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

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	**January 5, 2026**	**7:00 PM**

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 December 1, 2025.
5. Public Hearings
   A. Public Hearing Notice: Consideration of site plan review for proposed office use to be located at 134 S. Main
   B. Public Hearing Notice: Consideration of site plan and special exception approval for proposed mixed-use building to be located at 139 Romeo.
   C. Public Hearing Notice: Consideration of site plan and special exception amendment #2 for The Market + Graham to be located at 265 E. 2nd Street
   D. Public Hearing Notice: Consideration of 1129 N. Main Request for Site Plan Approval.
6. Considerations:

A. Consideration of 816 Ludlow Ave. – Consideration of scheduling of a public hearing for the proposed addition to the Rochester Community House located at 816 Ludlow

7. Miscellaneous

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 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: (jpeckens@rochestermi.org)

- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 838 9310 1913** 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/83893101913** (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**.

ROCHESTER
Where you live.

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on December 2, 2025, at 7:00 p.m. by Vice Chairman Hauser.

PRESENT: Christian Hauser, Vice Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: David Gassen, Chairman

quorum was present.

Also Present: Nik Banda, City Manager
Brian D'Annunzio, Deputy City Clerk
Jeff Kragt, City Attorney (Zoom)
John Jackson, McKenna Planner
Vidya Krishnan, McKenna Planner (absent)
Jeremy Peckens, Planning and Zoning Administrator (Absent)
Rose McKinney, Building and Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Vice Chairman Hauser 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.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of November 5, 2025.

Commissioner Bachmann noted two corrections and an addition - the absence of the City Manager, Item 5A and 6B.

MOTION by Bachmann supported by Stone to amend the minutes of November 5, 2025.

1. Mark Nik Banda, City Manager absent.
2. Item 5A in the motion remove stipulation.
3. Item 6B add wording that the applicant stated he provided and prepared information administration requested.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

DRAFT

5. PUBLIC HEARINGS

A. A public Hearing Notice: consideration of 329 S. Main: Request for payment in lieu of parking.

City Manager, Nik Banda gave a brief overview of this project with a pretzel business being on the bottom floor. Parking enforcement Dave Custer also gave a brief explanation of the parking reports in their packets.

The public hearing was opened at 7:09 p.m.

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

The public hearing was closed at 7:10 p.m.

Tom and Peter Kalaj were present; pretzels and candy will be available on the first floor it will be a family friendly establishment.

MOTION by Kendziuk supported by Bachmann to approve payment in lieu of parking as presented in the packet.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 134 S. Main: Site Plan Review & Request for Public Hearing.

Vice Chairman Hauser informed the commission that he just learned his firm handled the sale of this property. Vice Chair Hauser was not involved and wanted full transparency. Attorney Kragt responded that since the sale was completely closed there was no conflict with voting. The Commission was fine with Attorney Kragt's opinion.

John Jackson McKenna planner gave an overview of the requested project. Offices are permitted on the lower floor of this district. Parking will need eleven spaces and ten are shown. The alley access will need the vegetation removed and will need to work with adjacent property owner. A greenbelt will be provided. Loading space will need to be addressed. It is recommended that the project move on to a public hearing.

City Manager, Nik Banda clarified that revised plans are for the public hearing or next available meeting when the items are corrected. These items may all be addressed however it takes time for the review process.

DRAFT

The Commission can waive the requirement for one spot due to the greenbelt that is required which causes the applicant to lose one parking spot. City Manager Banda stated that is correct. A special exception would be needed if the commission did not grant that approval for the parking space. It has probably been twelve years since this was last done. Majority of the Commission were in support of the green space versus a parking space.

The architect Roger Berent was present and addressed the items. A mural could be an idea for the one side of the property. Although not required this was just a suggestion by the planner. Deliveries are not expected to be at this location, more like amazon would be the type of deliveries which could take place in the alley. Vegetation issue will be removed. Most of the vegetation is on the adjacent property owner.

MOTION by Murphy supported by Bachmann to approve for a public hearing at the next available Meeting for site plan approval.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

B. Consideration of 139 Romeo: Site Plan Review & Request for Public Hearing.

John Jackson of McKenna gave a brief overview of the proposed project. The building will be a demolition and then a rebuilt. No parking in lieu of is permitted at this site. Parking is not allowed in the front of the building. If all the items in the letter from Vidya are addressed the applicant is ready for a Public Hearing.

The owner Tom Iacopelli, along with his architect Kevin Rossenberg, was present. Joe stated that the offices can be removed and the units will be one bedroom. This would bring the applicant closer to the parking requirements. The look is contemporary with keeping in with the surroundings.

The biggest challenge with the site will be the parking. Different color schemes could be used. Material sample would be appreciated if that could be provided at the next meeting.

MOTION by Stone supported by Jones to approve for a public hearing at the next available meeting for a special exception and site plan approval.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

DRAFT

C. Consideration of 265 E. Second: Site Plan Review & Request for Public Hearing.

John Jackson gave brief overview of Vidya's comments. Light fixtures need to be consistent and match what the plans show and should be clarified. The trees that need to be removed should be documented.

Ben Giovanlli Chairman of the DDA and Abigail from AKA Architects were present. Ben gave a brief overview of the changes to the project. Abigail went over the changes and showed where parking was gained and reduced in different areas. Colored renderings were shared on screen. Bathrooms will have access from inside and outside the building and will be available.

MOTION by Murphy supported by Jones to approve a public hearing at the next available meeting Site plan approval.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

D. Consideration of 1129 N. Main: Site plan review & Request for Public Hearing

John Jackson of McKenna stated revised plans have been submitted, however the site plan does not reflect the barrier free parking space. This project is recommended for public hearing.

Discussion took place as to what action was supposed to take place tonight. Item should not have been placed on the agenda as there was not enough time to advertise between the last meeting and this meeting for a public hearing.

Todd Sterling applicant was present and expressed his frustrations of the process.

City Manager and Vice Chairman Hauser apologized to the applicant.

MOTION by Jones supported by Kendziuk to approve for a Public Hearing at the January 5th meeting for site plan review.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

DRAFT

8.MISCELLANEOUS

Approval of the 2026 Planning Commission meeting schedule

Attorney Jeff kragt stated that May 5th needed to be changed to May 4th.

MOTION by Jones supported by Stone to approve the schedule with the following change.

Ayes: Hauser, Jones, Bachmann, Hardin, Kendziuk, Murphy, Stone
Nays:
Absent: Gassen

MOTION Carried.

Vice Chairman Hauser Inquired on the status of the gates on Pine St. City Manager Nik Banda stated a surveyor was out on property, and the City Attorney will reach out for the results.

Commissioner Bachmann mentioned the significant shortcoming on the 215 S Main Street. project. Also, if there is a Capital Improvement Annual Report. City Manager Nik Banda stated there has been about three done in the last ten years and it is actually a City Council document. John Jackson mentioned if it is the annual planning commission report.

Discussion ensued with City Manager Nik Banda explaining and clarifying that events that took place with 215 S Main street. Simple façade changes were not brought forth to the Commission, Vidya disagreed, which was why then a Site plan was requested. The applicant then did not submit a site plan for a façade change as of today. The applicant at 1129 N. Main had discussed a restaurant and an office in the back, also a second-floor office which was then changed to storage those changes affect parking calculations.

Mayor Jones stated that also during the training City Council should get an annual planning Commission Report.

Vice Chairman Hauser mentioned the Planning Commission vacancy and upcoming vacancy.

9.PUBLIC COMMENT
There was no public online or in person that wished to speak.

10.ADJOURNMENT
Hearing there is no further business to discuss, the meeting was Adjourned at 8:59 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

City of Rochester

400 Sixth Street
Rochester, MI 48307
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www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	January 5, 2026	7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 134 S. Main to renovate an existing 3,220 sq. ft building. The public hearing is scheduled for Monday, January 5, 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 *December 21st, 2025*

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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MCKENNA

December 28, 2025

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

Subject: **Brillati Family Office/134 S. Main Development Project; Site Plan Review #3**; Revised Site plan and elevations dated 12/8/2025.

Dear Commissioners:

At the City's request, we have reviewed a proposal from Roger Berent of Roger Berent Architects on behalf of the property owner to renovate an existing 3,220 sq. ft building. The subject site is located on the east side of Main Street, at the entrance to downtown on a 9,000 sq. ft site. The site is zoned, CBD (Central Business District).

The applicant appeared before the Planning Commission for a preliminary hearing on 12/1/2025 and was scheduled for a public hearing and provided with feedback regarding the site plan.

REVIEW COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** 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.

2. **Setbacks.** There are no specific side or front yard setback requirements for parcels in the CBD District. The existing building is located at the 0-setback line on the south side and 24 feet on the north side. The plan proposes the addition of a 'veranda awning' structure on the north side of the building, reducing the setback to 7.8 feet. The proposal does not require a variance from the ZBA as previously noted. Due to conflicting language in Article 20, the higher standards that exist in the current development pattern within the core downtown shall govern as provided for in Section 3500.

3. **Vehicle Access.** The site's existing frontage along Main Street is an expanse of asphalt which the applicant proposes to improve by creating a properly defined two-way, 24-foot-wide access drive by adding landscape greenbelts along the extra frontage. Lanes of ingress and egress are to be striped on the pavement. The access drive leads to a parking area with adequate circulation.

   The site also has access to the rear alley along the north side of the building which the proposed plan eliminates. The plan notes a few parking spaces on the rear of the property with access from the alley. Existing vegetation in the alley completely blocks the view of vehicles exiting parking on the rear of the parcel. The site plan notes that the existing vegetation will be trimmed or removed to maintain sightlines. The vegetation is located on the abutting parcel to the south (120 S. Main) and will be coordinated with the neighboring property owner and City Administration/Traffic Safety.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

4. **Traffic.** The proposed use is a private office, and it is not expected to generate traffic beyond what is typical for any other office. It would likely be less than any commercial uses typically permitted in the CBD. Therefore, a separate traffic impact study is not required.

5. **Pedestrian Access.** The site has an existing 4' wide sidewalk along its Main Street frontage. Parking on the site currently abuts the sidewalk with no separation between vehicular and pedestrian traffic. Based on our recommendation the applicant has revised their site plan to incorporate a 5' wide greenbelt along the subject site's frontage. The creation of this greenbelt results in a continuation of the greenbelt that was approved on the site plan for the subject site to the south and provides for protection of pedestrians. The plan also notes replacement of an existing sidewalk on the west side of the building which is located at grade and provides barrier free access to the main entrance into the building. The placement of the sidewalk at the same grade as the parking lot also facilitates barrier free access to the new outdoor space being created on the north side of the building.

6. **Off-Street Parking.** Parking requirement for professional office uses is one (1) space per 300 sq. ft of gross floor area. Based on the building area of 3,220 sq. ft, a total of 11 parking spaces is required. The plan proposes 4 parking spaces (including one handicap accessible space) in front of the building on Main Street, 4 parking spaces at the rear of the building off the alley and 2 inside the rear garage for a total of 10 spaces. The site has a parking shortfall of one (1) space.

   At the 12/1/25 meeting, the Planning Commission waived payment in lieu of parking space based on the loss of one (1) parking space resulting from the greenbelt requirement along Main Street. While we support the Planning Commissions flexibility, the waiver cannot be granted from payment in lieu of parking as set forth in Section 2402 (7) because there is no such provision. Planning Commission modification can be granted under the provisions of Section 2402, sub-section (9) which allows for a specific use to provide less than the required parking based upon demonstration that the use is of a nature that would not require the spaces deemed necessary by the ordinance. Waiving payment-in-lieu of sets up a precedent that is not supported by the Ordinance. However, granting the waiver based on the specific sub-section noted above is fully within the Planning Commission's purview.

6. **Architecture.** The existing building is constructed of CMU blocks and is in a state of disrepair. The applicant proposes to retain the block and add 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. The colors are beige/earth tones with black trim and accents. The plan includes an attractive outdoor landscape area which is covered by a black aluminum patio cover/awning structure and mostly enclosed by a 42" tall brick retaining wall. The proposed architecture creates an attractive building; however, the south façade is a large blank masonry wall and is visible upon entering the Downtown. The proposed façade improvements were well received by the Planning Commission at the preliminary hearing with feedback that the applicant should incorporate a mural or other art on the south façade to address the concern noted above. The rendering shown on Sheet A-210 includes example of a mural which presents an attractive façade. The final design of the mural must be coordinated with the City and must be completed as part of the site plan implementation.

7. **Landscaping.** The site has limited area, which the applicant has maximized through attractive landscape plan shown on Sheet L1. The landscape plan shows available outdoor areas with a mix of ornamental and deciduous trees, shrubs, and grasses. Landscape maintenance agreement language has been included. And all landscaping is to be provided with automatic irrigation.

8. **Tree Removal.** No trees are proposed for removal as part of this project.

9. **Lighting.** Lighting forms a very important aspect in the appearance of a site. The applicant has submitted a photometric plan which notes the installation of wall mounted decorative wall scones and awning under lights. Manufacturer's cut-sheet details have been provided and meet ordinance standards.

10. **Trash.** Per the applicant the proposed office use will not generate any significant trash. Any trash generated will be disposed off-site by the property owner.

11. **Signage.** The plan notes that no new exterior signage is proposed as part of this project.

13. **Mechanical Equipment.** The plan notes that no rooftop mechanical equipment will be installed. Two (2) AC units are shown on the north side of the building, east of the outdoor patio0 area and are adequately screened from view by landscaping.

RECOMMENDATION

The revised site plan addresses all of the concerns that were noted in prior review and raised at the Planning Commission meeting. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed office use to be located at 134 S. Main subject to the following conditions:

1. Coordination with the property owner to the south (120 S. Main) and the City prior to any vegetation cleaning in the alley.
2. City Administration approval of mural design prior to installation.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt, City Attorney

Brillati Family Office – 134 S. Main Street
Response to Preliminary Plan Review #2
Revised Drawing Set Dated 12.08.25

December 8, 2025

Jeremy Peckens
Zoning Coordinator
City of Rochester
400 Sixth Street
Rochester, MI 48307

Dear Mr. Peckens,

Thank you for the updated Preliminary Review Letter dated November 21, 2025. We have coordinated closely with the City and the Planning Commission, and the revised plan set dated **12.08.25** incorporates all requested modifications. The following responses address each active comment from Review Letter #2.

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1. North Side Setback – Veranda Structure
The veranda on the north side has been shifted and now maintains a **10'-0"** setback from the north property line. This dimension is clearly shown on Sheets A-120 and A-200. We do, however, believe that this is an interior lot and thus zero lot line.

2. Ingress / Egress Striping
Ingress and egress striping at the Main Street driveway has been added to Civil Sheet C03.

3. Parking Requirement / Parking Shortfall
The cover sheet now includes a parking summary showing **11 spaces required** and **10 spaces provided**. The Planning Commission confirmed that the one-space shortfall—caused solely by the City-requested 5' greenbelt—will be exempt from parking in-lieu payments. This is documented on Sheet A-000.

4. Rear Alley Vegetation
A general note has been added on Sheet A-000 clarifying that vegetation **on this site** will be trimmed or removed as necessary for visibility, while vegetation on the adjacent parcel is outside the project scope.

5. Lower Level Floor Plan
The requested Lower Level Floor Plan is now included as Sheet A-121, showing garage parking, interior layout, and the labeled loading area.

6. Loading Space Identification
The designated loading and package delivery space is labeled on Civil Sheets C03, and on Sheet A-121, which references civil striping for coordination.

7. South Façade – Section 2118(1)
The architectural cover sheet includes a detailed compliance statement noting that the south façade is on a **zero-lot-line**, has been patched and painted, and that the owner is open to a collaborative mural. No additional architectural features are proposed due to likely future adjacent development.

All active comments from Preliminary Review #2 have been resolved within the revised 12.08.25 plan set. The project is now prepared for final consideration at the January public hearing. Please let us know if any additional clarifications are needed.

Sincerely,

Roger J. Berent, AIA
Roger Berent Architects

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).

PROJECT DATA

CITY OF ROCHESTER	
GOVERNING CODES	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)
BUILDING	USE: PROFESSIONAL GENERAL BUSINESS - PRIVATE FAMILY OFFICE - NO CUSTOMERS TYPE OF CONSTRUCTION: III-B FIRE SPRINKLERED: NO
ZONING	CBD - CENTRAL BUSINESS
ALLOWABLE HEIGHT	3 STORIES / 40'-0"
ACTUAL HEIGHT	1 STORY / 18-0"

AREA

BASEMENT				
	2,705 S.F.			
1st FLOOR				
	3,190 S.F.			

SETBACKS		REQUIRED:	PROVIDED:
	FRONT/WEST	5'-0"	EXISTING TO REMAIN 33'-7"
	SIDE/NORTH	0'-0":	EXISTING TO REMAIN 4'-9"
	SIDE/SOUTH	0'-0":	EXISTING TO REMAIN 0'-0"
	REAR/EAST	5'-0"	EXISTING TO REMAIN 24'-7"

ARCHITECTURAL COMPLIANCE STATEMENT – SOUTH FACADE

THE SOUTH FAÇADE 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: 5 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). DEFICENCY 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
C00	CIVIL COVER SHEET
C01	BOUNDARY TOPO SURVEY
C02	DEMOLITION PLAN
C03	DIMENSIONAL SITE PLAN
C04	VEHICLE TURNS
C05	LANDSCAPE PLAN
	PHOTOMETRIC PLAN
A-110	DEMO ELEVATIONS
A-120	FLOOR PLANS
A-121	FLOOR PLANS
A-200	ELEVATIONS
A-210	RENDERINGS
A-220	RENDERINGS

134 S. MAIN STREET

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:

No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION

Project:
134 S. MAIN ST.
Rochester, Michigan

Date:
Drawn By:
Scale:
Checked By:
DRAWING TITLE:

Drawing Number:
A-000
ARCHITECTURAL-000

Seal:
STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 1301052361
REGISTERED ARCHITECT

Owner / Developer

134 S Main Street Holdings, LLC
134 S. Main St.
Rochester, MI 48307

Architect

Roger Berent Architects
27 S. Broadway, 2nd floor
Lake Orion MI, 48362
Roger Berent
248.462.9627
rogerberent@gmail.com

Civil Engineer & Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brett Buchholz, P.E.

Tel. (248) 332-7931

City of Rochester, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Roger Berent Architects

PART OF THE NW 1/4 OF SECTION 14,
CITY OF ROCHESTER,
OAKLAND COUNTY, MICHIGAN

LOCATION MAP

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN.

LOT 23, ORIGINAL PLAT OF THE VILLAGE OF ROCHESTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID: 15-14-151-003
ADDRESS: 134 S. MAIN STREET, ROCHESTER, MI

SHEET INDEX

C00 Cover Sheet
C01 Boundary / Topographic
C02 Demo Plan
C03 Site & Dimensioning Plan
C04 Vehicle Turns
L1 Landscape Plan

REVISIONS:
10-09-25 ISSUED FOR PSP
11-07-25 REV. PER CITY
12-08-25 REV. PER CITY

Project Name

134 S. MAIN

Know what's below Call before you dig.

N & F JOB #H621-04

NOT FOR CONSTRUCTION

STATE OF MICHIGAN
BRETT J. BUCHHOLZ
ENGINEER
LICENSE NO. 6201045606
LICENSED PROFESSIONAL ENGINEER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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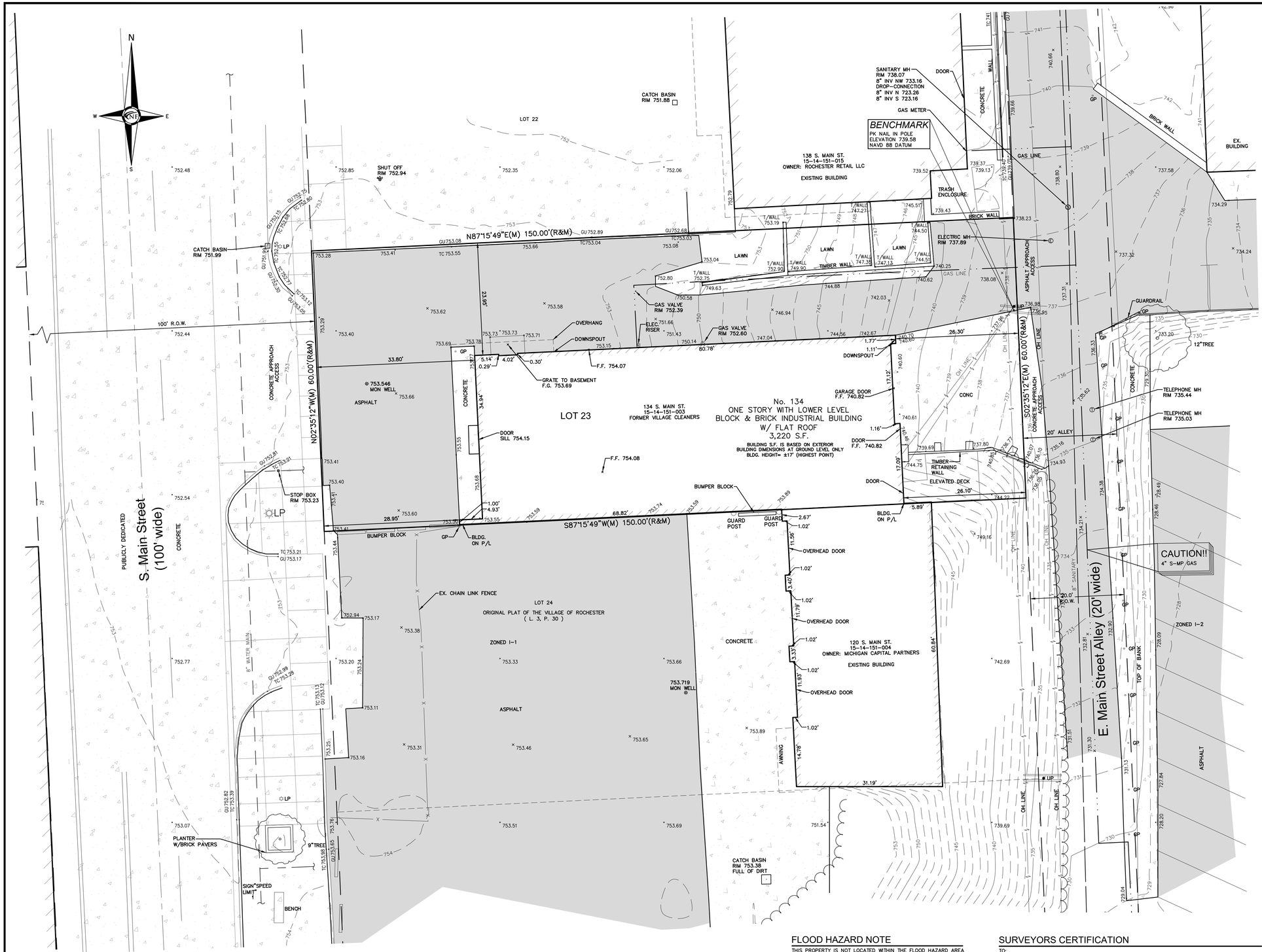
WWW.NOWAKFRAUS.COM



SITE DATA

GROSS LAND AREA: 9,000 SQUARE FEET OR 0.2067 ACRES.
ZONED: CBD (GENERAL BUSINESS)
BUILDING SETBACKS:
FRONT= *MINIMUM SETBACK FROM RESIDENTIAL DISTRICT: 30 FEET IN O-1, 20 FEET IN O-2.
SIDES= 10'/35' TOTAL **EXCEPT WEST SIDE OF WALNUT BOULEVARD TO THE EAST RIGHT-OF-WAY LINE OF PINE STREET, WITH AN EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF PINE STREET, SOUTHERLY FROM SECOND STREET TO FIRST STREET (PROPERTIES CURRENTLY ZONED CBD, CENTRAL BUSINESS DISTRICT). REDUCED TO 25 FEET AND TWO STORIES. SEE SECTION 2010.
REAR= 3'/**EXCEPT WEST SIDE OF WALNUT BOULEVARD TO THE EAST RIGHT-OF-WAY LINE OF PINE STREET, WITH AN EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF PINE STREET, SOUTHERLY FROM SECOND STREET TO FIRST STREET (PROPERTIES CURRENTLY ZONED CBD, CENTRAL BUSINESS DISTRICT). REDUCED TO 25 FEET AND TWO STORIES. SEE SECTION 2010.

MAX. BUILDING HEIGHT PERMITTED: N/A

TOTAL STRIPED PARKING: 0 STRIPED SPACES INCLUDING 0 BARRIER FREE (HANDICAP) SPACES.

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF ROCHESTER ZONING ORDINANCE.

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF ROCHESTER TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

CEMETERY NOTE

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

TITLE NOTES

THERE WERE NO PLOTTABLE EXCEPTIONS AS DETERMINED BY A REVIEW OF TITLE COMMITMENT NO. 30789, DATED 04-25-2025, ISSUED BY PRIMARY TITLE AGENCY, LLC.

ACCESS NOTE

THE SUBJECT LAND HAS DIRECT VEHICLE AND PEDESTRIAN ACCESS TO EAST MAIN ALLEY AND SOUTH MAIN STREET BOTH BEING PUBLICLY DEDICATED RIGHT OF WAY

TABLE A NOTES

2. STREET ADDRESS IS 134 S. MAIN STREET, ROCHESTER, MI 48307

11: THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12: THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION.

17: THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18: IMPROVEMENTS WITHIN OFFSITE EASEMENTS OR SERVITUDES AS PROVIDED BY THE TITLE COMPANY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT LAND ONLY.

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN.

LOT 23, ORIGINAL PLAT OF THE VILLAGE OF ROCHESTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID: 15-14-151-003
ADDRESS: 134 S. MAIN STREET, ROCHESTER, MI

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN IN THE PLAT REFERENCED HEREON.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2023011301249, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 07/02/2025. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C 0392 F DATED: 06-20-2025

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED

THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED BY THE SURVEYOR.

NOTE: DTE HAS NEW REGULATIONS WHICH MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

SURVEYORS CERTIFICATION

TO:

CHOIHO RHEE AND HAE KYNUG RHEE, HUSBAND AND WIFE
OXFORD CAPITAL PARTNERS LLC, A MICHIGAN LIMITED LIABILITY COMPANY
PRIMARY TITLE AGENCY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 6, 2025.

KEVIN CHRISTOPHER NAVAROLI, P.S.
NO 4001053503
DATED: 8-4-2025

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

KEVIN CHRISTOPHER NAVAROLI License No. 4001053503 STATE OF MICHIGAN REGISTERED PROFESSIONAL SURVEYOR

PROJECT
134 S. Main Street
Rochester, MI 48307

CLIENT
Roger Berent Architects
27 S. Broadway, 2nd Floor
Lake Orion, MI, 48362

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T. 3 N., R. 11 E.,
City of Rochester,
Oakland County, Michigan

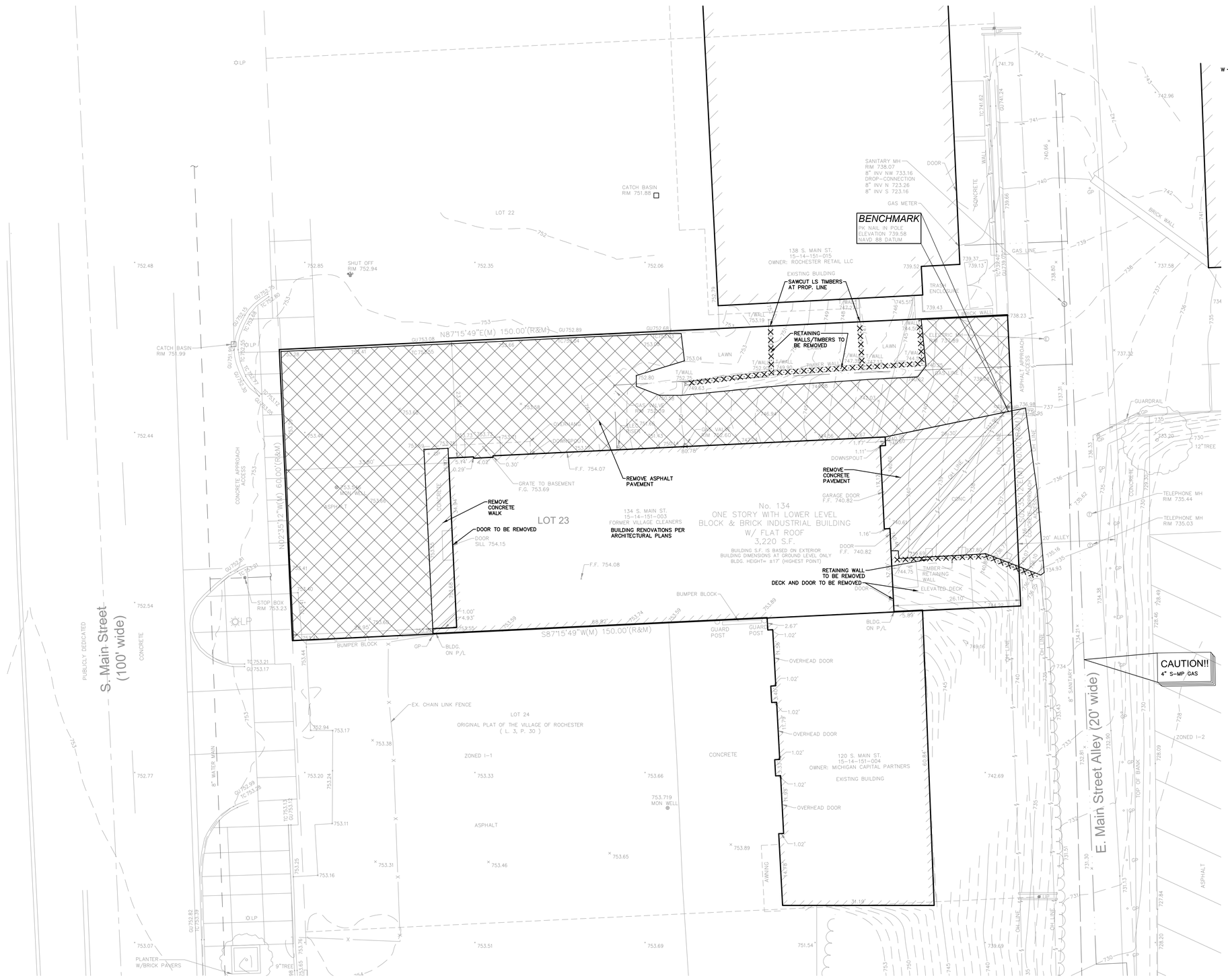
SHEET
ALTA / NSPS Land Title /
Topographic Survey

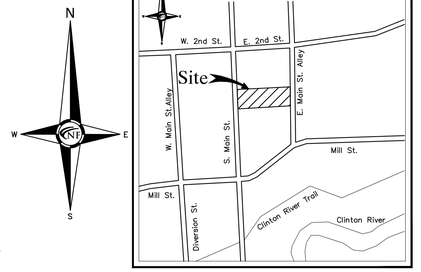
Know what's below Call before you dig.

DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	PSP
11-07-25	REV. PER CITY
12-08-25	REV. PER CITY

DRAWN BY: D. McConkey
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: July 2, 2025
SCALE: 1" = 10'
10 5 0 5 10 5

NFE JOB NO. H621-04
SHEET NO. C1





DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 95% OF MATERIALS MAXIMUM DENSITY.

TOPOGRAPHIC SURVEY NOTES

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THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

REMOVAL LEGEND

- INDICATES EXISTING BUILDING TO BE DEMOLISHED
- INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
- INDICATES AREAS OF CONCRETE PAVEMENT/ SIDEWALK TO BE REMOVED

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- 12" MAPLE
- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY OR ITEM TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- CONSTRUCTION/TREE PROTECTION FENCING
- INDICATES EXISTING TREE TO BE REMOVED

PERMITS

OBTAIN ALL REQUIRED PERMITS FOR REMOVALS.

NF ENGINEERS
CIVIL ENGINEERS
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LAND PLANNERS

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SEAL
NOT FOR CONSTRUCTION

STATE OF MICHIGAN
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LICENSED PROFESSIONAL ENGINEER

PROJECT
134 S. Main Street
Rochester, MI 48307

CLIENT
Roger Berent Architects
27 S. Broadway, 2nd Floor
Lake Orion, MI, 48362

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T. 3 N., R. 11 E.,
City of Rochester,
Oakland County, Michigan

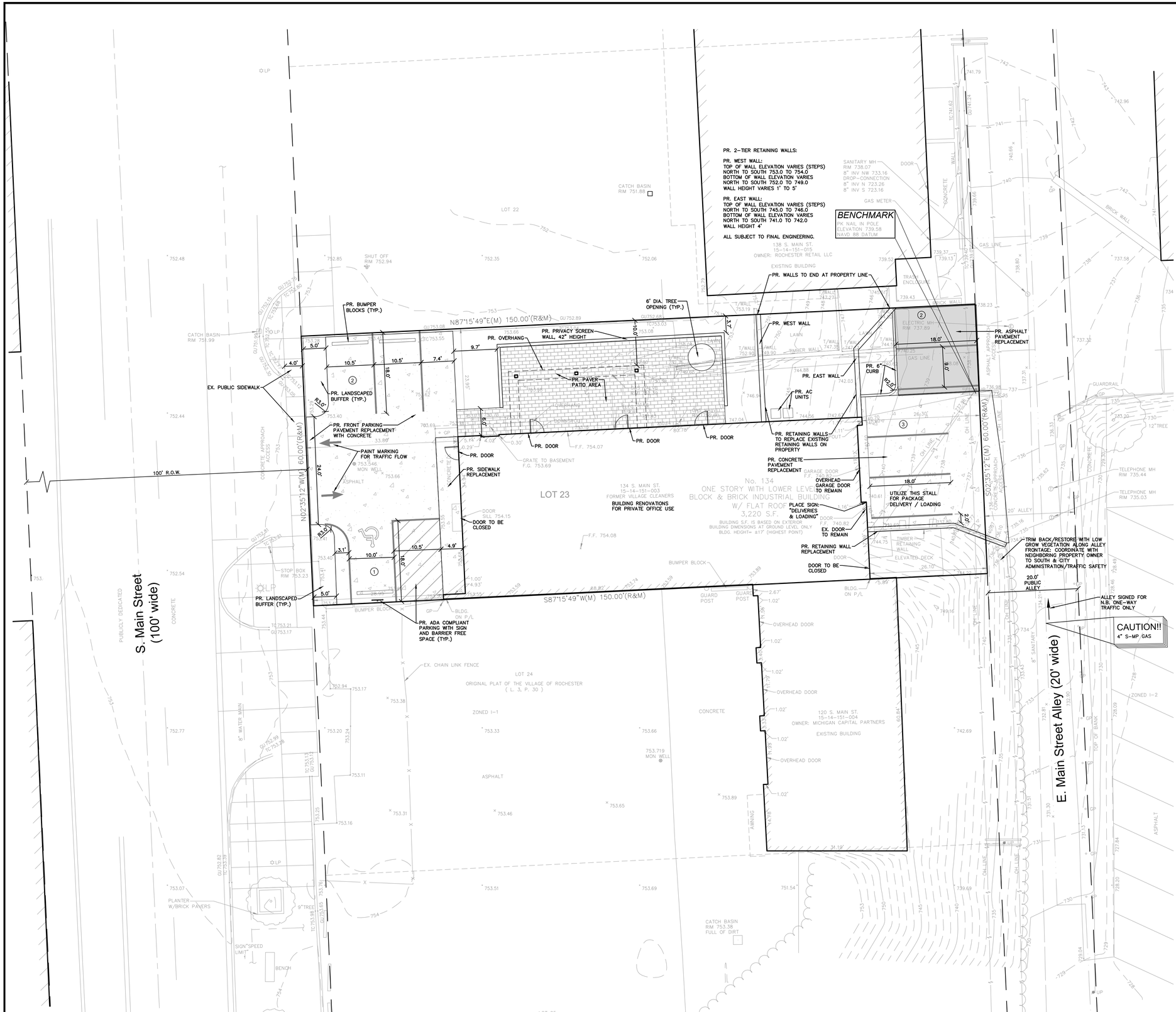
SHEET
Demolition Plan

811
Know what's below
Call before you dig.

DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	PSP
11-07-25	REV. PER CITY
12-08-25	REV. PER CITY

DRAWN BY:
J.Tapp
DESIGNED BY:
B. Buchholz
APPROVED BY:
B. Buchholz
DATE:
July 2, 2025
SCALE: 1" = 10'
10 5 0 5 10 20

NFE JOB NO. H621-04
SHEET NO. C02



SITE NOTES

PROPOSED USE: PRIVATE OFFICE BUILDING

PROJECT: RENOVATION OF EXISTING BUILDING AND SITE

SITE ZONING: CBD – CENTRAL BUSINESS DISTRICT

PROPOSED SETBACKS:

EXISTING BUILDING DIMENSIONS SHOWN IN PLAN VIEW

SITE AREA: 9,000 SFT

OPEN SPACE/IMPERVIOUS AREA:

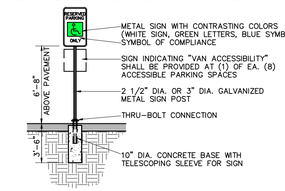
EXISTING BUILDING FOOTPRINT:	3,220 SFT (35.78%)
EXISTING PAVEMENTS:	4,727 SFT (52.52%)
EXISTING IMPERVIOUS AREA:	7,947 SFT/9,000 SFT=88.30%
PROPOSED DEVELOPMENT:	
PROPOSED BUILDING FOOTPRINT:	3,220 SFT (35.78%)
PROPOSED PAVT. REPLACEMENT:	2,926 SFT (32.51%)
PROPOSED PAVER PATIO:	995 SFT (11.06%)
PROPOSED IMPERVIOUS:	7,141 SFT/9,000 SFT=79.34%

REQUIRED PARKING SUMMARY:
1 SPACE PER 300 SFT OF GFA = 3,220/300 = 11 SPACES

PROVIDED PARKING SUMMARY:

FRONT PARKING:	3 SPACES INCLUDES 1 BARRIER FREE VAN SPACE
REAR ALLEY GARAGE:	2 SPACES
REAR ALLEY EXTERIOR:	5 SPACES
TOTAL SPACES*:	10 SPACES, INCLUDING 1 BARRIER FREE VAN SPACE

*AT THE DECEMBER 1, 2025 PLANNING COMMISSION (P.C.) MEETING, THE CITY AGREED THAT THE 1-SPACE SHORTFALL IS DUE TO THE REQUIRED FIVE-FOOT LANDSCAPE STRIP ALONG S. MAIN STREET AS SHOWN AND CONFIRMED THAT A PARKING IN-LIEU PAYMENT WILL NOT BE REQUIRED. ALSO, PER P.C. DISCUSSION THE SOUTHERN MOST STALL OFF THE ALLEY WILL BE MARKED AS A PACKAGE DELIVERY / LOADING SPACE.



BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL
NOT FOR CONSTRUCTION
STATE OF MICHIGAN
BRETT J. BUCHHOLZ
ENGINEER
LICENSE NO. 6201045606
LICENSED PROFESSIONAL ENGINEER

PROJECT
134 S. Main Street
Rochester, MI 48307

CLIENT
Roger Berent Architects
27 S. Broadway, 2nd Floor
Lake Orion, MI, 48362

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T. 3 N., R. 11 E.,
City of Rochester,
Oakland County, Michigan

SHEET
Site Plan

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
07-02-25	INITIAL PLAN SET
08-04-25	ALTA SURVEY
10-08-25	PSP
11-07-25	REV. PER CITY
12-08-25	REV. PER CITY

DRAWN BY:
K. Withrow

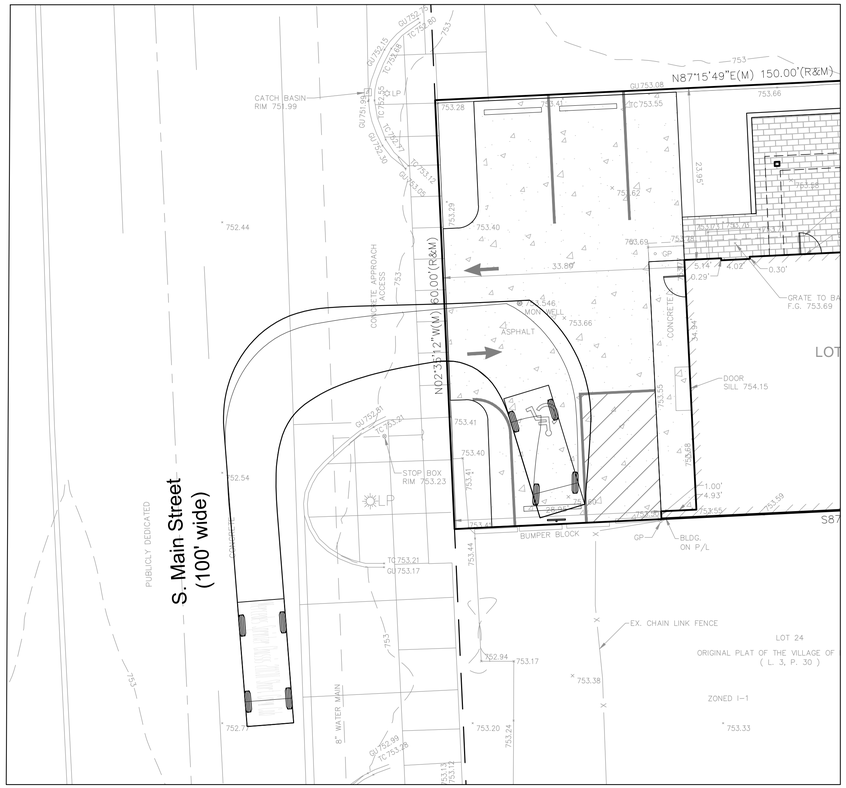
DESIGNED BY:
B. Buchholz

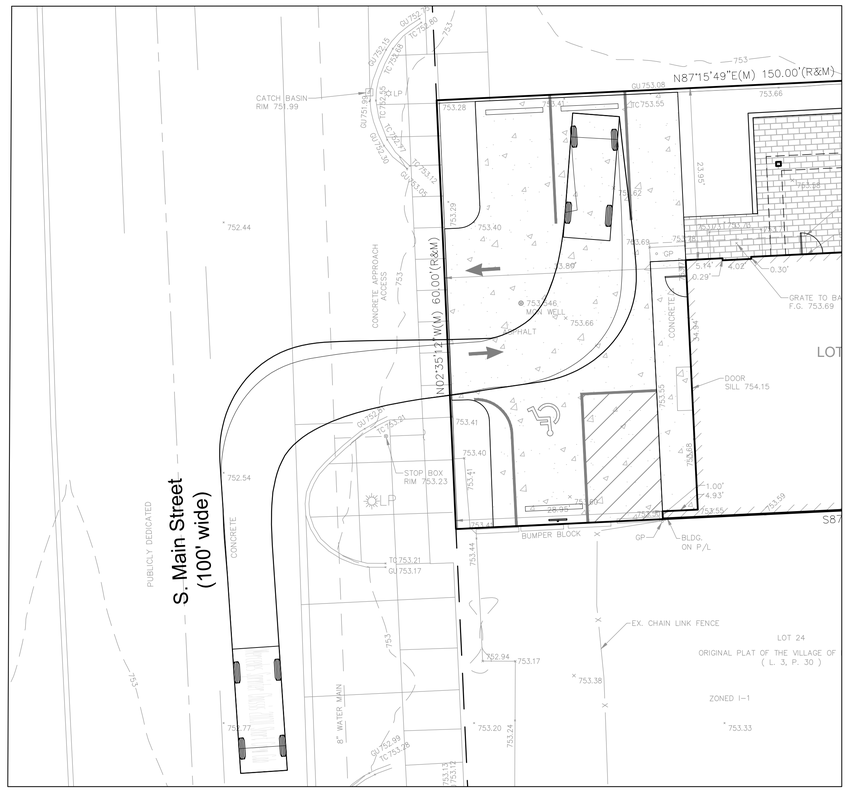
APPROVED BY:
B. Buchholz

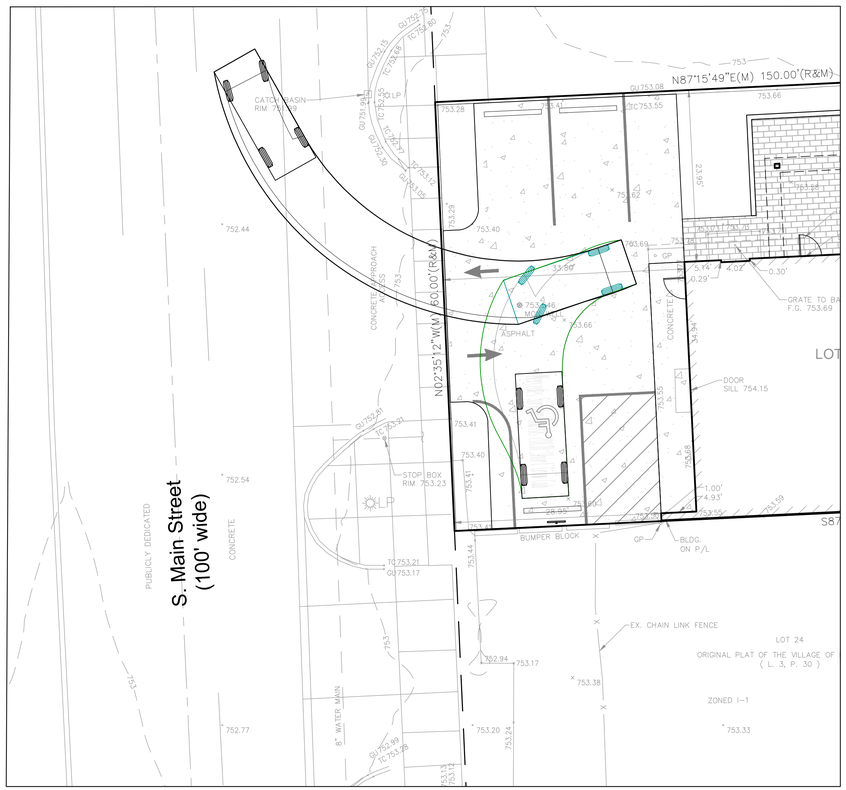
DATE:
July 2, 2025

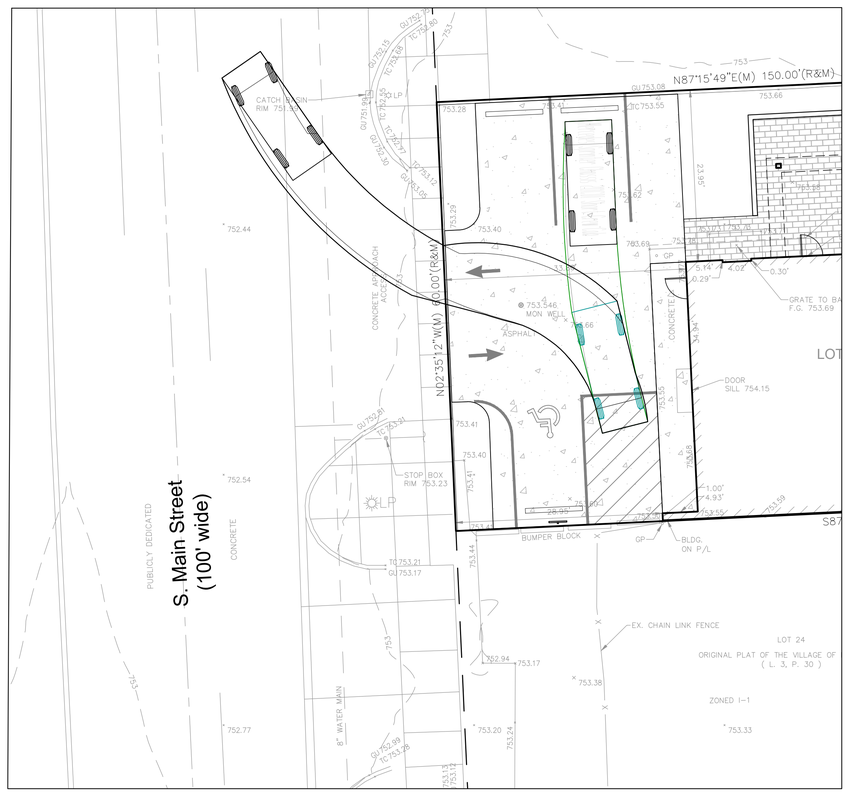
SCALE: 1" = 10'
10 5 0 5 10 5

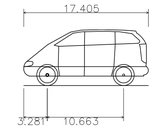
NFE JOB NO. H621-04
SHEET NO. C03











SUV/VAN

Overall Length	17.405ft
Overall Width	6.529ft
Overall Body Height	7.826ft
Min Body Ground Clearance	1.312ft
Track Width	6.529ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	20.177ft

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE, GUY POLE, GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE, HYDRANT, GATE VALVE — PR. SANITARY SEWER
- PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

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SHEET
Vehicle Turns

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DRAWN BY:
K. Withrow

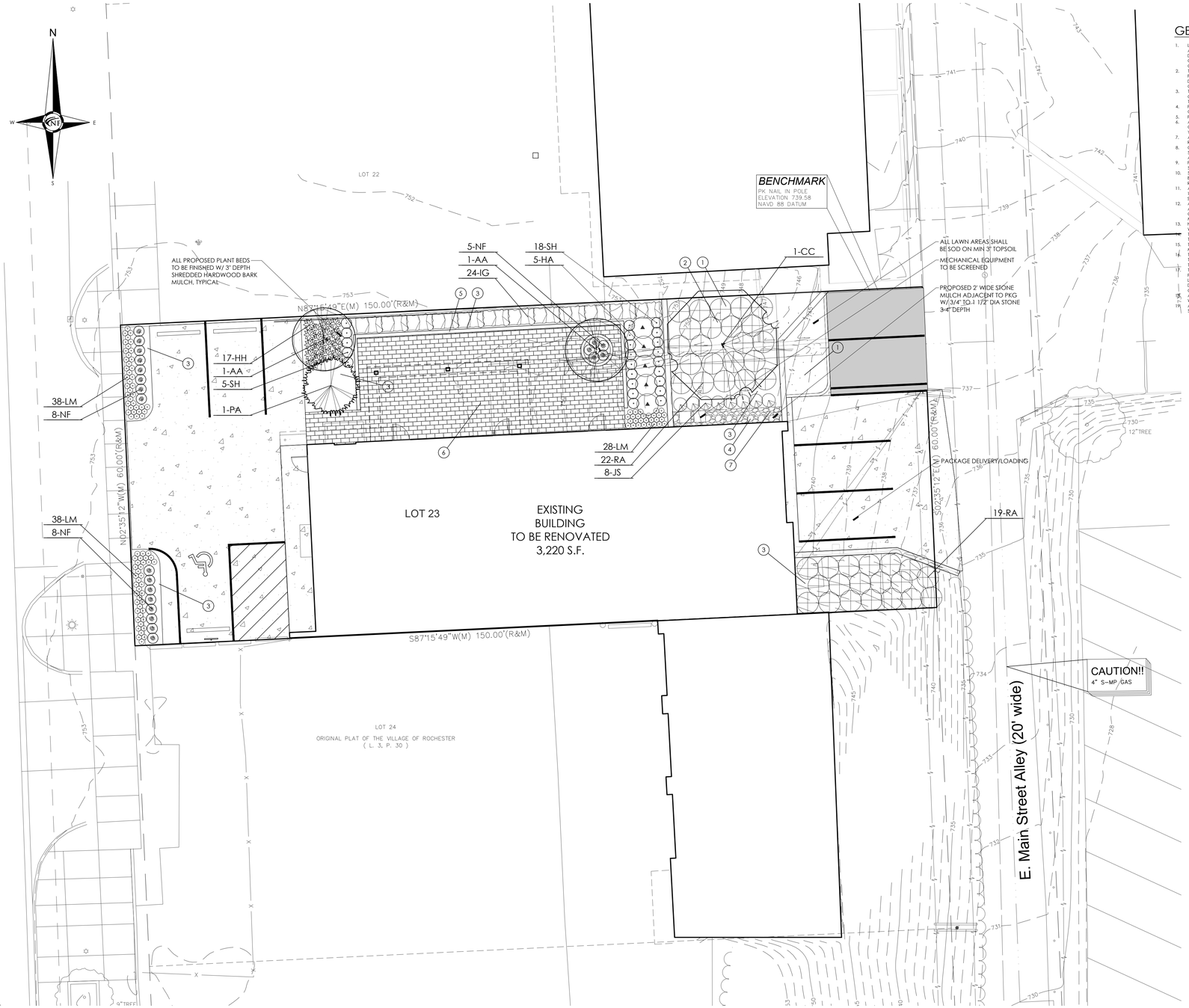
DESIGNED BY:
B. Buchholz

APPROVED BY:
B. Buchholz

DATE:
July 2, 2025

SCALE: 1" = 10'
10 5 0 5 10

NFE JOB NO. **H621-04**
SHEET NO. **C04**



IRRIGATION NOTE:

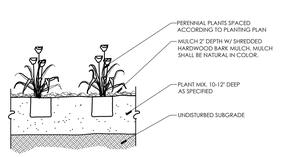
ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W, SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

GENERAL SOD NOTE:

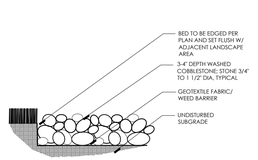
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

KEY LEGEND

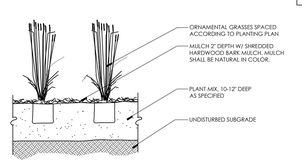
1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
5. MASONRY WALL PER ARCHITECT
6. PATIO PAVERS TO BE DETERMINED
7. 3/16" X 4" STEEL EDGING STAKED PER MANUFACTURER



PERENNIAL PLANTING DETAIL
NTS



COBBLESTONE MULCH DETAIL
NTS

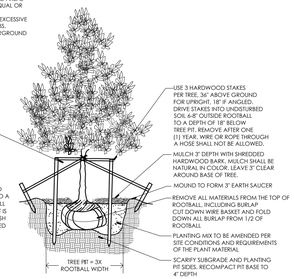


ORNAMENTAL GRASS PLANTING DETAIL
NTS

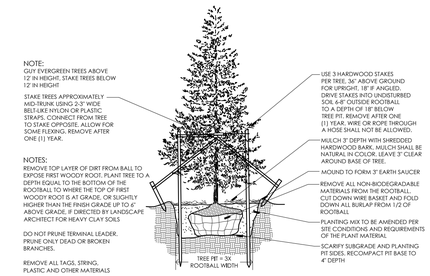
GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND., AND 1/3 COMPOSTED MANURE (DAIRY DOO OR EQUAL), MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

LOCATION MAP
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
PA	1	Picea abies 'Cupressina' Columnar Norway Spruce	6-8' HT	SEE PLAN	B&B	FULL TO GROUND
AA	2	Acer rubrum 'Armstrong' Armstrong Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CC	1	Cercis canadensis Eastern Redbud	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
HA	5	Hydrangea a. 'Annabelle' Annabelle Hydrangea	30" HT	36" OC	B&B	WELL-ROOTED
IG	24	Ilex glabra 'Gem Box' Gem Box Holly	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
JS	8	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	5' HT	30" OC	B&B	MAINTAIN AS HEDGE
RA	41	Rhus aromatica 'Gro-Low' Grow-Low Fragrant Sumac	24" HT	42" OC	CONT	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
HH	17	Hosta 'Halcyon' Halcyon Hosta	2 GAL	24" OC	CONT	WELL-ROOTED
LM	104	Liriope muscari 'Big Blue' Big Blue Lilyturf	2 GAL	12" OC	CONT	WELL-ROOTED
NF	21	Nepeta x faassenii 'Junior Walker' Junior Walker Catmint	2 GAL	30" OC	CONT	WELL-ROOTED
SH	23	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	24" OC	CONT	WELL-ROOTED

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: CBD, COMMERCIAL DISTRICT
EXISTING SITE AREA: 8,999.95 S.F. OR 0.21 ACRES

REQUIRED OPEN SPACE
10% OF THE SITE SHALL BE LANDSCAPE AREA
REQUIRED: 8,999.95 S.F. X 10% = 900 S.F. REQUIRED
PROVIDED: 1,611.97 S.F.

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of Section 14
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Oakland County, Michigan

SHEET
Landscape Plan

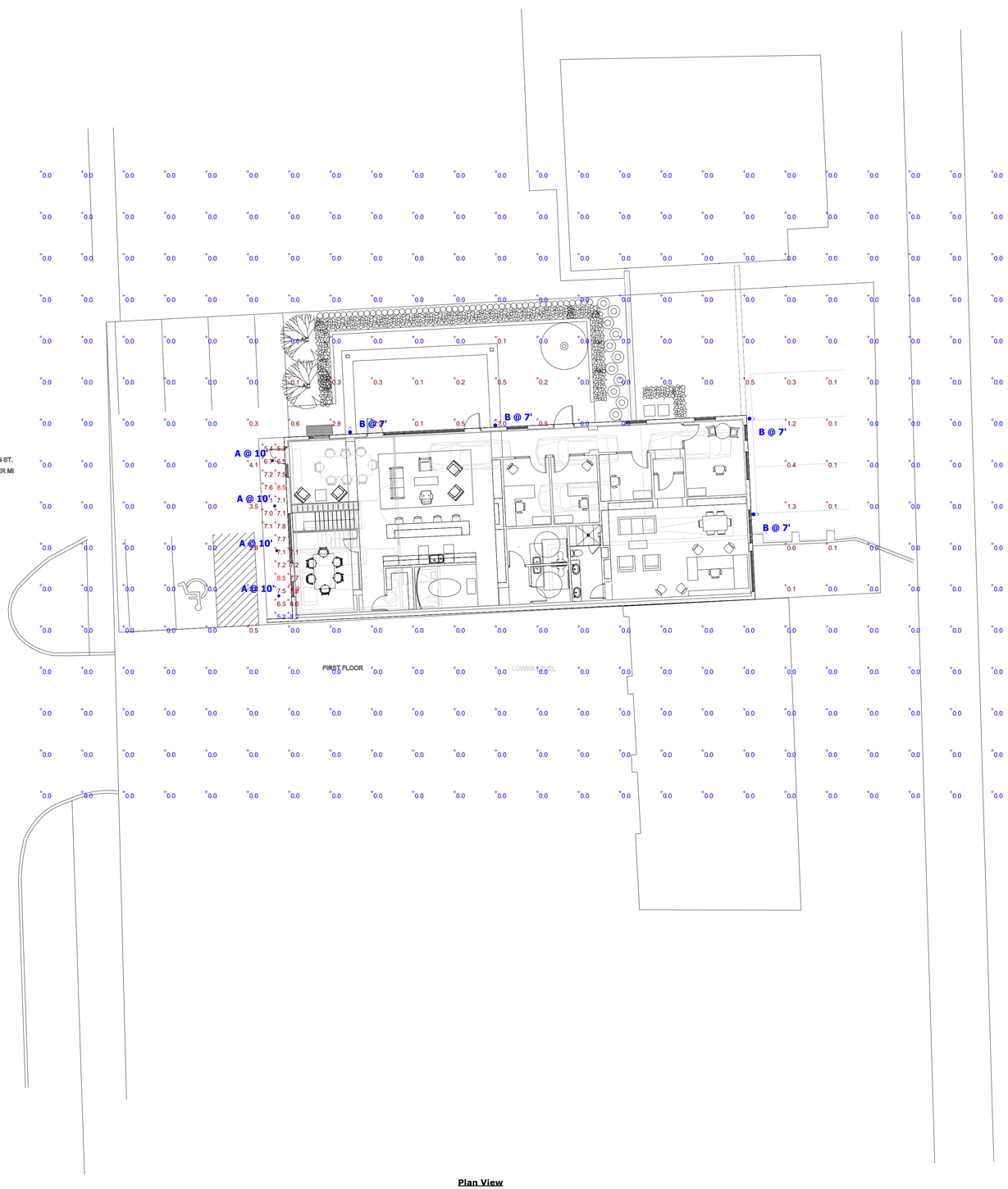
811 Know what's below Call before you dig.

REVISIONS
11/07/2025 REVISED PER CITY
12/08/2025 REVISED PER CITY

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
10/09/25
SCALE: 1" = 10'
10 5 0 5 10 15

NFE JOB NO. H621-04
SHEET NO. L1

134 S. MAIN ST.
ROCHESTER MI



Plan View
Scale - 1" = 12ft

LITHONIA LIGHTING

Catalog Number:
Notes:
Type:

LDN4 STATIC WHITE

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

Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Housing is constructed of galvanized steel. Includes integral 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 #14s, 4 #12s, 12 AWG conductor, rated for 90°C.

Accommodates 12"-24" joist 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 lensed to a 1-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 115 LMR and 72° 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.

UGR — UGR ≤ zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117:1995 Discomfort Glare in Interior Lighting. UGR FAQ (CGIF FAQ)

ELECTRICAL — Multi-volt (120-277), 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.

LISTING — Certified to ETL 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 America Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BABA option also qualifies as produced in the United States under the Build America Buy America Act (BABA).

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/support/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	757.1	8.6	87.3
1000	1045	10.58	96.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2511	26.1	97.7
3000	3007	32.1	91.7
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 4FL12 35K 80CRI

DISTRIBUTIONS

DIMENSIONS

LDN4 500-2000 Lumens

See page 4 for other fixture dimensions

DOWNLIGHTING — LDN4

gotham | E V O
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Wall Mount Cylinder — 4"

Feature Set

- Batwing distribution with feathered edges for uniform illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully servicetable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit entry options
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117:1995 Discomfort Glare in Interior Lighting. UGR FAQ (CGIF FAQ)

Distribution

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584	5045
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO

High Center Beam Layer | Incito

EVO + Incito — Multiple Layers of Light

COMPLEMENTARY PRODUCTS

EVOWC
page 1 of 9

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
© 2014-2020 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 04/09/20 Specifications subject to change without notice.
The product images shown are for illustration purposes only and may not be an exact representation of the product.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	0.1 fc	7.2 fc	0.0 fc	N/A	N/A
Under Canopy	+	7.0 fc	8.5 fc	5.2 fc	1.6:1	1.3:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
◯	A	4	Lithonia Lighting	LDN4 35/07 LO4AR LSS	4IN LDN, 3500K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI	741	0.9	8.6	10'
◠○	B	4	Gotham Architectural Lighting	EVO4WC 30/10 AR LS ASYM	EVO 4IN ROUND CYLINDER, WALL MOUNT, 3000K, 1000LM, CLEAR, SPECULAR, ASYMMETRIC DISTRIBUTION, 80 CRI	570	0.9	8.381	7'

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

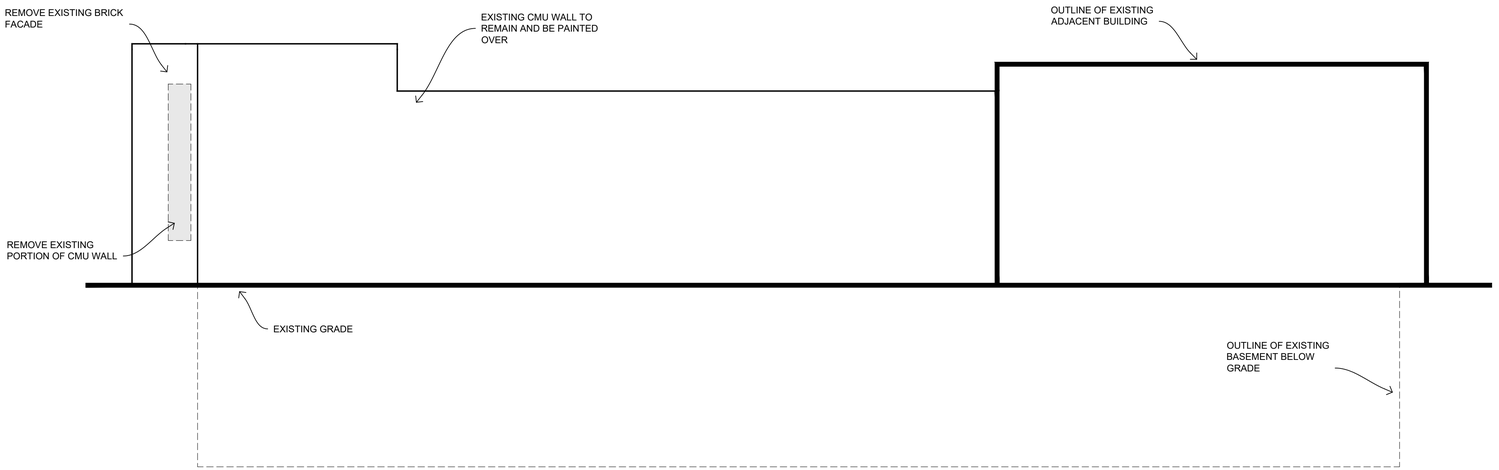
Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

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

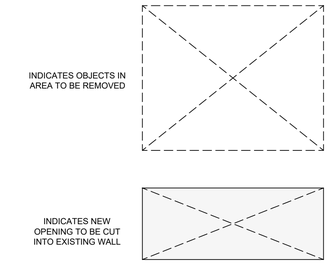
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

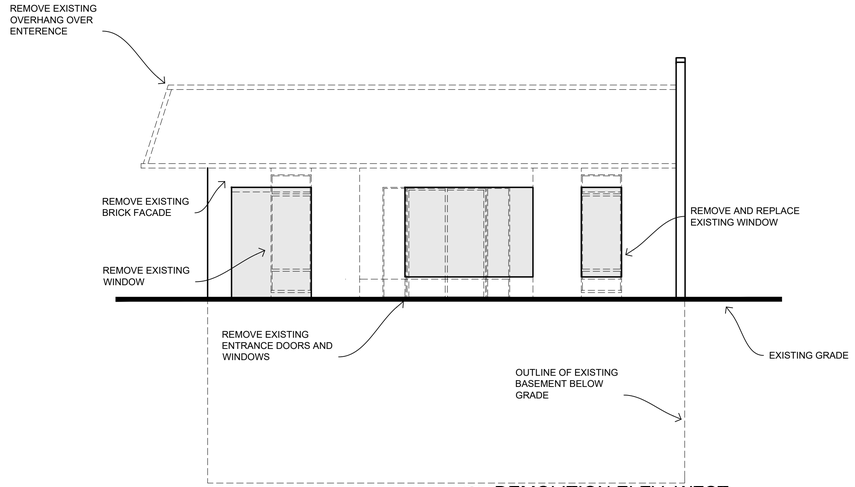
134 S MAIN ST ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
11/10/2025
Scale
Not to Scale
Drawing No.
#25-50856_V1

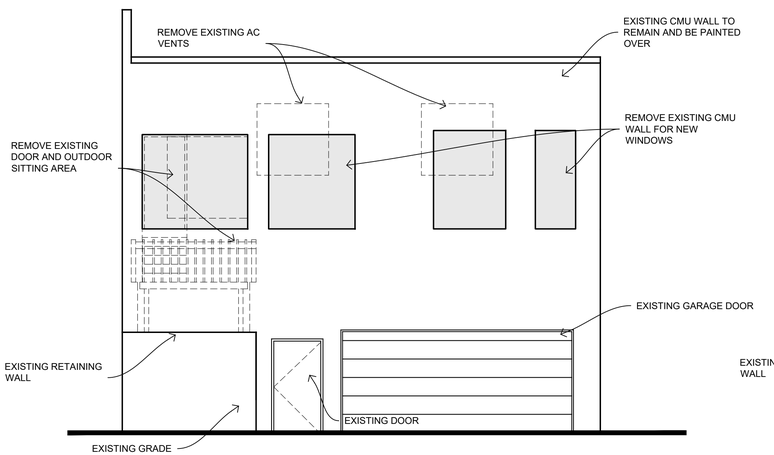


4 DEMOLITION ELEV. SOUTH
SCALE: 3/16" = 1'-0"

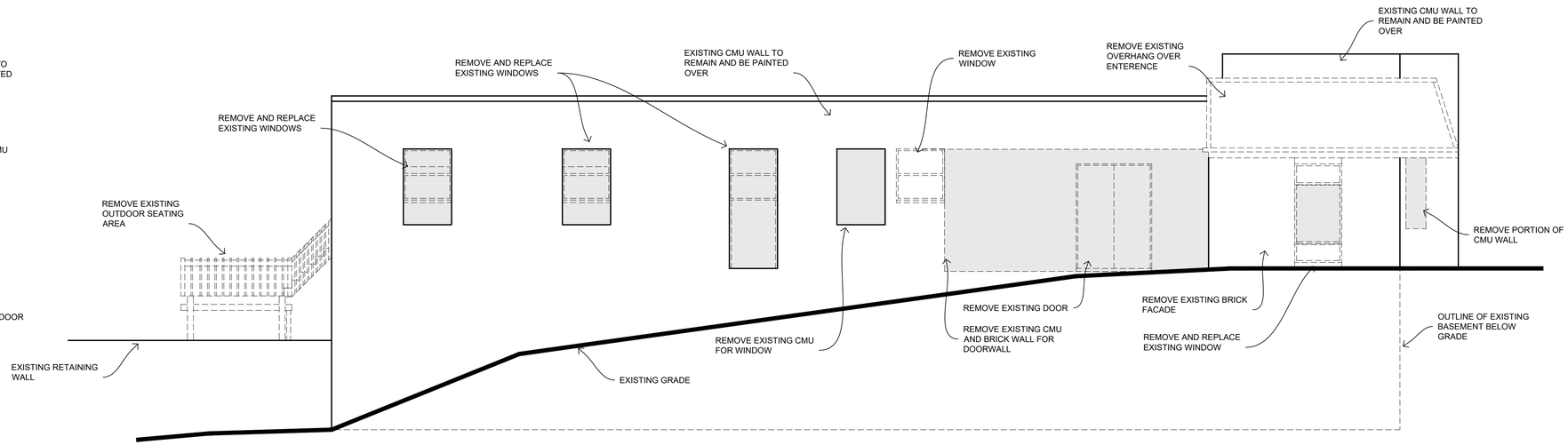




2 DEMOLITION ELEV. WEST
SCALE: 3/16" = 1'-0"



3 DEMOLITION ELEV. EAST
SCALE: 3/16" = 1'-0"



1 DEMOLITION ELEV. NORTH
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:

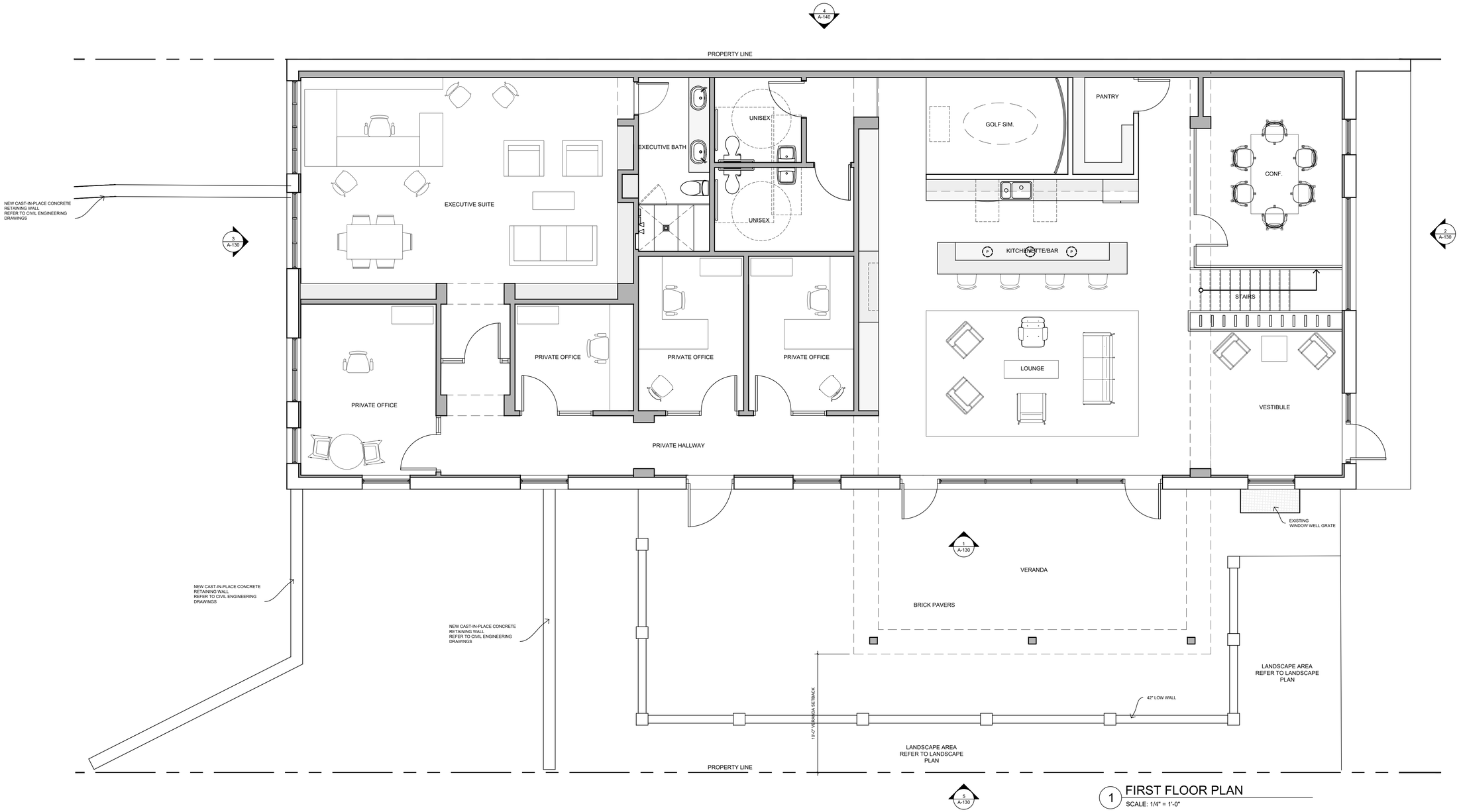
No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION

Project: 134 S. MAIN ST. Rochester, Michigan

Date: | Drawn By:
Scale: | Checked By:
DRAWING TITLE:

Drawing Number: A-110 ARCHITECTURAL-110

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED

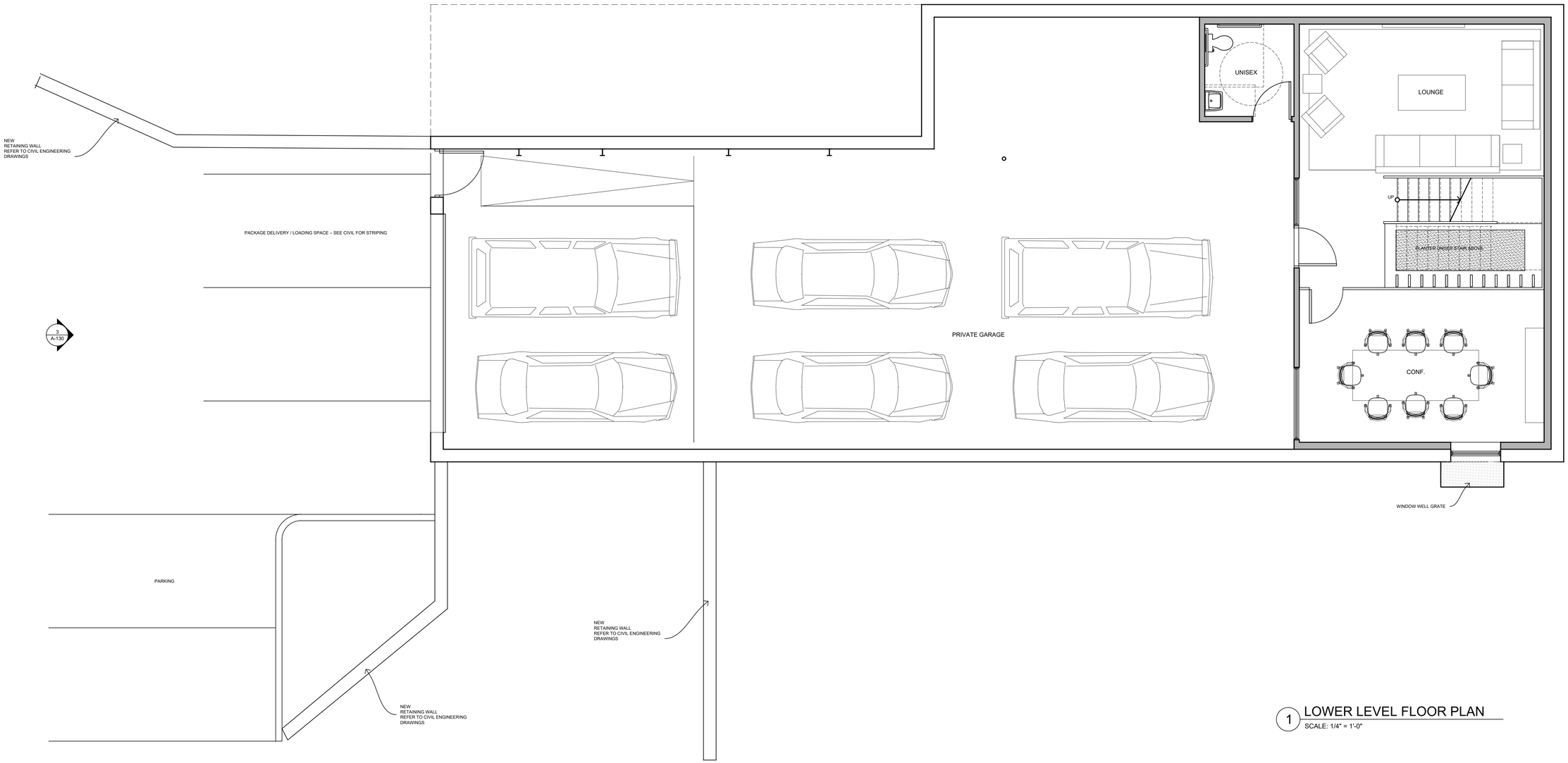


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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:			Project: 134 S. MAIN ST. Rochester, Michigan
				No.	Date	Description	
					11.07.2025	SITE PLAN SUBMISSION	
					12.08.2025	REVISED SITE PLAN SUBMISSION	

		Drawing Number:
Date:	Drawn By:	A-120
Scale:	Checked By:	ARCHITECTURAL-120
DRAWING TITLE:		

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED ARCHITECT



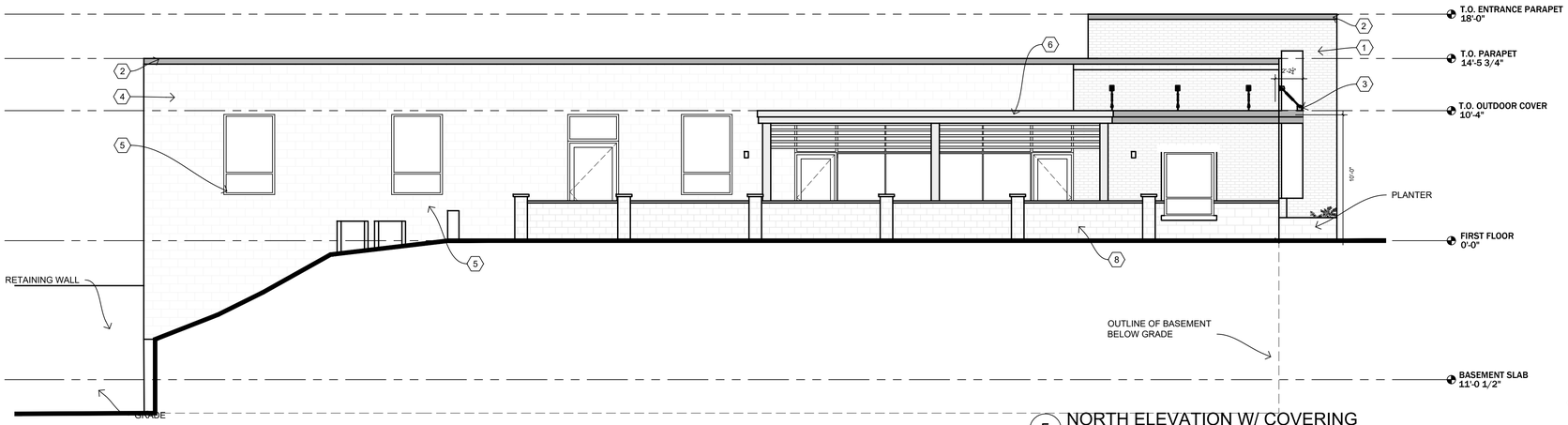
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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:			Project: 134 S. MAIN ST. Rochester, Michigan
				No.	Date	Description	
					11.07.2025	SITE PLAN SUBMISSION	
					12.08.2025	REVISED SITE PLAN SUBMISSION	

Date:	Drawn By:	Drawing Number:
Scale:	Checked By:	A-121
DRAWING TITLE:		ARCHITECTURAL-121

Seal

STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 1301052381
REGISTERED ARCHITECT



5 NORTH ELEVATION W/ COVERING

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

MATERIAL LEGEND

1. LIMESTONE PANEL
2. BLACK ALUMINUM ROOF PARAPET
3. BLACK ALUMINUM AWNING AT ENTRANCE
4. PAINTED CMU BLOCKS
5. BLACK ALUMINUM GLAZING AND DOOR SYSTEM
6. BLACK ALUMINUM PATIO COVER
7. ALUMINUM LETTERING
8. LIGHT COLORED STONE

8 LOW WALL

MANUFACTURER:	READING ROCK
TYPE:	ROCK CAST STONE VENEER
SIZE:	-
FINISH:	-
COLOR:	BUFFSTONE

5 WINDOWS

MANUFACTURER:	
TYPE:	ALUMINUM FRAMING SYSTEM
SIZE:	-
FINISH:	-
COLOR:	BLACK

6 VERANDA AWNING

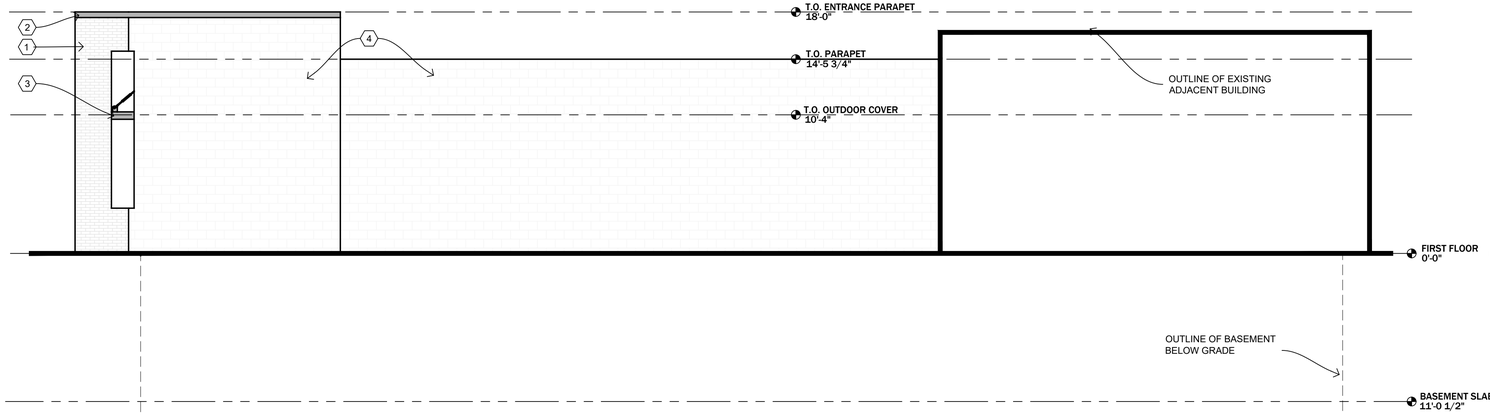
MANUFACTURER:	SITE FABRICATE
TYPE:	EXAMPLE IMAGE FOR
SIZE:	DESIGN REFERENCE
FINISH:	-
COLOR:	BLACK

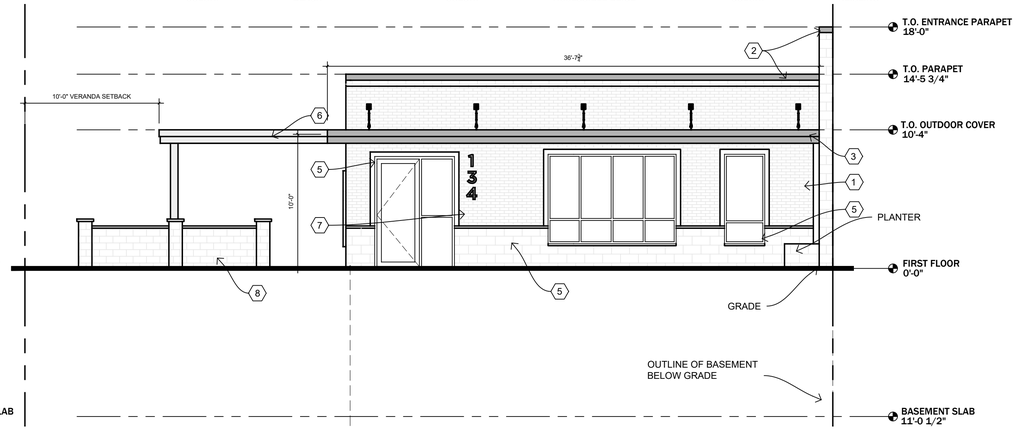
4 PAINTED CMU

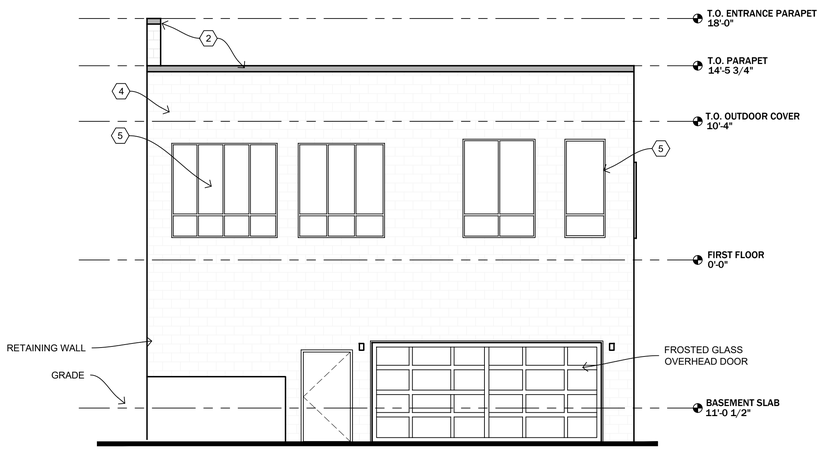
MANUFACTURER:	SHERWIN WILLIAMS
TYPE:	EXTERIOR PAINT
SIZE:	-
FINISH:	SW 7036
COLOR:	ACCESSIBLE BEIGE

1 FRONT FACADE STONE

MANUFACTURER:	READING ROCK
TYPE:	ROCK CAST STONE VENEER
SIZE:	-
FINISH:	-
COLOR:	REISLING





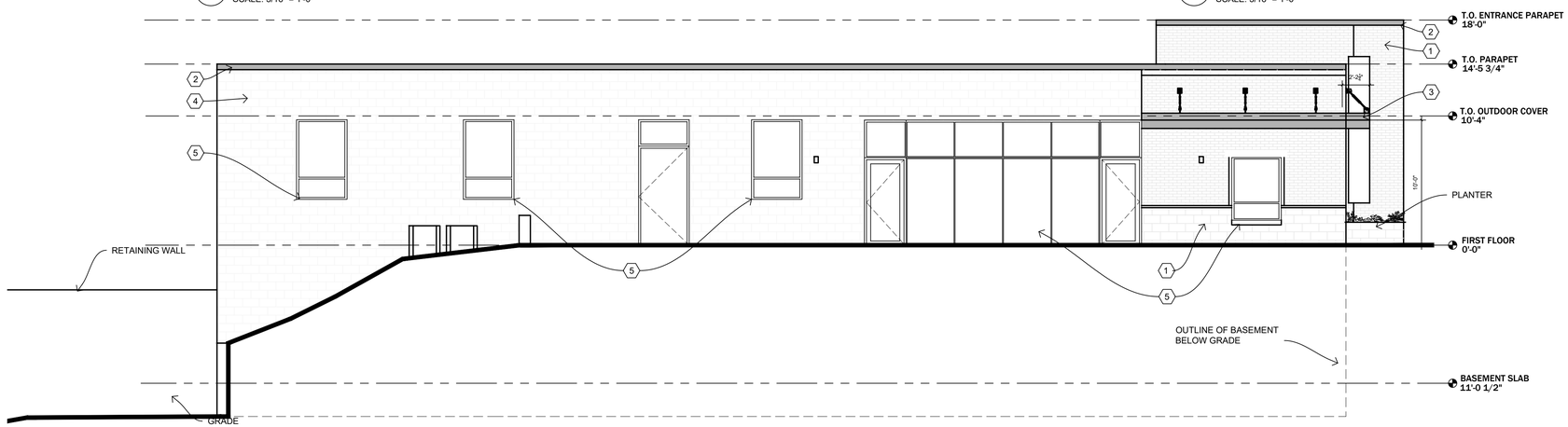


3 EAST ELEVATION

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

4 SOUTH ELEVATION

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



2 WEST ELEVATION

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

1 NORTH 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:			Project: 134 S. MAIN ST. Rochester, Michigan
				No.	Date	Description	
					11.07.2025	SITE PLAN SUBMISSION	
					12.08.2025	REVISED SITE PLAN SUBMISSION	

Date:	Drawn By:
Scale:	Checked By:
DRAWING TITLE:	

Drawing Number: A-200 ARCHITECTURAL-200

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED ARCHITECT

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

2 SOUTH ELEVATION RENDER (W/EXAMPLE MURAL)
SCALE: N.T.S.

3 EAST 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
				No.	Date	Description	
					11.07.2025	SITE PLAN SUBMISSION	
					12.08.2025	REVISED SITE PLAN SUBMISSION	

Date:	Drawn By:
Scale:	Checked By:
DRAWING TITLE:	

Drawing Number: A-210 ARCHITECTURAL-210

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED ARCHITECT

4 INDOOR RENDER
SCALE: N.T.S.

2 VERANDA RENDER
SCALE: N.T.S.

3 VERANDA RENDER
SCALE: N.T.S.

1 FRONT DETAIL RENDER
SCALE: N.T.S.

Structural Engineer:	Architect:	Owner:	
	ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com		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:

No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION

Project:

134 S. MAIN ST.

Rochester, Michigan

Date:	Drawn By:
Scale:	Checked By:

DRAWING TITLE:

Drawing Number:

A-220

ARCHITECTURAL-220

Seal:

STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 1301052381
LICENSED ARCHITECT

City of Rochester

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

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : _____ **Amount of Review Fee Paid : $**_____

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Roger J. Berent _____

3

PROJECT COORDINATOR'S E-MAIL ADDRESS:
rogerberent@gmail.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
248.462.9627

1. Name of proposed development:
134 S. Main Street Holdings, LLC

2. Location of property: East side of Main St. Road, between Diversion and Second St. Roads.

3. Street address:
134 S. Main Street, Rochester, MI

4. The property is presently zoned as:
CBD

5. The total site area is 9,000 s.f. 0.20 acres acres(s).

6. Portion of total site being developed: Refer to civil drawings provided

7. It is proposed the property will be developed as:
Executive Office

8. A Special Exception is being requested. _____ Yes ___x___ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
x		a. Date, including revision.
x		b. Plan scale of 1" equals 10', 1" = 40'
x		c. North arrow.

x		d. Inserted location sketch showing location of subject property in the mile section.
x		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
x		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
x		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
x		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
x		i. Boundaries of subject property including distances and bearings.
x		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
x		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
x		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
x		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
x		n. Landscape plan including tree inventory. (Section 2800).
x		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
x		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

x		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
x		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
	x	s. Exterior lighting plan and design, with photometrics.

10. Present landowner: Michael Brillati

E-MAIL: michael@oxford-partners.com

Address: 61575 Bradbury Run

City: Washington State: MI Zip: 48094 Phone: 586-255-5661

11. Firm or individual requesting site plan approval:

E-MAIL:

Address:

City: State: Zip: Phone:

Signature of Applicant

Print Name Michael Brillati Date 10.09.25

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	**January 5, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 139 Romeo to demolish a 4,837 sq. ft existing building and construct a new 2-story 6,785 sq. ft mixed-use building. The public hearing is scheduled for Monday, January 5, 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 *December 21st, 2025*

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.

ROCHESTER
Where you live.

MCKENNA

December 28, 2025

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

Subject: **139 Romeo/Mixed-Use; Site Plan and Special Exception Review; Revised Plan dated 12/8/2025.**

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 12/1/2025 and was scheduled for a public hearing and provided with feedback regarding the site plan.

Source: Google Maps

Source: Google Street View

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. 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 all 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. The applicant notes their intent to seek a variance from this standard.

   Sheet SPA-1 also notes that the applicant is seeking a variance from 3 parking spaces. Although the site plan proposes parking spaces in the rear, it is a reasonable assumption that patrons/customers to the retail use will park in the parking spaces to the west of the building, belonging to the adjoining parcel. The applicant has stated that they will be entering into a shared parking agreement with the neighboring parcel which is reasonable to avoid trespass issues. Copy of the agreement must be submitted for review and approval by the City Attorney prior to being recorded with the Registrar of

Deeds. The shared parking agreement cannot replace the need for a variance from number of spaces unless the spaces being shared are in excess of what is required for use by that parcel under ordinance provisions.

The notes on Sheet SPA-4 with regard to variances are not relevant to the revised plans submitted at this time and have been disregarded.

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. Thel 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.

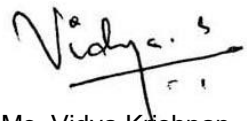
11. **Signage.** The renderings note a placeholder for 'future signage' on the front façade facing Romeo. *At such time when a tenant is known, City Administration review of sign size, height and design are required prior to installation.*

RECOMMENDATION

The proposal involves the redevelopment of a blighted site with a fire damaged building. The parcel is irregularly shaped and is challenging for any development. The proposed site design attempts to maximize the use of the parcel while improving its appearance. Therefore, we recommend that the Planning Commission grant site plan and special exception approval for the proposed mixed-use building to be located at 139 Romeo Road subject to the following 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.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

SVA
STUCKY VITALE ARCHITECTS

December 08, 2025

Nik Banda / Jeremy Peckens
City of Rochester - Zoning
400 Sixth Street
Rochester, MI 48307

RE: 139 Romeo Rd Mixed Use
139 Romeo Rd
Rochester, MI 48307
Architects' Project No.: 2025.092

This letter has been issued in response to the Preliminary Plan Review #2 dated 11/24/2025 issued by McKenna for the proposed project at 139 Romeo Rd, Rochester, MI. All revisions described in the responses below are included in the drawings which have been reissued along with this letter.

Preliminary Plan Review Response Letter

Review Comments:

1. 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). The applicant's written narrative states "the zero lot line on the east side has been discussed with the zoning department in a meeting with the owner and civil engineer and has been approved." Administration can only provide guidance. The approval authority rests with the Planning Commission. The written statement as noted must be submitted.

    - Response: See Sheet SPA-1 for the 'Zero-Lot Line Written Justification' added to the Project Information that outlines justification based on subsections d1-d3.

2. 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 agreement is subject to review by the City Attorney and must be recorded with the registrar of deeds.

    - Response: The owner will comply and an agreement is being drafted.

5. 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 all units will be one-bedroom. The floor plan appears to show 2 full bedrooms, although a second bedroom is labeled as an 'office'. We had previously requested that the applicant get clarification from the building official if the second room is considered as a bedroom under building code/occupancy standards. The applicant has stated that 'we can discuss occupancy with the building department during their review.' Since such a determination will have an impact on the number of parking spaces required/variance being sought, the clarification must be provided at this time.

    - Response: It was discussed with the planning commission and the building official that the office was considered a bedroom because it had a closet. We will be removing the closet from the office in the rear unit and will count both units as 1-bedroom.

6. Parking requirement for retail use is one (1) space per 200 sq. ft of gross floor area. The parking calculations note the floor area as 1,400 sq. ft when the footprint shown measures 1,947.64 sq. ft (61.83' x 31.5'). Correct the calculations based on total floor area. This may result in the need for parking variance for additional spaces.

    - Response: A portion of the footprint is lobby space for the apartments above. We have remeasured the gross area of the retail to be 1766 sq ft, requiring 9 parking spaces. We have discussed with Nik Banda that because the lobby and stairwells are accounted for in the 3 spaces for the units above, that area will not be counted toward the retail tenant space. The parking calculations on SPA-1 have been updated to show a variance requested for 1 space (taking into account the 2 neighboring spaces we can use).

7. Per ADA regulations, one (1) of the barrier free accessible space has been provided within the front yard which currently is an expanse of asphalt. 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. The applicant notes their intent to seek a variance from this standard. The remaining area along the frontage - varying between 3.5' and 15' – is to be incorporated into a greenbelt.

    - Response: Correct, we are requesting a variance to provide the ADA parking space within the front setback.

9. Although the site plan proposes parking spaces in the rear, it is a reasonable assumption that patrons/customers to the retail use will park in the parking spaces to the west of the building, belonging to the adjoining parcel. The applicant has stated that they will be entering into a shared parking agreement with the neighboring parcel. Copy of the agreement must be submitted for City Attorney review.

    - Response: The owner will comply and an agreement is being drafted.

10. 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 notes 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 applicant letter states that a picture of the wall is included on the civil plans, but we don't see it on any sheet. Clarify.

    - Response: An image of the retaining wall and fence has been added to the civil plan. The owner is planning to repair the low retaining wall that is in disrepair and allow the neighbor to keep their fence for screening.

12. The lighting plan for the site has been submitted. However, the lighting plan must be updated to align with the revised site plan which includes only one parking space in front of the building.

    - Response: The lighting plans have been updated to show the revised parking spaces in front of the building.

13. The proposed architectural 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 which does not appear to be cohesive with the rest of the proposed materials. We had previously recommended a change in color to shades of grey or beige to enhance the metal 'wood' siding and brick proposed. The applicant has responded stating they intend to keep the green color noting "it was discussed with the zoning department that there are no restrictions or guidelines on what exterior color materials and colors can be used." While the ordinance may not have specific material or color guidelines, the proposed use is a special exception use. Per Section 2601, the Planning Commission has the authority to require any changes to the plan and impose any conditions that would ensure the use/design is appropriate for that particular location and compatible.

    - Response: The green metal rainscreen was discussed with the planning commission, and they were generally not opposed to it, as green is a natural color that would fit within the surrounding context. We were asked to bring a physical sample of the material to the public hearing for them to make their final decision.

14. Revise Sheets SPA-3 and SPA-4 to accurately reflect the proposed site design. The Planning Commission has required that renderings must be true to the proposed site plan, not merely representations.

    - Response: The revisions to parking and greenspace in the front setback have been updated in the renderings.

End of Response Letter

DEMO PLAN
139 ROMEO ROAD

PART OF THE NORTHEAST 1/4 OF SECTION 9
T2N, R11E, TROY TOWNSHIP
OAKLAND COUNTY, MICHIGAN
PARCEL #15-11-305-019

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. A COPY OF THE APPROVED SESC PLANS MUST BE KEPT ON THE CONSTRUCTION SITE AND MADE AVAILABLE TO THE MACOMB COUNTY PUBLIC OFFICE
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS
4. THE OWNER, DEVELOPER AND THEIR AGENTS OR THE PERSON WITH CHARGE OVER THE PROJECT OR THEIR REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
5.THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS, BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE
6. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
7. THE FOLLOWING SESC MEASURES SHALL BE IMPLEMENTED AT ADDITIONAL AREAS AS NECESSARY:
   A. SILT FENCE SHALL BE INSTALLED PER DETAIL
   B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   C. SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
8. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL INLET FILTERS SHALL BE INSPECTED WEEKLY
   E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
   F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY.
9. SILT FENCE SHALL BE REPLACED WHEN BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED. THE SILT FENCE SHALL BE REPLACED PROMPTLY.
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL, SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.
   I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   J. SILT FENCE SHALL BE REPLACED WHEN BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY.
11. ALL STOCKPILED SOILS MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAKING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNHEATHRED SMALL STRAW. SPREAD UNIFORMLY AT THE RATE OF 1-2 TONS PER ACRE (45-90 BALES PER ACRE). MULCH MUST BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE

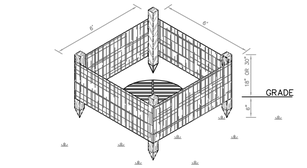
A NON-ERODIBLE VELOCITY, IF NECESSARY, AN APPROVED ENERGY DISSIPATOR MAY BE USED
14. ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE
16. ALL STOCKPILES AND DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPED CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGED HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 7 DAYS AND SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
18. PROTECT ALL EXISTING TREES, VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
19. REMOVE ALL TEMPORARY SOIL EROSION DEVISES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. APPROXIMATE START DATE –
21. APPROXIMATE COMPLETION DATE –
TOTAL GROSS ACREAGE DISTURBED = 2.56 ACRES

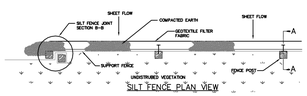
I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

LANDOWNER'S SIGNATURE DATE

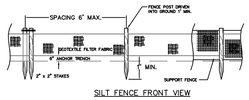
EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMITER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP

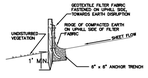




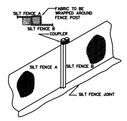
SILT FENCE PLAN VIEW



SILT FENCE FRONT VIEW



SILT FENCE SECTION A–A



SILT FENCE SECTION B–B

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

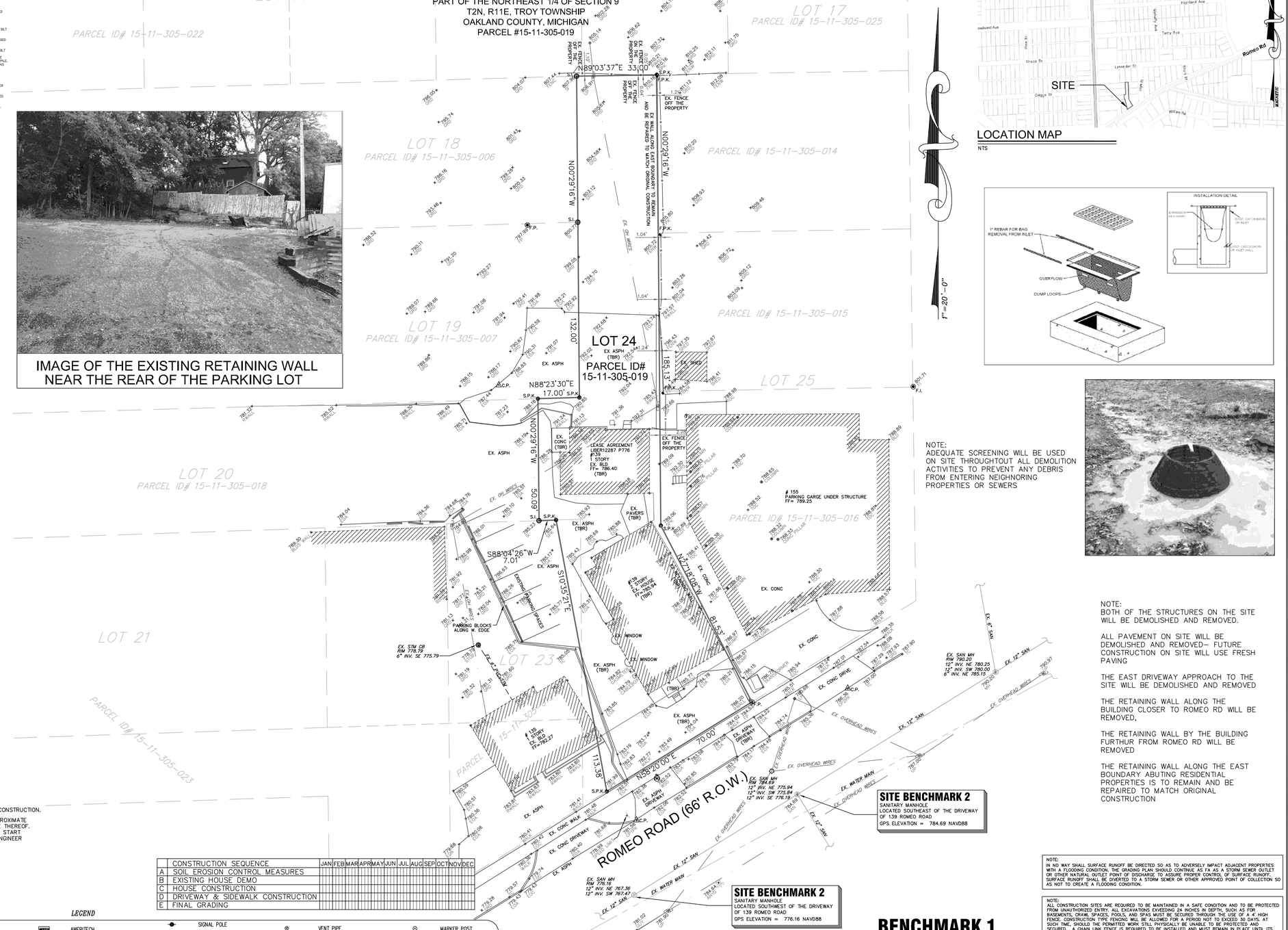
THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

NOTE:
SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION

IMAGE OF THE EXISTING RETAINING WALL NEAR THE REAR OF THE PARKING LOT



	CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A	SOIL EROSION CONTROL MEASURES												
B	EXISTING HOUSE DEMO												
C	HOUSE CONSTRUCTION												
D	DRIVEWAY & SIDEWALK CONSTRUCTION												
E	FINAL GRADING												

LEGEND

EXISTING	PROPOSED						
GAS		AMERITECH	SIGNAL POLE	VENT PIPE	MARKER POST
SANITARY (SAN)		WATER SHUT OFF	PUBLIC LIGHTING MH.	FILLER CAP	LIGHT POLE
STORM (STM)		TELEPHONE RISER	ELECTRIC RISER OR METER	C.P. TEST	TRAFFIC SIGNAL
WATERMAIN (WM)		TELEPHONE	CATHODIC PROTECTION	MONITOR WELL	D.E. MANHOLE
OVERHEAD WIRE		SEWER CLEAN OUT	GUY WIRE	TOP OF CURB ELEVATION	TELEPHONE MANHOLE
UNDERGROUND CABLE		GAS METER	HIGH TENSION TOWER	TOP OF PAVEMENT ELEVATION OR	SPOT ELEVATION
EX. DITCH OR SWALE CENTERLINE		GAS VALVE /GAS MARKER	FLAG POLE	TW TOP OF WALK	TOP OF CURB ELEVATION GUTTER ELEVATION
EASEMENTS		MANHOLE	GUARD/METAL POST	CULV CULVERT	
RAILROAD		CATCH BASIN	STEEL COLUMN	CMP CORRUGATED METAL PIPE	
CHAIN LINK FENCE		GATE VALVE IN WELL (G.V.W)	MAILBOX	F.F. FINISH FLOOR ELEVATION	
WOOD FENCE		FIRE HYDRANT	SIGN	SECTION CORNER	SET P.K. NAIL
WIRE FENCE,		STORM MANHOLE (ST. MH.)	PARKING METER	F.I. FOUND IRON	CHISELED "X"
UTILITY POLE		FENCE POST	BILLBOARD OR LARGE SIGN	F.M. FOUND MONUMENT	PROPOSED GRADE
GUARD RAIL		UTILITY POLE W/ LAMP EXTENSION	BASKETBALL HOOP	F.P.K. FOUND P.K. NAIL	CONTROL POINT
				S.I. SET IRON	

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN SUPERVISOR'S REPLAT 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 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

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

BENCHMARK 1

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

BENCHMARK 1

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

LOCATION MAP
NTS

1" = 20'-0"

NOTE:
ADEQUATE SCREENING WILL BE USED ON SITE THROUGHTOUT ALL DEMOLITION ACTIVITIES TO PREVENT ANY DEBRIS FROM ENTERING NEIGHNORING PROPERTIES OR SEWERS

NOTE:
BOTH OF THE STRUCTURES ON THE SITE WILL BE DEMOLISHED AND REMOVED.

ALL PAVEMENT ON SITE WILL BE DEMOLISHED AND REMOVED– FUTURE CONSTRUCTION ON SITE WILL USE FRESH PAVING

THE EAST DRIVEWAY APPROACH TO THE SITE WILL BE DEMOLISHED AND REMOVED

THE RETAINING WALL ALONG THE BUILDING CLOSER TO ROMEO RD WILL BE REMOVED,

THE RETAINING WALL BY THE BUILDING FURTHUR FROM ROMEO RD WILL BE REMOVED

THE RETAINING WALL ALONG THE EAST BOUNDARY ABUTING RESIDENTIAL PROPERTIES IS TO REMAIN AND BE REPAIRED TO MATCH ORIGINAL CONSTRUCTION

NOTE:
IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FA AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, DRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC–R 104.1 & 2009 MBC–CHAPTER 33

SOIL EROSION NOTES

1. INSTALL EROSION CONTROL
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT
3. COMPLETE ALL EARTH MOVEMENTS
4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
6. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES

TOTAL DISTRUBED AREA	0.28 ACRES OF LAND
LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE	
SOIL TYPE PER COUNTY SOIL MAP IS:	82C – URBAN LAND– SPINKS COMPLEX, 8 TO 15 PERCENT SLOPES
SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.	
TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD	

LAND DEVELOPMENT SERVICES of Michigan L.L.C.

Civil, Construction Management & Surveying Services

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PROJECT
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SEAL
STATE OF MICHIGAN
Giovanni B. Mauro
License No. 6201058276
LICENSED PROFESSIONAL ENGINEER

SHEET
DEMO PLAN

PROJECT LOCATION
PARCEL #15-11-305-019

811 Know what's below Call before you dig.

REVISIONS

Date	Description

Designed by: A.M.B.
Drawn by:
Approved by: D.S.W.
Date: 12-08-2025
Scale: 1" = 20'-0"
Job No.: 25224
Sheet: 1

PLOT PLAN
139 ROMEO ROAD

PART OF THE NORTHEAST 1/4 OF SECTION 9
T2N, R11E, TROY TOWNSHIP
OAKLAND COUNTY, MICHIGAN
PARCEL #15-11-305-019

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC OFFICE OF THE COUNTY DRAIN COMMISSIONER AND THE MACOMB COUNTY PUBLIC WORKS OFFICE. IT IS UNLAWFUL TO CAUSE OR ALLOW SEDIMENT TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS
4. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION.
5.THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
7. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
8. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
   A. SILT FENCE SHALL BE INSPECTED WEEKLY
   B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   C. IF SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
   D. SILT FENCE SHALL BE REMOVED PROPERLY
9. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL. INLET FILTERS SHALL BE INSPECTED WEEKLY.
   E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
   F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROPERLY
   G. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROPERLY
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.
   H. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
   I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   J. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROPERLY
11. TOPSOIL AND SPOILS STOCKPILES MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL STRAW SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TONS PER ACRE OR 100 LBS (2-3 BALES) PER 1000 SQ. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE

4. NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED
14. ALL ROADS SHALL BE KEPT CLEAN THROUGHOUT THE CONSTRUCTION PERIOD.
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE
16. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN FIVE CALENDAR DAYS AFTER THE FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED IN ANY PORTION OF THE SITE OR IF PREDOMINANTLY STABLIZE A DISTURBED AREA AFTER EARTH CHANGED HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERYIFICATE OF COMPLIANCE IS ISSUED.
18. FINAL GRADE ESTABLISHED VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
19. REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. TOTAL SITE AREA – 0.28 ACRES
21. APPROXIMATE COMPLETION DATE –
TOTAL GROSS AREAS DISTURBED = 2.56 ACRES

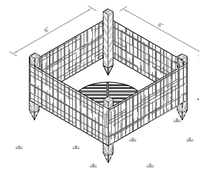
I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

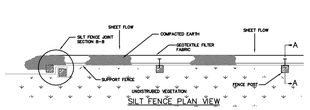
_____ _____
LANDOWNER'S SIGNATURE DATE

EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

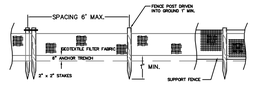
1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMTER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP

IMAGE OF THE EXISTING RETAINING WALL NEAR THE REAR OF THE PARKING LOT

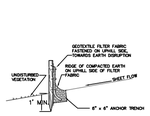




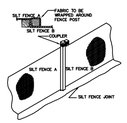
SILT FENCE PLAN VIEW



SILT FENCE FRONT VIEW



SILT FENCE SECTION A-A



SILT FENCE SECTION B-B

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

NOTE:
SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION

	CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A	SOIL EROSION CONTROL MEASURES												
B	EXISTING HOUSE DEMO												
C	HOUSE CONSTRUCTION												
D	DRIVEWAY & SIDEWALK CONSTRUCTION												
E	FINAL GRADING												

LEGEND

EXISTING	PROPOSED						
GAS		AMERITECH	SIGNAL POLE	VENT PIPE	MARKER POST
SANITARY (SAN)		WATER SHUT OFF	PUBLIC LIGHTING MH.	FILLER CAP	LIGHT POLE
STORM (STM)		TELEPHONE RISER	ELECTRIC RISER OR METER	C.P. TEST	TRAFFIC SIGNAL
WATERMAIN (WM)		TELEPHONE	CATHODIC PROTECTION	MONITOR WELL	
OVERHEAD WIRE		SEWER CLEAN OUT	GUY WIRE	TOP OF CURB ELEVATION	D.E. MANHOLE
UNDERGROUND CABLE		GAS METER	HIGH TENSION TOWER	TOP OF PAVEMENT ELEVATION OR	TELEPHONE MANHOLE
EX. DITCH OR SWALE CENTERLINE		GAS VALVE /GAS MARKER	FLAG POLE	TOP OF WALK	SPOT ELEVATION
EASEMENTS		MANHOLE	GUARD/METAL POST	CULVERT	TOP OF CURB ELEVATION GUTTER ELEVATION
RAILROAD		CATCH BASIN	STEEL COLUMN	CORRUGATED METAL PIPE	
CHAIN LINK FENCE		GATE VALVE IN WELL (G.V.W)	MAILBOX	FINISH FLOOR ELEVATION	
WOOD FENCE		FIRE HYDRANT	SIGN	SECTION CORNER	SET P.K. NAIL
WIRE FENCE		STORM MANHOLE (ST. MH.)	PARKING METER	FOUND IRON	CHISELED "X"
GUARD RAIL		FENCE POST	BILLBOARD OR LARGE SIGN	FOUND MONUMENT	PROPOSED GRADE
		UTILITY POLE		FOUND P.K. NAIL	
		UTILITY POLE W/ LAMP EXTENSION	BASKETBALL HOOP	SET IRON	CONTROL POINT

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN SUPERVISOR'S REPLAT 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 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

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

LOCATION MAP
NTS

SITE INFORMATION

AREA:	0.28 ACRES (12,145.62 SQFT)
ZONING:	B-1 (GENERAL BUSINESS)
LOT COVERAGE:	MAXIMUM: N/A% (N/A SQFT) EXISTING: 25% (3,036.19 SQFT) PROPOSED: 16.04% (1,947.65 SQFT)
FRONT SETBACK:	15' MINIMUM
REAR SETBACK:	3' MINIMUM
SIDE SETBACKS:	10' MINUMUM (ONE SIDE) 35' MINUMUM (TOTAL)
PARKING CALCULATIONS:	MAIN FLOOR IS ~1,766 SQ.F.T. OF RETAIL SPACE (1 SPACE PER 200 SQ.FT. RETAIL) 9 REQUIRED SPACES
	2ND FLOOR IS 2 RESIDENTIAL UNITS (1.5 SPACE PER UNIT) 3 REQUIRED SPACES
	12 TOTAL REQUIRED SPACES

NOTE:
EXISTING UTILITY LEADS TO BE INSPECTED AND, UPON APROVAL FROM THE CITY OF ROCHESTER, REUSED FOR THE PROPOSED BUILDING. IF THEY ARE NOT FIT FOR REUSE, THE LEADS WILL BE REPLACED WITH NEW LEADS CONSTRUCTED WITH APPROVED MATERIALS

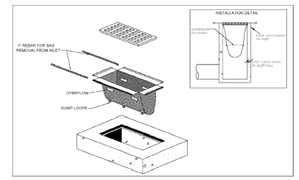
NOTE:
0' SETBACK PROPOSED ON EAST BOUNDARY, AS DISCUSSED

NOTE:
EXISTING RETAINING WALL ALONG THE EAST PROPERTY BOUNDARY AT THE FRONT OF THE SITE TO BE REPLACED BY THE NEW BUILDING BUILT WITH A 0' SETBACK

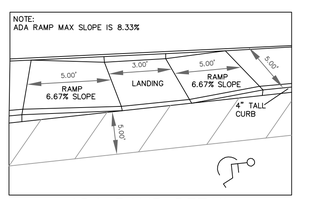
NOTE:
EXISTING PARKING LOT TO BE REPLACED WITH NEW ASPHALT PAVEMENT

NOTE:
PROPOSED TRASH AREA IS ROLLER BINS IN A FENCED ENCLOSURE, TO BE ROLLED TO STREET BY TENANTS (NO DUMPSTER)

NOTE:
ONE AC UNIT IS PROPOSED AT THE REAR OF BUILDING, TO BE SCREENED BY LANDSCAPING



NOTE:
ADA RAMP MAX SLOPE IS 8.33%



ADA RAMP DETAIL
NOT TO SCALE

SITE BENCHMARK 2
SANITARY MANHOLE
LOCATED SOUTHEAST OF THE DRIVEWAY OF 139 ROMEO ROAD
GPS ELEVATION = 784.69 NAVD88

SITE BENCHMARK 2
SANITARY MANHOLE
LOCATED SOUTHWEST OF THE DRIVEWAY OF 139 ROMEO ROAD
GPS ELEVATION = 776.16 NAVD88

BENCHMARK 1
ON UTILITY POLE LOCATED
SOUTHEAST OF THE PROPERTY
NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

BENCHMARK 1
ON UTILITY POLE LOCATED
SOUTHEAST OF THE PROPERTY
NEAR LOCKHART STREET
GPS ELEVATION = 942.66 NAVD88

NOTE:
IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FA AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC–R 104.1 & 2009 MBC– CHAPTER 33

SOIL EROSION NOTES	TOTAL DISTRUBED AREA 0.28 ACRES OF LAND
1. INSTALL EROSION CONTROL	LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT	
3. COMPLETE ALL EARTH MOVEMENTS	SOIL TYPE PER COUNTY SOIL MAP IS:
4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	62C – URBAN LAND– SPINKS COMPLEX, 8 TO 15 PERCENT SLOPES
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT
6. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES	TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD

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SEAL
STATE OF MICHIGAN
Giovanni B. Mauro
License No. 6201058276
LICENSED PROFESSIONAL ENGINEER

SHEET
BOUNDARY/ TOPOGRAPHICAL SURVEY, PLOT PLAN

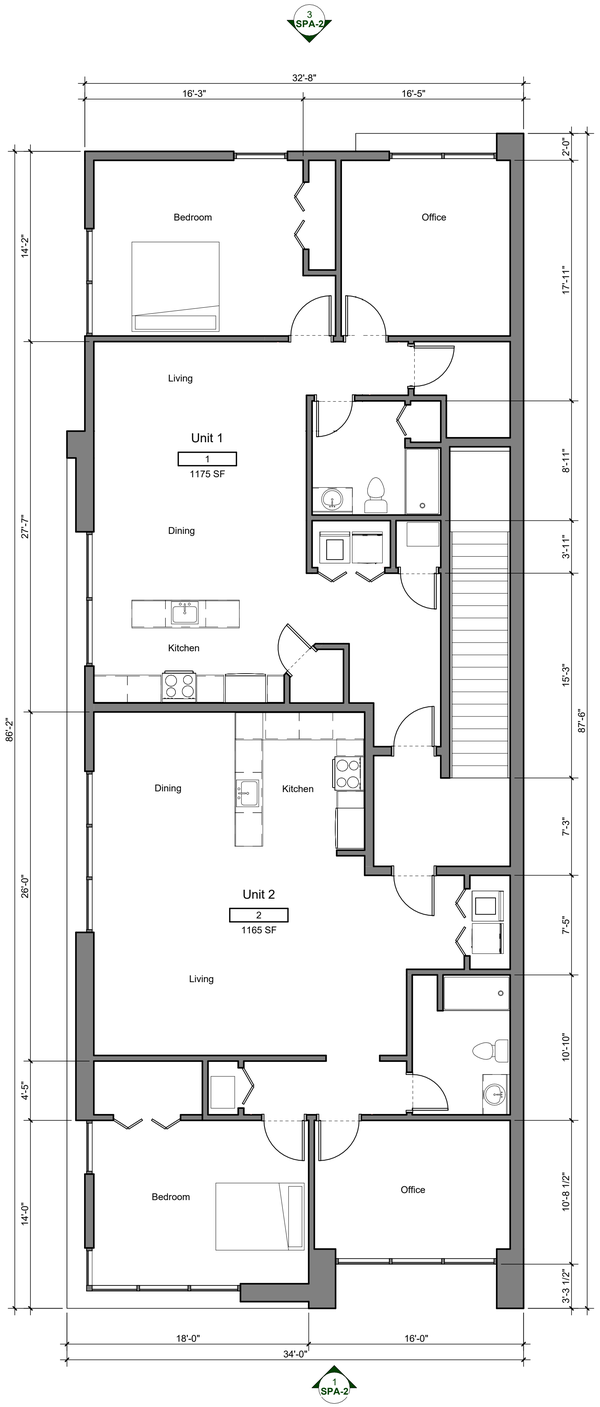
PROJECT LOCATION
PARCEL #15-11-305-019

Know what's below Call before you dig.

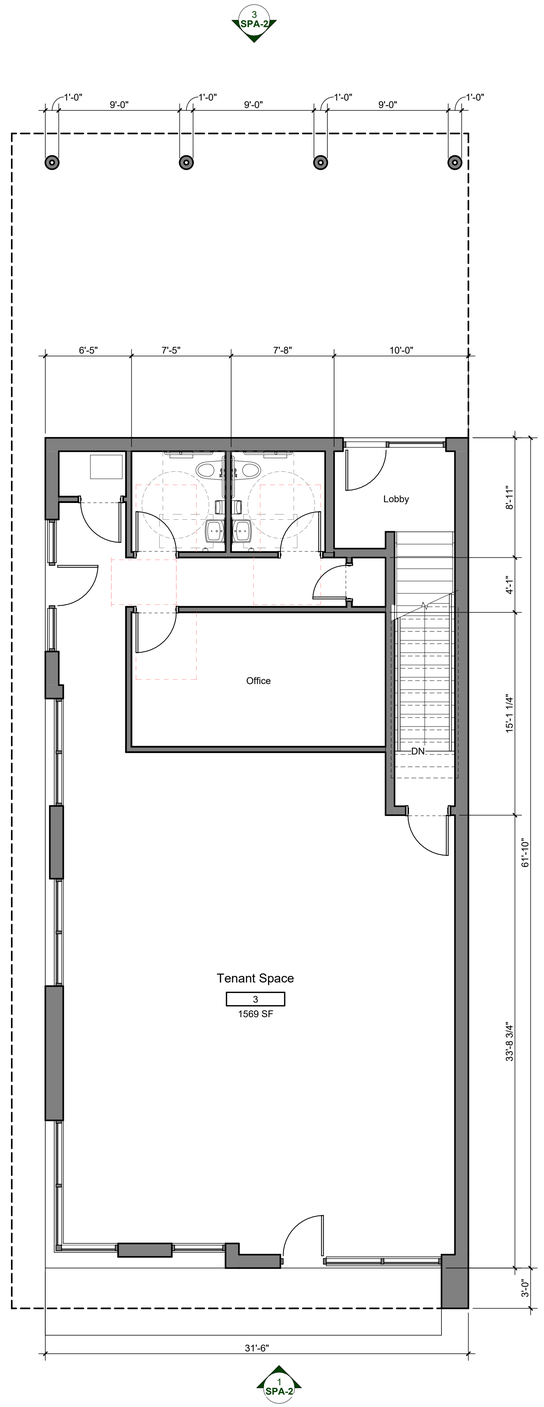
REVISIONS

Date	Description

Designed by: A.M.B.
Drawn by:
Approved by: D.S.W.
Date: 12-08-2025
Scale: 1" = 20'-0"
Job No.: 25224
Sheet: 1



2 SPA-1 FLOOR PLAN - LEVEL 2
3/16" = 1'-0"



1 SPA-1 FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

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 PROTECITON 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
SETBACKS:
-FRONT - 15'
-BACK - 3'
-SIDES - 35' TOTAL (ONE SIDE NOT LESS THAN 10')
-REQUESTING VARIANCE FOR ZERO-LOT LINE ON EAST SIDE OF BUILDING, SEE 'ZERO LOT LINE WRITTEN JUSTIFICATION' BELOW
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
-REQUESTING VARIANCE FOR THREE LESS PARKING SPACE AND ONE PARKING SPACE IN THE FRONT SETBACK
-A WRITTEN AGREEMENT WITH THE OWNER OF THE NEIGHBORING PROPERTY IS BEING SUBMITTED THAT WILL PROVIDE USE OF 2 ADDITIONAL SPACES IN THE SAME LOT.

LANDSCAPE MAINTENANCE
THE OWNER OF THE PROPERTY AS THE LANDLORD WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ALL LANDSCAPING ON THE PROPERTY.

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.

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Consultants

Seal:

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

Project :
139 ROMEO
MIXED-USE

139 ROMEO ROAD
ROCHESTER, MI 48307

Key Plan:

Issued for

SITE PLAN APP	10.09.25
PRELIM PLAN REV RESPONSE	10.31.25
PRELIM PLAN REV RESPONSE #2	12.08.25

Drawn by :
KLR

Checked by :
JAV

Sheet Title :
FLOOR PLANS

Project No. :
2025.092

Sheet No. :
SPA-1

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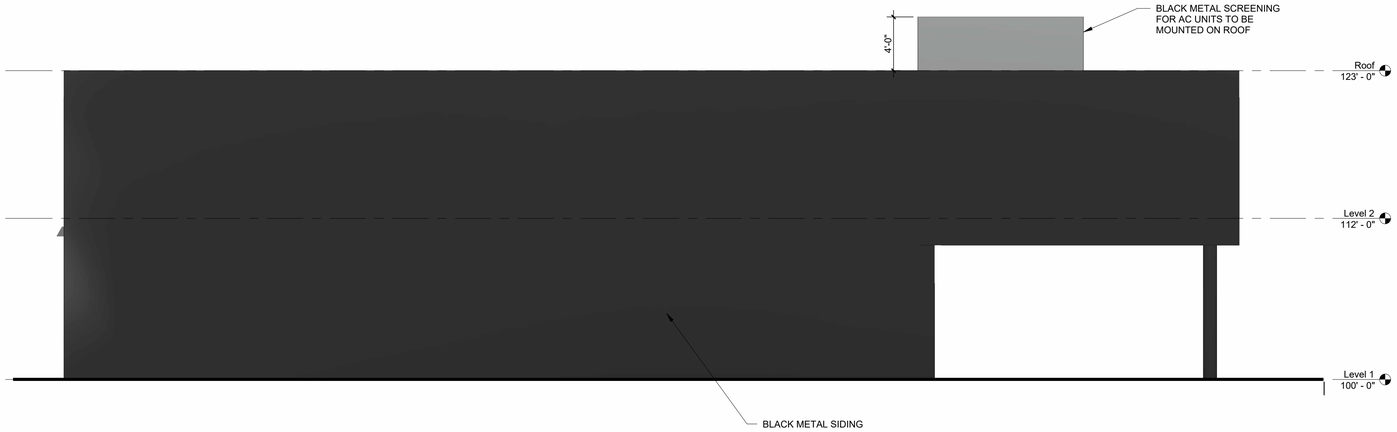
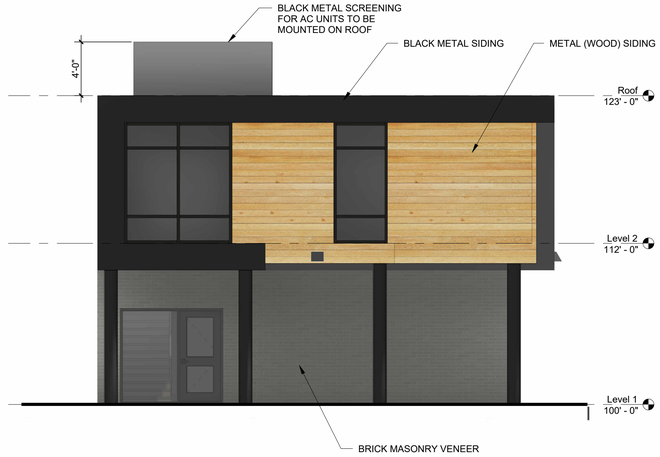
6 SPA-2 Northwest Perspective View

5 SPA-2 South Perspective View

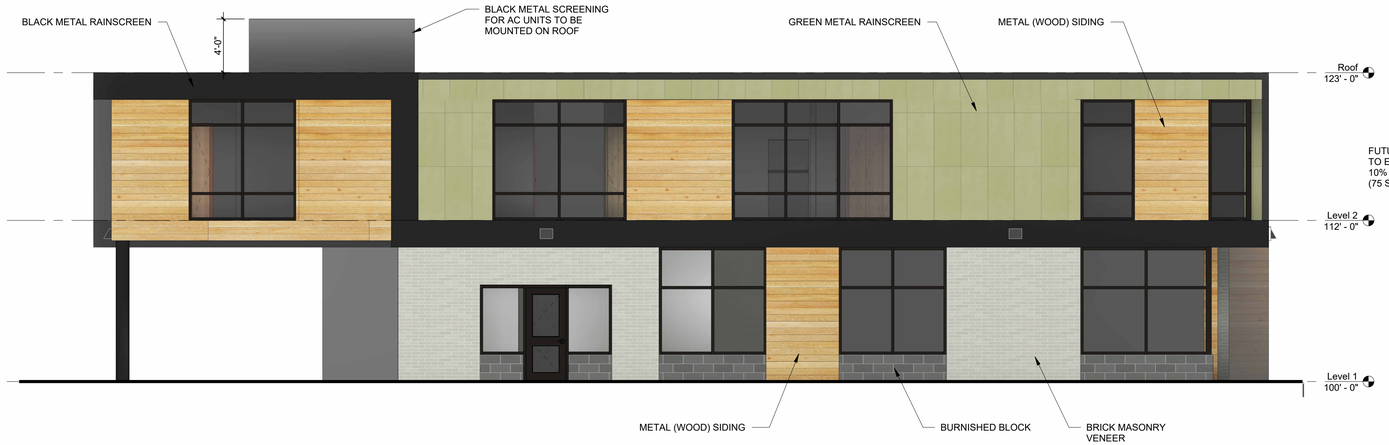
EXTERIOR MATERIAL LEGEND	
MATERIAL	PRODUCT
BURNISHED BLOCK	GRAND BLANC CEMENT - BURNISHED CMU - BOARDMAN
BRICK MASONRY VENEER	BELDEN BRICK - MODULAR - ENGLISH GRAY VELOUR
BLACK METAL RAINSCREEN	ALUCOBOND - TRI-CORN BLACK
GREEN METAL RAINSCREEN	ALUCOBOND - OLIVINE METALLIC
METAL (WOOD) SIDING	LONGBOARD ALUMINUM CLADDING - LIGHT NATIONAL WALNUT



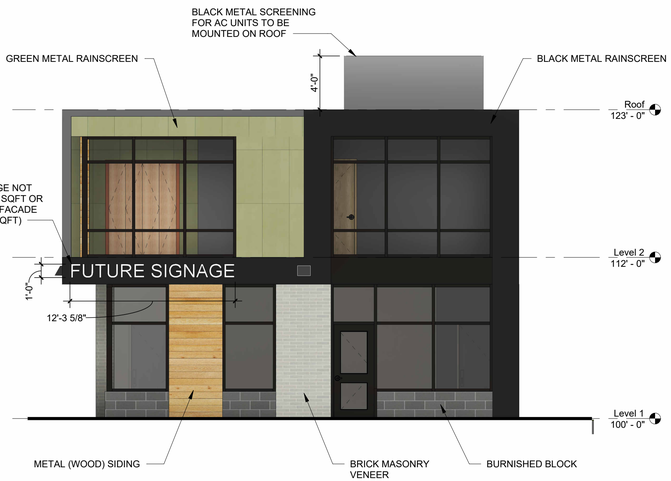
4 SPA-2 NORTHEAST ELEVATION
3/16" = 1'-0"



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



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



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

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MIXED-USE

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Checked by :
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EXTERIOR ELEVATIONS

Project No. :
2025.092

Sheet No. :
SPA-2

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Existing Site - Street View

2 SPA-3 South Rendering
1 : 3

Existing Site - Rear View

1 SPA-3 Northwest Rendering
1 : 3

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Drawn by :
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Checked by :
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Sheet Title :
EXTERIOR RENDERINGS

Project No. :
2025.092

Sheet No. :
SPA-3

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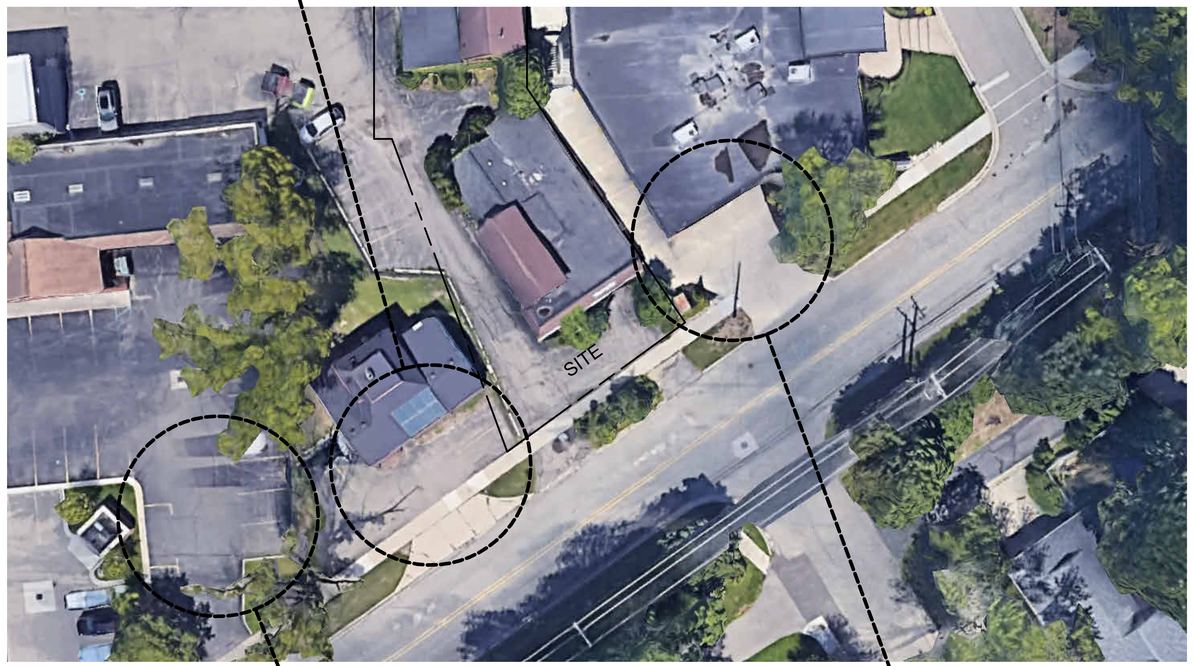
Existing Site - Street View

Existing Site - Rear View

Figure 1

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.



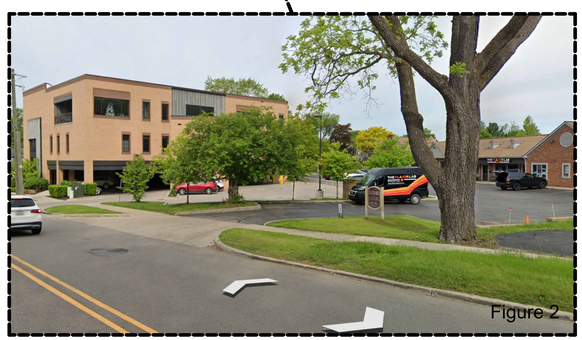


Figure 2

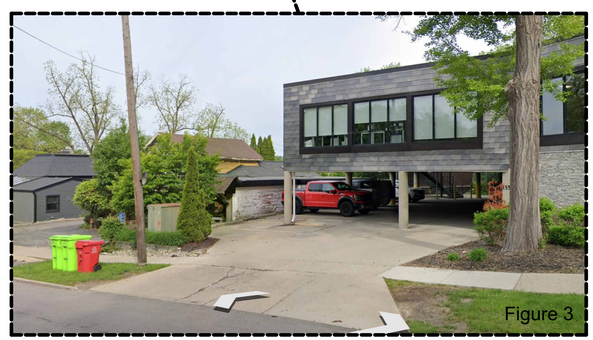


Figure 3

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MIXED-USE

139 ROMEO ROAD
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KLR

Checked by :
JAV

Sheet Title :
SITE COMPARISONS

Project No. :
2025.092

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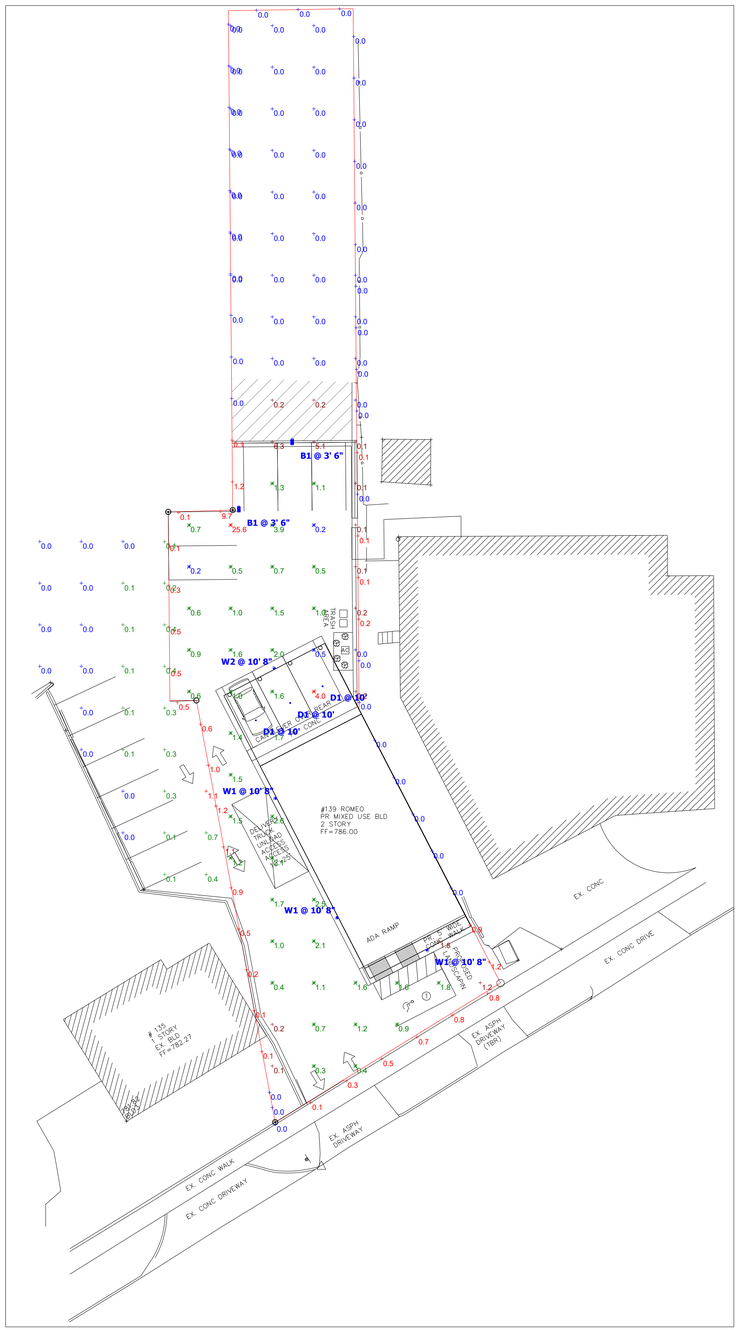


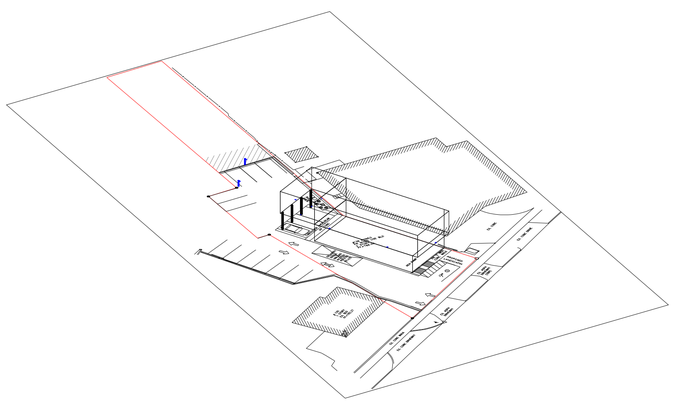
Plan View
Scale - 1" = 20ft

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"



South West View

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.

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Alternates Note
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Mounting Height Note
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KS
Date
11/24/2025
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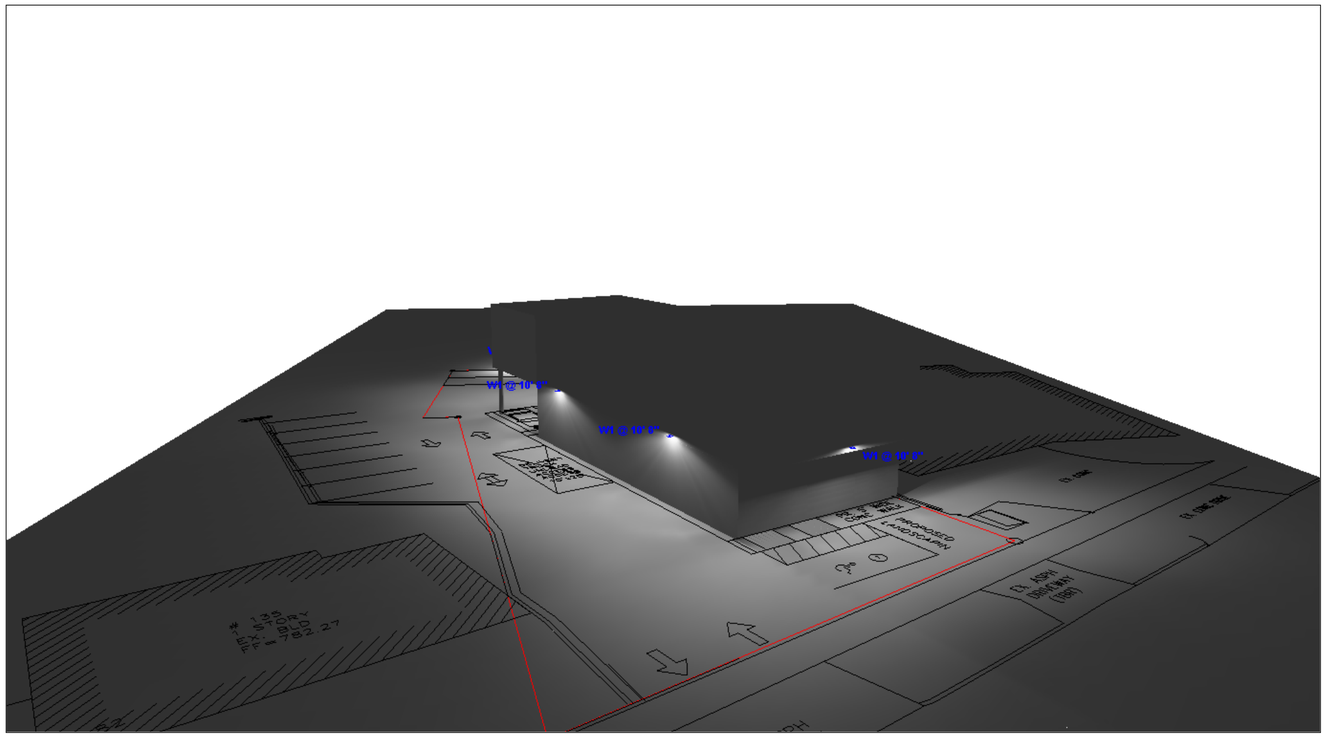
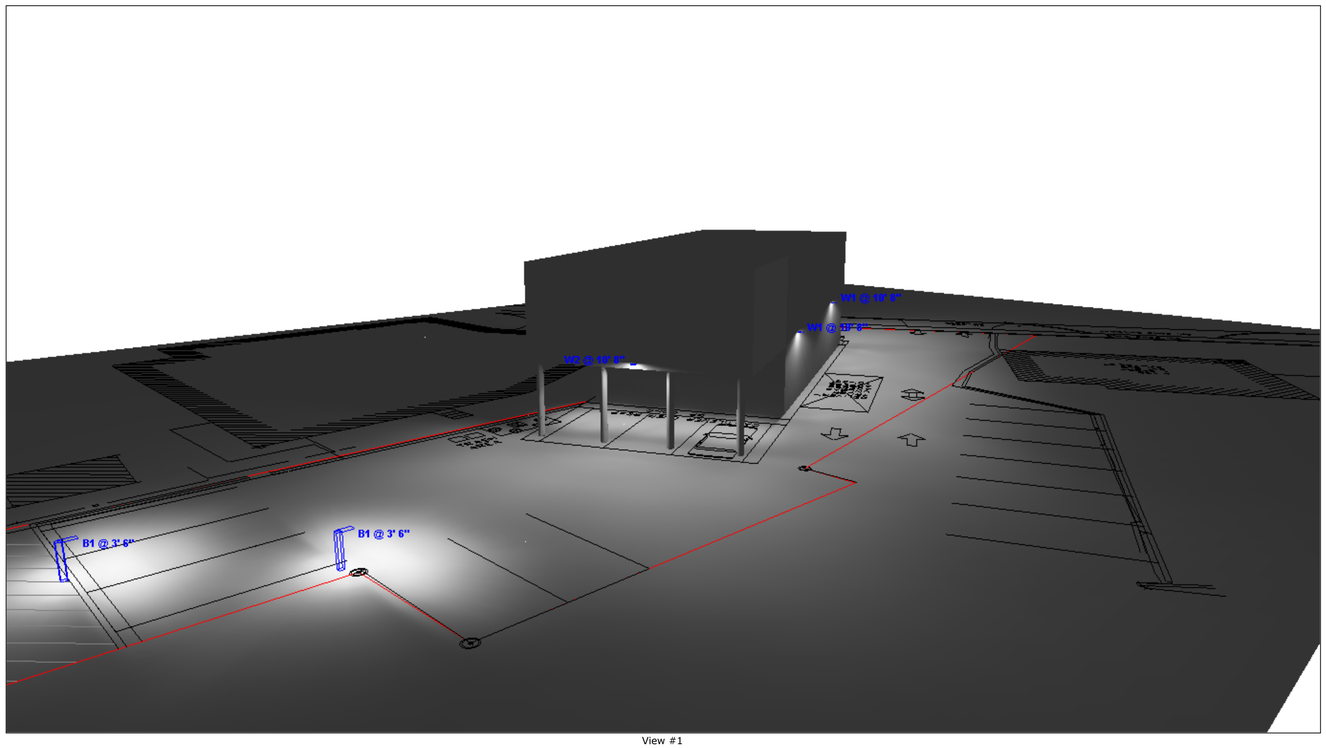


View #2



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
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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

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Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
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Date
11/24/2025
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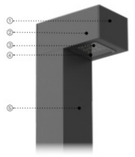
Drawing No.
#25-49395_V5

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.

BVA11B

BVA12B

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.

WARRANTY

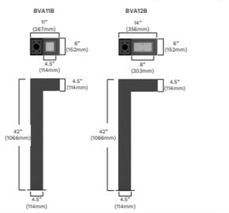
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.luminis.com/technical/warranty/

MOUNTING

Bellevue is designed for ease of access and installation.
The head is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of (4) 3/8"-16 x 10" lg. galvanized hook anchor bolts.

MEASUREMENTS

Maximum weight: 25 lbs (11.3 kg)



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

WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

DLC PREMIUM · DLC LISTED · IDA DARK SKY APPROVED · VERSA 20 battery pack

ds BAA BABA

Catalog Number

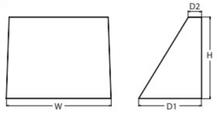
Notes

Type

Click a field to hover over the page for rate-all interactive elements

Specifications

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



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 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

ds design select — 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	70CRI[6]	T1S Type I Short	MVOLT	**Shipped included**
	P1[1]	30K 3000K	50K 5000K	80CRI	T2M Type II Medium	347[7]	SRM Surface mounting bracket
	P2[1]	35K 3500K	AMB[2] Amber	LW[3] Limited Wavelength	T3M Type III Medium	480[7]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[8]
	P3[1]				T4M Type IV Medium		
	P4[1]				TFTM Forward Throw Medium		

Shipped separately
AWS 3/8inch Architectural wall spacer[9]
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[9]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°F min.)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[4]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[4]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
CCE	Coastal Construction[5]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIRE2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIRE2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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LITHONIA LIGHTING

Catalog Number

Notes

Type

LDN4 STATIC WHITE

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

Open Trim

Wallwash Trim

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 torsion 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" joist 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 S/MH 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 equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs
ELECTRICAL — Multi-volt (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 DOT 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-american 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/support/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

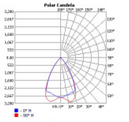
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 4aR L55 35K 80CRI

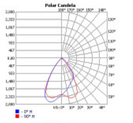
BAA BABA VERSA 20 battery pack nLIGHT LUCIDRON

LEED DLC ds

DISTRIBUTIONS



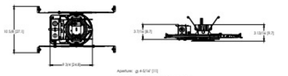
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions

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
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.

GBA

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

PLANT LIST

SYM.	QTY.	SIZE	COMMON NAME	LATIN
SM	3	3" CAL.	SUGAR MAPLE	ACER SACCHARUM
ASM	1	3" CAL.	SUGAR MAPLE 'ARMSTRONG'	ACER X FREMANI 'ARMSTRONG'
DFV	9	30" HT.	DOUBLE FILE VIBURNUM	VIB. PLICATUM F TOMENTOSUM
DBB	4	24" HT.	DWF. BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'

ARMSTRONG MAPLE

DOUBLE FILE VIBURNUM

DWARF BURNING BUSH

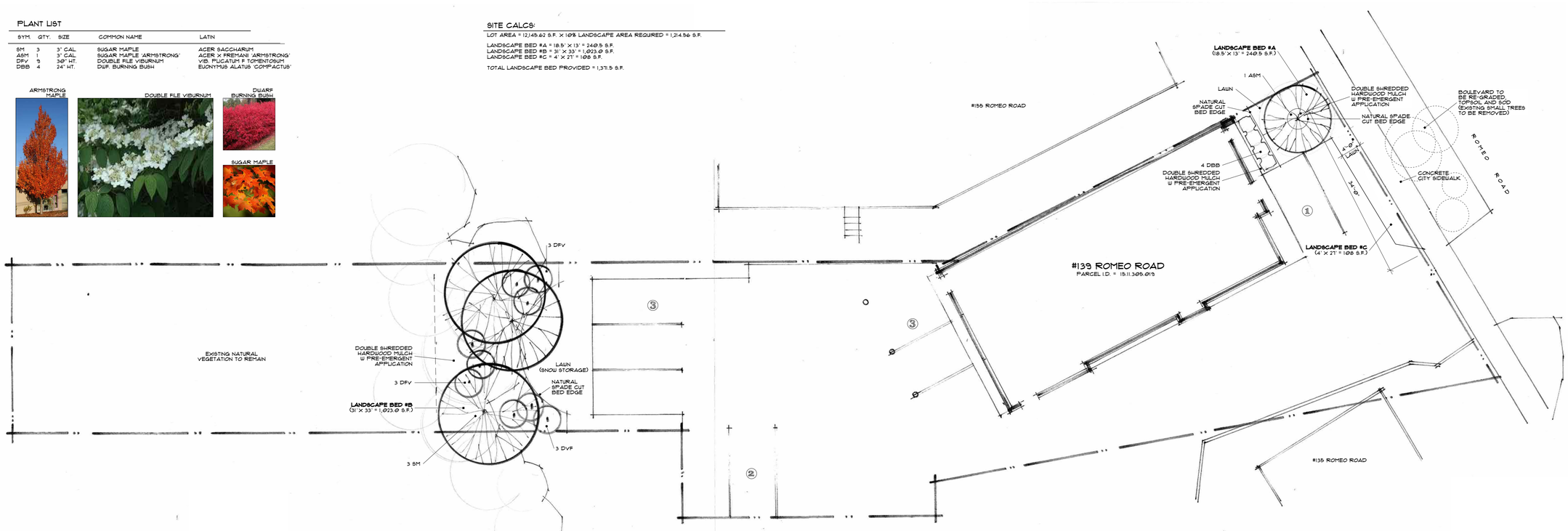
SUGAR MAPLE

SITE CALCS:

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 27' = 108 S.F.

TOTAL LANDSCAPE BED PROVIDED = 1,371.5 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 MANOR, 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 BROOM 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 TO BE SCALED. IF ONSITE 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 SLEEVING , IF ANY, SHALL BE (2) 4" PVC W CAPPED ENDS, EXTENDING 12" PAST HARDSCAPE, BURIED 18" FROM SURFACE

ADDITIONAL PLANTING NOTES:

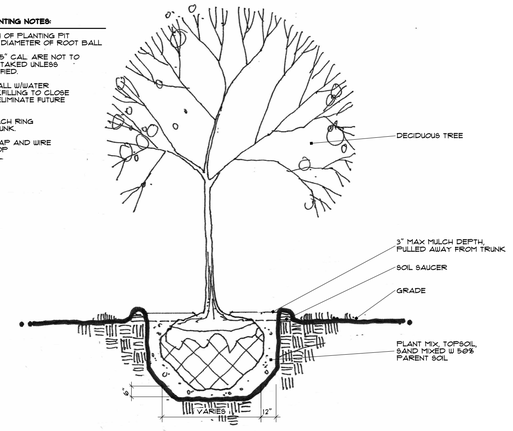
1. OVERALL WIDTH OF PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL

2. TREES OVER 3.5" CAL. ARE NOT TO BE GUYED AND STAKED UNLESS OTHERWISE SPECIFIED.

3. FLUSH ROOT BALL W/WATER AT TIME OF BACKFILLING TO CLOSE AIR POCKETS & ELIMINATE FUTURE SETTLING.

4. "WELL CUT" 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:

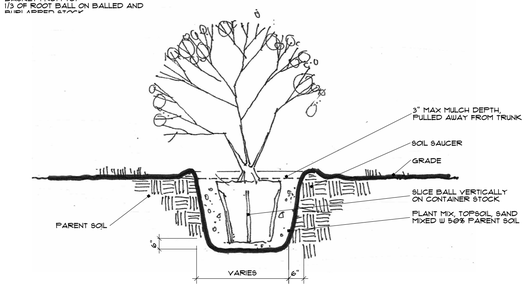
1. WHEN PLANTING CONTAINER GROWN STOCK, SLICE ROOT BALL VERTICALLY TO LOOSEN BOUND ROOT SYSTEM

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 CUT" MULCH RING ADJACENT TO TRUNK.

5. REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON BALLED AND



SHRUB PLANTING
SCALE: NOT TO SCALE

DESIGNED BY:

WILSONDESIGN ASSOCIATES

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"
0 5 10
NORTH

811 Know what's below. Call before you dig.

L.01

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

City of Rochester

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

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- **Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.**
- **On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.**
- **The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .**

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- **Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org**
- **Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.**

- **Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).**

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION – APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed: 10/09/2025 **Amount of Review Fee Paid**: $ 1,350.00

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Kevin Rosenberg (Stucky Vitale Architects)

PROJECT COORDINATOR'S E-MAIL ADDRESS:
krosenberg@stuckyvitale.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
248-546-6700 ext.124

1. Name of proposed development:
   139 Romeo
2. Location of property: North side of Romeo Road, between
   High Street and
   S Rochester Roads.
3. Street address:
   139 Romeo Road
4. The property is presently zoned as:
   B-1 General Business
5. The total site area is
   0.28 acres(s).
6. Portion of total site being developed:
   8,120 sq ft (67%)
7. It is proposed the property will be developed as:
   Mixed Use (Business and R-2 Residential)

---

8. A Special Exception is being requested. X Yes _____ No.
9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
X		a. Date, including revision.
X		b. Plan scale of 1" equals 10', 1" = 40'
X		c. North arrow.

X		d. Inserted location sketch showing location of subject property in the mile section.
X		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
X		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24”.
X		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
X		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
X		i. Boundaries of subject property including distances and bearings.
X		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
X		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
X		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
X		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
X		n. Landscape plan including tree inventory. (Section 2800).
X		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

x		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
x		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
x		s. Exterior lighting plan and design, with photometrics.

10. Present landowner:
Joe Iacopelli

E-MAIL: iacopellijoe@yahoo.com

Address:
38329 Dodge Park Rd

City: Sterling Heights State: MI Zip: 48312 Phone: 586-822-2338

11. Firm or individual requesting site plan approval:
Joe Iacopelli

E-MAIL: iacopellijoe@yahoo.com

Address:
38329 Dodge Park Rd

City: Sterling Heights State: MI Zip: 48312 Phone: 586-822-2338

Signature of Applicant

Print Name Joseph Iacopelli Date Oct 8 202

PARKING AND ACCESS EASEMENT

This agreement (the Agreement) is entered into as of December ___, 2025, between Anthony Lombardo 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).
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.

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:
    - 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

_____

Anthony Lombardo

PARTY B

Iacopelli Enterprises, Inc a Michigan Corporation

_____

By: Joseph Iacopelli
Its: President

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County Michigan by Party A Anthony Iacopelli on December _____2025.

_____

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

RECEIVED
DEC 18 2025
CITY OF ROCHESTER

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County Michigan by Party B Joseph Iacopelli on behalf of Iacopelli Enterprises, Inc., A Michigan Corporation on December _____2025.

_____

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

Drafted by and when recorded return to:
Joseph Iacopelli
139 Romeo Rd. Rochester MI 48307
(586) 822-2338

PARKING & ACCESS EASEMENT FOR 139 ROMEO

NOTE:
THE PROPOSED EASEMENT ON 135 ROMEO RD WOULD GIVE PARKING LANE ACCESS TO 139 ROMEO RD, AS WELL AS THE USE OF NOT MORE THAN 2 PARKING SPACES

S88°23'30"W 17.00'
S.P.K.
S.P.K.
F.P.K.
S00°29'16"E 50.09'
N88°04'26"E 7.01'
23.50'
P.O.B. EASEMENT
S.I.
F.P.K.
N88°04'26"E 38.25'
S.P.K.
31.50'
11.48'
S10°35'21"E 54.70'
N24°58'48"W 54.50'
N27°18'08"W 81.53'
61.83'
24.12'
31.50'
27.76'
22.79'
70.00'
113.38'
N58°20'00"E
S10°35'21"E
N83°02'37"W 25.45'
EX. ASPH
EXISTING PARKING SPACES
EX. ASPH
1"=20'-0"
EX. ASPH
EX. CONC WALK
EX. ASPH DRIVEWAY
EX. CONC DRIVEWAY
C.P.
S.P.K.

PARCEL ID# 15-11-305-016

#155 ROMEO

#139 ROMEO
PR MIXED USE BLD
2 STORY
FF=786.00

LOT 24
PARCEL ID#
15-11-305-019

LOT 23

PARCEL ID# 15-11-305-012
#135 ROMEO
1 STORY
EX. BLD
FF=782.27

ROMEO ROAD (66' R.O.W.)

LEGEND

◉	F.P.	FOUND PIPE	⊙	S.P.K.	SET P.K. NAIL
⊙	F.P.K.	FOUND P.K. NAIL	○	S.I.	SET IRON
△	C.P.	CONTROL POINT			

CLIENT: Joe Iacopelli DATED 12/08/25 SCALE 1" =20'-0" JOB NO. 25224

RECEIVED
DEC 18 2025
CITY OF ROCHESTER

LDS LAND DEVELOPMENT SERVICES of Michigan L.L.C.
Civil, Construction Management & Surveying Services

Land Development Services of Michigan LLC
48689 Hayes Rd
Shelby Twp, MI 48315
P: 586.854.7310
E: LDSofMichigan@gmail.com

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

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

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

STATE OF MICHIGAN
Thomas M. Smith
License No. 4001031606
LICENSED PROFESSIONAL SURVEYOR

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.

CLIENT: Joe Iacopelli DATED 12/08/25 SCALE 1" =20'-0" JOB NO. 25224

LDS LAND DEVELOPMENT SERVICES of Michigan L.L.C.
Civil, Construction Management & Surveying Services
Land Development Services of Michigan LLC
48689 Hayes Rd
Shelby Twp, MI 48315
P: 586.854.7510
E: LDSofMichigan@gmail.com

RECEIVED
DEC 18 2025
CITY OF ROCHESTER

Dec 17 2025

City Of Rochester
400 Sixth Street
Planning Department

Dear Mr Banda,

After meeting with Joe Iacopelli this week. I agreed to sharing one parking lot space at 828 N. Main Street, in exchange, Mr Iacopelli at 139 Romeo Street agreed to give me permission to exit though his property driveway to Romeo street.

Sincerely

Dec 18 . 25

Tony Lipuma
828 N. Main Street Rochester

Joe Iacopelli

Dec 18-25

139 Romeo Street Rochester

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	**January 5, 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 approval construct a 2,390 sq. ft addition to an existing 5,268 sq. ft building that would connect an existing site with the building to the DDA parking lot located to the north. The public hearing is scheduled for Monday, January 5, 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 *December 21st, 2025*

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.

ROCHESTER
Where you live.

MCKENNA

December 29, 2025

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

Subject: **Market + The Graham/265 E. 2nd Street;** Site Plan and Special Exception Review – AMENDMENT #2; Revised site plan dated 12/4/2025.

Dear Planning Commissioners:

At the City's request we have reviewed a proposal from Abigail Franz 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 E. 2nd Street and Water Street intersection, has an area of 1.95 acres and is zoned I-1 (Industrial -1) District. The site is occupied by an existing non-conforming building which encroaches significantly into Water Street front yard.

BACKGROUND

The applicant received site plan and special exception approval from the Planning Commission on August 5, 2024, which was subsequently amended In April 2025 (Amendment #1). The plan proposed the renovation of the existing 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 construct 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 the course of site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification in some aspects of the approved site plan, which resulted in the first amendment to the approved plans. The amendment at this time proposes renovations to the existing 5,040 sq. ft building, a smaller building addition (1,115 sq. ft), a pavilion (1,136 sq. ft) and a separate storage building (319 sq. ft). Since the changes are a significant departure from the originally approved plan and subsequent amendment, the applicant needs approval from the Planning Commission

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.** Section 1703(4) allows public facilities in the I-1 district 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*". Use remains unchanged.

2. **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 non-conforming and encroaches significantly into Water Street front yard. 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 received approval for a variance from the Zoning Board of Appeals.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

3. **Access and vehicular circulation.** The previously approved vehicular circulation pattern remains unchanged. The subject site is located on the northwest corner of E. 2nd Street and Water Street intersection. The site has an existing access drive off E. 2nd Street intended for two-way movement of vehicles, which is to remain as-is. The frontage along Water Street is a complete expanse of asphalt with two parking spaces and a dumpster enclosure. The applicant is proposing to improve the frontage by eliminating the parking within the setback area, extending the landscape island at the street corner partially along the frontage, to create a defined access drive even though it is excessively wide.

4. **Pedestrian circulation.** The subject site has an existing 5' wide concrete sidewalk along its E. 2nd Street frontage and on the northeast corner for a small stretch along Water Street frontage. The plan proposes extending the sidewalk connection across a larger portion of the Water Street frontage and striping a crosswalk across the wide access drive on Water Street to facilitate continuous pedestrian access from Water Street to E. 2nd Street. The plan also notes a 5' wide concrete sidewalk on the west side of the building which will be barrier free accessible. The previously proposed accessible ramp connection between the subject site and the site with the Farmer's Market lot, which is at a higher elevation, has been modified, but continues to comply with ADA requirements.

5. **Parking and Loading.** The Planning Commission previously approved proposed parking for the subject site based on outdoor assembly use. The original approved plan noted an occupancy load of 360 people based on plumbing capacity. This translated into a parking requirement of 90 spaces. In amendment #1, the occupancy load was reduced to 352, with a subsequent reduction in parking required to 88 spaces. The plan at this time proposes a further reduction in occupancy to 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 located fully within the subject site.

6. **Dumpster.** The site has an existing dumpster enclosure along its Water Street frontage. The existing enclosure is constructed of masonry, and the enclosure will be provided with new steel reinforced wooden gates. A new mechanical equipment yard with black aluminum slat screen fencing is proposed to the immediate north of the dumpster enclosure.

7. **Façade changes.** The applicant has provided detailed elevations and artistic renderings of the proposed enhancements to the building, the pavilion and the storage building underneath it. The applicant was originally proposing to remodel the existing structure with CMU and EFIS. Subsequently as part of amendment #1, due to issues uncovered during demolition, it was determined that some of the existing structure cannot be salvaged, and the structure was to be remodeled, and addition constructed of new CMU, brick, and metal panels. The pavilion is labeled as a timber structure with the storage building walls being constructed of metal. The colors (red and brown) and the architectural theme continue to remain consistent with and in keeping with a farmer's market theme.

8. **Lighting.** The applicant has submitted a detailed photometric plan with all proposed fixture details. The plan proposes hook and bell-style pole mounted fixtures for the parking lot areas in addition to the existing pole lights. Pendant style fixtures are proposed for the building facades. Manufacturers' cut sheet details have been noted and are in keeping with the proposed use and style of building.

9. **Landscaping.** The applicant has submitted a landscape plan for the site. The plan proposes a row of ornamental shrubs and an ornamental tree on the southeast corner of the site and landscaping around the monument sign base. The existing green area along E.2nd Street is to be maintained. Multiple landscape islands on the west side of the pavilion, bordering the ADA accessible ramp and steps are proposed to be planted with deciduous trees, ornamental shrubs, ornamental grasses, and perennials. Shrubs and ornamental grasses are also shown on the east side of the storage building/pavilion. The plan proposes irrigation for all landscape areas. The plan includes bike racks at the entrance to the Main (upper) lot and on the new patio area along E.2nd Street.

   The landscape plan notes the removal and replacement of some trees in the area of the barrier free ramp connecting the 2 lots. The trees in question are located on the bank parcel to the west. The plan notes that the applicant will coordinate with the bank prior to any removal activity.

10. **Signage.** The site has an existing monument sign next to the main entrance drive which is to be reused.

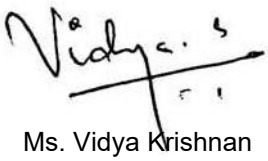
11. **Other.** The proposed hours of operation for the Farmer's Market are from 8 am – 1 pm on Saturdays, May-October. In November and December holiday Farmer's Market is to be conducted once or twice a week. Special events are to be held after approval from the City Council and would 'typically' conclude by 11 pm. The stage will be provided with audio and visual equipment during events. The plan notes that the events will comply with the City's noise ordinance.

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. Therefore, we recommend that the Planning Commission grant amendment #2 site plan and special exception approval for the DDA open-air event space project to be located at 265 E. 2nd Street, subject to the following condition:

1. Coordinating with the bank property to the west prior to any off-site tree removal.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Rose McKinney
Jeff Kragt

AKA ARCHITECTS 30 YEARS
FOUNDED 1994
AUGER KLEIN ALLER ARCHITECTS INC.
303 E. Third Street, Ste. 100
Rochester, MI 48307
248.814.9160
WWW.AKA-ARCHITECTS.NET

December 2, 2025

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 #2; Preliminary Plan Review; Revised Site Plan dated 10/31/2025"
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 response to the Review Letter for the Site Plan Approval Set #5 (dated October 31, 2025). Original comments are underlined, comments from AKA are in red.

1. "Note dimensions and size of existing building, proposed addition and storage building on the site plan."
    a. See attached ASP.1. Dimensions and area are noted on site plan for existing building, proposed addition, and storage building.

2. "There are numerous dimensional discrepancies between the site plan and the written narrative submitted by the applicant. The size of the pavilion is noted as 1,388 sq. ft on the site plan and 1,455 sq. ft in the letter. The small storage building measures 15'x21' = 315 sq. ft; however, the letter notes it as 318 sq. ft. The building addition measures 25'x45' = 1125 sq. ft; however, the letter notes it as 1,119 sq. ft. The discrepancies must be corrected."
    a. Areas have been clarified on attached ASP.1.
        i. Pavilion = 1,455 SF including the small storage building footprint.
        ii. Pavilion = 1,136 SF excluding the small storage building footprint.
        iii. Small storage building = 319 SF (14'-10" X 21'-6").
        iv. Building addition = 1,115 SF (25'-0 1/2" X 44'-6").

8. “Loading/unloading activity will take place on the east side of the existing building as previously approved; however, the loading space must be shown located within the site, not overlapping parking spaces. Dimension the space on the site plan correctly.”
    a. The loading space has been shifted fully onto the site by removing one parking space. This reduces the total parking count to 85 (still above the required 78). The new loading space measures 12'-0" x 36'-0" as dimensioned on the site plan.

11. “The applicant has submitted a detailed photometric plan with all proposed fixture details. The hook and bell style fixture details included are in keeping with the proposed use and style of building. However, view #2 on the lighting plan appears to show wall fixtures which are up-down lights. The representation does not appear to match any of the proposed fixture designs. Clarify or correct.”
    a. The rendered lighting in View #2 on the lighting plan is an anomaly.

13. “The landscape plan notes the removal and replacement of some trees in the area of the barrier free ramp connecting the 2 lots. The trees in question are located on the bank parcel to the west. The applicant must coordinate with the bank prior to any removal activity.”
    a. See note on attached ASP.1. Owner is to coordinate with bank property owner prior to any removal activity.

Regards,

Abigail Franz
Project Manager
AKA Architects, Inc

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

1. SITE IS CURRENTLY ZONED "INDUSTRIAL-1"
2. HAZARDOUS MATERIALS DO NOT EXIST, NOR ARE THEY STORED ON THIS SITE.
3. 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.
4. ALL NEW UTILITY LINES WILL BE BURIED UNDERGROUND.
5. BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
6. FINAL NUMBER AND LOCATION OF FIRE LANE SIGNAGE AND FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF ROCHESTER FIRE DEPARTMENT.
7. 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.
8. NEW LANDSCAPED AREAS & NEW TREES ARE MARKED WITH GREEN ON THE SITE PLAN. SEE LANDSCAPING PLANS FOR MORE DETAILS.
9. 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		
Current Building Parking Lot (Lot 2)	28 SPACES	13 SPACES	ASSEMBLY & STOR. USE:	
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

1. 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.
2. 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.
3. 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.
4. 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

1 ASP.1 — Architectural Site Plan
SCALE: 1" = 20'

AKA ARCHITECTS 30 YEARS FOUNDER 1994
AUGER KLEIN ALLER ARCHITECTS INC.
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160
WWW.AKA-ARCHITECTS.NET

Copyright © 2024
Do not scale
Use figured dimensions only

These drawings and specifications are copyrighted by Auger Klein Aller Architects Inc. (AKA Architects) and shall remain the property of AKA Architects whether the project they are made for is completed or not. They are not to be used by the Owner on other projects or extensions to this project except by agreement in writing and with appropriate compensation to AKA Architects. All original drawings shall remain property of AKA Architects.

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
03.05.2024	Design Review
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
12.02.2025	SPA #5 Revisions
DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET
Architectural Site Plan

scale as shown

FILE NUMBER
2411

SHEET NUMBER
ASP.1

PLANNING COMMISSION – APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed: 5/14/2024 **Amount of Review Fee Paid:** $ $1,350

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the City without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Micah Wiersma

PROJECT COORDINATOR'S E-MAIL ADDRESS: m.wiersma@aka-architects.net

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER: 248-287-7268

1. Name of proposed development: Market + The Graham Development
2. Location of property: West side of Water Street Road, between E. Third Street and E. 2nd Street Roads.
3. Street address: 265 E. 2nd Street, Rochester, MI 48307
4. The property is presently zoned as: Industrial - I
5. The total site area is 1.48 acres acres(s).
6. Portion of total site being developed: 9,822 SF of building coverage, and 28,600 SF of redeveloped sitework
7. It is proposed the property will be developed as: Public parking, plaza, and a DDA event building.
8. A Special Exception is being requested. _____ Yes __X__ No.
9. Site Plan – Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
✓		a. Date, including revision.
✓		b. Plan scale of 1" equals 10', 1" = 40'
✓		c. North arrow.
✓		d. Inserted location sketch showing location of subject property in the mile section.
✓		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
✓		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
✓		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
✓		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
✓		i. Boundaries of subject property including distances and bearings.
✓		j. Proposed buildings and structures on property, including: off-street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
✓		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
✓		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
✓		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
✓		n. Landscape plan including tree inventory. (Section 2800).
✓		o. Description of utilities including; storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
	✓ Cover letter is forthcoming	p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include: legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.
✓		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
✓		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
	✓	s. Exterior lighting plan and design, with photometrics.

Site Lighting Plan is forthcoming

10. Present landowner: The Rochester Downtown Development Authority

E-MAIL ADDRESS: Ben Giovanelli - bg@angellcap.com

431 S Main St	Rochester	MI	48307	(248) 656-0060
Address	City	State	Zip	Phone

11. Firm or individual requesting site plan approval: AKA Architects

E-MAIL ADDRESS: S.auger@aka-architects.net

303 E. Third Street, Ste. 100	Rochester, MI 48307			248-287-7278
Address	City	State	Zip	Phone

	Steve Auger	05/14/2024
Signature of Applicant	Print Name	Date

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	January 5, 2026	7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a 1129 N Main to convert an existing single-family residential dwelling into an office. The public hearing is scheduled for Monday, January 5, 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 *December 21st, 2025*

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.

ROCHESTER
Where you live.

MCKENNA

November 19, 2025

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

Subject: **Sterling Wealth Solutions/1129 N. Main Street; Site Plan Review; Revised Plan dated 8/6/2025.**

Dear Commissioners:

At the City's request we have reviewed a proposal from Todd Sterling to convert an existing single-family residential dwelling into an office. The subject site is located on the southwest corner of N. Main and Ferndale Avenue and is zoned O-2 (Restricted Office District).

The applicant appeared before the Planning Commission for a preliminary hearing on 111/7/2025 and was scheduled for a public hearing and provided with feedback regarding the site plan.

Source: Google Maps

COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** Based on the description, the applicant proposes to operate a financial/investment consulting office. Business/administrative offices and professional offices are permitted by right in the district per

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Section 1501 (1) and (2). The existing parcel is conforming with respect to minimum lot area and lot width.

2. **Setbacks.** The plan proposes replacement of the existing small, covered porch on the Main Street façade with a fully covered porch extending the width of the dwelling. A new ADA accessible ramp is also shown abutting the porch. The existing building and proposed additions are in conformance with respect to the required front, rear, and side yard setbacks.

3. **Vehicle Access.** The subject site has an existing approximately 19' wide driveway access off Ferndale Avenue which is to remain unchanged. Vehicles to the site will enter park on the driveway. While the use on the site is changing from residential to office, the use of the driveway and its layout will remain the same.

4. **Pedestrian Access.** The site has existing sidewalks along its Main Street and Ferndale frontages. A 3' to 5' wide sidewalk connector is proposed from the barrier free parking area and driveway to the front door of the building. The applicant is also proposing a new barrier free access ramp on the east (front) façade of the building.

5. **Parking.** Parking for the subject site is one (1) space per 300 sq. ft of gross floor area. Based upon the square footage of the building used for office (1,615 sq. ft), the subject site requires a total of 5 parking spaces, which are provided on the site, including one (1) barrier free accessible space. The plan notes two (2) parking spaces within the garage and two (2) spaces on the driveway. A new barrier free parking space is to be created on the site, parallel to Ferndale. The space is complaint with ADA requirements.

   The applicant has provided a written statement explaining the functioning of the tandem parking in the driveway and garage. Based upon the intensity of the use and the anticipated traffic from customers to the site, we find the proposal acceptable.

6. **Dumpster.** Per the applicant the site does not generate much trash. The plan states that the trash removal will take place through the currently existing residential curbside trash pick-up service.

7. **Lighting.** The applicant has submitted a photometric plan and manufacturer's cut sheet detail indicating compliance with the Ordinance standards. As required by the Ordinance, the fixtures on the garage are limited to 100 watts. *The photometric plan does not reflect the addition of the new barrier free parking space shown on the revised site plan.*

8. **Architecture.** The existing building is a brick and siding Queen Anne style single-family residential structure. The applicant is proposing improving the Main Street façade by replacing the small porch with a pitched roof, with a porch that spans the full width of the dwelling. The porch is supported by columns and has a new pitched roof to match the existing style. A new ramp with railing is also to be constructed. The proposed changes maintain the residential appearance of the structure and enhance it. Colored renderings are included on the Cover Sheet CS-1.

9. **Landscaping and Tree Removal.** The proposed improvements to the site result in no tree removal. The plan includes flowers beds on the north side of the handicap parking space to screen it from

Ferndale, along the north foundation wall and on the east side of new sidewalk in front of the building. The flower beds are to be planted with a perennial flowering shrubs.

10. **Signage.** The site plan notes a proposed monument sign at the northeast corner of the site located outside the clear vision triangle area. *The applicant is aware City Administration review of sign size, height and design are required prior to installation.*

RECOMMENDATION

The proposal calls for the adaptive reuse of an existing structure that has frontage onto a major thoroughfare. The applicants' proposed use and improvements would still maintain the overall residential character of the site. Therefore, we recommend that the Planning Commission grant site plan approval for the proposed office use to be located at 1129 N. Main Street subject to approval of all signage by City Administration prior to installation.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

Sterling Wealth Solutions
1129 N. Main St.
Rochester, MI 48307

Zoning Classification
O-2: RESTRICTED OFFICE

Proposed Building Use
BUSINESS

Gross Square Footage		
LOWER LEVEL - UNFINISHED	=	960 SF
MAIN LEVEL - OFFICE	=	1,064 SF
SECOND LEVEL - OFFICE	=	551 SF
TOTAL SF	=	2,575 SF
TOTAL OFFICE SF	=	1,615 SF

Parking Requirements		
OFFICE SF	= /	1,615 SF 250 SF
REQUIRED PARKING	=	6.46 SPACES

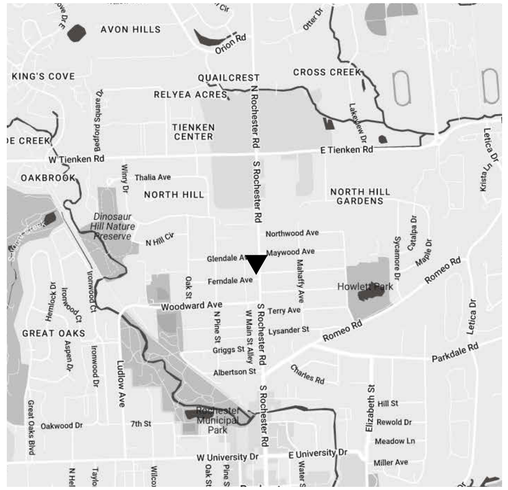
CURRENT LOT HAS 4 SPACES GRANDFATHERED-IN

Occupancy		
OFFICE SF BUSINESS OCC. LOAD	= /	1,594 SF 100 SF
MAX. OCCUPANCY	=	15 OCCUPANTS

Lot Coverage (Existing)		
LOT SIZE	=	14,550 SF
LOT COVERAGE	=	1,768 SF 12%

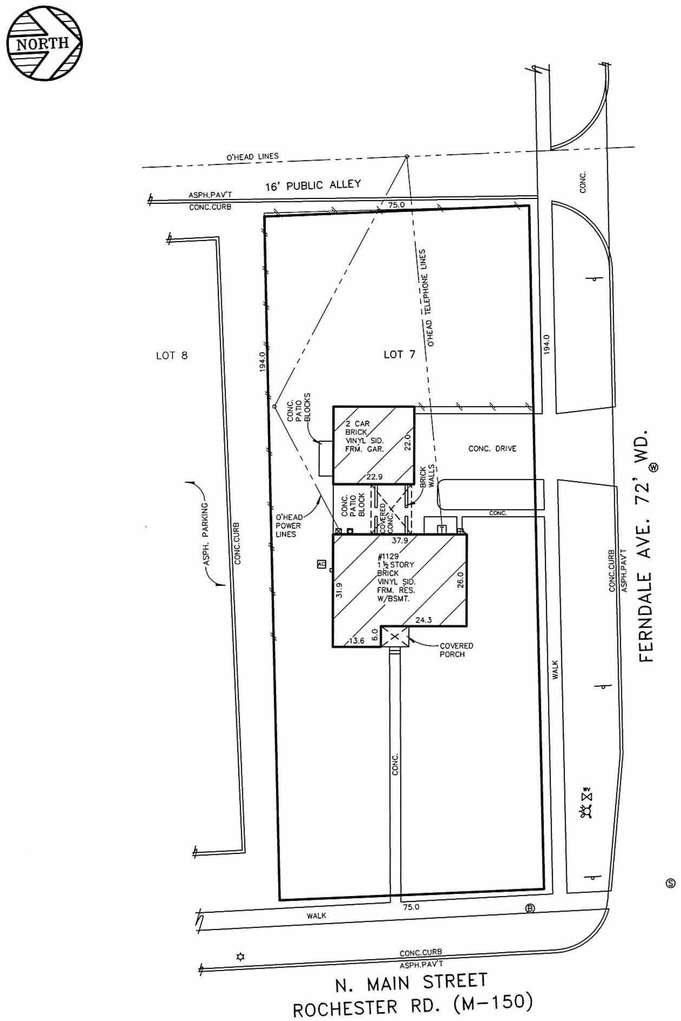
Lot Coverage (Proposed)		
LOT SIZE	=	14,550 SF
LOT COVERAGE	=	1,918 SF 13%

3% PROPOSED DEVELOPMENT -
INCLUDES NEW WALKWAYS, ADA RAMP AND COVERED PORCH



3D Massing - Northeast View

3D Massing - Southeast View



CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY

APPLICANT: TODD A. STERLING

PROPERTY DESCRIPTION:

Lot 7; WOODWARD HEIGHTS, a Sub-division of part of the N.E. 1/4 of Section 10, Village of Rochester (now City of Rochester), Oakland County, Michigan, as recorded in Liber 23 of Plats, Page 30 of Oakland County Records.

LEGEND

- ELECTRIC METER
- WATER METER
- TELEPHONE BOX
- GAS METER
- LIGHTPOST/LAMP POST
- BELL SYSTEMS MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER GATE MANHOLE
- SINGLE POST SIGN

We certify to First American Title Insurance Company that we have inspected the property as shown (the "property") for purposes of a purchase to be received by Todd A. Sterling from the Bank and further certify that; (i) buildings, improvements,and parking area are located on the Property as shown; (ii) locations for all existing buildings, improvements, and parking area are within the boundaries of the Property and do not encroach on any adjoining property, nor do the building, improvements or parking areas on any adjoining property encroach upon the Property; (iii) all easements, rights-of-way and other similar encumbrances creating rights in, on, over, under, across or through the Property, or benefiting or burdening the Property, are noted and located on the survey and are identified by Liber and Page of recording of the instruments creating them (as taken from First American Title Insurance Company, Commitment No. 1026430 (Dated 2/19/2025), Kem-Tec & Associates makes no guarantee of any non-recorded easements, rights-of-way or encumbrances which would not shown on a title search.

DATED:_____

ANTHONY T. SYCKO, JR.
PROFESSIONAL SURVEYOR No. 47976

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR.
PROFESSIONAL SURVEYOR
No. 47976
LICENSED PROFESSIONAL SURVEYOR

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 FAX: (586) 772.4048
Detroit (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0888 FAX: (734) 994.0687
Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com

PREPARED FOR: FIRST AMERICAN TITLE INSURANCE COMPANY

DATE:	3/19/2025	JOB #:	25-00522
SCALE:	1"=20'	REV.:	
DRW. BY:	TJB	REV.:	

OakStreet DESIGN
1135 N. Oak St.
Rochester, MI 48307
jenna@oakstdesign.com
Phone: (248) 891-1629

Contractor Information
Contractor Address
City, State XXXXX
Contractor Email
Contractor Phone Number

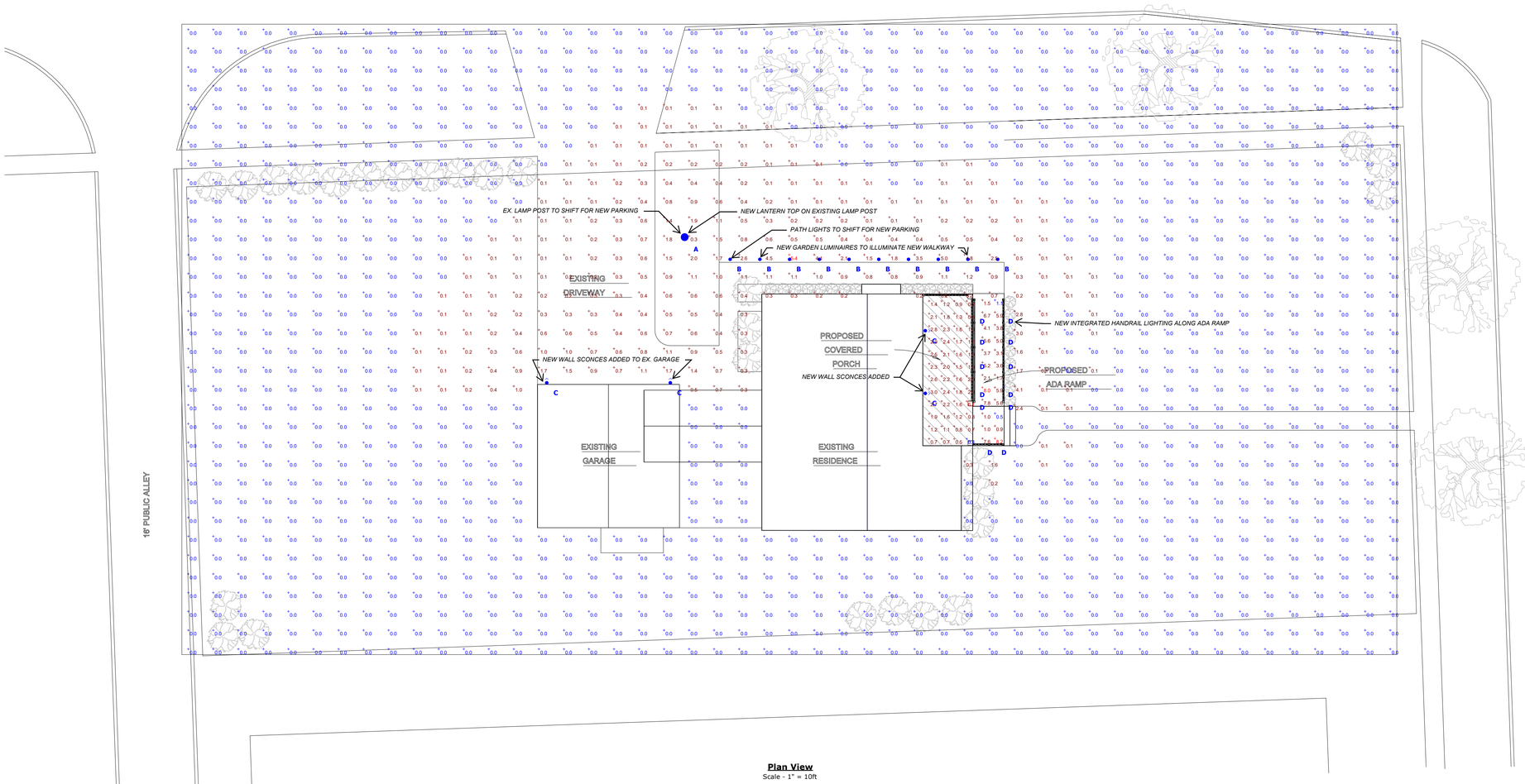
Sterling Wealth Solutions
1129 N. Main St. | Rochester, MI 48307

PLANNING MTG.	11/3/2025
REVISION	12/1/2025

Sheet Index		DRAWING INDEX KEY: ☐ NOT ISSUED ◯ PREVIOUSLY ISSUED ◉ ISSUED ☒ REFERENCED	ISSUED FOR:			
No.	Title		11.3.2025 PLANNING MTG.	12.1.2025 PLANNING MTG. REV.		
CS-1	COVER SHEET		◯	◉		
PH-101	PHOTOMETRIC PLAN		◯	◉		
PH-102	PHOTOMETRIC PLAN		◉			
A-1	SITE PLAN & LANDSCAPING		◯	◉		
A-2	EXISTING FLOOR PLANS & ELEVATIONS		◯	◉		
A-3	PROPOSED FLOOR PLANS		◉	◉		
A-4	PROPOSED ELEVATIONS		◉			

COVER SHEET

CS-1



Plan View
Scale - 1" = 10ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	0.1 fc	5.4 fc	0.0 fc	N/A	N/A
Porch	+	1.7 fc	6.1 fc	0.4 fc	15.3:1	4.3:1
Ramp	+	4.5 fc	8.0 fc	1.1 fc	7.3:1	4.1:1
Ramp Landing	+	3.2 fc	8.2 fc	0.5 fc	16.4:1	6.4:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	1	Visual Comfort	8254EN3-68	One Light Outdoor Post Lantern	879	0.9	9.5W
	B	10	Bega	B55030	Garden Luminaire With Earth Spike	245	0.9	2.5W
	C	4	Visual Comfort	8753-34	One Light Outdoor Wall Lantern, Sconce	879	0.9	9.5W
	D	12	Wagner	LULF30K705	R&B Wagner - Hand rail light. Product ID: LULF30K705 One LED	94	0.9	1.95W

General Note
1. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
2. 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
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.

1129 N. MAIN ST - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
10/08/2025
Scale
Not to Scale
Drawing No.
#25-49440_V2

Garden luminaire with earth spike · Unshielded · 12V AC

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Accent luminaires for the private home and garden. These unshielded luminaires create a pleasant light effect and are provided with an earth spike for flexible installation as design parameters change over time. Low voltage magnetic transformer required for operation.

Materials
Hand-blown three-ply opal glass
High temperature silicone gasket
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.6lbs.

Electrical

Operating voltage	12VAC
Minimum start temperature	-40°C
LED module wattage	1.9W
System wattage	2.5 W
Controllability	Non-Dimming
Color rendering index	Ra > 80
Luminaire lumens	245 lm
LED service life (L70)	60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Synthetic housing provided in standard BEGA Graphite. Custom colors not available.

Available options
AMB Amber LED

Available accessories
B536 Low voltage magnetic transformer - 300W
See individual accessory spec sheet for details.

Garden luminaire with earth spike · Unshielded · 12V AC

	LED	A	B	C
B55030	1.9W	5 7/8	10 7/8	7 7/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 09/12/25

VISUAL COMFORT & CO.

8254EN3-68: One Light Outdoor Post Lantern

Collection: Outdoor Globe

Large Outdoor Lantern Top with Black Finish and White Acrylic Ball Diffuser.

Outdoor lantern top with black finish and white acrylic ball diffuser. Fits 3" Outdoor Post (Sold Separately).

Featured in the decorative Outdoor Globe collection

1 A19 Medium 9.3 watt light bulb

Fixture is supplied with 1 light bulb

white plastic acrylic diffuser

ENERGY STAR® Qualified

UPC #:785652065262

Finish: White Plastic (68)

Dimensions:

Diameter: 14.0"
Height: 15.0"
Weight: 2.9 lbs.
Wire: 6.5" (color:Black/White)
Watts: 9
Lumens: 800
Bulb Temp: 3000 °K

Bulbs:
1 - LEDMedium A19 9.0w Max. 120v included

Features:
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Fixture includes plug for easy plug-in installation
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:
1 Body - Polycarbonate - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (HC-436)
French (F-013)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Acrylic	White Plastic	1									

Replacement Bulb Data:

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8254EN3-68	1	785652065262	14.25	14.18	14.5	1.7	3.5	0	Yes
Master Pack	8254EN3-68	0	10785652065269							No
NJ Pallet		45		48.0	40.0	68.3	75.89	126.0		No
NV Pallet		45		48.0	40.0	68.3	75.89	126.0		No

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VISUAL COMFORT & CO.

8753-34: One Light Outdoor Wall Lantern

Collection: Outdoor Wall

Black Polycarbonate and White Glass Outdoor Lantern Globe.

Single Light Outdoor Wall Lantern with Black Polycarbonate finish and White Glass globe.

Featured in the decorative Outdoor Wall collection

1 A19 Medium 60 watt light bulb

white glass diffuser

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652875335

Finish: Black (12)

Dimensions:

Width: 6.0"
Height: 7.25"
Weight: 1.1 lbs.
Extends: 7"
Wire: 6.5"
Mounting Proc.: Center Lock-Up
Connection: Mounted To Box

Bulbs:
1 - Medium A19 60.0w Max. 120v Not included

Features:
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Polycarbonate - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8301-875_)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	White	1					6.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4.75	4.5	5.5		2.25	5.0

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8753-34	1	785652875335	10.25	7.25	7.25	0.31	1.5	0	Yes
Master Pack	8753-34	12	10785652875332	24.25	15.5	21.25	4.62	19.45	0	Yes
NJ Pallet		180		48.0	40.0	69.25	76.94	306.0		No
NV Pallet		144		48.0	40.0	78.0	86.67	216.0		No

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LUMENPOD® 16

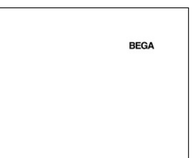
Another Lumenrail® Component for Life Safety and Light

PROJECT NAME: _____

REP AGENCY: _____

APPROX. LINEAR FT: _____

SERVICE OPTIONS: ☐ Field Measure ☐ Job Site Support ☐ System Installation



SCAN QR CODE
for technical information, downloads and instructions.

PART NUMBER BUILDER

LULF40K703	LULF			
EXAMPLE	FIXTURE TYPE	COLOR TEMP	OPTIC	DRIVE CURRENT
** Indicates stock, other options may require additional lead-time.*	**LULF**- Lumenpod® 16	***27K**- 2700 K ***30K**- 3000 K ***40K**- 4000 K **50K**- 5000 K **BLU**- Blue **GRN**- Green **RED**- Red **AMB**- Amber	**16**- 16° beam **23**- 23° beam **46**- 46° beam ***70**- 70° beam **94**- 94° beam	***5**- 2.2W @ 500 mA ***3**- 1.7W @ 350 mA *Extended life 100,000HR version requires 350 mA*

ELECTRICAL SPECIFICATIONS

Intertek

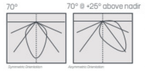
All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.

24VDC	ETL LISTED WET, IK10, IP67, CE	0-10V INPUT	-40°F TO +120°F	
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP	
CLASS 2 REQUIRED	5 YEARS	UP TO 116 LM/W LED	80+	8"
DRIVER	WARRANTY	EFFICIENCY	CRI	WIRE LENGTH

CONSTRUCTION

The Lumenpod's threaded stainless steel body dissipates heat directly into the mounting material. A machined shoulder positions it nearly flush with any diameter hand rail, as well as flat or square stock.

PHOTOMETRICS



Asymmetric performance can be fine tuned on fabricated systems by rotating the fixture around the rail diameter. A 25° angle provides superb illumination results in most applications. IES reports to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS II DRIVERS:
- STD 100W
- Dali, DMX, 0-10V Dimming Protocols
- Multiple Wattages
- Made in USA Units Available

NEMA ENCLOSURES:
4X - Polycarbonate, Painted Steel or Stainless Steel

LUMENPOST™:
Integrated 100W, 0-10V DIM

Specifications may change without prior notice, verify data at time of order, all rights reserved

@wagnercompanies

Page 2 of 2

WAGNER Architectural Systems 888-243-6494 // rfq@mailwagner.com
10600 West Brown Deer Road // Milwaukee, WI 53224, USA

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WagnerCompanies.com
LULF SUBM R8

General Note
1. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
2. 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
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.

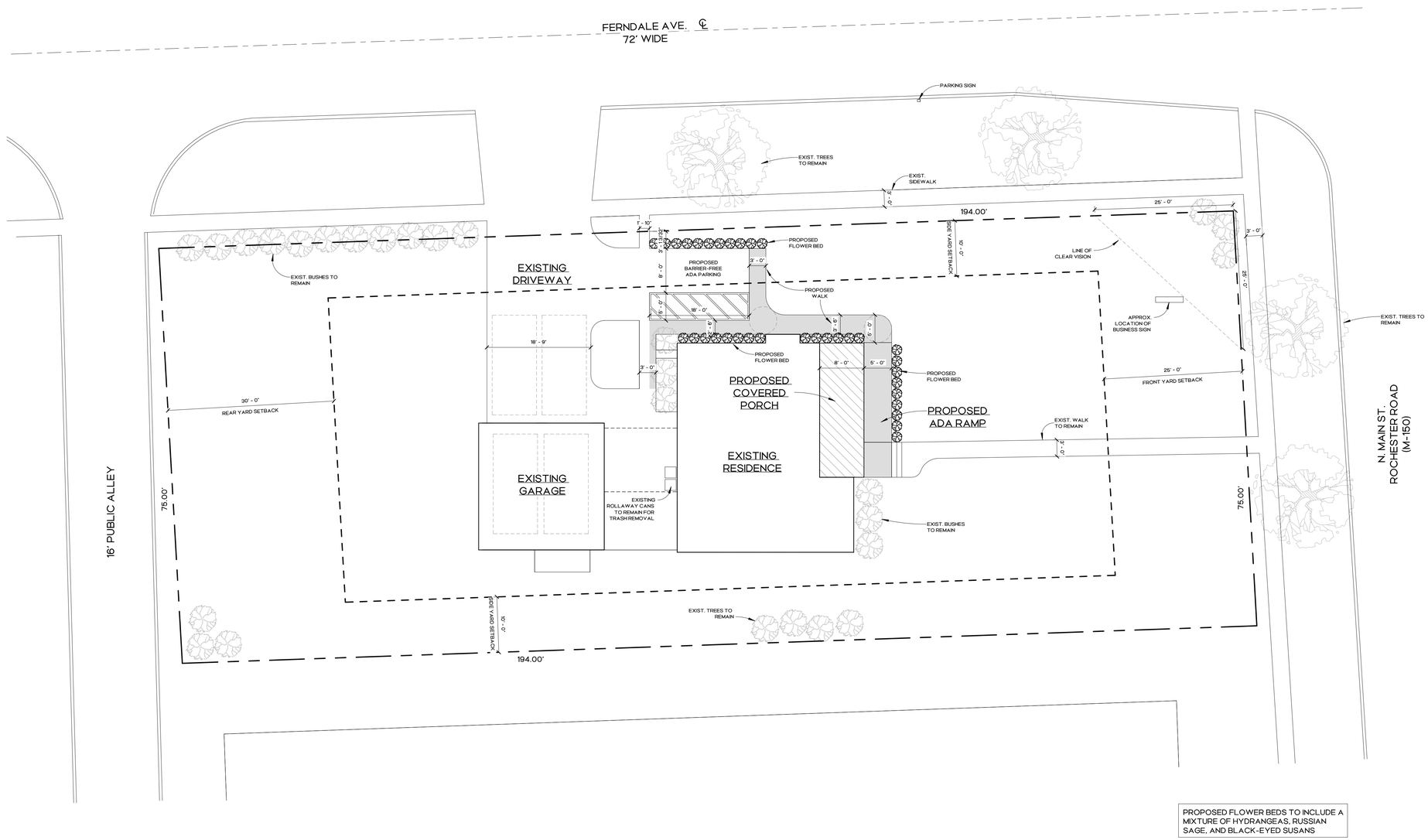
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

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.

GBA

1129 N. MAIN ST - ROCHESTER
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
10/08/2025
Scale
Not to Scale
Drawing No.
#25-49440_V2



PROPOSED FLOWER BEDS TO INCLUDE A MIXTURE OF HYDRANGEAS, RUSSIAN SAGE, AND BLACK-EYED SUSANS

Proposed Site Plan

1" = 10'-0"

OakStreet DESIGN

1135 N. Oak St.
Rochester, MI 48307

jenna@oakstdesign.com
Phone: (248) 891-1629

Contractor Information

Contractor Address
City, State XXXXX

Contractor Email
Contractor Phone Number

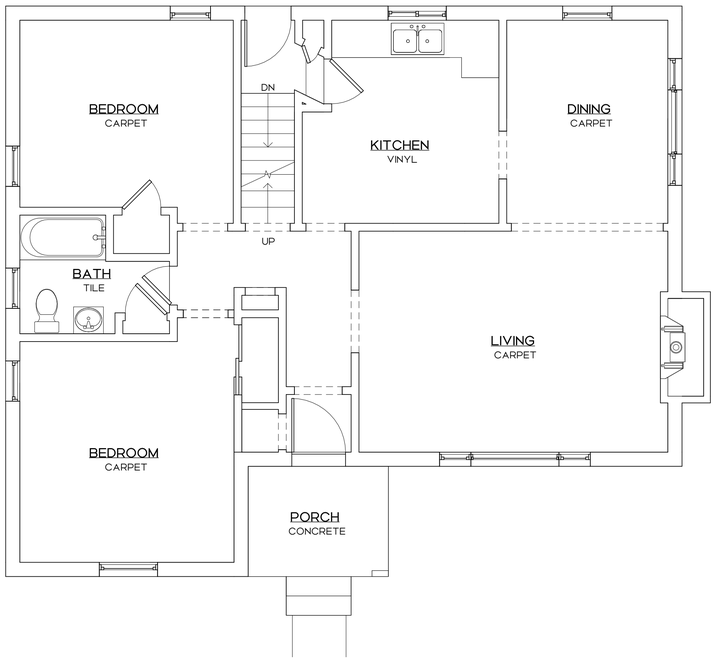
Sterling Wealth Solutions

1129 N. Main St. | Rochester, MI 48307

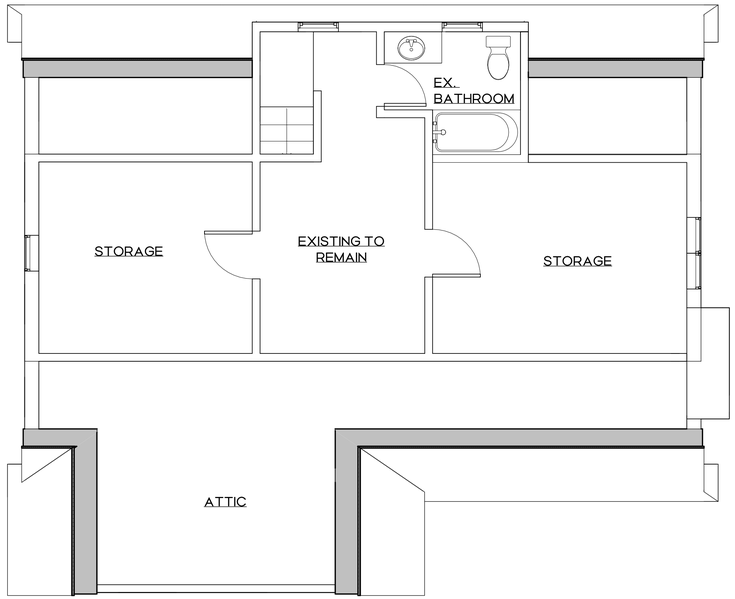
PLANNING MTG.	11/3/2025
REVISION	- 12/1/2025

SITE PLAN & LANDSCAPING

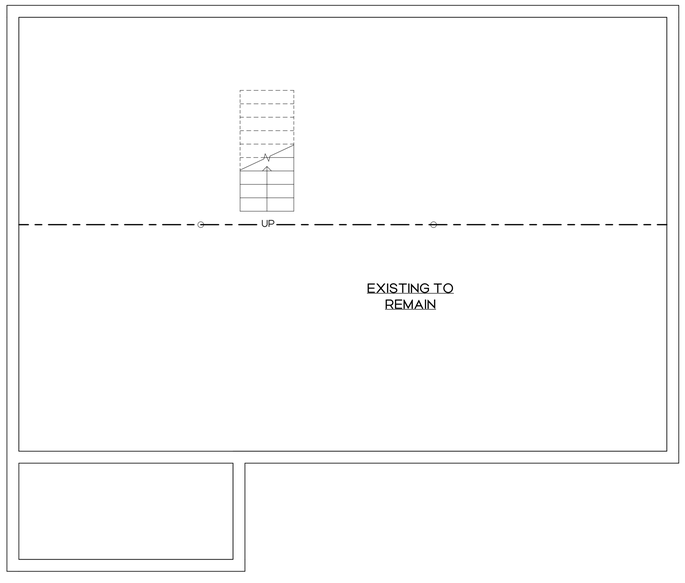
A-1



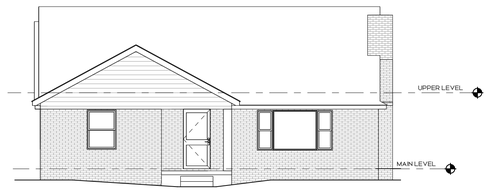
Existing Main Level Plan
1/4" = 1'-0"



Existing Upper Level Plan
1/4" = 1'-0"



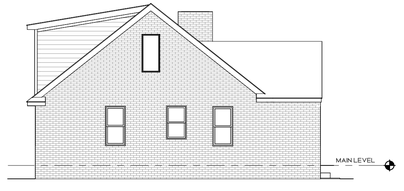
Existing Lower Level Plan
1/4" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

Existing North Elevation
1/8" = 1'-0"

Existing West Elevation
1/8" = 1'-0"



Existing South Elevation
1/8" = 1'-0"

OakStreet DESIGN
1135 N. Oak St.
Rochester, MI 48307
jenna@oakstdesign.com
Phone: (248) 891-1629

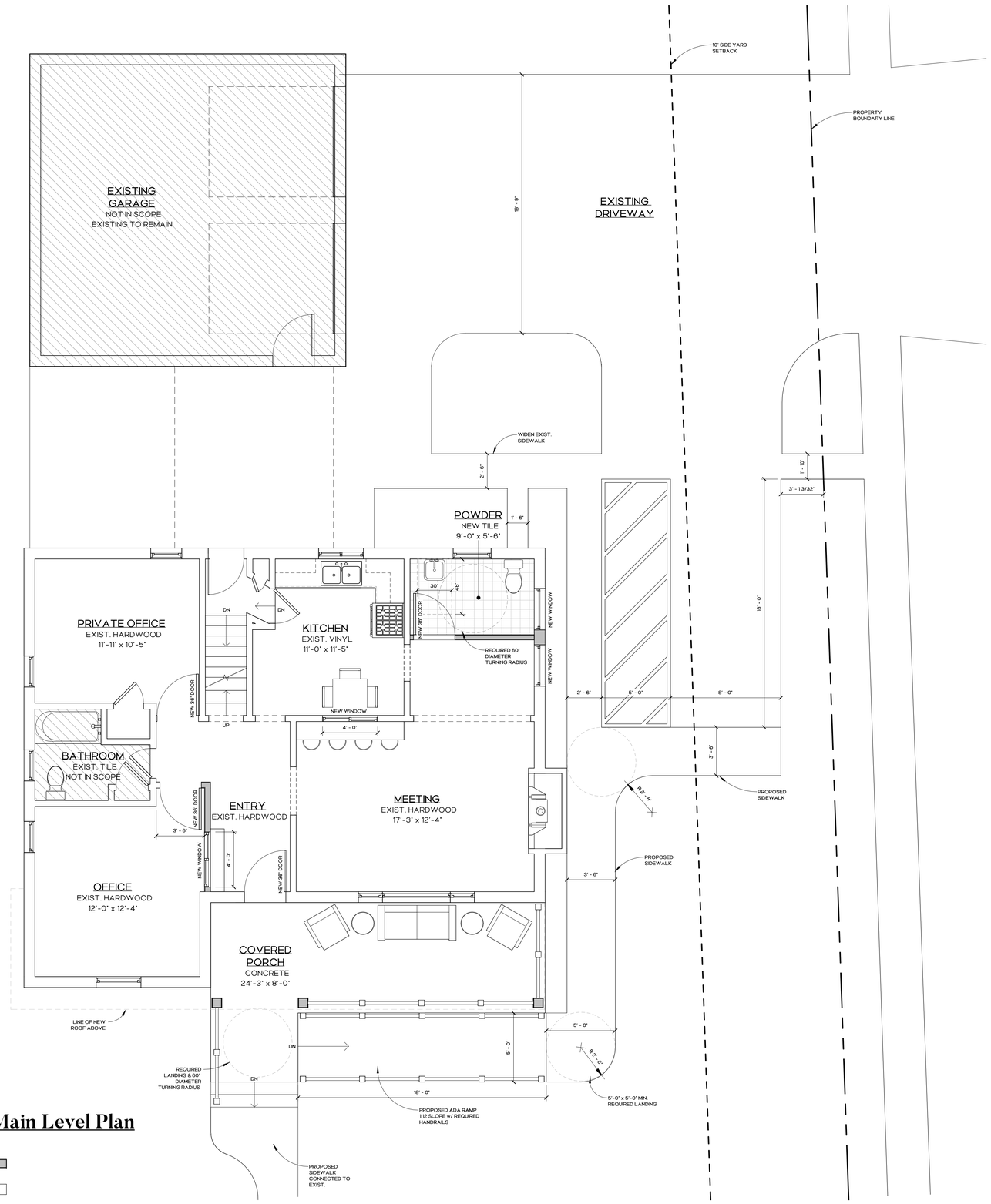
Contractor Information
Contractor Address
City, State XXXXX
Contractor Email
Contractor Phone Number

Sterling Wealth Solutions
1129 N. Main St. | Rochester, MI 48307

PLANNING	11/3/2025
MTG.	-
REVISION	12/1/2025

EXISTING FLOOR PLANS & ELEVATIONS

A-2



Proposed Main Level Plan

1/4" = 1'-0"

NEW WALL

EXISTING WALL

Contractor Information

Contractor Address
City, State XXXXX

Contractor Email
Contractor Phone Number

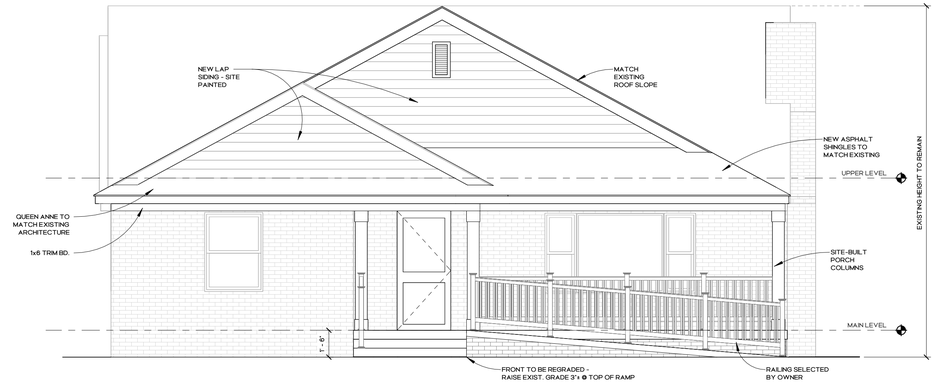
OakStreet DESIGN
1135 N. Oak St.
Rochester, MI 48307
jenna@oakstdesign.com
Phone: (248) 891-1629

Sterling Wealth Solutions
1129 N. Main St. | Rochester, MI 48307

PLANNING	11/3/2025
MTG.	-
REVISION	12/1/2025

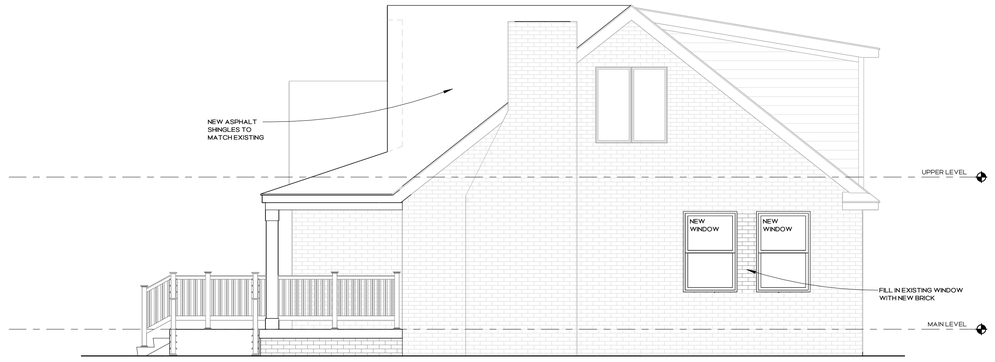
PROPOSED FLOOR PLANS

A-3



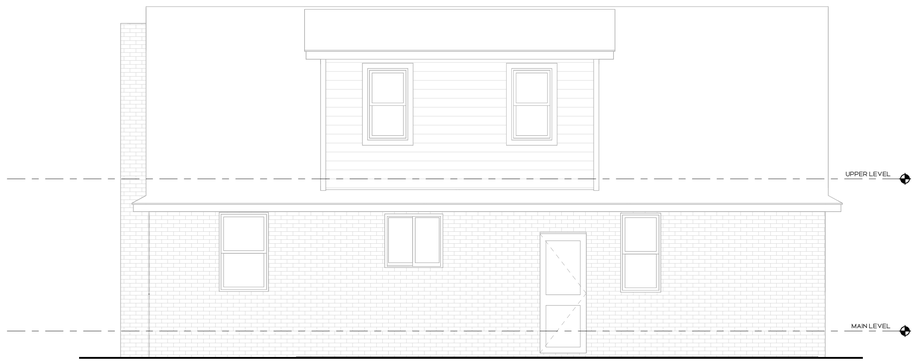
Proposed East Elevation

1/4" = 1'-0"



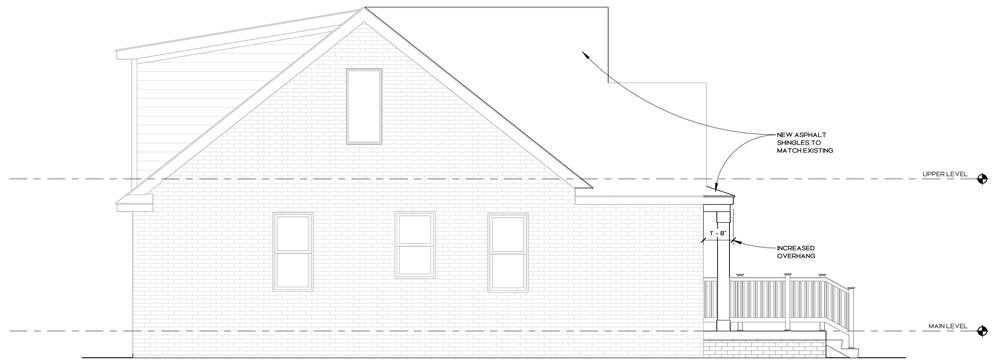
Proposed North Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

Contractor Information

Contractor Address
City, State XXXXX

Contractor Email
Contractor Phone Number

OakStreet DESIGN
1135 N. Oak St.
Rochester, MI 48307
jenna@oakstdesign.com
Phone: (248) 891-1629

Sterling Wealth Solutions
1129 N. Main St. | Rochester, MI 48307

PLANNING MTG. 11/3/2025

PROPOSED ELEVATIONS

A-4

November 17, 2025

Rochester Planning Commission

400 Elm Street, Rochester, MI 48307

RE: 1129 N Main Street

Hello members of the Commission,

Per Vidya's request and recommendation, I'm submitting this information regarding parking at 1129 N Main Street.

After our zoom meeting Vidya, Jeremy, Jenna Campbell of Oak Street Design and myself on November 11th, we agreed to a plan for parking based on your approval.

My business is in large part remote since half of my clientele is in Southern California. Usually, I see no more than one or two clients per day on any given day and most days I don't see any in the office at all. I have two part time assistants that work 3 days a week from 10am to 3pm, Tuesday, Wednesday, and Thursday. I'm in the office Monday through Friday by market open at 9:30 and usually leave by 4:30 pm. One of my assistants and I will utilize the two parking spaces in the garage, one space is available in the driveway for my other assistant, and the remaining space is available for clients. The parking spaces that I currently have, per Vidya's opinion are sufficient for my needs and the established planning requirements with the exception one handicap parking space. This space is in the new plan and was designed as a collaborative effort by all of us on the zoom meeting.

Vidya brought up the following information during our meeting as clarification:

- The planning commission has discretion to modify parking standards when an applicant demonstrates the spaces are not needed.

- A condition can be added stating that if the building use changes to a more intensive office use requiring additional parking, the new user will be required to provide the necessary spaces on site. Meaning if the property is sold, you as the commission can require additional parking in the future.

Thanks for your consideration, your time and your expertise. We're all looking forward to getting started implementing the new plan!

Sincerely,

Todd A. Sterling

Financial Advisor, Sterling Wealth Solutions, PLLC

1129 N Main St.

Rochester, MI 48307

Office: 248.923.2083 Fax: 248.923.3457

Cell: 310.345.7028 For Voice Calls Only

*Text: 248.453.7100 For **ALL B**usiness Related Texts*

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https://www.joincambridge.com/investors/cambridge-disclosures/form-crs/

Todd A. Sterling
1129 N. Main St. 2
Rochester MI
48307

City of Rochester

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

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : 10/09/2025 **Amount of Review Fee Paid : $** 1350

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Todd A Sterling

PROJECT COORDINATOR'S E-MAIL ADDRESS:
Todd@sterlingwealthsolutions.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
310-345-7028

1. Name of proposed development:
Sterling Wealth Solutions

2. Location of property: West side of Main St. Road, between Tienken and W. University Roads.

3. Street address:
1129 N. Main St.

4. The property is presently zoned as:
O-2 Restricted Office

5. The total site area is
0.33 acres(s).

6. Portion of total site being developed:
3% - includes porch, ramp and new walkways

7. It is proposed the property will be developed as:
Business - Financial Planning Office

---

8. A Special Exception is being requested. _____ Yes __X__ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
X		a. Date, including revision.
X		b. Plan scale of 1" equals 10', 1" = 40'
X		c. North arrow.

X		d. Inserted location sketch showing location of subject property in the mile section.
X		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
	N/A	f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
	X	g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
X		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
X		i. Boundaries of subject property including distances and bearings.
X		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
	N/A	k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
X		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
X		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
X		n. Landscape plan including tree inventory. (Section 2800).
X		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
X		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

Detailed Explanations for those marked as "not provided":
F: Grade at all lot corners is unchanging. No grade changes in excess of 24".
G: Lots within 100' of site are either vacant parcels, parking lots or residential across an alleyway.
K: Proposed sidewalks are not within the right of way.

X		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
X		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
X		s. Exterior lighting plan and design, with photometrics.

10. Present landowner:
Todd A Sterling

E-MAIL: Todd@sterlingwealthsolutions.com

Address: 1129 N Main St

City: Rochester Hills State: MI Zip: 48307 Phone: 310-345-7028

11. Firm or individual requesting site plan approval:
Sterling Wealth Solutions

E-MAIL: Todd@sterlingwealthsolutions.com

Address: 1129 N Main St

City: Rochester Hills State: MI Zip: 48307 Phone: 3103457028

Signature of Applicant

Print Name Todd A Sterling Date 10/09/2025

MCKENNA

December 29, 2025

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

Subject: **Rochester Community House/816 Ludlow;** Preliminary Plan Review for scheduling only; Site plan dated 11/25/2025.

Dear Commissioners:

At the City's request, we have conducted a review of a request from Rochester Community House to demolish a portion of the existing community house building and construct a new addition with a banquet hall in the basement. The site is located on the east side of Ludlow Avenue abutting the Paint Creek Trail and is zoned R-2 (One Family Residential) District. Community Centers are permitted as a special exception use in the R-2 district per Section 603 (3) of the Zoning Ordinance.

Background. The subject site received approval for demolition of an existing portion of the building and construction of a large addition on the east side of the building in 2021; however, the project did not proceed owing to cost limitations. In January 2025, the applicant submitted a new plan set for preliminary review with some modifications. The plans were not re-submitted for Planning Commission consideration. At this time the applicant has submitted plans with further modification to fit the revised scope and budget of the project.

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

REVIEW COMMENTS

1. It is our understanding that the proposal at this time eliminates the previously included basement with walkout. It is shown on the plans as 'not in scope.' We recommend a written narrative of the revised scope be attached to the plans.

2. The subject site has a single access drive off Ludlow Avenue, which will remain unaltered.

3. The sidewalk connections on the site remain unchanged. No new sidewalks are proposed as part of this project. All sidewalks shown are labeled as "existing pathways."

4. The location of the loading space within the parking lot was previously approved by the Planning Commission, which means the building has no rear access.

5. The applicant has provided a detailed landscape plan and tree survey showing installation of numerous ornamental trees, perineal shrubs, evergreens, and ornamental grasses along the foundation of the building on the west side. The plan notes a "future boulder wall" on the east side of the building. This was previously approved as a framing to the upper deck with steps leading to the

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

lower deck. While the deck is still included, the boulders are to be installed at a later date when funding is available. The slope is to be maintained as a grassy area in the meantime.

6. Clarify if the plan includes furniture for the outdoor patio and decks as was previously approved. The current plan does not include any details.

7. Per section 2804 (d) of the Zoning Ordinance "*a screen wall shall be installed along all lot lines of the nonresidential use where the lot lines adjoin a residential district. In the case of a parking lot, a screen wall shall be installed to screen the parking lot from a residential district separated from the parking lot property by a right-of-way of less than 86 feet width*." The subject site abuts single family residential district and uses to the west and south and has no screen wall or landscaping between the subject site and the dwelling units. A few of the parcels have their own fences separating them from the Community House. In 2021 the city had noted that *residents would prefer to leave the border open*. This is an existing situation that has remained for a long time with no issues, to our knowledge.

8. The site plan notes wall pack light fixtures on the north side of the addition. Manufacturer's cut sheet details have been provided and are acceptable. The plan also notes fixture "A" on the west facade, the detail for which is unclear. Please provide a legible cut sheet for the fixture. Also clarify if any lighting is proposed for the new deck area on the east side.

9. It appears the revised architectural elevations are drawn by a new design firm. We recommend that updated colored renderings of the building (as submitted with previous versions of the plan) be submitted.

RECOMMENDATION

The project has been in the planning process for a while due to funding limitations. The plan at this time changes the scope of the original proposal but provides the facilities required facilities for the community center. Therefore, we recommend that the proposal be placed on the next available agenda for consideration of site plan and special exception approval, subject to all of the items noted in underlined text above being addressed on a revised and dated set of plans.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Rose McKinney
Jeff Kragt
Aseel Putros

City of Rochester

Oakland County, Michigan

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

816 LUDLOW AVENUE

INDEX TO SHEETS

OVERALL PLAN 1
TOPOGRAPHICAL SURVEY AND REMOVAL PLAN 2
SITE PLAN 3
GRADING PLAN 4
SOIL EROSION AND SEDIMENTATION CONTROL PLAN 5
LANDSCAPE PLAN L1
TREE SURVEY L2
PROPOSED FIRST FLOOR PLAN A121
ROOF PLAN A220
ELEVATIONS A500
ELEVATIONS A501
PHOTOMETRICS ..... 1 of 1

CITY OF ROCHESTER
STANDARD STORM SEWER DETAILS ..... STM1 & STM2
WATER RESOURCES COMMISSION
SOIL EROSION AND SEDIMENTATION CONTROL DETAILS ..... 1 of 1

"I HEREBY CERTIFY THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ACT 240, PUBLIC ACTS OF 1937 AS AMENDED- STATE OF MICHIGAN."

ASEEL A. PUTROS, P.E., 6201055083

12/4/2025
DATE

STATE OF MICHIGAN
ASEEL A. PUTROS
LICENSE No. 6201055083
LICENSED PROFESSIONAL ENGINEER

0270-0213 ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

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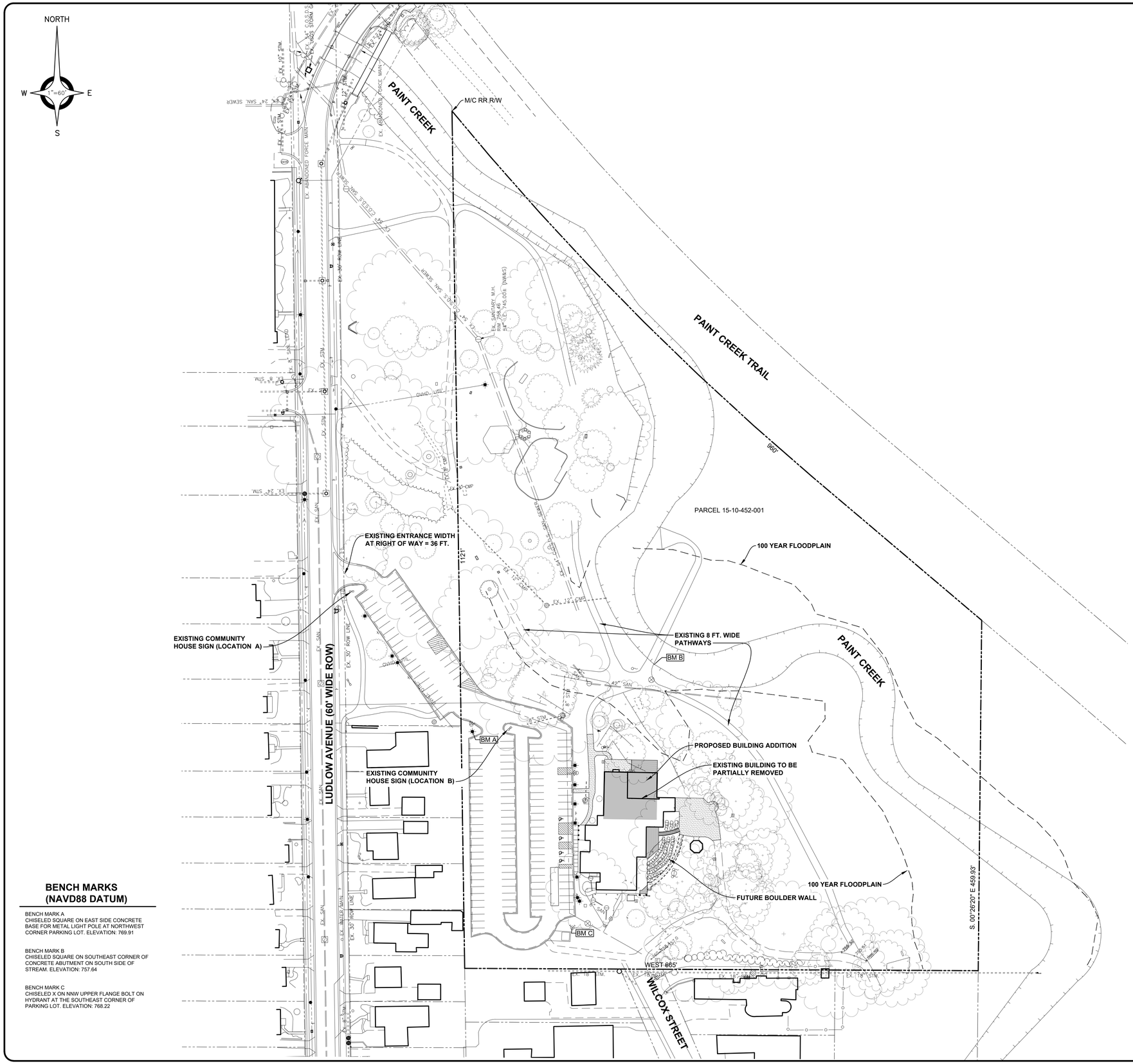

BENCH MARKS (NAVD88 DATUM)

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BENCH MARK C
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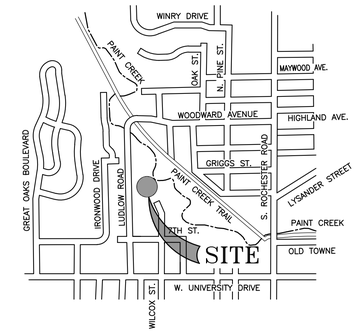


LOCATION MAP

SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

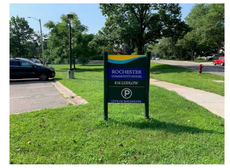
PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

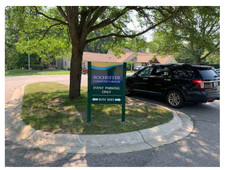
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.

BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF SOUTHEAST CORER OF LOT 48, THENCE NORTH ALONG SAID PARKER ADD 1121 FEET TO MC RAILROAD RIGHT OF WAY, THENCE SOUTHEASTERLY ALONG MC RAILROAD RIGHT OF WAY 960 FEET, THENCE SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST 459.93 FEET, THENCE WEST 665 FEET TO THE POINT OF BEGINNING. CONTAINING 12.07 ACRES, MORE OR LESS.



ROCHESTER COMMUNITY HOUSE SIGN
LOCATION A



ROCHESTER COMMUNITY HOUSE SIGN
LOCATION B

LEGEND

+100.0	SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
	SIGN
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY SEWER
	HYDRANT
	VALVE BOX
	WATER MAIN
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DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

OVERALL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	NOVEMBER 2024

SCALE:
1" = 60' HORIZ.
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PROJECT NO.
0270-0213

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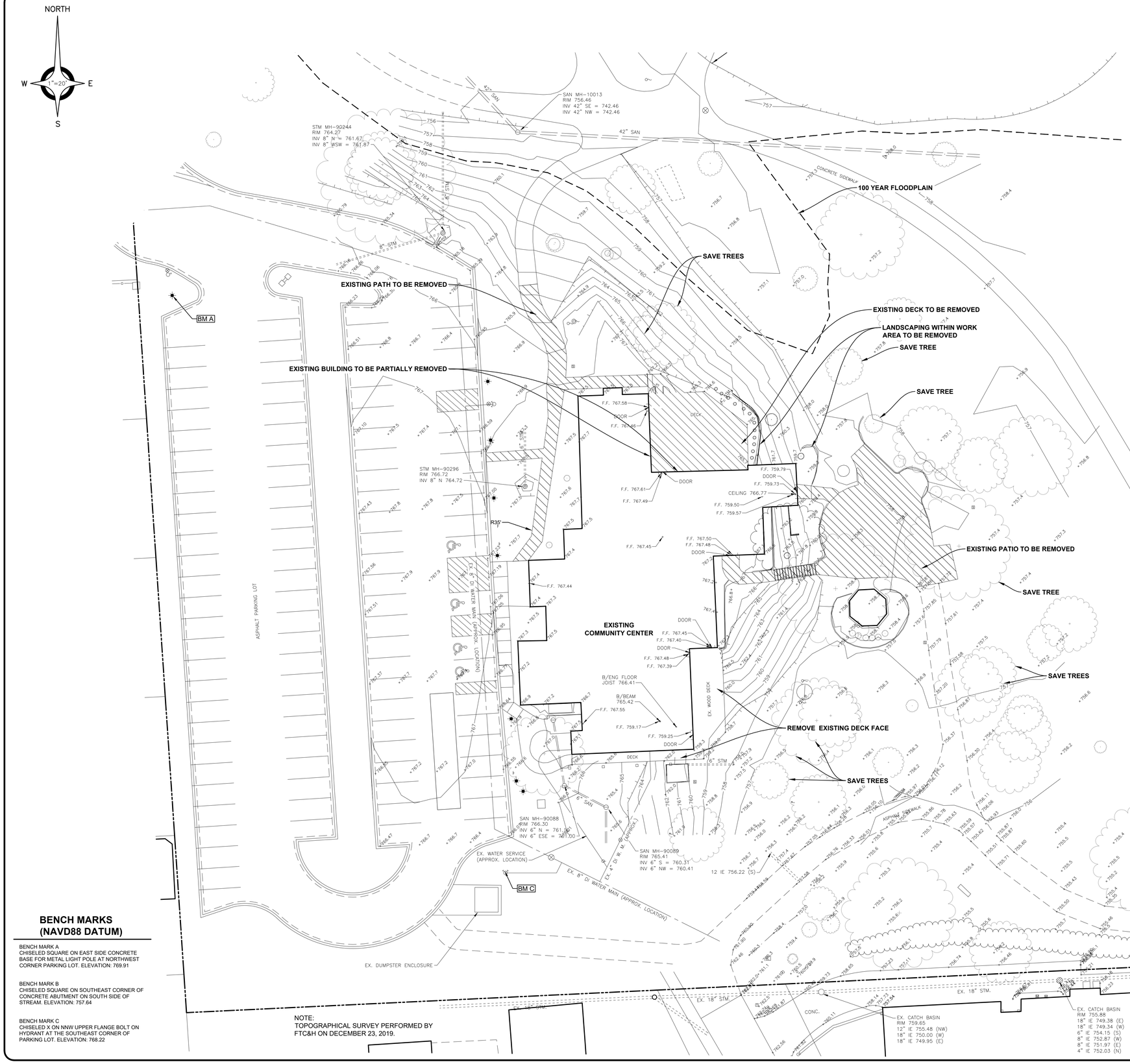

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.

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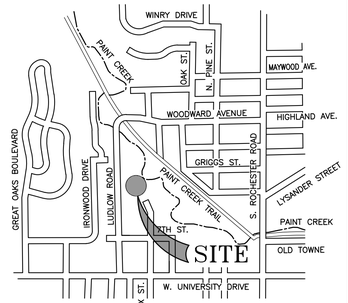

LOCATION MAP
SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

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LEGEND

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PROJECT NAME:
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:
TOPOGRAPHICAL SURVEY AND REMOVAL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:
1" = 20' HORIZ.
0 10 20 40

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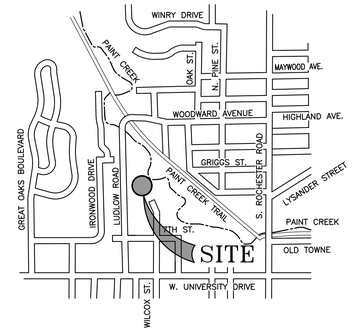

LOCATION MAP

SCALE: 4" = 1 MILE

SITE DATA

CURRENT ZONING: R-2

CURRENT / PROPOSED USE: ROCHESTER COMMUNITY HOUSE

HOURS OF OPERATION: 8 A.M. TO 11 P.M. MONDAY THROUGH SUNDAY

PARKING REQUIREMENTS

EXISTING BUILDING SQUARE FOOTAGE:	9,009 SFT
PROPOSED ADDITION AREA:	1,288 SFT
TOTAL BUILDING SQUARE FOOTAGE:	10,297 SFT

PARKING SPACES REQUIRED (1 SPACE/500 SFT GFA)	21 SPACES
EXISTING PARKING SPACES	97 SPACES
EXISTING ADA PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	102 SPACES

UTILITIES

PROPOSED IMPROVEMENTS WILL USE THE EXISTING WATER SERVICE AND SANITARY LEAD

LEGAL DESCRIPTION

PARCEL 15-10-452-001

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11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

SITE PLAN

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:

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PROJECT NO.

0270-0213

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SHEET NO.

3

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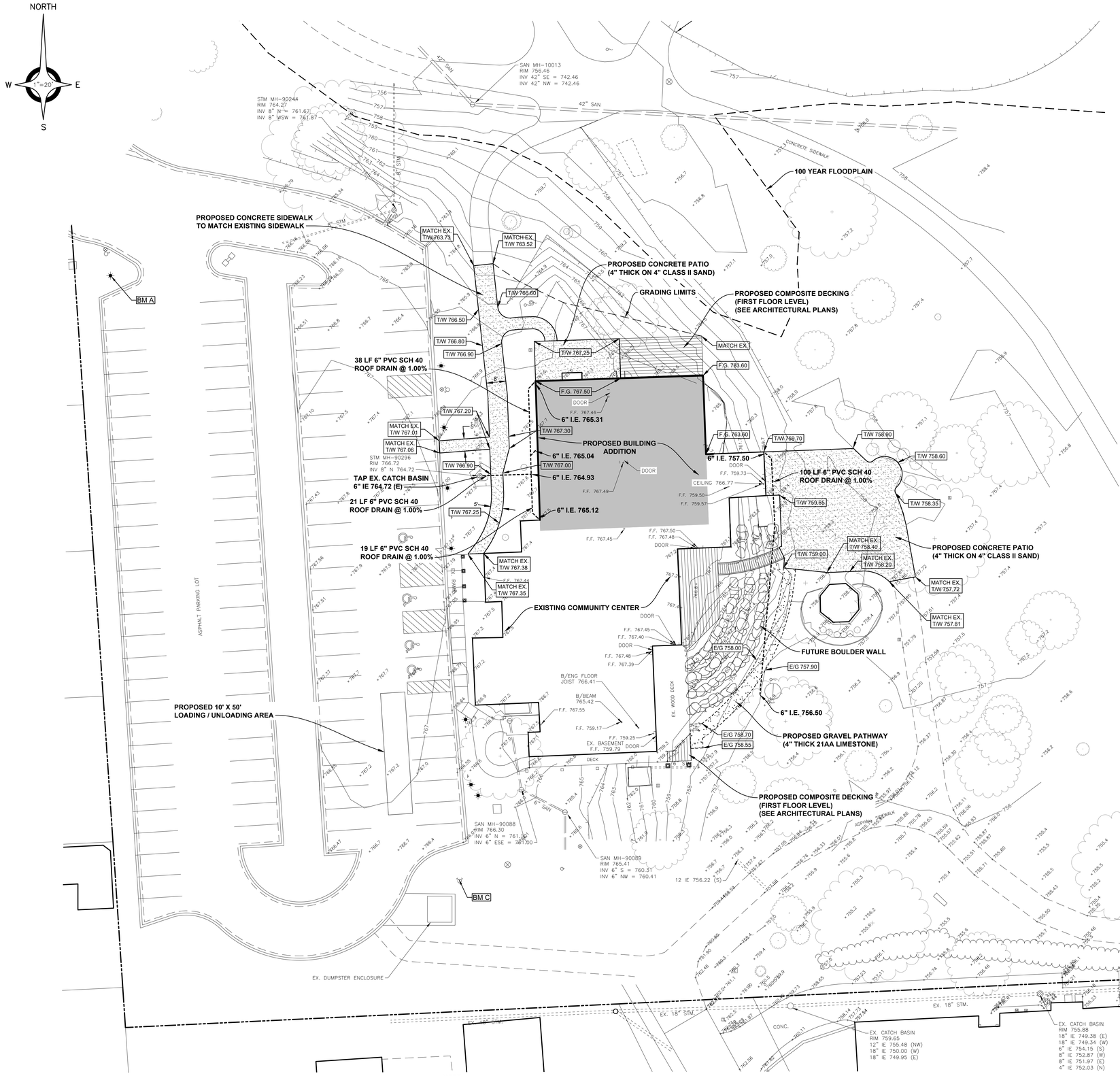
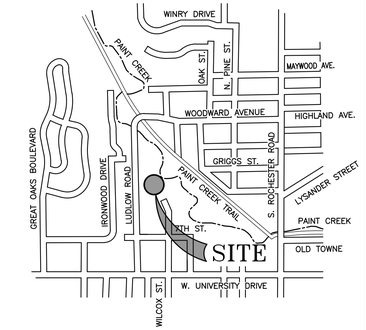


NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY
FTC&H ON DECEMBER 23, 2019.



LOCATION MAP

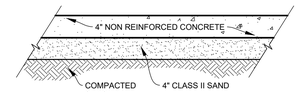
SCALE: 4" = 1 MILE

BENCH MARKS (NAVD88 DATUM)

BENCH MARK A
CHISELED SQUARE ON EAST SIDE CONCRETE BASE FOR METAL LIGHT POLE AT NORTHWEST CORNER PARKING LOT. ELEVATION: 769.91

BENCH MARK B
CHISELED SQUARE ON SOUTHEAST CORNER OF CONCRETE ABUTMENT ON SOUTH SIDE OF STREAM. ELEVATION: 757.64

BENCH MARK C
CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22



TYPICAL 4" CONCRETE PATIO/SIDEWALK SECTION

NOT TO SCALE

LEGEND

- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- VALVE BOX
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM MANHOLE
- STORM SEWER

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ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
09/25/2025	REVISE STORM SEWER
07/30/2025	ADD STORM SEWER
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

GRADING PLAN

CLIENT:

CITY OF ROCHESTER

■ PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:

1" = 20' HORIZ.

0 10 20 40

Know what's below. Call 72 hours before you dig.

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PROJECT NO.

0270-0213

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SHEET NO.

4

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NORTH

W 1"=20' E

S

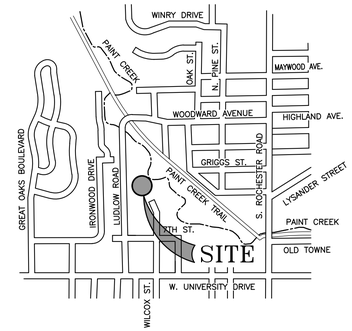
ESTIMATED QUANTITIES (THIS SHEET)

1.	Erosion Control, Silt Fence	260 Ft
2.	Erosion Control, Inlet Protection, Fabric Drop	1 Ea

PARCEL:
15-104-52-001

T3N, R11E, SEC 10 PART OF SE 1/4 BEG ON E LINE OF 'PARKER'S ADD' 204 FT N OF SE COR LOT 48, TH N ALG SAID ADD 1121 FT TO MC RR R/W, TH SELY ALG MC RR R/W 960 FT, TH S 00-26-20 E 459.93 FT, TH W 665 FT TO BEG 12.07

NOTE:
GROSS ACREAGE DISTURBED IS 0.42 ACRES.



LOCATION MAP

SCALE: 4" = 1 MILE

SOIL EROSION AND SEDIMENTATION NOTES AND MAINTENANCE NOTES

THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE WATER RESOURCES COMMISSIONER OFFICE ORDINANCE.

EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.

THE CONTRACTORS REPRESENTATIVE SHALL INSTALL AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ALL SOIL EROSION DEVICES SHALL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT. ANY MODIFICATIONS OR ADDITIONS TO SOIL CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE WATER RESOURCES COMMISSIONER OFFICE.

INSTALL INLET FILTER ON ALL PAVEMENT CATCH BASINS PER DETAIL.

A. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF A RAINFALL EVENT AND DAILY DURING A PROLONGED RAIN EVENT.

B. BUILDUP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.

C. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.

NO DEWATERING IS ANTICIPATED FOR THIS PROJECT. IF NEEDED IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED.

ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.

DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.

PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

FINAL GRADE, ESTABLISH VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.

REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

NEAREST WATER COURSE: PAINT CREEK

DISTANCE TO NEAREST WATERCOURSE: 100'±

THE CONTRACTOR'S REPRESENTATIVE WILL BE RESPONSIBLE FOR MAINTAINING PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY STORM EVENT

APPROXIMATE START DATE: SEPTEMBER 2025
APPROXIMATE END DATE: NOVEMBER 2025

DESIGNATED CONTACT FOR ALL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, AND THE TENTATIVE CONSTRUCTION SCHEDULE FOR INSTALLATION OF SOIL EROSION CONTROL MEASURES, RESTORATION AND REMOVAL OF CONTROL MEASURE WILL BE PROVIDED AT THE PRECONSTRUCTION MEETING BY THE CONTRACTOR.

CONSTRUCTION SEQUENCE SCHEDULE

OPERATION TIME SCHEDULE	SEPT	OCT	NOV
INSTALL SILT FENCE	X		
SITE GRADING	X		
INSTALL UNDERGROUND UTILITIES	X		
CONSTRUCT PATIO AND PATHWAYS		X	
RESTORATION			X
REMOVE TEMPORARY EROSION CONTROL MEASURES			X

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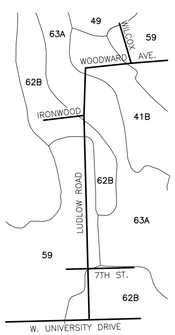

SOIL MAP

NOT TO SCALE

41B	Aquents, sandy and loamy, undulating
49	Cohoctah fine sandy loam
59	Urban land
62B	Urban land–Spinks complex, 0 to 8 percent slopes
63A	Urban land–Thetford complex, 0 to 3 percent slopes

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.

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ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
07/30/2025	ADD STORM SEWER
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:

1" = 20' HORIZ.

0 10 20 40

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PROJECT NO.

0270-0213

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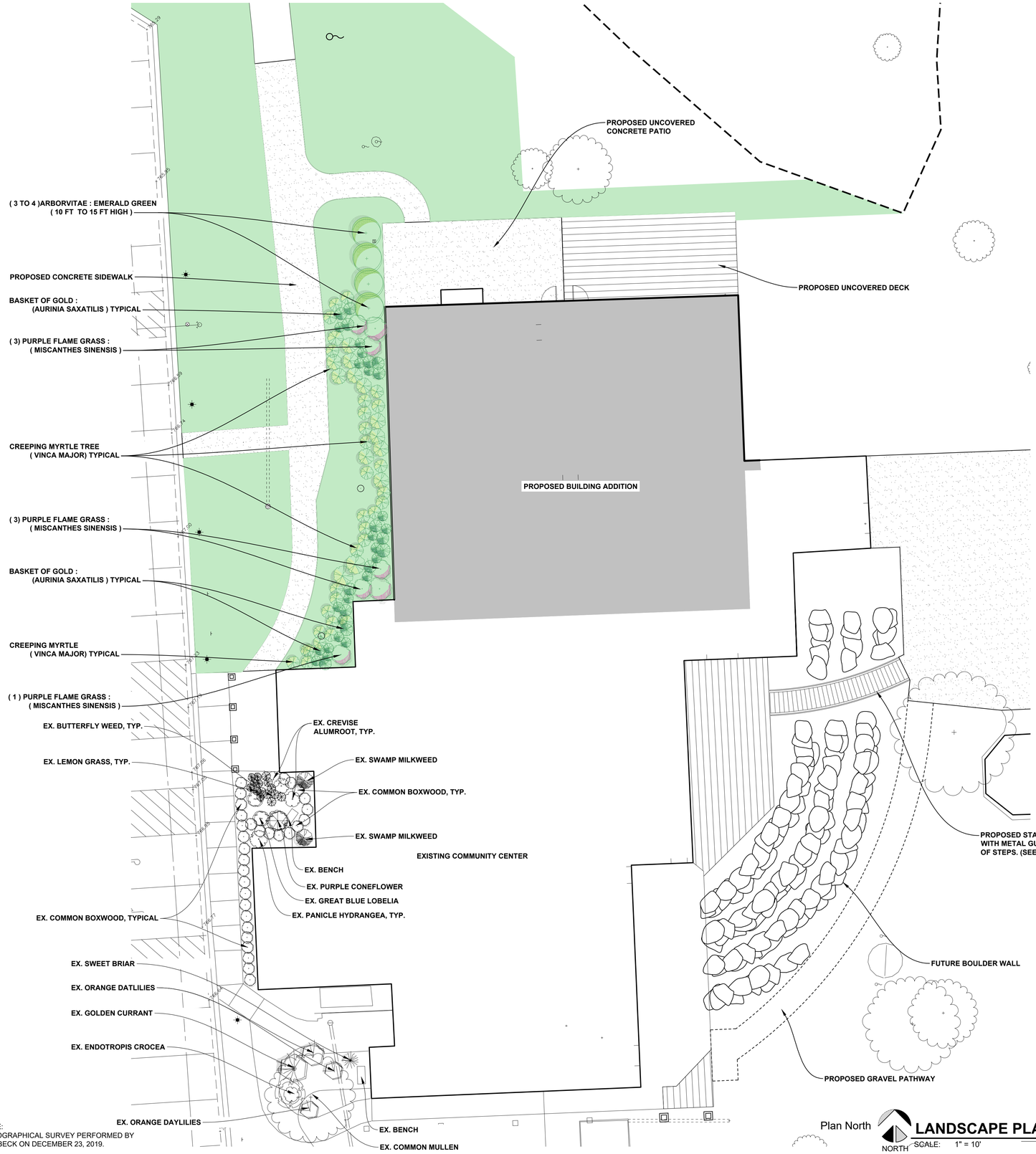

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FISHBECK ON DECEMBER 23, 2019.

Plan North

NORTH

LANDSCAPE PLAN

SCALE: 1" = 10'

ARBORVITAE : EMERALD GREEN

BASKET OF GOLD : AURINIA SAXATILIS

PURPLE FLAME GRASS : MISCANTHES SINENSIS

CREEPING MYRTLE TREE : VINCA MAJOR (GROUND COVER)

LEGEND

PLANTING BED 1,
4" THICK DOUBLE SHREDDED
RED CEDAR MULCH

SOD & IRRIGATION

SYMBOL	QUANTITY	COMMON NAME	NAME AND SIZE
	5	ARBORVITAE	EMERALD GREEN HEIGHT 10 FT TO 15 FT WIDTH 3 - 5 FT SUN FULL TO PARTIAL
	7	PURPLE FLAME GRASS	MISCANTHES SINENSIS HEIGHT 4 FT TO 5 FT WIDTH 2 FT TO 5 FT. SUN FULL TO PARTIAL
	33	BASKET OF GOLD	AURINIA SAXATILIS HEIGHT 6" TO 12" WIDTH SPREADING SUN FULL TO PARTIAL
	41	CREEPING MYRTLE	VINCA MAJOR (GROUND COVER) HEIGHT 4" TO 6" WIDTH SPREADING SUN SHADE TO PARTIAL

EXIST. BOXWOOD

EXIST. SWAMP MILKWEED

EXIST. BUTTERFLY WEED

EXIST. CREVICE ALUMROOT

EXIST. PANICLE HYDRANGEA

EXIST. GREAT BLUE LOBELIA

EXIST. LEMON GRASS

EXIST. ORANGE DAYLILIES

EXIST. GOLDEN CURRANT (RIBES AUREUM)

EXIST. SWEET BRIAR ROSA

EXIST. ENDOTROPIS CROCEA

EXIST. PURPLE CONEFLOWER

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DATE	SUBMITTALS/REVISIONS
11/25/2025	PLAN UPDATES
01/30/2025	PLAN UPDATES
02/14/2022	ADDENDUM #3
11/29/2021	BID ISSUE
07/09/2021	SITE PLAN REVIEW SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

LANDSCAPE PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	NOVEMBER 2024

SCALE:
1" = 10' HORIZ.
0 10 20 40

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PROJECT NO.
0270-0213

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SHEET NO.
L1

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TREE SCHEDULE					
NO.	NAME	SIZE	STATUS	TO REMAIN	REPLACEMENT REQUIRED
1	HONEY LOCUST	14"	LIVING	X	
2	NORWAY MAPLE	10"	LIVING	X	
3	NORWAY MAPLE	12"	LIVING	X	
4	BLACK WALNUT	8"	LIVING	X	
5	AMERICAN LINDEN	18"	LIVING	X	
6	AMERICAN LINDEN	16"	LIVING	X	
7	BUR OAK	16"	LIVING	X	
8	BLACK CHERRY	16"	LIVING	X	
9	SLIPPERY ELM	12"	LIVING	X	
10	SHAG BARK HICKORY	16"	LIVING	X	
11	SWAMP CHESTNUT OAK	16"	LIVING	X	
12	SWAMP CHESTNUT OAK	12"	LIVING	X	
13	SLIPPERY ELM	16"	LIVING	X	
~~14~~	~~WHITE ASH~~	~~16"~~	~~LIVING~~		~~YES~~
~~15~~	~~BLACK CHERRY~~	~~13"~~	~~DEAD~~		~~NO~~
16	SWAMP OAK	24"	LIVING	X	
17	SWEET GUM	24"	LIVING	X	
18	TULIP TREE	12"	LIVING	X	
~~19~~	~~EASTERN RED BUD~~	~~3"~~	~~LIVING~~		~~YES~~
20	NORWAY SPRUCE	8"	LIVING	X	
21	BITTERNUT HICKORY	24"	LIVING	X	
22	CUCUMBERTREE	14"	LIVING	X	
23	SWAMP CHESTNUT OAK	18"	LIVING	X	
24	PARADISE APPLE	6"	LIVING		YES
25	RED MAPLE	10"	LIVING	X	
26	COMMON HACKBERRY	12"	LIVING	X	
27	AMERICAN HOPHORNBEAM	4"	LIVING	X	
28	WHITE OAK	20"	LIVING	X	
29	BLACK OAK	20"	LIVING		YES
30	AMERICAN HOPHORNBEAM	10"	LIVING		YES
31	COMMON HACKBERRY	7"	LIVING	X	
32	LITTLE LEAF LINDIN	24"	LIVING	X	
33	SILVER MAPLE	4"	LIVING	X	
34	JAPANESE BARBERRY	(4) 2"	LIVING		NO
35	CHOKECHERRY	3"	LIVING	X	
36	CHOKECHERRY	3"	LIVING	X	
37	NORWAY MAPLE	15"	LIVING	X	
38	HONEY LOCUS	8"	LIVING	X	
39	WHITE CEDAR	(12) 2"	LIVING		NO
40	WHITE CEDAR	(12) 2"	LIVING		NO
41	SHAG BARK HICKORY	24"	LIVING	X	
~~42~~	~~BUR OAK~~	~~18"~~	~~LIVING~~		~~YES~~
43	WHITE CEDAR	4"	LIVING		NO
44	RED MAPLE	6"	LIVING	X	
45	WHITE CEDAR	(6) 2"	LIVING		NO
TOTAL SIZE OF REPLACEMENT TREES:		71"	71" (100% OF REMOVED TREES)/2.5" = 29 TOTAL TREES MAX.		

NOTE:

1. REPLACEMENT TREES WILL BE PLACED IN OTHER AREAS OF THE PARK, NOT IN THE IMMEDIATE AREA OF THE COMMUNITY HOUSE.
2. REPLACEMENT TREES WILL BE FROM THE CITY'S PREFERRED TREE SPECIES LIST.
3. REPLACEMENT TREES WILL BE PLANTED AT A LATER DATE AS PART OF THE PARKS OVERALL TREE REPLACEMENT PLAN.

~~———~~ = DENOTES TREES THAT HAVE PREVIOUSLY BEEN REMOVED

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DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
11/29/2021	BID ISSUE
07/30/2021	SITE PLAN REVIEW RE-SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

TREE SURVEY

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	NOVEMBER 2024

SCALE:

1" = 10' HORIZ.

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PROJECT NO.

0270-0213

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SHEET NO.

L2

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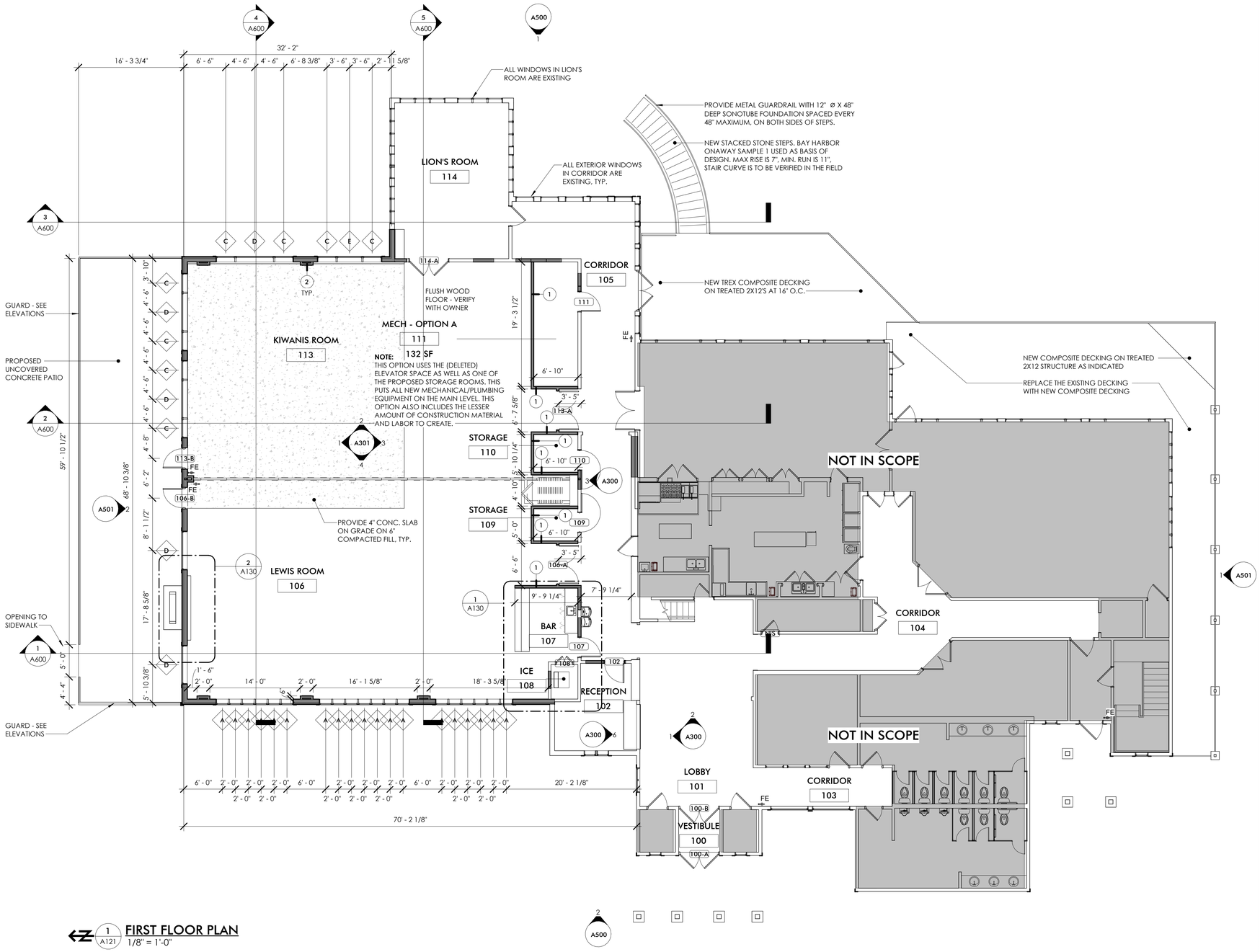

1 A121 **FIRST FLOOR PLAN**
1/8" = 1'-0"

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
6. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
7. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
9. DIMENSIONS FOLLOWED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
10. REFER TO T004 CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS

DRIVEN DESIGN

ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Rochester Community House
816 Ludlow Avenue
Rochester, mi
(248) 651-0622

CONSTRUCTION MANAGER/GC
Frank Rewold and Sons
303 E. Third Street
Rochester, MI
(248) 651-7242

DESIGNER
Oak Street Design
1135 N. Oak Street
Rochester, MI
(248) 891-1629
jenna@oakstdesign.com

ENGINEER
Anderson, Eckstein and Westrick, In
51301 Schoenherr Road
Shelby Township, MI
(586) 726-1234

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PROJECT NAME
ROCHESTER COMMUNITY HOUSE
PROJECT ADDRESS
816 LUDLOW AVE., ROCHESTER, MI 48307

ISSUE/REVISION
PERMIT SET - 11/14/2025

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PROJECT NUMBER
2025.131

NEW FLOOR PLANS
A121

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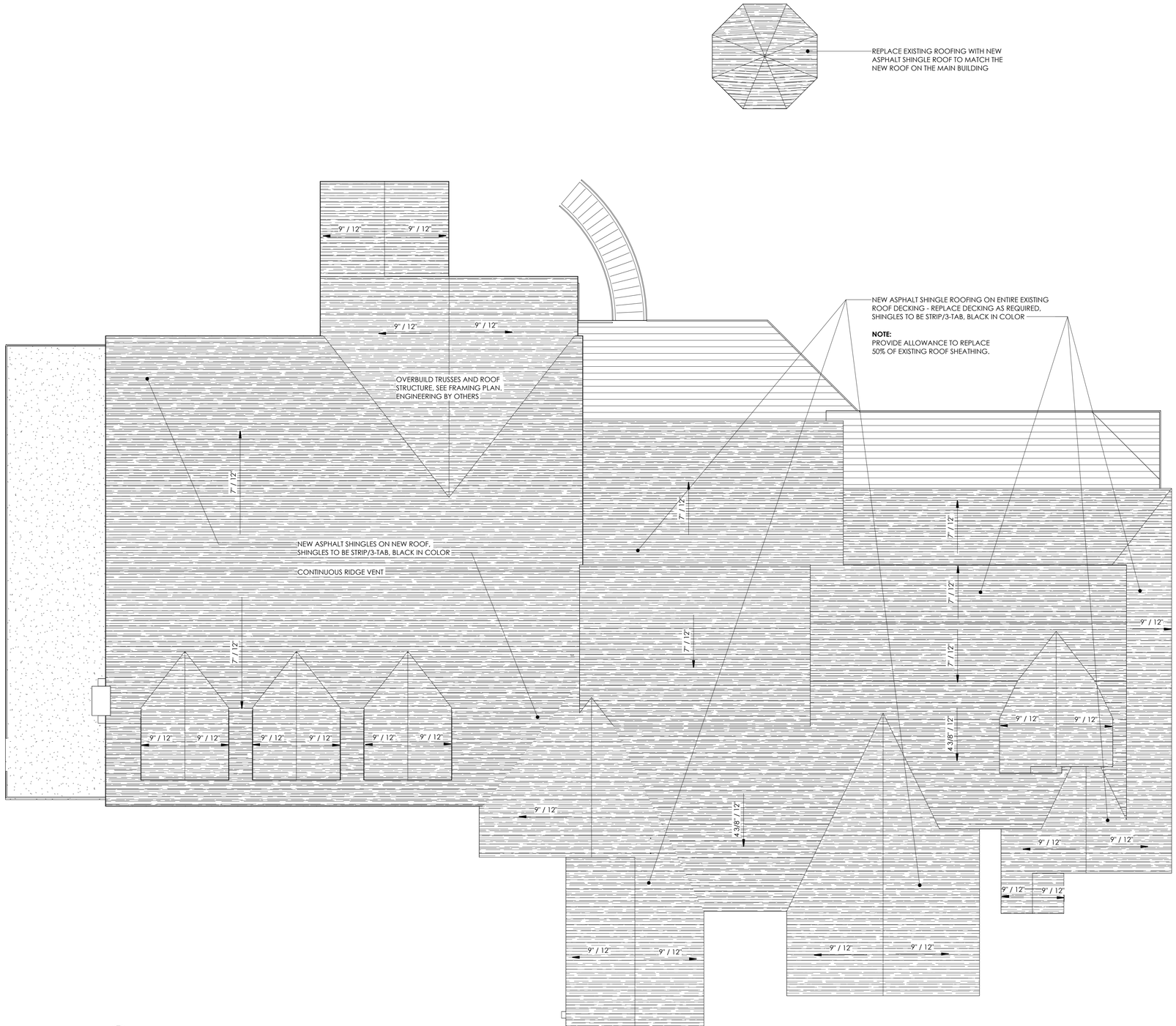

1 A220 **ROOF PLAN**
1/8" = 1'-0"

GENERAL NOTES

1. ALL ROOFING IS TO BE REMOVED AND REPLACED WITH ASPHALT SHINGLES AS INDICATED ON PLANS.
2. PROVIDE NEW GUTTER SCREENS ON ALL EXTERIOR GUTTERS, NEW AND EXISTING.
3. REPAIR EXISTING SKYLIGHTS AS REQUIRED.
4. ALL NEW ROOF OVERHANGS TO BE 18" FROM EDGE OF EXTERIOR STUD TO SOFFIT.

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51301 Schoenherr Road
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ROOF PLAN

A220

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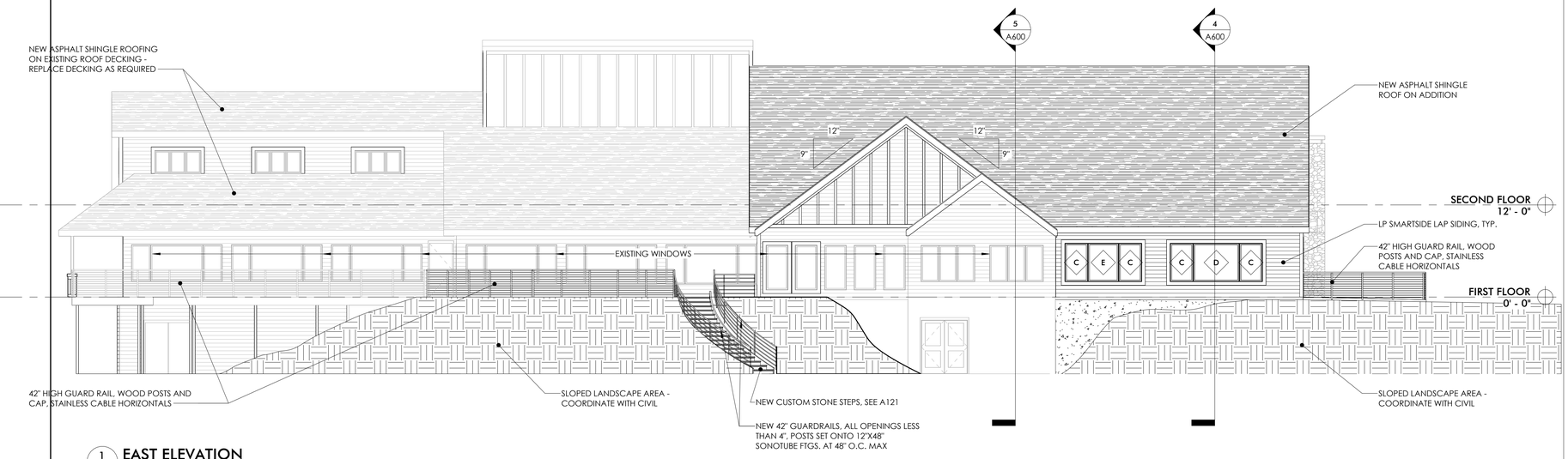
2 A500 **WEST ELEVATION**
1/8" = 1'-0"



1 A500 **EAST ELEVATION**
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

DRIVEN DESIGN

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OWNER
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CONSTRUCTION MANAGER/GC
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DESIGNER
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(248) 891-1629
jenna@oakstdesign.com

ENGINEER
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Shelby Township, MI
(586) 726-1234

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EXTERIOR ELEVATIONS
A500

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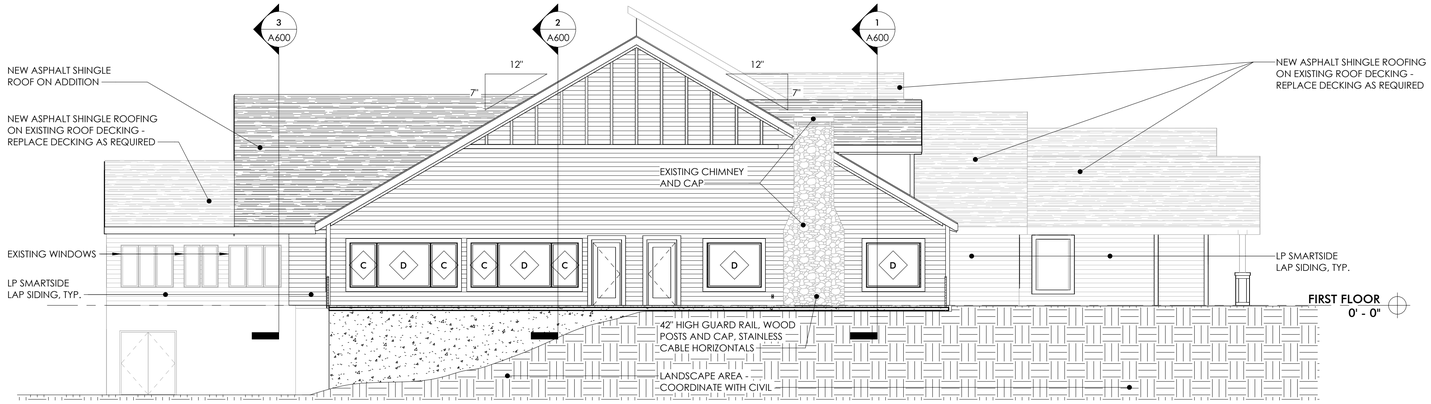
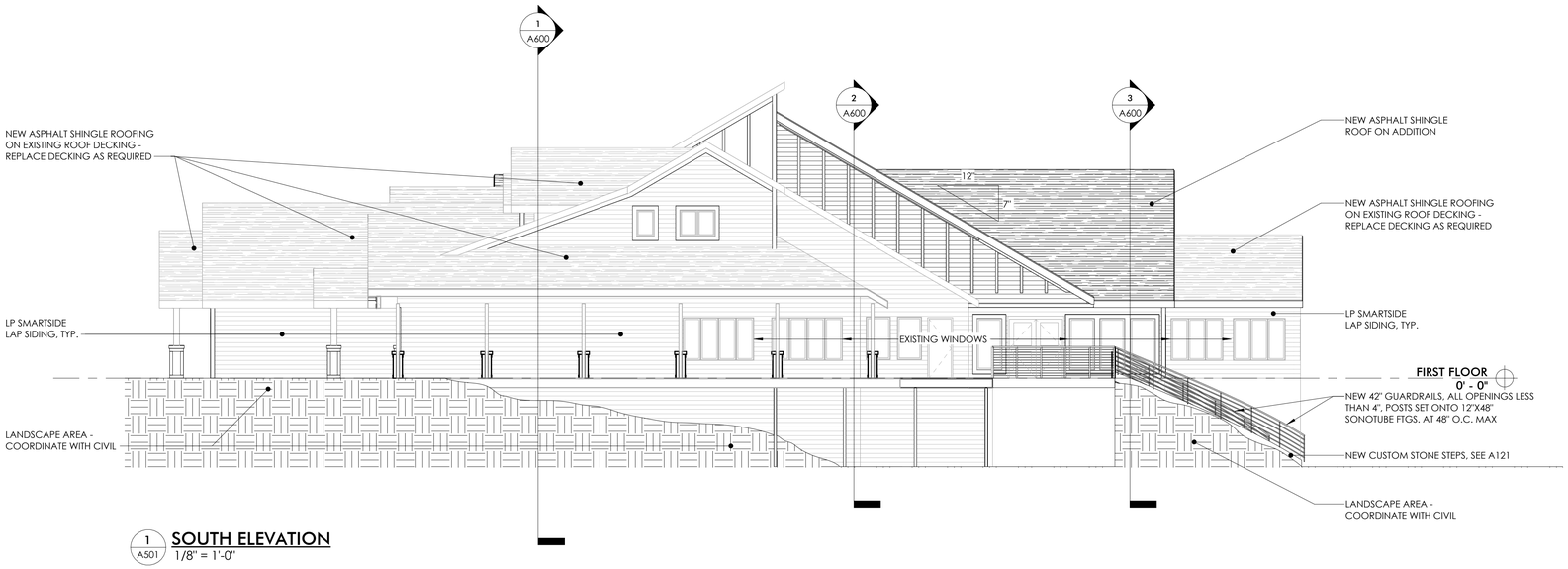


2 A501 **NORTH ELEVATION**
1/8" = 1'-0"



1 A501 **SOUTH ELEVATION**
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

DRIVEN DESIGN

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Frank Rewold and Sons
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DESIGNER
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ENGINEER
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PROJECT NUMBER
2025.131

EXTERIOR ELEVATIONS

A501

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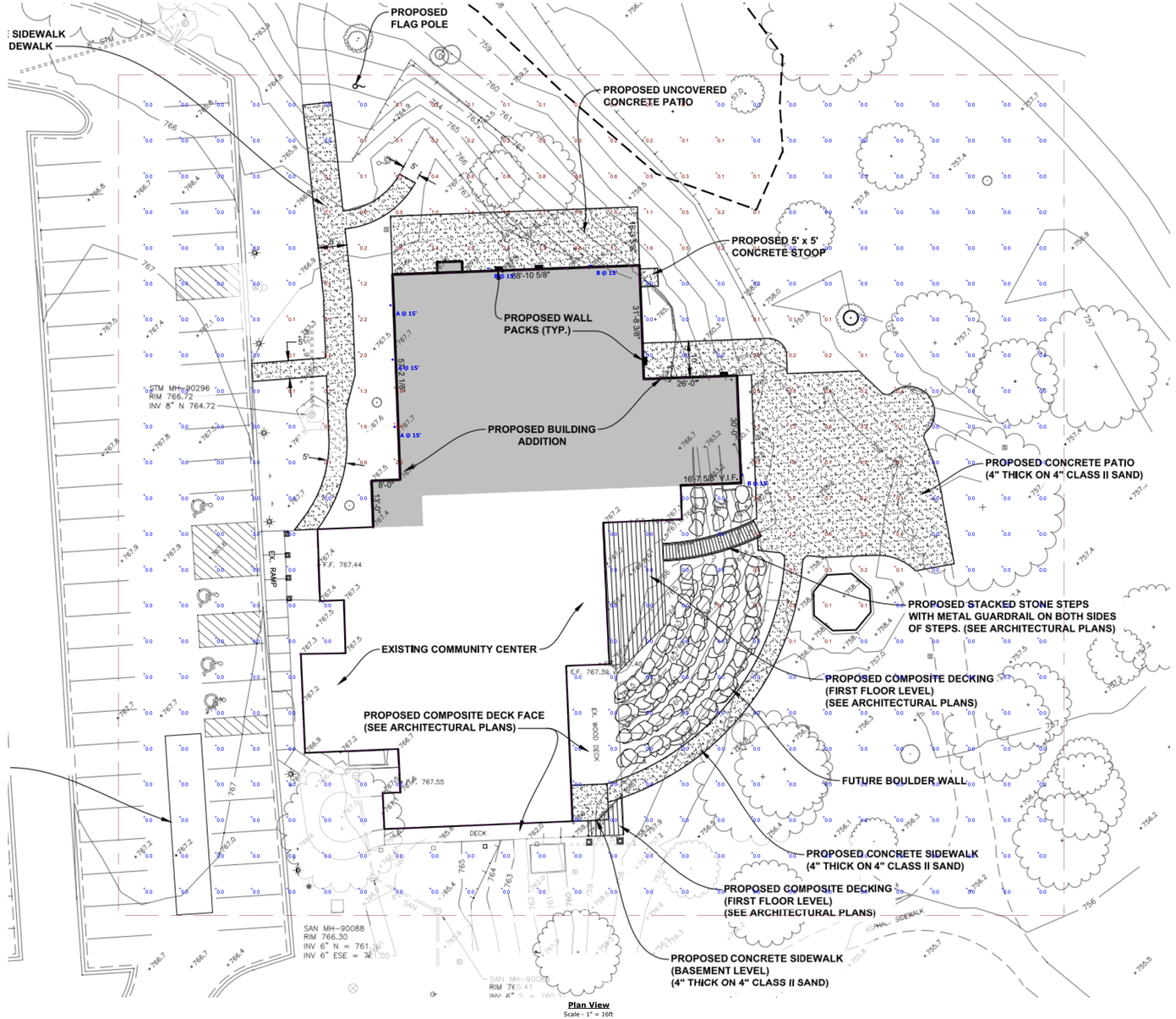
Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
▭	B		3	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	2913	1	24.42	Max: 1302cd
◯	A		3	LDN6 ALO2 (1000LM) SWW1 (4000K) AR LSS 80CRI	6IN LDN Downlight 1000LM 4000K Clear Semi-Specular 80CRI		1	1406	1	12.35	Max: 1321cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	5.1 fc	0.0 fc	N/A	N/A



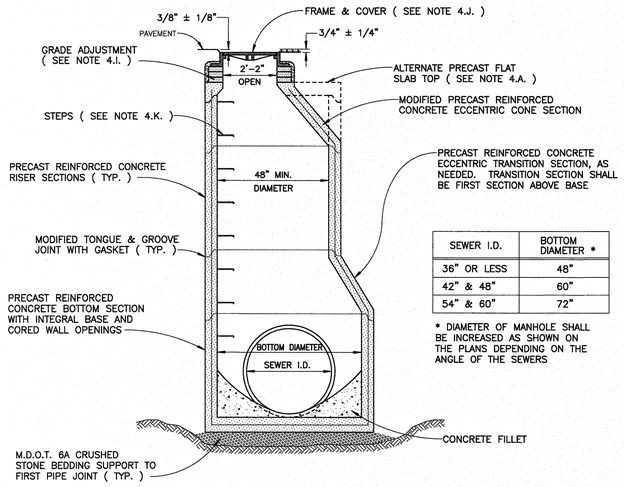
Plan View
Scale - 1" = 16ft

West Michigan Lighting & Controls

Rochester Community House

Designer
CJR
Date
01/10/2025
Scale
Not to Scale
Drawing No.

Summary

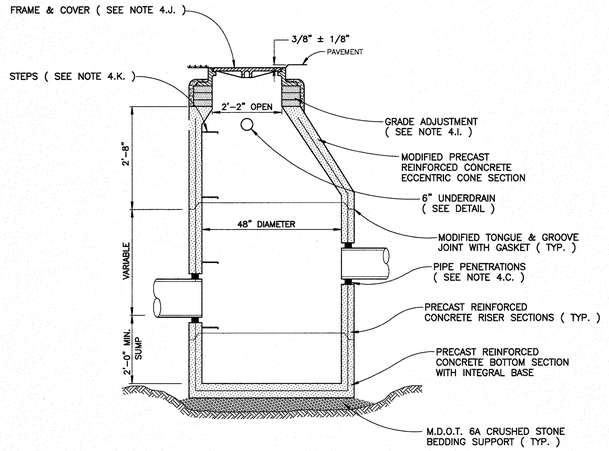


SEWER I.D.	BOTTOM DIAMETER *
36" OR LESS	48"
42" & 48"	60"
54" & 60"	72"

* DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON THE PLANS DEPENDING ON THE ANGLE OF THE SEWERS

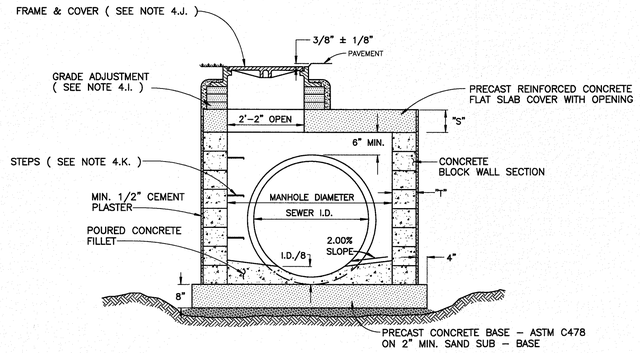
STORM SEWER MANHOLE

NOT TO SCALE



CATCH BASIN

NOT TO SCALE



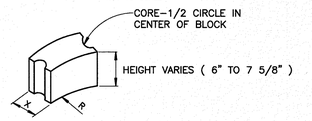
SEWER I.D.	MANHOLE DIAMETER *	TOP SLAB "S"	WALL "T"
36" OR LESS	48"	9"	12"
42"	60"	10"	12"
48" – 54"	72"	11"	12"
60" OR MORE	84" & 96"	12"	12"

* DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON THE PLANS DEPENDING ON THE ANGLE OF THE SEWERS

CONCRETE BLOCK MANHOLE

ONLY TO BE USED WITH WRITTEN APPROVAL FROM THE COMMUNITY

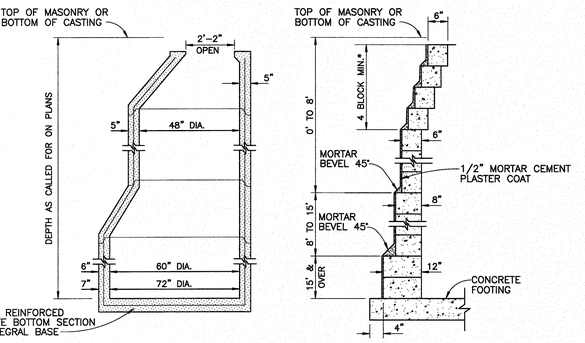
NOT TO SCALE



STRUCTURE DIAMETER	R	X
2'–0"	1'–0"	6"
3'–0"	1'–6"	6" OR 8"
4'–0"	2'–0"	6", 8" OR 12"

CONCRETE BLOCKS FOR DRAINAGE STRUCTURES

NOT TO SCALE



TYPICAL PRECAST CONCRETE SECTION

TYPICAL CONCRETE BLOCK SECTION

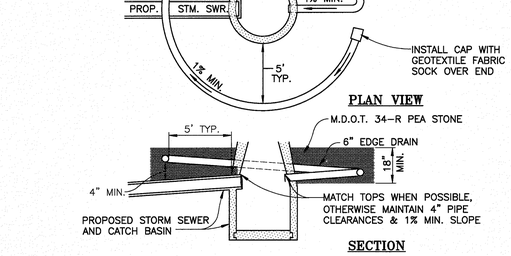
* 6 BLOCK MIN. FOR 5'–0" DIA. STRUCTURE ONLY TO BE USED WITH WRITTEN APPROVAL FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS

TYPICAL WALL SECTIONS FOR ALL DRAINAGE STRUCTURES

NOT TO SCALE

STORM SEWER MANHOLE TEE

NOT TO SCALE

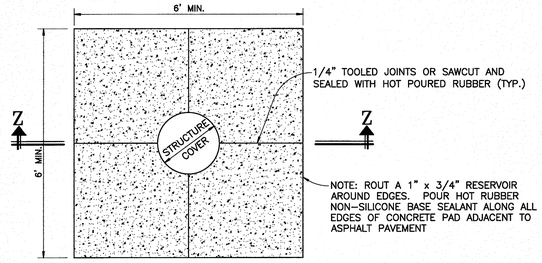


PLAN VIEW

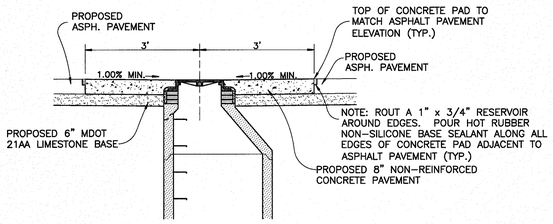
SECTION

UNDERDRAIN DETAIL IN GRASS AREAS

NOT TO SCALE



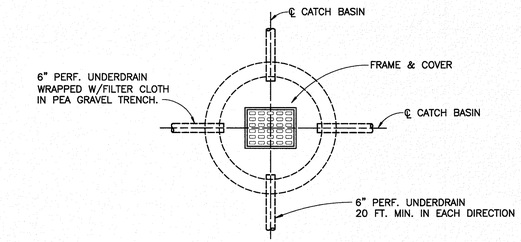
PLAN VIEW



SECTION Z–Z

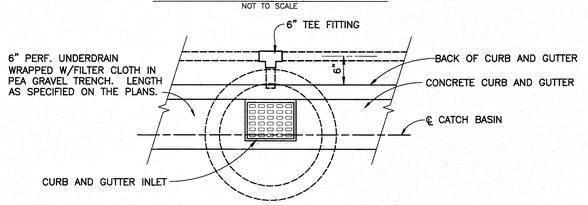
CONCRETE PAD DETAIL AT STRUCTURE IN ASPHALT PAVEMENT

NOT TO SCALE



CATCH BASIN UNDERDRAIN IN PARKING LOT

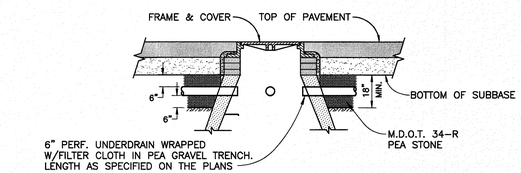
NOT TO SCALE



CATCH BASIN UNDERDRAIN ALONG CURB

MIN. 42" UNDER ROADS, OTHERWISE CITY APPROVAL IS REQUIRED

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 Schoenherr Road
Shelby Township
Michigan 48315
Phone 586 726 1234
Fax 586 726 8780
www.aewinc.com
ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
DRAWN BY: MJS	CHECKED BY: AAP
	DATE: JANUARY 2021

M:\COMMUNITIES\ROCHESTER\PLANS\STDDETAILS\2020\STORM_1.DWG
Model—2/1/2021 12:28:14 PM

STATE OF MICHIGAN
ASEEL A. PUTROS
ENGINEER
NO. 55083
LICENSED PROFESSIONAL ENGINEER

ASEEL A. PUTROS P.E. NO. 55083

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: Jeremy Richert, Assistant DPW Director

DATE: 4/6/2021

CITY OF ROCHESTER

STANDARD STORM SEWER DETAILS (1 OF 2)

SHEET NO.

STM1

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GENERAL NOTES

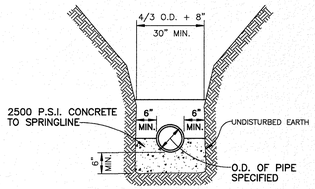
1. STANDARDS AND SPECIFICATIONS

A. ALL STORM SEWER AND STORM DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, THE OAKLAND COUNTY WATER RESOURCES COMMISSION, THE ROAD COMMISSION OF OAKLAND COUNTY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AS APPLICABLE. CONSTRUCTION AND MATERIALS SHALL ALSO CONFORM TO THE APPLICABLE CURRENT ASTM STANDARD SPECIFICATION OR PRACTICE, WHEN REFERENCED.

B. ANY MATERIALS OTHER THAN THOSE LISTED ON THE STANDARD DETAIL SHEETS MUST BE APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. CONTRACTOR MUST SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND SPECIFICATIONS FOR PROPOSED ALTERNATE MATERIAL TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS FOR REVIEW AS AN APPROVED EQUAL. DETERMINATION OF ACCEPTANCE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SHALL BE CONSIDERED FINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REVIEW OF THE PROPOSED ALTERNATE MATERIAL AS AN APPROVED EQUAL.

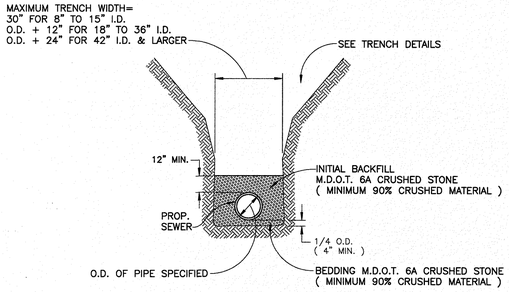
C. ALL STORM SEWER AND STORM DRAINAGE SYSTEM CONSTRUCTION SHALL HAVE COMPETENT CONSTRUCTION OBSERVATION PROVIDED BY, OR CAUSED TO BE PROVIDED BY, THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. ALL COSTS FOR LOCATING, SUPPORTING, REMOVING AND REPLACING, RELOCATING OR REPAIRING THESE UTILITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS STARTED. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.



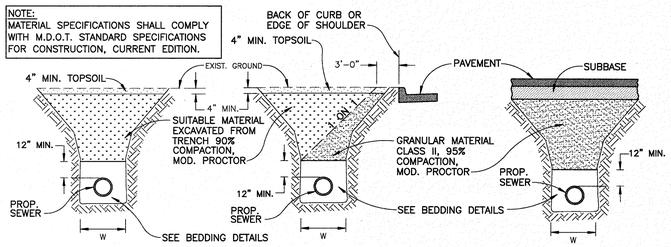
CONCRETE CRADLE

NOT TO SCALE



PLASTIC PIPE BEDDING DETAIL

NOT TO SCALE



W = TRENCH WIDTH FROM BEDDING DETAIL.

PROP. STORM SEWER NOT UNDER ROADBED

TRENCH DETAIL "A"

PROP. STORM SEWER UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED

TRENCH DETAIL "B"

TRENCH DETAILS

NOT TO SCALE

2. PRECONSTRUCTION REQUIREMENTS

A. THE DEVELOPER SHALL PROVIDE A BREAKDOWN OF CONSTRUCTION COST TO THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT AND PAY ALL REQUIRED FEES PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION MEETING AT A TIME AND PLACE AS ARRANGED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL NOTIFY AFFECTED UTILITY COMPANIES AND GOVERNMENTAL AGENCIES A MINIMUM OF TEN (10) DAYS PRIOR TO THE PRECONSTRUCTION MEETING. THE OWNER'S ENGINEER SHALL SUBMIT APPROVED PLANS TO ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES A MINIMUM OF TEN (10) DAYS PRIOR TO PRECONSTRUCTION MEETING.

C. THE CONTRACTOR SHALL NOTIFY MISS DIG AT (800) 482–7171 OR 811, THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AT (586) 949–0400 EXT. 3, AND ANDERSON, ECKSTEIN AND WESTRICK, INC. AT (586) 726–1234 THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY REPRESENTATIVES OF ANY OTHER FACILITIES, LOCATED IN THE VICINITY OF THE WORK, WHICH ARE NOT PARTICIPANTS OF THE MISS DIG SYSTEM. THE CONTRACTOR SHALL NOTIFY THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER'S OFFICE AT (248) 858–0958, AND THE ROAD COMMISSION OF OAKLAND COUNTY AT (586) 463–8671 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.

D. A OAKLAND COUNTY WATER RESOURCES COMMISSION, ROAD COMMISSION OF OAKLAND COUNTY, AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN THEIR ROAD AND/OR DRAIN RIGHT–OF–WAYS AND/OR EASEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.

3. PIPE MATERIAL

A. ONLY NEW UNDAMAGED STORM SEWER PIPE SHALL BE USED. THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO REJECT ANY OR ALL PIPE.

B. TWELVE INCH (12") AND LARGER PIPE SHALL BE REINFORCED CONCRETE CIRCULAR SEWER PIPE WITH MINIMUM WALL THICKNESS C (ASTM C76, CLASS IV). SIZE AND CLASS OF PIPE SHALL BE AS INDICATED ON THE PLANS. ALL REINFORCED CONCRETE SEWER PIPE SHALL BE CAST WITH REINFORCING STEEL EXTENDING INTO THE BELL. ALL JOINTS SHALL BE MODIFIED TONGUE AND GROOVE WITH GASKET (ASTM C361). GASKETS SHALL BE SYNTHETIC RUBBER. NATURAL RUBBER GASKETS ARE NOT ACCEPTABLE. ALL CONCRETE STORM SEWER THIRTY–SIX INCH (36") OR LARGER SHALL HAVE POINTED JOINTS.

C. THE FOLLOWING PLASTIC PIPE MAY ONLY BE USED WITH THE WRITTEN AUTHORIZATION OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND WHEN THE PIPE WILL NOT BE SUBJECT TO CRUSHING LOADS FROM CONSTRUCTION EQUIPMENT AND PROPERTY MAINTENANCE AND A MINIMUM THREE FEET (3') OF COVER CAN BE MAINTAINED:

COMPOSITE (PVC TRUSS) PIPE:	POLYVINYL CHLORIDE (PVC) COMPOSITE (TRUSS) SEWER PIPE (ASTM D2680) WITH GASKETED JOINTS (ASTM D3212).
PVC SOLID WALL PIPE:	PVC TYPE PS–115 PLASTIC GRAVITY FLOW SEWER PIPE (ASTM F789), PVC SOLID PLASTIC PIPE, SCHEDULE 40 (ASTM D1785), OR PVC SOLID PLASTIC PIPE, SDR 26 (ASTM D3034) WITH GASKETED JOINTS (ASTM D3212).
CORRUGATED PVC:	CORRUGATED PVC SEWER PIPE WITH A SMOOTH INTERIOR SURFACE (ASTM F949) WITH GASKETED PUSH–ON JOINTS (ASTM D3212). GASKET SHALL BE A DOUBLE SEALING GASKET THAT INDEXES TWO (2) CORRUGATIONS. CORRUGATED PVC SEWER PIPE SHALL BE INSTALLED WITH CRUSHED STONE ENCASEMENT BEDDING.
PVC CLOSED PROFILE:	PVC CLOSED PROFILE GRAVITY SEWER PIPE (ASTM F1803) WITH BELL AND SPIGOT TYPE JOINTS WITH ELASTOMERIC SEALS (ASTM D3212). PVC CLOSED PROFILE GRAVITY PIPE SHALL BE INSTALLED WITH CRUSHED STONE ENCASEMENT BEDDING.
CORRUGATED POLYETHYLENE:	CORRUGATED POLYETHYLENE (PE) PIPE WITH A SMOOTH INTERIOR (ASTM F2306). WATERTIGHT PIPE JOINTS SHALL MEET A 10.8 PSI LABORATORY TEST PER ASTM D3212 AND UTILIZE A BELL AND SPIGOT DESIGN WITH A GASKET MEETING ASTM F477. BELL SHALL SPAN OVER THREE (3) SPIGOT CORRUGATIONS. ONLY TWELVE INCH (12") THROUGH TWENTY–FOUR INCH (24") PIPE WILL BE CONSIDERED.

4. DRAINAGE STRUCTURES

A. ALL NEW MANHOLES SHALL BE PRECAST REINFORCED CONCRETE, FLEXIBLE–JOINT TYPE (ASTM C478). THE TOP SECTION SHALL BE A MODIFIED ECCENTRIC CONE SECTION. ALTERNATELY, THE MANHOLE MAY BE CONSTRUCTED WITH A REINFORCED CONCRETE FLAT SLAB COVER (ASTM C478). THE BASE SECTION FOR EIGHT INCH (8") TO SIXTY INCH (60") DIAMETER SEWERS SHALL BE A PRECAST RISER SECTION WITH AN INTEGRAL BASE. JOINTS AND GASKETS SHALL BE MODIFIED TONGUE AND GROOVE (ASTM C443). ALL LIFTING HOLES SHALL BE FILLED WITH A NON–SHRINK TYPE MORTAR COMPOSED OF TYPE IIA CEMENT. NON–SHRINK TYPE MORTAR SHALL BE PRECO OR SEKA SET. NO LIME SHALL BE USED IN THE MORTAR. ALTERNATELY, THE BASE SECTION FOR SEWERS FORTY EIGHT INCHES (48") IN DIAMETER AND LARGER MAY BE A MANHOLE TEE (ASTM C76, CLASS IV MINIMUM).

NOTE: NEW MANHOLES MAY ALSO BE CONSTRUCTED WITH CONCRETE BLOCK AND MDOT TYPE R–2 MORTAR WITH A PRECAST CONCRETE BASE (ASTM C478) OR A POURED CONCRETE BASE (2500 PSI AT 28 DAYS). IF A PRECAST BASE IS USED, PLACE A MINIMUM TWO INCH (2") SAND SUB–BASE. THE EXTERIOR OF THE CONCRETE BLOCK DRAINAGE STRUCTURE SHALL HAVE A ONE–HALF INCH (½") MORTAR CEMENT PLASTER COAT. MANMADE STRUCTURES MAY ONLY BE USED WITH THE WRITTEN PERMISSION FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

B. ALL NEW CATCH BASINS SHALL BE FORTY EIGHT INCH (48") DIAMETER (MINIMUM) PRECAST REINFORCED CONCRETE, FLEXIBLE–JOINT TYPE (ASTM C478). THE TOP SECTION SHALL BE A MODIFIED ECCENTRIC CONE SECTION. THE BASE SECTION SHALL BE A PRECAST RISER SECTION WITH AN INTEGRAL BASE. JOINTS AND GASKETS SHALL BE MODIFIED TONGUE AND GROOVE (ASTM C443). ALL LIFTING HOLES SHALL BE FILLED WITH A NON–SHRINK TYPE MORTAR COMPOSED OF TYPE IIA CEMENT. NON–SHRINK TYPE MORTAR SHALL BE PRECO OR SEKA SET. NO LIME SHALL BE USED IN THE MORTAR. ALL CATCH BASINS SHALL BE CONSTRUCTED WITH A TWO FOOT (2') SUMP (MINIMUM).

NOTE: NEW CATCH BASINS MAY ALSO BE CONSTRUCTED WITH CONCRETE BLOCK AND MDOT TYPE R–2 MORTAR WITH A PRECAST CONCRETE BASE (ASTM C478) OR A POURED CONCRETE BASE (2500 PSI AT 28 DAYS). IF A PRECAST BASE IS USED, PLACE A MINIMUM TWO INCH (2") SAND SUB–BASE. THE EXTERIOR OF THE DRAINAGE STRUCTURE SHALL HAVE A ONE–HALF INCH (½") MORTAR CEMENT PLASTER COAT. MANMADE STRUCTURES MAY ONLY BE USED WITH THE WRITTEN PERMISSION FROM THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

C. PIPE PENETRATION JOINTS FOR NEW PRECAST REINFORCED DRAINAGE STRUCTURES SHALL BE A FLEXIBLE WATER–TIGHT JOINT, "KOR–N–SEAL" FOR SEWERS SIX INCH (6") THROUGH THIRTY INCH (30") IN DIAMETER AND "A–LOK" FOR SEWERS THIRTY–SIX INCH (36") IN DIAMETER AND LARGER. HOLES FOR PIPES SHALL BE CAST IN THE RISER SECTION SO AS TO PROVIDE A MINIMUM CLEARANCE OF TWO INCHES (2") BETWEEN THE INSIDE BOTTOM OF THE BASE SECTION AND THE OUTSIDE WALL OF THE PIPE. PIPE SHALL NOT EXTEND INTO A MANHOLE BEYOND THE INTERIOR FACE OF THE MANHOLE WALL.

D. EXISTING PRECAST DRAINAGE STRUCTURES SHALL BE TAPPED WITH THE "KOR–N–SEAL" METHOD, WITH A WATER–TIGHT RUBBER BOOT FOR SEWERS SIX INCH (6") THROUGH FIFTEEN INCH (15") IN DIAMETER. EXISTING BRICK DRAINAGE STRUCTURES, AND TAPS FOR SEWERS EIGHTEEN INCH (18") IN DIAMETER AND LARGER, SHALL HAVE HOLES DRILLED AT FOUR INCHES (4") CENTER TO CENTER AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING OUT THE SECTION. NON–SHRINK GROUT, PRECO OR SEKA SET, SHALL BE USED TO SEAL THE OPENING. A CONCRETE COLLAR SHALL BE POURED TWELVE INCHES (12") AROUND THE PIPE AND EXTEND TWELVE INCHES (12") EXTERIOR TO THE DRAINAGE STRUCTURE.

E. THE CONTRACTOR SHALL BE REQUIRED TO RECONSTRUCT ANY DRAINAGE STRUCTURE THAT IS DAMAGED WHILE BEING TAPPED.

F. FIELD TAPS SHALL NOT BE ALLOWED TO THE PIPE SECTION OF MANHOLE TEES. TAPPING OF RISER SECTIONS IS PERMITTED WITH THE WRITTEN AUTHORIZATION OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

G. ALL CONNECTIONS TO THE STORM SEWER SHALL BE MADE AT A MANHOLE OR CATCH BASIN. NO BLIND TAPS TO STORM SEWERS WILL BE ALLOWED FOR STORM SEWER OR SUMP LEAD CONNECTIONS.

H. ALL DRAINAGE STRUCTURES SHALL HAVE UNDERDRAIN, CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON SHEET STM 1.

I. FOR EXISTING DRAINAGE STRUCTURES GRADE ADJUSTMENTS SHALL BE MADE USING MDOT GRADE S–II CONCRETE BRICKS (ASTM C55) IN FULL MORTAR BED. MORTAR COAT ALL OPEN SPACES AND IRREGULARITIES ON THE INSIDE OF BRICKWORK TO FORM DRAINAGE STRUCTURE INTERIOR. MORTAR COAT ALL OPEN SPACES AND IRREGULARITIES ON THE OUTSIDE OF BRICKWORK. TAPER OUTSIDE MORTAR COAT A MINIMUM OF ONE PERCENT (1%) FROM THE FRAME FLANGE TO THE DRAINAGE STRUCTURE OUTSIDE DIAMETER. BRICKWORK AND MORTAR SHALL NOT OVERHANG BEYOND THE OUTSIDE DIAMETER OF THE DRAINAGE STRUCTURE. MORTAR SHALL BE MDOT TYPE R–2. MINIMUM ADJUSTMENT SHALL BE SIX INCHES (6") AND MAXIMUM SHALL BE TWELVE INCHES (12") UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS.

FOR NEW DRAINAGE STRUCTURES THE MINIMUM ADJUSTMENT SHALL BE SIX INCHES (6") AND MAXIMUM ADJUSTMENT SHALL BE TWELVE INCHES (12") UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. PRECAST ADJUSTMENT RINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NO BRICK OR BLOCK SHALL BE ALLOWED FOR ADJUSTMENT COURSES UNLESS APPROVED IN WRITING BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. ADJUSTMENT RINGS SHALL NOT OVERHANGE BEYOND THE TOP OF THE RISER OR BASE OF THE COVER.

J. DRAINAGE STRUCTURE FRAMES AND COVERS SHALL BE AS FOLLOWS:

MANHOLE:	EJIW 1040Z WITH TYPE B COVER OR APPROVED EQUAL
CATCH BASIN (PAVEMENT TYPE): (CURB & GUTTER)	EJIW 5000Z4 DI / 5000M4 DI HINGED ASSEMBLY OR APPROVED EQUAL
CATCH BASIN (PAVEMENT TYPE): (PARKING AREAS)	EJIW 5100Z WITH 5105 TYPE M1 GRATE OR APPROVED EQUAL.
CATCH BASIN (YARD TYPE):	EJIW 1040Z WITH TYPE N GRATE OR APPROVED EQUAL
CATCH BASIN (SPECIAL):	EXISTING CURB AND GUTTER CONDITIONS EJIW 5000M4 DI / 5000Z4 DI (3) FLANGE HINGED ASSEMBLY OR APPROVED EQUAL FOR A.D.A. AREAS EJIW 5000M5 DI / 5000Z4 DI HINGED ASSEMBLY OR APPROVED EQUAL
SITE WITH DRAINAGE CONCERNS	EJIW 5375Z DOUBLE GRATE FRAME WITH 2 TYPE 5380 GRATES OR APPROVED EQUAL

K. STEPS SHALL BE M.A. INDUSTRIES P.S.I. POLYPROPYLENE OR MSU #360 ALU POLY MANHOLE STEPS AND INSTALLED AT SIXTEEN INCHES (16") CENTER TO CENTER SPACING. STEPS SHALL HAVE FOOT RECESS AND BE SUITABLY SCORED TO PROVIDE A NONSLIP SURFACE. BOTTOM STEP SHALL BE TWENTY–FOUR INCHES (24") MAXIMUM ABOVE FLOOR. TOP STEP SHALL BE TWENTY INCHES (24") MAXIMUM BELOW RIM. STEPS SHALL NORMALLY BE PROVIDED ON A BACK WALL OF THE DRAINAGE STRUCTURE FURTHEST FROM TRAFFIC. IF A DRAINAGE STRUCTURE IS INSTALLED AT A LOCATION WITHIN EXISTING TRAFFIC FLOW, STEPS SHALL BE PROVIDED SUCH THAT PERSONNEL WILL FACE ON–COMING TRAFFIC.

L. ALL STRUCTURES RECEIVING STORM RUN–OFF SHALL HAVE AT LEAST A TWO FOOT (2') SUMP.

5. CONSTRUCTION

A. NO GROUND WATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.

B. A MINIMUM VERTICAL CLEARANCE OF ONE AND ONE–HALF FEET (1–½') MUST BE MAINTAINED BETWEEN THE STORM SEWER AND ANY UTILITIES.

C. VERTICAL TOLERANCES FOR STRUCTURE RIM GRADES SHALL BE:

MANHOLE IN PAVEMENT	– 0.00 TO + 0.00 FEET
CATCH BASIN IN PAVEMENT	– 0.25 TO + 0.00 FEET
STRUCTURES IN R.O.W. AND/OR FRONT YARD	– 0.00 TO + 0.30 FEET
STRUCTURES IN REAR YARD	– 0.30 TO + 0.00 FEET

D. ALL SEWER PIPE SHALL BE LAID USING A LASER TO MAINTAIN GRADE AND ALIGNMENT.

E. ALL SEWER PIPE AND APPURTENANCES SHALL BE STAKED FOR LINE AND GRADE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. CUT SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. NO SEWER SHALL BE LAID WITHOUT STAKES.

F. ALL SEWER PIPE AND APPURTENANCES SHALL BE STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. ALL SIGNIFICANT POINTS OF EACH ELEMENT SHALL BE LOCATED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ALIGNMENT STAKES, OFFSET STAKES, CENTERLINE STAKES AND BENCHMARK REFERENCES. STAKES SHALL BE MARKED WITH ALIGNMENT AND ELEVATION / GRADE CONTROL. CUT SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. NO SEWER SHALL BE LAID WITHOUT STAKES.

G. ANY BUILDING CONNECTION OR SUMP PUMP LEAD SHALL CONNECT TO A CATCH BASIN OR MANHOLE, ALL SUMP PUMP LEAD CONNECTIONS TO PRECAST STRUCTURES SHALL BE CORED. SUMP LEADS SHALL BE A MINIMUM OF THREE INCH (3") PVC SCHEDULE 40 PIPE WITH FUSED JOINTS. NO BLIND TAPS WILL BE ALLOWED.

6. TESTING AND ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT AND PERSONNEL TO CONDUCT REQUIRED TESTING. THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE SHALL WITNESS ALL TESTS. ALL SEWER INSTALLATIONS SHALL BE COMPLETE PRIOR TO PERFORMING REQUIRED TESTS.

B. ALL CORRUGATED PVC SEWER PIPE (ASTM F949), PVC CLOSED PROFILE GRAVITY SEWER PIPE (ASTM F1803) AND CORRUGATED PE SEWER PIPE (ASTM 2306) FOR PUBLIC STORM SEWER INSTALLATIONS SHALL BE SUBJECT TO DEFLECTION TESTING, NO EARLIER THAN THIRTY (30) DAYS AFTER CONSTRUCTION, WITH A NINE (9) SIDED MANDREL. A PROVING RING, PROVIDED BY THE CONTRACTOR, SHALL BE AVAILABLE FOR ALL DEFLECTION TESTS. THE HORIZONTAL AND VERTICAL DEFLECTION AT THE TIME OF INITIAL TESTING SHALL NOT EXCEED FIVE PERCENT (5%). ANY SEWER FOUND EXCEEDING THESE LIMITS SHALL BE REPLACED BY AND AT THE CONTRACTOR'S EXPENSE.

C. THE CONTRACTOR SHALL PROVIDE FOR CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF ALL PUBLIC STORM SEWER INSTALLED. ALL PUBLIC STORM SEWER AND STRUCTURES INSTALLED SHALL BE CLEANED, BY AND AT THE CONTRACTOR'S EXPENSE, IMMEDIATELY PRIOR TO CCTV INSPECTION TO ENSURE THE SEWERS ARE FREE OF DEBRIS. THE INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT GUIDELINES OF THE NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES (NASSCO). ALL CCTV INSPECTION SHALL BE WITNESSED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND THE CONTRACTOR. ANY CCTV INSPECTION PERFORMED IN THE ABSENCE OF THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE WILL BE REJECTED.

D. THE COLOR CCTV CAMERA USED FOR THE INSPECTION SHALL BE ONE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SUCH INSPECTION. THE CAMERA, PAN AND TILT, SHALL BE OPERATIVE IN 100% HUMIDITY CONDITIONS, AND HAVE A HIGH RESOLUTION LENS CAPABLE OF SCANNING 360–DEGREES CIRCUMFERENCE AND 270–DEGREES ON A HORIZONTAL AXIS TO TELEVISE SEWERS. LIGHTING FOR THE CAMERA SHALL BE SUITABLE TO ALLOW A CLEAR PICTURE OF THE ENTIRE PERIPHERY OF THE PIPE. THE CAMERA, TELEVISION MONITOR, AND OTHER COMPONENTS OF THE VIDEO SYSTEM SHALL BE CAPABLE OF PRODUCING PICTURE QUALITY TO THE SATISFACTION OF THE OWNER.

E. ALL CCTV REPORTS, LOGS, AND VIDEOS SHALL BE CAPABLE OF BEING INTEGRATED IN ARCGIS AND SHALL BE SAVED ELECTRONICALLY ON FLASH DRIVES OR PORTABLE HARD DRIVES. EACH MANHOLE TO MANHOLE SECTION SHALL BE ON A SEPARATE VIDEO FILE. THE FILES SHALL NOT CONTAIN ANY COPY PROTECTION. THE OWNER SHALL BE ABLE TO MAKE COPIES OF THE FOOTAGE.

F. THE PROJECT NAME, DATE, TIME, FOOTAGE COUNTER AND STRUCTURE TO STRUCTURE SECTION SHALL BE DISPLAYED CONTINUOUSLY. THE CAMERA SHALL BE MOVED THROUGH THE SEWER AT A RATE OF SPEED NOT TO EXCEED THIRTY FEET (30') PER MINUTE, STOPPING WHEN NECESSARY TO PERMIT PROPER AUDIO AND VIDEO DOCUMENTATION OF THE SEWER'S CONDITION. THE CAMERA SHALL BE STOPPED IMMEDIATELY ADJACENT TO ALL POINTS OF INFILTRATION, CRACKED OR BROKEN PIPE, DEFECTIVE JOINTS, MISALIGNMENT IN LINE OR GRADE AND LOCATION OF SERVICE CONNECTIONS. THE CAMERA SHALL BE ROTATED TO ALLOW VIEWING OF THE PROBLEM AREA OR INTO THE SERVICE CONNECTION. A REPORT DETAILING ALL NOTES, WYE LOCATIONS, AND OTHER PERTINENT INFORMATION SHALL BE MADE AS A PART OF THE CCTV INSPECTION IN ACCORDANCE WITH NASSCO'S PACP. THE REPORT SHALL BE PRODUCED USING CCTV INSPECTION SOFTWARE PROVIDED BY A NASSCO PACP CERTIFIED VENDOR. ALL CCTV REPORTS SHALL BE DOWNLOADED OR RECORDED ON BOARD THE CCTV VEHICLE. FORMATTING AND LAYOUT, I.E. OBSERVATIONS AND DEFECT CODES SHALL BE NASSCO PACP STANDARD.

G. THE CONTRACTOR SHALL SUBMIT TWO (2) FLASH DRIVES OR PORTABLE HARD DRIVES CONTAINING A DIGITAL COPY OF INSPECTION REPORTS TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE CCTV INSPECTION. ALL DIGITAL COPIES OF THE REPORTS AND LOGS SHALL BE IN PDF FORMAT.

H. ANY DEFECTS NOTED DURING TESTING AND/OR CCTV INSPECTION SHALL BE SATISFACTORILY REPAIRED OR REPLACED, BY AND AT THE CONTRACTORS EXPENSE, AND WITNESSED BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. DEFECTS SHALL INCLUDE, BUT NOT BE LIMITED TO CRACKED OR BROKEN PIPE, DEFECTIVE JOINTS, MISALIGNMENT IN LINE OR GRADE, AND VISIBLE LEAKS OR INFILTRATION. ADDITIONAL TESTING AND CCTV INSPECTION SHALL BE PERFORMED AT EACH AFFECTED SEGMENT, FROM MANHOLE TO MANHOLE, SUBSEQUENT TO REPAIR AND/OR REPLACEMENT.

I. BEFORE ACCEPTANCE A FINAL REVIEW MUST BE MADE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND/OR CITY ENGINEER.

7. PROJECT BONDS, INSURANCE AND REGISTRATION

A. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL BE REGISTERED AT THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS FOR THE YEAR THAT THE WORK IS BEING PERFORMED.

B. PRIOR TO THE PRE–CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE CONTRACTUAL LIABILITY INSURANCE TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS. THE INSURANCE SHALL BE MAINTAINED THROUGHOUT THE TERM OF THE PROJECT.

C. THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR MAINTENANCE AND GUARANTEE PERFORMANCE AND PAYMENT BOND TO THE CITY OF ROCHESTER FROM A SURETY LICENSED IN THE STATE OF MICHIGAN, DATED FROM THE TIME OF ACCEPTANCE BY THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, FOR 100% OF THE CONSTRUCTION COSTS.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

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Shelby Township
Michigan 48315

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Fax 586 726 8780

www.aewinc.com

ENGINEERING STRONG COMMUNITIES

ROCHESTER MICHIGAN SETTLED 1817

DATE	SUBMITTALS/REVISIONS

DRAWN BY:	CHECKED BY:	DATE:
MJS	AAP	JANUARY 2021

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STATE OF MICHIGAN ASEEL A. PUTROS ENGINEER NO. 55083 LICENSED PROFESSIONAL ENGINEER

ASEEL A. PUTROS P.E. NO. 55083

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: Jeremy Pickett, Assistant DPW Director

DATE: 4/6/2021

CITY OF ROCHESTER

STANDARD STORM SEWER DETAILS (2 OF 2)

SHEET NO.

STM2

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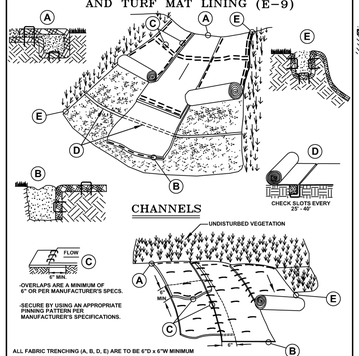
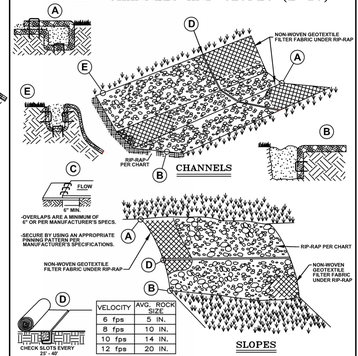
EROSION CONTROL BLANKETS AND TURF MAT LINING (E-9)



DEPENDING ON THE VELOCITY, SLOPE, SOILS, USE PROPER BLANKET OR TURF MAT LINING PER MANUFACTURER'S SPECIFICATIONS TO HANDLE THE SHEER STRESSES OF THE SLOPE/CHANNEL.

RIP-RAP: CHANNELS AND SLOPES (E-10)

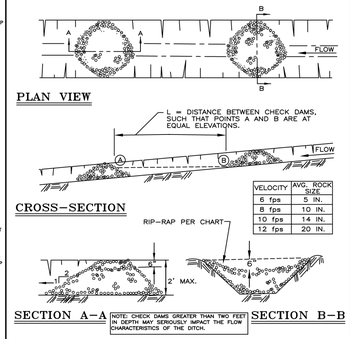


VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

ALL FABRIC TRENCHING (A, B, D, E) ARE TO BE 6"D x 6"W MINIMUM

DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP AND NON-WOVEN GEOTEXTILE FABRIC TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

CHECK DAMS (E-3)



VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

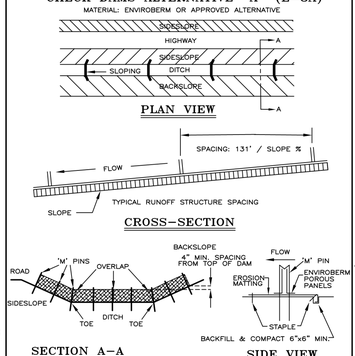
NOTE: CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

-DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

CHECK DAMS ALTERNATIVE "A" (E-3A)

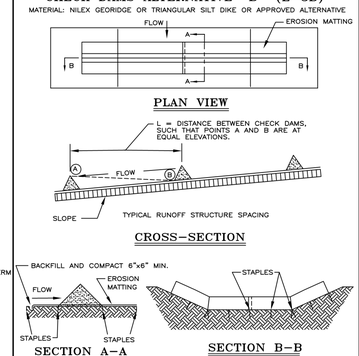
MATERIAL: ENVIROBERM OR APPROVED ALTERNATIVE



-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

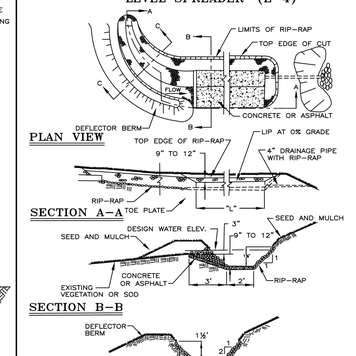
CHECK DAMS ALTERNATIVE "B" (E-3B)

MATERIAL: NILEX GEORIDGE OR TRIANGULAR SILT DIKE OR APPROVED ALTERNATIVE

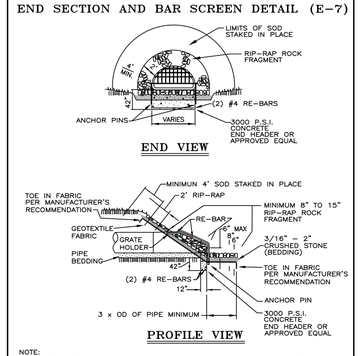


-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

LEVEL SPREADER (E-4)



RIP-RAP, END SECTION AND BAR SCREEN DETAIL (E-7)

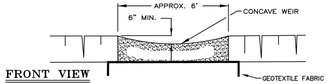


NOTE:
-BAR SCREEN DETAILS PER MDOT ROAD & BRIDGE STANDARD PLANS, STEEL GRATES FOR END SECTIONS. BARS ARE TO BE CUT OFF AT EDGE OF END SECTION.
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

VEGETATIVE BUFFER ZONE (SP-1)

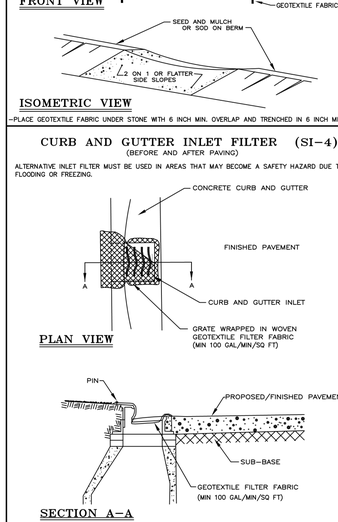
THE GRAPH SHOWN BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATIVE BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS 90% DENSE AND AT LEAST 1" IN LENGTH OVER EVERY SQUARE FOOT OF DISTURBED SOIL. AN AREA COVERED WITH WEEDS, OR BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.

EXAMPLE



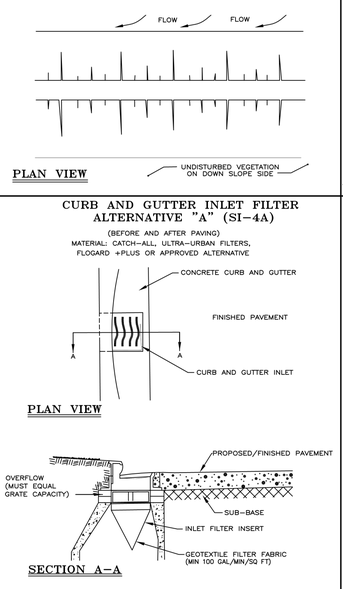
LENGTH OF BUFFER ZONE = ?
% OF SLOPE OF BUFFER ZONE = 5%
WHAT IS THE ACCEPTABLE LENGTH OF THE BUFFER ZONE?

PLOT IN GRAPH BELOW
BUFFER ZONE IS ACCEPTABLE AT 65'



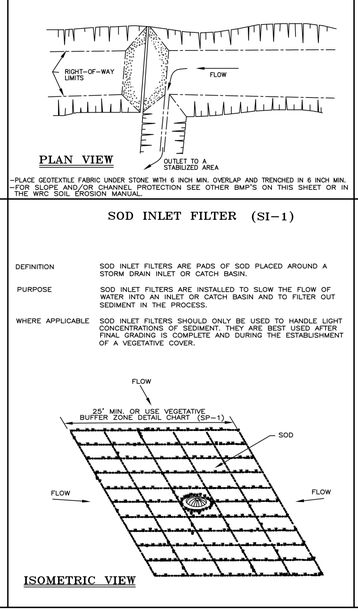
SILT FENCE (SP-2)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)



SILT FENCE ALTERNATIVE "A" (SP-2A)

(MATERIAL: SILT SHIELD OR APPROVED EQUIVALENT)



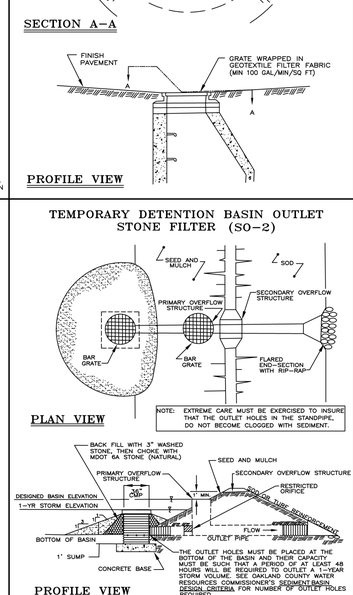
2% GRADE MAXIMUM SLOPE

Splicing Procedure:
Spacing EXTRUDED SEDIMENT FILTER FENCE is achieved beginning with an EXTRUDED SEDIMENT FILTER FENCE post. Two EXTRUDED SEDIMENT FILTER FENCE are secured with six of our plastic ratchet style push-in fasteners. Locate three, evenly spaced, vertically, at least 2" from each edge of the splice.

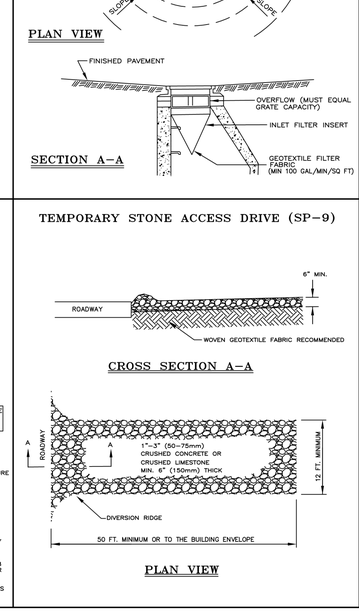
Optional Heat Splicing:
Overlap a minimum of eight inches. Melt a thin layer of EXTRUDED SEDIMENT FILTER FENCE with torch from top to bottom. Immediately press both layers together for a minimum of 5 second. Check for total lamination from top to bottom of material. (Do not apply heat to filter)

WINTER/FROZEN GROUND SILT FENCE (SP-2W)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)

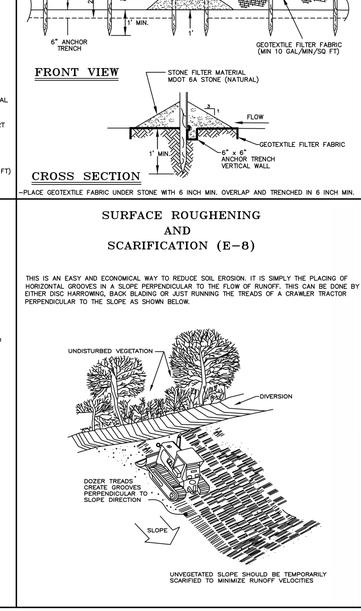


RYCB INLET FILTER (SI-3)



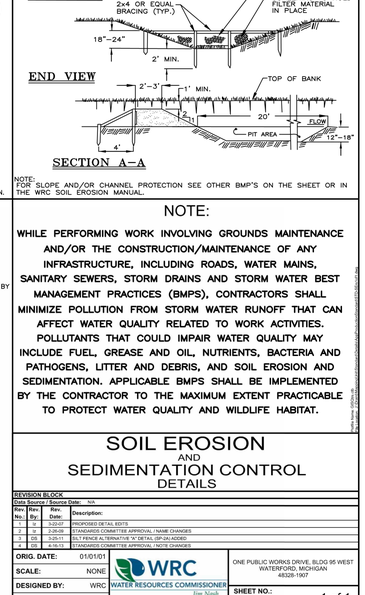
NOTE: MATERIAL IS NOT SILT FENCE MATERIAL

RYCB INLET FILTER ALTERNATIVE "A" (SI-3A)



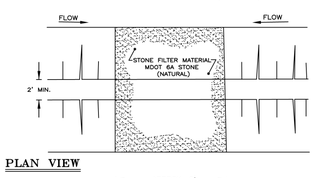
RYCB INLET FILTER ALTERNATIVE "B" (SI-3B)

MATERIAL: SILT SAVER OR APPROVED ALTERNATIVE



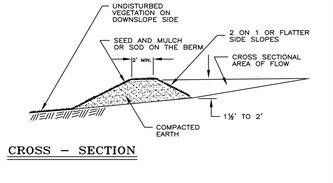
(NOTE: NO PIT REQUIRED WHEN FRAME AND COVER OR GRATE AND COVER ARE IN PLACE.)

EARTH DIVERSION BERM WITH STONE OUTLET FILTER (SP-4)

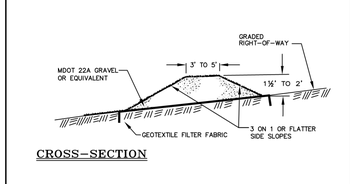


-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

EARTH DIVERSION BERM (E-2)



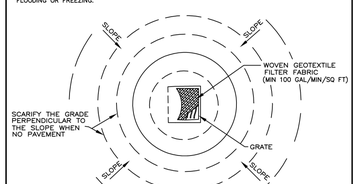
GRAVEL INTERCEPTOR DIKE (SP-6)



-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

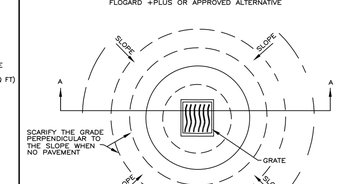
LOW POINT INLET FILTER (SI-2)

ALTERNATIVE INLET FILTER MUST BE USED IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING.

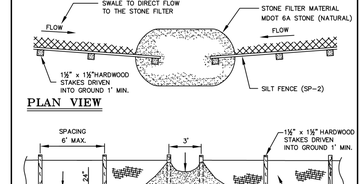


LOW POINT INLET FILTER ALT. "A" (SI-2A)

MATERIAL: CATCH-ALL, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE

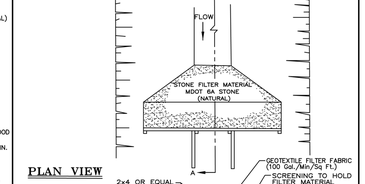


SILT FENCE GRAVEL FILTER (SP-3)



-PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

DITCH SEDIMENT TRAP (SO-4)



NOTE:
-FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THE SHEET OR IN THE WRC SOIL EROSION MANUAL.

CURB AND GUTTER INLET FILTER (SI-4)

(BEFORE AND AFTER PAVING)

ALTERNATIVE INLET FILTER MUST BE USED IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING.

CURB AND GUTTER INLET FILTER ALTERNATIVE "A" (SI-4A)

(BEFORE AND AFTER PAVING)

MATERIAL: CATCH-ALL, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE

SOD INLET FILTER (SI-1)

DEFINITION	SOD INLET FILTERS ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.
PURPOSE	SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT SEDIMENT IN THE PROCESS.
WHERE APPLICABLE	SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.

TEMPORARY DETENTION BASIN OUTLET STONE FILTER (SO-2)

TEMPORARY STONE ACCESS DRIVE (SP-9)

SURFACE ROUGHENING AND SCARIFICATION (E-8)

THIS IS AN EASY AND ECONOMICAL WAY TO REDUCE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

UNVEGETATED SLOPE SHOULD BE TEMPORARILY SCARIFIED TO MINIMIZE RUNOFF VELOCITIES

NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPS), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPS SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK			
Date Source / Source Date: N/A			
Rev. No.:	Rev. By:	Rev. Date:	Description:
1	VE	3-02-07	PROPOSED DETAIL EDITS
2	VE	2-25-09	STANDARDS COMMITTEE APPROVAL / NAME CHANGES
3	DS	3-25-11	SILT FENCE ALTERNATIVE "A" DETAIL (SP-2A) ADDED
4	DS	4-16-13	STANDARDS COMMITTEE APPROVAL / NOTE CHANGES

ORIG. DATE:	01/01/01
SCALE:	NONE
DESIGNED BY:	WRC
DRAWN BY:	Mapping

WRC WATER RESOURCES COMMISSIONER Jim Nash

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST, WATERFORD, MICHIGAN 48328-1907

SHEET NO.: 1 of 1

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City of Rochester

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

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

✓ 100

✓ 1,250 + 600

2

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : 12/05/2025 **Amount of Review Fee Paid :** $ 1,950

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Cody Newman

PROJECT COORDINATOR'S E-MAIL ADDRESS:
cody@drivendesignstudio.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
(269) 753-8040

1. Name of proposed development:
   Rochester Community House

2. Location of property: East side of Ludlow Ave. ~~Road~~, between

   7th Street and
   Ironwood Drive ~~Roads~~.

3. Street address:
   816 Ludlow Avenue

4. The property is presently zoned as:
   R-2 One Family Residential

5. The total site area is
   12.07 acres(s).

6. Portion of total site being developed:
   0.42 acres

7. It is proposed the property will be developed as:
   Community Center (no change)

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8. A Special Exception is being requested. _____ Yes ___X__ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
✓		a. Date, including revision.
✓		b. Plan scale of 1" equals 10', 1" = 40'
✓		c. North arrow.

✓		d. Inserted location sketch showing location of subject property in the mile section.
✓		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
✓		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
✓		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
✓		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
✓		i. Boundaries of subject property including distances and bearings.
✓		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
✓		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
✓		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
N/A		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
✓		n. Landscape plan including tree inventory. (Section 2800).
✓		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
✓		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

✓		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
N/A		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
✓		s. Exterior lighting plan and design, with photometrics.

10. Present landowner:
Rochester Community House

E-MAIL: alan@rochestercommhouse.org (Alan Smith, Executive Director)

Address:
816 Ludlow Avenue

City: Rochester State: MI Zip: 48307 Phone: (248) 651-0622

11. Firm or individual requesting site plan approval:
Driven Design Studio

E-MAIL: cody@drivendesignstudio.com

Address:

City: Battle Creek State: MI Zip: 49017 Phone: (269) 753-8040

Signature of Applicant

Print Name Cody Newman Date 12/05/2025