMS (AVAILABLE FOR PUBLIC EVENTS INDOOR AND OUTDOOR) AND STORAGE SPACE. THE PROJECT ALSO PROPOSES SEVERAL SITE IMPROVEMENTS INCLUDING AN OUTDOOR PAVILION, TWO PUBLIC PATIOS, ADA ACCESSIBLE ROUTES BETWEEN THE SITES, AND LANDSCAPING. IN ADDITION, A 319 SF OUTBUILDING CONTAINING AN INFORMATION AREA AND STORAGE IS TO BE CONNECTED TO THE PAVILION. THE PUBLIC PARKING LOTS ARE TO BE REFINISHED AND RESTRIPED, AND GIVEN A NEW SIDEWALK ROUTE THROUGH THE SITE.

LEGAL DESCRIPTION

TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1149361-MICH.
LAND IN THE CITY OF ROCHESTER, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
PART OF LOTS 7 AND 8 OF "EAST THIRD STREET URBAN RENEWAL PLAT", A SUBDIVISION OF PART OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, RECORDED IN LIBER 129 OF PLATS, PAGES 31, 32 AND 33, OAKLAND COUNTY RECORDS, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST, 9.41 FEET TO THE WESTERLY LINE OF WATER STREET AND THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE WESTERLY LINE OF WATER STREET, 107.87 FEET TO THE NORTHERLY LINE OF SECOND STREET; THENCE WESTERLY ALONG A CURVE 170.29 FEET, SAID CURVE HAVING A DELTA OF 8 DEGREES 03 MINUTES 31 SECONDS, RADIUS OF 1210.79 FEET AND CHORD BEARING A DISTANCE OF SOUTH 75 DEGREES 06 MINUTES 47 SECONDS WEST 170.15 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 35 SECONDS EAST, 153.97 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, 129.82 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

COMMON DESCRIPTION

265 E 2ND STREET, ROCHESTER, MI 48307

CONSTRUCTION TIMELINE

THE CONSTRUCTION SCHEDULE IS ESTIMATED TO BE 14 MONTHS FROM THE DATE OF BUILDING PERMIT APPROVAL.

Schedule of Regulations I-1 (Section Adheres to B-1)			
Lot Use	Event Staging Building & Vehicular Parking		
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
Lot Area	10,000 SF MIN	LOT 1: 65,570 SF LOT 2: 19,470 SF TOTAL: 85,040 SF	YES
Lot Coverage	NO REQUIREMENT	8,984 SF*** - 10.5%	YES
Yard Setbacks	Front (South): 25.00 FT MIN	22.50 FT (EXIST. BUILDING) 18.00 FT (EXIST. AWNING) 13.00 FT (NEW AWNING)	NO
	Side (West): 15.00 FT MIN	42.33 FT (ADDITION)	YES
	Side (East): 15.00 FT MIN	7.00 FT (EXIST. BUILDING) 15.75 FT (NEW BUILDING)	NO (EXISTING) YES
	Rear (North): 20.00 FT MIN	148.08 FT	YES
Building Height	50'-0" MAX	29'-6" (PEAK OF NEW BRICK VENEER FACADE)	YES

***SF INCLUDES PAVILIONS AND OVERHANGS

SITE LIGHTING GENERAL NOTES

LIGHTING TO COMPLY WITH SECTION 27.11 "LIGHTING GENERAL NOTE REGULATIONS" LIGHT SHALL NOT EXCEED 0.3 FOOT CANDLES MEASURED ALONG SITE LOT LINES ADJACENT TO RESIDENTIAL PROPERTIES, OR 1.0 FOOTCANDLES ALONG NON-RESIDENTIAL SITE LOT LINES. LIGHT IN PARKING LOT AREAS SHALL AVERAGE 0.9 FOOTCANDLES OVER THE ENTIRE AREA, MEASURED 5 FEET ABOVE THE SURFACE. REQUIRED SITE LIGHTING SHALL BE TURNED ON DAILY FROM ONE-HALF HOUR AFTER SUNSET TO ONE-HALF HOUR BEFORE SUNRISE.

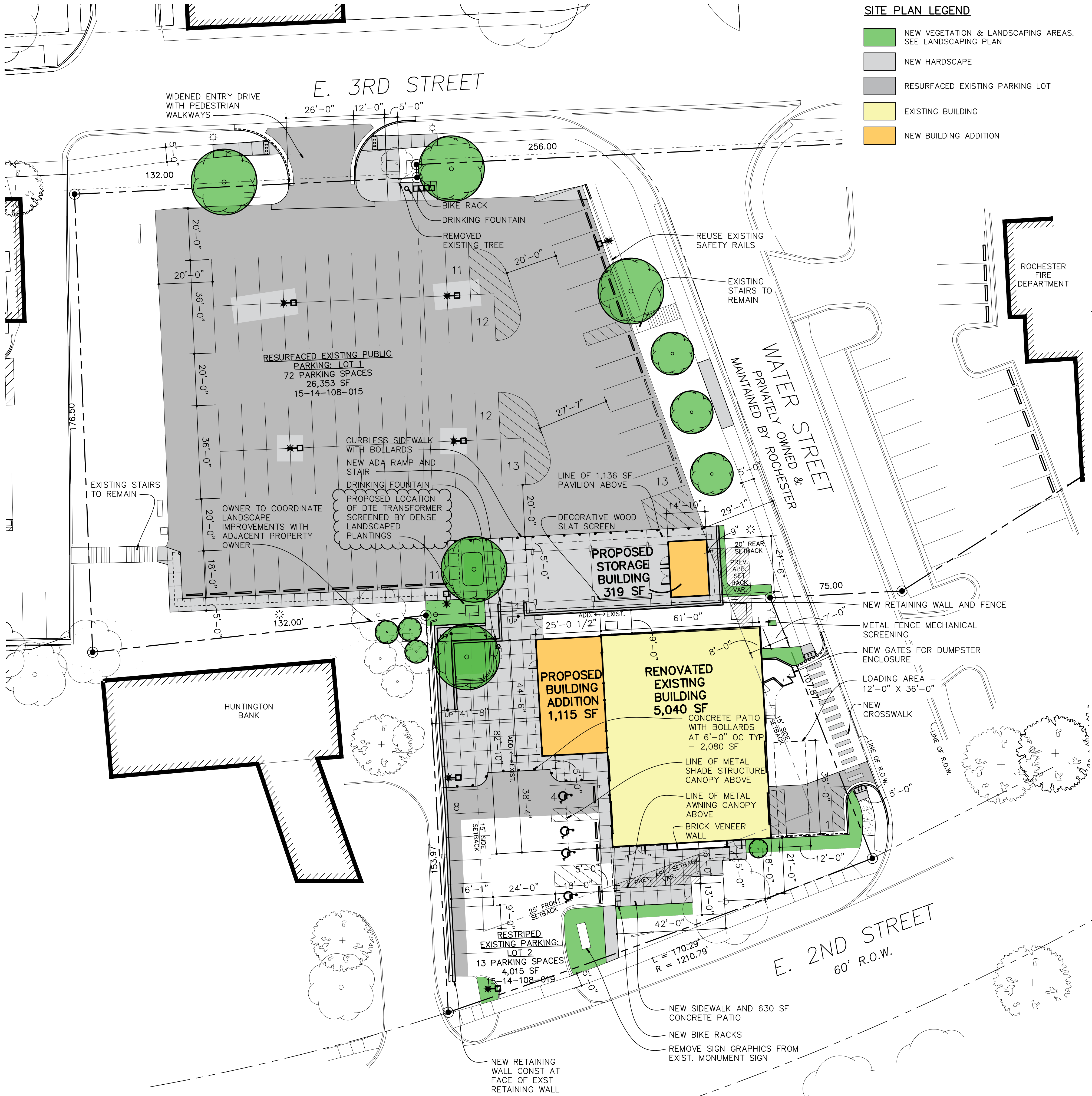
GENERAL NOTES

- SITE IS CURRENTLY ZONED "INDUSTRIAL-1"
- HAZARDOUS MATERIALS DO NOT EXIST, NOR ARE THEY STORED ON THIS SITE.
- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS IN THE WETLANDS PROTECTION ORDINANCES AND AS SUCH SHALL NOT POLLUTE, IMPAIR OR DESTROY WETLANDS.
- ALL NEW UTILITY LINES WILL BE BURIED UNDERGROUND.
- BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
- FINAL NUMBER AND LOCATION OF FIRE LANE SIGNAGE AND FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF ROCHESTER FIRE DEPARTMENT.
- SIGNAGE, LOCATION, APPEARANCE AND AREA CALCULATIONS WILL BE PROVIDED WITHIN THE FINAL PLAN SUBMITTAL. A SIGNAGE PERMIT WILL BE APPLIED FOR WITH THE FINAL PLAN SUBMITTAL.
- NEW LANDSCAPED AREAS & NEW TREES ARE MARKED WITH GREEN ON THE SITE PLAN. SEE LANDSCAPING PLANS FOR MORE DETAILS.
- SITE OPERATIONS OF AUDIO EQUIPMENT WILL ABIDE BY ALL CITY ORDINANCE AND REGULATION REGARDING SOUND LEVEL.

Parking Load Calculations				
STANDARD	EXISTING	PROPOSED	REQUIRED	COMPLIANCE
Current Market Parking Lot (Lot 1)	87 SPACES	72 SPACES	ASSEMBLY & STOR. USE:	
Current Building Parking Lot (Lot 2)	28 SPACES	13 SPACES		
Total Parking	115 SPACES	85 SPACES	311 OCCUPANTS, 1 SPACE PER 4 = 78 SPACES	YES (SEE NOTES 1 & 2)
Loading & Unloading	ADEQUATE SPACE FOR STANDING, LOADING, AND UNLOADING SERVICES	1 12' X 36' LOADING AREA & DOCK	PROVIDED	YES
Accessible Parking	2	4	4	YES

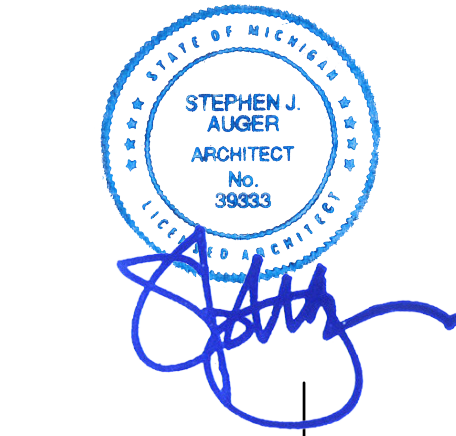
PARKING NOTES

- BOTH PARKING LOTS ARE TO BE AVAILABLE FOR FREE PUBLIC PARKING WHEN NOT IN USE FOR EVENTS. DURING EVENTS NO PARKING WILL BE AVAILABLE DURING EVENTS AS INDIVIDUALLY APPROVED BY THE CITY.
- THE EVENT SPACE'S PRIMARY USE IS AN OPEN-AIR MARKET, WITH PARKING CALCULATED AT 1 SPACE PER 4 OCCUPANTS. PER MICHIGAN BUILDING CODE, THE EVENT SPACE IN THE EXISTING BUILDING IS CLASSIFIED AS UNCONCENTRATED ASSEMBLY (TABLES AND CHAIRS), ACCOMMODATING 305 OCCUPANTS (4,563 SF AT 15 NET SF PER OCCUPANT). THE 673 SF AREA OF OTHER PROGRAMS, INCLUDING STORAGE, PREP, AND INFORMATION AREA, ADD 6 OCCUPANTS, FOR A TOTAL OF 311. THE PAVILION AND OTHER OUTDOOR FEATURES ARE EXCLUDED.
- THE PROPOSED PUBLIC PARKING LOT 1 CONTINUES THE EXISTING NONCOMPLYING PARKING AISLE DIMENSIONS & LACK OF LANDSCAPING ISLANDS FROM THE EXISTING LAYOUT. THE RESURFACED PARKING LOT IS TO MATCH THE EXISTING LAYOUT EXCEPT WHERE SITE IMPROVEMENTS REQUIRE A CHANGE.
- THE LOADING ZONE SERVES THE ENTIRE BUILDING AND EVENT AREA.



SITE PLAN LEGEND

- NEW VEGETATION & LANDSCAPING AREAS. SEE LANDSCAPING PLAN
- NEW HARDSCAPE
- RESURFACED EXISTING PARKING LOT
- EXISTING BUILDING
- NEW BUILDING ADDITION



AUGER KLEIN ALLER
ARCHITECTS INC.
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

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PROJECT

Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2025	Site Plan Approval #3
04.30.2025	ZBA Approval #2
06.02.2025	Site Plan Approval #4
10.31.2025	Site Plan Approval #5
12.04.2025	SPA #5 Revisions
06.04.2026	SPA #5 Revisions 2
DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET

Architectural
Site Plan

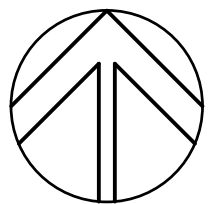
scale as shown

FILE NUMBER

2411

SHEET NUMBER

ASP.1



1
ASP.1

Architectural
Site Plan

SCALE: 1" = 20'



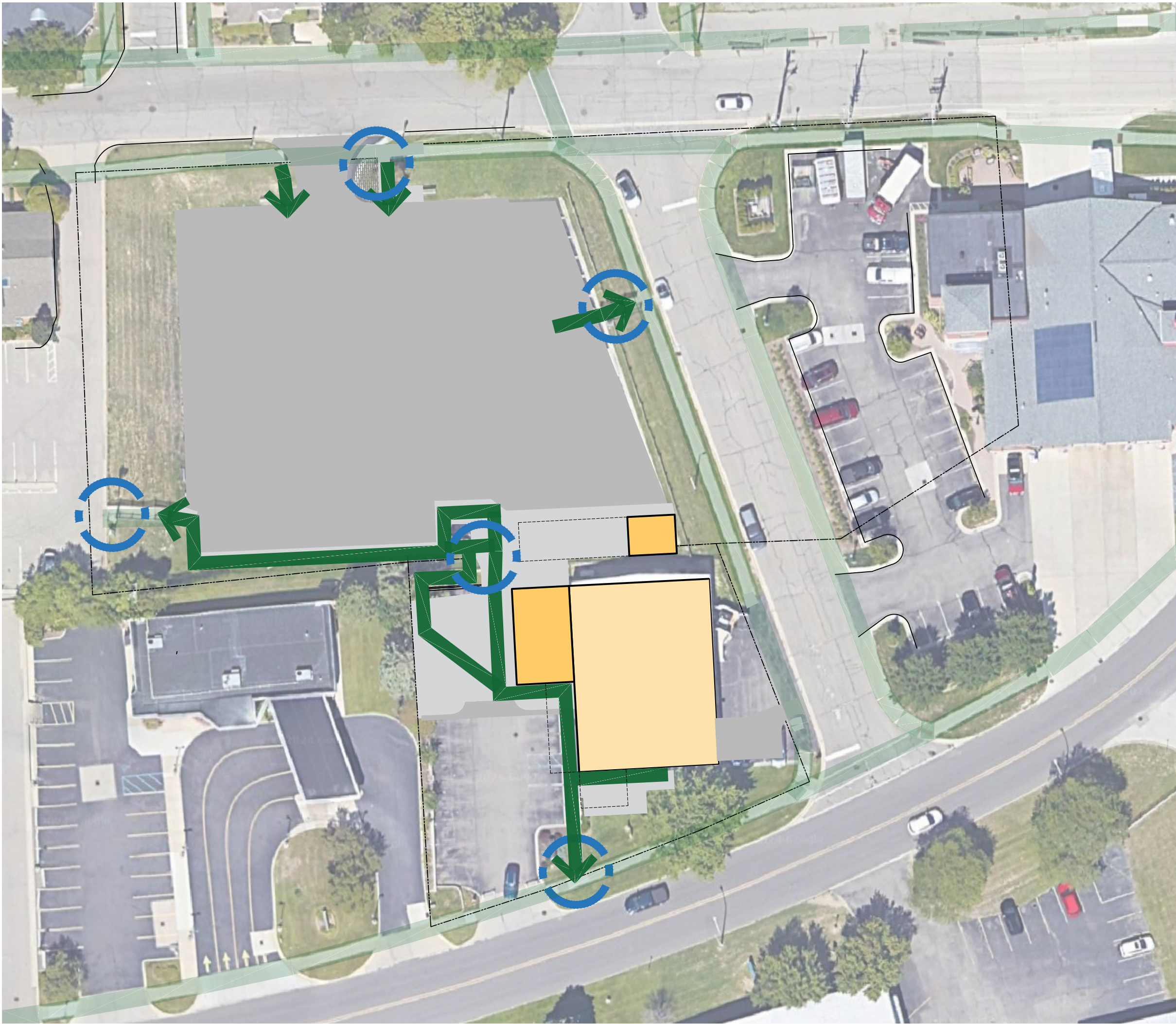
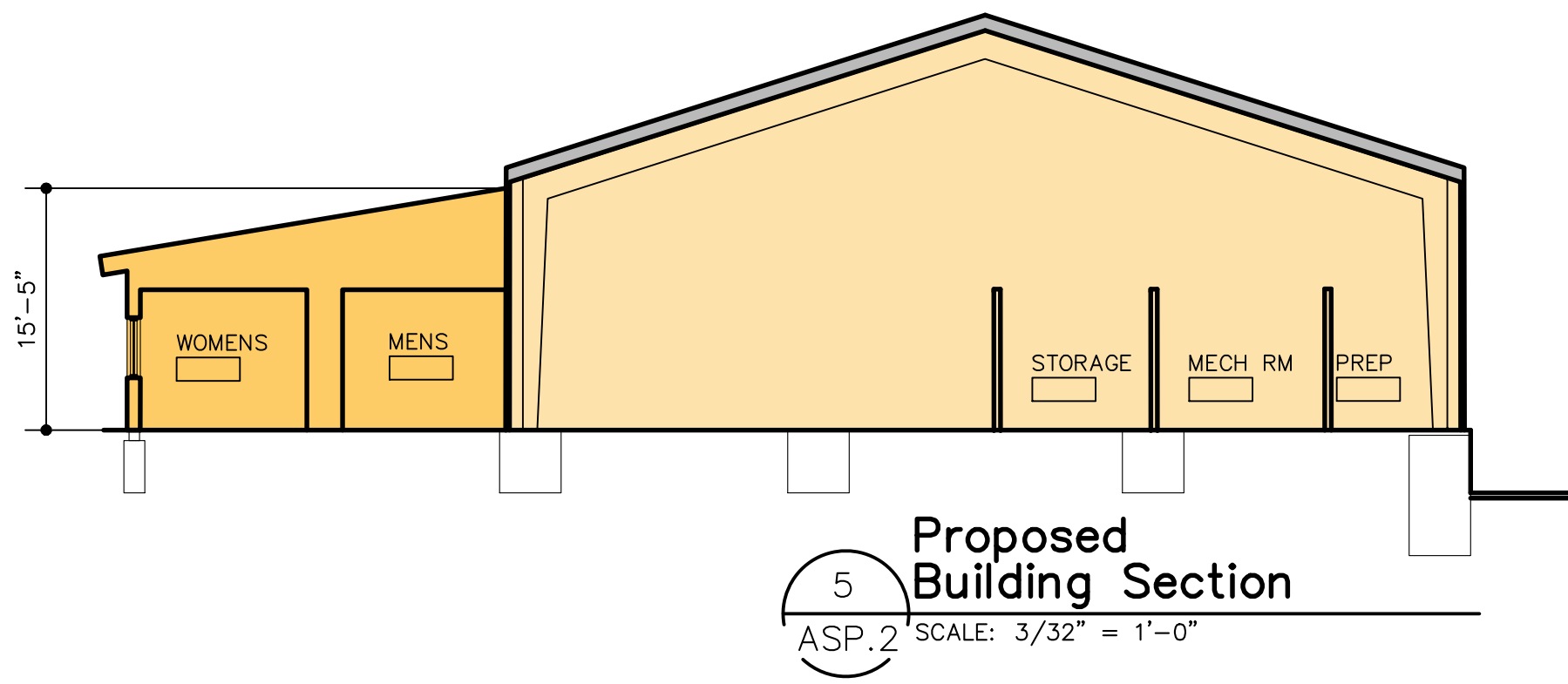
PROPOSED 6 BIKE LOOP RACKS



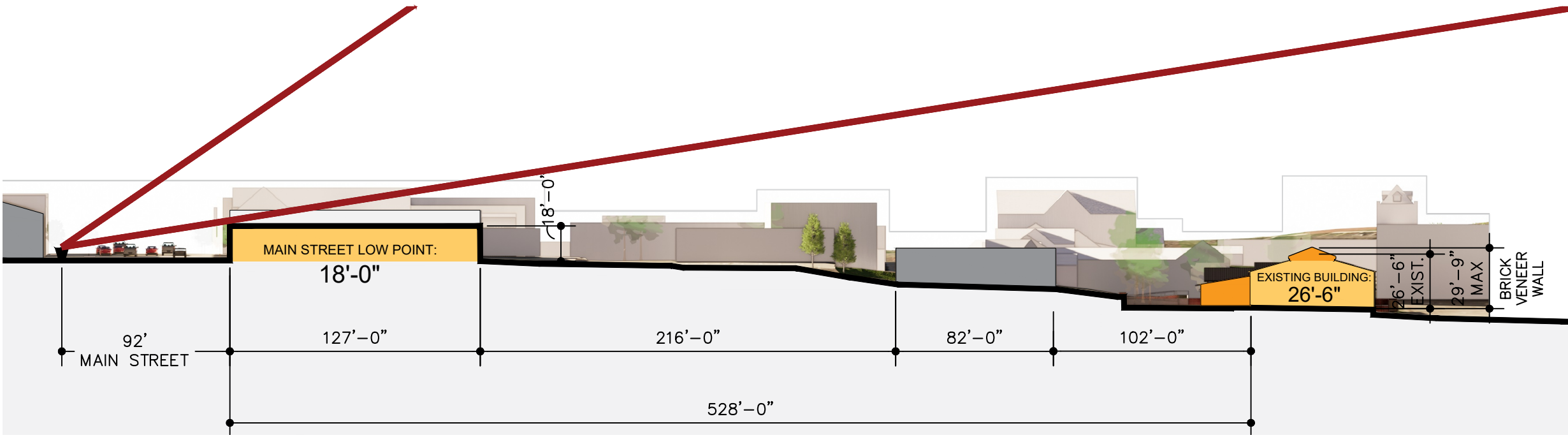
PROPOSED PEDESTRIAN BENCH. REF.: ROCHESTER MUNICIPAL BENCHES



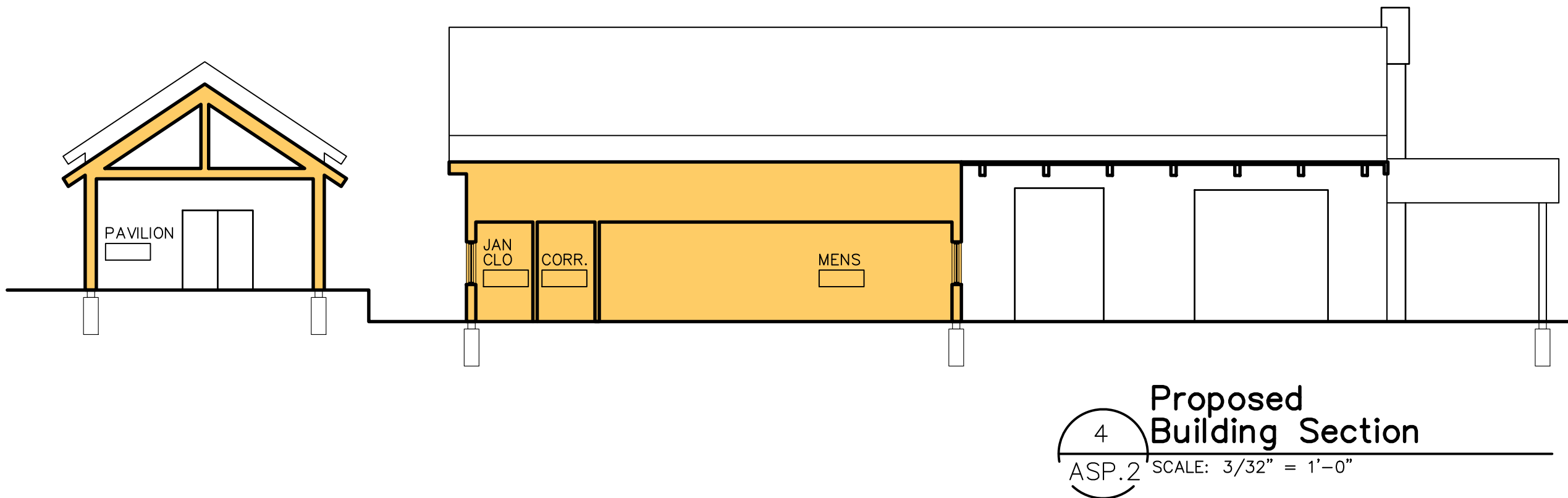
ALUMINUM MECHANICAL SLAT SCREEN FENCE REFERENCE



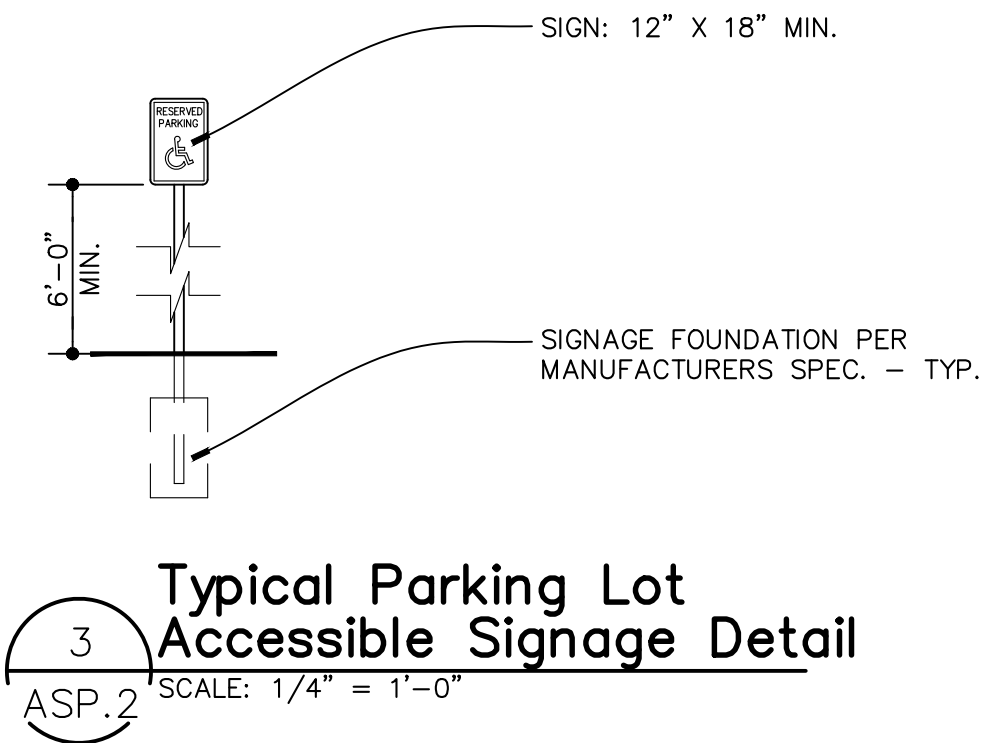
7 Walkability Diagram
ASP.2 NOT TO SCALE



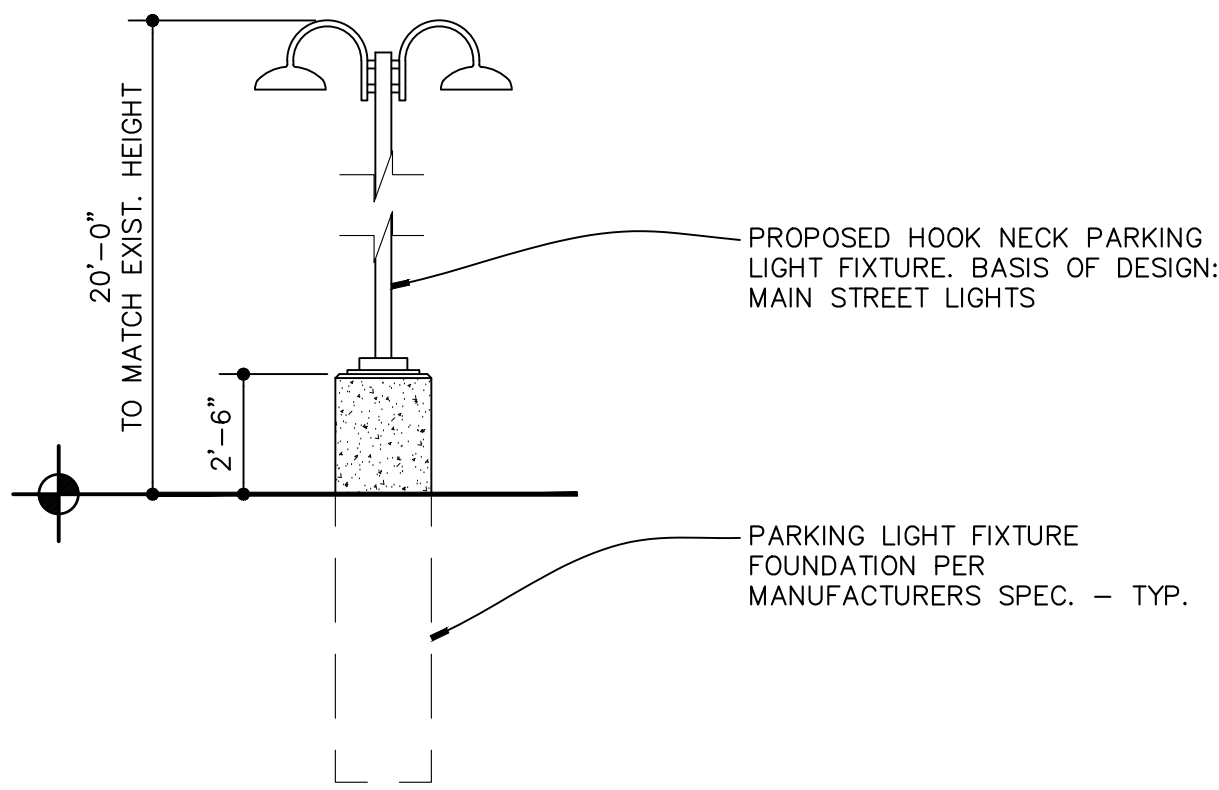
6 Site Section Diagram
ASP.2 SCALE: 1/64" = 1'-0"



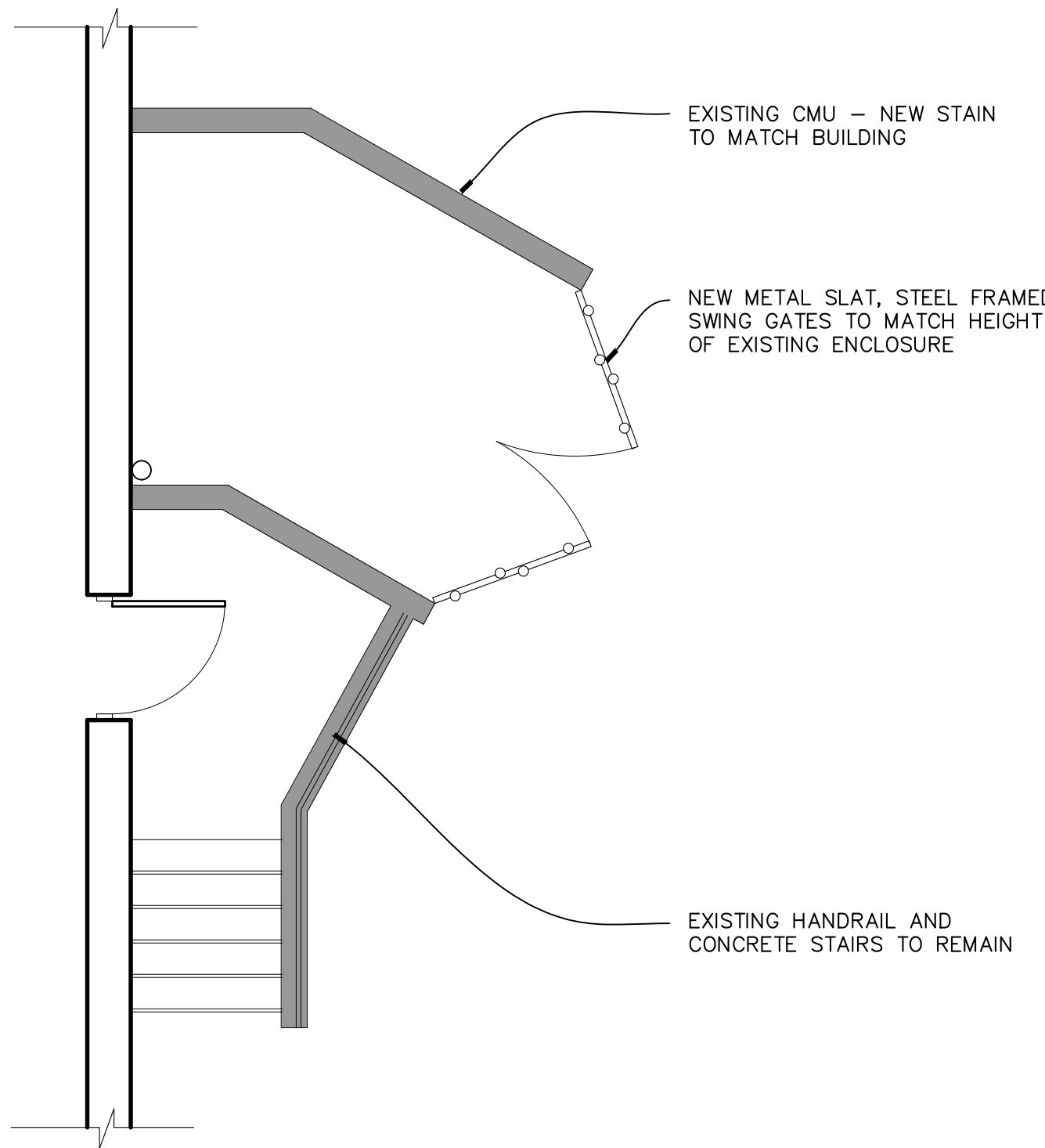
4 Proposed Building Section
ASP.2 SCALE: 3/32" = 1'-0"



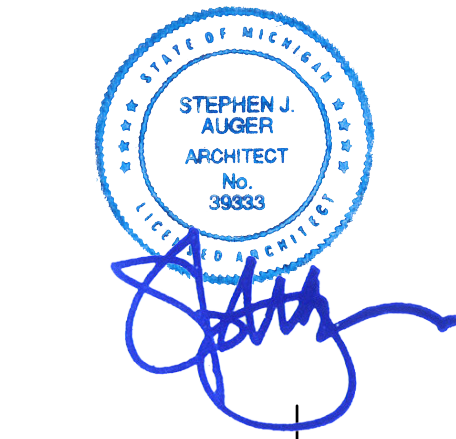
3 Typical Parking Lot Accessible Signage Detail
ASP.2 SCALE: 1/4" = 1'-0"



2 Typical Parking Lot Light Pole Detail
ASP.2 SCALE: 1/4" = 1'-0"



1 Loading Stair Plan Detail
ASP.2 SCALE: 1/4" = 1'-0"



AUGER KLEIN ALLER ARCHITECTS INC.

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PROJECT

Market + The Graham

265 E. Second St.
Rochester, MI

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06.04.2026	SPA #5 Revisions 2

DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET

Site Details

scale as shown

FILE NUMBER

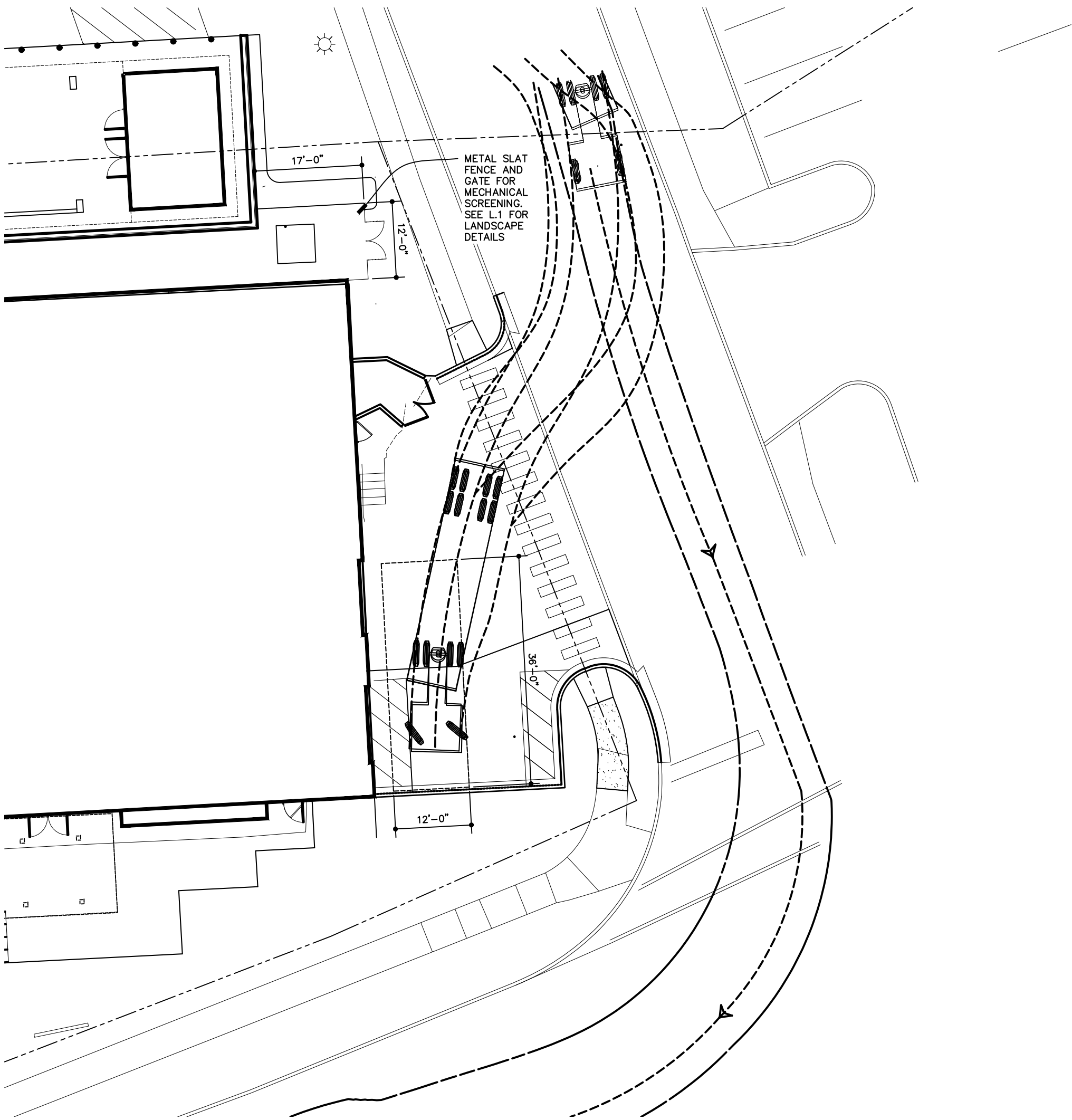
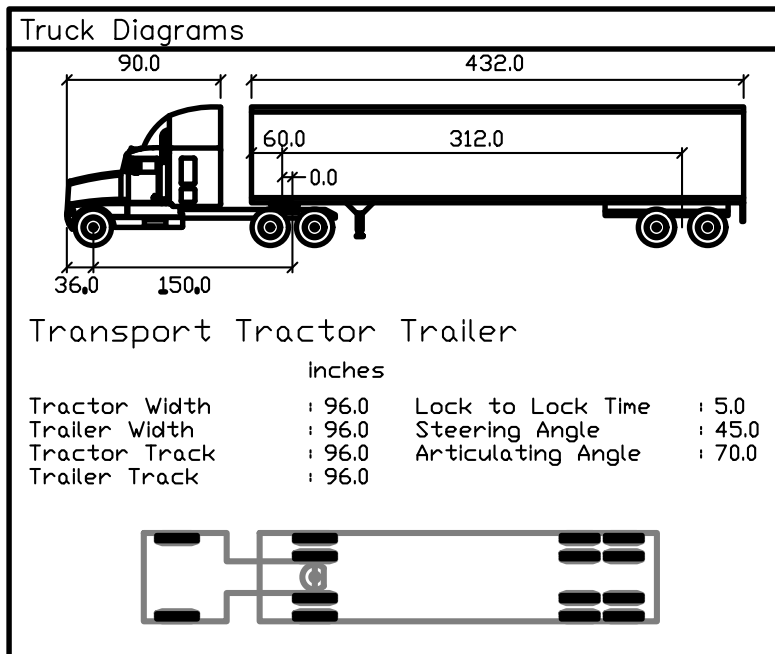
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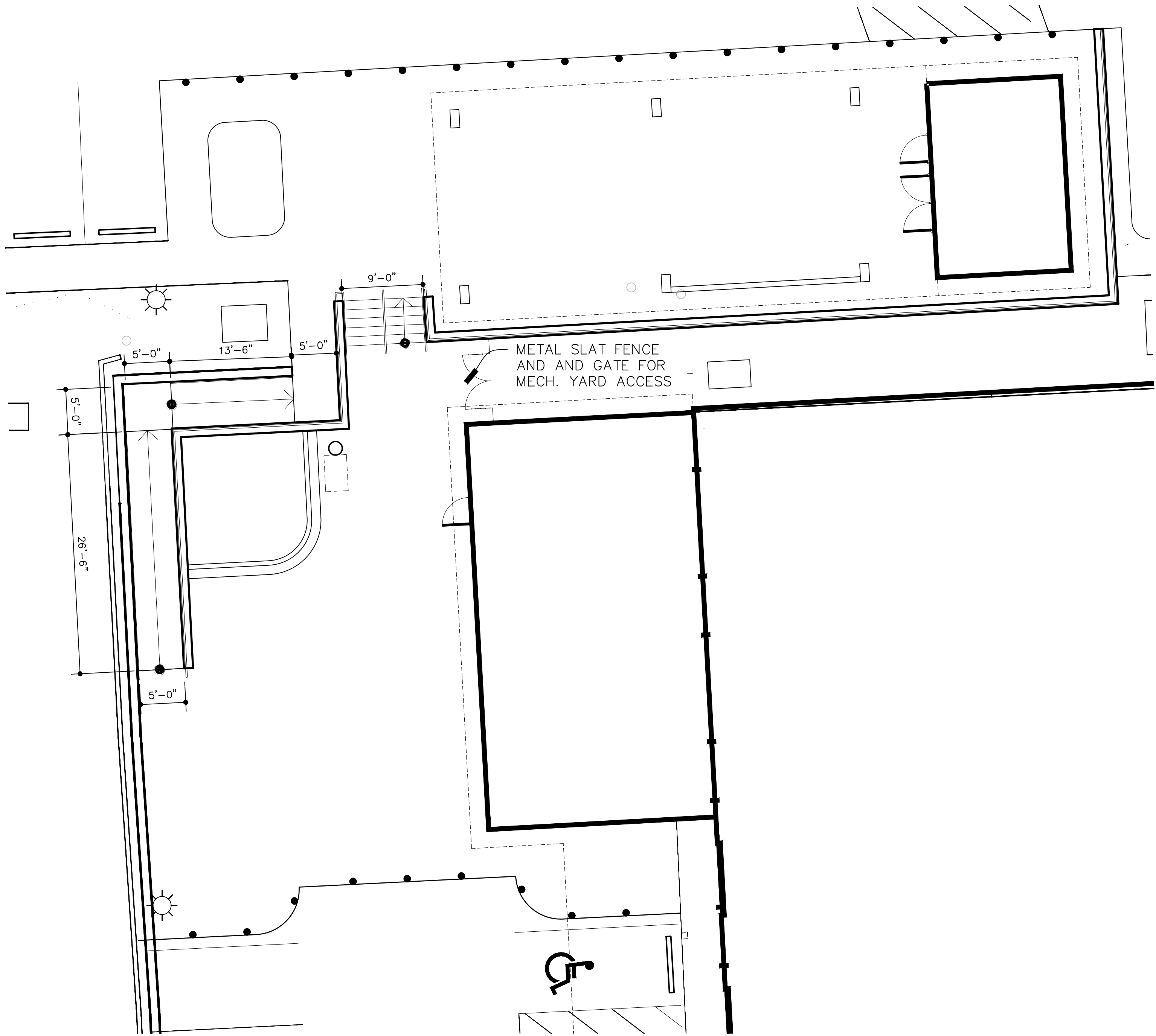
ASP.2



PROPOSED OUTDOOR FURNITURE.
BASIS-OF-DESIGN REF.



2 Truck Turning Diagram
ASP.3 Not To Scale



1 Enlarged Ramp Plan
ASP.3 SCALE: 1/8" = 1'



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12.04.2025 SPA #5 Revisions
06.04.2026 SPA #5 Revisions 2

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Site Details

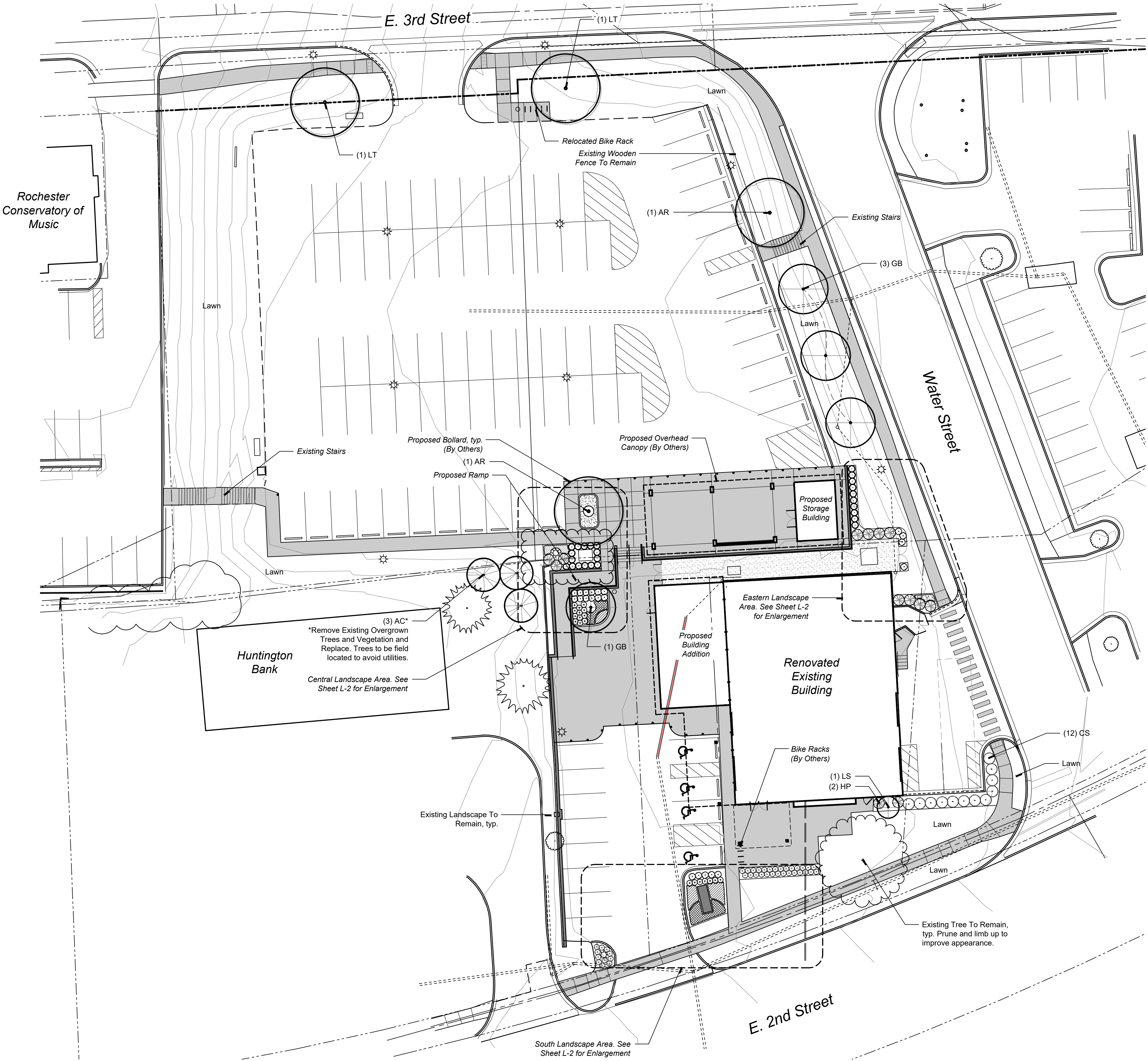
scale as shown

FILE NUMBER

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SHEET NUMBER

ASP.3



Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
AC	3	<i>Abies concolor</i>	White Fir	8' ht.	per plans	B&B
AR	2	<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	2.5" cal.	per plans	B&B
GB	4	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	2.5" cal.	per plans	B&B
LS	1	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal.	per plans	B&B
LT	2	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
CS	12	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Redtwig Dogwood	No. 3	48" o.c.	cont.
HP	2	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Utility Note

Landscape Contractor shall field verify all existing utilities and easements on site prior to landscape installation.



■ sheet title:

Overall Landscape Plan

■ project title:

Market + Graham

City of Rochester, Michigan

■ prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

■ job number:

24013

■ date:

05.08.2024

■ drawn by:

EMJ

■ checked by:

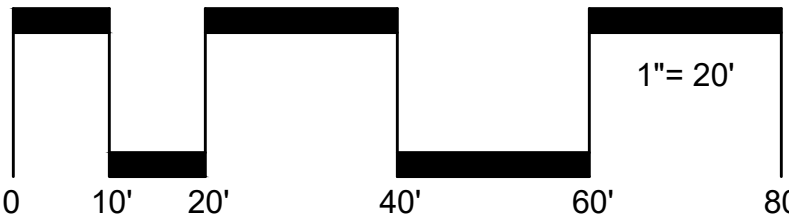
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Know what's below.
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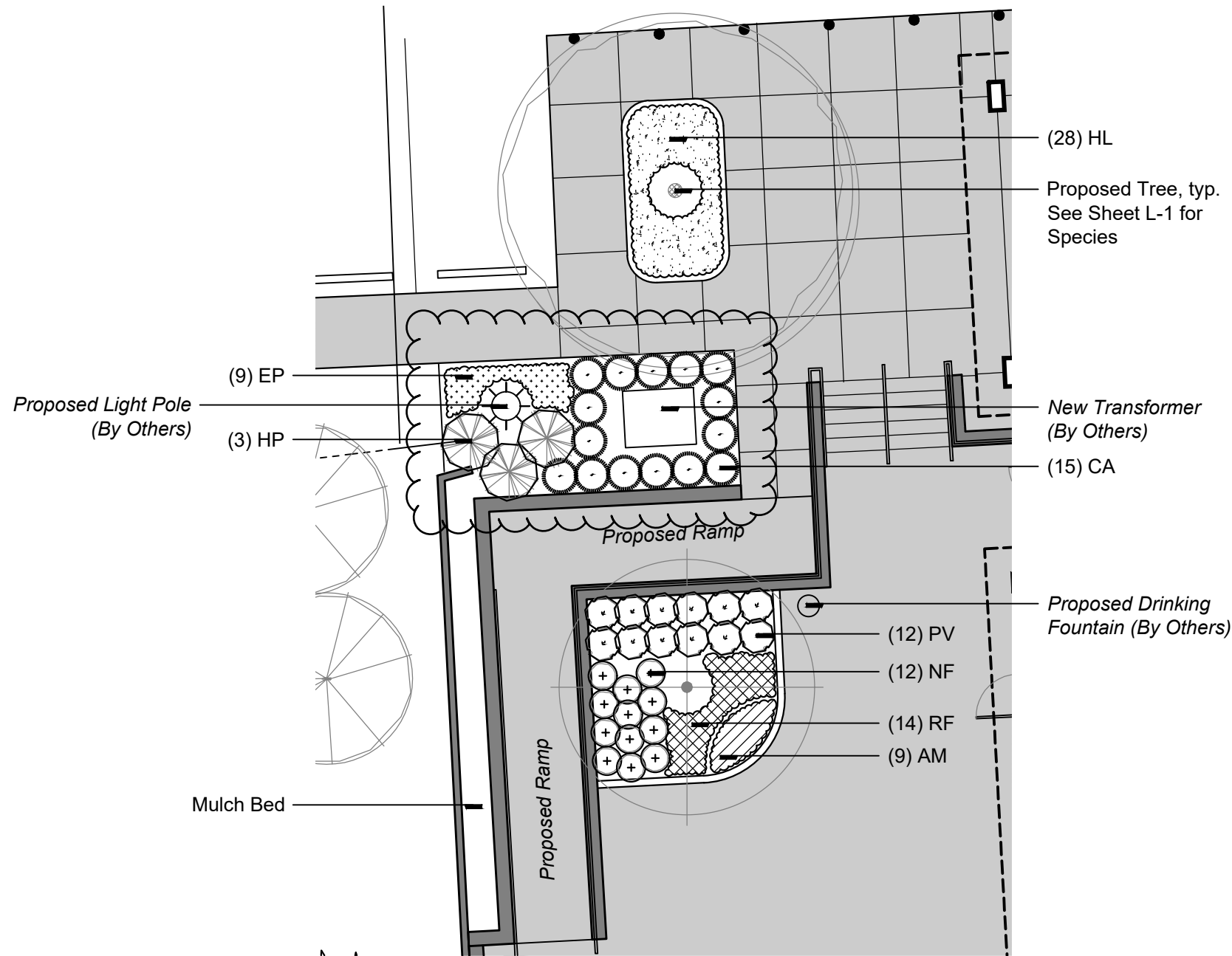
■ revisions:

06.05.2024	Per Municipal Review
07.26.2024	Per Site Plan Revisions
03.03.2025	Per Site Plan Revisions
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05.28.2026	Per Site Plan Revisions



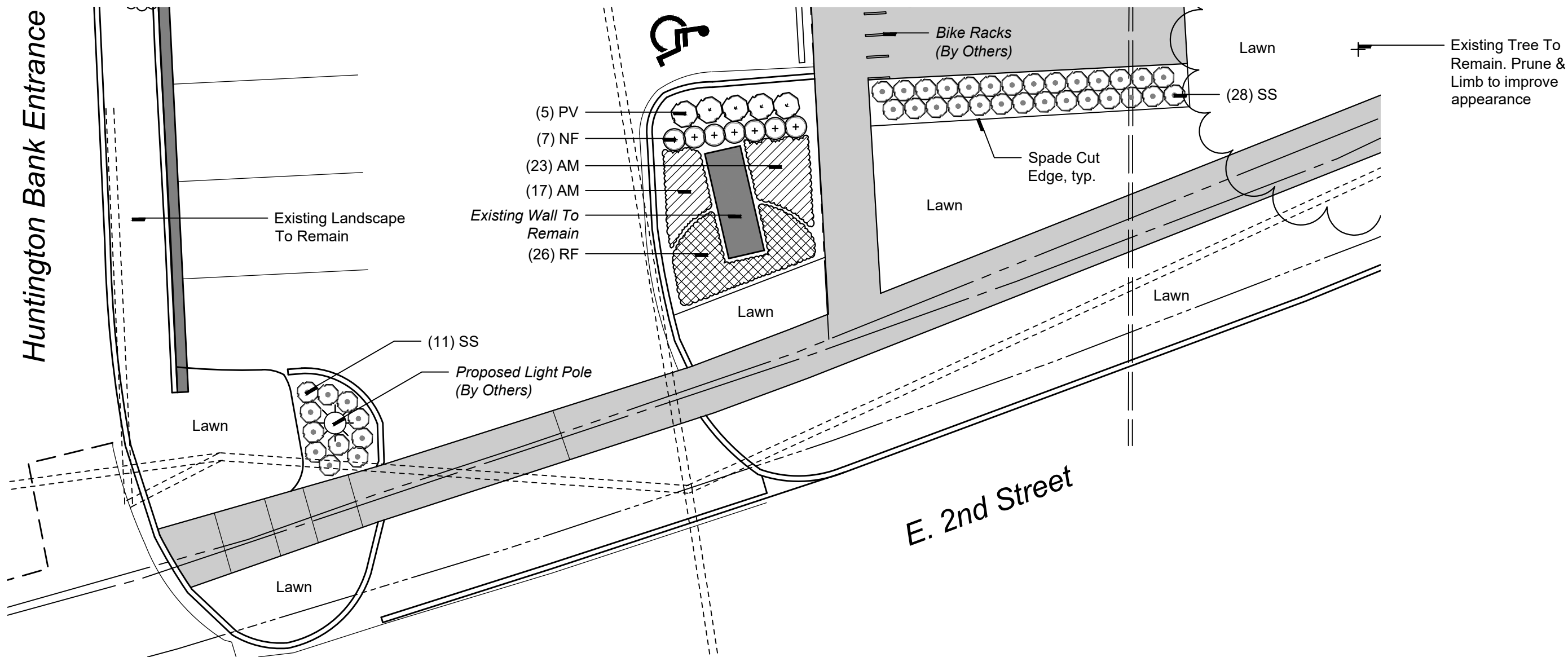
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L-1

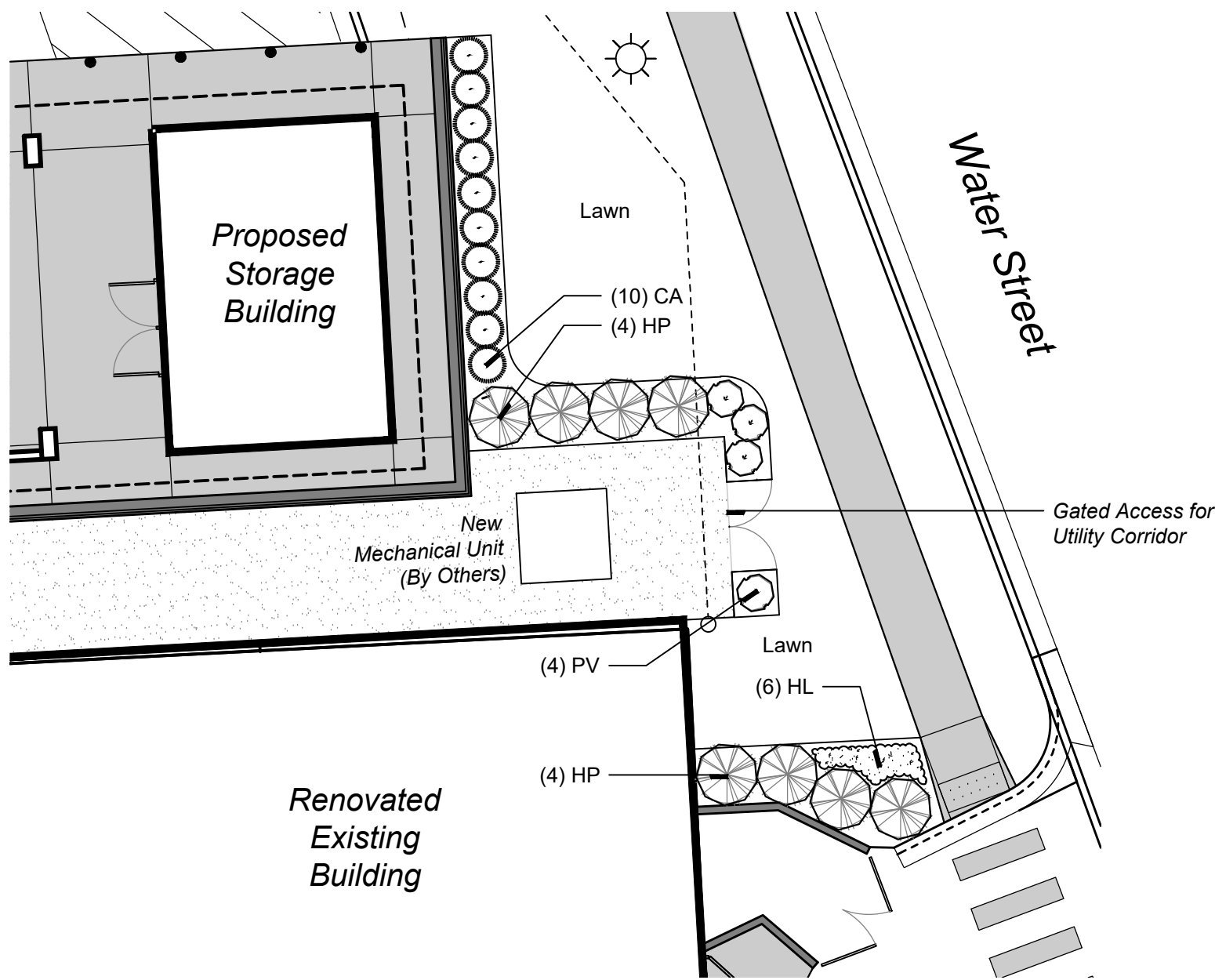


Central Landscape Area Enlargement Plan

*Note: The above area is planned as a native planting Pollinator Garden. Final plant material (besides tree) to be determined in coordination with donors.



South Landscape Area Enlargement Plan



Eastern Landscape Area Enlargement Plan

Plant Schedule This Sheet

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
HP	11	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
AM	49	<i>Allium</i> 'Millenium'	Millenium Allium	No. 1	15" o.c.	cont.
CA	25	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.
EP	9	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	No. 1	18" o.c.	cont.
HL	34	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.
NF	19	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	No. 1	24" o.c.	cont.
PV	21	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	No. 2	30" o.c.	cont.
RF	40	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-eyed Susan	No. 1	18" o.c.	cont.
SS	39	<i>Schizachyrium scaparium</i> 'Carousel'	Carousel Little Bluestem	No. 2	24" o.c.	cont.



■ sheet title:

Landscape Enlargement Plans

■ project title:

Market + Graham

City of Rochester, Michigan

■ prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

■ job number:

24013

■ date:

05.08.2024

■ drawn by:

EMJ

■ checked by:

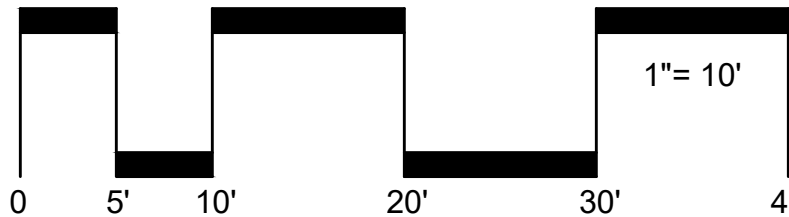
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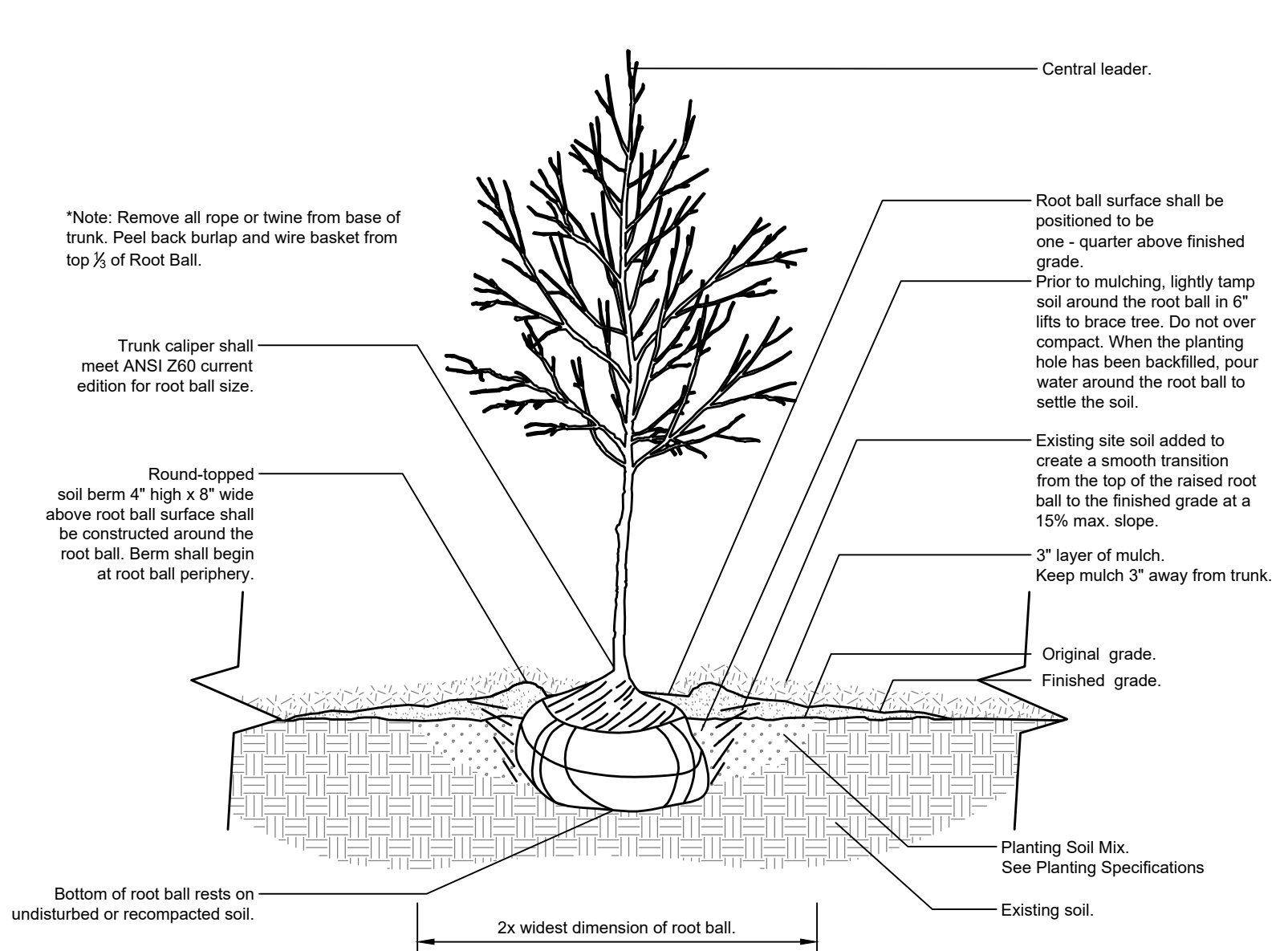
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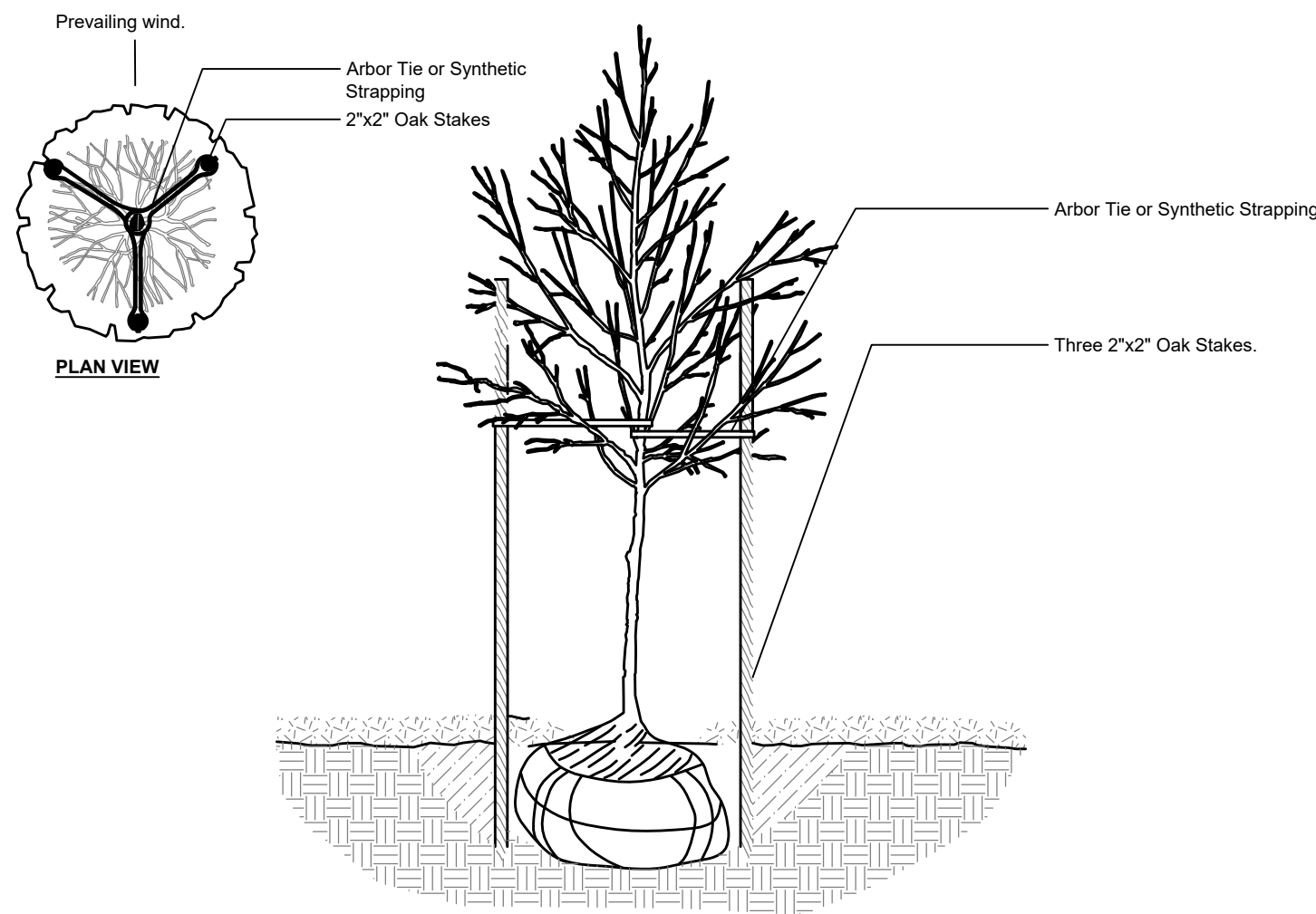
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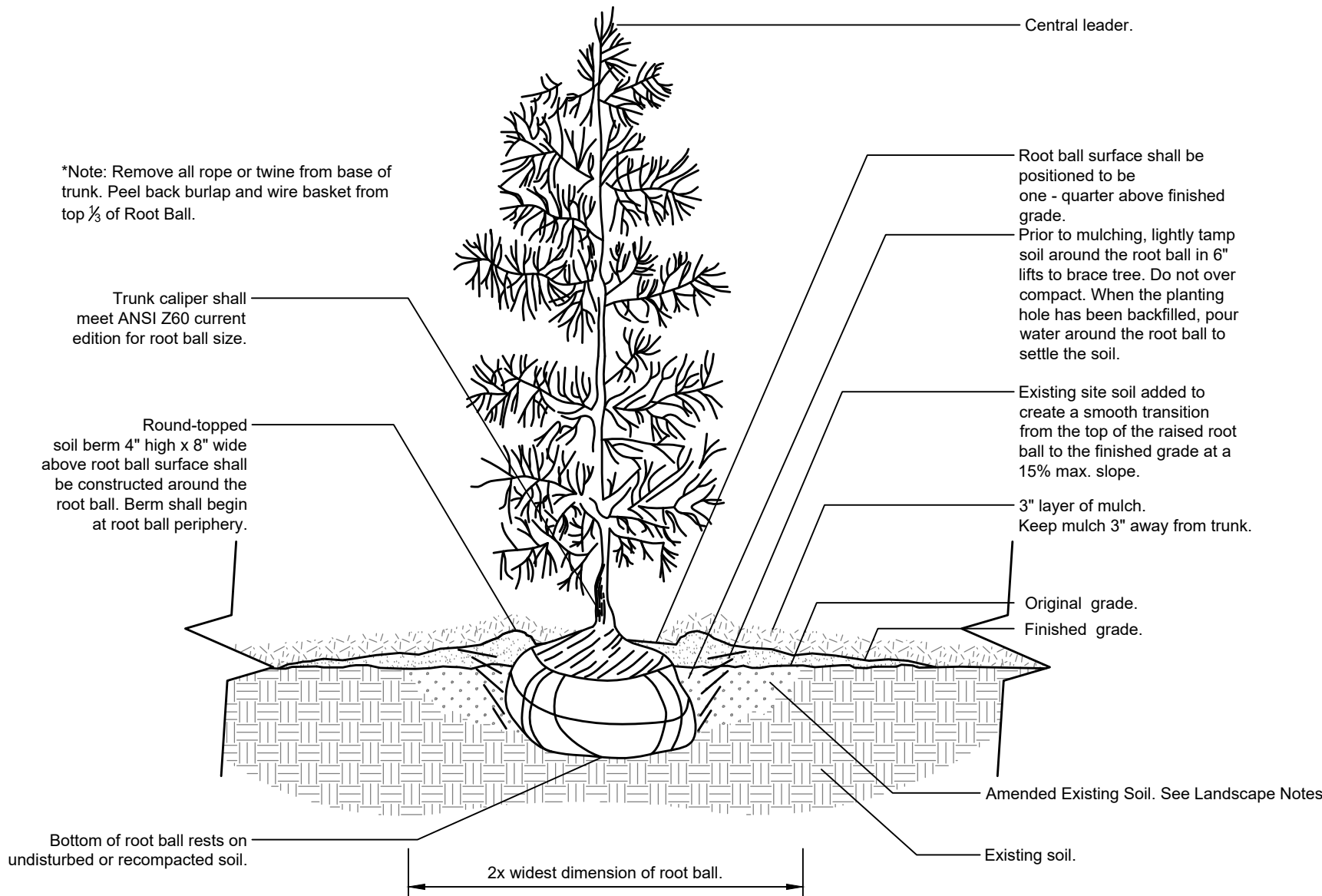
Tree in Plant Bed Detail

NTS



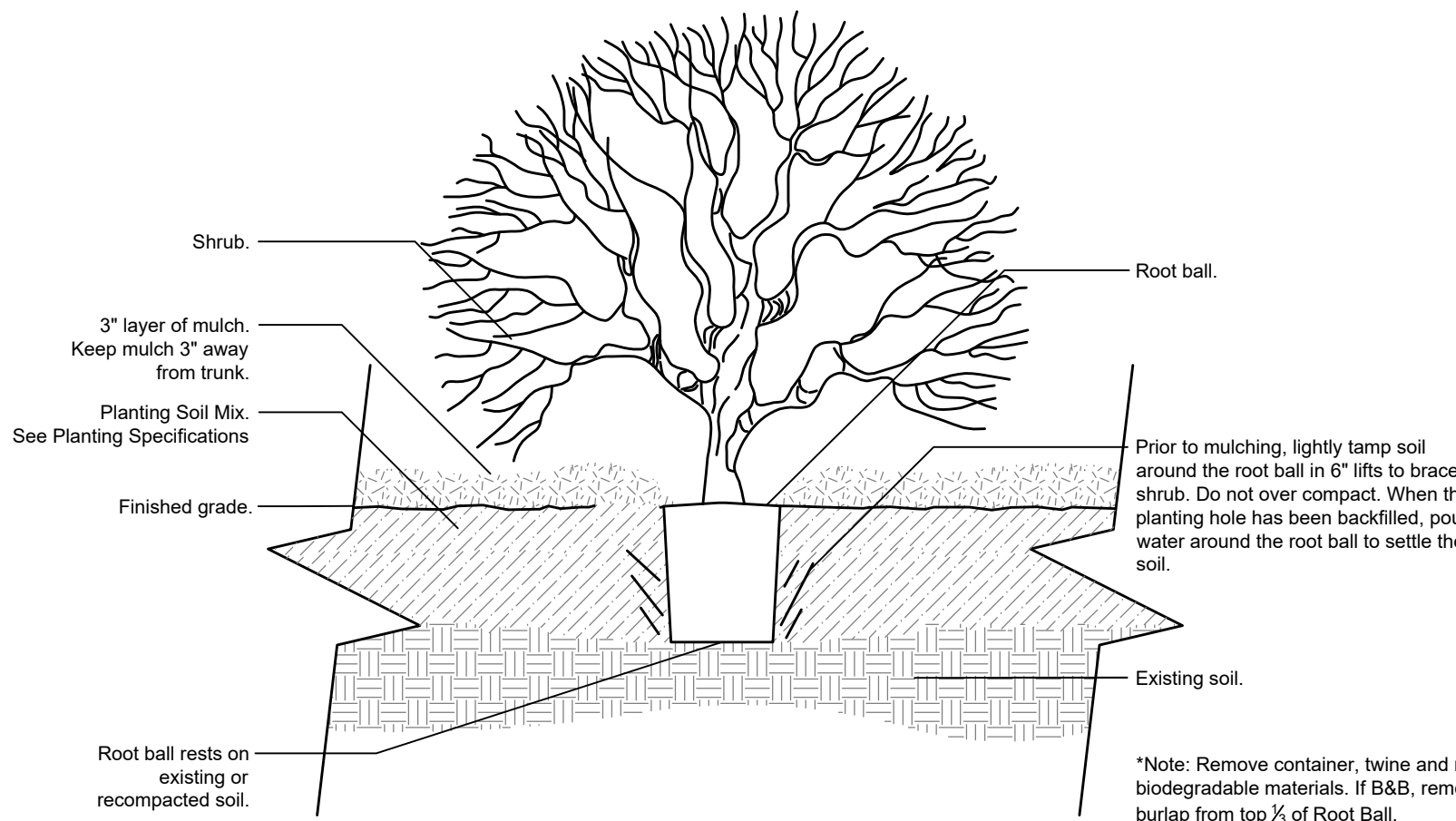
Tree Staking Detail

NTS



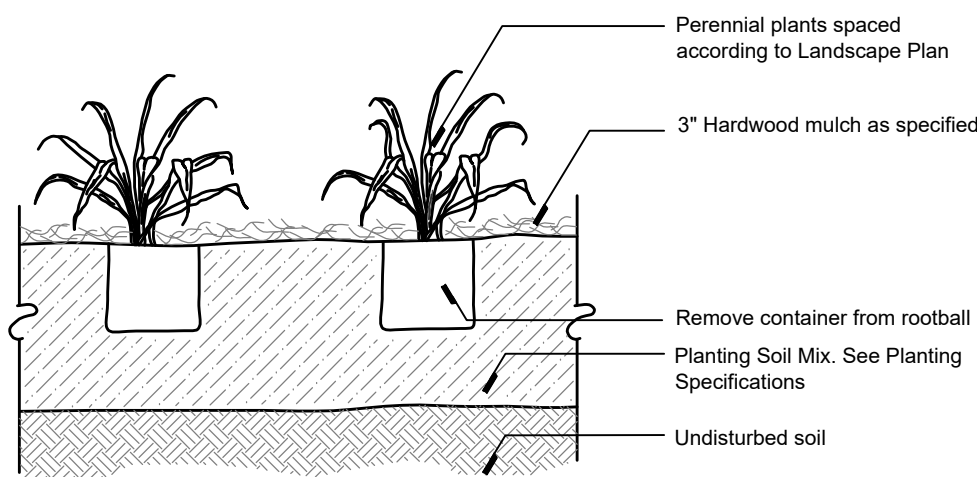
Evergreen Tree Planting Detail

Scale: NTS



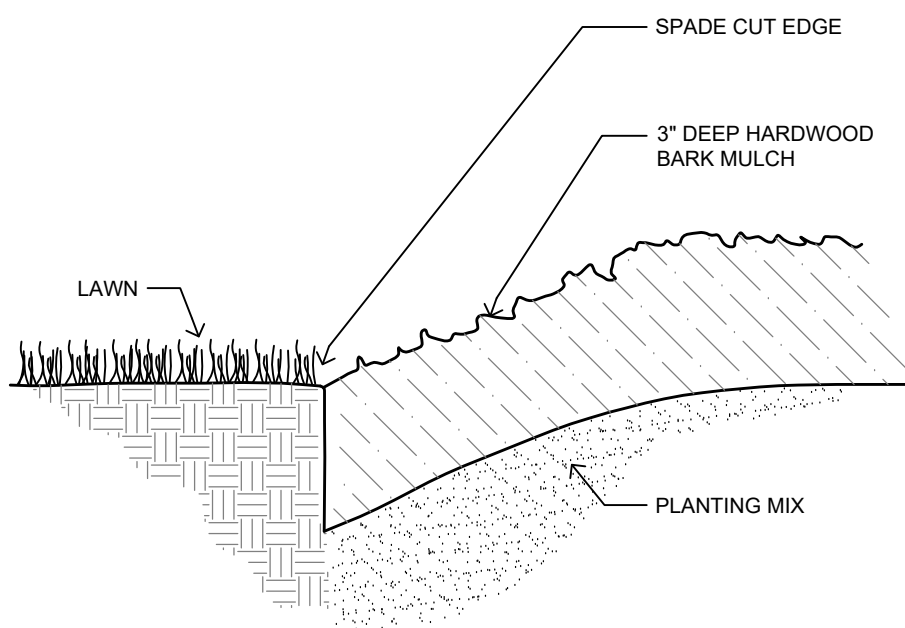
Shrub in Planting Bed Detail

NTS



Perennial Planting / Groundcover Detail

NTS



Spade Cut Edging Detail

NTS

Landscape Notes

1. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
2. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
3. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
4. Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
5. Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
6. All plant material shall be true to name and free from physical damage and wind burn.
7. Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
8. Plants shall be watered before and after planting is complete.
9. All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
10. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
11. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
12. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
13. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
14. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
15. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
16. The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
17. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
18. The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
19. The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
20. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
21. The Owner and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
22. All Lawn areas shall be Seeded or Sodded



■ sheet title:

Landscape Details & Notes

■ project title:

Market + Graham

City of Rochester, Michigan

■ prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

■ job number:

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sheet no.

L-3



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
COVERED PATIO	+	2.6 fc	6.5 fc	1.0 fc	6.5:1	2.6:1	0.4:1
PARKING LOT 1	+	1.2 fc	3.8 fc	0.1 fc	38.0:1	12.0:1	0.3:1
PARKING LOT 2	+	1.0 fc	3.8 fc	0.3 fc	12.7:1	3.3:1	0.3:1
PAVILION	+	9.7 fc	37.5 fc	2.1 fc	17.9:1	4.6:1	0.3:1



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage Mounting Height
○	A	5	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-55	Allegra Medium	LED	1	7369	0.9 64 20'-0"
○	B	1	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4	Allegra Medium	LED	1	6764	0.9 64 20'-0"
○	B/HS	2	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4 BLS	Allegra Medium	LED	1	3602	0.9 64 20'-0"
○	EX.1	4	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7369	0.5 64 UNKNOWN
□	EX.2	3	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7189	0.5 51.34 UNKNOWN
○	P1	1	Spectrum Lighting	SW1910GV-15L-35K-EX-17F2-MWT	Nom. 19" diam x 10" H, Short Warehouse Shade	LED	1	1202	0.9 10 10'-0"
○	P2	8	Spectrum Lighting	SW1910GV-27L-35K-EX-17F2-MWT	Nom. 19" diam x 10" H, Short Warehouse Shade	LED	1	2099	0.9 18 8'-0"
○	P3	9	Spectrum Lighting	SW1509GV-15L-35K-EX-17F1-MWT	Nom. 15" diam x 9" H, Short Warehouse Shade	LED	1	1150	0.9 10 8'-0"
○	P4	3	Spectrum Lighting	SW1509GV-15L-35K-EX-17F1-MWT	Nom. 15" diam x 9" H, Short Warehouse Shade	LED	1	1150	0.9 10 12'-0"

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

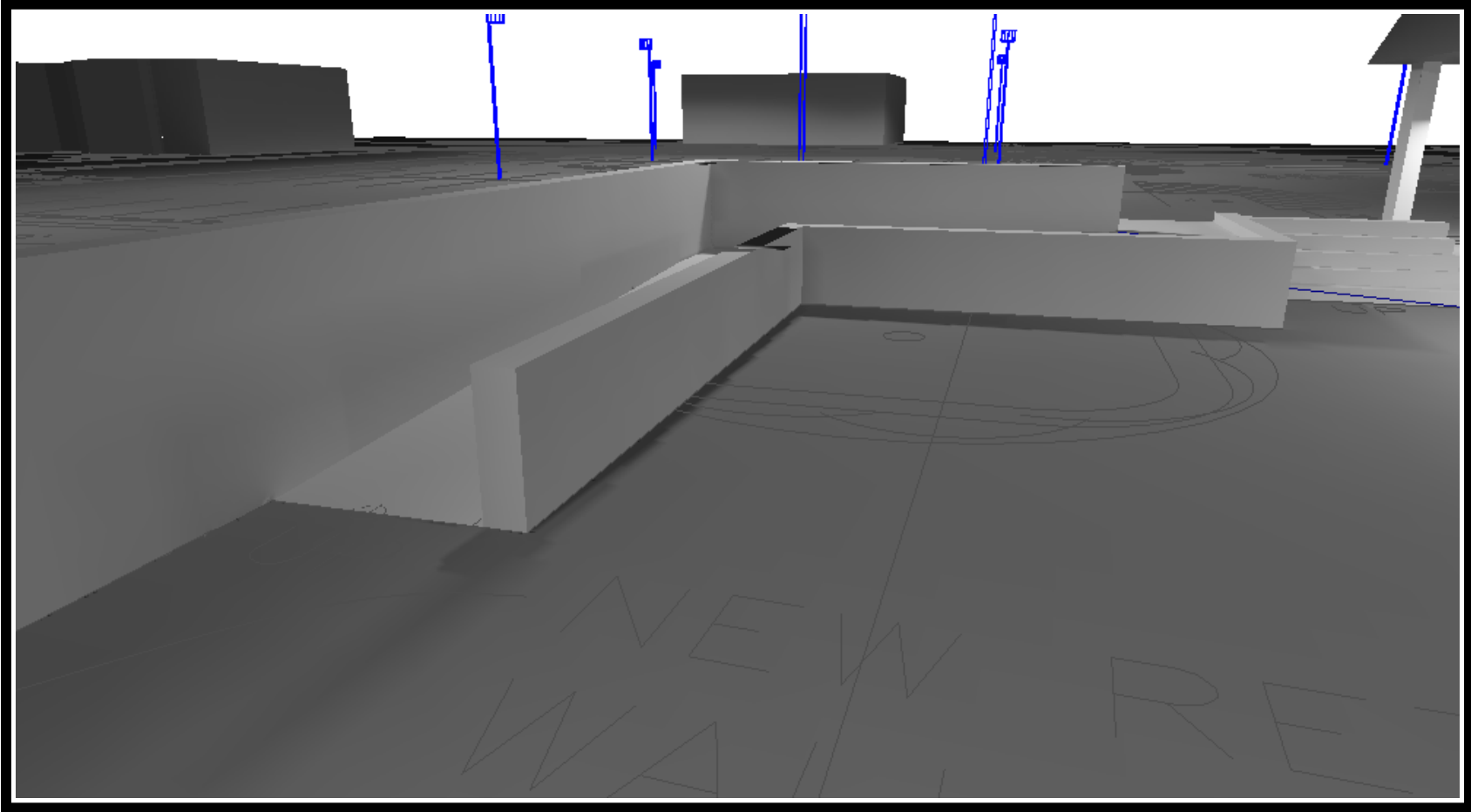
Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR
ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY
OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

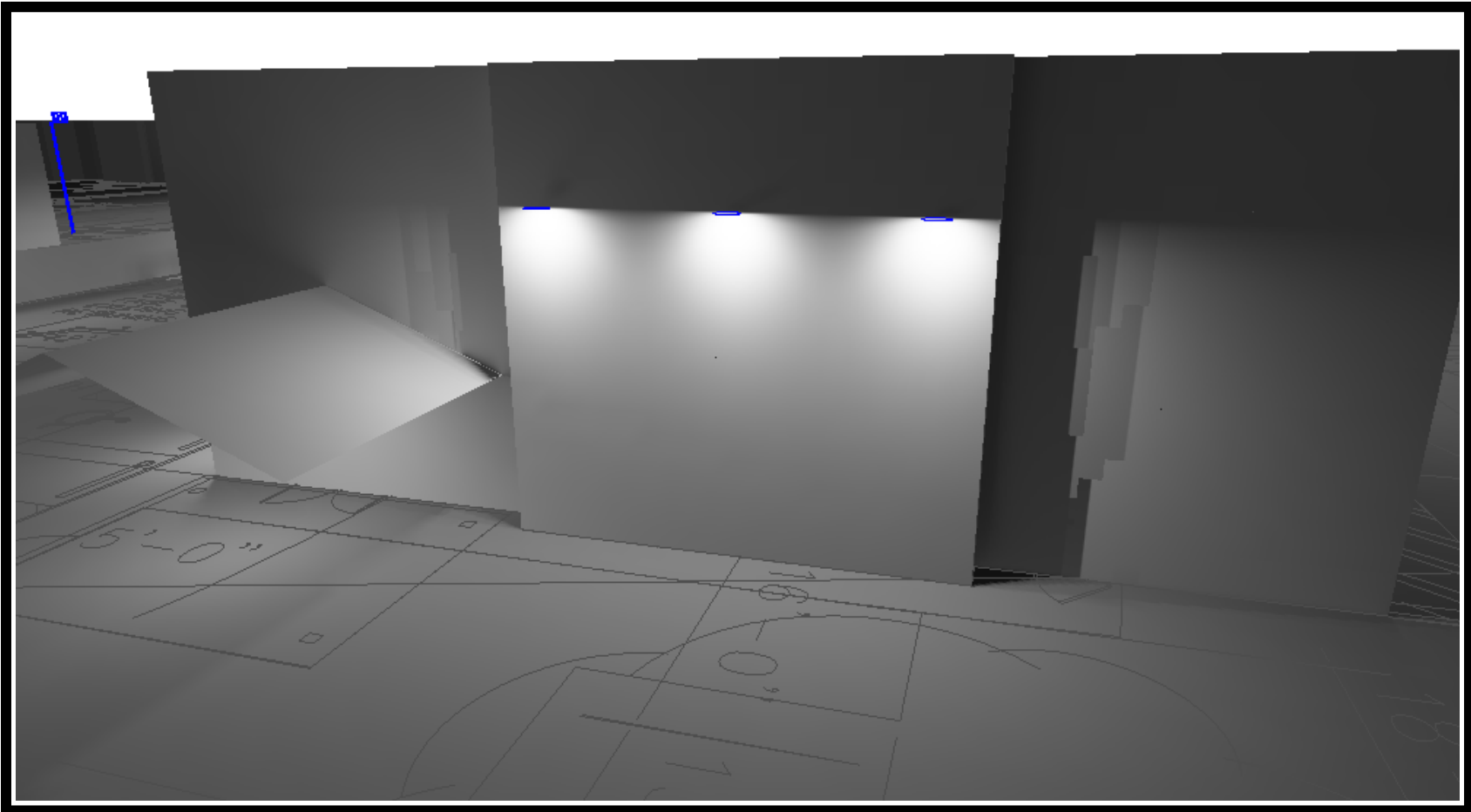
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.



View #1



View #2

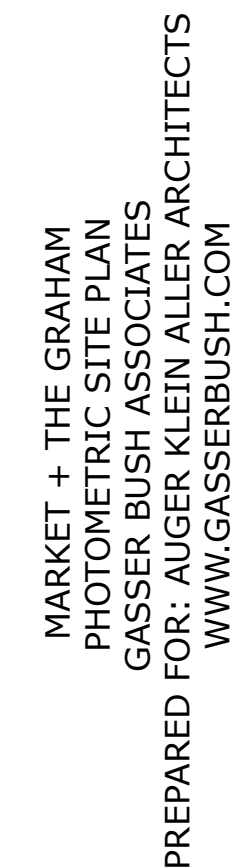


Plan View
Scale - 1" = 25ft



MARKET + THE GRAHAM
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: AUGER KLEIN ALLER ARCHITECTS
WWW.GASSERBUSH.COM

Designer
DB/KB
Date
12/4/2025
Scale
Not to Scale
Drawing No.
#25-29554-V9



Designer
DB/KB
Date
12/4/2025
Scale
Not to Scale
Drawing No.
#25-29554-V9

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	5	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 90-55	Allegra Medium	LED	1	7369	0.9	64	20'-0"
	B	1	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 90-4	Allegra Medium	LED	1	6764	0.9	64	20'-0"
	B/HS	2	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 90-4 BLS	Allegra Medium	LED	1	3602	0.9	64	20'-0"
	EX.1	4	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7369	0.5	64	UNKNOWN
	EX.2	3	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7189	0.5	51.34	UNKNOWN
	P1	1	Spectrum Lighting	SW190GV-15L-35K-EX-TF2-MWI	Nom. 19" diam x 10" H, Short Warehouse Shade	LED	1	1202	0.9	10	10'-0"
	P2	8	Spectrum Lighting	SW190GV-27L-35K-EX-TF2-MWI	Nom. 19" diam x 10" H, Short Warehouse Shade	LED	1	2099	0.9	18	8'-0"
	P3	9	Spectrum Lighting	SW150GV-15L-35K-EX-TF1-MWI	Nom. 15" diam x 9" H, Short Warehouse Shade	LED	1	1150	0.9	10	8'-0"
	P4	3	Spectrum Lighting	SW150GV-15L-35K-EX-TF1-MWI	Nom. 15" diam x 9" H, Short Warehouse Shade	LED	1	1150	0.9	10	12'-0"

Specification Sheet

Allegra
Allegra Medium

TYPES A, B & B/H/S

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Distributions

Colors and Color Temperatures

Control

ON/OFF 0-10V

Rating

IP66 (optional chamber)

Certifications

Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features

Color and Color Temperature

2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions

Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Softbox

Options

Corrosion-resistant coating for hostile environments, Surge protector

Mounting Options

Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)

Warranty

5-year limited warranty

Performance

Output (nominal lumens)

Minimum 3000lm / Maximum 17000lm

Color Rendering

3 SDCM for CRI 70+ and 2 SDCM for CRI 80+

Lumen Maintenance

TM-21 L70 L70 527,000 hrs (projected, To 77 °F), 36,000 hrs (reported, To 77 °F)

Dark Sky

Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of 0U)

Physical

Housing Material

Die cast low copper 360 aluminum alloy

Lens Material

Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)

Weight

Up to 35 lbs

lumenpulse™

1220 Marie-Victorie Blvd., Longwood, NC, 14C 219, CA
info@lumenpulse.com

T United States 417.307.3700 | Canada 1.877.937.3003 | 514.937.3003
www.lumenpulse.com/products/2656

514.937.6289

LMPC Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately
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EM - R17

1 / 13

[illegible]

15" SHORT WAREHOUSE SHADE DAMP / WET LOCATION

CLASSIC SHAPES

PROJECT: _____

QUANTITY: _____ TYPE: _____

TYPES P3 & P4

SW1500V
MW - Matte White

SW1500V
MB - Matte Black

SW1500V
P7 - Platinum Silver

SERIES	LUMENS*	CCT	DRIVER / DIMMING*	ACCESSORIES*	MOUNTING*	INTERIOR**	FINISH**	WET KIT
SW1500V	15L 1500 Lm	80 CRI	EX Electronic Driver, 30W/277V ELMHV ELUMi HV LED LDLX1 LightPro™ Wide Forward Photo LDLX2 "Full Spectrum Ecosystem™" Tubes to Black, 120V/277V	T1† 1" Fixed Dome T01 1" Dome Wire Guard MP† 1" Fixed Metal MD† 3" Short Wire Guard FJ† 3" Fixed Flat FG† 3" Tall Wire Guard	ENCLOSURES CP104 Small Drive Canopy CP105 Small Drive Canopy w/ Anodized CP106 Large Drive Canopy CP106D Remote Mount Driver SP101 Straight Arm PL Mounting Arm Style	WALL MOUNT MC† Matte White CC† Custom Color FC† Fluores Color Interior	NW† Matte White MB† Matte Black P7† Platinum Silver CC† Custom Color	VLKA Wet Location Kit
	27W 2700 Lm	90 CRI						
	30K 3000K	3000K						
	35K 3500K	3500K						
SW1500V	40K 4000K	4000K	EX Electronic Driver, 30W/277V ELMHV ELUMi HV LED LDLX1 LightPro™ Wide Forward Photo LDLX2 "Full Spectrum Ecosystem™" Tubes to Black, 120V/277V	T1† 1" Fixed Dome T01 1" Dome Wire Guard MP† 1" Fixed Metal MD† 3" Short Wire Guard FJ† 3" Fixed Flat FG† 3" Tall Wire Guard	ENCLOSURES CP104 Small Drive Canopy CP105 Small Drive Canopy w/ Anodized CP106 Large Drive Canopy CP106D Remote Mount Driver SP101 Straight Arm PL Mounting Arm Style	WALL MOUNT MC† Matte White CC† Custom Color FC† Fluores Color Interior	NW† Matte White MB† Matte Black P7† Platinum Silver CC† Custom Color	VLKA Wet Location Kit
	27W 2700 Lm	90 CRI						
	30K 3000K	3000K						
	35K 3500K	3500K						
SW1500V	40K 4000K	4000K	EX Electronic Driver, 30W/277V ELMHV ELUMi HV LED LDLX1 LightPro™ Wide Forward Photo LDLX2 "Full Spectrum Ecosystem™" Tubes to Black, 120V/277V	T1† 1" Fixed Dome T01 1" Dome Wire Guard MP† 1" Fixed Metal MD† 3" Short Wire Guard FJ† 3" Fixed Flat FG† 3" Tall Wire Guard	ENCLOSURES CP104 Small Drive Canopy CP105 Small Drive Canopy w/ Anodized CP106 Large Drive Canopy CP106D Remote Mount Driver SP101 Straight Arm PL Mounting Arm Style	WALL MOUNT MC† Matte White CC† Custom Color FC† Fluores Color Interior	NW† Matte White MB† Matte Black P7† Platinum Silver CC† Custom Color	VLKA Wet Location Kit
	27W 2700 Lm	90 CRI						
	30K 3000K	3000K						
	35K 3500K	3500K						

EXAMPLE: SW1500V/27L35KEXTF1/RDCSHM36MMWB

NOTES:

- * Nominal Source Lumens at 5ft. † Contact Factory for Additional Options ‡ Available with CP106-CP103 only § Enclosure, Wire Guard Required – Choose One Option
- § Bracket Enclosure ¶ Non-Mounting Page for Details on Components and Finishes * See Mounting Page for Available Arm Enclos. & Spacing Length in inches.
- See Mounting Page for Available Lengths * ENCR Replaces R0C3 or CP10 ** Reference Color Sheet Located on Product Package for Full List of Available Colors †† Standard Finishes

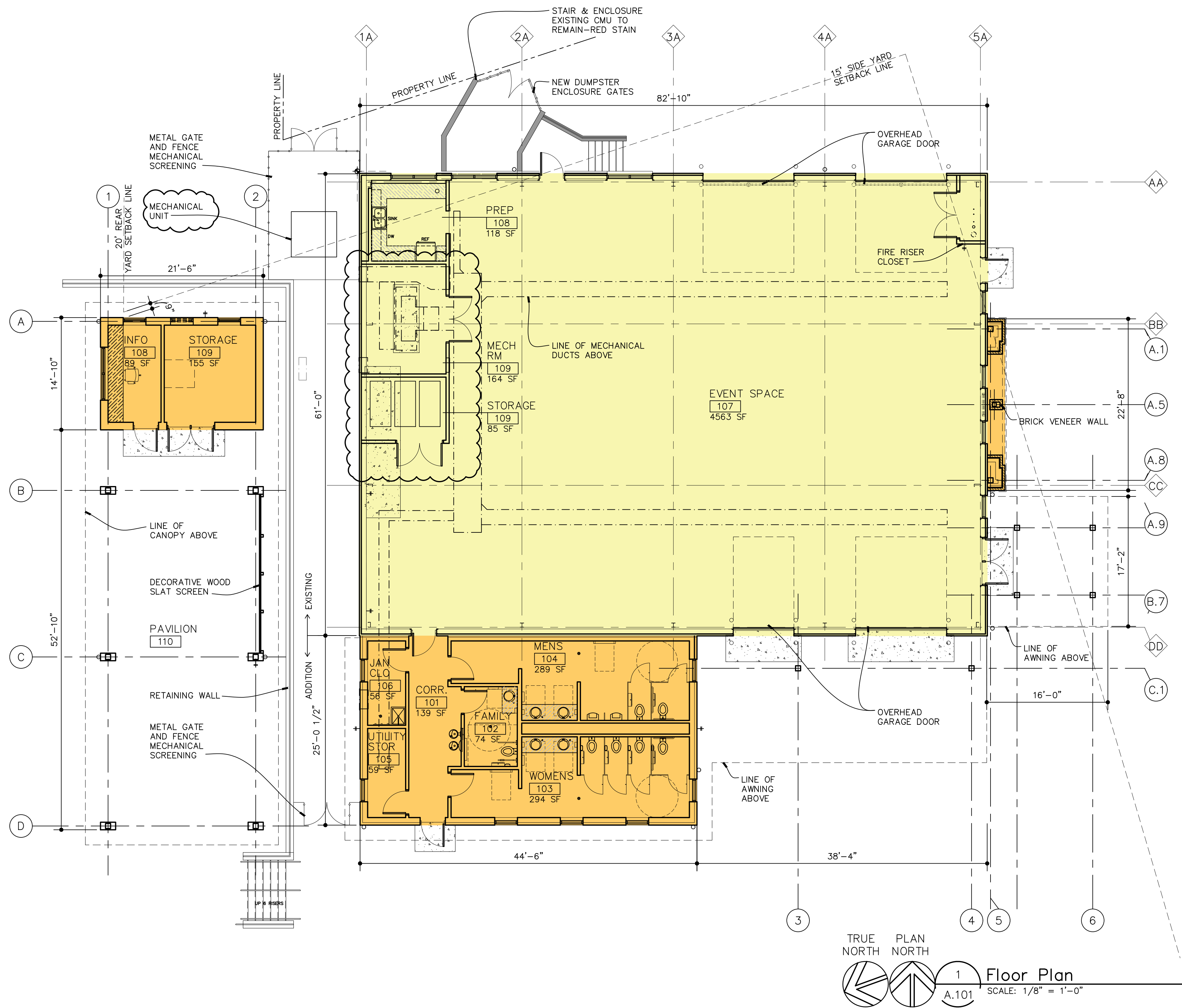
SPECTCLIGHT.COM • 994 JEFFERSON ST. FALL RIVER, MA 02721 • 508.678.2303

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

Spectrum Lighting

ILLUMINATING WHAT'S POSSIBLE.

©3 00075_0F



**AUGER KLEIN ALLER
ARCHITECTS INC.**
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

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PROJECT
**Market +
The Graham**

265 E. Second St.
Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2025	Site Plan Approval #3
10.15.2025	Owner Review
10.31.2025	Site Plan Approval #5
12.04.2025	SPA #5 Revisions
06.04.2026	SPA #5 Revisions 2

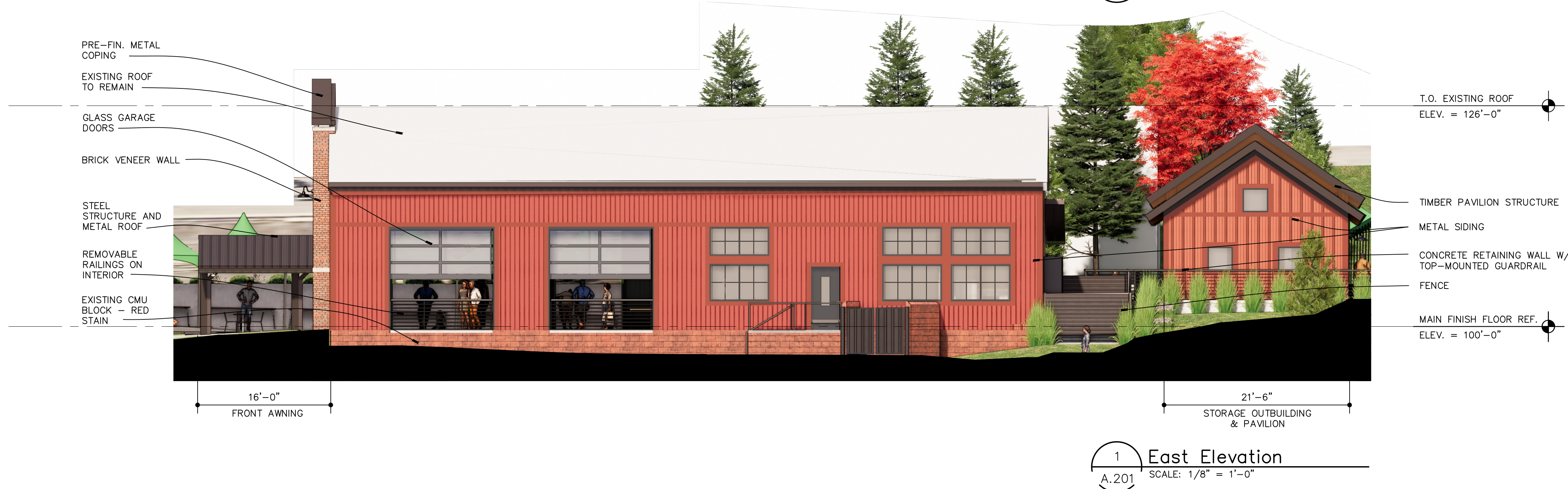
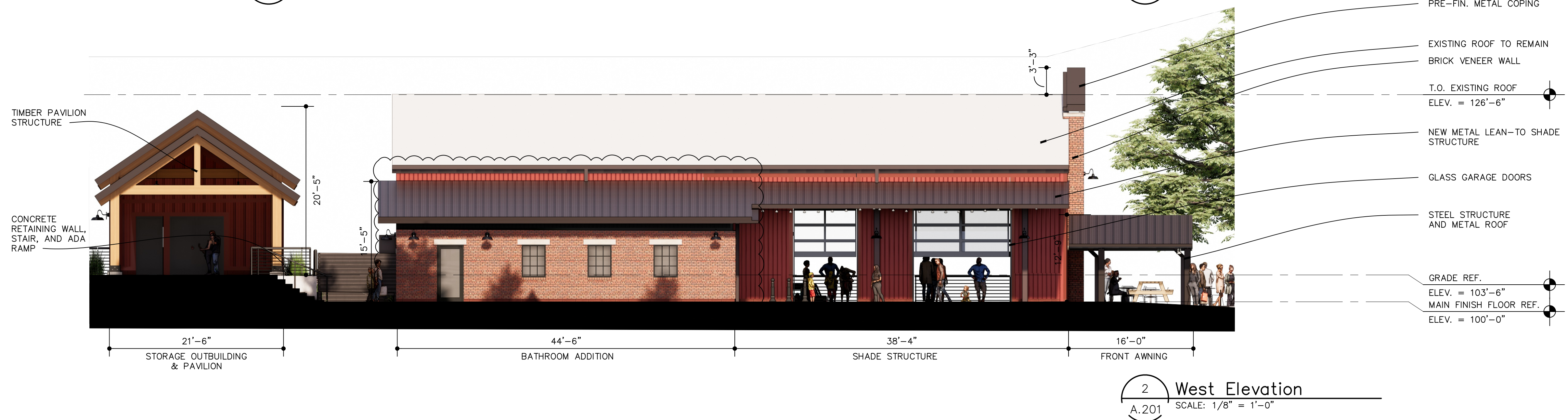
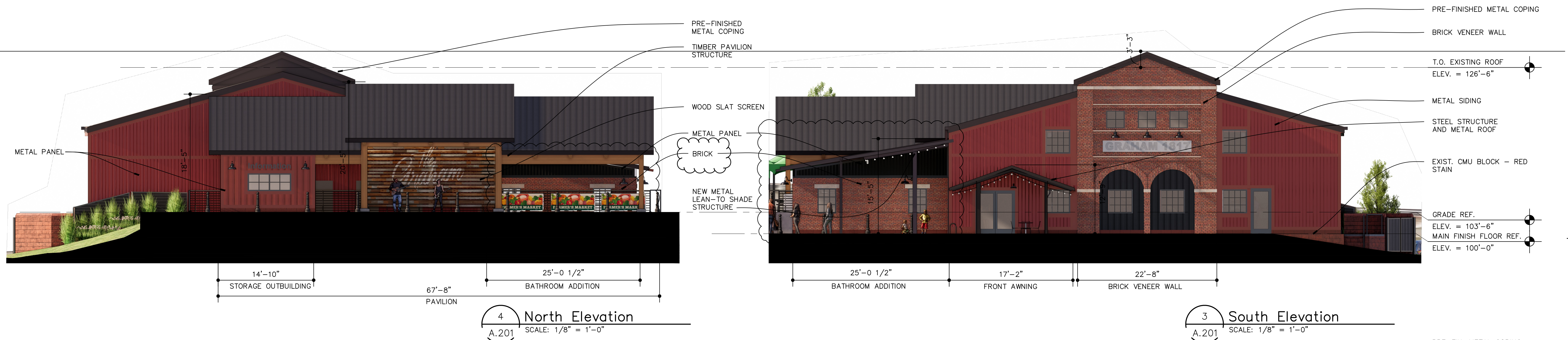
DRAWN	DM
CHECKED	SA
APPROVED	AKA

SHEET
Floor Plan

scale as shown

FILE NUMBER
2411

SHEET NUMBER
A.101



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248.814.9160

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The Graham

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12.04.2025	SPA #5 Revisions
06.04.2026	SPA #5 Revisions 2

DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET

Building
Elevations

scale as shown

FILE NUMBER

2411

SHEET NUMBER

A.201



4
A.202
Perspective of Loading Area
NOT TO SCALE



2
A.202
Aerial Perspective of Ramp
NOT TO SCALE



3
A.202
Perspective of Pavilion
NOT TO SCALE



1
A.202
Perspective of Front
NOT TO SCALE



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06.04.2026	SPA #5 Revisions 2

DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET

**Building
Perspectives**

scale as shown

FILE NUMBER

2411

SHEET NUMBER

A.202



2
A.202A
Proposed
Brick Facade
NOT TO SCALE



1
A.202A
Previously Approved
Metal Panel Facade
NOT TO SCALE



AKA **30**
ARCHITECTS **YEARS**
FOUNDED 1994

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PROJECT

Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED

06.04.2026

ISSUED FOR

SPA #5 Revisions 2

DRAWN

NC

CHECKED

MW

APPROVED

SA

SHEET

Building
Perspectives

scale as shown

FILE NUMBER

2411

SHEET NUMBER

A.202A



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street

July 6, 2026

7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of Payment in lieu of Parking for 419 S. Main Street for 6 spaces. The space's current use is a salon and this project is seeking to expand the number of salon chairs. The public hearing is scheduled for Monday, July 6th 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: Jpeckens@rochestermi.org.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens, Planning and Zoning Administrator**, at **248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before June 21, 2026

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

To: Honorable Planning Commission Members

From: Jeremy Peckens, Planning and Zoning Administrator

Date: May 27, 2026

RE: Request of Payment in Lieu of providing parking request of 6 additional space for 419 S. Main.

We are in receipt of a request from the new tenants of the former Che Belle Salon, located at 419 S. Main. The applicant is Randolph's Salon, they are requesting a Special Exception for Payment in lieu of Parking.

The request for payment in lieu of parking is based on the additional salon stations that are proposed on the submitted floor plan. This property is credited with 16 parking spaces, with 2 physical spaces in the alley bringing the total to 18. This proposed expansion will add 3 additional salon stations, putting them into a parking deficit of required parking by 6 spaces. They are now seeking a Special Exception for payment in lieu of providing for 6 spaces.

In reviewing their new floor plan layout, City administration used the City Zoning Ordinance Standards to calculate the parking for this for salon expansion. The parking calculation for this use is 2 spaces per each salon station.

Existing Salon Layout – 9 stations requires 18 spaces (16 credited – 2 Provided)
Proposed Salon Layout - 12 stations requires 24 spaces (22 credited – 2 Provided)

The cost per space is \$1,000 and they are seeking the special exception of 6 spaces.

Staff is in support of their request; the use of this space is consistent with what was previously there for many years. We would suggest that you set a public hearing for their special exception request at your next available meeting.

Please feel free to call me if you have any questions.

Respectfully,

Jeremy Peckens, MPA
Planning & Zoning Administrator

BUILDING DATA

ADDRESS	419 S. MAIN STREET ROCHESTER, MI
BUILDING CODE	MBC 2021 (Michigan Building Code 2021) Accessibility-ICC ANSI A117.1-2009
REHAB. CODE	MRCEB 2021 (Michigan Rehabilitation Code for Existing Buildings 2021)
MECHANICAL CODE	MMC 2021 (Michigan Mechanical Code 2021) IFGC 2021 (International Fuel Code 2021)
PLUMBING CODE	MPC 2021 (Michigan Plumbing Code 2021)
ELECTRICAL CODE	NEC 2023 (State of Michigan Electrical Code 2023) 2017 National Electrical Code with Part 8 Amendments
ENERGY CODE	MBC 2021 (Michigan Building Code 2021)-Chapter 13 & MEC 2021 (Michigan Energy Code 2021)-Chapters 1-6 & Michigan Energy Code, Part 10a, Rules/ANSI/ASHRAE/IES Standard 90.1-2013)
FIRE CODE	IFC 2018 (International Fire Code 2018) per MBC 2021
FIRE ALARM	NFPA 72 (2019)
FIRE SUPPRESSION	NFPA 13 and 13R (2019)
CONSTRUCTION TYPE	2B (NON COMBUSTIBLE)
OCCUPANCY CLASSIFICATION	B-BUSINESS
FIRE SUPPRESSION	NOT REQUIRED
AREA	
OFFICE AREA	000 SQ. FT.
RETAIL AREA	000 SQ. FT.
TOTAL AREA	1,698.12 SQ. FT.

ABBREVIATIONS

ADA.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	GTP. BD	GYPSPUM BOARD
		HC	HARD CARPED
		HHT	HOLLOW METAL
		HHR	HOUR
AFF.	ABOVE FINISHED FLOOR	HT.	HEIGHT
AH.J.	AUTHORITY HAVING JURISDICTION	JST.	JOIST
ALUM.	ALUMINUM	JST.	LAVATORY
ANG.	ANGLED	L.L.	LANDLORD
BOCA	BUILDING OFFICIALS & CODE ADMIN.	MAX.	MAXIMUM
CL.	CENTERLINE	MFG.	MANUFACTURER
C.G.	CEILING	MIN.	MINIMUM
CT.	CERAMIC TILE	MTL.	METAL
COL.	COLUMN	N.L.C.	NOT IN CONTRACT
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O/	OVER
DIA.	DIAMETER	FTD	PAINTED
DTL.	DETAIL	R.	RADIUS
DRNGS.	DRAINAGES	SCWD	SOLID CORE WOOD DOOR
E.C.	ELECTRICAL CONTRACTOR	SIM	SIMILAR
EX.	EXISTING	S.S.	STAINLESS STEEL
EX-POSED	EXPOSED	TEMP.	TEMPERED
EQ.	EQUAL	TYP.	TYPICAL
F.C.	FIXTURE CONTRACTOR	UNLS.	UNLESS NOTED OTHERWISE
FIRE.C.	FIRE EXTINGUISHER CABINET	UPS.	UNINTERRUPTED POWER SUPPLY
FIN.	FINISH	V.A.V.	VARIABLE AIR VOLUME
FLR.	FLOOR	V.I.F.	VERIFY IN FIELD
FR.	FIRE RATED	V.T.	VERTICAL
FRT.	FIRE RETARDANT TREATED	WC	WATER CLOSET
FSC	FIRE FOREST STEWARDSHIP COUNCIL	WD.	WOOD
GA.	GAUGE	WOOD	WOOD INSTITUTE OF CALIFORNIA
GL.	GENERAL CONTRACTOR	W.R.	WATER RESISTANT
GLASS	GLASS		

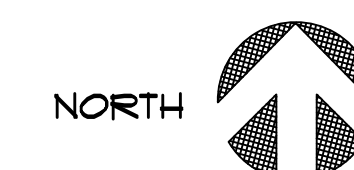
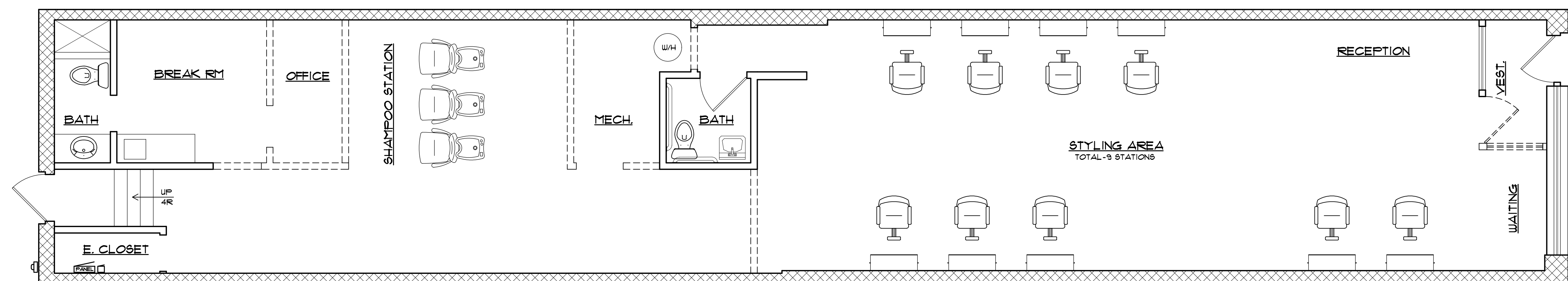
INDEX OF DRAWINGS

FOR REF. & COORD. ONLY ☐
ISSUED ☒

[illegible]

WALL LEGEND

 EXIST. CMU. WALL
 NEW WALL
 WALL TO REMAIN
 WALL TO BE REMOVED

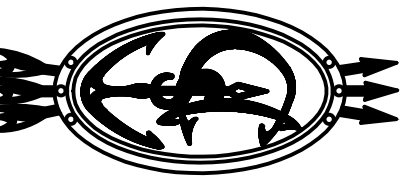


AS-BUILT/DEMOLITION PLAN

SCALES: 1/4" = 1'-0"

PROPOSED RENOVATION FOR:
RANDOLPH'S SALON
419 S. MAIN STREET
ROCHESTER, MICHIGAN

PEGASUS
GROUP, INC.



**387 POWDERHORN RIDGE
ROCHESTER HLS, MI 48309
(248)318-2666**

OB# #00050526

PROPOSED RENOVATION TO:
RANDOLPHS SALON
419 S. MAIN STREET
ROCHESTER, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

SCALE: 1/4"=1'-0"

CHECK SET ☐

BID SET	
---------	--

WORKING DWG'S	
---------------	--

DATE: 06-01-26

SHEET NUMBER

COVER

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GENERAL ELECTRICAL NOTES:

1. INSTALL ALL ELECTRICAL WORK PER NATIONAL ELECTRICAL CODE-2011 MICHIGAN ELECTRICAL CODE AND OTHER APPLICABLE LOCAL AND STATE CODES.
 2. FOR SERVICE ENTRANCE WIRING FROM THE UTILITY COMPANY TRANSFORMER TO TENANT METERING EQUIPMENT, USE TYPE THHN OR XHHW INSULATION, 600 VOLTS, COPPER STRANDED CONDUCTORS IN UNDERGROUND SCHEDULE 40 PVC CONDUITS OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SUBMIT UTILITY PREPARED DRAWINGS FOR ALL UNDERGROUND ELECTRICAL WORK RELATED TO SERVICE ENTRANCE. INSTALL TENANT METERING EQUIPMENT AS REQUIRED BY THE UTILITY COMPANY.
 3. FURNISH AND INSTALL TENANT METERING EQUIPMENT AS SHOWN ON THE RISER DIAGRAM AND AS MANUFACTURED BY SQUARE D, OR CUTTER-HAMMER. ALL METERING EQUIPMENT SHALL BE IN NEMA 3R ENCLOSURE AND UL LISTED FOR USE AS SERVICE ENTRANCE EQUIPMENT. COORDINATE INCOMING SERVICE AND MOUNTING WITH CIVIL TRADE, OWNERS CONSTRUCTION MANAGER AND DTE ENERGY COMPANY.
 - 3.1 ALL WIRING FROM TENANT METER AND CIRCUIT BREAKER TO AN ELECTRICAL PANEL SHALL BE 600 VOLTS, INSULATION CLASS AND SHALL INCLUDE AN INSULATED EQUIPMENT GROUND CONDUCTOR.
 4. CIRCUIT BREAKER SHALL BE INTEGRAL WITH METER SOCKET CABINET WITH PROVISION TO LOCK IT IN "OFF" POSITION. ALL INTERIOR BRANCH CIRCUIT WIRING SHALL BE COPPER, 600 VOLTS.
 5. USE SOLDERLESS PRESSURE CONNECTORS WITH INSULATING COVERS FOR COPPER CONDUCTOR SPLICES AND TAPS, 8AUG AND LARGER. USE INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR COPPER CONDUCTOR SPLICES AND TAPS, 10 AUG AND SMALLER.
 6. MOUNT ALL CONVENIENCE RECEPTALS AT 18" AFF UNLESS SHOWN OTHERWISE ON DRAWINGS.
 7. MOUNT ALL WALL SWITCHES AND WALL MOUNTED TELEPHONE OUTLETS AT 48" AFF.
 8. SEE ARCHITECTURAL DRAWINGS FOR WALLS CONSTRUCTION, JUNCTION BOXES USED IN A FIRE RATED WALL SHALL BE UL LISTED FOR THE PURPOSES.
 9. IN THE KITCHEN, FAMILY ROOM, DINING ROOM, AND BEDROOMS, INSTALL RECEPTILES AS SHOWN ON THE DRAWING AND IN COMPLIANCE WITH NEC ARTICLE 210.52.
 10. BRANCH CIRCUITS FOR KITCHEN, BATHROOM GFCI RECEPTILES AND LAUNDRY AREA SHALL BE WIRED WITH #8 COPPER CONDUCTORS AND EACH CIRCUIT HOME RUN SHALL BE CONNECTED TO A 20 AMPERE, 1 POLE CIRCUIT BREAKER.
 11. INSTALL RECEPTACLES FOR WASHER AT 48" AFF UNLESS NOTED OTHERWISE ON DRAWINGS.
 12. INSTALL WIRING OF DEVICE AND LOCAL DISCONNECT SWITCH FOR ALL EQUIPMENT FURNISHED AND INSTALLED BY MECHANICAL TRADE AND KITCHEN APPLIANCE VENDOR CONTRACTOR PER EQUIPMENT MANUFACTURERS SHOP DRAWINGS AND WRITTEN INSTRUCTIONS.
 13. SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO ACTUAL INSTALLATION FOR THE FOLLOWING:
 - a. ELECTRICAL PANELS
 - b. TENANT METERING EQUIPMENT
 - c. SMOKE DETECTORS
 14. ON COMPLETION OF THE WORK AND AFTER OBTAINING OCCUPANCY PERMIT FROM CITY, SUBMIT 2 SETS OF "AS-BUILT" DRAWINGS TO OWNER INDICATING ALL MAJOR FEEDER AND SUB-FEEDER WIRING, ALL ELECTRICAL PANELBOARDS AN PANEL LOCATIONS AND INCOMING ELECTRICAL SERVICE.
- ALL INTERIOR LIGHT AND EXTERIOR WALL MOUNTED LIGHT FIXTURES WILL BE SELECTED AND FURNISHED BY OWNER. INSTALL FURNISHED LIGHT FIXTURES PER LIGHT FIXTURE MANUFACTURERS WRITTEN INSTRUCTIONS.
15. COORDINATE ALL ELECTRICAL WORK WITH THE LATEST SET OF ARCHITECTS DRAWINGS.

NOTES:

1. (NOT USED)
2. COORDINATE ALL UNDERGROUND WIRING INSTALLATION WITH DTE. ENERGY CO. AND OTHER UNDERGROUND UTILITIES.
3. INSTALL ALL UNDERGROUND WIRING, METERING EQUIPMENT AND SE. GROUNDING PER NEC, D.E.CO., AND CITY REQUIREMENTS.
4. USE HIGHER GAGE CABLES FOR FEEDER CIRCUIT TO TENNANT PANEL WHERE REQUIRED TO LIMIT VOLTAGE DROP TO 2% MAXIMUM.
5. METER BANK, METER SOCKET AND THE INTEGRAL CIRCUIT BREAKER SHALL BE NEMA 3R AND RATED FOR MINIMUM 42 K AIC OR HIGHER CAPACITY IF REQUIRED BY DTE. ENERGY CO.
6. COORDINATE ALL UNDERGROUND ELECTRICAL SERVICE WORK WITH CIVIL TRADE AND DTE. ENERGY CO.

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
§	SWITCH
§ ₃	3-SWITCH
↶	ELEC. HOME RUN TO A PANEL
W.P.Ⓢ	WEATHERPROOF RECEPTICLE
G.F.I.Ⓢ	DUPLEX RECEPTICAL WITH GROUND FAULT CIRCUIT INTERRUPTOE
Ⓢ	SWITCHED POWER OUTLET
Ⓢ ↑	SPECIAL POWER OUTLET FOR ELECTRIC DRYER OR ELECTRIC OVEN/RANGE
Ⓢ	SMOKE DETECTOR-120V. W/ 9V BATT. HARDWIRED AND INTERLINKED TO OTHER DETECTORS GENTEX CAT #9120F
Ⓢ	SINGLE PHASE MOTOR
Ⓢ	THERMOSTAT
Ⓢ	WALL MOUNTED LIGHT FIXTURE OUTLET
Ⓢ	DISCONNECT SWITCH-UNFUSED
Ⓢ	DISCONNECT SWITCH-FUSED
Ⓢ	SINGLE PHASE MANUAL STARTER SWITCH
Ⓢ	CEILING MOUNTED OUTLET
ARCⓈ	OUTLET WITH ARC FAULT INTERRUPTER CB IN PANEL

NOTE:

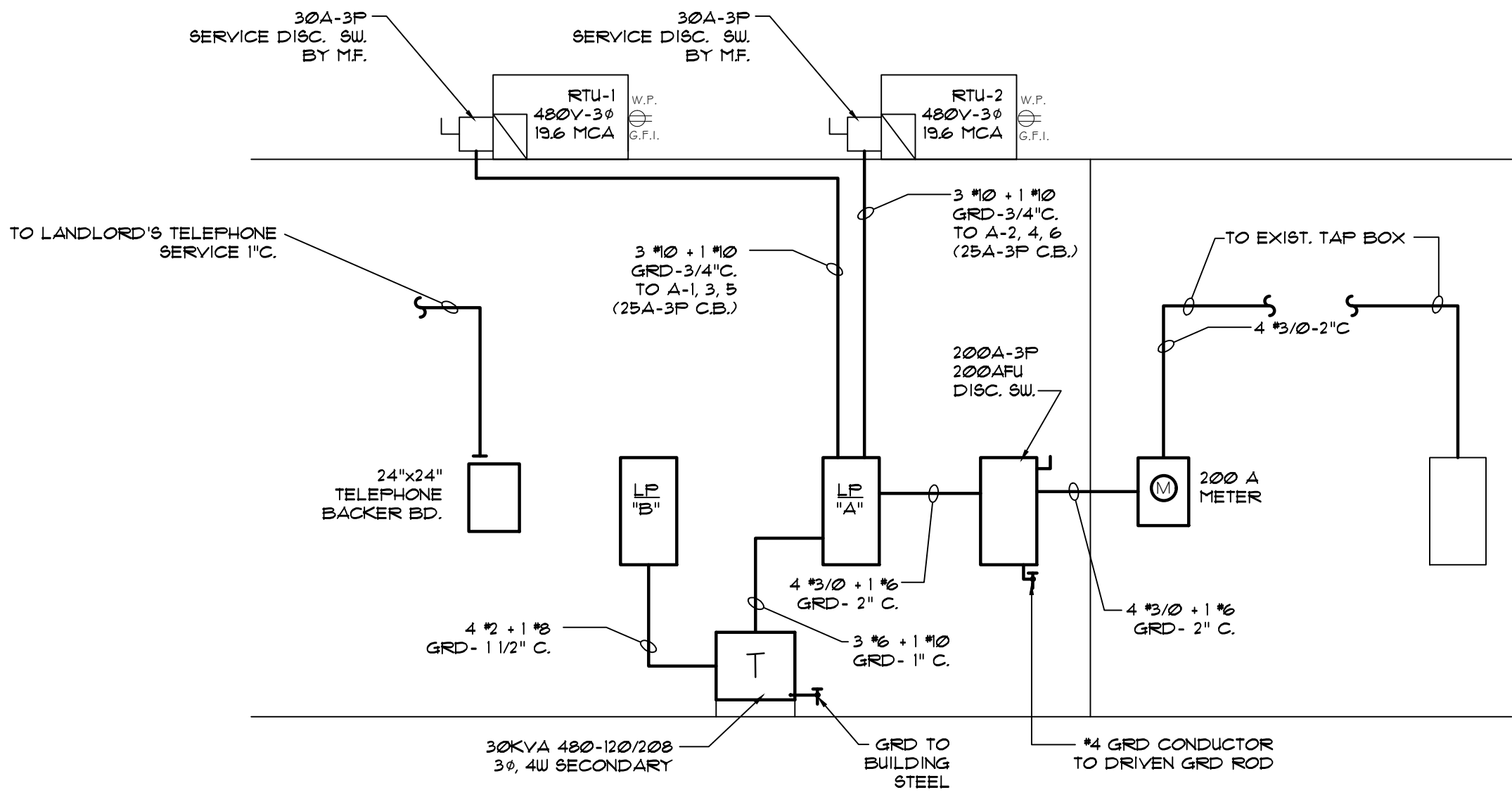
LIGHTING UNITS AND FIXTURES AS WELL AS SUSPENSION HARDWARE AND SHOP DRAWINGS TO BE PROVIDED BY MANUFACTURER AND MUST BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

NOTE:

RECESSED DUPLEX WALL OUTLETS AT LIGHTED MIRRORS TO BE WIRED IN SERIES AND SWITCHED WITH GENERAL GENERAL OVERHEAD LIGHTS.

ALL SINGLE, 3-WAY, AND 4-WAY SWITCH LOCATIONS TO BE DETERMINED BY OWNER.

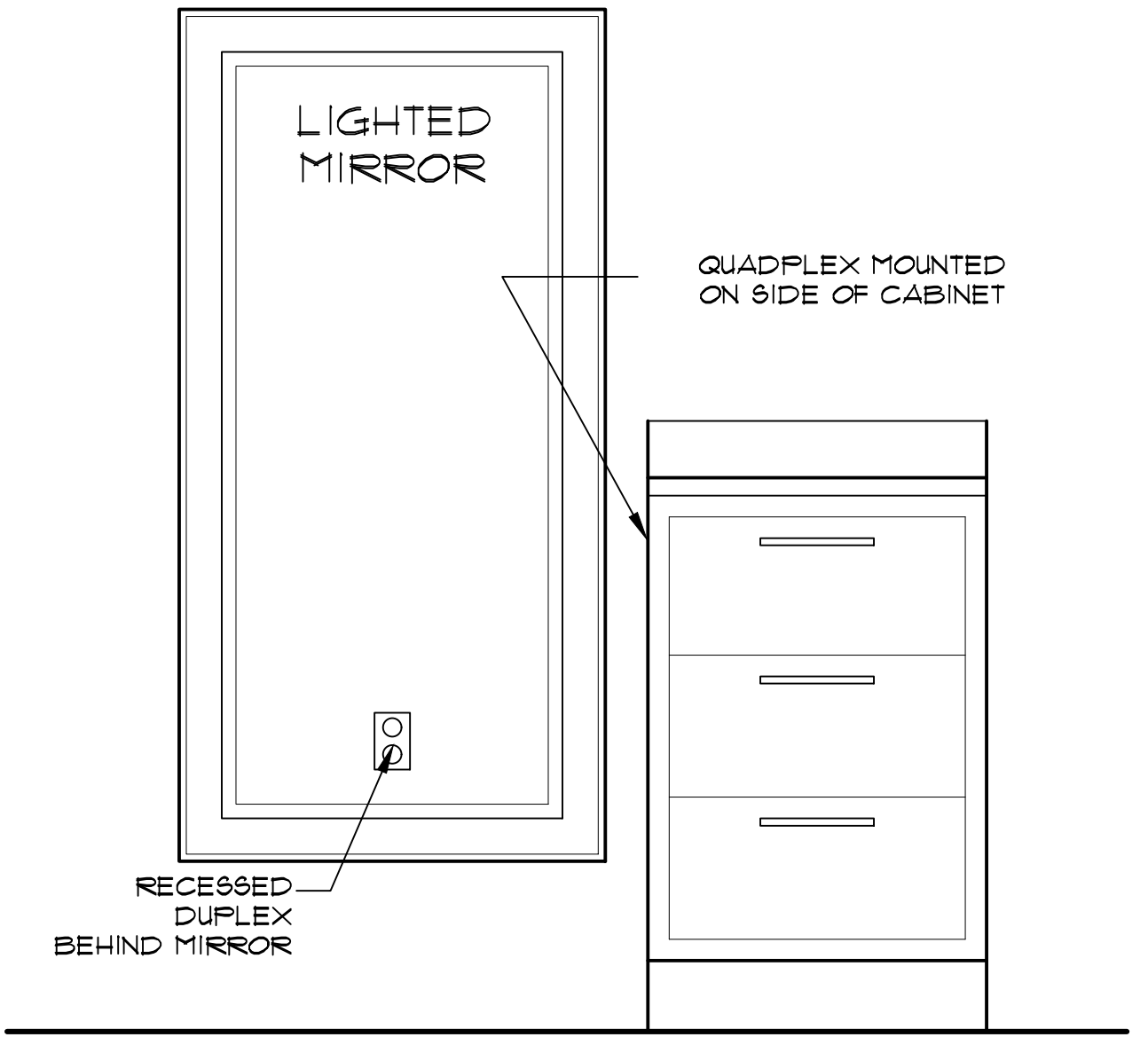
LIGHTING LEGEND	
Ⓢ	RECESSED LIGHT CAN OR PENDANT IF OPEN CEILING 6" DIAMETER - RING TRIM COLOR TO BE DETERMINED
Ⓢ	RECESSED POSITIONABLE LIGHT OR POSITIONABLE PENDANT IF OPEN CEILING
Ⓢ	TRACK LIGHT - MR16 LOW VOLTAGE OR L.E.D. ADJUSTABLE HEAD FIXTURE SELECTED BY OWNER
Ⓢ	PENDANT DECORATIVE LIGHT FIXTURE
Ⓢ	CHANDELIER AS SELECTED BY OWNER
Ⓢ	EXHAUST FAN
Ⓢ	24" X 24" FLOURESCENT FIXTURE
Ⓢ	24" X 48" L.E.D. FIXTURE
	GENERAL LIGHTING AS NEEDED
	NOTE: THE LIGHTING SPECIFIED IS TASK LIGHTING ONLY AND IS SUBJECT TO TITLE 24 REGULATIONS. GENERAL LIGHTING SHOULD BE CONSULTED WITH A QUALIFIED LIGHTING CONSULTANT



ELECTRICAL RISER DIAGRAM

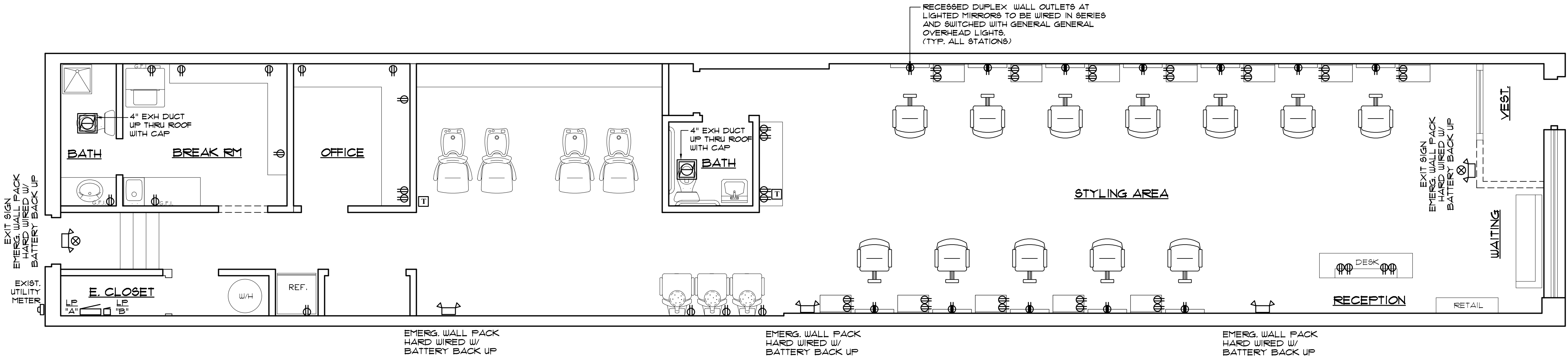
480/277V, 3Ø, 4W 200AMP SERVICE

SCALE: NTS



STATION ELEVATION(TYP.)

SCALE: 1/2" = 1'-0"



PEGASUS GROUP, INC.

387 POWDERHORN RIDGE
ROCHESTER HLS, MI 48309
(248)318-2666

JOB# #00050526

PROJECT TITLE
PROPOSED RENOVATION TO:
RANDOLPH'S SALON
419 S. MAIN STREET
ROCHESTER, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

SCALE: 1/4"=1'-0"

CHECK SET

BID SET

WORKING DWG'S

DATE: 06-01-26

SHEET NUMBER

E1 OF 1

COPYRIGHT (C) 2026 THE PEGASUS GROUP, INC. DRAWINGS AND ELECTRONIC DATA AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE PEGASUS GROUP, INC. ANY DERIVATION OF OR USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PEGASUS GROUP, INC. CONSTITUTES AN INFRINGEMENT OF THE COPYRIGHT AND IS SUBJECT TO LEGAL PENALTIES.

KEY

- 1 1 1/2" SAN DN
- 2 2" SAN DN
- 3 2" SAN UP
- 4 2" SAN UP 4 DN
- 5 2" SAN DN, 1 1/4" VENT UP
- 6 2" SAN DN, 1 1/2" VENT UP
- 7 3" SAN DN
- 8 3" SAN UP
- 9 3" SAN UP 4 DN
- 10 3" SAN DN, 1 1/2" VENT UP
- 11 4" SAN DN
- 12 4" SAN UP 4 DN
- 13 4" SAN DN, 2" VENT UP
- 14 1 1/4" VENT UP
- 15 1 1/2" VENT UP
- 16 2" VENT UP
- 17 WASTE DISPOSER
- 18 2" SAN IN WALL BOX FOR WASHER
- 19 4" SAN DN, 3" SAN UP
- 20 3" V UP

LEGEND

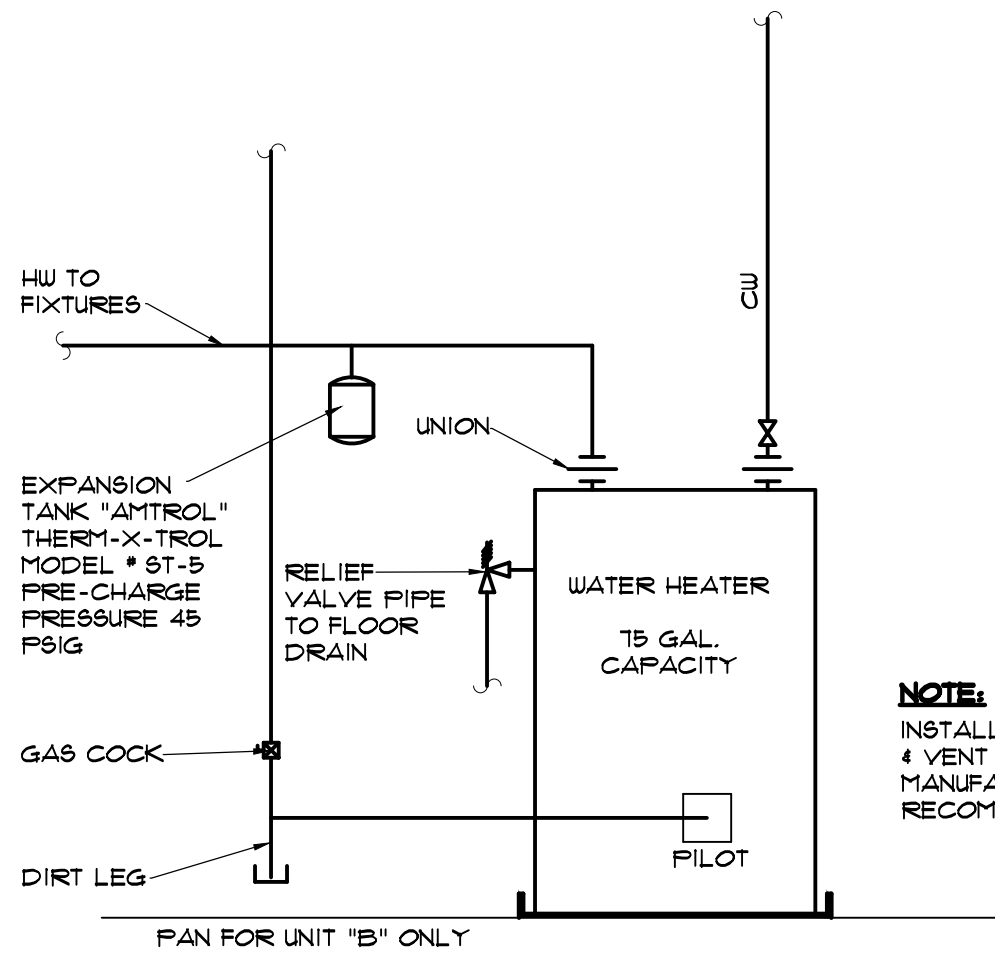
- SAN ABOVE GROUND/FLOOR
- SAN UNDERGROUND/UNDER FLOOR
- V VENT
- PIPE RISE
- PIPE DROP

NOTES:

- 1. INSTALL CO AT BASE OF SAN RISERS
- 2. SAN AND VENT PIPING SHALL BE CAST IRON ABOVE GROUND, PVC IS ALLOWED IF APPROVED BY CODE.
- 3. IF INTERFERENCES PREVENT INSTALLATION OF PIPING AS PER THESE DWG'S, CONTRACTOR SHALL REROUTE PIPING BASED ON FIELD CONDITIONS
- 4. COORDINATE WITH HVAC CONTRACTOR FOR INTERFERENCES.
- 5. ALL PLUMBING FIXTURES SHALL BE SELECTED BY OWNER
- 6. PROVIDE TRAP PRIMER OF ALL FLOOR DRAINS IF REQUIRED BY CODE OR FLOOR DRAIN SHALL BE OF THE DEEP SEAL DESIGN PER CODE SECTION P-32012

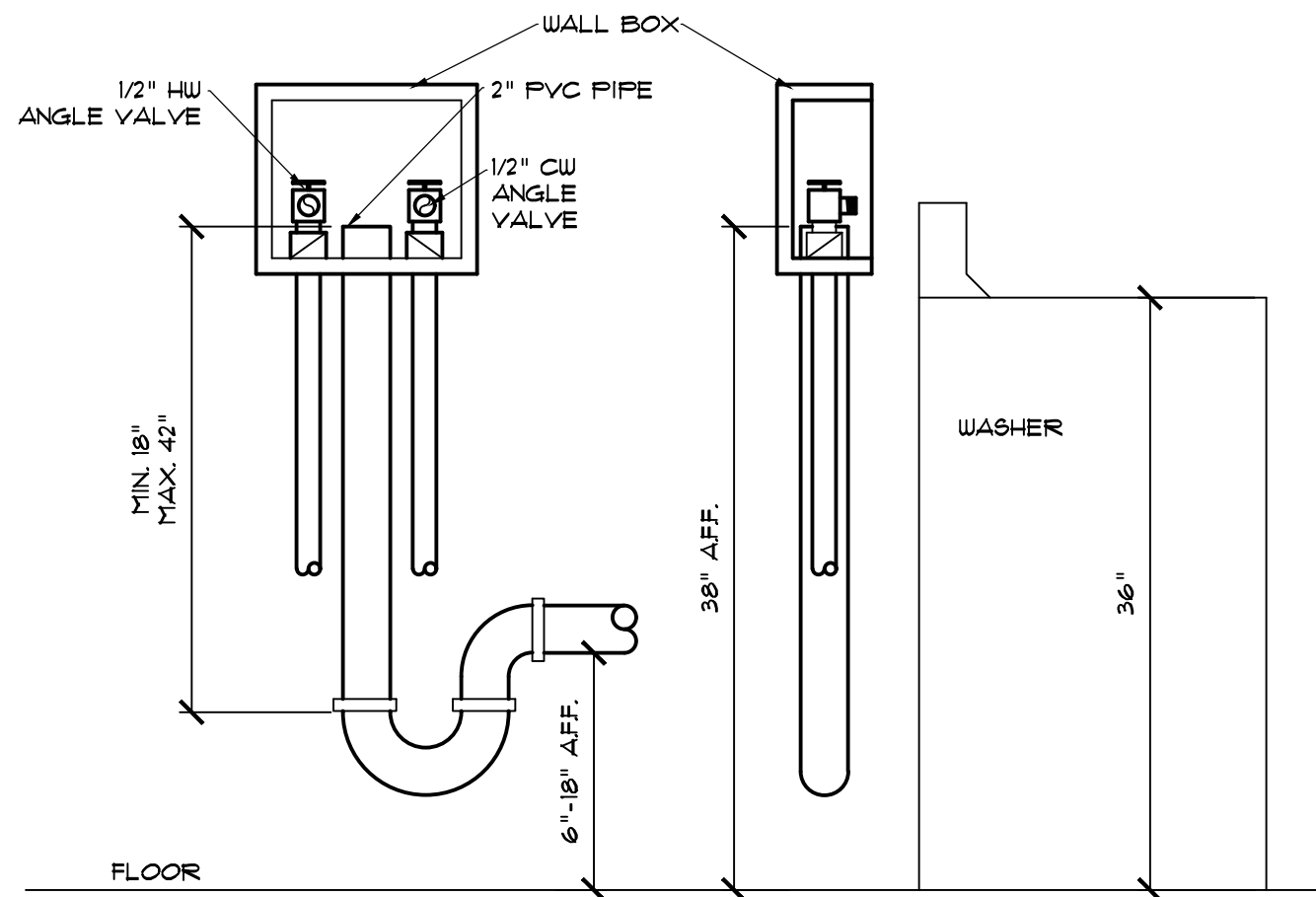
NOTE:

- 1. INSTALL ISOLATION VALVES IN CW 4 HW LINES NEAR WATER HEATER. INSTALL T & P RELIEF VALVE AND TERMINATE DISCHARGE PIPE NEAR FLOOR DRAIN
- 2. IF INTERFERENCE PREVENTS INSTALLATION OF PIPING AS PER THESE DRAWINGS CONTRACTOR SHALL ROUTE PIPING BASED ON FIELD CONDITIONS
- 3. LEFT SIDE OF BUILDING IS SIMILAR TO RIGHT SIDE.
- 4. ALL PLUMBING FIXTURES SHALL BE SELECTED BY OWNER.
- 5. INSTALL ISOLATION (STOP) VALVE FOR ALL PLUMBING FIXTURES



NAT. GAS WATER HEATER PIPING SCHEMATIC

SCALE: NTS

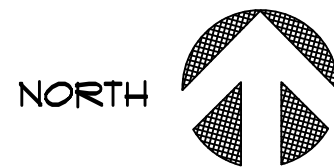
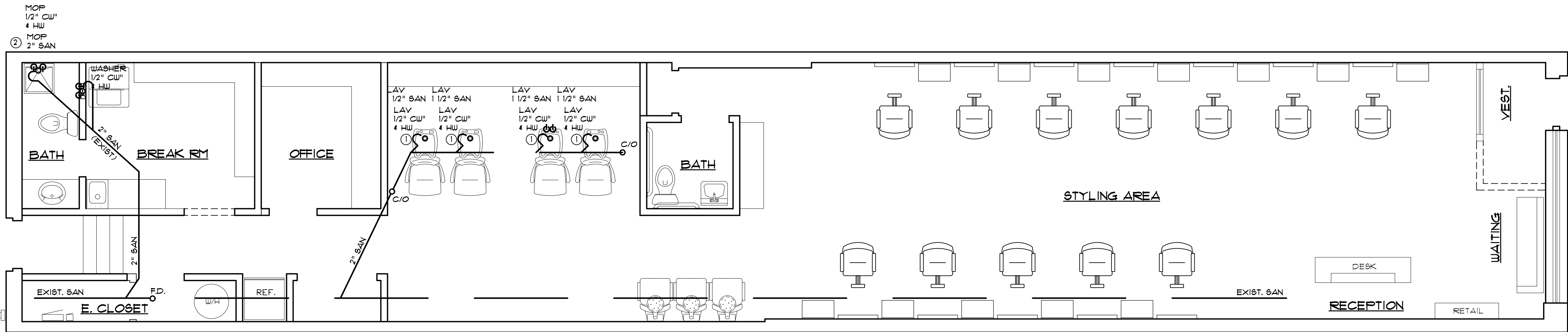


FRONT VIEW

SIDE VIEW

WASHING MACHINE OUTLET BOX DETAIL

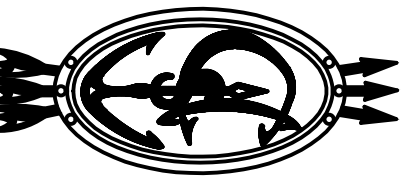
SCALE: NTS



PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PEGASUS GROUP, INC.



387 POWDERHORN RIDGE
ROCHESTER HLS, MI 48309
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RANDOLPH'S SALON
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ROCHESTER, MICHIGAN

CONSULTANTS:

REVISIONS:

00-00-00

SCALE: 1/4"=1'-0"

CHECK SET

BID SET

WORKING DWG'S

DATE: 06-01-26

SHEET NUMBER

P1 OF 1

Lot 3 Parking Study

Number of vehicles parked (297 Spaces)

	6/14/2026	6/15/2026	6/16/2026	6/17/2026	6/18/2026	6/19/2026	6/20/2026	6/21/2026	6/22/2026	6/23/2026	6/24/2026	6/25/2026	6/26/2026	6/27/2026
11AM	67	134	102	101	100	90	105	83	94	98	101	98	108	114
4PM	76	111	99	99	99	103	105	96	92	101	106	113	104	99
8PM	82	79	98	97	98	110	111	95	95	96	109	106	109	103



MCKENNA

July 1, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Brillati Family Office/134 S. Main Development; Preliminary Plan Review-Amendment #1**; Amended Site Plan Dated May 20, 2026, Structural Engineer Letter Dated April 29, 2026, and Submission Letter Dated May 20, 2026.

Dear Commissioners:

At the City's request, we have reviewed a request by Roger Berent of Roger Berent Architects on behalf of the property owner for amendment to a previously approved site plan for 134 S. Main Street.

BACKGROUND

The applicant received site plan approval from the Planning Commission on January 5, 2026, to renovate an existing 3,220 sq. ft building located at the entrance to downtown in the Central Business District, CBD. The applicant proposes to use the building as a professional office intended for use by the owner and their family members. Per Section 1101 (5) Offices and office buildings of an executive, administrative, or professional nature are permitted on the first floor of buildings on Main Street, south of 2nd Street and north of University Drive.

The existing building is constructed of CMU blocks and is in a state of disrepair. The site plan approved by the Planning Commission proposed retaining the block and adding a façade of cast limestone and brick to the west (front) and north facades. The rear façade is to be provided with a new frosted glass garage door and new windows.

Subsequently, during construction, the applicant uncovered an existing structural condition- hollow core concrete planks extending beyond the west exterior wall- that necessitated a change in the facade design to make it feasible and preserve the existing structural supports. Revised plans were originally submitted to the Planning Commission at the April 2026 meeting, but were not approved based on the revised design proposed and lack of support for the necessity of the revision. Since then, the Structural Engineer Letter from Kenneth R. Westfall, P.E. of Westfall Structural Engineering, LLC has been obtained and is attached here detailing the need for this design change.

The change is located in the front portion of the building closest to Main Street. The approved plans indicated a façade constructed of limestone and brick with a flat roof and a suspended black metal awning. The revised plan proposes replacing the awning with a 'zinc colored metal roof panel'. A comparison of the façade changes is below:

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

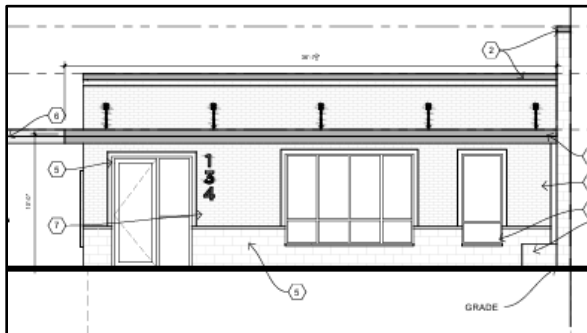
Communities for real life.



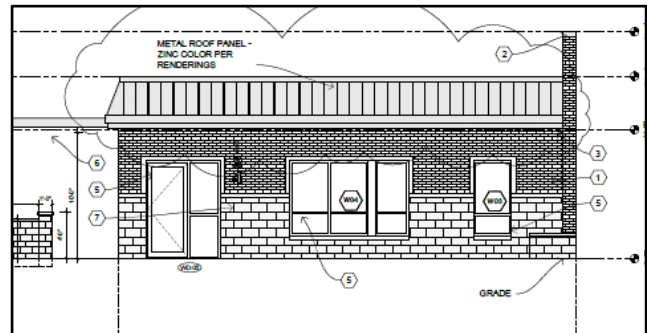
Approved



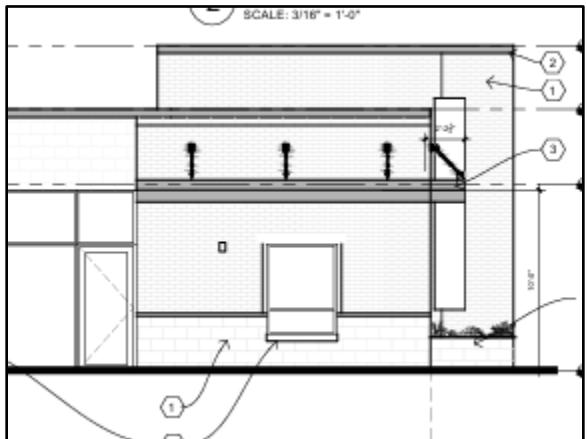
Proposed



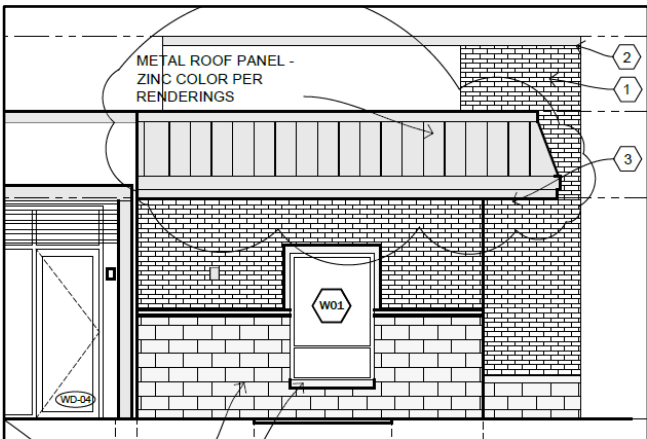
Wet Elevation – Approved



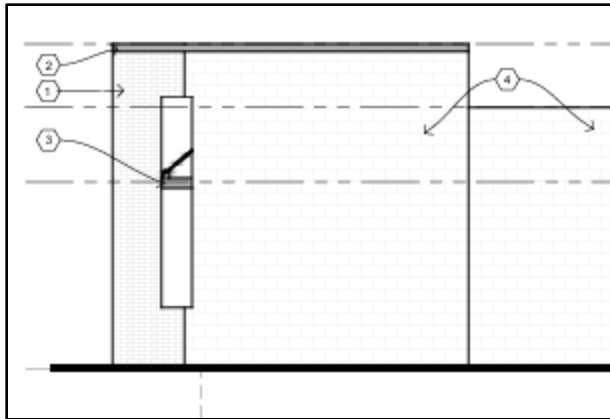
West Elevation – Proposed



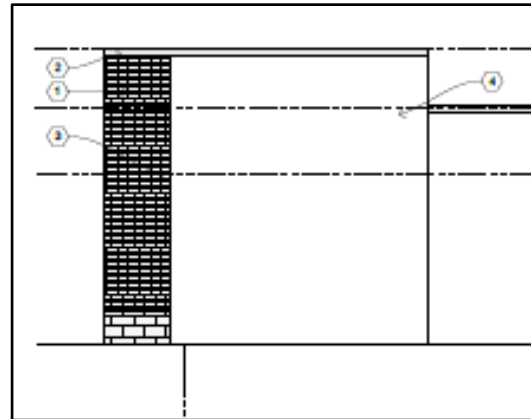
North elevation – Approved



North elevation – Proposed



South Elevation – Approved



South Elevation - Proposed

The change to the proposed building materials/appearance constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval.

The applicant proposes no other changes to any of the site design elements including but not limited to access, circulation, parking and loading, landscaping, lighting etc.

RECOMMENDATION

The project is before the Planning Commission for feedback. If the proposed changes are satisfactory, we recommend the Planning Commission schedule the project for consideration of amended site plan approval on the next available agenda.

Respectfully,
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

City of Rochester Planning Commission

c/o Jeremy Peckens, Planning and Zoning Administrator
400 Sixth Street
Rochester, MI 48307

**Re: 134 S. Main Street, Rochester, Michigan
Amended Site Plan Submittal for Revised Awning Design**

Dear Members of the Planning Commission:

On behalf of the property owner, Michael Brillati, we are pleased to resubmit the amended site plan for the facade modification at 134 South Main Street. This submission includes a modified awning design that reflects feedback received during the April 7, 2026 Planning Commission meeting, as well as a structural engineering review letter from Westfall Structural Engineering, LLC, addressing the existing roof structure condition that necessitated the design change.

Background

The Planning Commission granted site plan approval for this project on January 5, 2025. During construction, demolition of the existing roof structure revealed a pre-existing condition: cantilevered hollow core concrete planks extending beyond the west exterior wall. These planks are structurally tied into a masonry wing wall at the south end of the building and provide lateral support to that wall.

This condition was not visible prior to demolition and could not have been anticipated during the original design phase. Upon discovery, our structural engineer evaluated the condition and determined that removal of the overhanging plank structure is not practically feasible without risk of compromising the stability of the wing wall and surrounding roof structure. The enclosed letter from Kenneth R. Westfall, P.E. of Westfall Structural Engineering, LLC details these findings.

Structural Engineer's Findings

Mr. Westfall's letter, dated April 29, 2026, confirms the following:

1. While one full precast concrete plank extends past the exterior wall, the adjacent plank only partially overhangs, creating a condition where the roof structure terminates at the face of the existing wall. Removal would likely require significant structural work to modify, reinforce, or replace the existing plank and could create a need to modify or recreate the connection from the exterior wall to the roof structure.
2. The roof planks tie into the wing wall at the south end of the building. Removal of any of these planks could affect the stability of the wing wall, and the removal process itself could cause significant damage. The full magnitude of the effect would not be known until the connection between the plank and wall is uncovered — a process that could itself cause damage and instability.

In short, removing the existing overhang is not a matter of preference, it presents real structural risk to the building. The modified design accommodates this existing condition while delivering an awning element that is architecturally appropriate for the building and the downtown streetscape.

Modified Awning Design

We took the Commission's feedback from the April 7 meeting seriously. The previously proposed curved awning profile has been replaced with a **flat/angled awning design** using zinc-colored metal roof panels. This modified profile directly addresses the aesthetic concerns raised by commissioners while continuing to accommodate the structural condition described above.

Key attributes of the modified design:

- The awning profile is flat/angled rather than curved, creating a cleaner, more contemporary appearance consistent with the building's limestone and brick facade.
- The zinc-colored galvanized metal panel material is durable, weather-resistant, and complements the approved material palette.
- The awning is limited to the front (west) facade and wraps the corner for approximately 10 feet along the north side. It does not encircle the building.

- All other approved facade materials remain unchanged: cast limestone veneer, brick, black aluminum glazing and door systems, and painted CMU.
- No changes to height, setbacks, parking, lot coverage, drainage, landscaping, lighting, or use. The project continues to conform to all applicable ordinance standards.

Ordinance Compliance

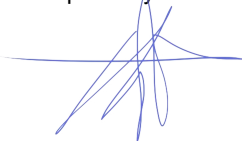
The modified design continues to meet all requirements of the Rochester Zoning Ordinance applicable to the CBD zoning district. All conditions of the original January 5, 2025 site plan approval remain satisfied. The facade modification is limited to the awning element and does not alter the building's approved use, dimensional compliance, or site layout in any respect.

Conclusion

Mr. Brillati remains deeply committed to this project and to making a meaningful investment in Rochester's downtown. This building was in a state of significant disrepair, and the renovation will be a substantial improvement to the South Main Street corridor. The modified awning design represents a thoughtful response to an unforeseen structural condition, refined based on the Commission's input. We believe it complements the building and the surrounding streetscape, and we respectfully request that the Commission schedule this amended site plan for public hearing at the next available meeting.

We appreciate the Commission's time and consideration, and we are available to answer any questions in advance of or during the hearing.

Respectfully submitted,



Roger Berent
Roger Berent Architects

Enclosures:

1. Revised Architectural Drawings (Sheets A-000, A-200, A-210) — dated May 20, 2026
2. Structural Engineering Review Letter — Westfall Structural Engineering, LLC, dated April 29, 2026



April 29, 2026

Mr. Roger Berent
Roger Berent Architects
6435 Apple Orchard Lane
Rochester Hills, MI 48306

Subject: Roof Structure of 134 S. Main Street in Rochester, MI

Dear Roger:

Having reviewed the overhang condition of existing roof structure, I offer the following comments regarding the potential effects of removing the portion of existing roof that extends past the existing exterior west wall of the building:

- While one full precast concrete plank is past the exterior wall, the next plank only partially overhangs past the exterior wall. Creating a condition where the roof structure ends at the face of the existing wall would likely require significant structural work to modify, reinforce, or replace the existing plank. This work could also create a need to modify or recreate the connection from the exterior wall to the roof structure.
- Also, it appears that the roof planks tie into the wing wall at the south end of the building. Removal of any of these roof planks could affect the stability of the wing wall and the removal process itself could cause significant damage to this wing wall. The magnitude of the effect on the wall would not be known until the connection between the plank and wall can be uncovered, a process that could also cause damage and instability.

The items described above are just a few of the potential issues that may arise if the portion of precast plank roof overhanging the west wall of the building is removed.

If there are any questions regarding these comments, please feel free to contact me.

Sincerely,
Westfall Structural Engineering, LLC

Kenneth R. Westfall, P.E.
Managing Member



PROJECT DATA

NATURE OF BUSINESS / PROJECT USE STATEMENT

PROJECT USE: PRIVATE FAMILY OFFICE (BUSINESS / PROFESSIONAL OFFICE CLASSIFICATION)

THIS FACILITY WILL SERVE AS A PRIVATE OFFICE FOR THE PROPERTY OWNER AND FAMILY MEMBERS, FUNCTIONING AS A PROFESSIONAL WORK ENVIRONMENT FOR PERSONAL BUSINESS, INVESTMENT MANAGEMENT, AND ADMINISTRATIVE ACTIVITIES.

THE SPACE WILL INCLUDE OFFICES, CONFERENCE AREAS, AND A SMALL LOUNGE/KITCHENETTE INTENDED SOLELY FOR USE BY THE FAMILY AND OCCASIONAL GUESTS OR ADVISORS. THERE WILL BE NO PUBLIC WALK-IN TRAFFIC, RETAIL COMPONENT, OR CUSTOMER-FACING OPERATIONS.

TYPICAL USE WILL RESEMBLE A LOW-INTENSITY PROFESSIONAL OFFICE, COMPARABLE IN CHARACTER AND ACTIVITY LEVEL TO A SINGLE-TENANT BUSINESS SUITE. STAFF PRESENCE WILL BE LIMITED, AND OPERATIONS ARE EXPECTED TO GENERATE MINIMAL VEHICLE TRAFFIC AND NEGLIGIBLE NOISE OR DELIVERIES BEYOND STANDARD MAIL OR PACKAGE SERVICE.

HOURS OF OPERATION ARE EXPECTED TO BE 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, WITH OCCASIONAL AFTER-HOURS USE BY THE PROPERTY OWNER.

THIS OFFICE USE FULLY COMPLIES WITH THE CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT PROVISIONS PERMITTING GENERAL BUSINESS AND PROFESSIONAL OFFICES.

ENVIRONMENTAL REMEDIATION STATEMENT

BETWEEN OCTOBER 22 AND NOVEMBER 5, 2025, VAPOR CONTROL SOLUTIONS INSTALLED TWO SUB-SLAB DEPRESSURIZATION SYSTEMS TO MITIGATE POTENTIAL VAPOR INTRUSION ASSOCIATED WITH THE SITE'S HISTORICAL DRY-CLEANING USE. THE SYSTEMS INCLUDE TWO OBAR SYSTEMS GBR 76 UD FANS MOUNTED ON THE ROOFTOP AND NINE TOTAL EXTRACTION POINTS ACROSS TWO ZONES.

AIR IS DRAWN FROM BENEATH THE CONCRETE SLAB IN BOTH THE BASEMENT AND MAIN FLOOR AND EXHAUSTED ABOVE THE ROOFLINE, PREVENTING POTENTIALLY HARMFUL VAPORS FROM ENTERING THE OCCUPIED SPACE. INSTALLATION AND DOCUMENTATION WERE COMPLETED UNDER THE DIRECTION OF APPLIED ENVIRONMENTAL AND IN COORDINATION WITH EGLE (MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY).

CITY OF ROCHESTER

GOVERNING CODES

BUILDING

ZONING

ALLOWABLE HEIGHT

ACTUAL HEIGHT

AREA

BASEMENT

1st FLOOR

SETBACKS

REQUIRED:

PROVIDED:

ADOPTED: 2021 MICHIGAN BUILDING CODE (2021 IBC WITH AMENDMENTS)

PLUMBING: 2021 MICHIGAN PLUMBING CODE (2021 IPC WITH AMENDMENTS)

MECHANICAL: 2021 MICHIGAN MECHANICAL CODE (2021 IMC WITH AMENDMENTS)

ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY MICHIGAN

Michigan Energy Code (based on 2021 IECC with amendments)

USE: PROFESSIONAL GENERAL BUSINESS - PRIVATE FAMILY OFFICE - NO CUSTOMERS

TYPE OF CONSTRUCTION: III-B

FIRE SPRINKLERED: NO

CBD - CENTRAL BUSINESS

3 STORIES / 40'-0"

1 STORY / 18'-0"

2,705 S.F.

3,190 S.F.

FRONT/WEST

SIDE/NORTH

SIDE/SOUTH

REAR/EAST

5'-0"

0'-0"

0'-0"

5'-0"

EXISTING TO REMAIN 33'-7"

EXISTING TO REMAIN 4'-9"

EXISTING TO REMAIN 0'-0"

EXISTING TO REMAIN 24'-7"

ARCHITECTURAL COMPLIANCE STATEMENT – SOUTH FACADE

THE SOUTH FACADE OF THE BUILDING IS CURRENTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY BUT IS LOCATED ON A ZERO-LOT-LINE CONDITION ADJOINING ANOTHER PARCEL WITHIN THE CENTRAL BUSINESS DISTRICT. THIS WALL HAS BEEN REPAIRED, PATCHED, AND PAINTED TO MATCH THE NEW BUILDING COLOR SCHEME TO ENSURE A CLEAN, UNIFORM APPEARANCE CONSISTENT WITH THE MAIN STREET ELEVATION. GIVEN THE CBD ZONING ALLOWS FOR FUTURE DEVELOPMENT DIRECTLY AGAINST THIS PROPERTY LINE, NO ADDITIONAL ARCHITECTURAL FEATURES OR OPENINGS ARE PROPOSED AT THIS TIME. THIS APPROACH MAINTAINS COMPLIANCE WITH THE INTENT OF SECTION 2118(1) BY ENSURING VISUAL COMPATIBILITY WHILE RECOGNIZING THE POTENTIAL FOR AN ADJOINING STRUCTURE TO BE CONSTRUCTED IN THE FUTURE.

PROPERTY OWNER IS OPEN TO COLLABORATING ON A MURAL FOR THE SOUTH FACADE.

PARKING SUMMARY

EXISTING: 6 SPACES ALONG MAIN STREET. NOTE: TWO OF THESE SPACES WILL BE REMOVED TO ACCOMMODATE THE CONTINUATION OF THE 5-FOOT LANDSCAPE STRIP ESTABLISHED ON THE ADJACENT PROPERTY TO THE SOUTH.

REAR PARKING: 5 SPACES ACCESSED FROM THE ALLEY. GARAGE PARKING: 2 ENCLOSED SPACES LOCATED IN THE LOWER-LEVEL GARAGE (ACCESSED VIA ALLEY). THE LOWER-LEVEL GARAGE IS USED EXCLUSIVELY BY THE PROPERTY OWNER AND STAFF. TANDEM SPACES ARE MANAGED INTERNALLY TO PREVENT VEHICLE CONFLICTS.

TOTAL PARKING PROVIDED: 10 SPACES. PARKING REQUIRED: 11 SPACES (3,109 SQ. FT. + 300). DEFICIENCY EXCEMPT PER PLANNING COMMISSION MOTION. NOTE: DEFICIENCY DUE TO CITY-REQUESTED 5' GREENBELT.

LOADING AREA

A DESIGNATED LOADING AND RECEIVING AREA WILL BE LOCATED AT THE REAR OF THE BUILDING, ACCESSED DIRECTLY FROM THE EXISTING ALLEY. ALL DELIVERIES AND SERVICE VEHICLES WILL USE THIS ALLEY ACCESS POINT.

TRASH REMOVAL

NO COMMERCIAL TRASH PICKUP SERVICE IS PROPOSED FOR THIS SITE. THIS PRIVATE FAMILY OFFICE WILL GENERATE MINIMAL WASTE, WHICH WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE PROPERTY OWNER. NO DUMPSTER OR EXTERIOR TRASH ENCLOSURE IS PROPOSED.

RETAINING WALLS / OFF-SITE WORK

ALL PROPOSED CONSTRUCTION, IMPROVEMENTS, AND RETAINING WALLS ARE LOCATED ENTIRELY WITHIN THE PROPERTY BOUNDARIES. NO WORK IS PROPOSED OUTSIDE OF THE SITE LIMITS. ANY FUTURE OFF-SITE COORDINATION OR WORK ON ADJACENT PARCELS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE ADJOINING PROPERTY OWNER PRIOR TO CONSTRUCTION.

VEGETATION AND SIGHTLINES

ALL VEGETATION LOCATED ON THIS PROPERTY WILL BE TRIMMED OR REMOVED AS NECESSARY TO MAINTAIN CLEAR SIGHTLINES FOR SAFE VEHICLE MOVEMENT TO AND FROM THE ALLEY AND DRIVEWAY. EXISTING VEGETATION ENCRoACHING FROM NEIGHBORING PARCELS IS NOT PART OF THIS SCOPE.

LIGHTING

SEE PROVIDED PHOTOMETRIC PLAN

MECHANICAL EQUIPMENT

NO ROOFTOP UNITS ARE PROPOSED. ANY GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING, DECORATIVE FENCING, OR ARCHITECTURAL ENCLOSURES IN ACCORDANCE WITH THE CITY ZONING ORDINANCE. SCREENING SHALL BE A MINIMUM HEIGHT EQUAL TO THE EQUIPMENT BEING SCREENED.

SIGNAGE

NO NEW EXTERIOR SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.

LANDSCAPE PLAN

A SEALED LANDSCAPE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ARTICLE XXI OF THE ZONING ORDINANCE. THE DESIGN PROVIDES 1,612 SQ. FT. OF LANDSCAPED AREA (APPROXIMATELY 18% OF THE SITE), EXCEEDING THE MINIMUM REQUIREMENT. NATIVE AND ADAPTIVE PLANTINGS ARE USED THROUGHOUT, INCLUDING A LOW SHRUB BORDER ALONG THE MAIN STREET FRONTAGE TO ENHANCE PEDESTRIAN SAFETY AND VISUAL CONTINUITY.

HOURS OF OPERATION

TYPICAL HOURS: 7:00 AM – 7:00 PM, MONDAY THROUGH FRIDAY.

CODE COMPLIANCE

ALL WORK AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER AND BUILDING OFFICIAL. A PERFORMANCE GUARANTEE MAY BE REQUIRED IN AN AMOUNT DETERMINED BY THE CITY ENGINEER OR BUILDING OFFICIAL TO ENSURE COMPLETION OF ALL SITE IMPROVEMENTS. THE SITE PLAN SHALL MEET ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO: 2021 MICHIGAN BUILDING CODE (AS AMENDED), CITY OF ROCHESTER STORMWATER MANAGEMENT ORDINANCE, AND MICHIGAN MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES.

SHEET INDEX

NUMBER	TITLE
A-000	TITLE AND DATA
A-200	ELEVATIONS
A-210	RENDERINGS

134 S. MAIN STREET

1 MODIFIED DESIGN
SCALE: N.T.S.

Structural Engineer:

Architect:

Owner:

These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:

Project:

Date:

Drawn By:

Drawing Number:

Scale:

Checked By:

DRAWING TITLE:

A-000
ARCHITECTURAL-000

ROGER BERENT ARCHITECTS

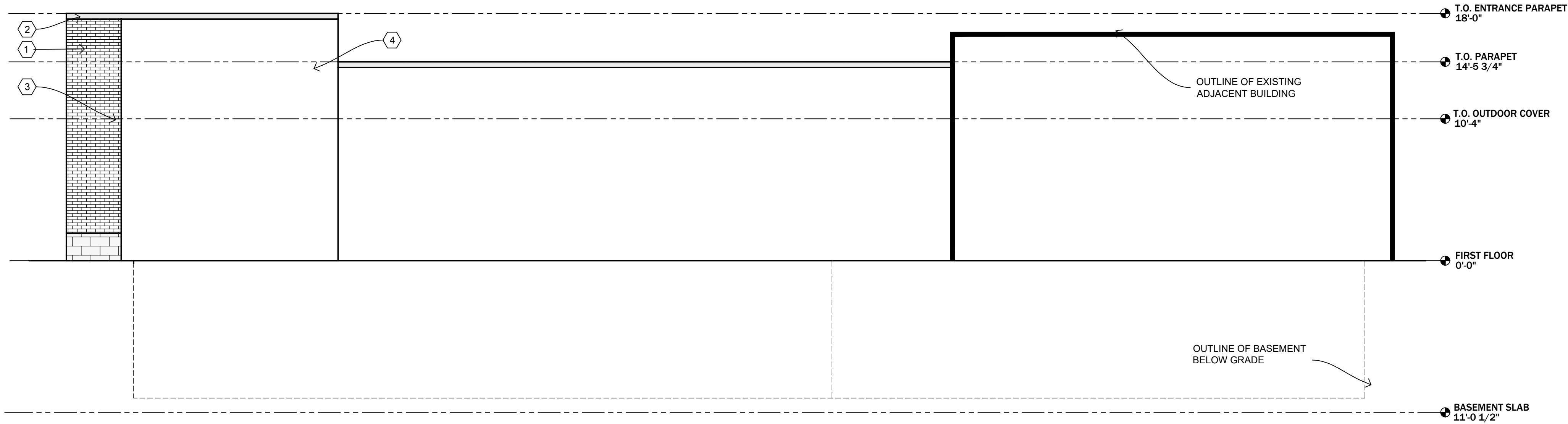
6435 Apple Orchard Lane, Rochester Hills, MI 48306
248.800.6505
roger@rogerberent.com

11.07.2025 SITE PLAN SUBMISSION
12.08.2025 REVISED SITE PLAN SUBMISSION
05.20.2026 AWNING MODIFICATION

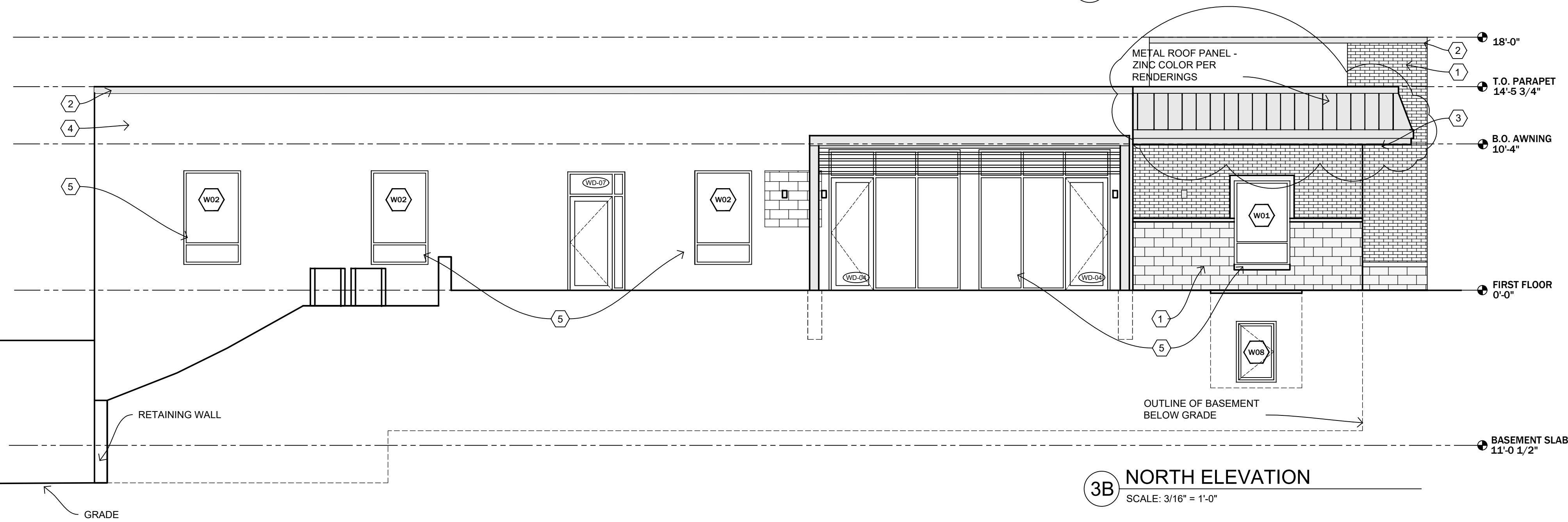
134 S. MAIN ST.
Rochester, Michigan

Seal: [Professional Seal of Roger Jason Berent, Architect, No. 1301052381, State of Michigan]

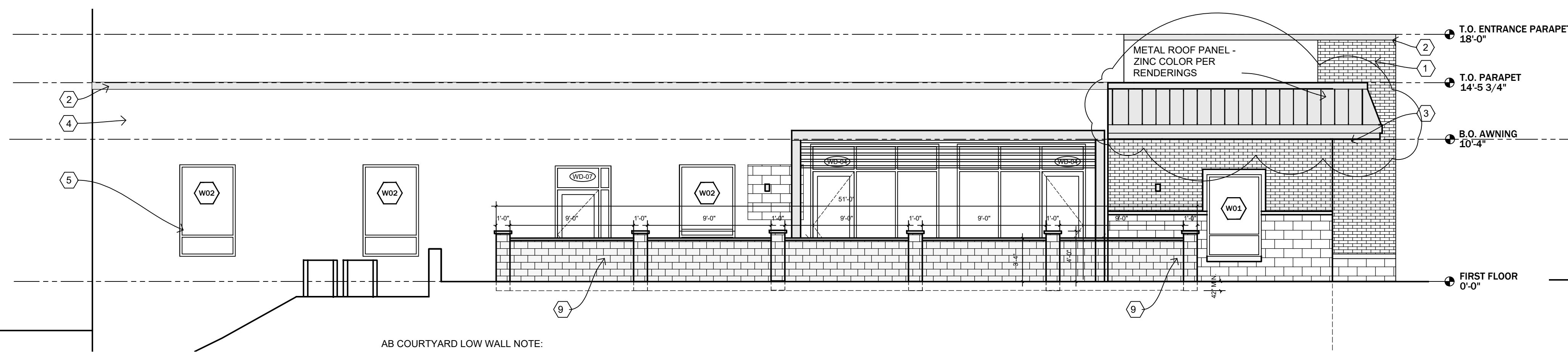
42



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



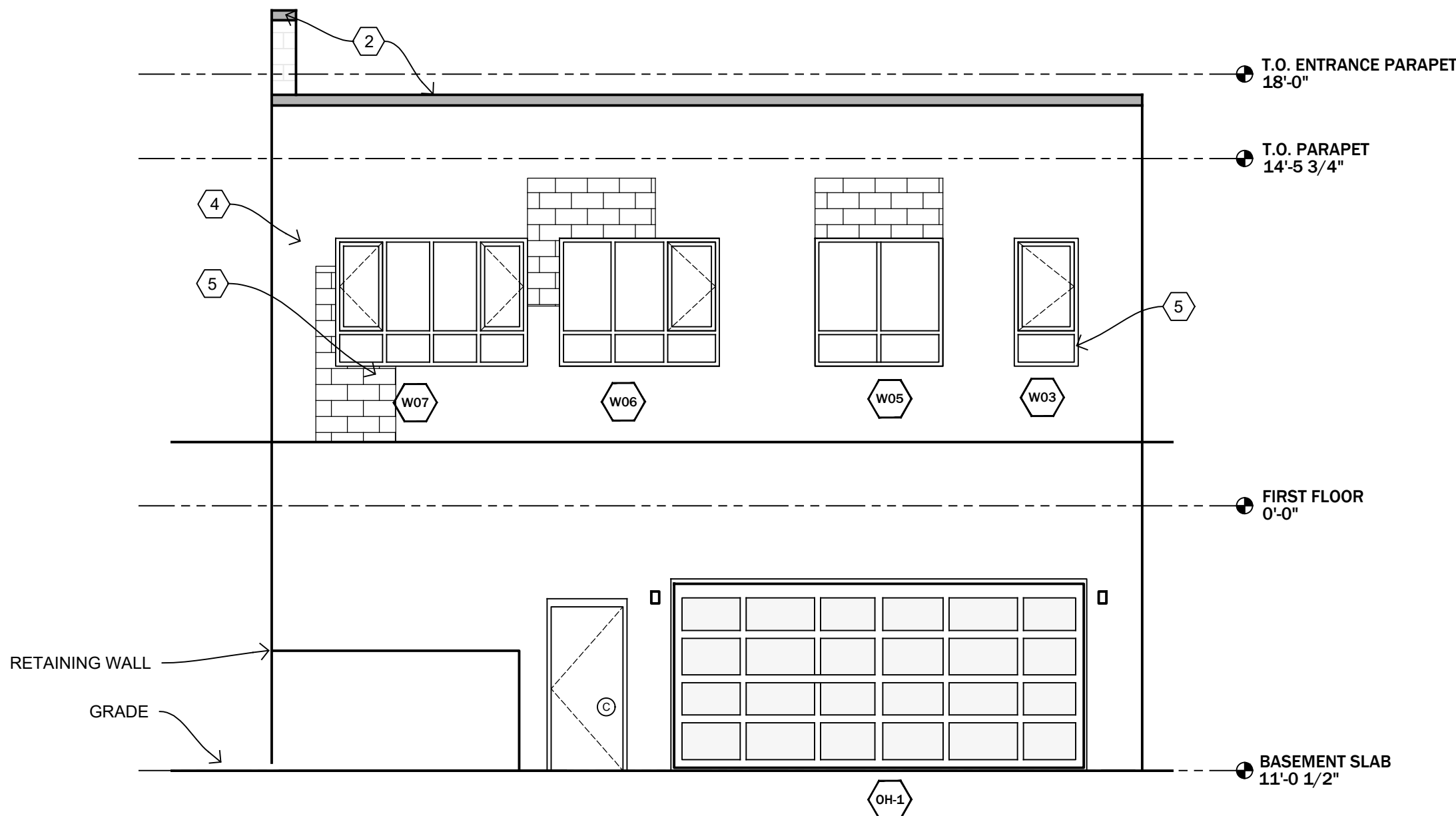
3B NORTH ELEVATION
SCALE: 3/16" = 1'-0"



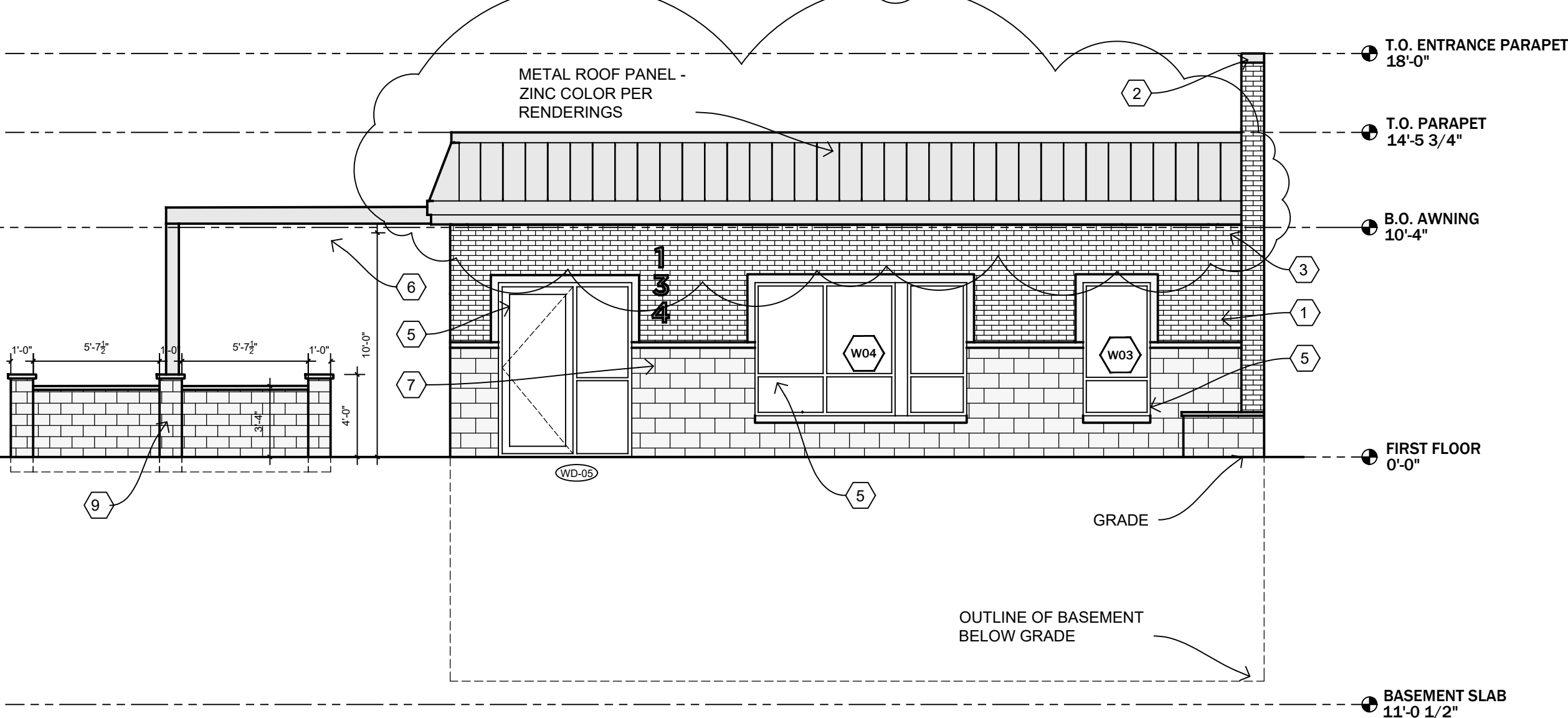
3A NORTH ELEVATION W/ SCREEN WALL
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

1. LIMESTONE PANEL - READING ROCK, ROCK CAST STONE VENEER, COLOR REISLING, OR APPROVED EQUAL. PROFILE AND COLOR TO BE VERIFIED WITH OWNER
2. BLACK ALUMINUM ROOF PARAPET - EXTRUDED ALUMINUM PARAPET CAP SYSTEM, PROFILE AND FINISH TO BE VERIFIED WITH OWNER, CONCEALED FASTENER DESIGN WITH CONTINUOUS CLEAT ATTACHMENT, INSTALLED PER MANUFACTURER'S GUIDELINES.
3. BLACK ALUMINUM OVERHANG ENTRANCE - ALUMINUM CANOPY SYSTEM, PROFILE, DEPTH, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL SUPPORT WITH CONCEALED CONNECTIONS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
4. PAINTED CMU BLOCKS - CONCRETE MASONRY UNIT WALL SYSTEM, BLOCK SIZE, TEXTURE, AND PAINT COLOR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH REINFORCED CELLS PER STRUCTURAL REQUIREMENTS, PAINTED WITH EXTERIOR-GRADE MASONRY COATING PER MANUFACTURER'S GUIDELINES.
5. BLACK ALUMINUM GLAZING AND DOOR SYSTEM - ALUMINUM FRAMED WINDOW AND DOOR ASSEMBLY, PROFILE, GLASS TYPE, AND FINISH TO BE VERIFIED WITH OWNER, THERMALLY BROKEN FRAMES WITH INSULATED GLAZING UNITS, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
6. BLACK ALUMINUM PATIO COVER - ALUMINUM FRAME PATIO STRUCTURE SYSTEM, PROFILE, INFILL MATERIAL, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL CONNECTIONS WITH CONCEALED FASTENERS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
7. ALUMINUM LETTERING - DIMENSIONAL ALUMINUM SIGNAGE SYSTEM, FONT, SIZE, FINISH, AND MOUNTING METHOD TO BE VERIFIED WITH OWNER, CONCEALED OR EXPOSED FASTENER ATTACHMENT PER DESIGN, INSTALLED PER MANUFACTURER'S GUIDELINES AND LOCAL SIGNAGE CODES.
8. LIGHT COLORED BRICK - GLEN-GERY COLOR IS BORDEAUX, BRICK SIZE, TEXTURE, COLOR, AND MORTAR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH WALL TIES AND WEEP SYSTEM, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
9. LOW WALL - READING ROCK, AB COURTYARD SEATING WALLS OR APPROVED EQUAL. GRANITE COLOR, PROFILE AND COLOR TO BE VERIFIED WITH OWNER



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue: <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>12.12.2025</td><td>PROGRESS/PRELIMINARY BID</td></tr><tr><td>01.12.2026</td><td>BUILDING DEPT.</td></tr><tr><td>01.23.2026</td><td>BUILDING DEPT. REVISIONS</td></tr></table>	No.	Date	Description	12.12.2025	PROGRESS/PRELIMINARY BID	01.12.2026	BUILDING DEPT.	01.23.2026	BUILDING DEPT. REVISIONS	Project: 134 S. MAIN ST. Rochester, Michigan	Date: Scale: DRAWING TITLE: ELEVATIONS	Drawn By: Checked By:	Drawing Number: A-200 ARCHITECTURAL-200
No.	Date	Description															
12.12.2025	PROGRESS/PRELIMINARY BID																
01.12.2026	BUILDING DEPT.																
01.23.2026	BUILDING DEPT. REVISIONS																

Seal:



4 NORTH ELEVATION RENDER
SCALE: N.T.S.



2 NORTHWEST ELEVATION RENDER
SCALE: N.T.S.

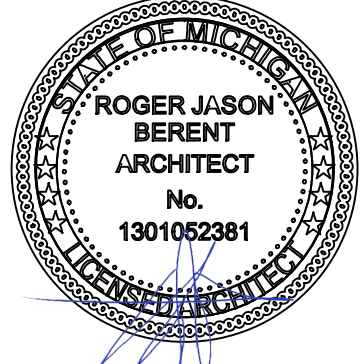


3 NORTHWEST ELEVATION RENDER
SCALE: N.T.S.



1 WEST ELEVATION RENDER
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:		Project: 134 S. MAIN ST. Rochester, Michigan	Date:	Drawn By:	Drawing Number:
				No.	Date		Scale:	Checked By:	
					11.07.2025		DRAWING TITLE:		A-210 ARCHITECTURAL-210
					12.08.2025				
					05.20.2026	AWNING MODIFICATION			





MCKENNA

July 1, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **139 Romeo Rd.; Preliminary Plan Review- Site Plan and Special Exception Resubmission;** Site Plan and Parking Waiver Letter Dated June 4, 2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Joe Iacopelli to demolish a 4,837 sq. ft existing building and construct a new 2-story 6,785 sq. ft mixed-use building. The subject site has an area of 0.28 acres and is located on the north side of Romeo Road between High Street and Main Street and is zoned B-1 (General Business District).

The applicant appeared before the Planning Commission for a preliminary hearing on December 1, 2025 and a public hearing was held at the February 2026 meeting, where conditional approval was granted subject to the following eight conditions:

1. Planning Commission approval of a modification for side yard and combined side yard setbacks.
2. Submission of a shared access agreement for City Attorney review and approval and recording the agreement prior to issuance of a C of O.
3. Submission of a shared parking agreement with the abutting parcel to the west for City Attorney review and approval and recording the agreement prior to issuance of a C of O.
4. Zoning Board of Appeals variance from parking (if required) and variance to allow parking to be located in the front yard.
5. Clarification regarding trash removal for retail use.
6. Clarification regarding proposed method of irrigation.
7. Repair of existing retaining wall along east property line if current condition requires it.
8. Approval of all signage by City Administration prior to installation.

The applicant was unable to meet the parking requirements and has resubmitted requesting a reduction of the parking standard.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

We offer the following comments for your consideration:

1. **Use.** The plan proposes the construction of retail space on the first floor and 2 residential units on the second floor. Retail uses are permitted by right per Section 1301 (1) of the Zoning Ordinance. Upper story apartments are permitted as a special exception use per Section 1303 (8) of the Zoning Ordinance.



2. **Setbacks.** The required front, rear and side yard setbacks are 15 feet, 3 feet, 10 feet/35 feet, respectively. The proposed setbacks are 21 feet, 180+ feet and 0 feet/11.48 feet, respectively. The building does not meet the minimum side yard or combined side yard requirement.

The Planning Commission has the discretion to modify these setbacks, but the applicant must provide written justification based on the standards listed in Section 2005 (d) (1) through (3). Sheet SPA-1 requests the deviation for the following reasons – the front yard is consistent with the existing development patterns of the neighboring properties, placing the building along the east property line allows for a full access drive on the west side, and the zero side yard still maintains a 10' distance from the building located on the parcel to the east.

3. **Vehicle Access.** The subject site's frontage on Romeo Road is entirely paved. Access to the rear of the parcel is not possible without using the paved area on the parcel to the west and vice versa. Per the applicant, they are in the process of drafting a legal agreement. Copy of the shared access agreement must be submitted for review and approval by the City Attorney and must be recorded with the Registrar of Deeds prior to issuance of a Certificate of Occupancy.
4. **Pedestrian Access.** The site has an existing sidewalk along its Romeo frontage, and the plan proposes a new 5' wide sidewalk abutting the south side of the building, providing access to the front entrance of the retail space. Ramp location is noted. Access to the residential units on the upper floor is through a rear entrance which is located under the building overhang.
5. **Parking.** Parking requirement for retail uses is one (1) space/200 sq. ft of gross floor area and parking requirement for multi-family units is 1.5 spaces for a 1-bedroom unit and 2 spaces for each 2-bedroom unit. The applicant states that both units will be one-bedroom. Based on the data noted, the site requires a total of 12 parking spaces. The site plan notes the provision of 9 parking spaces including one (1) handicap accessible space. Section 2005 (b) prohibits use of the required front yard for vehicular parking. We acknowledge the parcels' odd shape and size create challenges. In addition, the barrier free space per ADA guidelines must be provided closest to the entrance.

On behalf of the applicant, Stucky Vitale Architects has provided the attached letter requesting that the Planning Commission grant a waiver reducing the required number of spaces. This ordinance text has been included below. The applicant requests a reduction in the parking standard based on the anticipated future levels of employees. This is within the power of the Planning Commission. However, it is important to consider the precedent established by granting such a waiver. Dimensional limitations of the site may be deemed further justification.

Section 2402(9) Notwithstanding the other provisions in this section, the planning commission may at their discretion and in limited circumstances, consider the modification of the numerical requirements for off-street parking, based upon evidence provided by the applicant that indicates that another parking standard would be more appropriate for the proposed property use. Such authority is granted to provide the planning commission flexibility in reviewing sites, which would allow for shared parking or alternate means of providing parking, when a site is unable to accommodate all of the required parking per the zoning ordinance or to avoid variances for the same, which would run with the land in perpetuity. Such flexibility or deviation from the ordinance standard would be tied to the specific use and site plan approved and will cease to exist once the use on the site terminates or changes to another use. Such evidence may include any or all of the following and shall be compiled by an independent third party:



- a. *Anticipated current or future levels of employees and/or patrons.*
- b. *Peak period usage versus normal usage.*
- c. *Banked or reserved parking for future use.*
- d. *Environmental factors which accommodate additional landscaping and the minimization of impervious areas on the site.*
- e. *Provision of valet parking or other means of accommodating patrons on a private lot that does not burden public parking. Further, submission of proof that such valet parking is available for the days and times noted and not in conflict with other businesses using the same valet facility.*
- f. *Demonstration by the applicant that surrounding characteristics unique to the property justify the requested deviation.*
- g. *Demonstration by the applicant that the strict application of the ordinance would prevent ability to develop the property as proposed for an appropriate allowed use.*
- h. *Other factors pertinent to a modification of parking requirements that have a direct relationship to this section 2402(9).*
- i. *Demonstration that such modification will not impact or negatively affect public parking in the city.*
- j. *Approval of any flexibility in the parking count does not exempt a property owner from any special assessment associated with parking.*

6. **Dumpster.** The site plan notes that no trash enclosure will be provided and trash removal is through trash cans placed within a fenced enclosure and rolled to the street by the tenants. While this set-up may be adequate for the residential units, it is unclear how the trash generated by the retail use will be handled and disposed of.
7. **Lighting.** The applicant has submitted a photometric plan and manufacturer's cut sheet detail indicating compliance with the Ordinance standards. The plan notes wall mounted fixtures on the building and a couple of bollard lights within the north parking lot. Previously proposed pole lights were replaced by the bollards to ensure no light spillage onto the abutting residential parcels to the east.
8. **Architecture.** The proposed building is to be constructed of burnished block foundation with limited amount of brick veneer on the first floor of the 3 facades with the exception of the east façade. The remaining building is to be constructed of metal panels in 3 colors/styles – black, green, and wood siding appearance. The elevations appear to include materials which are compatible in color and design to the materials on buildings on abutting sites with the exception of the proposed green metal rainscreen. We had previously asked for Planning Commission feedback on the materials and colors proposed based upon the authority granted by Section 2601 for review of special exception uses. However, the Planning Commission noted no concerns at the preliminary hearing.
9. **Landscaping.** The applicant has submitted a landscape plan that shows landscaping within the front greenbelt and also on the north side of the parking lot at the rear of the site. A general landscape maintenance note has been included. Clarify proposed method of irrigation. Also, Sheet L.01 is labeled as 'preliminary conceptual landscape plan.' *Once Planning Commission approval is granted, the landscape plan is no longer conceptual and must be implemented as shown on the plan.*
10. **Screening.** Section 2804 (e) of the Zoning Ordinance requires a screen wall to be provided on the sides of the parcel that abut single family residential uses to the east. These screen walls can be



limited to the areas of development only. The site plan includes image of an existing residential fence on the east side of the parking area at the rear, which is located on top of a retaining wall. The condition of the wall is unclear from the image. The wall must be repaired, if required, to ensure stability since new pavement will be installed at the rear of the site.

11. **Signage.** The renderings note a placeholder for 'future signage' on the front façade facing Romeo. *At such time when a tenant is known, City Administration review of sign size, height and design are required prior to installation.*

RECOMMENDATION

Given that two of the conditions require the Planning Commission to grant modifications or waivers of the standard zoning regulations, we defer to the Planning Commission to make the final decision on recommending this application for a public hearing on the next available agenda. It should be noted that the setback modification was granted as part of the previous conditional site plan approval. The precedent that would be established by granting the parking reduction should be considered but balanced with other goals for the area.

Respectfully
McKENNA

Lori Morgan, AICP
Senior Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney



June 4, 2026

City of Rochester Planning Commission
400 Sixth Street
Rochester, MI 48307

RE: 139 Romeo Road Mixed-Use Development – Request for Parking Modification Pursuant to Article 24, Section 2402(9)

Dear Planning Commissioners,

On behalf of the property owner, Joe Iacopelli, we respectfully request approval of a modification to the off-street parking requirements for the proposed mixed-use redevelopment at 139 Romeo Road pursuant to Section 2402(9) of the City of Rochester Zoning Ordinance.

The proposed development will replace an aging, underutilized building with a new mixed-use project consisting of ground-floor commercial space and two upper-story residential units. Throughout the design process, the project team has worked closely with City staff to address site constraints, improve site functionality, and provide the greatest amount of parking reasonably achievable on the property while maintaining compliance with circulation, accessibility, landscaping, and site design requirements.

As contemplated by Section 2402(9)(f), the subject property possesses several unique characteristics that justify the requested modification. The parcel is an irregularly shaped infill site with limited developable area and constrained access opportunities. Although the property extends significantly to the north, the configuration of the site, existing grades, and circulation requirements limit the amount of practical parking that can be accommodated. The proposed site plan represents a careful balance between parking, access, pedestrian safety, and a building footprint that allows for a viable redevelopment of the property. Additional reductions to the building would not meaningfully increase parking availability but would reduce the effectiveness of the redevelopment effort.

The request is also supported by Section 2402(9)(a) regarding anticipated employee and patron demand. The proposed residential and commercial uses are expected to generate parking demand at different times of the day. The commercial space will primarily be utilized during daytime business hours, while residential parking demand will be greatest during evenings and overnight periods. This natural sharing of parking resources reduces the likelihood that all required spaces would be needed simultaneously.

In addition, the owner has worked proactively to increase the parking available to the development by securing access to two parking spaces on the neighboring property through a shared parking arrangement. This effort demonstrates a commitment to maximizing parking availability through cooperation with adjacent property owners rather than relying solely on the subject parcel.

Approval of this request will support reinvestment in a challenging site and allow construction of a high-quality mixed-use building that contributes to the Romeo Road corridor through new housing opportunities, commercial activity, and an enhanced streetscape. The project represents a substantial private investment while requesting only a single-space modification from the parking requirement. Given the shared parking arrangement and the differing peak demand periods between the proposed uses, the requested modification is not expected to negatively impact surrounding properties or public parking resources.

For these reasons, we respectfully request that the Planning Commission approve a modification of one parking space pursuant to Section 2402(9). The unique characteristics of the site, the shared parking agreement, the complementary parking demands of the proposed uses, and the public benefit associated with redevelopment of this property collectively support approval of this limited request.

Thank you for your consideration.

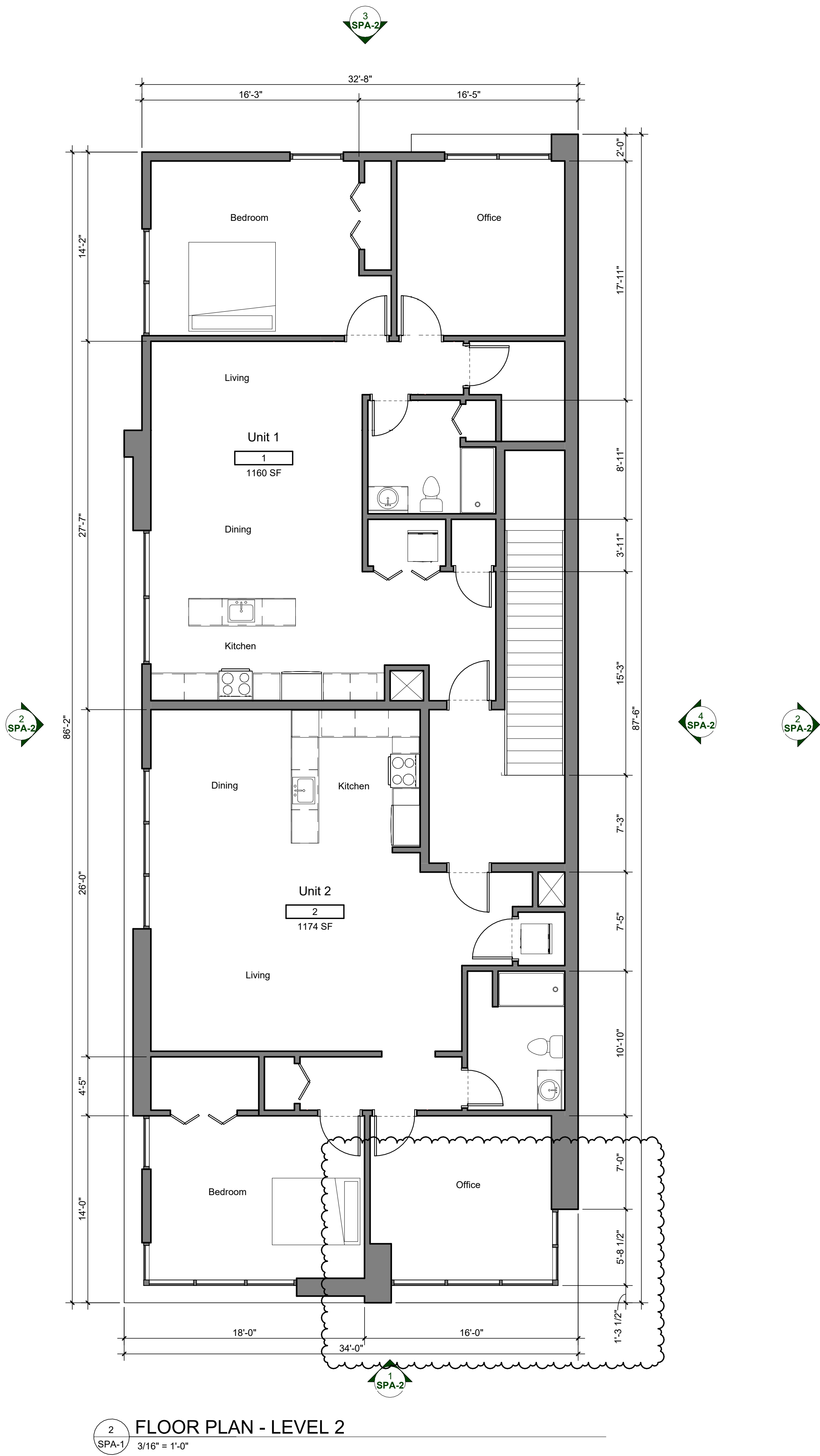
Sincerely,

Stucky Vitale Architects

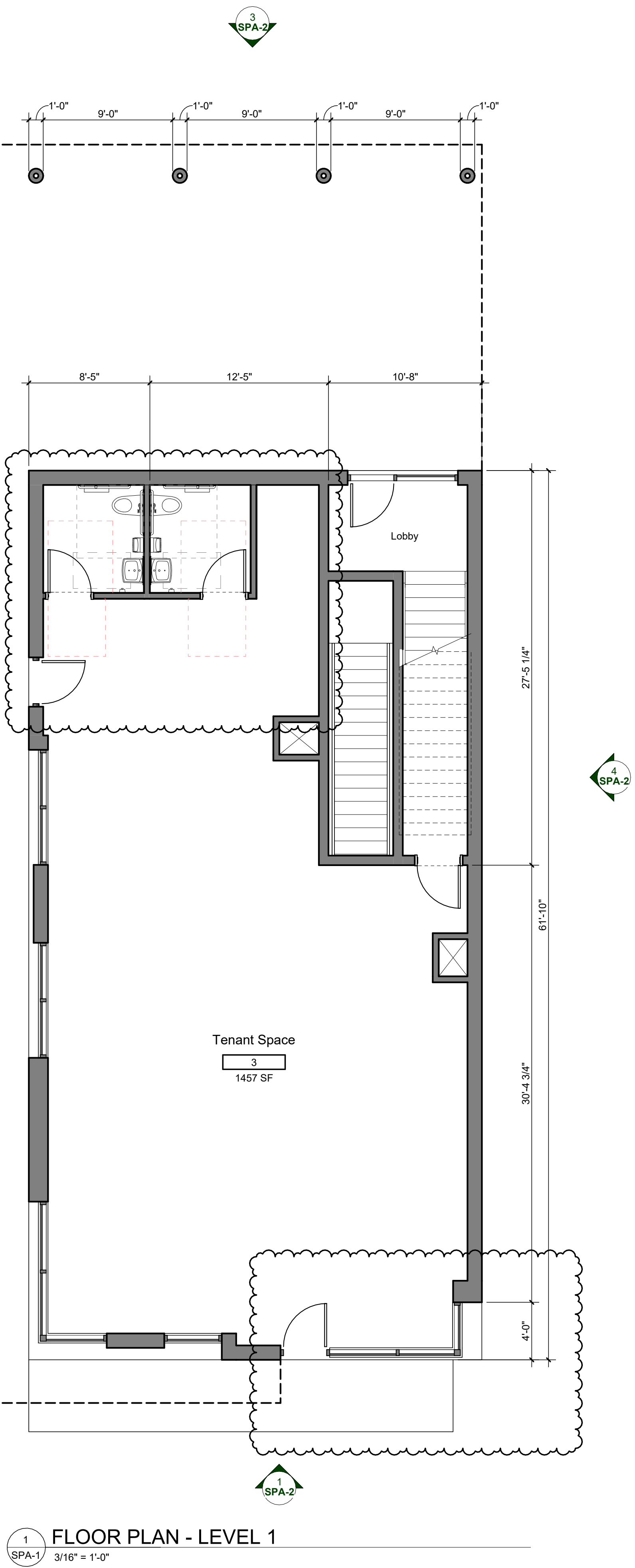
1

25224

ON UTILITY POLE LOCATED
SOUTHEAST OF THE PROPERTY
NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88



2
SPA-2



1
SPA-1

WRITTEN NARRATIVE

JOE IACOPELLI IS SUBMITTING FOR THE FOLLOWING PROJECT AT 139 ROMEO ROAD IN ROCHESTER, MI FOR SITE PLAN APPROVAL. THE PROJECT WILL BE A TWO STORY, 4,837 SQFT MIXED-USE DEVELOPMENT, WITH BUSINESS ON THE FIRST LEVEL AND R-2 ON THE SECOND LEVEL (TWO 1-BEDROOM UNITS). THE EXISTING VACANT BUILDING ON SITE WILL BE DEMOLISHED, WITH THE NEW CONSTRUCTION OCCUPYING APPROXIMATELY THE SAME FOOTPRINT.

PROJECT INFORMATION

PROJECT DESCRIPTION
APPROXIMATELY 4,800 SQUARE FEET, TWO STORY NEW CONSTRUCTION BUILD WITH A WHITE BOX COMMERCIAL TENANT SPACE ON THE GROUND LEVEL AND TWO 1-BEDROOM LIVING UNITS ON THE SECOND FLOOR.

APPLICABLE CODES
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ENERGY CODE (MEC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1
2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:
2017 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2009, CHAPTER 11
ICC / ANSI 117.1 - 2006, EXCEPT SECTION 611 & 707

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
BUSINESS: B
RESIDENTIAL: R-2

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE AREA: 7,000 GSF
ACTUAL AREA: 6,785 GSF
ALLOWABLE STORIES (HEIGHT): 2 STORIES, 40'-0"
ACTUAL STORIES (HEIGHT): 2 STORIES, 23'-0"

CHAPTER 6 - TYPES OF CONSTRUCTION
TYPE: VB
-STRUCTURAL FRAME: 0 HOUR
-BEARING WALLS: 0 HOUR
-EXTERIOR NON-BEARING WALLS: 0 HOUR
-INTERIOR NON-BEARING WALLS: 0 HOURS
-OPENING PROTECTIVES AT EXTERIOR WALL: 0 HOURS
-FLOOR CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR
-ROOF CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR

CHAPTER 9 - FIRE PROTECTITON SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS: SPRINKLED PER NFPA 13R (PER SEC. 903.3.1.2)
FIRE ALARM AND DETECTION SYSTEMS: NOT REQUIRED (PER SEC. 907.2.2 AND 907.2.9)

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.2
BASEMENT: 6 OCCUPANTS
LEVEL 01: 11 OCCUPANTS
LEVEL 02: 12 OCCUPANTS
TOTAL OCCUPANTS: 29 OCCUPANTS

ZONING ORDINANCE
DISTRICT - B-1 GENERAL BUSINESS
-THE PLANNING COMMISSION APPROVED SPECIAL EXCEPTION USE TO ALLOW FOR UPPER STORY RESIDENTIAL ON A MIXED-USE BUILDING.
SETBACKS:
-FRONT - 15'
-BACK - 3'
-SIDES - 35' TOTAL (ONE SIDE NOT LESS THAN 10')
-THE PLANNING COMMISSION HAS APPROVED OF THE EASTERN SIDE YARD VARIANCE FOR A ZERO-LOT LINE.
MAX HEIGHT - N/A
PARKING:
-BUSINESS - 1 SPACE / 200 GROSS SQFT (9 SPACES / 1766 SQFT)
-RESIDENTIAL - 1.5 SPACES / 1-BEDROOM UNIT (3 SPACES / TWO 1-BEDROOM UNITS)
-12 TOTAL SPACES REQUIRED - 9 TOTAL NEW SPACES PROVIDED
-THE PLANNING COMMISSION HAS APPROVED FOR 2 EXISTING PARKING SPOTS BELONGING TO NEIGHBORING PROPERTY TO BE USED TO REACH THE REQUIRED NUMBER OF SPACES. A WRITTEN EASEMENT AGREEMENT WITH 135 ROMEO RD HAS BEEN DRAFTED AND SUBMITTED TO THE CITY ATTORNEY FOR REVIEW PROVIDING ACCESS OVER THE PROPERTY LINE AND SHARING OF 2 EXISTING PARKING SPACES
-THE OWNER IS REQUESTING THE PLANNING COMMISSION WAIVE THE REQUIREMENT FOR ONE OF THE PARKING SPACES. PLEASE REFER TO THE LETTER ATTACHED WITH THIS SUBMISSION FOR REASONING.
-ZBA APPROVAL OF ONE ADA PARKING SPACE IN THE REQUIRED FRONT YARD SETBACK HAS BEEN RECEIVED.

LANDSCAPE MAINTENANCE
THE OWNER OF THE PROPERTY AS THE LANDLORD WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ALL LANDSCAPING ON THE PROPERTY. A PERMANENT IRRIGATION SYSTEM WILL NOT BE CONSTRUCTED ON SITE.

TRASH REMOVAL
TRASH REMOVAL FOR BOTH OF THE LIVING UNITS AND THE RETAIL SPACE WILL BE THE RESPONSIBILITY OF THE TENANTS. AN ENCLOSURE WITH GARBAGE CANS WILL BE PROVIDED ON SITE, AND THE TENANTS WILL BRING CANS TO THE STREET EACH WEEK FOR PICKUP.

RETAINING WALL
THE EXISTING RETAINING WALL BEHIND THE PRINCIPLE STRUCTURE ON THE EAST SIDE OF THE PROPERTY WILL BE REBUILT TO STANDARDS APPROVED BY THE CITY ENGINEER.

BASEMENT
THE BUILDING WILL HAVE A 1,948 SQFT BASEMENT BELOW GRADE, TO THE EXTENTS OF THE FIRST LEVEL OF THE BUILDING. THE BASEMENT WILL BE UNFINISHED AND IS SOLELY INTENDED TO BE A MECHANICAL SPACE. IT WILL NOT BE FOR STORAGE OR DAILY USE BY THE TENANT OF THE COMMERCIAL SPACE.

THE BASEMENT LEVEL IS ALLOWABLE AND ACCESSIBLE PER CODE, BUT THE OWNER IS REQUESTING THAT THE SQUARE FOOTAGE OF THE BASEMENT NOT BE INCLUDED IN THE CALCULATIONS FOR PARKING REQUIREMENTS OF THE COMMERCIAL TENANT SPACE.

ZERO-LOT LINE WRITTEN JUSTIFICATION
PER SECTION 2005 B-1 OF THE ZONING ORDINANCE, THE PLANNING COMMISSION MAY IN ITS DISCRETION APPROVE OF NO SIDE YARD SETBACKS, TAKING INTO CONSIDERATION SUBSECTIONS D1-D3 OF THAT SECTION.

THE OWNER WOULD LIKE TO REQUEST A ZERO-LOT LINE ON THE EAST SIDE OF THE PROPERTY, FOLLOWING THE FOOTPRINT OF THE PREVIOUS BUILDING ON THE SITE AND BASED ON JUSTIFICATION CONSIDERING THE FOLLOWING SUBSECTIONS:
1. THE BUILDING'S FRONT YARD SETBACK MEETS THE ORDINANCE AND IS IN LINE WITH THE PATTERN OF SETBACKS SET BY THE NEIGHBORING PROPERTIES
2. MOVING THE BUILDING FOOTPRINT FARTHER EAST ALLOWS FOR A FULL WIDTH DRIVE AISLE UP THE WEST SIDE OF THE BUILDING, ALLOWING FOR ACCESS AND DELIVERIES THAT DO NOT IMPACT PUBLIC STREETS
3. WITH A ZERO-LOT LINE ON THE EAST SIDE OF THE PROPERTY, THE BUILDING WILL RETAIN A 10' DISTANCE FROM THE NEIGHBORING BUILDING TO THE EAST. THE EAST WALL OF THE OWNER'S NEW BUILDING WILL NOT HAVE ANY WINDOWS OR DOORS THAT WOULD CONFLICT WITH THE EXISTING NEIGHBORING BUILDING.

THE PLANNING COMMISSION HAS APPROVED OF THE EASTERN SIDE YARD VARIANCE FOR A ZERO-LOT LINE.

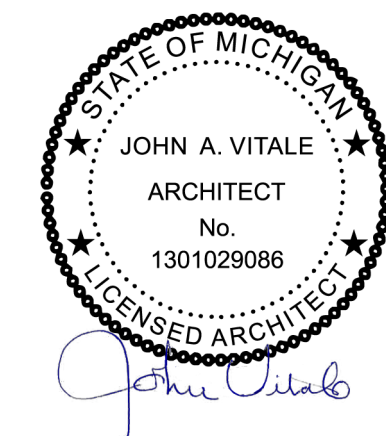


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Project :
139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for

SITE PLAN APP	10.09.25
PRELIM PLAN REV	10.31.25
RESPONSE	
PRELIM PLAN REV	12.08.25
RESPONSE #2	
SPA	06.04.26
RESUBMISSION	

Drawn by :
KLR

Checked by :
JAV

Sheet Title :
FLOOR PLANS

Project No. :
2025.092

Sheet No. :
SPA-1

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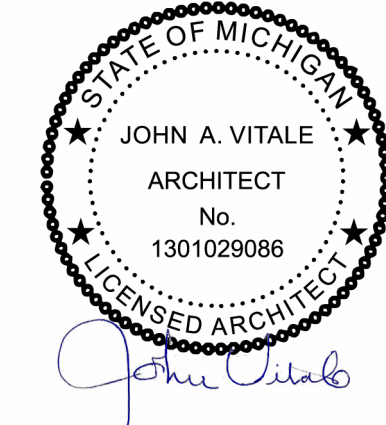


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RESUBMISSION	

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KLR

Checked by :

JAV

Sheet Title :

EXTERIOR ELEVATIONS

Project No. :

2025.092

Sheet No. :

SPA-2

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6 Northwest Perspective View

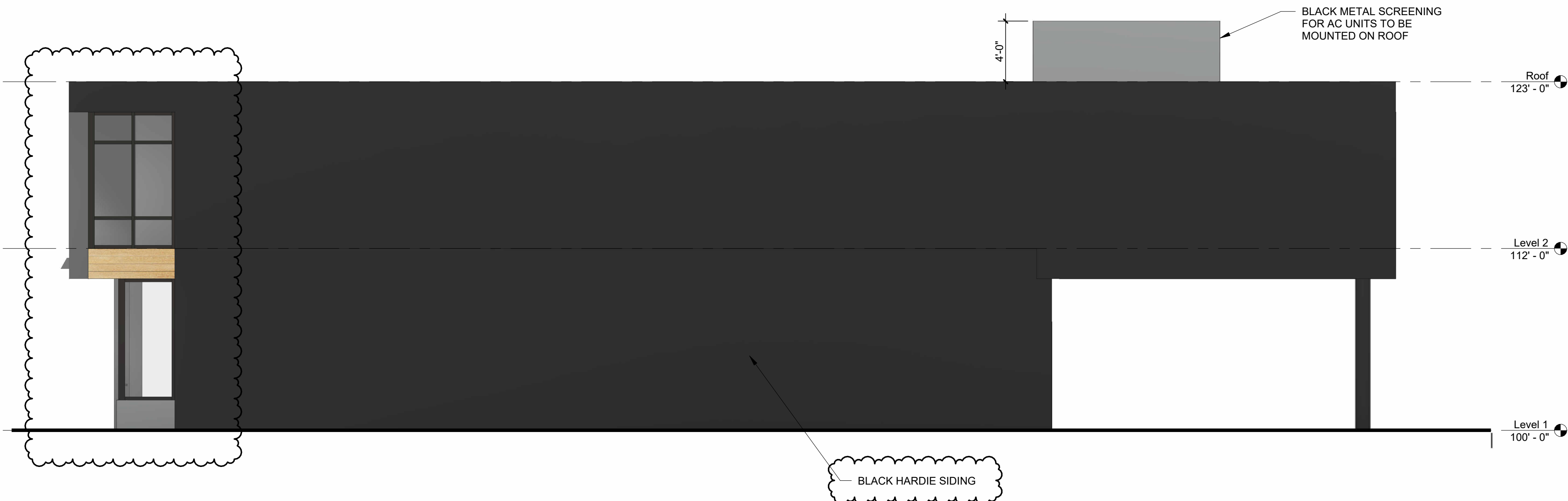
SPA-2



5 South Perspective View

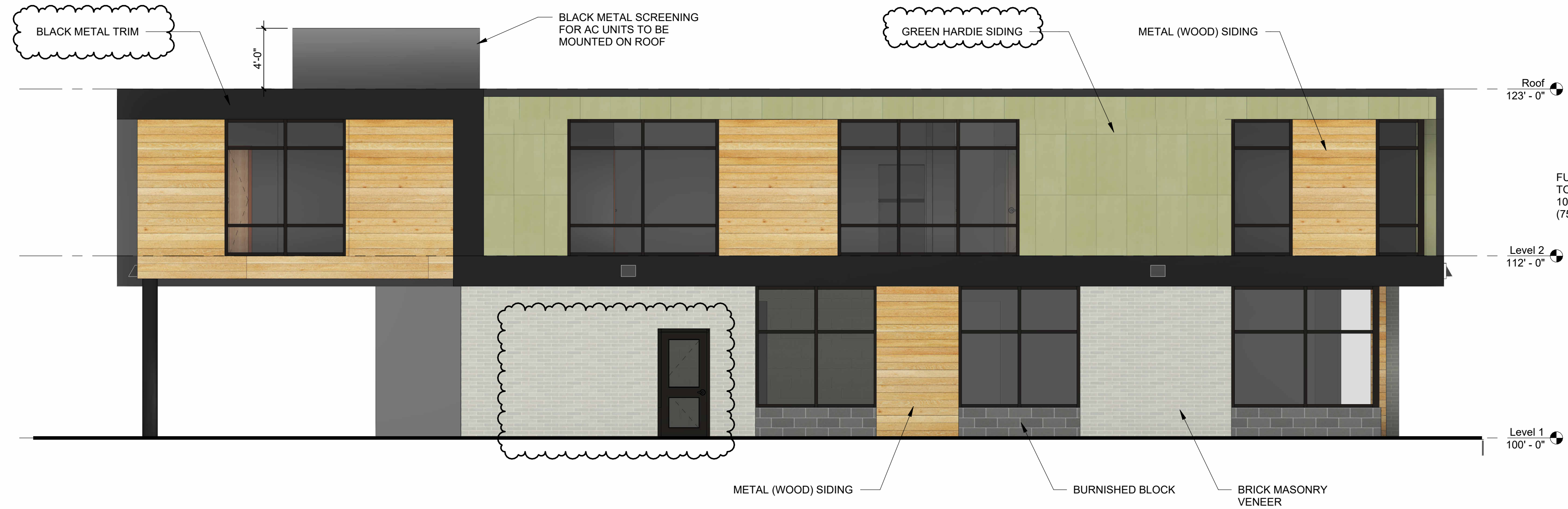
SPA-2

EXTERIOR MATERIAL LEGEND	
MATERIAL	PRODUCT
BURNISHED BLOCK	GRAND BLANC CEMENT - BURNISHED CMU - BOARDMAN
BRICK MASONRY VENEER	BELDEN BRICK - MODULAR - ENGLISH GRAY VELOUR
BLACK FIBER CEMENT SIDING	HARDIE ARCHITECTURAL PANEL - MIDNIGHT BLACK
GREEN FIBER CEMENT SIDING	HARDIE ARCHITECTURAL PANEL - MOUNTAIN SAGE
METAL (WOOD) SIDING	LONGBOARD ALUMINUM CLADDING - LIGHT NATIONAL WALNUT



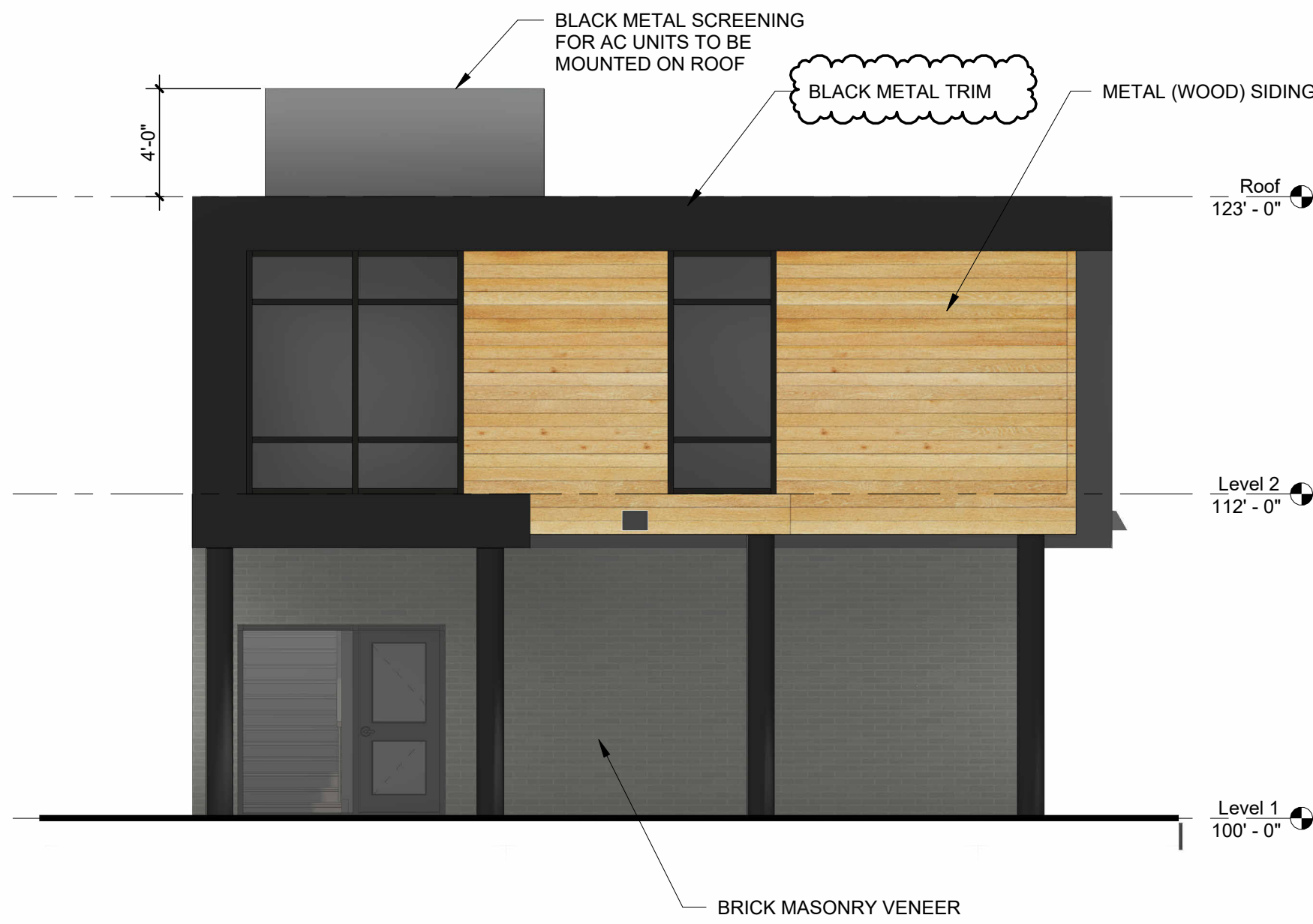
4 NORTHEAST ELEVATION

SPA-2 3/16" = 1'-0"



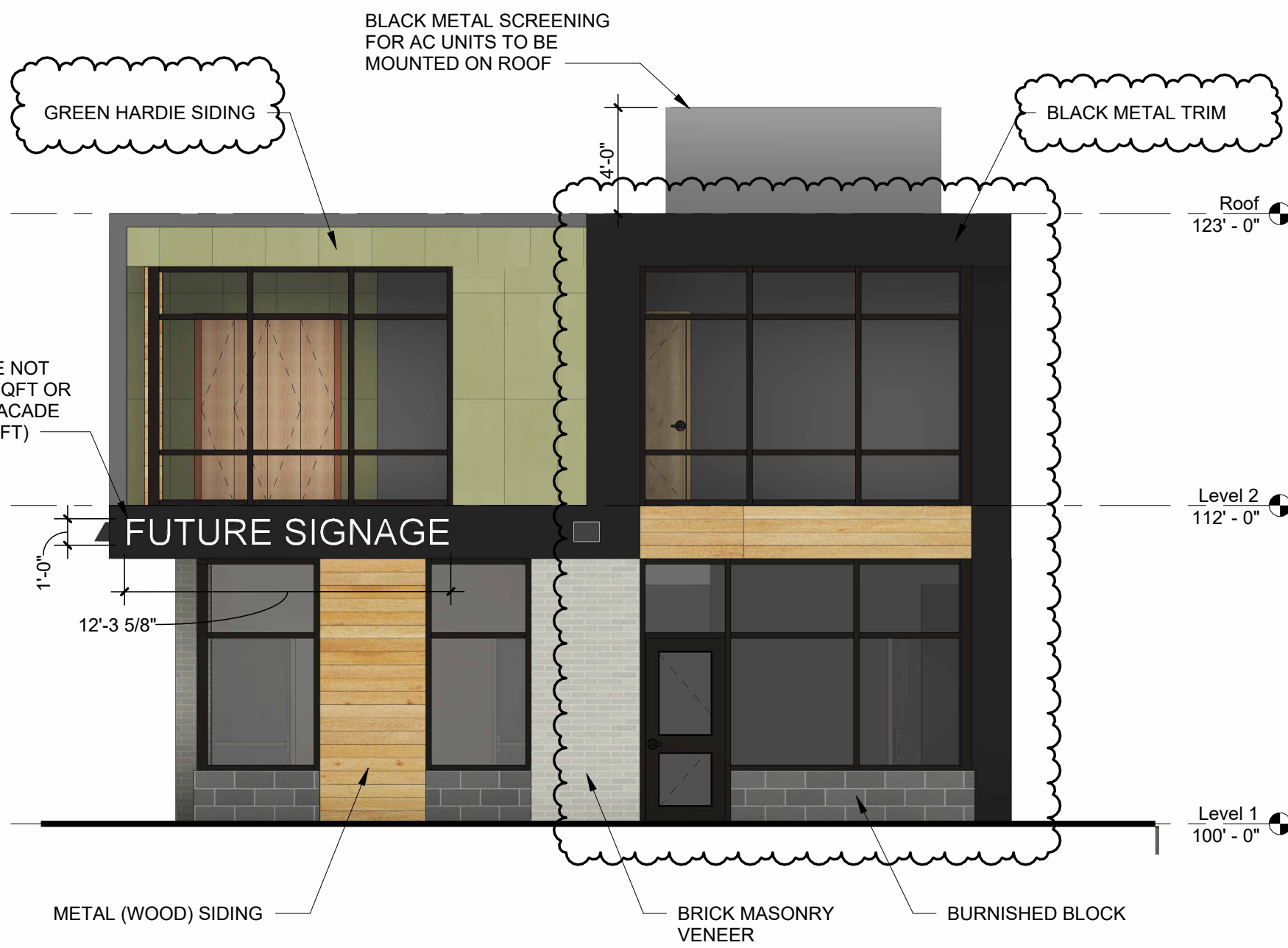
2 SOUTHWEST ELEVATION

SPA-2 3/16" = 1'-0"



3 NORTHWEST ELEVATION

SPA-2 3/16" = 1'-0"



1 SOUTHEAST ELEVATION

SPA-2 3/16" = 1'-0"



Existing Site - Street View



Existing Site - Rear View



2 South Rendering

SPA-3 1:3



1 Northwest Rendering

SPA-3 1:3

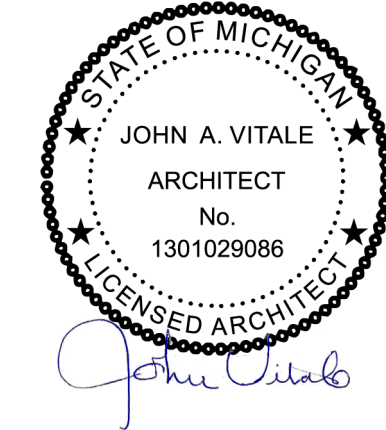


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SPA 06.04.26
RESUBMISSION

Drawn by :
KLR
Checked by :
JAV
Sheet Title :
EXTERIOR RENDERINGS

Project No. :
2025.092

Sheet No. :
SPA-3

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Existing Site - Street View



Existing Site - Rear View



Figure 1

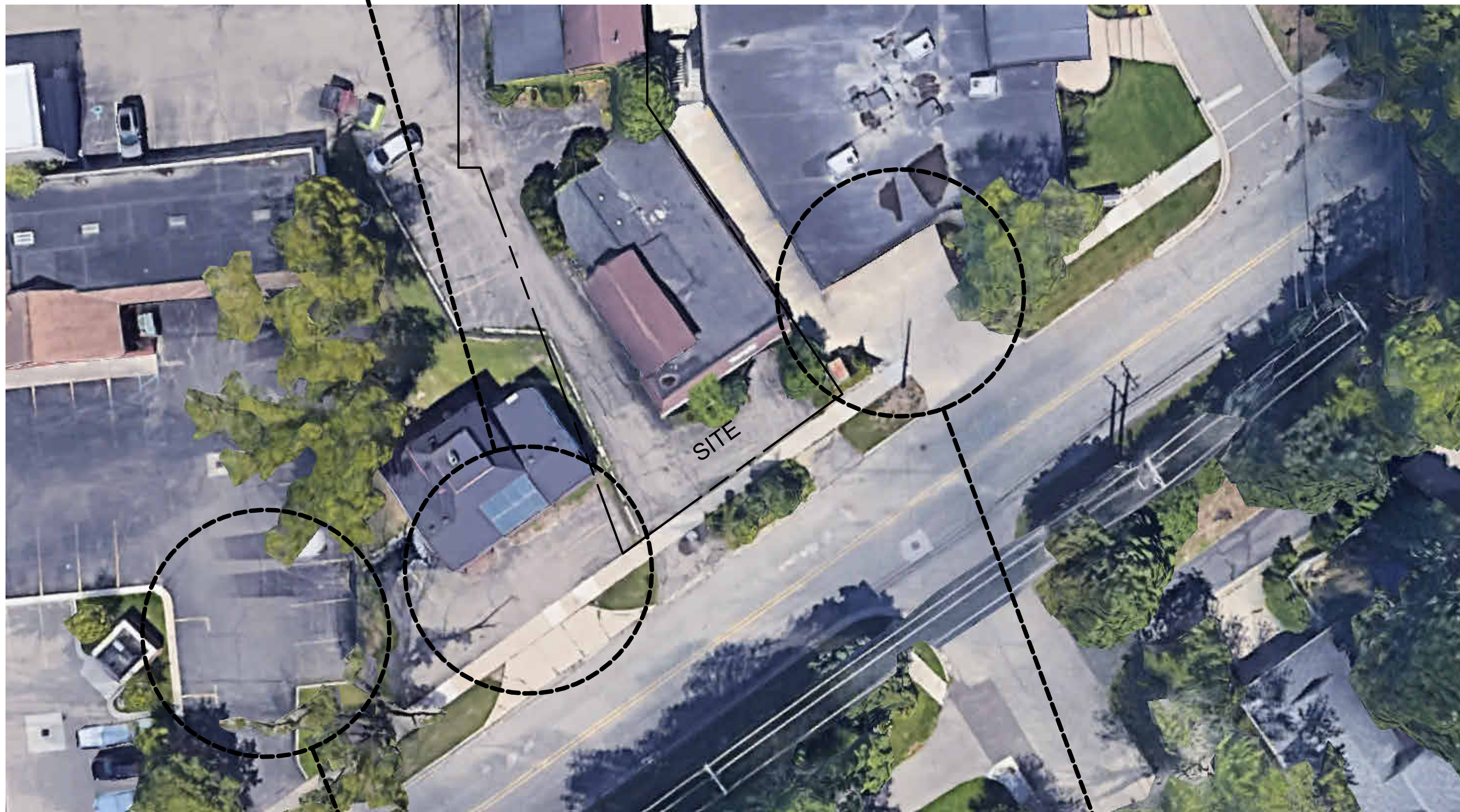


Figure 2

The Owner is asking for a variance from the Zoning Board of Appeals to allow two (2) parking spaces to be built within the front setback of the site. Due to the abnormal shape of the property, not enough parking can be fit in the rear of the site while still allowing access to the back from the street.

In addition, the property adjacent to the site on the west has parking in the front setback in a similar fashion to how the Owner's parking is proposed (see Figure 1). Properties further west (see Figure 2) and to the east (see Figure 3) have parking within their setbacks off of Romeo Road. For these reasons, we believe two parking spaces in the front setback will not be a detriment to the street's character.

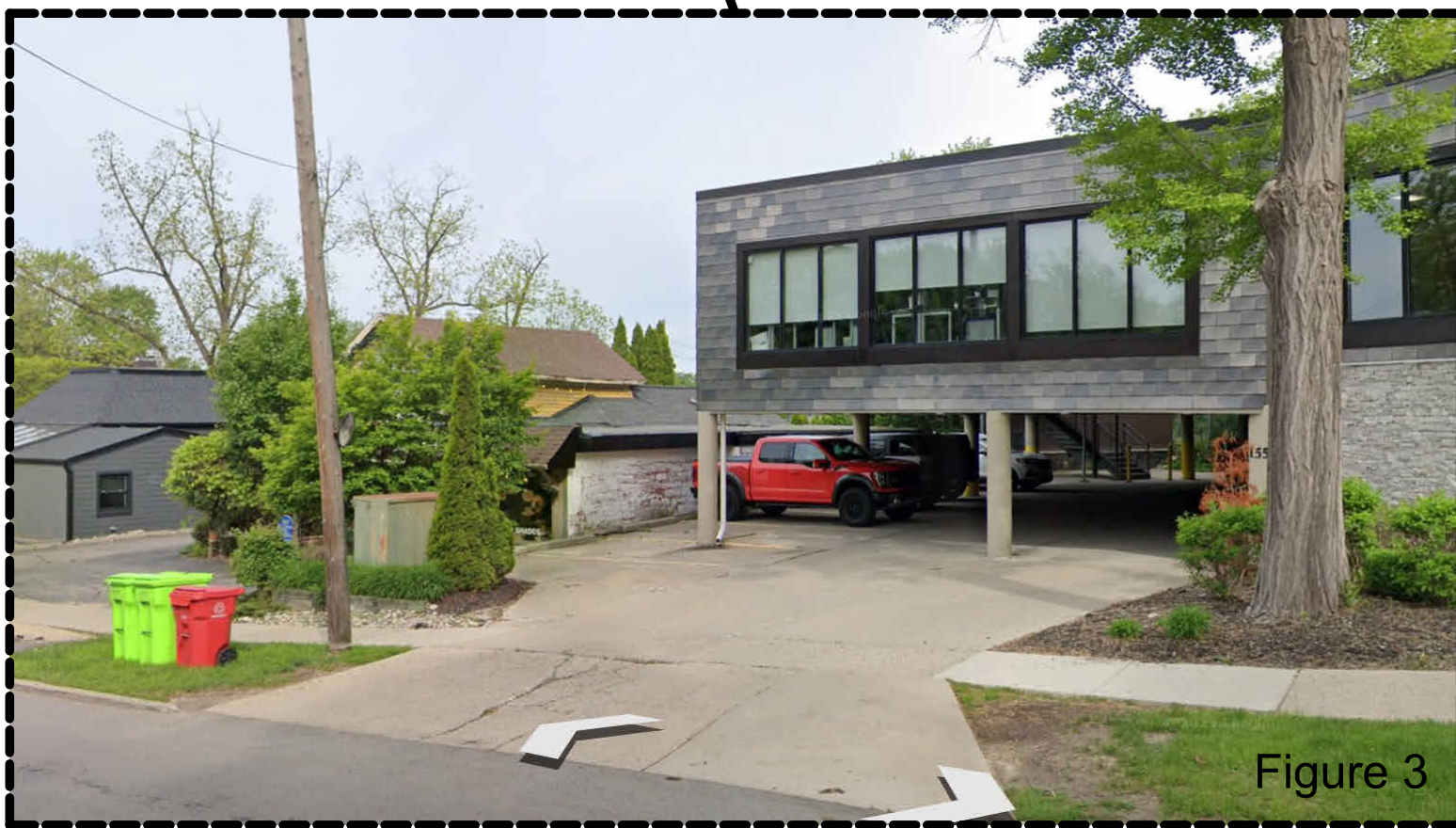


Figure 3

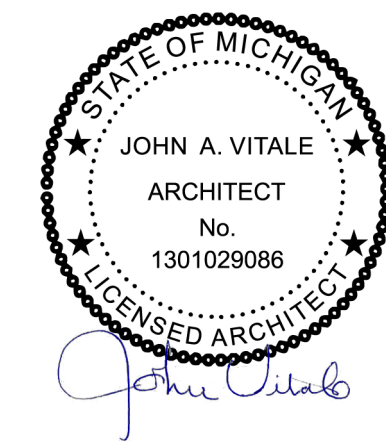


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SPA RESUBMISSION	06.04.26

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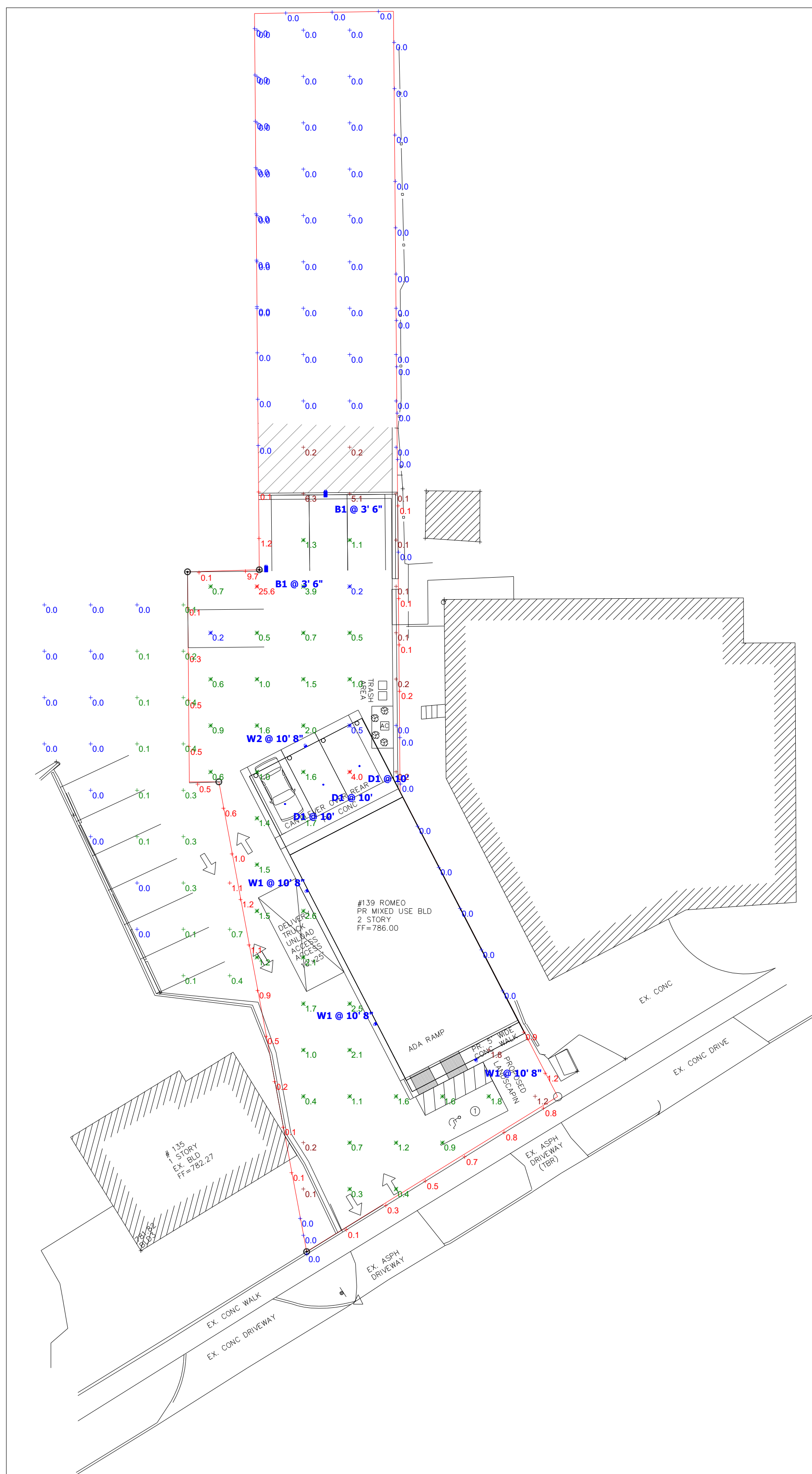
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Project No. :

2025.092

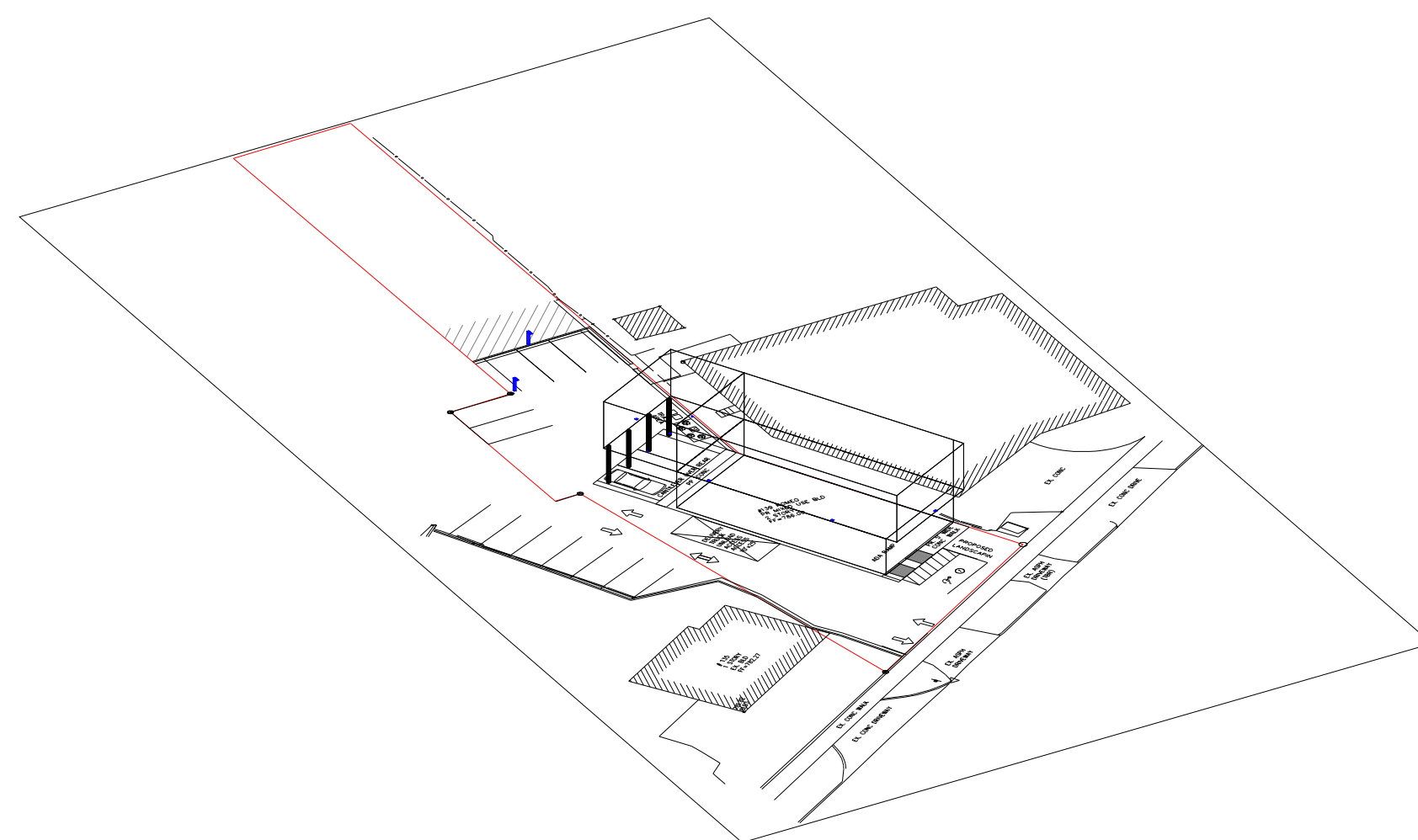
Sheet No. :

SPA-4



Plan View
Scale - 1" = 20ft

Scale - 1" = 20ft



South West View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Lot	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Cantilever Parking	✗	2.0 fc	4.0 fc	0.5 fc	8.0:1	4.0:1
Overall Site	+	1.1 fc	25.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	✗	1.9 fc	25.6 fc	0.2 fc	128.0:1	9.5:1
Property Line	+	0.4 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	B1	2	LUMINIS	BVA12B-L2L40-LD4-40K	BVA12B, Bellvue Bollard	3205	0.9	46.3	3'6"
	D1	3	Lithonia Lighting	LDN4 40/05 LO4 BR	4IN LDN, 4000K, 500LM, BLACK, 80CRI	403	0.9	5.74	10'0"
	W1	3	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	2327	0.9	18.9815	10'8"
	W2	1	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.9815	10'8"

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019.
FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

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Ordering Note

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Mounting Height Note

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Designer

5

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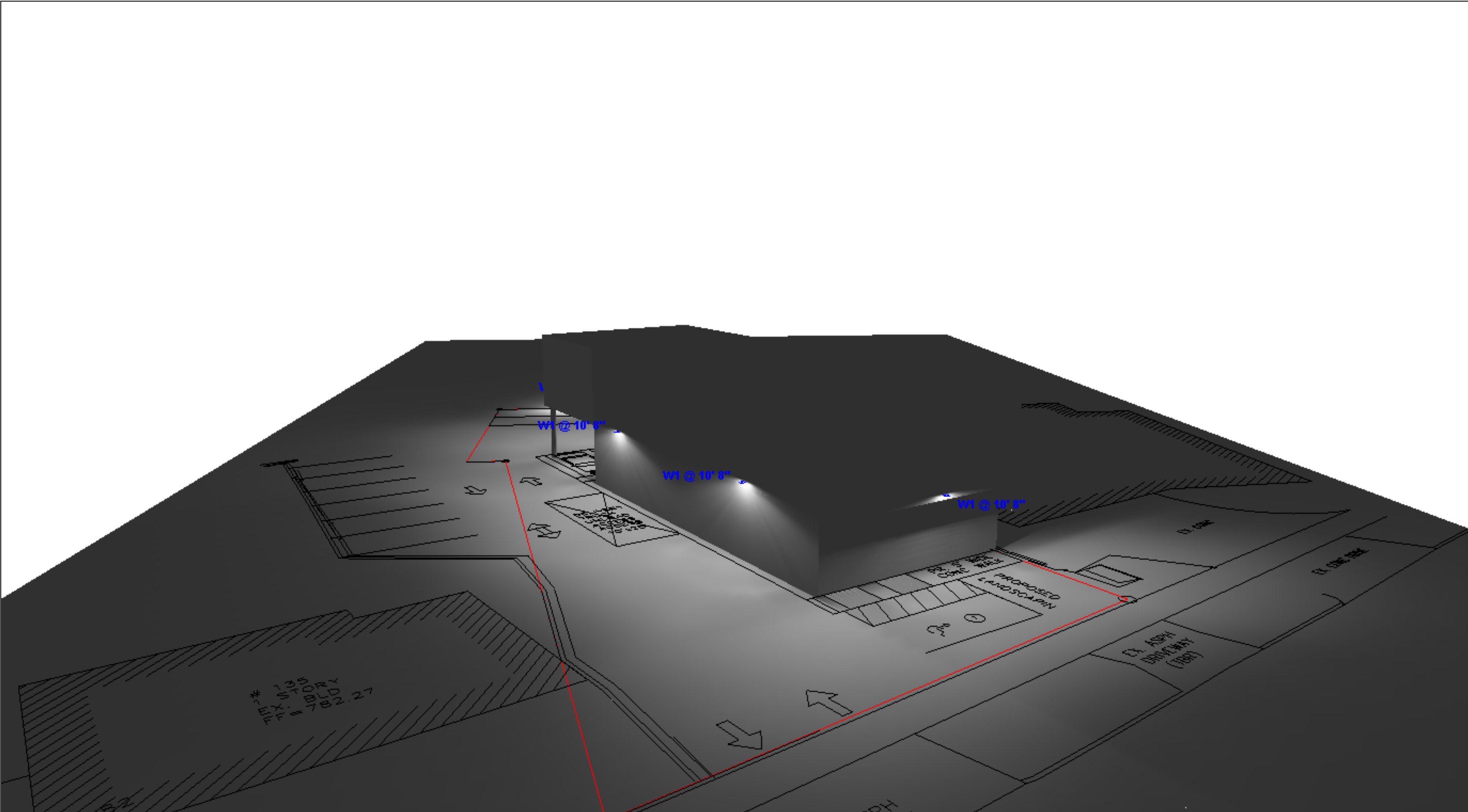
./24/2025

scale

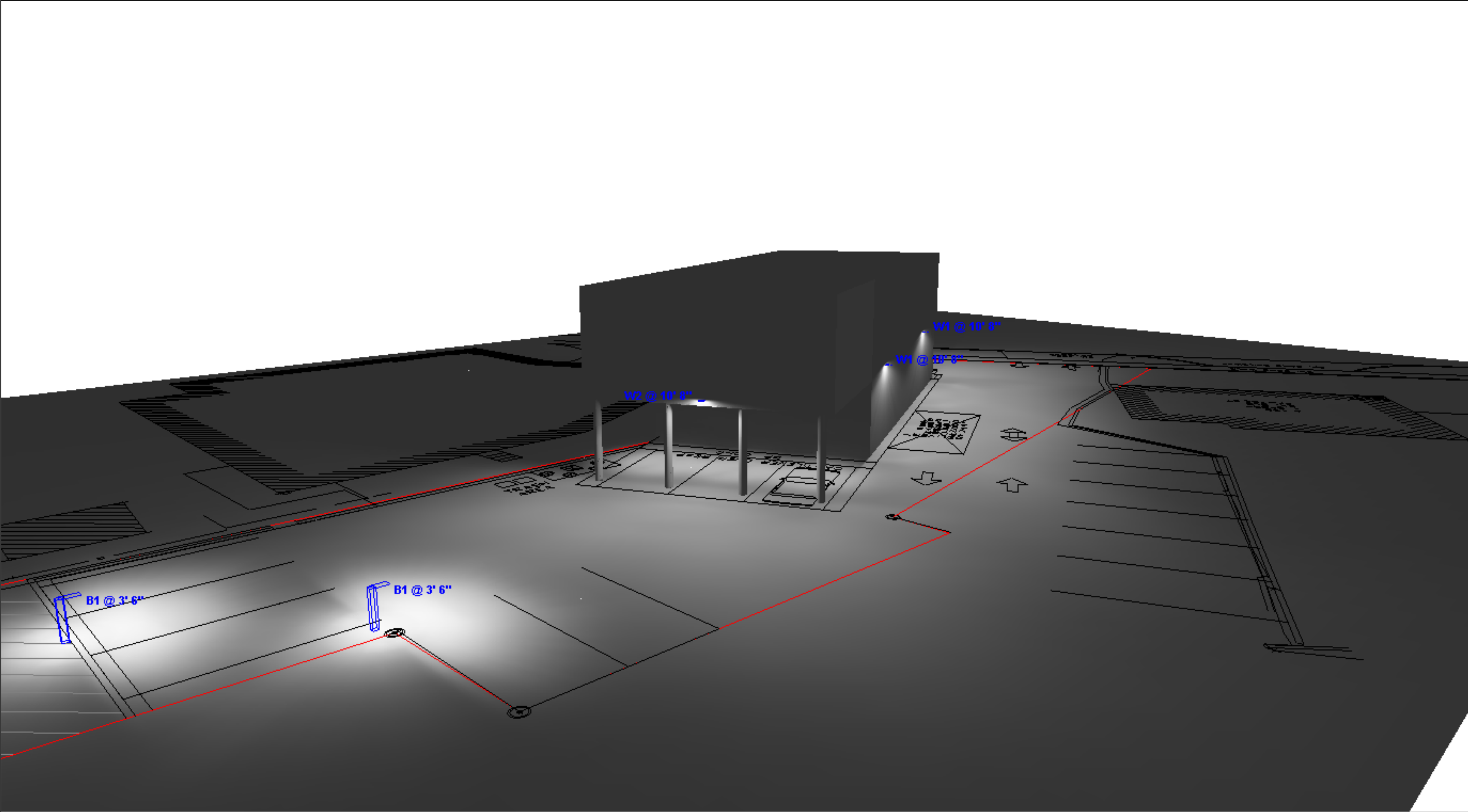
ot to Scale

Drawing No.

25-49395_V5



View #2



View #1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Lot	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Cantilever Parking	X	2.0 fc	4.0 fc	0.5 fc	8.0:1	4.0:1
Overall Site	+	1.1 fc	25.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.9 fc	25.6 fc	0.2 fc	128.0:1	9.5:1
Property Line	+	0.4 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
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	D1	3	Lithonia Lighting	LDN4 40/05 LO4 BR	4IN LDN, 4000K, 500LM, BLACK, 80CRI	403	0.9	5.74	10'0"
	W1	3	Lithonia Lighting	WDGE2 LED P2 40K 70CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	2327	0.9	18.9815	10'8"
	W2	1	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.9815	10'8"

- General Note**
- 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
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11/24/2025
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Drawing No.
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LUMINIS®

BVA11B/BVA12B
BELLEVUE
BOLLARD

PROJECT NAME: QUANTITY: TYPE:
ORDERING CODE:

- ① Front cover constructed of corrosion resistant aluminum.
② 4.5" (114mm) x 6" (152mm) Extruded aluminum optical chamber.
③ Available in configurations of 9 LEDs or 18 LEDs.
④ Clear tempered glass.
⑤ 4.5" (114mm) x 6" (152mm) 6063-T6 aluminum pole. 0.125" wall thickness. All stainless steel hardware.



MATERIALS

Bellevue bollard is made of 6063-T6 extruded aluminum alloy. LED board is assembled on a thick extruded aluminum profile and protected by a clear tempered glass. The acrylic optics provide a wide range of IES type distribution. The driver is mounted inside the fixture which is accessible from the back of the fixture head for ease of maintenance.

ELECTRICAL DRIVER

Driver is 120-277V multi-volt compatibility (50-60Hz), 0-10V dimming-ready (dims to 10%). Optional 347/480V, operating temperatures of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Type I, II, III, IV light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K / 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Rated IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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BVA11B/BVA12B

Rev. 09/12/25

Page 1 of 6

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Catalog Number
Notes
Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000	—

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹	27K 2700K	40K 4000K	T1S Type I Short	MVOLT 347 ² 480 ³	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) PBBW 3/8" Arch. wall spacer ⁴
	P1 ²	30K 3000K	50K 5000K	T2M Type II Medium		
	P2 ³	35K 3500K	AMB ⁵ Amber	T3M Type III Medium		
	P3 ³			T4M Type IV Medium		
	P4 ³			TFTM Forward Throw Medium		Shipped separately AWS 3/8" Arch. wall spacer ⁴ PBBW Surface-mounted back box (top, left, right, central entry). Use when there is no junction box available ⁶

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MA420B5 (10W, 5°C min)	DDBXD Dark bronze DBLXD Black DNALD Natural aluminum DWHXD White
E20WC Emergency battery backup, Certified in CA Title 20 MA420B5 (18W, -20°C min)	
PE Photocell, Button Type ⁶	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁷	
PB1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD Textured dark bronze DBLXD Textured black DNALD Textured natural aluminum DWHXD Textured white DWHGD Textured white DSDTXD Textured sandstone
PB1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	
PB1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	
PB1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	
Networked Sensors/Controls	
NLTAR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	
NLTAR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	
NLTAREM2 PIR Embedded wireless controls by nLight with UL524 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	
NLTAREM2 PIRH Embedded wireless controls by nLight with UL524 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	
See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

WDGE2 LED
Rev. 07/07/25



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by tension springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.
Accommodates 12-24" joint spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 L/M and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.
UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting. light.fair.org
ELECTRICAL — Malls with 120-277V, 50/60Hz 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are ROHS compliant.
GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under 301 Buy America regulations.
BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-america for additional information.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

PERFORMANCE DATA

LDN4	Nominal	Lumens	Wattage	Lm/W
	500	523.6	5.74	91.2
	750	751.1	8.6	87.3
	1000	1045	10.58	98.8
	1500	1512	17.5	86.4
	2000	2006	22.12	90.7
	2500	2551	26.1	97.7
	3000	3007	32.1	93.7
	4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR L55 35K 80CRI



DOWNLIGHTING

Catalog Number
Notes
Type

LDN4 STATIC WHITE



4" Open and Wallwash LED
Non-IC
New Construction Downlight

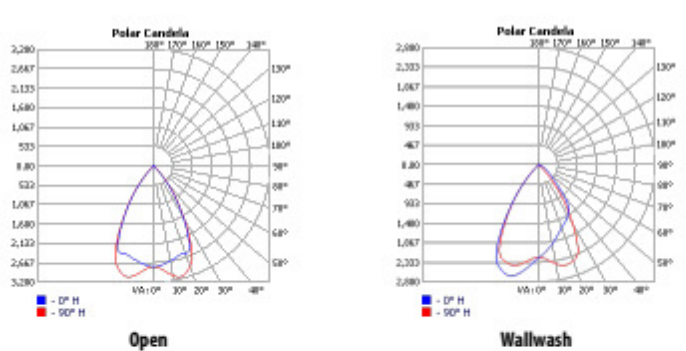


Open Trim

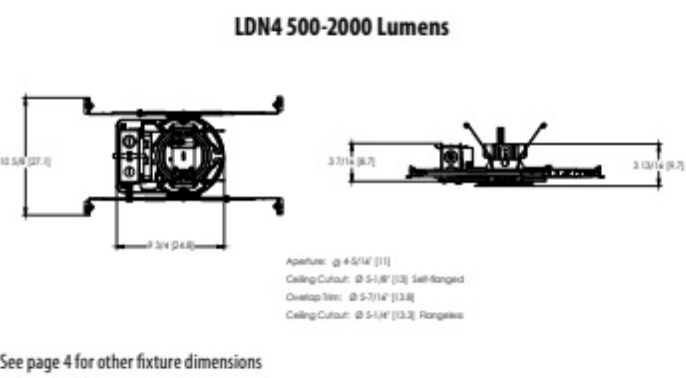


Wallwash Trim

DISTRIBUTIONS



DIMENSIONS



See page 4 for other fixture dimensions

LDN4

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

139 ROMEO RD - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
11/24/2025
Scale
Not to Scale
Drawing No.
#25-49395_V5



Wilson Design Associates
1030 N. Crooks Road, Suite E
Clawson, Michigan 48017

248-930-1565p.
Joe@wilson-design.net

CONTRACTORS:

CLIENT:
Mr. Joe Iacopelli
586.882.2338

PROJECT:

139 Romeo
Road

DRAWN BY:
JW

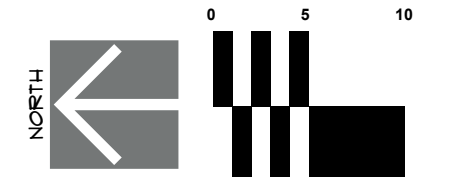
ISSUE:
09.30.2025
10.01.2025

REVISIONS:
10.31.2025

DESCRIPTION:

Preliminary
Conceptual
Landscape Plan

SCALE: 1" = 10'-0"



L.01

ALL INFORMATION CONTAINED HEREIN IS
CONCEPTUAL & PROTECTED UNDER
FEDERAL COPYRIGHT LAW. ANY UNAUTHORIZED
USE WILL BE CONSIDERED THEFT
AND MAY GIVE RISE TO CIVIL AND/OR CRIMINAL
PENALTIES. © 2025 WDA

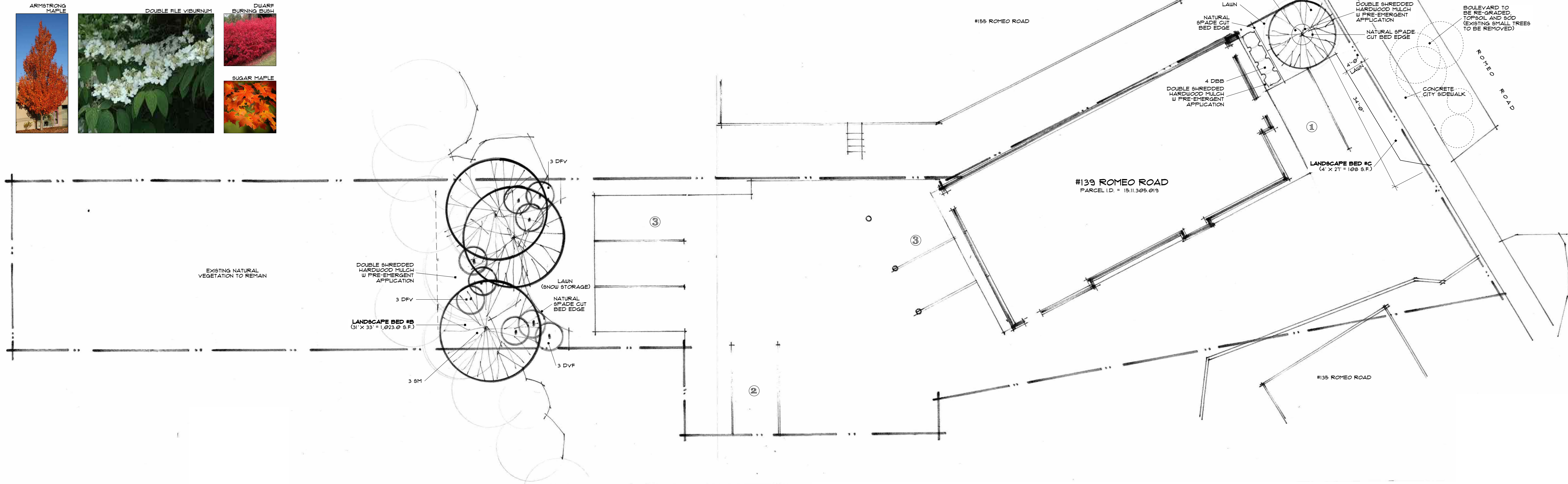
PLANT LIST

SYM.	QTY.	SIZE	COMMON NAME	LATIN
SM	3	3" CAL	SUGAR MAPLE	ACER SACCHARUM
ASH	1	3" CAL	SUGAR MAPLE ARMSTRONG	ACER X FRIEDMANI 'ARMSTRONG'
DFV	9	36" HT.	DOUBLE FILE VIBURNUM	VIB. PULCATUM F. TOMENTOSUM
DBB	4	24" HT.	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'



SITE CALC'S:

LOT AREA = 12,145.62 S.F. X 10% LANDSCAPE AREA REQUIRED = 1,214.56 S.F.
LANDSCAPE BED #A = 18.5' X 13' = 240.5 S.F.
LANDSCAPE BED #B = 31' X 33' = 1,023.0 S.F.
LANDSCAPE BED #C = 4' X 21' = 84.0 S.F.
TOTAL LANDSCAPE BED PROVIDED = 1,311.5 S.F.



PRELIMINARY CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

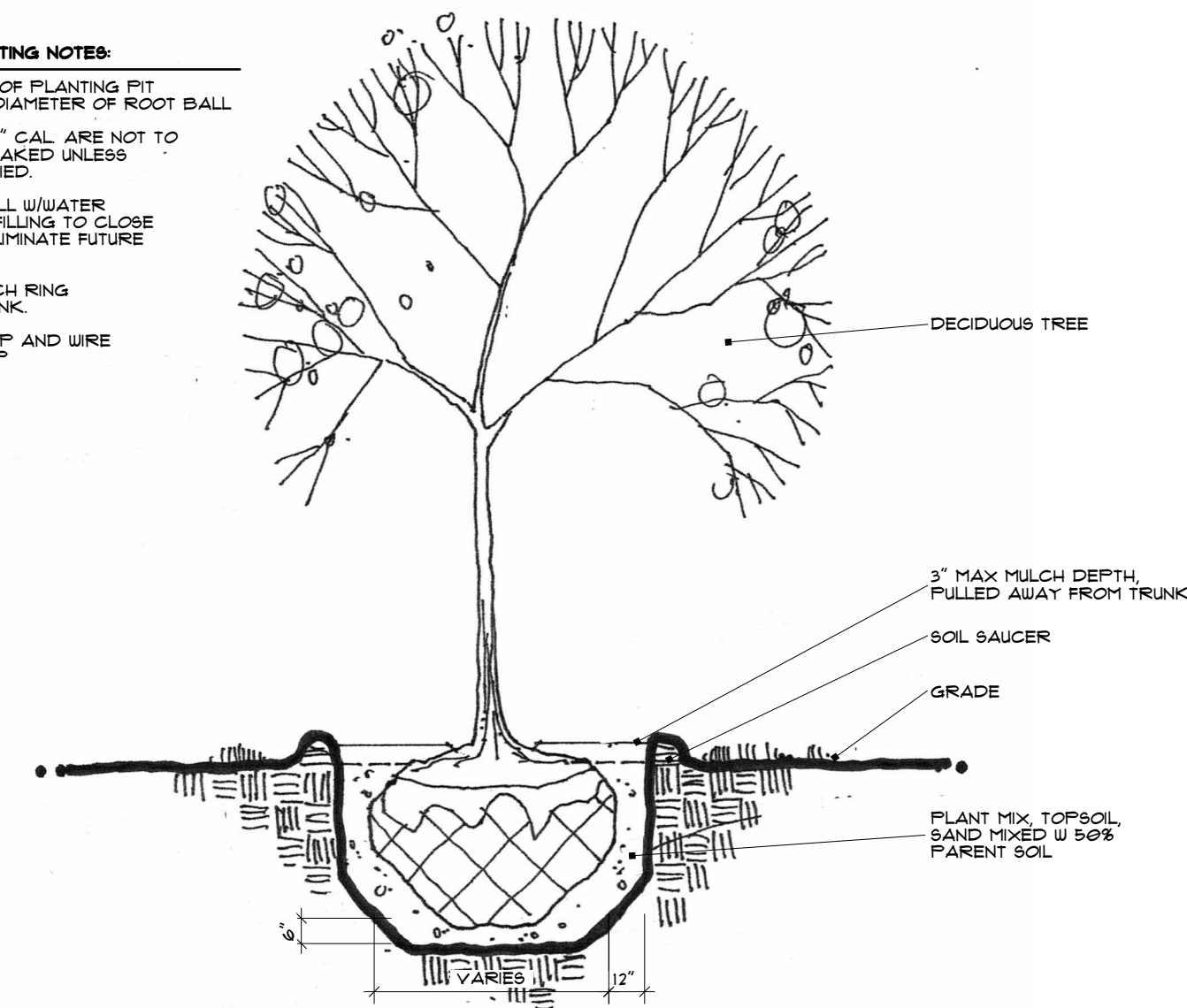
1. THE PERFORMING CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL EXISTING UTILITIES, PIPES, SUBSTRUCTURES AND OBSTRUCTIONS.
2. THE PERFORMING CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION IF SITE CONDITIONS ARE DISCOVERED TO BE DIFFERENT THAN SHOWN ON THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.
3. THE PERFORMING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE TO AND FOR ALL COSTS INCURRED TO EXISTING UTILITIES, STRUCTURES, SITE FEATURES AND FACILITIES DURING THE PERFORMANCE OF WORK.
4. THE PERFORMING CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS/HER TRADES AND SUBCONTRACTORS, IN A TIMELY AND EXPEDIENT MANNER, DURING THE COURSE OF THE PROJECT IN ORDER TO ACCOMPLISH HIS/HER SCOPE OF WORK.
5. INSTALLATION OF THE DESIGN SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND GUIDELINES, BY EXPERIENCED WORKMEN AND LICENSED SUBCONTRACTORS, WHO SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL REQUIRED PERMIT FEES.
6. THE PERFORMING CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CURRENT LIABILITY INSURANCE DURING THE TIME OF CONSTRUCTION. A COPY OF WHICH, NAMING THE PROJECT OWNER AS ADDITIONALLY INSURED WILL BE SUPPLIED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION BEGINNING.
7. WILSON DESIGN ASSOCIATES, UNLESS SPECIFICALLY ENGAGED TO DO SO, IS IN NO WAY RESPONSIBLE FOR THE DETAILED AND PROPER EXECUTION/INSTALLATION OF THE DESIGN CONTAINED HEREIN. ALL QUESTIONS DURING THE INSTALLATION PERIOD ARE TO BE DIRECTED TO THE PROJECT MANAGER.
8. DURING THE CONSTRUCTION PROCESS, CONTRACTORS ARE TO KEEP ALL ROADWAYS WITHIN THE PROJECT LIMITS CLEAN TO A BROOK FINISH ON A DAILY BASIS UNLESS OTHERWISE IS GRANTED BY THE CITY OF ROCHESTER.
9. THERE IS TO BE NO CONSTRUCTION MATERIAL STORED OVERNIGHT ON ANY OF THE ROADWAYS WITHIN THE PROJECT LIMITS.
10. SOIL EROSION CONTROLS TO BE INSTALLED AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL A TIME THAT OAKLAND COUNTY DETERMINES THAT THOSE CONTROL MEASURES CAN BE REMOVED. ALL PERMITS AND FEES, IF REQUIRED TO BE BORNE BY PERFORMING CONTRACTOR.

LAYOUT NOTES:

1. DRAWINGS ARE NOT BE SCALED. IF ON-SITE MEASUREMENTS DIFFER FROM THE PLANS, CONTACT THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.
2. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE PERFORMING CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL SLEEVEING, IF ANY, SHALL BE (2) 4" PVC W/ CAPPED ENDS, EXTENDING 12" PAST HARDCAPE, BURIED 18" FROM SURFACE.

ADDITIONAL PLANTING NOTES:

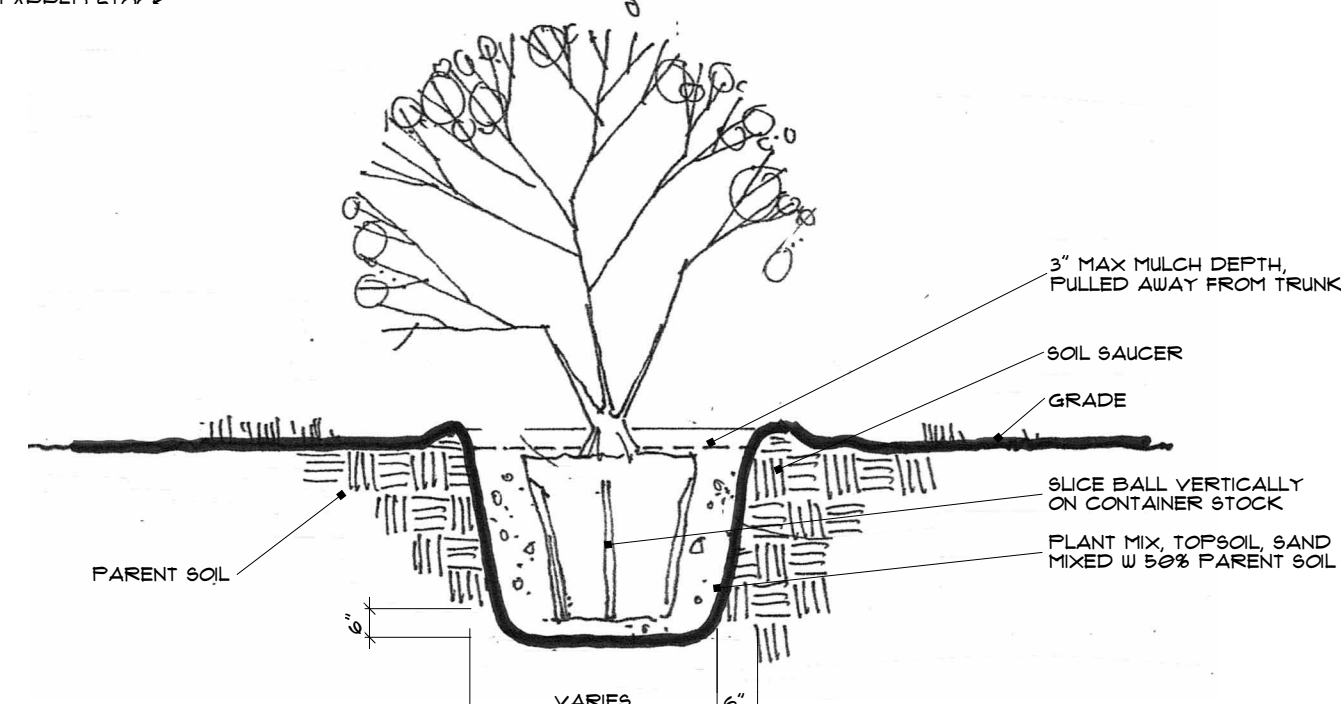
1. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL.
2. TREES OVER 3.5" CAL. ARE NOT TO BE GUIED AND STAKED UNLESS OTHERWISE SPECIFIED.
3. FLUSH ROOT BALL W/WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.
4. "WELL OUT" MULCH RING ADJACENT TO TRUNK.
5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL.



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

ADDITIONAL PLANTING NOTES:

1. WHEN PLANTING CONTAINER GROWN STOCK, SLICE ROOT BALL VERTICALLY TO LOOSEN BOUND ROOT SYSTEM.
2. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL.
3. FLUSH ROOT BALL W/WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.
4. "WELL OUT" MULCH RING ADJACENT TO TRUNK.
5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON BALLED AND BURLAP GREEN STOCK.



SHRUB PLANTING
SCALE: NOT TO SCALE

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2026 APR -2 AM 10:15

LIBER: 61070 PAGE: 382
DOC #20260039331
RECORDED - 04/02/2026 10:33:50 AM
PAGE 1 of 7 RECORDING FEE: \$ 30.00
LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40062487

PARKING AND ACCESS EASEMENT

This agreement (the Agreement) is entered into as of February 19, 2026, between James T. Cresswell Trust of 135 Romeo Rd. Rochester, MI 48307 (Party A), and Iacopelli Enterprises, Inc. of 139 Romeo Rd. Rochester MI 48307 (Party B), on the terms and conditions set forth below.

1. **Property affected.** Party A is the owner of a parcel of commercial real property (LOT 23), which is described on the attached Exhibit A "*Parking Access Easement for 139 Romeo*" as "LOT 23". Party B is the owner of the adjacent property (LOT 24), which is described on the attached Exhibit A as "LOT 24".
2. **Easements granted.** In consideration of a mutual grant of easement by Party B, Party A grants for the use and benefit of the owners and occupiers of LOT 24 and its employees, agents, invitees, and customers an irrevocable nonexclusive easement over the parking areas, driveways, access drives, and sidewalks located on LOT 23, as shown on the attached exhibit A for not more than two (2) parking spaces, and driveway, and pedestrian use. In consideration of a mutual grant of easement by Party A, Party B grants for the use and benefit of the owners and occupiers of LOT 23 and its employees, agents, invitees, and customers an irrevocable nonexclusive easement over the access drive and sidewalk located on LOT 24, as shown on the attached exhibit A access driveway use (together the two easements are referred to as the Easements). D. Dillards *JD*
3. **Interest in real property.** The Easements stated in this Agreement are to benefit both LOT 23 and LOT 24 and to burden both LOT 23 and LOT 24 respectively in the same manner. Each easement shall be deemed to be appurtenant to and run with the land of both referenced lots.
4. **Maintenance.** Each party shall bear the full cost of repairing and maintaining the parking areas, driveways, access drives, and sidewalks on its own premises. Each party agrees to keep its parking areas, driveways, and access drives in a reasonable state of repair so that normal access to and across the Easements on each parcel is not impeded.
5. **Insurance.** The owner of each parcel shall obtain liability insurance as part of its owner's policy for its parcel to cover any liabilities that arise as a result of the use by the owner of the parcel of the Easements and the owner of the parcel's liability policy shall name the owner of the other parcel as an insured party for the owner of the parcel's use of the Easements.
6. **Indemnification.** The owner of each parcel agrees to indemnify and hold the owner of the other parcel harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of the owner of the benefited parcel's actions within, use of, or around the Easements, by themselves, their agents, employees, representatives, and contractors. This provision shall survive the termination of this Agreement. 7P
E

Return to Counter Customer

Ch-A2

7. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Oakland County, Michigan.
8. **Severability.** If any term, covenant, or condition of this Agreement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.
9. **Notice.** Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.
10. **Entire agreement.** This Agreement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Agreement, and all prior negotiations and agreements regarding the Easements between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.
11. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Agreement.
12. **Exhibits.** Three exhibits are attached to and are a part of this Agreement. They are the following:
 - o Exhibit A—Drawing and legal descriptions of the easement on LOTS 23 and 24.
13. **Effective date.** Party A and Party B have signed this Agreement, and it shall be effective as of the day and year first above written.

Signature Page Immediately Following

PARTY A

James T. Cresswell Trust

Dated 2/19/26

[Signature]
By: James T. Cresswell, Trustee

PARTY B

Iacopelli Enterprises, Inc a
Michigan Corporation

[Signature]
By: Joseph Iacopelli
Its: President

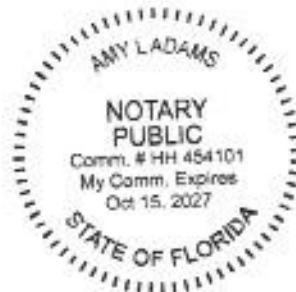
STATE OF FLORIDA

Lee COUNTY)

Acknowledged before me in James T. Cresswell County Florida by Party A James T. Cresswell,
Trustee of the James T. Cresswell Trust Dated 2/19/, on 2026.

[Signature]

Notary public, State of Florida, County of Lee.
My commission expires: 10/15/2027
Acting in Lee County.



PARTY A

James T. Creswell Trust

Dated __/__/__

By: James T. Creswell, Trustee

PARTY B

**Iacopelli Enterprises, Inc a
Michigan Corporation**



By: Joseph Iacopelli
Its: President

STATE OF FLORIDA)
_____ COUNTY)

Acknowledged before me in _____ County Florida by Party A James T. Creswell,
Trustee of the James T. Creswell Trust Dated __/__/__, on _____ 2026.

Notary public, State of Michigan, County of _____.
My commission expires: _____.
Acting in _____ County.

STATE OF MICHIGAN)
Macomb COUNTY)

Acknowledged before me in Macomb County Michigan by Party B Joseph Iacopelli on ^{president} 4-1, 2026. JI

Charles R. Shaw

Notary public, State of Michigan, County of Macomb

My commission expires: 5-26-2030

Acting in Macomb County.

Drafted by and when recorded return to:

Joseph Iacopelli
38329 Dodge Park
Sterling Heights MI 48312
(586) 822-2338

EXHIBIT A



PARKING & ACCESS EASEMENT FOR 139 ROMEO

LEGAL DESCRIPTION OF PROPOSED EASEMENT

BEGINNING AT THE NORTHEAST CORNER OF LOT 23 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.); THENCE S10°35'21"E 54.70 FEET ALONG THE EAST LINE OF SAID LOT 23; THENCE N83°02'37"W 25.45 FEET; THENCE N24°58'48"W 54.50 FEET; THENCE N88°04'26"E 38.25 FEET ALONG THE NORTH LINE OF SAID LOT 23 TO THE POINT OF BEGINNING

*pt. 15-11-305-012
Being part of Lot 23*

LEGAL DESCRIPTION (139 ROMEO)

A PARCEL OF LAND LOCATED IN A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
THE EAST 17 FT OF LOT 20 AND ALL OF LOT 24 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.)
CONTAINING 0.28 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

15-11-305-019

LEGAL DESCRIPTION (135 ROMEO)

A PARCEL OF LAND LOCATED IN A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 T3N, R11E, CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:
LOT 23 OF "SUPERVISOR'S REPLAT OF BLOCKS 1,2,3, AND PART OF BLOCKS 6 AND 7 WOODWARD'S ADDITION" (L53, P19, O.C.R.)
CONTAINING 0.17 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD

15-11-305-012



I, Thomas M. Smith, a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed the parcel(s) of land described and delineated hereon; that said plat is a true representation of the survey as performed by me, and that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure no greater than 1 in 7,500; and that I have fully complied with the requirements of Section #3, Act #132, P.A. 1970, as amended.

**LAND
DEVELOPMENT
SERVICES**
of Michigan LLC

Civil Construction Management
& Surveying Services

Land Development Services
of Michigan LLC
40000 Hayes Rd
Dearborn, MI 48124
P 313.494.7310
E L1325@Michiganland.com

CLIENT: Joe Iacopelli

DATED: 12/08/25

SCALE: 1" = 20' - 0"

JOB NO. 35924



MCKENNA

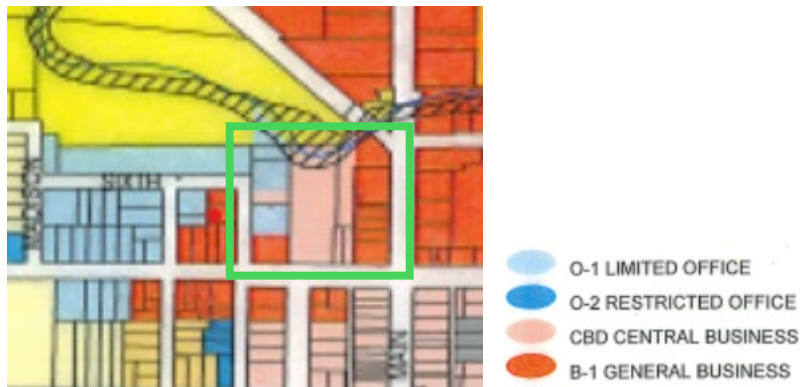
July 1, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **530 Pine Street; Preliminary Plan Review;** Site Plan dated June 9, 2026, Traffic Study dated December 22, 2025, and Land Survey dated October 14, 2025.

Dear Commissioners:

At the City's request we have reviewed a proposal submitted on behalf of Atallah Development Co. & Associates (ADCO) for the installation of a paid parking camera system and the associated construction of parking lot islands at 530 Pine Street. The site is located on the east side of Pine Street, near Rochester Municipal Park, and according to the survey provided, is comprised of three separate lots. Zoning on the site includes O-1 limited office, B-1 General Business, and CBD Central Business, which can be seen in the portion of the City of Rochester Zoning Map included below. The adjacent parcel to the north is zoned R-2 One Family Residential and is currently occupied by Rochester Municipal Park.



The subject site is currently occupied by several different uses; however, only the parking areas will be impacted by the proposed improvements. The proposed improvements would also impact entrances to the parking lot along Pine Street, W. University Drive, and S. Rochester Road. Parking islands containing the proposed camera poles are proposed at each entrance but would not block access or traffic flow.

It should be noted that the proposed camera system is an alternative to the gating system discussed in the Traffic Study provided.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



REVIEW COMMENTS

1. **Use.** The proposed improvements do not include a change of use to any of the existing businesses or parcels included in the site.
2. **Dimensional Standards.** The proposed parking islands comply with all relevant setbacks.
 - a. Please note the height of the proposed camera pole.
3. **Parking.**
 - a. It appears that six parking spaces will be lost from the bank of parking near the north access point off of Pine Street. Please provide parking calculations to confirm that sufficient parking will still be provided for adjacent uses.
4. **Access and Circulation.** Access and circulation of the existing parking lot will not be changed. Ingress and egress will not be impacted.
 - a. Please clarify the difference between the green arrows and red arrows on the plans.
 - b. Please indicate on the plans whether or not signage and striping will be provided to direct traffic through the site.
 - c. The plans should be reviewed by the City Engineer to confirm there are not concerns related to sight distance at the points of ingress and egress.
5. **Lighting.**
 - a. Please clarify if the proposed parking cameras will have associated lighting. If so, please provide manufacturer specifications and a lighting plan.

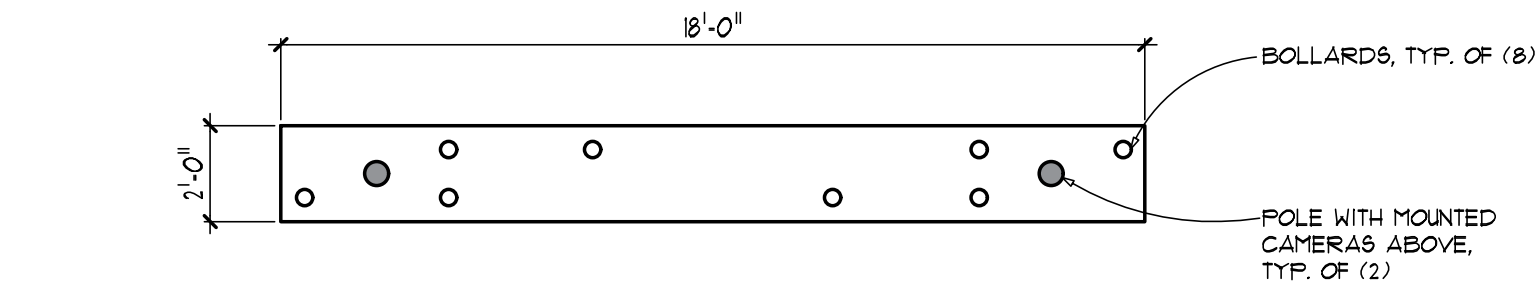
RECOMMENDATION

Subject to the items listed in underlined comments above being addressed, we recommend that the Planning Commission schedule the project for a public hearing and consideration of site plan review approval on the next available agenda.

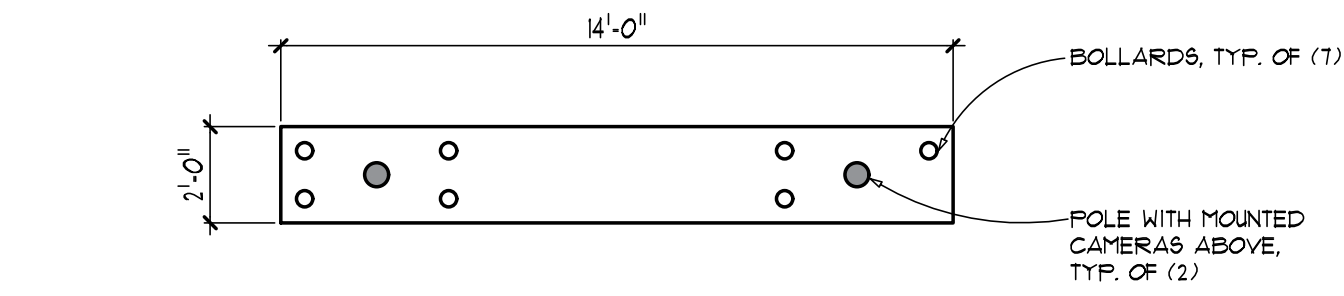
Respectfully
McKENNA

Lori Morgan, AICP
Senior Planner

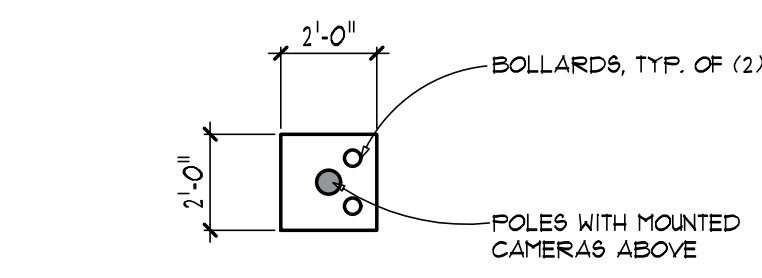
Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney



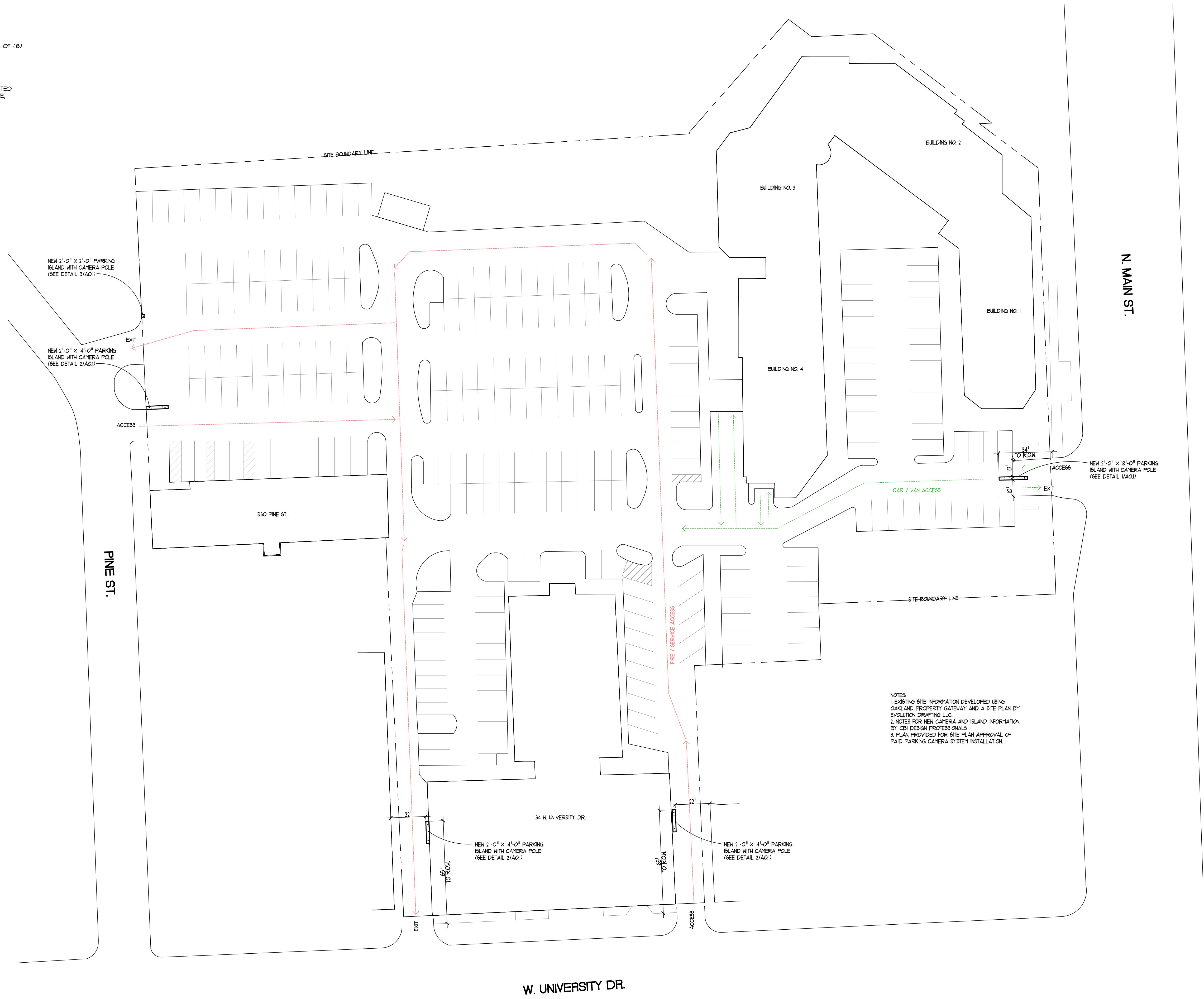
1 ISLAND DETAIL
SCALE: 1/4" = 1'-0"



2 ISLAND DETAIL
SCALE: 1/4" = 1'-0"



3 ISLAND DETAIL
SCALE: 1/4" = 1'-0"



NOTES:
1. EXISTING SITE INFORMATION DEVELOPED USING OAKLAND PROPERTY GATEWAY AND A SITE PLAN BY EVOLUTION DRAFTING LLC.
2. NOTES FOR NEW CAMERA AND ISLAND INFORMATION BY CBI DESIGN PROFESSIONALS.
3. PLAN PROVIDED FOR SITE PLAN APPROVAL OF PAID PARKING CAMERA SYSTEM INSTALLATION.



CERTIFICATE OF SURVEY

NOTES.

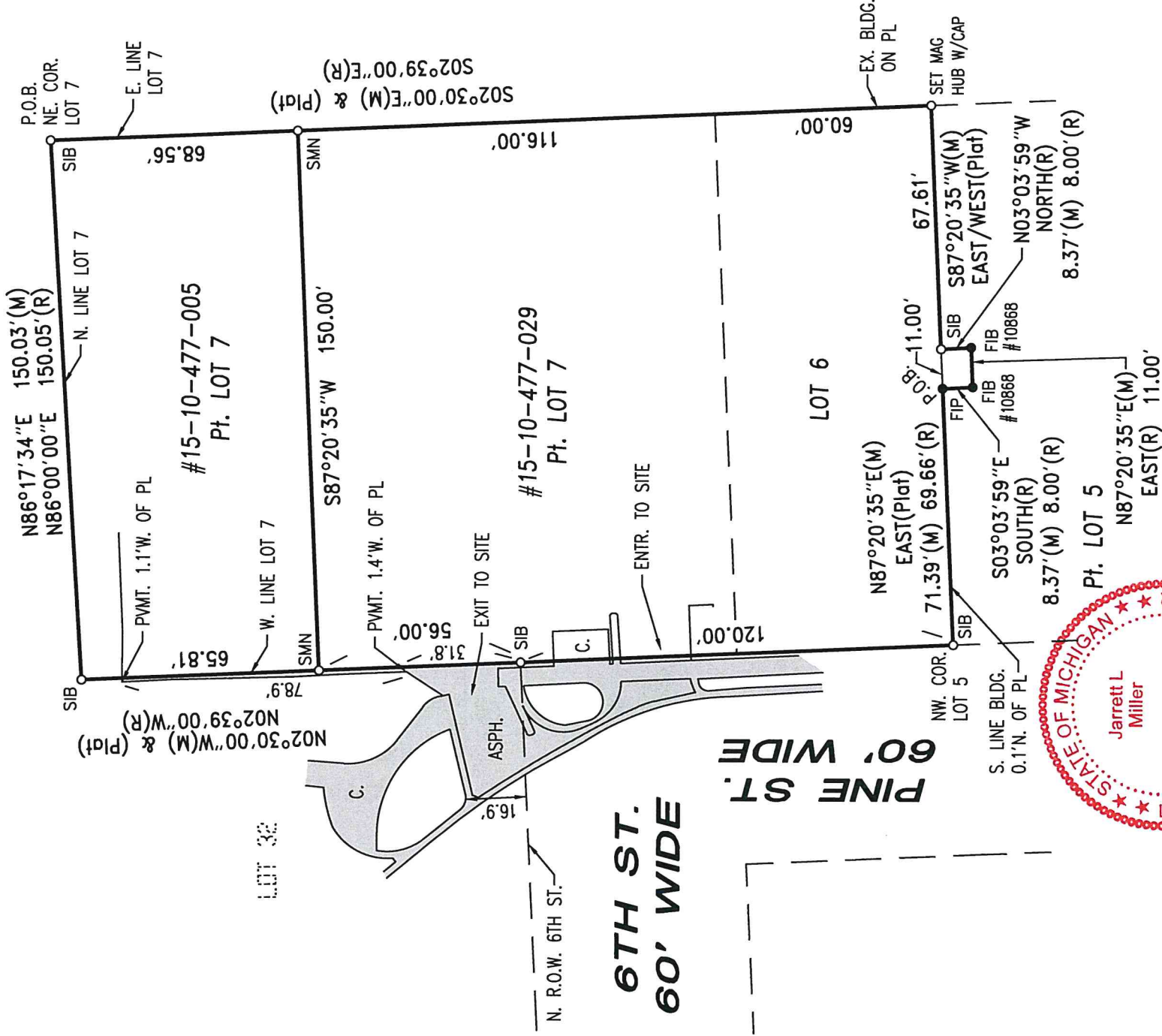
- BEARINGS IN RELATION TO PLAT OF RECORD.
- NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY.

- NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.

- PL = PROPERTY LINE
- S-LATH = SET WOOD LATH



Scale : 1" = 40'



Surveyor's Certificate

I hereby certify that I have Surveyed and Mapped the land above platted and/or described on October 10, 2025, that all of the requirements of P.A. 132 of 1970 as amended have been complied with.



URBAN
LAND
CONSULTANTS ©

CIVIL ENGINEERS
GPS CONSULTANTS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516

PLANNERS
LAND SURVEYORS

- LEGEND
- FIB = Found Bar
 - FIP = Found Pipe
 - SIB = Set Bar/Cap
 - SMN = Set Mag Ndi
 - F-MON = Found 4" Conc. Monument
 - R = Record Distance
 - M = Measured Distance

JARRETT L. MILLER
PROFESSIONAL LAND SURVEYOR
No. 4001052454

Date 10-14-25
Drawn T.M.P.
Check J.L.M.
Sheet 1 of 2
Job No.
250922-11367

Property Descriptions:

Parcel #15-10-477-029

The south 116 feet of Lot 7, Lot 6, also Part of Lot 5 beginning at a point distance 71.39 feet (69.66 feet record) from the N.W. Corner of Lot 5 thence S.03°03'59"E., 8.37 feet (South, 8.00 feet record); thence N.87°20'35"E., (East record) 11.00 feet; thence N.03°03'59"W., 8.37 feet (North, 8.00 feet record); thence S.87°20'35"W., (West record) 11.00 feet to the Point of Beginning, "Sprague's Addition" Part of the SE. 1/4 of Section 10, T.3N., R.11E., City of Rochester (formerly known as Village of Rochester), Oakland County, Michigan as recorded in Liber 5, Page 35 of the Oakland County Records.

Subject to all easements of record.

Parcel #15-10-477-005

Part of Lot 7, "Sprague's Addition" Part of the SE. 1/4 of Section 10, T.3N., R.11E., City of Rochester (formerly known as Village of Rochester), Oakland County, Michigan as recorded in Liber 5, Page 35 of the Oakland County Records, also described as: Beginning at the N.E. Corner of Lot 7 thence S.02°30'00"E., (S.02°39'00"E. record), 68.56 feet along the East line of Lot 7; thence S.87°20'35"W. (West record), 150.00 feet to the West Line Lot 7; thence N.02°30'00"W., (N.02°39'00"W. record), 65.81 feet; thence N.86°17'34"E., 150.03 feet (N.86°00'00"E., 150.05 feet record) to the Point of Beginning.

Subject to all easements of record.



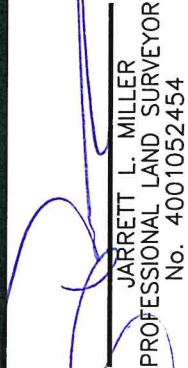


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CIVIL ENGINEERS
GPS CONSULTANTS
8800 23 MILE ROAD
PLANNERS
LAND SURVEYORS
SHELBY TWP., MI 48316-4516

PHONE 586 731-8030
WWW.URBAN-LANDMI.COM

- LEGEND
- FIB = Found Bar
 - FIP = Found Pipe
 - SIB = Set Bar/Cap
 - SMN = Set Mag Nail
 - F-MON = Found 4" Cone Monument
 - R = Record Distance
 - M = Measured Distance


JARRETT L. MILLER
PROFESSIONAL LAND SURVEYOR
No. 4001052454

Date 10-14-25
Drawn T.M.P.
Check J.L.M.
Sheet 2 of 2
Job No. 250922-11367

MEMORANDUM

DATE: 12/22/2025

TO: Pierre Atallah, MD

ORGANIZATION

NAME: Atallah Development Co. & Associates (ADCO)

FROM: Spalding DeDecker

RE: River Square Main Traffic Impact Assessment
SDA Project No. RB25-002.0C.

Spalding DeDecker, Inc (SD) has completed the queueing analysis requested by Atallah Development Co. & Associates, for residential and commercial development at 543 N. Main St and 134 W. University Dr., Rochester, MI. We understand that there are concerns with the traffic queueing on M-150 and University Dr in downtown Rochester. While evaluating the study, safe efficient function of the local road network was prioritized. The project proposes the use of a gated parking system to manage traffic to the site.

The queueing analysis includes data collected from traffic usage of the site and an analysis of the queue length for inbound vehicles waiting to enter the proposed gated parking system to determine if the project may cause vehicle queues that interfere with S Rochester Road, University Drive and Pine Street. Our independent analysis shows that the proposed on-site storage would be sufficient to minimize the chance of queues extending onto S Rochester Road and University Drive based on the average parking system service times. Details of our analysis and additional recommendations to facilitate parking operations and to prevent excess queues are presented below. Queueing space at each of the proposed gates includes two vehicles for the Rochester Road gate (48ft), three vehicles for the University Drive gate (60ft), and one vehicle for the Pine Street gate (driveway approach).

Queueing Analysis

Gates at each of the parking lot entrance points would service only incoming vehicles. Outbound vehicles would be serviced by gates at exit points. Access to Rochester Road will share a driveway for incoming and outbound traffic, but separated by a raised median island. Access to University Drive will be serviced by the existing east driveway for incoming traffic and the west driveway by outbound traffic. Access to Pine Street will be divided by incoming traffic to the south driveway and outbound traffic to the north driveway. The parking system to be used for the gated access will be provided by Parking Boxx, Inc. A service time of 1 minute was used as the process rate for a vehicle to approach and pass the gate, providing a vehicle processing rate of 60 vehicles per hour.

Vehicle queues were estimated using Poisson probability distribution, which estimates the probability of “n” vehicles in the queuing system using the following formula:

$$P(x=n) = \frac{\lambda^n e^{-(\lambda)}}{n!}$$

Where:

P (x=n) = probability of “n” vehicles in queue

n = number of vehicles in the queue (including the vehicle in the transfer compartment)

λ = Average number of vehicles in the queue (vehicle arrivals per hour / vehicles processed by the parking system per hour)

Traffic data was collected over a 24-hour period during a standard weekday. Special events that may have had an impact on local traffic were avoided. Two access points exist under current conditions off both University Drive and Pine Street. Proposed conditions would enforce one-way access and one-way egress at each driveway. To determine what the peak 15-minute volumes would be under proposed conditions, all inbound trips off University Drive were combined to simulate a single point of entry. To be conservative, the peak 15-minute volume was used to determine the hourly arrival rate. This was also done for the two driveways off Pine Street. Upon reviewing the counts at each driveway, the peak 15-minute periods for the 24-hour counts were determined and listed below:

1. S Rochester Road Driveway – 8 vehicles per 15-minute peak period (32 vph)
2. W University Drive Driveway – 8 vehicles per 15-minute peak period (32 vph)
3. Pine Street Driveway – 5 vehicles per 15-minute peak period (20 vph)

The Poisson probability distribution was applied to inbound traffic from each connecting road to determine the queuing potential of each driveway separately. By implementing the peak hour volume for each driveway into the formula, the following tables were developed.

Number of Queued Vehicles (n)*	Individual Probability P(x=n)	Cumulative Probability P (x<=n)
0	0.58664622	0.58664622
1	0.312877984	0.899524203
2	0.083434129	0.982958332
3	0.014832734	0.997791066
4	0.001977698	0.999768764

Table 1: Queuing Analysis - S Rochester Road Driveway

Number of Queued Vehicles (n)*	Individual Probability $P(x=n)$	Cumulative Probability $P(x \leq n)$
0	0.58664622	0.58664622
1	0.312877984	0.899524203
2	0.083434129	0.982958332
3	0.014832734	0.997791066
4	0.001977698	0.999768764

Table 2: Queuing Analysis – W University Drive Driveway

Number of Queued Vehicles (n)*	Individual Probability $P(x=n)$	Cumulative Probability $P(x \leq n)$
0	0.716531311	0.716531311
1	0.23884377	0.955375081
2	0.039807295	0.995182376
3	0.004423033	0.999605409
4	0.000368586	0.999973995

Table 3: Queuing Analysis – Pine Street Driveway

Conclusion

The analysis indicates that during the peak hour, there is 1.7% chance that queueing will exceed two vehicles at the Rochester Rd driveway during the peak for arrivals, 1.7% chance at the University Dr driveway, and .5% chance at the Pine St driveway. Queues exceeding two vehicles are likely to be extremely rare. Rochester Road and University Drive are unlikely to experience any impact from the gate systems at these driveways. Queueing vehicles exceeding one at Pine Street will have a 4.5% chance of occurrence.

Recommendations

The following recommendations are provided to ensure the proposed parking system does not disrupt the traffic flow on the adjacent street.

- Signing should be present informing drivers which site access points are exclusively for entry, and which points are exclusively for egress.

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345401 DIRECTION: EB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
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12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
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02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: Pine Dr South Dwy							QC JOB #: 17345401			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		2				2			2	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		2				2			2	
08:30 AM		1				1			1	
08:45 AM		3				3			3	
09:00 AM		3				3			3	
09:15 AM		3				3			3	
09:30 AM		0				0			0	
09:45 AM		3				3			3	
10:00 AM		1				1			1	
10:15 AM		4				4			4	
10:30 AM		1				1			1	
10:45 AM		1				1			1	
11:00 AM		4				4			4	
11:15 AM		3				3			3	
11:30 AM		5				5			5	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy							QC JOB #: 17345401			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM	2					2			2	
12:15 PM	5					5			5	
12:30 PM	2					2			2	
12:45 PM	1					1			1	
01:00 PM	1					1			1	
01:15 PM	1					1			1	
01:30 PM	2					2			2	
01:45 PM	3					3			3	
02:00 PM	1					1			1	
02:15 PM	0					0			0	
02:30 PM	2					2			2	
02:45 PM	0					0			0	
03:00 PM	0					0			0	
03:15 PM	2					2			2	
03:30 PM	5					5			5	
03:45 PM	4					4			4	
04:00 PM	4					4			4	
04:15 PM	2					2			2	
04:30 PM	2					2			2	
04:45 PM	3					3			3	
05:00 PM	5					5			5	
05:15 PM	1					1			1	
05:30 PM	4					4			4	
05:45 PM	3					3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy						QC JOB #: 17345401				
SPECIFIC LOCATION:						DIRECTION: EB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		1				1			1	
06:30 PM		1				1			1	
06:45 PM		2				2			2	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		2				2			2	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total	108					108			108	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak 15-min Vol	11:30 AM 5					11:30 AM 5			11:30 AM 5	
PM Peak 15-min Vol	12:15 PM 5					12:15 PM 5			12:15 PM 5	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr South Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345401 DIRECTION: EB, WB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
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03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
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AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

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Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		2				2			2	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		2				2			2	
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08:45 AM		3				3			3	
09:00 AM		3				3			3	
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10:00 AM		2				2			2	
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10:45 AM		1				1			1	
11:00 AM		5				5			5	
11:15 AM		3				3			3	
11:30 AM		5				5			5	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy							QC JOB #: 17345401			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
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12:15 PM		6				6			6	
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01:00 PM		3				3			3	
01:15 PM		1				1			1	
01:30 PM		3				3			3	
01:45 PM		3				3			3	
02:00 PM		2				2			2	
02:15 PM		0				0			0	
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03:15 PM		3				3			3	
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05:00 PM		5				5			5	
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05:30 PM		4				4			4	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy							QC JOB #: 17345401			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
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06:15 PM		3				3			3	
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06:45 PM		3				3			3	
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07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		2				2			2	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
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10:30 PM		1				1			1	
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11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total	130					130			130	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak 15-min Vol	11:00 AM 5					11:00 AM 5			11:00 AM 5	
PM Peak 15-min Vol	12:15 PM 6					12:15 PM 6			12:15 PM 6	
Comments:										

LOCATION: Pine Dr South Dwy						QC JOB #: 17345401				
SPECIFIC LOCATION:						DIRECTION: WB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
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01:00 AM		0				0			0	
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05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy						QC JOB #: 17345401				
SPECIFIC LOCATION:						DIRECTION: WB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		1				1			1	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345401 DIRECTION: WB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		1				1			1	
12:30 PM		1				1			1	
12:45 PM		0				0			0	
01:00 PM		2				2			2	
01:15 PM		0				0			0	
01:30 PM		1				1			1	
01:45 PM		0				0			0	
02:00 PM		1				1			1	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		1				1			1	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		1				1			1	
05:00 PM		0				0			0	
05:15 PM		2				2			2	
05:30 PM		0				0			0	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr South Dwy										QC JOB #: 17345401	
SPECIFIC LOCATION:										DIRECTION: WB	
CITY/STATE: Rochester, MI										DATE: Dec 2 2025 - Dec 2 2025	
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile	
		2 Dec 25				15-min Traffic			15-min Traffic		
06:00 PM		0				0			0		
06:15 PM		2				2			2		
06:30 PM		0				0			0		
06:45 PM		1				1			1		
07:00 PM		0				0			0		
07:15 PM		0				0			0		
07:30 PM		0				0			0		
07:45 PM		1				1			1		
08:00 PM		0				0			0		
08:15 PM		0				0			0		
08:30 PM		0				0			0		
08:45 PM		0				0			0		
09:00 PM		0				0			0		
09:15 PM		0				0			0		
09:30 PM		0				0			0		
09:45 PM		0				0			0		
10:00 PM		0				0			0		
10:15 PM		0				0			0		
10:30 PM		1				1			1		
10:45 PM		0				0			0		
11:00 PM		0				0			0		
11:15 PM		0				0			0		
11:30 PM		0				0			0		
11:45 PM		0				0			0		
Day Total		22				22			22		
% Weekday Average		100%									
% Week Average		100%				100%					
AM Peak 15-min Vol		9:30 AM 1				9:30 AM 1			9:30 AM 1		
PM Peak 15-min Vol		1:00 PM 2				1:00 PM 2			1:00 PM 2		
Comments:											

LOCATION: Pine Dr North Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345402 DIRECTION: EB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		1				1			1	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		1				1			1	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345402 DIRECTION: EB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		2 Dec 25				15-min Traffic			15-min Traffic	
12:00 PM		0				0			0	
12:15 PM		0				0			0	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		0				0			0	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		0				0			0	
05:30 PM		1				1			1	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy						QC JOB #: 17345402				
SPECIFIC LOCATION:						DIRECTION: EB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		0				0			0	
06:15 PM		0				0			0	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		4				4			4	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:15 AM 1				7:15 AM 1			7:15 AM 1	
PM Peak 15-min Vol		5:30 PM 1				5:30 PM 1			5:30 PM 1	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: Pine Dr North Dwy						QC JOB #: 17345402				
SPECIFIC LOCATION:						DIRECTION: EB, WB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		1				1			1	
07:00 AM		0				0			0	
07:15 AM		2				2			2	
07:30 AM		1				1			1	
07:45 AM		1				1			1	
08:00 AM		0				0			0	
08:15 AM		1				1			1	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		1				1			1	
09:30 AM		0				0			0	
09:45 AM		1				1			1	
10:00 AM		2				2			2	
10:15 AM		2				2			2	
10:30 AM		2				2			2	
10:45 AM		2				2			2	
11:00 AM		1				1			1	
11:15 AM		5				5			5	
11:30 AM		4				4			4	
11:45 AM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		4				4			4	
12:15 PM		4				4			4	
12:30 PM		1				1			1	
12:45 PM		3				3			3	
01:00 PM		5				5			5	
01:15 PM		1				1			1	
01:30 PM		5				5			5	
01:45 PM		4				4			4	
02:00 PM		6				6			6	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		0				0			0	
03:00 PM		3				3			3	
03:15 PM		3				3			3	
03:30 PM		0				0			0	
03:45 PM		3				3			3	
04:00 PM		4				4			4	
04:15 PM		2				2			2	
04:30 PM		1				1			1	
04:45 PM		1				1			1	
05:00 PM		2				2			2	
05:15 PM		4				4			4	
05:30 PM		3				3			3	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		3				3			3	
06:30 PM		1				1			1	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		2				2			2	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		1				1			1	
08:45 PM		1				1			1	
09:00 PM		2				2			2	
09:15 PM		0				0			0	
09:30 PM		2				2			2	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		1				1			1	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		111				111			111	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 5				11:15 AM 5			11:15 AM 5	
PM Peak 15-min Vol		2:00 PM 6				2:00 PM 6			2:00 PM 6	
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		2 Dec 25				15-min Traffic			15-min Traffic	
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		1				1			1	
07:00 AM		0				0			0	
07:15 AM		1				1			1	
07:30 AM		1				1			1	
07:45 AM		1				1			1	
08:00 AM		0				0			0	
08:15 AM		1				1			1	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		1				1			1	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		2				2			2	
10:15 AM		2				2			2	
10:30 AM		2				2			2	
10:45 AM		2				2			2	
11:00 AM		1				1			1	
11:15 AM		5				5			5	
11:30 AM		4				4			4	
11:45 AM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		4				4			4	
12:15 PM		4				4			4	
12:30 PM		1				1			1	
12:45 PM		3				3			3	
01:00 PM		5				5			5	
01:15 PM		1				1			1	
01:30 PM		5				5			5	
01:45 PM		4				4			4	
02:00 PM		6				6			6	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		0				0			0	
03:00 PM		3				3			3	
03:15 PM		3				3			3	
03:30 PM		0				0			0	
03:45 PM		3				3			3	
04:00 PM		4				4			4	
04:15 PM		2				2			2	
04:30 PM		1				1			1	
04:45 PM		1				1			1	
05:00 PM		2				2			2	
05:15 PM		4				4			4	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: Pine Dr North Dwy							QC JOB #: 17345402			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		3				3			3	
06:30 PM		1				1			1	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		1				1			1	
08:45 PM		1				1			1	
09:00 PM		2				2			2	
09:15 PM		0				0			0	
09:30 PM		2				2			2	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		1				1			1	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total	107					107			107	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak 15-min Vol	11:15 AM 5					11:15 AM 5			11:15 AM 5	
PM Peak 15-min Vol	2:00 PM 6					2:00 PM 6			2:00 PM 6	
Comments:										

LOCATION: W University Dr West Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345403 DIRECTION: NB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy						QC JOB #: 17345403				
SPECIFIC LOCATION:						DIRECTION: NB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		2				2			2	
11:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy						QC JOB #: 17345403				
SPECIFIC LOCATION:						DIRECTION: NB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		0				0			0	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		0				0			0	
02:15 PM		0				0			0	
02:30 PM		0				0			0	
02:45 PM		1				1			1	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		1				1			1	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		1				1			1	
05:30 PM		0				0			0	
05:45 PM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy							QC JOB #: 17345403			
SPECIFIC LOCATION:							DIRECTION: NB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		0				0			0	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		0				0			0	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		0				0			0	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		8				8			8	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 2				11:30 AM 2			11:30 AM 2	
PM Peak 15-min Vol		5:45 PM 2				5:45 PM 2			5:45 PM 2	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345403 DIRECTION: NB, SB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: W University Dr West Dwy							QC JOB #: 17345403			
SPECIFIC LOCATION:							DIRECTION: NB, SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		2 Dec 25				15-min Traffic			15-min Traffic	
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		1				1			1	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		1				1			1	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		1				1			1	
11:30 AM		5				5			5	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy						QC JOB #: 17345403				
SPECIFIC LOCATION:						DIRECTION: NB, SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		3				3			3	
12:30 PM		0				0			0	
12:45 PM		3				3			3	
01:00 PM		1				1			1	
01:15 PM		4				4			4	
01:30 PM		2				2			2	
01:45 PM		8				8			8	
02:00 PM		3				3			3	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		2				2			2	
03:15 PM		5				5			5	
03:30 PM		4				4			4	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		3				3			3	
04:30 PM		1				1			1	
04:45 PM		0				0			0	
05:00 PM		1				1			1	
05:15 PM		2				2			2	
05:30 PM		3				3			3	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy							QC JOB #: 17345403			
SPECIFIC LOCATION:							DIRECTION: NB, SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		0				0			0	
06:30 PM		3				3			3	
06:45 PM		1				1			1	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		1				1			1	
10:00 PM		2				2			2	
10:15 PM		1				1			1	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		1				1			1	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		90				90			90	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 5				11:30 AM 5			11:30 AM 5	
PM Peak 15-min Vol		1:45 PM 8				1:45 PM 8			1:45 PM 8	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr West Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345403 DIRECTION: SB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: W University Dr West Dwy							QC JOB #: 17345403			
SPECIFIC LOCATION:							DIRECTION: SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		2 Dec 25				15-min Traffic			15-min Traffic	
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		1				1			1	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		1				1			1	
09:45 AM		1				1			1	
10:00 AM		1				1			1	
10:15 AM		0				0			0	
10:30 AM		1				1			1	
10:45 AM		0				0			0	
11:00 AM		1				1			1	
11:15 AM		1				1			1	
11:30 AM		3				3			3	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy						QC JOB #: 17345403				
SPECIFIC LOCATION:						DIRECTION: SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		3				3			3	
12:30 PM		0				0			0	
12:45 PM		3				3			3	
01:00 PM		1				1			1	
01:15 PM		4				4			4	
01:30 PM		2				2			2	
01:45 PM		8				8			8	
02:00 PM		3				3			3	
02:15 PM		1				1			1	
02:30 PM		1				1			1	
02:45 PM		1				1			1	
03:00 PM		2				2			2	
03:15 PM		5				5			5	
03:30 PM		3				3			3	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		3				3			3	
04:30 PM		1				1			1	
04:45 PM		0				0			0	
05:00 PM		1				1			1	
05:15 PM		1				1			1	
05:30 PM		3				3			3	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr West Dwy							QC JOB #: 17345403			
SPECIFIC LOCATION:							DIRECTION: SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		0				0			0	
06:30 PM		3				3			3	
06:45 PM		1				1			1	
07:00 PM		0				0			0	
07:15 PM		1				1			1	
07:30 PM		1				1			1	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		1				1			1	
10:00 PM		2				2			2	
10:15 PM		1				1			1	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		1				1			1	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		82				82			82	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:30 AM 3				11:30 AM 3			11:30 AM 3	
PM Peak 15-min Vol		1:45 PM 8				1:45 PM 8			1:45 PM 8	
Comments:										

LOCATION: W University Dr East Dwy						QC JOB #: 17345404				
SPECIFIC LOCATION:						DIRECTION: NB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: NB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		3				3			3	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		2				2			2	
08:45 AM		4				4			4	
09:00 AM		2				2			2	
09:15 AM		0				0			0	
09:30 AM		6				6			6	
09:45 AM		4				4			4	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		3				3			3	
10:45 AM		3				3			3	
11:00 AM		5				5			5	
11:15 AM		2				2			2	
11:30 AM		4				4			4	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: NB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		3				3			3	
12:15 PM		7				7			7	
12:30 PM		4				4			4	
12:45 PM		0				0			0	
01:00 PM		1				1			1	
01:15 PM		2				2			2	
01:30 PM		4				4			4	
01:45 PM		4				4			4	
02:00 PM		2				2			2	
02:15 PM		5				5			5	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		3				3			3	
03:15 PM		1				1			1	
03:30 PM		5				5			5	
03:45 PM		8				8			8	
04:00 PM		1				1			1	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		2				2			2	
05:00 PM		2				2			2	
05:15 PM		1				1			1	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: NB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		1				1			1	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		1				1			1	
07:15 PM		2				2			2	
07:30 PM		0				0			0	
07:45 PM		0				0			0	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		0				0			0	
08:45 PM		1				1			1	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		119				119			119	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		9:30 AM 6				9:30 AM 6			9:30 AM 6	
PM Peak 15-min Vol		3:45 PM 8				3:45 PM 8			3:45 PM 8	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy						QC JOB #: 17345404				
SPECIFIC LOCATION:						DIRECTION: NB, SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: NB, SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		3				3			3	
08:00 AM		1				1			1	
08:15 AM		0				0			0	
08:30 AM		2				2			2	
08:45 AM		4				4			4	
09:00 AM		2				2			2	
09:15 AM		0				0			0	
09:30 AM		6				6			6	
09:45 AM		4				4			4	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		3				3			3	
10:45 AM		3				3			3	
11:00 AM		5				5			5	
11:15 AM		2				2			2	
11:30 AM		4				4			4	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: NB, SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		3				3			3	
12:15 PM		8				8			8	
12:30 PM		4				4			4	
12:45 PM		0				0			0	
01:00 PM		1				1			1	
01:15 PM		2				2			2	
01:30 PM		4				4			4	
01:45 PM		4				4			4	
02:00 PM		3				3			3	
02:15 PM		7				7			7	
02:30 PM		1				1			1	
02:45 PM		2				2			2	
03:00 PM		3				3			3	
03:15 PM		1				1			1	
03:30 PM		5				5			5	
03:45 PM		8				8			8	
04:00 PM		1				1			1	
04:15 PM		2				2			2	
04:30 PM		0				0			0	
04:45 PM		2				2			2	
05:00 PM		2				2			2	
05:15 PM		1				1			1	
05:30 PM		2				2			2	
05:45 PM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy						QC JOB #: 17345404				
SPECIFIC LOCATION:						DIRECTION: NB, SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		1				1			1	
06:15 PM		1				1			1	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		2				2			2	
07:15 PM		3				3			3	
07:30 PM		1				1			1	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		2				2			2	
08:30 PM		1				1			1	
08:45 PM		2				2			2	
09:00 PM		1				1			1	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total	133					133			133	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak 15-min Vol	9:30 AM 6					9:30 AM 6			9:30 AM 6	
PM Peak 15-min Vol	12:15 PM 8					12:15 PM 8			12:15 PM 8	
Comments:										

Type of report: Midblock Count - Volume Data

LOCATION: W University Dr East Dwy SPECIFIC LOCATION: CITY/STATE: Rochester, MI										QC JOB #: 17345404 DIRECTION: SB DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

Report generated on 12/5/2025 8:50 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: W University Dr East Dwy						QC JOB #: 17345404				
SPECIFIC LOCATION:						DIRECTION: SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		0				0			0	
07:45 AM		0				0			0	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		0				0			0	
08:45 AM		0				0			0	
09:00 AM		0				0			0	
09:15 AM		0				0			0	
09:30 AM		0				0			0	
09:45 AM		0				0			0	
10:00 AM		0				0			0	
10:15 AM		0				0			0	
10:30 AM		0				0			0	
10:45 AM		0				0			0	
11:00 AM		0				0			0	
11:15 AM		0				0			0	
11:30 AM		0				0			0	
11:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy							QC JOB #: 17345404			
SPECIFIC LOCATION:							DIRECTION: SB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue 2 Dec 25	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		0				0			0	
12:15 PM		1				1			1	
12:30 PM		0				0			0	
12:45 PM		0				0			0	
01:00 PM		0				0			0	
01:15 PM		0				0			0	
01:30 PM		0				0			0	
01:45 PM		0				0			0	
02:00 PM		1				1			1	
02:15 PM		2				2			2	
02:30 PM		0				0			0	
02:45 PM		0				0			0	
03:00 PM		0				0			0	
03:15 PM		0				0			0	
03:30 PM		0				0			0	
03:45 PM		0				0			0	
04:00 PM		0				0			0	
04:15 PM		0				0			0	
04:30 PM		0				0			0	
04:45 PM		0				0			0	
05:00 PM		0				0			0	
05:15 PM		0				0			0	
05:30 PM		0				0			0	
05:45 PM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: W University Dr East Dwy						QC JOB #: 17345404				
SPECIFIC LOCATION:						DIRECTION: SB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
	2 Dec 25					15-min Traffic			15-min Traffic	
06:00 PM	0					0			0	
06:15 PM	0					0			0	
06:30 PM	0					0			0	
06:45 PM	0					0			0	
07:00 PM	1					1			1	
07:15 PM	1					1			1	
07:30 PM	1					1			1	
07:45 PM	1					1			1	
08:00 PM	0					0			0	
08:15 PM	0					0			0	
08:30 PM	1					1			1	
08:45 PM	1					1			1	
09:00 PM	1					1			1	
09:15 PM	0					0			0	
09:30 PM	0					0			0	
09:45 PM	0					0			0	
10:00 PM	0					0			0	
10:15 PM	0					0			0	
10:30 PM	0					0			0	
10:45 PM	0					0			0	
11:00 PM	0					0			0	
11:15 PM	1					1			1	
11:30 PM	0					0			0	
11:45 PM	0					0			0	
Day Total	14					14			14	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak 15-min Vol	6:30 AM 1					6:30 AM 1			6:30 AM 1	
PM Peak 15-min Vol	2:15 PM 2					2:15 PM 2			2:15 PM 2	
Comments:										

LOCATION: S Rochester Rd Dwy						QC JOB #: 17345405				
SPECIFIC LOCATION:						DIRECTION: EB				
CITY/STATE: Rochester, MI						DATE: Dec 2 2025 - Dec 2 2025				
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		0				0			0	
06:45 AM		0				0			0	
07:00 AM		0				0			0	
07:15 AM		0				0			0	
07:30 AM		1				1			1	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		0				0			0	
08:30 AM		1				1			1	
08:45 AM		3				3			3	
09:00 AM		2				2			2	
09:15 AM		1				1			1	
09:30 AM		4				4			4	
09:45 AM		3				3			3	
10:00 AM		1				1			1	
10:15 AM		2				2			2	
10:30 AM		4				4			4	
10:45 AM		2				2			2	
11:00 AM		5				5			5	
11:15 AM		10				10			10	
11:30 AM		2				2			2	
11:45 AM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		1				1			1	
12:15 PM		5				5			5	
12:30 PM		2				2			2	
12:45 PM		2				2			2	
01:00 PM		2				2			2	
01:15 PM		3				3			3	
01:30 PM		3				3			3	
01:45 PM		5				5			5	
02:00 PM		4				4			4	
02:15 PM		9				9			9	
02:30 PM		3				3			3	
02:45 PM		4				4			4	
03:00 PM		6				6			6	
03:15 PM		1				1			1	
03:30 PM		2				2			2	
03:45 PM		3				3			3	
04:00 PM		5				5			5	
04:15 PM		1				1			1	
04:30 PM		6				6			6	
04:45 PM		3				3			3	
05:00 PM		7				7			7	
05:15 PM		7				7			7	
05:30 PM		1				1			1	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		4				4			4	
06:15 PM		5				5			5	
06:30 PM		5				5			5	
06:45 PM		4				4			4	
07:00 PM		2				2			2	
07:15 PM		3				3			3	
07:30 PM		1				1			1	
07:45 PM		7				7			7	
08:00 PM		6				6			6	
08:15 PM		1				1			1	
08:30 PM		3				3			3	
08:45 PM		4				4			4	
09:00 PM		3				3			3	
09:15 PM		4				4			4	
09:30 PM		2				2			2	
09:45 PM		5				5			5	
10:00 PM		3				3			3	
10:15 PM		2				2			2	
10:30 PM		0				0			0	
10:45 PM		2				2			2	
11:00 PM		0				0			0	
11:15 PM		2				2			2	
11:30 PM		4				4			4	
11:45 PM		0				0			0	
Day Total		209				209			209	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 10				11:15 AM 10			11:15 AM 10	
PM Peak 15-min Vol		2:15 PM 9				2:15 PM 9			2:15 PM 9	
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		1				1			1	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy										QC JOB #: 17345405
SPECIFIC LOCATION:										DIRECTION: EB, WB
CITY/STATE: Rochester, MI										DATE: Dec 2 2025 - Dec 2 2025
Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
		2 Dec 25				15-min Traffic			15-min Traffic	
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		2				2			2	
07:15 AM		0				0			0	
07:30 AM		3				3			3	
07:45 AM		5				5			5	
08:00 AM		3				3			3	
08:15 AM		2				2			2	
08:30 AM		2				2			2	
08:45 AM		5				5			5	
09:00 AM		6				6			6	
09:15 AM		6				6			6	
09:30 AM		10				10			10	
09:45 AM		6				6			6	
10:00 AM		4				4			4	
10:15 AM		10				10			10	
10:30 AM		7				7			7	
10:45 AM		3				3			3	
11:00 AM		7				7			7	
11:15 AM		13				13			13	
11:30 AM		3				3			3	
11:45 AM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		7				7			7	
12:15 PM		6				6			6	
12:30 PM		8				8			8	
12:45 PM		4				4			4	
01:00 PM		7				7			7	
01:15 PM		6				6			6	
01:30 PM		7				7			7	
01:45 PM		9				9			9	
02:00 PM		10				10			10	
02:15 PM		12				12			12	
02:30 PM		3				3			3	
02:45 PM		9				9			9	
03:00 PM		7				7			7	
03:15 PM		3				3			3	
03:30 PM		5				5			5	
03:45 PM		7				7			7	
04:00 PM		7				7			7	
04:15 PM		6				6			6	
04:30 PM		10				10			10	
04:45 PM		7				7			7	
05:00 PM		12				12			12	
05:15 PM		15				15			15	
05:30 PM		5				5			5	
05:45 PM		7				7			7	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		6				6			6	
06:15 PM		12				12			12	
06:30 PM		9				9			9	
06:45 PM		10				10			10	
07:00 PM		8				8			8	
07:15 PM		4				4			4	
07:30 PM		3				3			3	
07:45 PM		8				8			8	
08:00 PM		9				9			9	
08:15 PM		3				3			3	
08:30 PM		4				4			4	
08:45 PM		7				7			7	
09:00 PM		4				4			4	
09:15 PM		4				4			4	
09:30 PM		2				2			2	
09:45 PM		7				7			7	
10:00 PM		3				3			3	
10:15 PM		2				2			2	
10:30 PM		0				0			0	
10:45 PM		2				2			2	
11:00 PM		0				0			0	
11:15 PM		2				2			2	
11:30 PM		4				4			4	
11:45 PM		0				0			0	
Day Total		402				402			402	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 13				11:15 AM 13			11:15 AM 13	
PM Peak 15-min Vol		5:15 PM 15				5:15 PM 15			5:15 PM 15	
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy							QC JOB #: 17345405			
SPECIFIC LOCATION:							DIRECTION: WB			
CITY/STATE: Rochester, MI							DATE: Dec 2 2025 - Dec 2 2025			
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		0				0			0	
06:15 AM		0				0			0	
06:30 AM		1				1			1	
06:45 AM		0				0			0	
07:00 AM		2				2			2	
07:15 AM		0				0			0	
07:30 AM		2				2			2	
07:45 AM		3				3			3	
08:00 AM		3				3			3	
08:15 AM		2				2			2	
08:30 AM		1				1			1	
08:45 AM		2				2			2	
09:00 AM		4				4			4	
09:15 AM		5				5			5	
09:30 AM		6				6			6	
09:45 AM		3				3			3	
10:00 AM		3				3			3	
10:15 AM		8				8			8	
10:30 AM		3				3			3	
10:45 AM		1				1			1	
11:00 AM		2				2			2	
11:15 AM		3				3			3	
11:30 AM		1				1			1	
11:45 AM		5				5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										
Comments:										

LOCATION: S Rochester Rd Dwy										QC JOB #: 17345405	
SPECIFIC LOCATION:										DIRECTION: WB	
CITY/STATE: Rochester, MI										DATE: Dec 2 2025 - Dec 2 2025	
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile	
12:00 PM		6				6			6		
12:15 PM		1				1			1		
12:30 PM		6				6			6		
12:45 PM		2				2			2		
01:00 PM		5				5			5		
01:15 PM		3				3			3		
01:30 PM		4				4			4		
01:45 PM		4				4			4		
02:00 PM		6				6			6		
02:15 PM		3				3			3		
02:30 PM		0				0			0		
02:45 PM		5				5			5		
03:00 PM		1				1			1		
03:15 PM		2				2			2		
03:30 PM		3				3			3		
03:45 PM		4				4			4		
04:00 PM		2				2			2		
04:15 PM		5				5			5		
04:30 PM		4				4			4		
04:45 PM		4				4			4		
05:00 PM		5				5			5		
05:15 PM		8				8			8		
05:30 PM		4				4			4		
05:45 PM		4				4			4		
Day Total											
% Weekday Average											
% Week Average											
AM Peak 15-min Vol											
PM Peak 15-min Vol											
Comments:											

LOCATION: S Rochester Rd Dwy										QC JOB #: 17345405	
SPECIFIC LOCATION:										DIRECTION: WB	
CITY/STATE: Rochester, MI										DATE: Dec 2 2025 - Dec 2 2025	
Start Time	Mon 2 Dec 25	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile	
06:00 PM		2				2			2		
06:15 PM		7				7			7		
06:30 PM		4				4			4		
06:45 PM		6				6			6		
07:00 PM		6				6			6		
07:15 PM		1				1			1		
07:30 PM		2				2			2		
07:45 PM		1				1			1		
08:00 PM		3				3			3		
08:15 PM		2				2			2		
08:30 PM		1				1			1		
08:45 PM		3				3			3		
09:00 PM		1				1			1		
09:15 PM		0				0			0		
09:30 PM		0				0			0		
09:45 PM		2				2			2		
10:00 PM		0				0			0		
10:15 PM		0				0			0		
10:30 PM		0				0			0		
10:45 PM		0				0			0		
11:00 PM		0				0			0		
11:15 PM		0				0			0		
11:30 PM		0				0			0		
11:45 PM		0				0			0		
Day Total	193					193			193		
% Weekday Average	100%										
% Week Average	100%					100%					
AM Peak 15-min Vol	10:15 AM 8					10:15 AM 8			10:15 AM 8		
PM Peak 15-min Vol	5:15 PM 8					5:15 PM 8			5:15 PM 8		
Comments:											

Onboarding

- HR forms
- Name plate
- Name tag
- City of Rochester pin
- Rochestermi.org email address
- Membership in the Michigan Association of Planning (MAP)
- Subscription to *Michigan Planner*

Documents

- 2022 Rochester Master Plan
 - <https://www.rochestermi.org/DocumentCenter/View/4113/2022-Master-Plan>
- Rochester's Zoning Ordinance, including the zoning map
 - <https://library.municode.com/mi/rochester/codes/zoning>
- A manual containing:
 - Planning Commission Bylaws and Rules of Procedure
 - Open Meetings Act of 1976
 - Open Meetings Act Handbook
 - Michigan Planning Enabling Act of 2008 (MPEA) <https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-ACT-33-OF-2008>
 - Michigan Zoning Enabling Act of 2006 (MZEA) <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-act-110-of-2006>
 - Planning & Zoning Training Presentation, McKenna, October 2025

Planning Commission Curriculum

Required Course

- Planning and Zoning Essentials

Core Courses

- Planning Commissioner Toolkit
- How to Read Site Plans in the Planning Commission Packet
- Site Plan Review

Electives

- DDA's & TIF's
- Nonconformities
- Parking
- Planned Unit Development
- Utility Basics
- Zoning Ordinances: A to Z
- Missing Middle Housing