



**Board of Road Commissioners**

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September 18, 2025

PEA Group  
Attn: Gregory Bono, P.E.  
(248) 792-1001

*This preliminary review and the comments below are provided as a courtesy by the Road Commission for Oakland County (RCOC), to identify obvious or potential concerns at the conceptual stage of a project. Preliminary Review comments are based on a general, high-level review of the proposed land use and related trip generation, with consideration to the existing roadway condition, background traffic and crash patterns, and RCOC ROW needs AT THE TIME OF THE REVIEW. Any changes that occur to any of these factors between the time of the preliminary review and the time of permit application may alter or invalidate the comments herein. Any comments or communications are considered provisional until a detailed review of the final plans is completed during the permit application process. Any development decisions are made at the Applicant's sole risk.*

**RE: R.C.O.C. PRELIMINARY PLAN REVIEW 25P0029  
LOCATION: 611 W 12 MILE RD-CITY OF MADISON HEIGHTS  
PROJECT NAME: BUBBA'S 33**

Dear Mr. Bono:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Below a listing of the comments generated by the RCOC review:

- A. The 12 Mile Rd drive approach shall be a right in/out approach. Its proximity to both the DDI interchange and Dartmouth EB to NB turn lane creates a situation where crashes may occur.
- B. The Dartmouth/12 signal does not currently have a dedicated left turn phase for Dartmouth. This intersection would need to be reviewed to determine if a dedicated left-turn phase for Dartmouth would be warranted. If it was warranted, the geometry of the southern leg of Dartmouth would need to be revised to accommodate a dedicated left-turn lane. The ROW, for Dartmouth, appears to be limited. If Dartmouth were to be widened to accommodate a dedicated left-turn lane, Dartmouth would need to be expanded eastward. This would provide better alignment with the northern leg of the intersection. This may impact existing signal mast arm poles, which may require reconstruction of the entire signal.

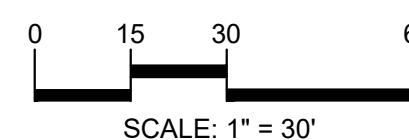
Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

*Simon Yousif*

Simon Yousif, P.E.  
Permit Review Engineer





W. 12 MILE ROAD

DARTMOUTH STREET

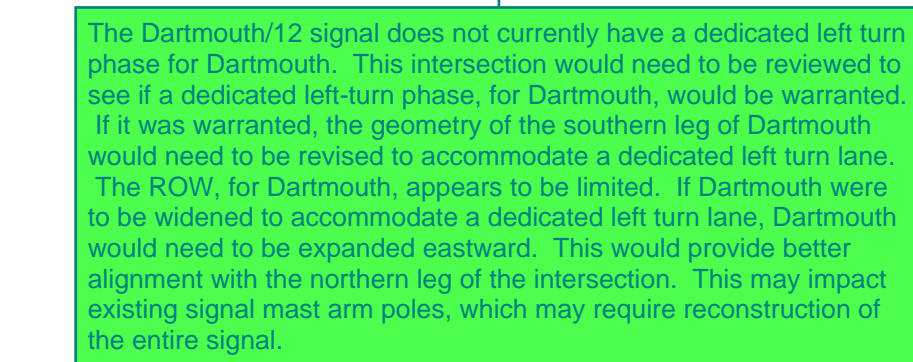
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PROJECT TITLE  
**NAJOR**  
**12 MILE & I-75**  
611 W. 12 MILE ROAD  
MADISON HEIGHTS, OAKLAND COUNTY, MI

# PRELIMINARY DIMENSION PLAN

DRAWING NUMBER:

## C-3.1



BM #301  
CHISELED 'X' ON THE SOUTHWEST BOLT OF A STRAIN POLE LOCATED AT  
THE SOUTHEAST CORNER OF W. 12 MILE RD & DARTMOUTH ST.  
ELEV. - 635.80

T1N, R11E, SEC 14 ASSESSOR'S PLAT NO 2 LOT 12, ALSO VAC S 3 FT  
OF ALLEY LYING NLY OF LOT 12 & SLY OF LOTS 5 TO 11 INCL, ALSO  
THAT PART OF VAC ALLEY LYING W OF LOT 12

**NOT FOR CONSTRUCTION**