

PUBLIC NOTICE

CITY OF BERKLEY, MICHIGAN SPECIAL MEETING OF THE CITY PLANNING COMMISSION

Tuesday, September 13, 2022
7:00PM – City Hall Council Chambers
Information: 248-658-3320

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES
COMMUNICATIONS
CITIZEN COMMENTS

OLD BUSINESS

NEW BUSINESS

1. **PSP-15-22: 28557 Woodward – Seven Point Provisioning Center:** The applicant, Seven Point Dispensing of Michigan, LLC on behalf of Greenside Trust, is requesting site plan approval for conversion of an existing building to a retail marihuana dispensary and office use at 28557 Woodward Avenue, Parcel #04-25-17-257-025, on the west side of Woodward Avenue between Wiltshire Road and Franklin Road.

LIAISON REPORTS
COMMISSIONER / STAFF COMMENTS
ADJOURN

Notice: Official Minutes of the City Planning Commission are stored and available for review at the office of the City Clerk. The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 658-3300.

You can watch the meeting on Channel 10 for both Comcast and WOW, at <http://www.youtube.com/CityofBerkley> or <http://www.berkleymich.org/livestream>.



CITY OF BERKLEY
COMMUNITY DEVELOPMENT
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Planning Commission
From: Kristen Kapelanski, Community Development Director
Subject: **PSP-15-22: 28557 Woodward – Seven Point Provisioning Center**
Site Plan Approval
Date: September 9, 2022

The applicant, Seven Point Dispensing of Michigan, LLC on behalf of Greenside Trust, is requesting site plan approval for conversion of an existing building to a retail marihuana dispensary and office use at 28557 Woodward Avenue on the west side of Woodward Avenue between Wiltshire Road and Franklin Road.

Attached are the following reviews for the site plan submitted:

Planning Review from Carlisle Wortman Associates (CWA) dated August 18, 2022

CWA noted no outstanding items to be corrected on the plans in their review. The Planning Commission should review the proposed landscaping and confirm it is consistent with Section 130-37, which requires the Planning Commission to confirm the proposed landscaping is consistent with the Master Plan.

Review from City of Berkley Department of Public Works (DPW) dated August 24, 2022

DPW noted the following comments:

1. The City's engineering consultant, Hubbell, Roth & Clark (HRC) will review the geotechnical report, storm water detention calculations and grading.
2. A traffic control plan is required prior to final approval.
3. Prior to construction, the applicant will need to provide any approvals or comments received from the Michigan Department of Transportation regarding access to Woodward Avenue.

Engineering Review from Hubbell, Roth & Clark (HRC) dated August 24, 2022

HRC recommended approval of the proposed Site Plan subject to the following:

1. The stormwater collected from the roof should be directed into the proposed underground system where it can be detained
-

Review from City of Berkley Fire Inspector

Fire Inspector Jon Roberts stamped the plan set approved on July 29, 2022.

Summary and Recommendation

Staff recommends the Planning Commission approve the plan with the following findings and conditions:

1. Planning Commission finding that the proposed landscaping is consistent with Section 130-37 of the Zoning Ordinance; and
2. Compliance with the items noted in the DPW August 24, 2022 and HRC August 24, 2022 review letters.

SEVEN POINT: ADULT USE RETAIL AND PROVISIONING CENTER

28557-28531 WOODWARD AVENUE
BERKLEY, MICHIGAN

ARCHITECTURAL SHEET INDEX:

| | |
|-------------------------------------|------|
| ARCHITECTURAL SITE PLAN | AS00 |
| BOUNDARY/TOPOGRAPHIC SURVEY | |
| PROPOSED FLOOR PLAN | A101 |
| WOODWARD AVENUE (EAST) ELEVATION | A200 |
| WILTSHIRE ROAD (NORTH) ELEVATION | A201 |
| PUBLIC ALLEY (WEST) ELEVATION | A202 |
| PHOTOMETRIC PLAN | |
| EXTERIOR COLOR RENDERING | |
| EXISTING CONDITIONS/DEMOLITION PLAN | C101 |
| SITE LAYOUT PLAN | C102 |
| SIGNAGE/WAYFINDING PLAN | C103 |
| GRADING PLAN | C104 |
| STORM WATER MANAGEMENT PLAN | C105 |
| SITE DETAILS | C501 |
| SITE STORM WATER DETAILS | C502 |
| MAINTENANCE OF TRAFFIC | C503 |
| LANDSCAPE PLAN | L101 |
| LANDSCAPE DETAILS | L501 |



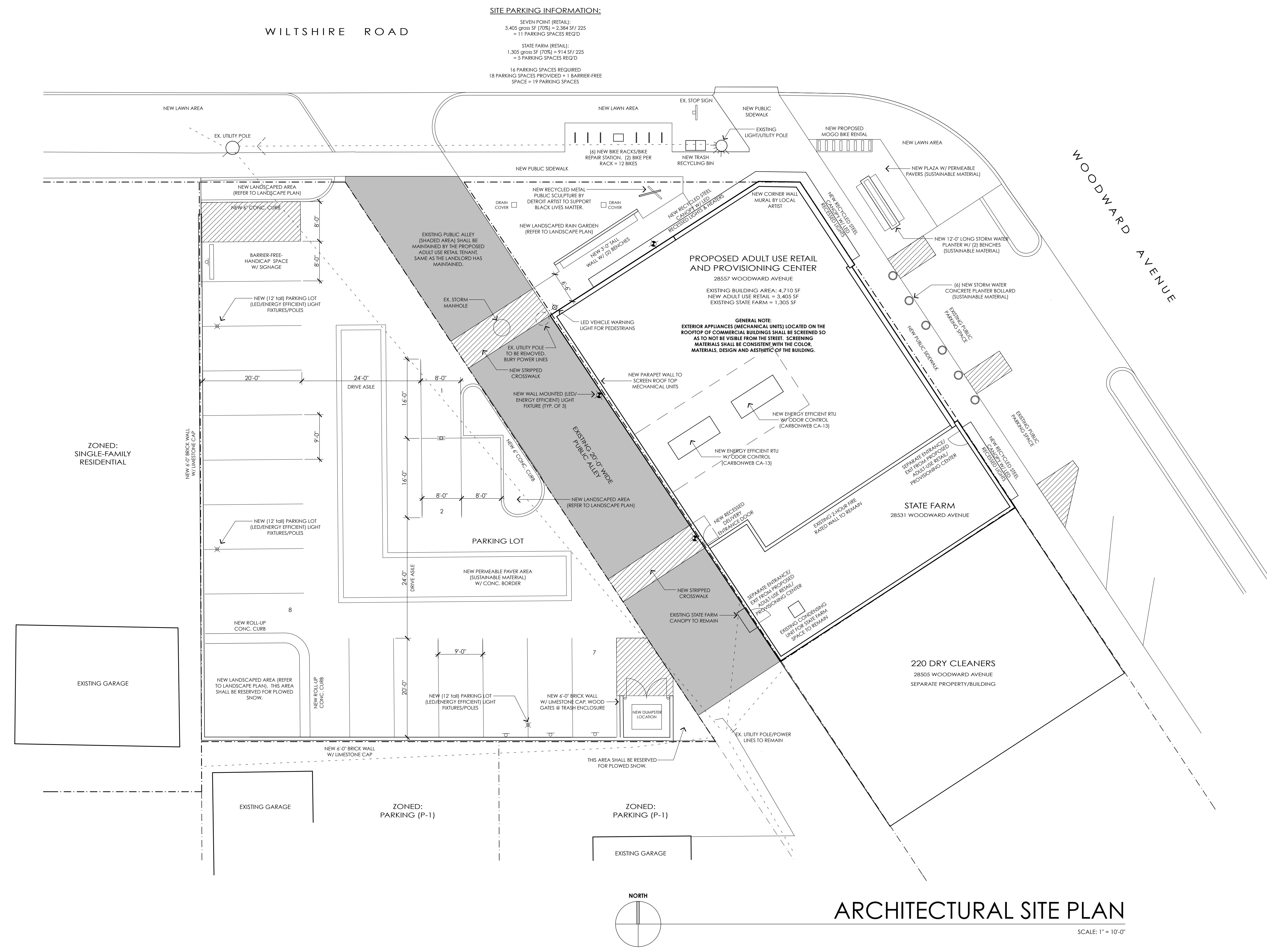
AREA LOCATION PLAN

SCALE: 1" = 500'-0"

ISSUE DATE
07.13.22
08.11.22

ISSUE FOR
PLANNING COMMISSION SUBMITTAL
PLANNING COMMISSION RESUBMITTAL

PROJECT
SEVEN POINT: ADULT USE RETAIL
AND PROVISIONING CENTER



SITE PARKING INFORMATION:
 SEVEN POINT (RETAIL):
 3,405 gross SF (70%) = 2,384 SF / 225
 = 11 PARKING SPACES REQ'D
 STATE FARM (RETAIL):
 1,305 gross SF (70%) = 914 SF / 225
 = 5 PARKING SPACES REQ'D
 16 PARKING SPACES REQUIRED
 18 PARKING SPACES PROVIDED = 1 BARRIER-FREE
 SPACE = 19 PARKING SPACES

**PROPOSED ADULT USE RETAIL
 AND PROVISIONING CENTER**
 28557 WOODWARD AVENUE
 EXISTING BUILDING AREA: 4,710 SF
 NEW ADULT USE RETAIL = 3,405 SF
 EXISTING STATE FARM = 1,305 SF

GENERAL NOTE:
 EXTERIOR APPLIANCES (MECHANICAL UNITS) LOCATED ON THE
 ROOFTOP OF COMMERCIAL BUILDINGS SHALL BE SCREENED SO
 AS TO NOT BE VISIBLE FROM THE STREET. SCREENING
 MATERIALS SHALL BE CONSISTENT WITH THE COLOR,
 MATERIALS, DESIGN AND AESTHETIC OF THE BUILDING.

ZONED:
 SINGLE-FAMILY
 RESIDENTIAL

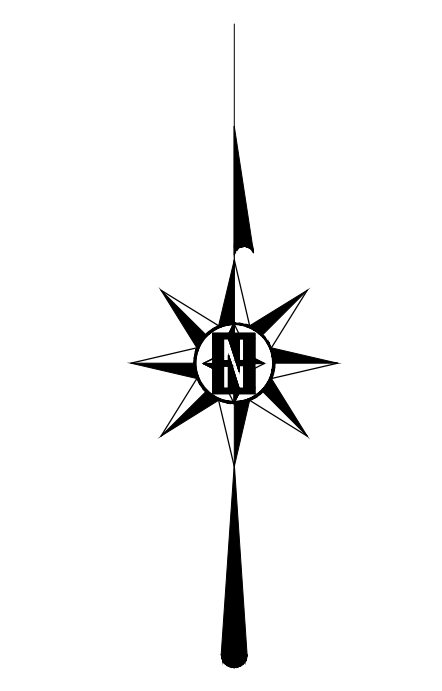
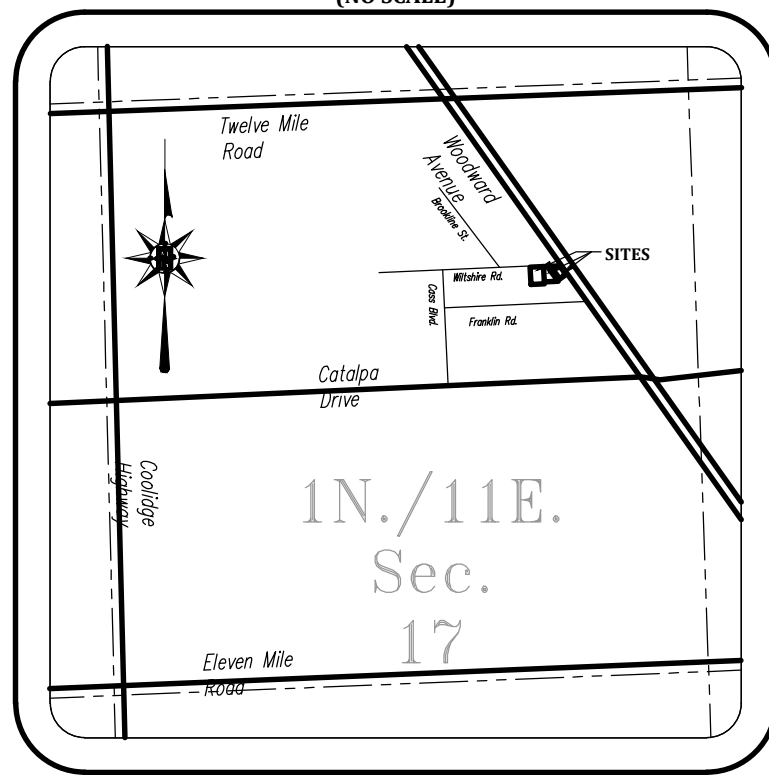
ZONED:
 PARKING (P-1)

ZONED:
 PARKING (P-1)

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

SITE LOCATION MAP



LEGEND

| | |
|-----------------------|--------|
| FOUND MONUMENTATION | ● |
| BOLLARD | ○ |
| SET MONUMENTATION | ○ |
| SECTION CORNER | ○ |
| RECORD MEAS. | ○ |
| FIELD MEAS. | ○ |
| PRIORITIZED DIST. | ○ |
| CALCULATED DIST. | ○ |
| PROPERTY LINE | --- |
| SECTION LINE | --- |
| EASEMENT LINE | --- |
| PARCEL LINE | --- |
| PLATTED LINE | --- |
| FENCE LINE | --- |
| STORM SEWER | SS |
| SANITARY SEWER | SS |
| WATER LINE/MAIN | W |
| GAS LINE/MAIN | W |
| OVERHANG LINE | OH |
| BURIED CABLE | BC |
| BURIED ELEC. | BE |
| GAS METER | GM |
| GAS SHUT OFF | GS |
| GAS MARKER/FLAG | GM |
| WATER MANHOLE | WM |
| HYDRANT | HM |
| WATER SHUT OFF | WS |
| WATER METER | WM |
| WATER MARKER/FLAG | WM |
| STORM MANHOLE | SM |
| STORM BASIN | SB |
| STORM BEHIVE BASIN | SB |
| STORM OUTLET | SO |
| SAN. MANHOLE | SM |
| SAN. CLEANOUT | SC |
| SAN. MARKER/FLAG | SM |
| COMM. MANHOLE | CM |
| COMM. PEDESTAL | CP |
| COMM. MARKER | CM |
| LIGHT POLE | LP |
| UTILITY POLE | UP |
| POWER TRANSFORMER | PT |
| ELEC. MARKER/FLAG | EM |
| ELEC. METER | EM |
| GRND. WTR. MON. WELL | GW |
| SIGN | S |
| AIR CONDITIONING UNIT | AC |
| FOUND CONC. MON. | FCM |
| FIR | F |
| FOUND CAPPED PIPE | FPP |
| FOUND IRON PIPE | FIP |
| FOUND MAG. NAIL | FMN |
| FOUND "X" ETCHED | FEX |
| FOUND PINCHED PIPE | FPP |
| FOUND CAPPED T-IRON | FTI |
| FOUND CAPPED IRON | FCI |
| FOUND R.R. SPIKE | FRS |
| FOUND ANGLE IRON | FAI |
| FENCE POST | FP |
| SET ETCHED "X" | SE |
| SET MAG. NAIL | SMN |
| BACK OF CURB | BC |
| TOP OF PIPE | TP |
| GUY WIRE | GW |
| TOP OF CURB | TC |
| CURB CUTTER | CC |
| HIGH POINT | HP |
| LOW POINT | LP |
| FINISHED GRADE | FG |
| FINISHED FLOOR | FF |
| MATCH EX. GRADE | ME |
| AS-BUILT MEAS. | AB |
| POINT OF CURVE | PC |
| POINT OF REV. CURVE | PRC |
| POINT OF COMP. CURVE | PCC |
| RIGHT OF WAY | ROW |
| POINT OF BEGIN. | PB |
| POINT OF COMMENCE. | POC |
| EX. SPOT ELEVATION | EX |
| PROPOSED ELEVATION | XXX.XX |
| DECIDUOUS TREE | ○ |
| EVERGREEN TREE | ● |

LEGAL DESCRIPTIONS

PARCEL ID# 25-17-257-025
 PART OF LOTS 356-358 INCLUSIVE AND PART OF THE ADJACENT VACATED WILTSHIRE ROAD (60 FEET WDE), OF "VINSETTA PARK", A SUBDIVISION BEING PART OF SECTIONS 16 AND 17, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF BERKLEY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS ON PAGE 30 OF OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 358; THENCE NORTH 33 DEGREES 37 MINUTES 16 SECONDS WEST 115.96 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS EAST 67.83 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 16 SECONDS EAST 78.63 FEET; THENCE SOUTH 56 DEGREES 28 MINUTES 30 SECONDS WEST 56.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 25-17-257-008
 LOT 427, OF "VINSETTA PARK", A SUBDIVISION BEING PART OF SECTIONS 16 AND 17, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF BERKLEY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS ON PAGE 30 OF OAKLAND COUNTY RECORDS, CONTAINING 0.17 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 25-17-257-007
 LOT 205, OF "STEPHENSON-BARBER'S OAKLAND MANORS SUB'N", OF PART OF SECTION 17, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF BERKLEY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS ON PAGE 22 OF OAKLAND COUNTY RECORDS, CONTAINING 0.29 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 25-17-257-024
 LOT 425, OF "VINSETTA PARK", A SUBDIVISION BEING PART OF SECTIONS 16 AND 17, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF BERKLEY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS ON PAGE 30 OF OAKLAND COUNTY RECORDS, CONTAINING 0.21 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 25-17-257-023
 LOT 426, OF "VINSETTA PARK", A SUBDIVISION BEING PART OF SECTIONS 16 AND 17, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF BERKLEY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS ON PAGE 30 OF OAKLAND COUNTY RECORDS, CONTAINING 0.16 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

ZONING REQUIREMENTS

R-1B SINGLE FAMILY RESIDENTIAL

PARCEL ID# 25-17-257-007
 LOT - MIN. AREA: 8,800 FT.²
 MIN. WIDTH: 80 FT.
 COVERAGE - MAX. BLD.: 35%
 SETBACKS - FRONT YARD: 25 FT.
 - REAR YARD: 20 FT.
 - SIDE YARD: 5 FT.
 - SIDE TOTAL: 15 FT.
 HEIGHT - MAX. BLD.: 30 FT.
 EXISTING CONDITIONS
 LOT - AREA: 12,822 FT.²
 - WIDTH: 100 FT.
 COVERAGE - BLD.: 3,146 FT.² 24.5%

PARKING DISTRICT

PARCEL ID# 25-17-257-008
 LOT - MIN. AREA: N/A
 MIN. WIDTH: N/A
 COVERAGE - MAX. BLD.: N/A
 HEIGHT - MAX. BLD.: 15 FT.
 EXISTING CONDITIONS
 LOT - AREA: 7,518 FT.²
 - WIDTH: 30 FT.
 COVERAGE - BLD.: VACANT - PARKING LOT

WOODWARD DISTRICT

PARCEL ID# 25-17-257-025
 LOT - MIN. AREA: N/A
 MIN. WIDTH: N/A
 COVERAGE - MAX. BLD.: XXX%
 SETBACKS - FRONT YARD: 10 FT.
 - REAR YARD: 10 FT.
 - SIDE YARD: XX FT.
 - SIDE TOTAL: XX FT.
 HEIGHT - MAX. BLD.: 50 FT.
 EXISTING CONDITIONS
 LOT - AREA: 5,503 FT.²
 - WIDTH: 79 FT.
 COVERAGE - BLD.: 4,705 FT.² 85.5%

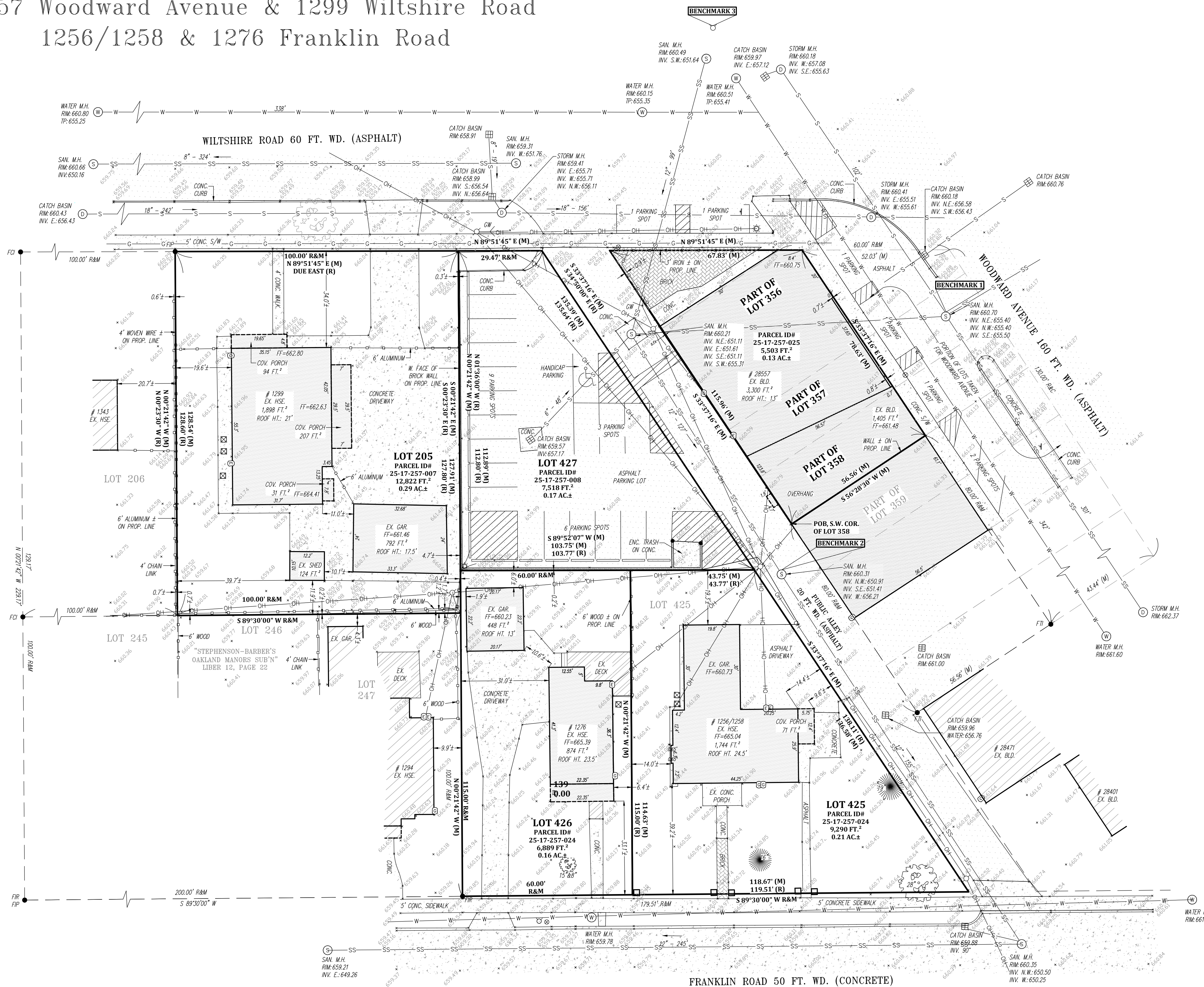
R-2 TWO FAMILY RESIDENTIAL

PARCEL ID# 25-17-257-024
 LOT - MIN. AREA: 4,000 FT.²
 MIN. WIDTH: 40 FT.
 COVERAGE - MAX. BLD.: 35%
 SETBACKS - FRONT YARD: 25 FT.
 - REAR YARD: 35 FT.
 - SIDE YARD: 5 FT.
 - SIDE TOTAL: 15 FT.
 HEIGHT - MAX. BLD.: 30 FT.
 EXISTING CONDITIONS
 LOT - AREA: 9,290 FT.²
 - WIDTH: 100 FT.
 COVERAGE - BLD.: 1,815 FT.² 19.5%

R-2 TWO FAMILY RESIDENTIAL

PARCEL ID# 25-17-257-023
 LOT - MIN. AREA: 4,000 FT.²
 MIN. WIDTH: 40 FT.
 COVERAGE - MAX. BLD.: 35%
 SETBACKS - FRONT YARD: 25 FT.
 - REAR YARD: 35 FT.
 - SIDE YARD: 5 FT.
 - SIDE TOTAL: 15 FT.
 HEIGHT - MAX. BLD.: 30 FT.
 EXISTING CONDITIONS
 LOT - AREA: 6,889 FT.²
 - WIDTH: 80 FT.
 COVERAGE - BLD.: FT.² %

BOUNDARY AND TOPOGRAPHIC SURVEY
 28557 Woodward Avenue & 1299 Wiltshire Road
 1256/1258 & 1276 Franklin Road



Boundary & Topographic Survey

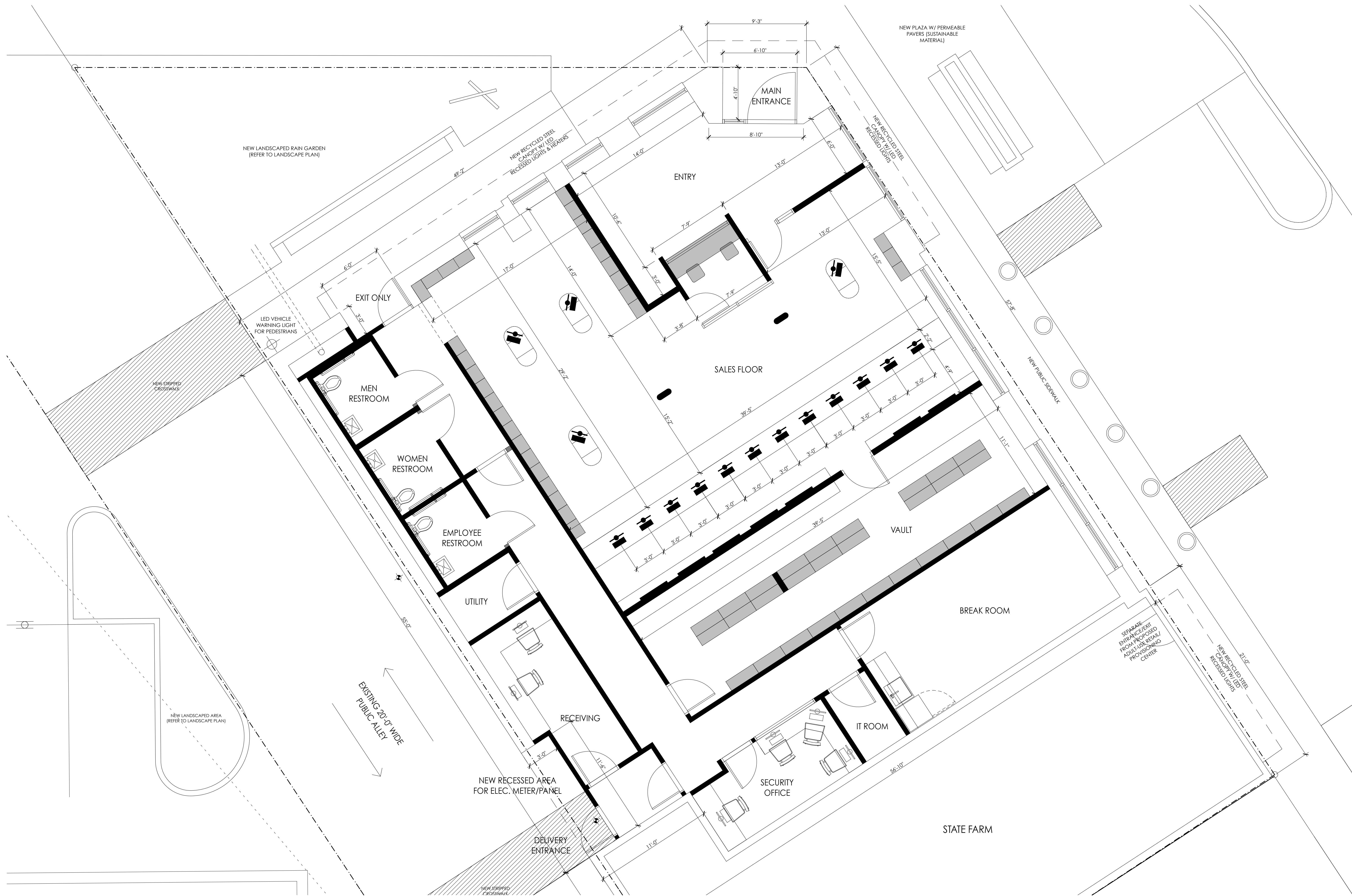
-007 PART OF "STEPHENSON-BARBER'S OAKLAND MANORS SUB'N." BEING PART OF N.E. ¼ OF SEC. 17, T.1N., R.11E., CITY OF BERKLEY, OAKLAND CO., MICH.
 -008, -025, -024, -023 PART OF "VINSETTA PARK" BEING PART OF N.E. ¼ OF SEC. 17, T.1N., R.11E., CITY OF BERKLEY, OAKLAND CO., MICH.



| | | | | | |
|-----------|------------------|------------------|---------|---------|------------------------------------------------------------------|
| SECTION: | N.E. 1/4 Sec. 17 | DATE: | 4/28/22 | CLIENT: | Seven Point Dispensing of Michigan, LLC - Brad Zerman/Gabe Rubin |
| TN./RGE.: | 1N./11E. | PROJ. #: | 022-031 | | 1419 West Belle Plaine |
| CITY/TWP: | Berkley | DWG. BY: | JCP | | Chicago, IL 60613 |
| COUNTY: | Oakland | 1 INCH = 20 FEET | | | |

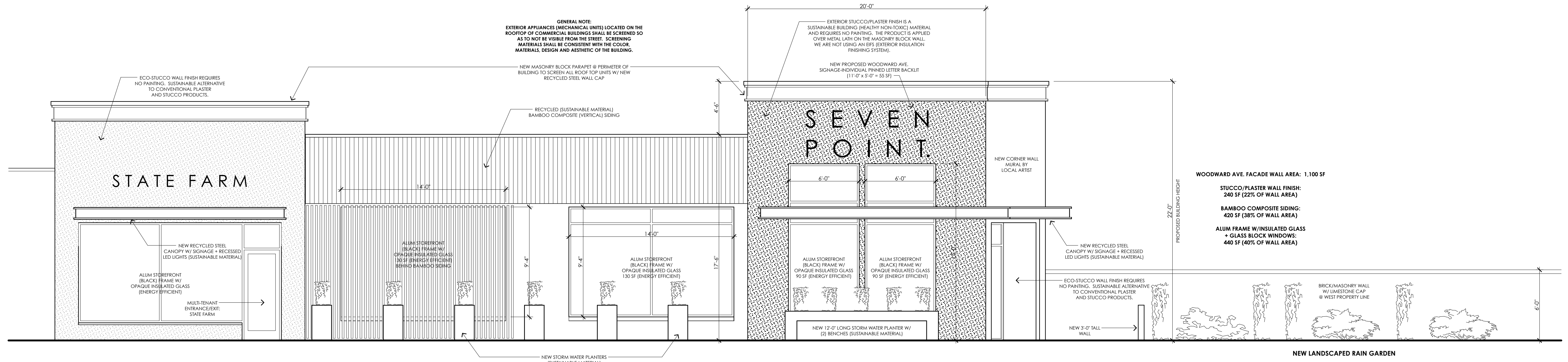
I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plot hereon is a true representation of the survey as performed, that the error of closure is no greater than 1" in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.
 Michael J. Nowry Professional Surveyor # 52472

REVISIONS



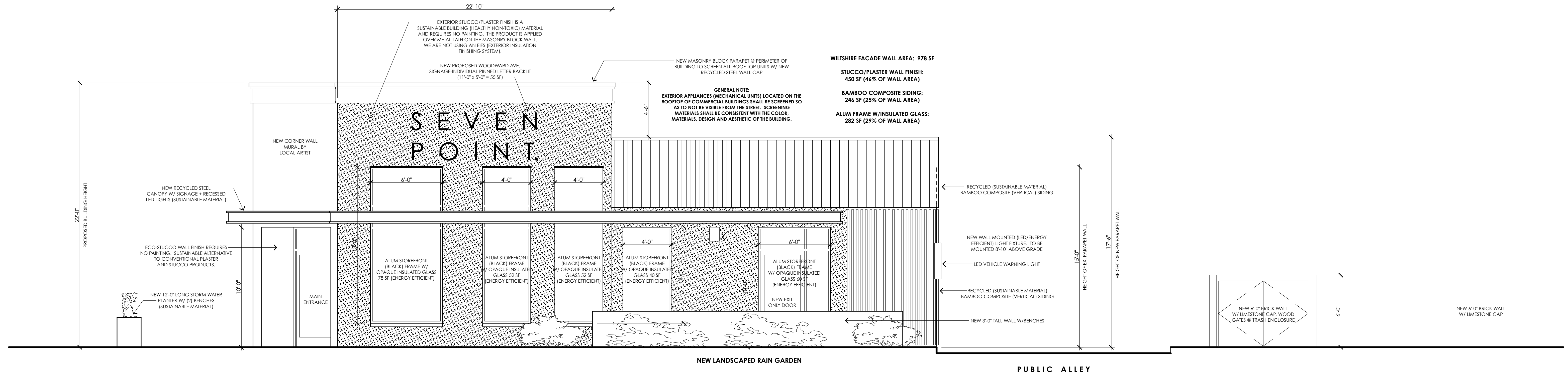
PROPOSED FLOOR PLAN

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



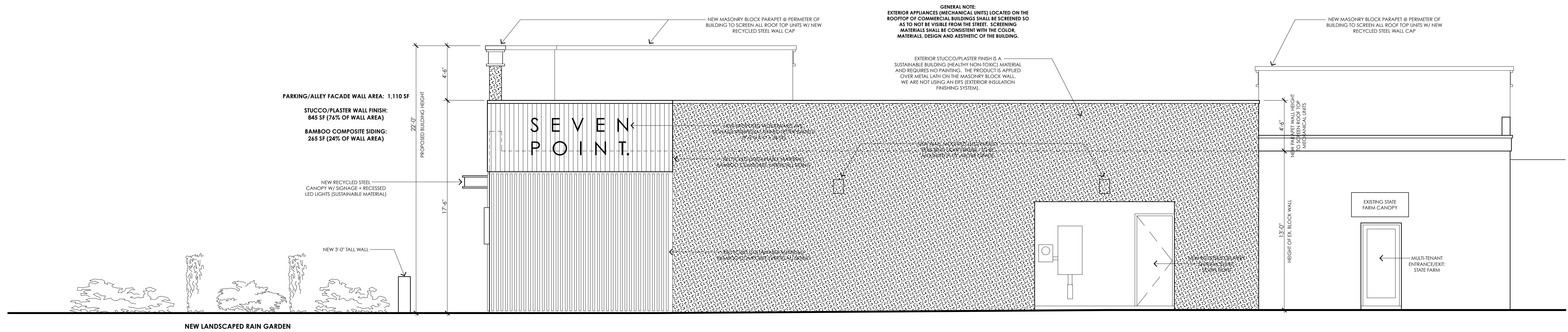
WOODWARD AVENUE (EAST) ELEVATION

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



WILTSHIRE ROAD (NORTH) ELEVATION

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



PUBLIC ALLEY (WEST) ELEVATION

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



| | |
|----------|----------------|
| Category | Area Luminaire |
| Series | RSX1 |
| Type | Area Luminaire |

Specifications

EPA (H=0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight (max): 31.0 lbs (14.1 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|----------|----------------------|-------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RSX1 LED | P1 P2 P3 P4 | 3000K 4000K 5000K | R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short | MVOLT (120V-277V) ¹ MVOLT (120V-480V) ¹ <i>(use specific voltage for options as noted)</i> 120 ¹ 277 ¹ 208 ¹ 347 ¹ 240 ¹ 480 ¹ | SPA Square pole mounting (1.0" min. dia. NIP pole for 1 at 90°, 1.5" min. dia. NIP pole for 2, 3, 4 at 90°) RPA Round pole mounting (1.2" min. dia. NIP pole for 1 at 90°, 1.5" min. dia. NIP pole for 2 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal mast) IA Adjustable lighter (fits 2-3/8" OD mast) WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AKSP Adjustable 90° arm square pole mounting ¹ AKSPF Adjustable 90° arm square pole mounting ¹ AKSW Adjustable 90° arm wall bracket ¹ AKSWC Adjustable 90° arm wall bracket with surface conduit box ¹ |

| Options | Finish |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shipped Installed HS Haze-shield ¹ PE Photocell, bottom style ¹ PK Photocell, external, adjustable ¹ PER2 Seam-view back-lock recastate only (see controls) ¹ CE34 Conduit entry 3/4" NPT (Qty 2) Single size (120, 277, 347) ¹ DF Double face (208, 240, 480) ¹ SPD20V 200V Surge protector (standard) FAD Field adjustable ¹ DMG 0-10V dimming (noted on back of housing for external control (not ordered separately)) ¹ | DDBXD Dark Bronze DBLXD Black DNALXD Natural Aluminum DWHXD White DDBXD Textured Dark Bronze DBLXD Textured Black DNALXD Textured Natural Aluminum DWHXD Textured White |
| Shipped Separately (requires some field assembly) EGS External glare shield ¹ EGFV External glare full view (360° around light assembly) ¹ BS Bird spikes ¹ | |

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com Lithonia RSX1 Area LED Rev. 02/17/2020 Page 1 of 9



| | |
|----------|----------------|
| Category | Wall Luminaire |
| Series | OLWX1 |
| Type | Wall Luminaire |

Specifications

Width: 7-1/2" (191 mm)

Height: 6" (152 mm)

Depth: 3" (76 mm)

Weight: 5 lbs (2.3 kg)

Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 250W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit, through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

Ordering Information EXAMPLE: OLWX1 LED 20W 50K

| Series | Performance Package | Color Temperature | Voltage | Controls | Finish |
|-----------|---------------------|----------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------|-------------------------------------|
| OLWX1 LED | 13W 20W 40W | 13 wats ¹ 20 wats ¹ 40 wats ¹ | 40K 4000K 50K 5000K ¹ | (blank) MVOLT ¹ 120 ¹ 120V | (blank) None (blank) Dark bronze |

| | |
|-------------|---------------------|
| Accessories | (blank) (not shown) |
| QUX1TK | Tube for QUX1 |
| QUX1TR | Bracket for QUX1 |

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of the OLWX1 LED luminaire is enhanced by its design with energy efficient, low maintenance LEDs for replacing up to 250W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

CONSTRUCTION
Cast-aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sink optimizes thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL
Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/30,000 hours at 25°C). Electronic drivers have a power factor >=90% and THD <20% and a minimum 2.5V surge rating. Flood light mounting accessories include an additional 60V surge protection device. LEDs are available in 4000K and 5000K CCT.

INSTALLATION
Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry with the included junction box with low 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include brackets, integral lighter and pole mounting options. Each flood mount accessory comes with a top view and variant guard. Luminaires may be wall or ground mounted in downward or upward orientation, and sign and building flood lighting.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.designlights.org to confirm which versions are qualified.

WARRANTY
3-year limited warranty. Complete warranty terms located at www.lithonia.com/led-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.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com OLWX1 LED Rev. 01/29/20

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|----------------------------------|--------|--------|--------|--------|---------|---------|---------|
| PARKING LOT | ✖ | 1.6 fc | 5.3 fc | 0.2 fc | 26.5:1 | 8.0:1 | 0.3:1 |
| PROPERTY LINE | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A | N/A |
| PUBLIC ALLEY | ✖ | 0.9 fc | 3.9 fc | 0.0 fc | N/A | N/A | 0.2:1 |
| ZONED: SINGLE-FAMILY RESIDENTIAL | + | 0.0 fc | 0.2 fc | 0.0 fc | N/A | N/A | 0.0:1 |

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

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

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.

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Luminaire Height | Tilt |
|--------|-------|-----|-------------------|--------------------------|----------------------------------------------------------------------------------------|------|--------------|-----------------|-----|---------|------------------|------|
| ⬇ | A | 3 | Lithonia Lighting | RSX1 LED P1 40K R4 1S HS | RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution with HS Shield | LED | 1 | 5223 | 0.9 | 51.3435 | 12'-0" | 10° |
| ⬇ | B | 3 | Lithonia Lighting | OLWX1 LED 20W 40K DDB | 20W 4000K LED WALL PACK | LED | 1 | 1840 | 0.9 | 21.77 | 8'-0" | 0° |

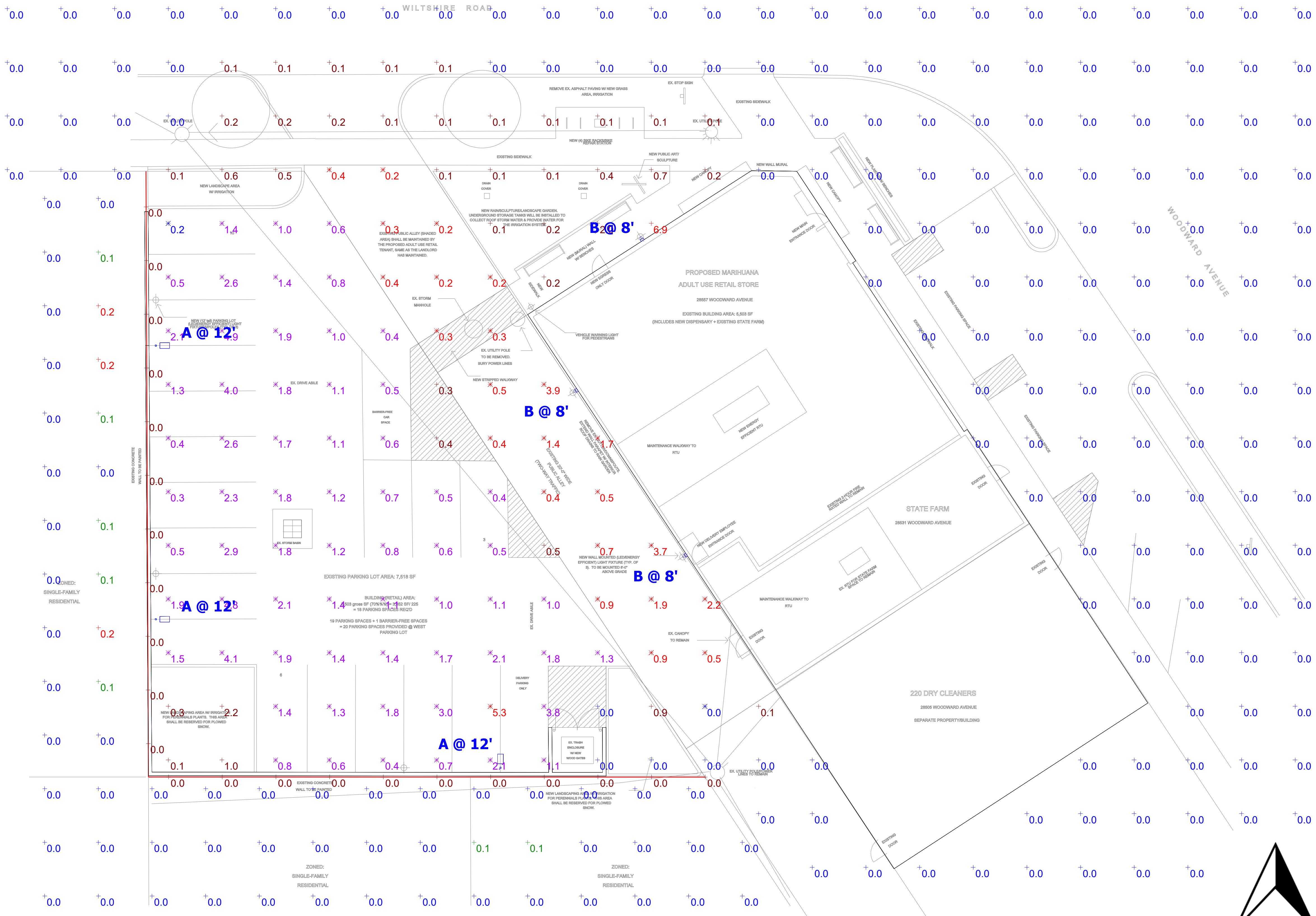
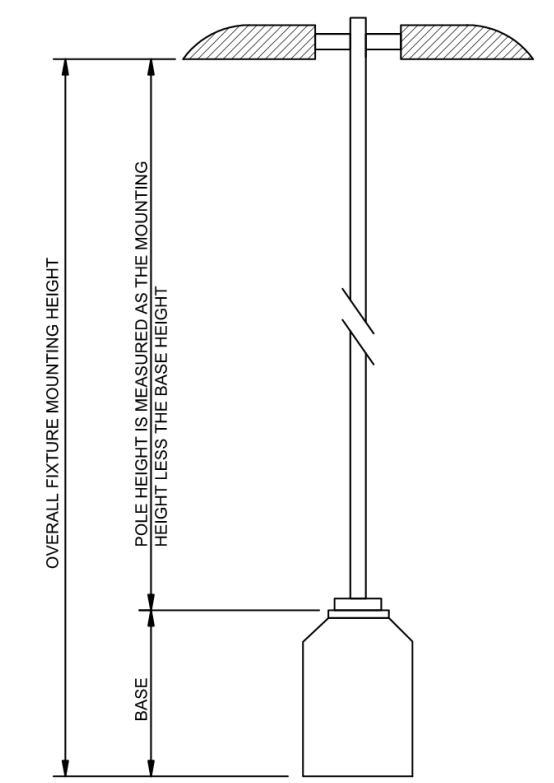
General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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

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

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



Plan View
Scale - 1" = 10ft

GBA

SEVEN POINT BERKLEY
PHOTOMETRIC SITE PLAN
PREPARED FOR: HF: architecture
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer TV/KB
Date 5/22/2020
rev. 8/18/2022
Scale Not to Scale
Drawing No. #20-50343-V2
1 of 1



State Farm

SEVEN
POINT





SEVEN
POINT

SEVEN
POINT

STOP

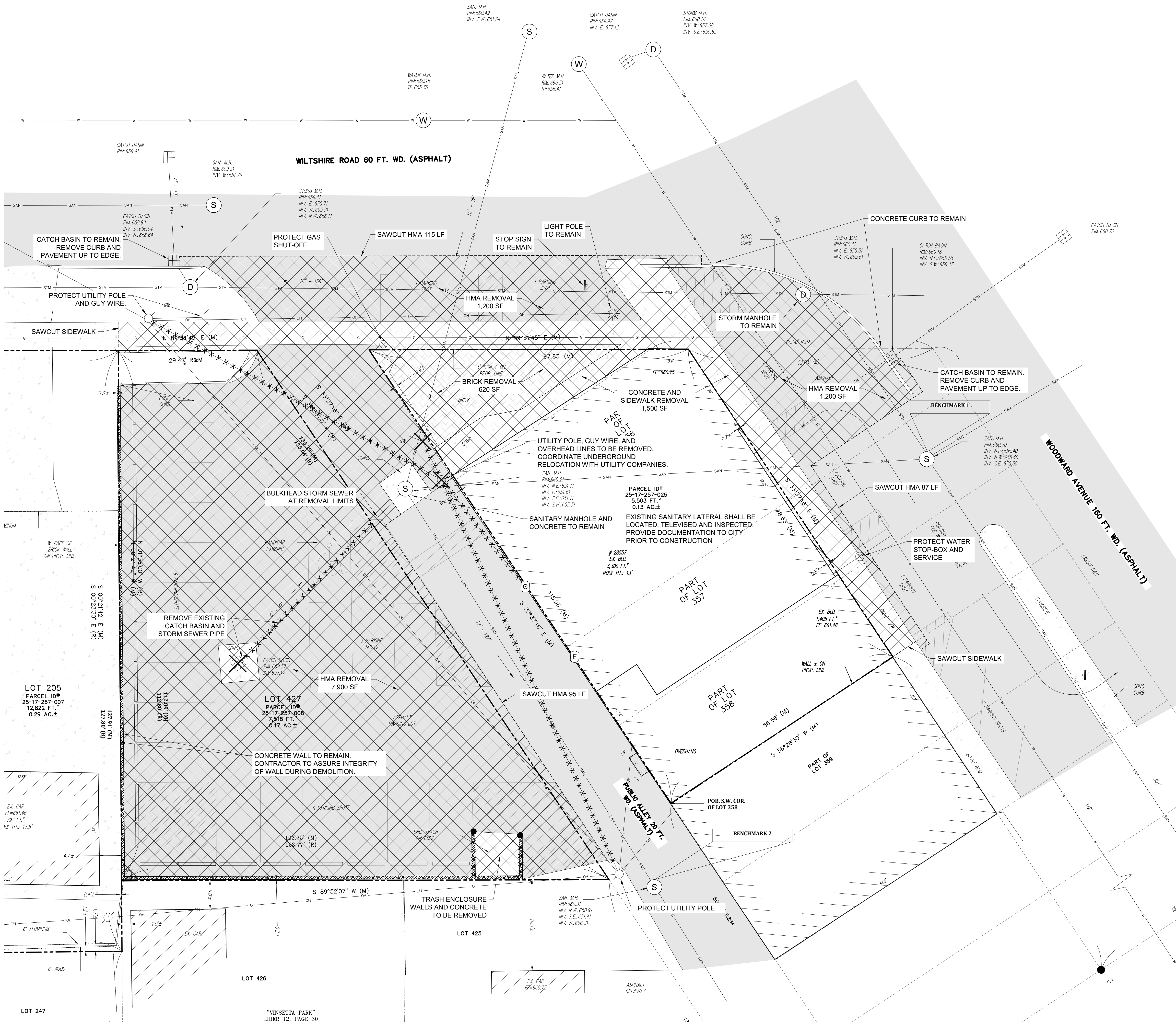
SEVEN POINT
COMMERCIAL REAL ESTATE



SEVEN
POINT

State Farm





DEMOLITION NOTES:

THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION REGARDING THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS AND REFERENCE DOCUMENTS.

THE DESIGN REPRESENTED BY THIS PLAN SET IS BASED ON THE ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY NORTON & HALE LAND SURVEYORS, L.L.C. DATED 04-01-2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL MAKE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATION OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MICHIGAN UTILITY NOTIFICATION CENTER (MUSC) AT 811. THE CONTRACTOR SHALL FIELD VERIFY ALL IDENTIFIED UTILITIES FOR LOCATION AND DEPTH PRIOR TO CONSTRUCTION. ANY DISCREPANCY BETWEEN THIS INFORMATION AND THE INFORMATION REPRESENTED ON THIS PLAN SET SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THIS PLAN SET.

ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES AND LAWS. ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGING PERSONNEL, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE DEPARTMENT OF TRANSPORTATION STANDARDS.

PRIOR TO DEMOLITION OR EARTHWORK OCCURRING, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. CONCRETE ITEMS SHALL BE REMOVED TO THE NEAREST JOINT IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. CONTRACTOR SHALL LIMIT REMOVALS TO ONLY THAT WHICH IS REQUIRED AS SHOWN ON THIS PLAN SET. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

CONTRACTOR SHALL PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING FEATURES TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN SET.

CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING POSITIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

ELECTRICAL, TELEPHONE, CABLE, WATER, SANITARY, FIBER OPTIC, CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

CONTRACTOR SHALL DOCUMENT AND WITNESS ACTUAL LOCATIONS OF CAPPED UTILITIES, SUBSURFACE OBSTRUCTIONS, AND OTHER ITEMS WHICH WILL BE HIDDEN AFTER PROPOSED CONSTRUCTION ACTIVITIES.

ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.

EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NECESSARILY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREE PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHALL BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER.

CONTRACTOR SHALL DOCUMENT AND WITNESS ACTUAL LOCATIONS OF CAPPED UTILITIES, SUBSURFACE OBSTRUCTIONS, AND OTHER ITEMS WHICH WILL BE HIDDEN AFTER PROPOSED CONSTRUCTION ACTIVITIES.

ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.

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GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION AND SUBMIT NECESSARY DRAWINGS, FEES, ETC. TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMITS(S) AND SECURE PERMITS(S) IN HIS NAME. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER, SANITARY SEWER, AND STORM SEWER CROSSINGS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE UTILITY CONNECTIONS AND INSPECTIONS WITH THE PROPER JURISDICTION AND PAY ALL ASSOCIATED FEES.

THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY ENGINEER.

THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.

THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.

THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR ANY Dewatering DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR Dewatering OPERATIONS AND GROUNDWATER DISPOSAL.

THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.

THE CONTRACTOR IS REQUIRED TO PREPARE SURFACE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.

THE CONTRACTOR SHALL LOCATE ALL SERVICE LEADS AND HAVE THEM INSPECTED BY A LICENSED CONTRACTOR/PLUMBER AND THE VIDEO FOOTAGE SUBMITTED TO THE CITY SHOWING THE LEAD IS SUITABLE FOR RE-USE PRIOR TO CONSTRUCTION.

A MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN WOODWARD ROAD RIGHT-OF-WAY AS WELL AS FOR CONSTRUCTION SIGNAGE.

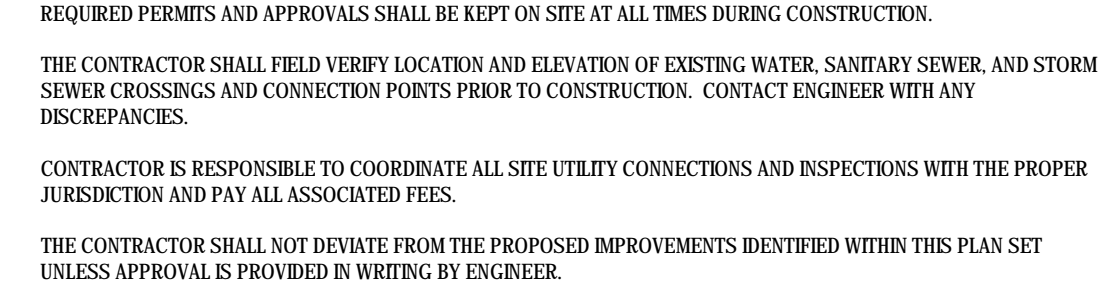
CONTRACTOR SHALL DOCUMENT AND WITNESS ACTUAL LOCATIONS OF CAPPED UTILITIES, SUBSURFACE OBSTRUCTIONS, AND OTHER ITEMS WHICH WILL BE HIDDEN AFTER PROPOSED CONSTRUCTION ACTIVITIES.

ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.

EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NECESSARILY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREE PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHALL BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER.

REMOVAL LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------------|
| XXXXX | CURB OR UTILITY TO BE REMOVED |
| X | TREE OR OBJECT TO BE REMOVED |
| XXXXXX | PAVEMENT TO BE REMOVED |



| | | |
|--------------|--------------|-----|
| DESIGN TEAM: | PROJ. MGR: | BTS |
| | DESIGNED BY: | RCJ |
| | DRAWN BY: | RCJ |
| | CHECK BY: | |

DRAWING INFORMATION:
855100-C101-DEMO
081022 michaelc

NOT FOR CONSTRUCTION

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ZONING REQUIREMENTS:

PARKING DISTRICT
PARCEL ID# 25-17-257-008
LOT - MIN. AREA: N/A
HEIGHT - MAX. BLD.: 15 FT.

EXISTING CONDITIONS
LOT - AREA: 7,518 FT.²

WOODWARD DISTRICT
PARCEL ID# 25-17-257-025
LOT - MIN. AREA: N/A
- MIN. WIDTH: N/A
COVERAGES - MAX. BLD.: N/A
SETBACKS - FRONT YARD: 10 FT OR EQUAL TO ADJACENT
- REAR YARD: 10 FT.
- SIDE YARD: 0 FT.
HEIGHT - MAX. BLD.: 50 FT.

EXISTING CONDITIONS
LOT - AREA: 5,503 FT.²
- WIDTH: =79 FT.
COVERAGES - BLD.: 4,705 FT.² 85.5%

PARKING NOTES:

REQUIRED PARKING:
SEVEN POINT - 2,384 SFT UFA @ 1/225 = 11 SPACES
STATE FARM - 914 SFT UFA @ 1/225 = 5 SPACES
TOTAL PARKING REQUIRED = 16 SPACES

PROVIDED PARKING:
REGULAR PARKING SPACES: 12
COMPACT PARKING SPACES: 3
PICK-UP PARKING SPACES: 3
BARRIER FREE PARKING SPACES: 1
TOTAL PARKING COUNT: 19

SITE PLAN NOTES:

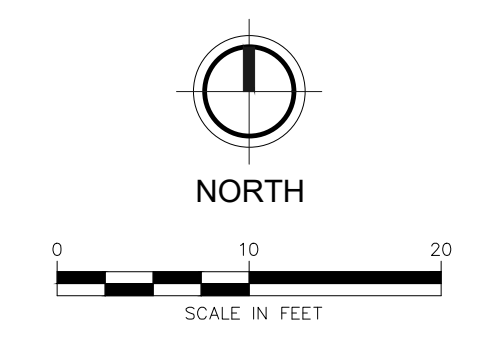
REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOOPS.
REFER TO ARCHITECTURAL FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.
REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.
CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.
THE LAST THREE FEET OF ALL CURBS SHALL BE DUBBED DOWN UNLESS OTHERWISE NOTED.
ALL PAVEMENT MARKINGS SHALL BE 4" WIDE. STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL, A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.
ALL MDOT REFERENCES ARE TO THE 2012 EDITION.

GENERAL UTILITY NOTES:

THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING.
THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER.
ALL WATER LINES SHALL BE VERTICALLY SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER.
THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE ENGINEER FOLLOWING COMPLETION OF WORK.

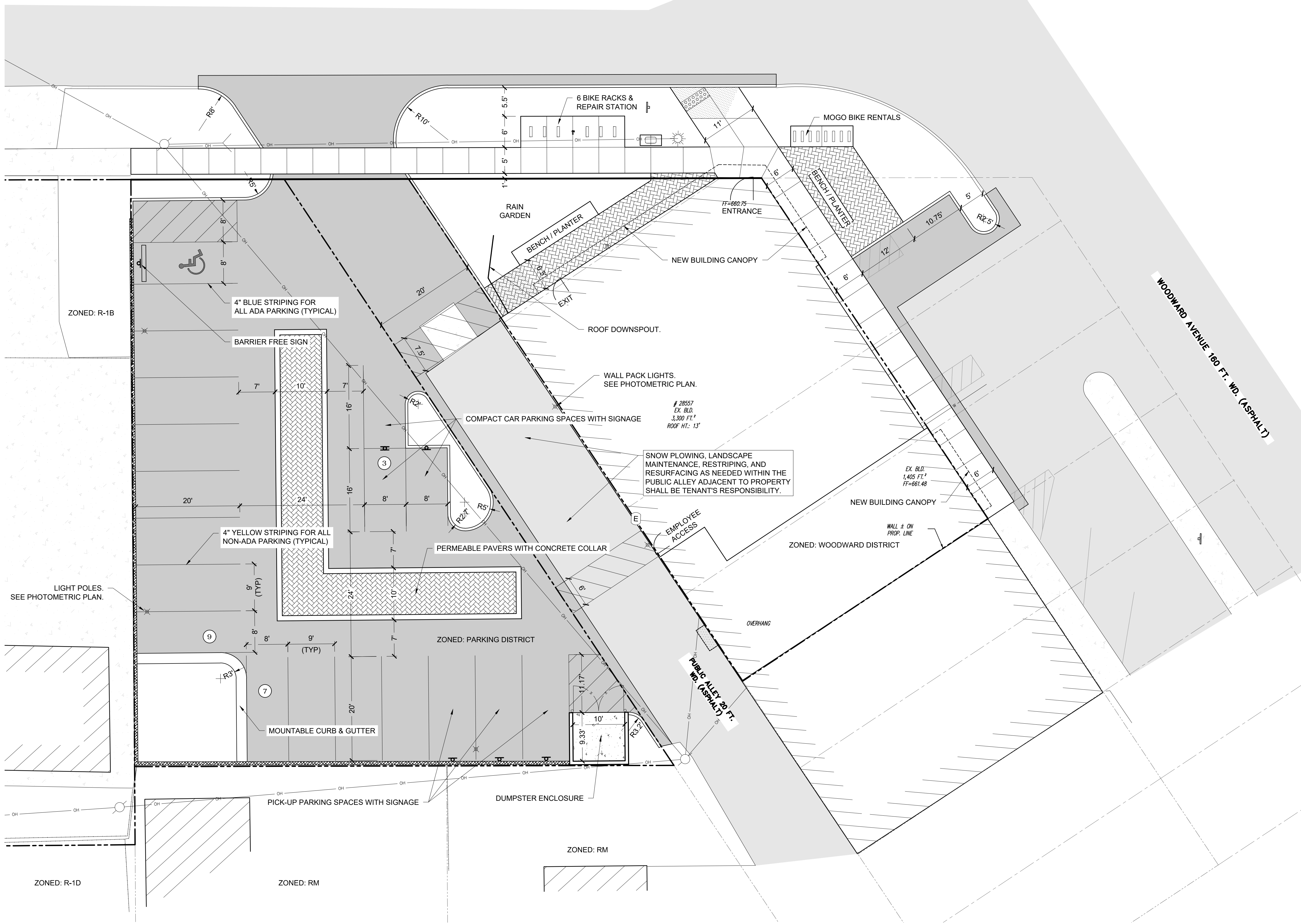
PROPOSED LEGEND

| | | |
|-----------|-----------------------|-----------------------|
| ▲ SIGN | ▨ SIDEWALK RAMP | — CONCRETE WHEEL STOP |
| ● BOLLARD | ▨ CONCRETE SIDEWALK | ▨ CONCRETE PAVEMENT |
| | ▨ BITUMINOUS PAVEMENT | ▨ PERMEABLE PAVERS |
| | ▨ LANDSCAPE CURB | |



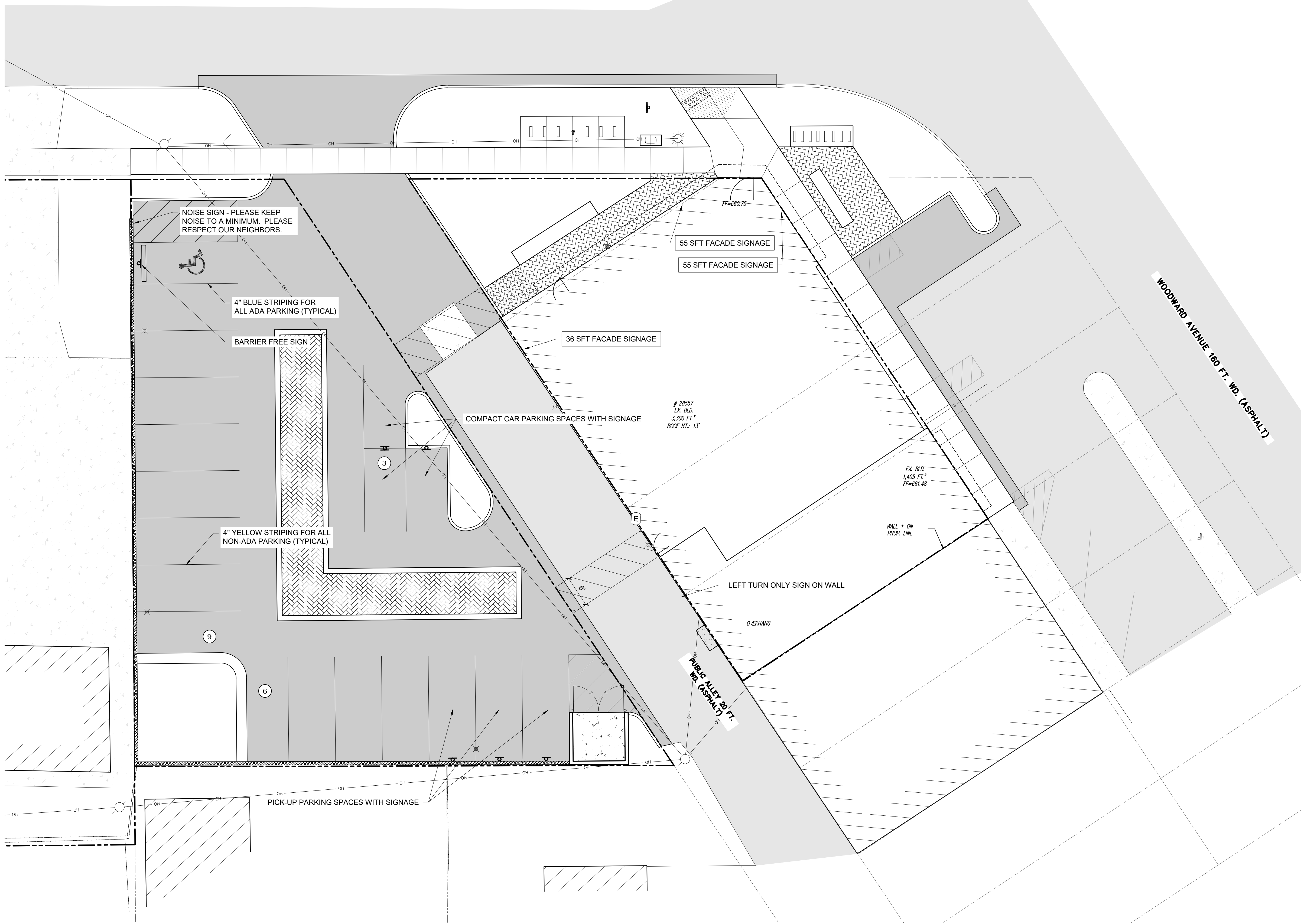
ADDITIONAL ON-STREET PARKING AVAILABLE

WILTSHIRE ROAD 60 FT. WD. (ASPHALT)



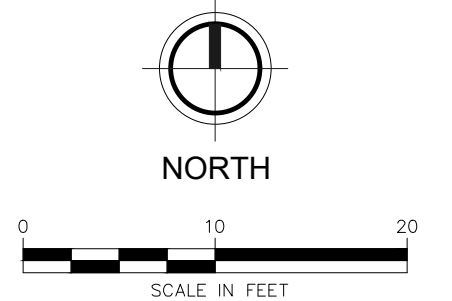
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WILTSHIRE ROAD 60 FT. WD. (ASPHALT)



PROPOSED LEGEND

| | | |
|-----------|-----------------------|-----------------------|
| • SIGN | ▨ SIDEWALK RAMP | — CONCRETE WHEEL STOP |
| • BOLLARD | | |
| | ▨ CONCRETE SIDEWALK | |
| | ▨ CONCRETE PAVEMENT | |
| | ▨ BITUMINOUS PAVEMENT | |
| | ▨ PERMEABLE PAVERS | |
| | — LANDSCAPE CURB | |



| | | |
|--------------|--------------|-----|
| DESIGN TEAM: | PROJ MGR: | BTS |
| | DESIGNED BY: | RCL |
| | DRAWN BY: | RCL |
| | CHECK BY: | |

DRAWING INFORMATION:
855100-C103-SIGN
071322 joel.oconnell

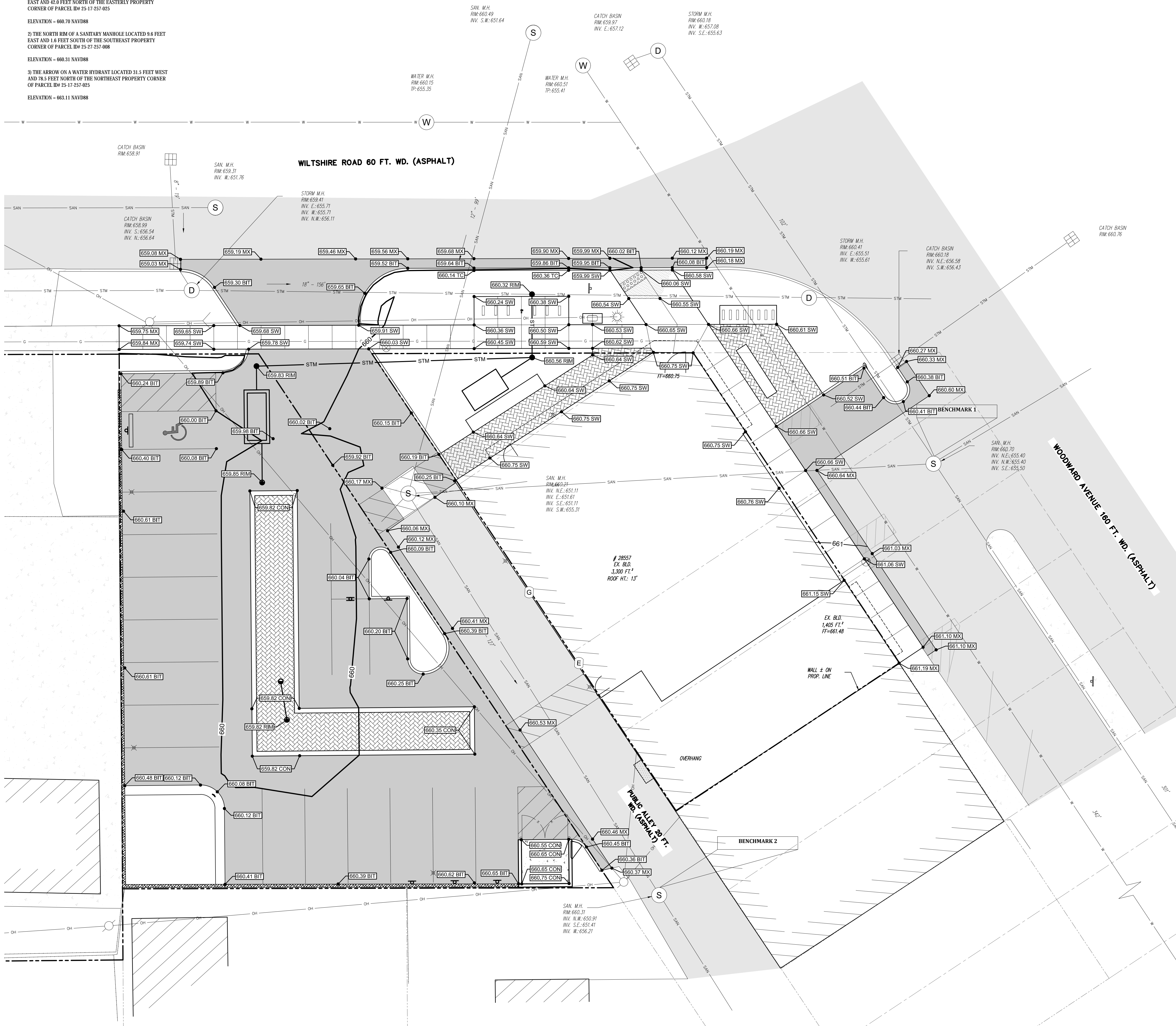
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APRIL 2022
F&V PROJECT NO.
855100

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BENCHMARKS:

- 1) THE NORTH RM OF A SANITARY MANHOLE LOCATED 7.2 FEET EAST AND 42.0 FEET NORTH OF THE EASTERLY PROPERTY CORNER OF PARCEL ID# 25-17-257-025
ELEVATION = 660.70 NAVD88
- 2) THE NORTH RM OF A SANITARY MANHOLE LOCATED 9.6 FEET EAST AND 1.6 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER OF PARCEL ID# 25-27-257-008
ELEVATION = 660.31 NAVD88
- 3) THE ARROW ON A WATER HYDRANT LOCATED 31.4 FEET WEST AND 78.5 FEET NORTH OF THE NORTHEAST PROPERTY CORNER OF PARCEL ID# 25-17-257-025
ELEVATION = 663.11 NAVD88



GRADING NOTES:

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
CONCRETE CURB & GUTTER: 0.50%
ASPHALT GUTTER: 0.80%
CONCRETE SURFACES: 1.00%
ASPHALT SURFACES: 1.25%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY ENGINEER IF THIS CONDITION CANNOT BE MET.

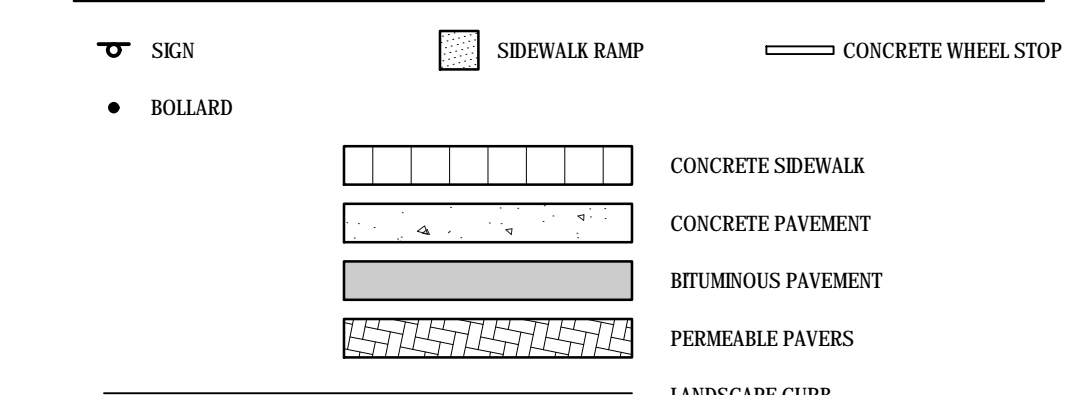
ADA NOTES:

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE AND/OR FEDERAL GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMP ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMP SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 37 INCHES IN ELEVATION WITH EXIT LANDING AREA BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS. CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- CURB RAMPS WITHIN PUBLIC RIGHT-OF-WAY OR AS OTHERWISE SHOWN ON THE DRAWINGS SHALL INCLUDE DETECTABLE WARNINGS IN ACCORDANCE WITH SECTION 705 OF DOJ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

GENERAL SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THE SOIL EROSION PERMIT FROM THE PROPER GOVERNING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- A CONTRACTOR / INSPECTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE.
- ALL DISTURBED NON-PAVEMENT AREAS MUST BE RESTORED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH UNLESS SOBBED. (SEE LANDSCAPE PLAN)
- SEEDING SHOULD BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY WILL NEED TO BE SPOT SEEDED AND/OR RE-MULCHED.
- SILT FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH OR BACKFILL THE FENCE IF IT FAILS. CONTRACTOR SHALL REINSTALL IF ANY PORTION OF THE FENCING IS DAMAGED BY CONSTRUCTION MACHINERY.
- INLET FILTERS SHALL BE SILT SACKS, DANDY BAGS, OR APPROVED EQUAL. INLET FILTERS SHALL BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF STRUCTURE IS CAUSING FLOODING. MAINTENANCE SHALL CONSIST OF REMOVING OF SEDIMENTS OR REPLACING FILTER AS NECESSARY.
- SOIL EROSION CONTROL METHODS SHOWN ARE A GUIDELINE AND DO NOT RELIEVE THE CONTRACTOR FROM ADDITIONAL METHODS THAT MAY BE REQUIRED BY THE SOIL EROSION CONTROL PERMIT.
- DETENTION BASINGS SHALL BE ONE OF THE FIRST ITEMS CONSTRUCTED AND SHALL BE USED AS A TEMPORARY SEDIMENTATION BASIN UNTIL THE SITE IS STABILIZED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ACCUMULATED SEDIMENT AND RESTORATION OF THE BASIN PRIOR TO ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR WILL ENGAGE A CERTIFIED STORM WATER OPERATOR IN ACCORDANCE WITH EPA PHASE II RULES TO MEET REQUIREMENTS OF THE PERMIT. THIS OPERATOR WILL INSPECT THE JOB SITE AS REQUIRED BY RULE, NOTIFY JOB SITE SUPERINTENDENT OF ANY DEFICIENCIES, AND ENTER FINDINGS IN THE JOB SITE INSPECTION JOB BOOK.
- SITE SOILS CONSIST OF CLAY PER SITE GEOTECHNICAL REPORT.
- TOTAL DISTURBED AREA = 0.3 ACRES.

PROPOSED LEGEND



2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

REVISION:
Planning Commission Sub. 07/13/2022 JLO

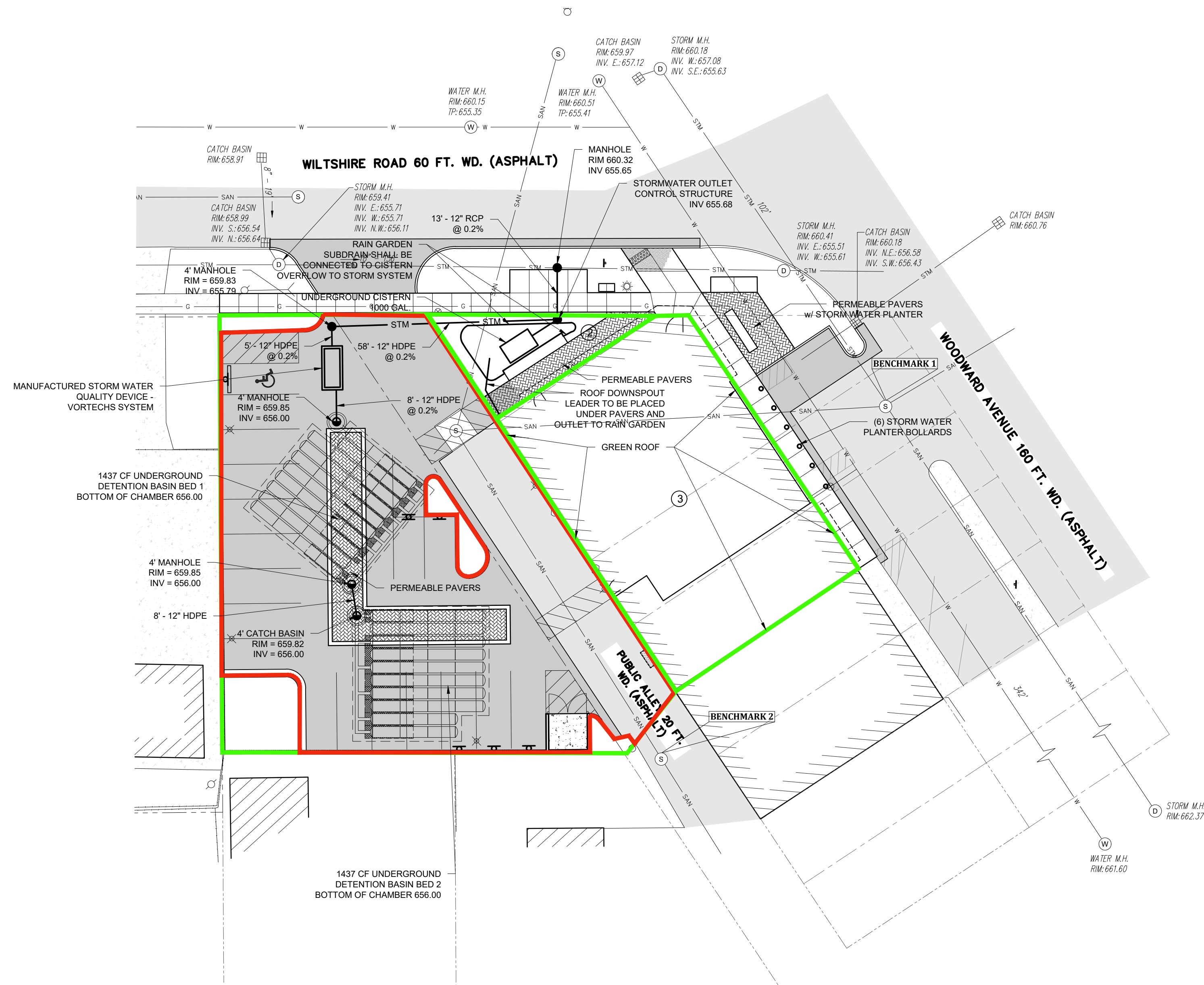
SEVEN POINT BERKLEY
28531-28557 WOODWARD AVE, BERKLEY, MI 48072
GRADING PLAN

DESIGN TEAM: PROJ MGR: BTS
DRAWN BY: RCL
CHECK BY:
DRAWING INFORMATION:
855100-C104-GRAD
071322 joel.oconnell

NOT FOR CONSTRUCTION
APRIL 2022
F&V PROJECT NO. 855100

C104

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AREAS

| | | | |
|---|-----------------------------|---|------------|
| 1 | PARKING AREA | - | 0.23 ACRES |
| | IMPERVIOUS | - | 0.20 ACRES |
| | PERVIOUS | - | 0.03 ACRES |
| 2 | BIOSWALE & PERMEABLE PAVERS | - | 0.02 ACRES |
| 3 | GREEN ROOF | - | 0.11 ACRES |

Land Use Summary

| Characteristic | Existing Conditions | Proposed Conditions |
|--------------------------------------------------|---------------------|---------------------|
| Total Development Area (ac) | 0.36 | 0.36 |
| Impervious Area (ac) | 0.35 | 0.31 |
| Total Pervious Area (ac) | 0.01 | 0.05 |
| Pervious Area Breakdown by Cover Type | | |
| Meadows/fallow/natural areas (non-cultivated) | 0 acres | 0 acres |
| Predominate NRCS Soil Type (A, B, C, of D) | Type C | Type C |
| Improved area (turf grass, landscape, row crops) | | 0.05 |
| Predominate NRCS Soil Type (A, B, C, of D) | Type C | Type C |
| Wooded Area | 0 acres | 0 acres |
| Predominate NRCS Soil Type (A, B, C, of D) | Type C | Type C |
| Proposed Pond Area (acres) | | 0 |
| Required CVPC Volume (cubic feet) | | 1426 |
| Provided CVPC Volume (cubic feet) | | 1500 |
| Required ED Volume (cubic feet) | | 2084 |
| Provided ED Volume (cubic feet) | | 2084 |
| Provided 100 yr Volume (cubic feet) | | 2874 |

Runoff Coefficient Determination

| A | A acres | C factor |
|-----------------|---------------------------------------|-------------|
| Total Area | 0.36 | |
| Impervious Area | 0.20 | 0.95 |
| Green Roof Area | 0.11 | 0.95 * |
| Pervious Area | 0.05 | 0.25 |
| C factor = | (A _i *C _i)/A = | 0.84 |

100-year Peak Intensity

$I_{100} = 83.3 / ((9.17 + T)^{0.81})$ T time of concentration
 $I_{100} = 7.62$ in/hr T = **10** min

Channel Protection Volume Control

$CPVC = A * C * 4719$ cu ft = **1426** cu ft

Channel Protection Rate Control

$CPRC = A * C * 6897$ cu ft = **2084** cu ft

100-year Detention Volume

100-yr Allowable Release Rate Q_{allow}
 $Q_{allow} = 1.1055 - 0.206 \ln(A)$ cfs/acre
 $= 1.32$ cfs/acre
 $= 1$ max allowable per site size

100-yr Peak Allowable Discharge Q_c
 $Q_c = Q_{allow} * A$ cfs
 $= 0.36$ cfs

100-yr Peak Pond Inflow Q_i
 $Q_i = C * 1100 * A$ cfs
 $= 2.30$ cfs

100-yr Runoff Volume V_r
 $V_r = 18985 * C * A$ cu ft
 $= 5736$ cu ft

Storage Ratio V_r/V_s
 $V_r/V_s = .206 - .15 \ln(Q_i/Q_c)$
 $= 0.485$

100-yr Required Storage Volume V_s
 $V_s = V_r * \text{Storage Ratio}$ cu ft
 $= 2783$ cu ft

Orifice Calculations for CPRC

Average Discharge Rate Q_{ave}
 $Q_{ave} = CPRC \text{ Volume} / 172800 = 0.012$ cfs

Average Head h_{ave}

$h_{ED} = \text{maximum depth from CPRC storage} = 1.31$ ft
 $h_{ave} = h_{ED} / 2 = 0.655$ ft

Extended Detention Orifice Area (a)

$a = Q_{ave} / (0.62 * (2 * g * h_{ave})^{0.5})$ orifice area in square feet
 $= 0.003$ sq ft

Extended Detention Orifice Diameter (d)

$d = 12 * (4 * (a / \pi))^{0.5}$
 $= 0.74$ inches

Orifice Calculations for Flood Control

Max allowable outlet
 $Q_c = 0.36$ cfs

Q from lower orifice at maximum depth
 $h = 657.83 - 655.69 = 2.14$ '
 $Q = (0.62 * a * (2 * g * h_{ave})^{0.5})$
 $= 0.022$ cfs

$Q_{aval} = 0.36 - 0.022 = 0.336$

Orifice at 657.00 ' overflow at 657.83 '
 $h = 0.83$ '

$a = Q_{ave} / (0.62 * (2 * g * h)^{0.5})$
 $= 0.074$ sq ft

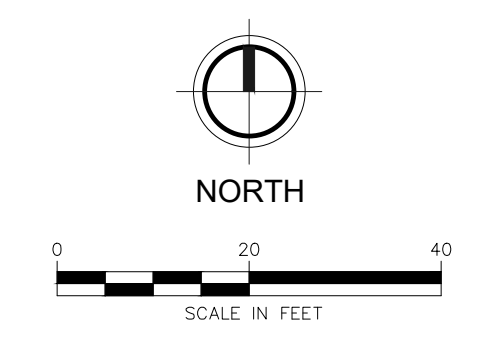
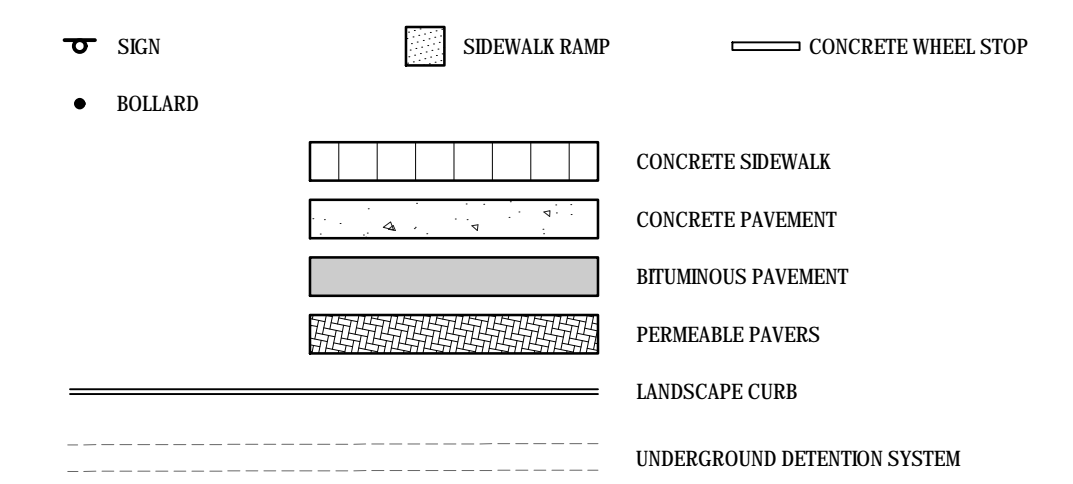
Flood Control Orifice Diameter (d)

$d = 12 * (4 * (a / \pi))^{0.5}$
 $= 3.69$ inches

NOTES:

- STORMWATER MANAGEMENT SHALL CONFORM WITH THE LATEST REQUIREMENTS OF CITY OF BERKLEY AND OAKLAND COUNTY WATER RESOURCE COMMISSION.
- CHANNEL PROTECTION VOLUME CONTROL (CPVC) IS PROVIDED IN THE BIOSWALE AND IN STONE STORAGE BELOW THE UNDERGROUND DETENTION AND IN THE CISTERN.
- CHANNEL PROTECTION RATE CONTROL (CPRC) WILL BE DETAINED IN UNDERGROUND DETENTION SYSTEM AND OUTLET OVER A 48 HOUR PERIOD.
- DOWNSPOTS ARE NOT PERMITTED TO DISCHARGE DIRECTLY INTO COMBINED SEWER SYSTEM AND MUST BE DIRECTED ONTO GRASS, LANDSCAPE OR OTHER GREEN SPACE.
- OPERATION AND MAINTENANCE PLAN FOR ALL PRIVATE STORMWATER FEATURES WILL BE PROVIDED AS PART OF FINAL APPROVAL. PERPETUAL MAINTENANCE AGREEMENT WITH THE CITY FOR PRIVATE STORMWATER SHALL BE RECORDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROPOSED LEGEND



FLEISCHMANN & VANDENBRINK
 DESIGN, BUILD, OPERATE

2960 Lucerne Drive SE
 Grand Rapids, MI 49546
 P: 616.977.1000
 F: 616.977.1005

REVISION:

Revised per comments 8/8/2022 MFC
 Planning Commission Sub. 8/10/2022 JLO

SEVEN POINT BERKLEY
 28531-28557 WOODWARD AVE, BERKLEY, MI 48072

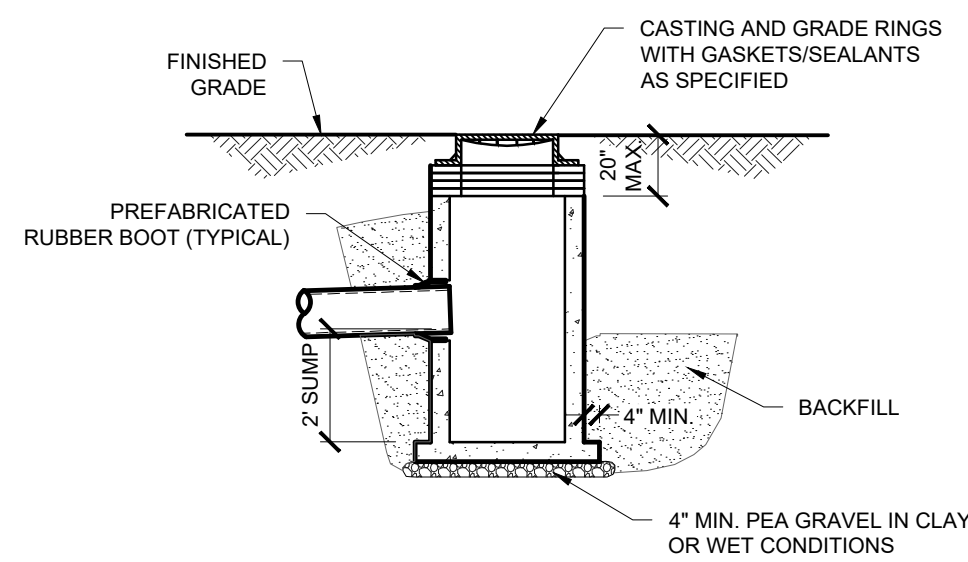
STORM WATER MANAGEMENT PLAN

| | |
|----------------------|------------------|
| DESIGN TEAM: | PROJ MGR: BTS |
| | DESIGNED BY: RCL |
| | DRAWN BY: RCL |
| | CHECK BY: |
| DRAWING INFORMATION: | |
| 855100-C105-SWMP | |
| 081022 michaelc | |

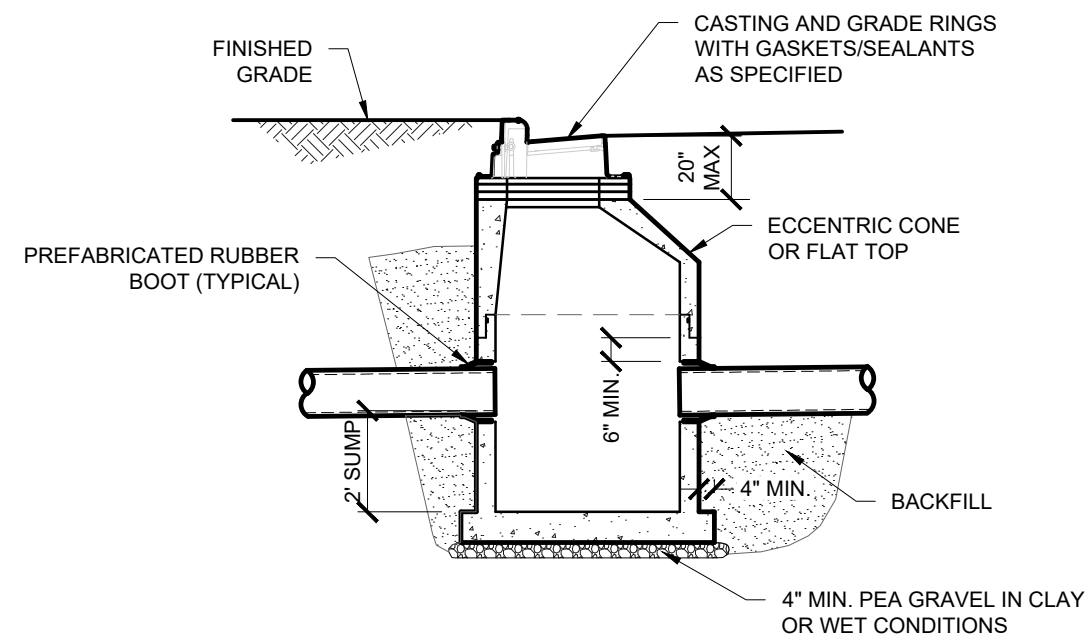
NOT FOR CONSTRUCTION

APRIL 2022
 F&V PROJECT NO. 855100

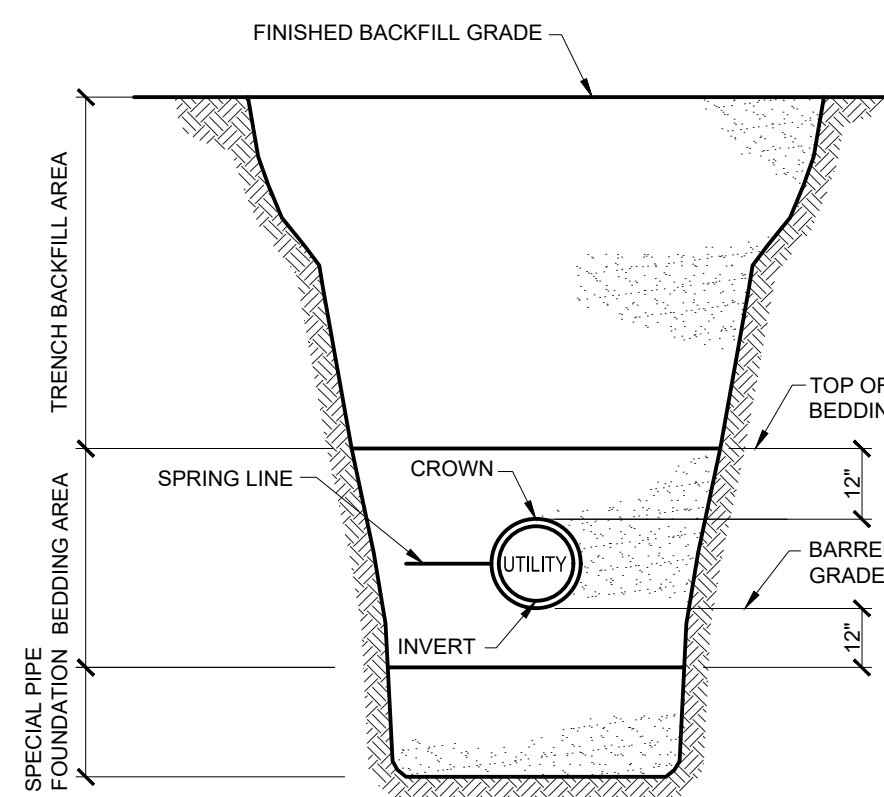
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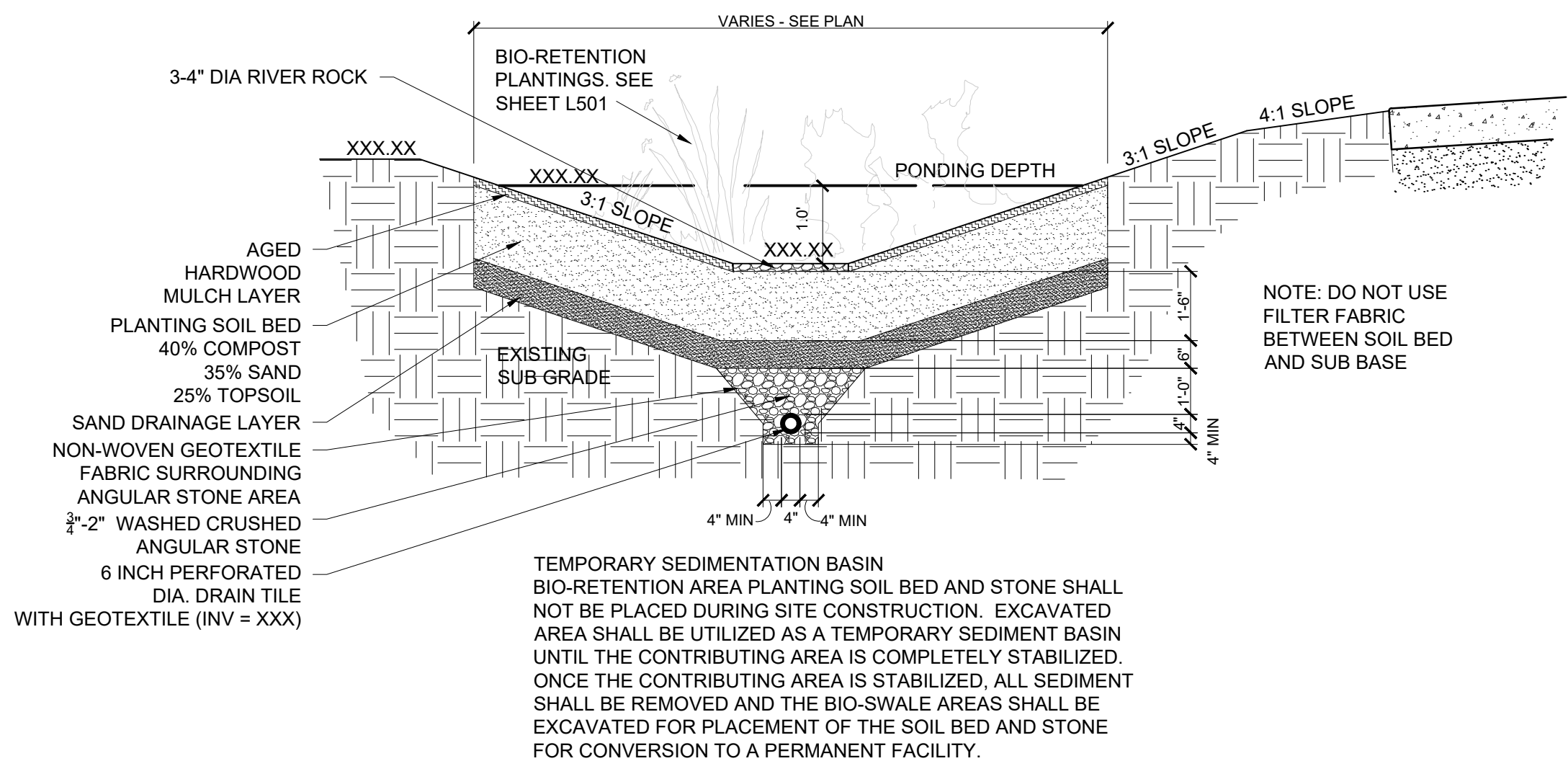
2' DIA. CATCH BASIN



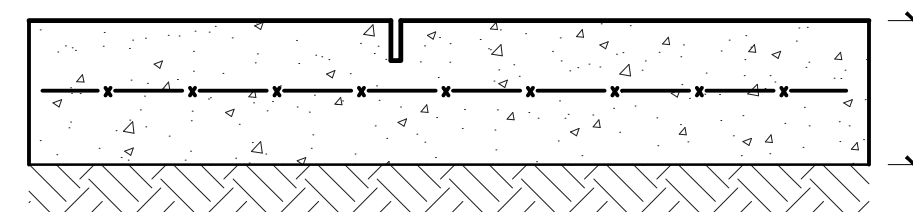
4' DIA. CATCH BASIN



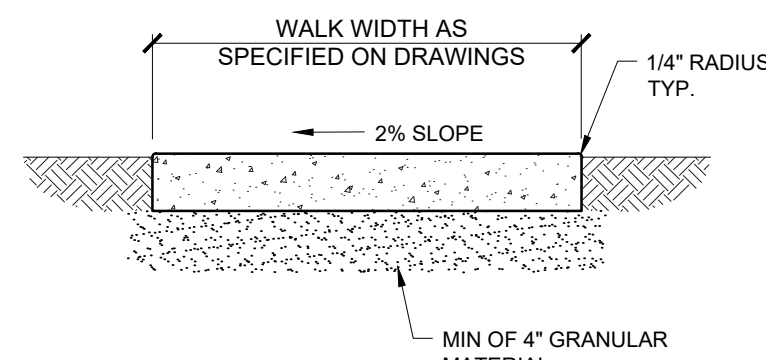
UTILITY TRENCH
NOT TO SCALE



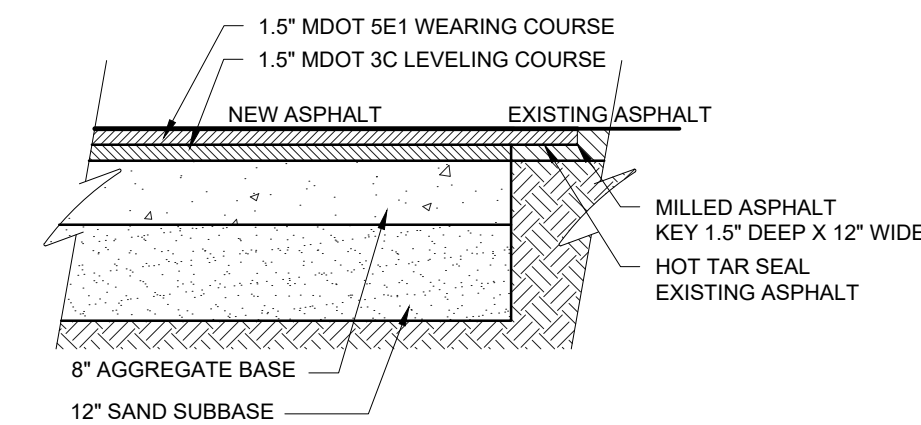
RAINGARDEN - TYPICAL CROSS SECTION
NOT TO SCALE



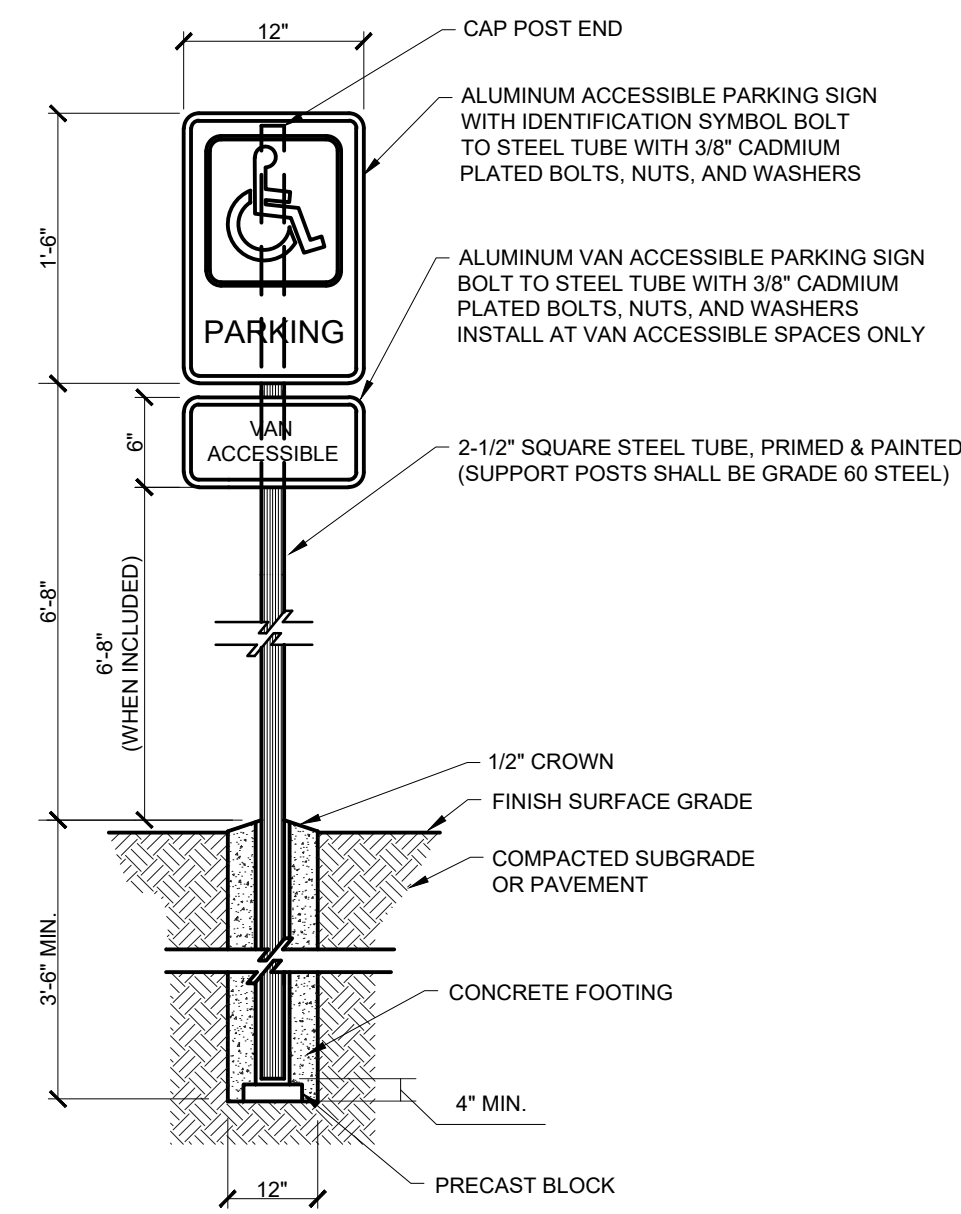
CONCRETE PAVEMENT SECTION
NOT TO SCALE



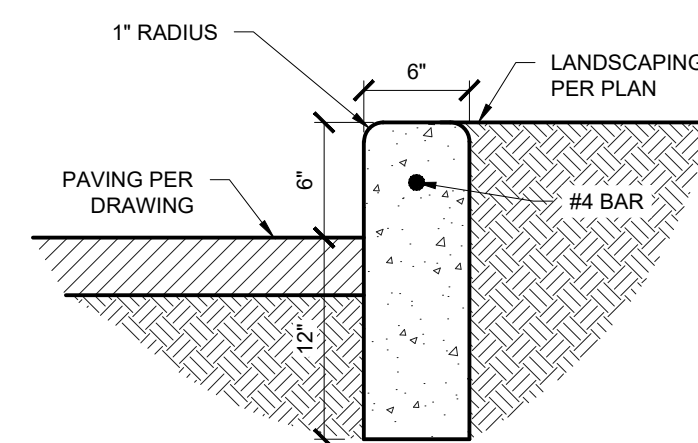
4" CONCRETE SIDEWALK



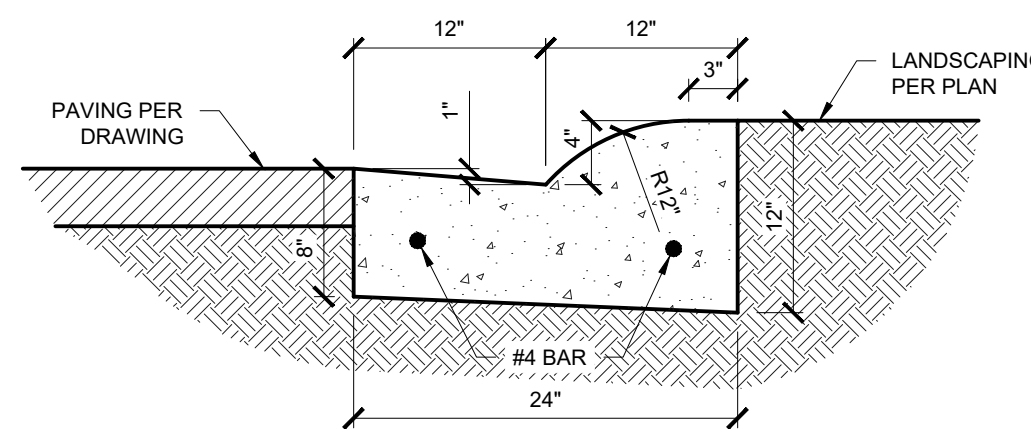
HMA PAVEMENT SECTION
NOT TO SCALE



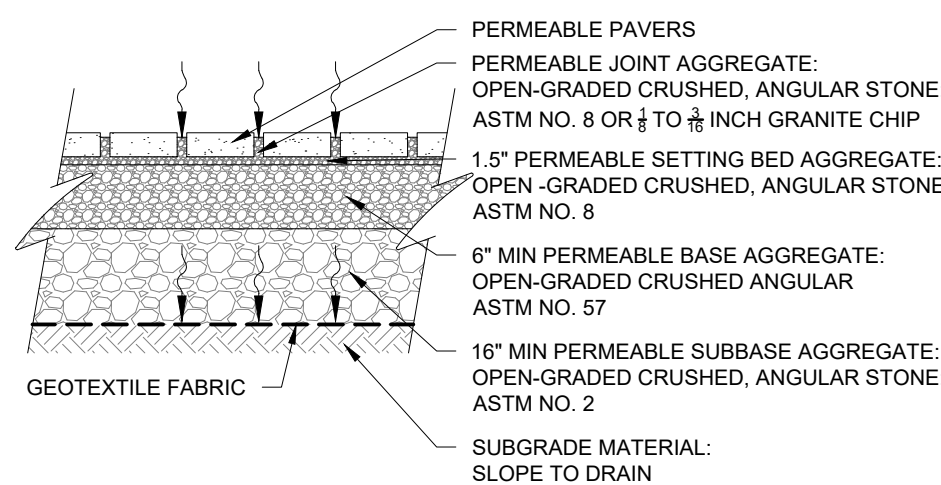
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



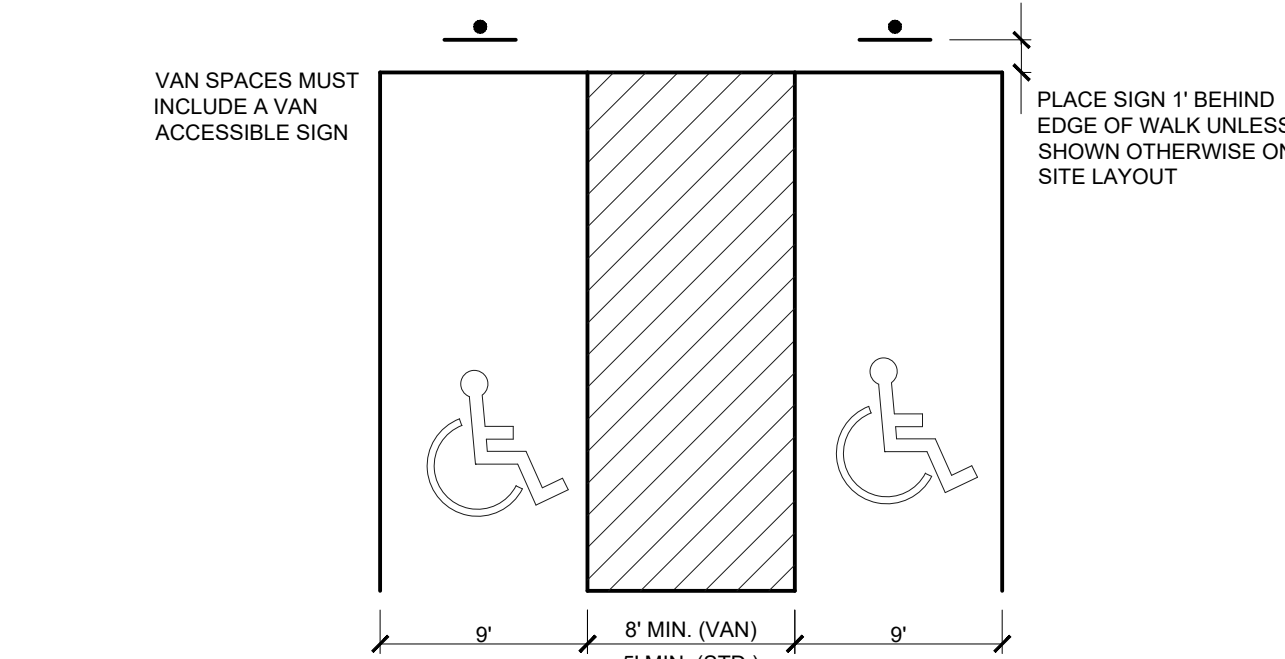
LANDSCAPE CURB DETAIL
NOT TO SCALE



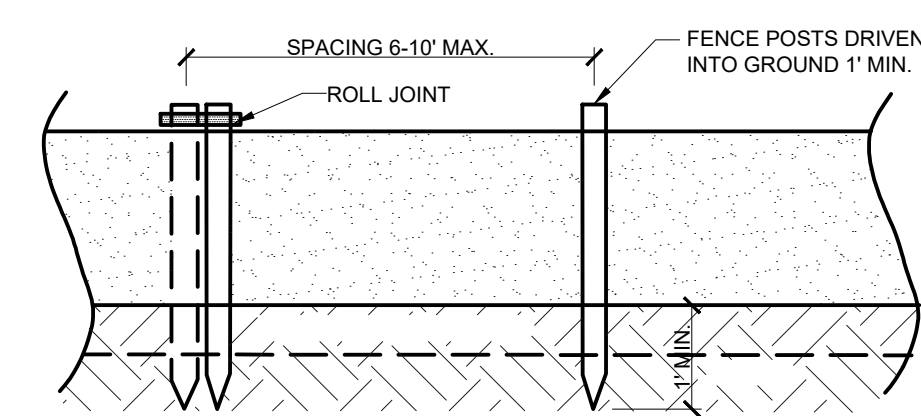
MOUNTABLE CURB DETAIL
NOT TO SCALE



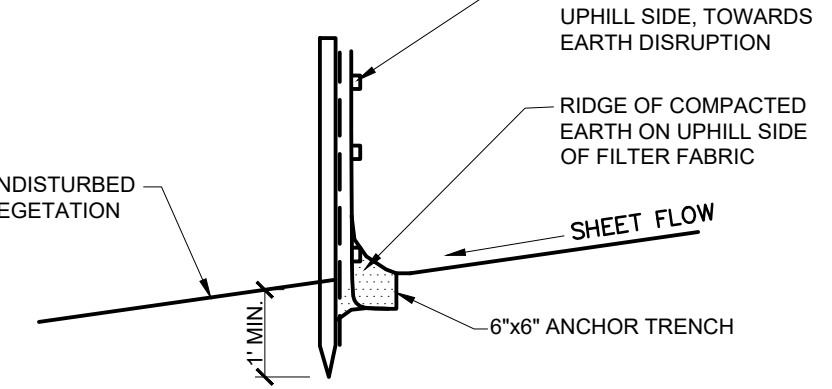
PERVIOUS PAVERS CROSS SECTION
NOT TO SCALE



WOOD GATE FOR TRASH ENCLOSURE
NOT TO SCALE



ROLL JOINTS



SILT FENCE

UTILITY TRENCH BACKFILL MATERIALS:

TRENCH AREA: from 12" above crown of pipe to bottom of pavement section or to bottom of topsoil layer.
 BEDDING AREA: from 12" above crown of pipe to 12" below invert of pipe.
 SPECIAL FOUNDATION AREA: from 12" below invert of pipe to satisfactory foundation soils.
 TRENCH BACKFILL AREA: MDOT 902.07; granular material class II.
 BEDDING AREA BACKFILL: MDOT 902.07; granular material class II limited to 1 inch maximum size.
 SPECIAL FOUNDATION AREA BACKFILL: MDOT 902.07; granular material class II limited to 1 inch maximum size.
 CORRUGATED HDPE HAUNCH AND BACKFILL: haunch backfill initial backfill in accordance with pipe manufacturer's specifications.

UTILITY TRENCH EXCAVATION AND BACKFILL METHODS:

Surplus material shall become property of contractor for disposal.
 SPECIAL FOUNDATION AREA BACKFILL: notify engineer when soil under bedding area is muck, silt, organic content soil, or highly saturated plastic soil to determine required depth of special foundation area. Compact to 95% of maximum density per ASTM D1557 (modified proctor) in layers not exceeding 6 inches.
 BEDDING AREA AND TRENCH AREA BACKFILL: compact to 95% of maximum density per ASTM D557 (modified proctor) in layers not exceeding 6 inches.
 CORRUGATED HDPE HAUNCH AND BACKFILL: Place and compact haunch backfill area and initial backfill area in accordance with pipe manufacturer's specifications.

PAVEMENT MATERIALS:

SUBGRADE UNDERCUTTING BACKFILL: MDOT 902.07; granular material class II, or suitable on site granular material approved by engineer.
 SUBBASE: MDOT 902.07; granular material class II, or suitable on site granular material approved by engineer.
 BASE COURSE: MDOT 902.05, 21AA aggregate.
 BOND COAT: MDOT 904.03, SS-1H or CSS-1H.
 BITUMINOUS BASE COURSE: MDOT bituminous mixture 3C, performance grade 58-28 asphalt cement.
 BITUMINOUS SURFACE COURSE: MDOT bituminous mixture 5E1, performance grade 58-28 asphalt cement.
 CONCRETE: MDOT 601, grade P1.
 WELDED WIRE FABRIC: MDOT 905.06.
 CONCRETE JOINT FILLER: MDOT 914.03.
 CONCRETE JOINT SEALANT: MDOT 914.04.

PAVEMENT CONSTRUCTION METHODS:

SITE PREPARATION AND EARTHWORK: MDOT 205.03.A., 205.03E (subgrade undercutting type II), and 205.03.F.-205.03.H.
 BASE COURSE: MDOT 302.03.
 BOND COAT: MDOT 501.03.D.
 BITUMINOUS LEVELING AND TOP COURSES: MDOT 501.03.A., 501.03.C., 501.03.E-501.03.K. Vibratory rollers prohibited.
 CONCRETE PAVEMENT: MDOT 602.
 CONCRETE CURB AND GUTTER: MDOT 802.03. Place expansion joints at spring line of pavement, at junction with existing curb, at junction with adjacent concrete pavement, and every 100 feet. Place plane of weakness joint every 10 feet.

STORM STRUCTURE MATERIALS:

TRENCH AREA: from bottom of structure to bottom of pavement section or to bottom of topsoil layer.
 BEDDING AREA: from bottom of structure to 12" below bottom of structure.
 SPECIAL FOUNDATION AREA: from 12" below bottom of structure to satisfactory foundation soils.
 TRENCH AREA BACKFILL: MDOT 902.07 class II for catch basins & manholes. MDOT 902.06, 34R for leaching basins.
 BEDDING AREA BACKFILL: MDOT 902.07 class II for catch basins & manholes. MDOT 902.06, 34R for leaching basins.
 SPECIAL FOUNDATION AREA BACKFILL: MDOT 902.07 class II.
 DRAINAGE MATERIAL: MDOT 902.06, 34R. MDOT 902.03, 6A FOR LEACHING BASINS.
 CONCRETE: MDOT 7.01, S3.
 MORTAR: ASTM C270, TYPE S.
 BASE SLAB: ASTM C478.
 PRECAST REINFORCED CONCRETE WALL SECTION: ASTM C478; rubber o-ring per ASTM C443.
 CATCH BASIN FLAT TOP: ASTM C478.
 GRADE RINGS: ASTM C478.
 MANHOLE STEPS: EJIW 8500 or equal.
 GRATE AND CASTING:

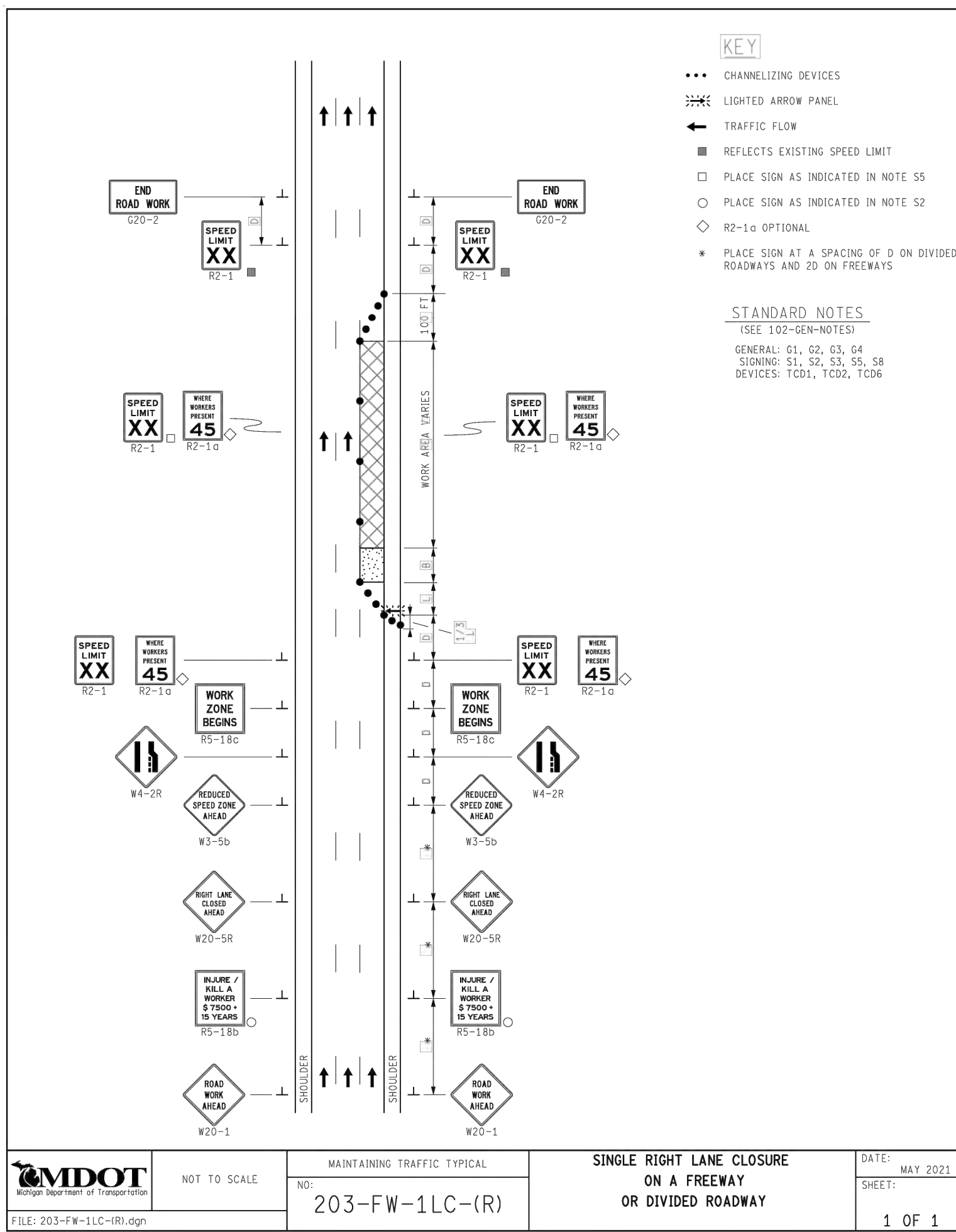
- CURB AND GUTTER SECTION:
 - STANDARD: EJIW 7045, TYPE M1 GRATE, TYPE T1 BACK, OR EQUAL.
 - WIDE: EJIW 7030, TYPE M2 GRATE, TYPE T1 BACK, OR EQUAL.
 - DOUBLE: EJIW 7031, TYPE M2 GRATE, TYPE T1 BACK, OR EQUAL.
 - GUTTER PAN: EJIW 5105, TYPE M1 GRATE, OR EQUAL.
- VALLEY GUTTER SECTION:
 - STANDARD: EJIW 7065, TYPE M1 GRATE, TYPE T1 BACK, OR EQUAL.
 - WIDE: EJIW 7030, TYPE M2 GRATE, TYPE T3 BACK, OR EQUAL.
 - DOUBLE: EJIW 7031, TYPE M2 GRATE, TYPE T3 BACK, OR EQUAL.
- IN PAVEMENT SECTION:
 - STANDARD: EJIW 1040, TYPE M1 GRATE, OR EQUAL.
 - STANDARD: EJIW 5105, TYPE M1 GRATE, OR EQUAL.
- DITCH SECTION:
 - STANDARD: EJIW 1040, TYPE O2 BEEHIVE GRATE, OR EQUAL.
 - LARGE: EJIW 6488, OR EQUAL.
- STORM MANHOLE:
 - STANDARD: EJIW 1040, TYPE "B" COVER, OR EQUAL, IMPRINTED WITH LETTERING "STORM SEWER".

PIPE CONNECTION SEALS: all pipe connection openings shall be precast with resilient rubber water tight pipe to manhole sleeves or seals with s.s. straps, per ASTM C923.
 NOTE: suitable on site granular material may be substituted for MDOT class II if approved by engineer.

STORM STRUCTURE CONSTRUCTION METHODS:

TRENCH AREA BACKFILL: do not backfill until concrete has reached 75% of design strength. Compact to 95% of maximum density per ASTM D1557 (modified proctor) in layers not exceeding 6 inches.
 BEDDING AREA BACKFILL: compact to 95% of maximum density per ASTM D1557 (modified proctor).
 SPECIAL FOUNDATION AREA BACKFILL: notify engineer when soil under bedding area is muck, silt, organic content soil, or highly saturated plastic soil to determine required depth of special foundation area. Compact to 95% of maximum density per ASTM D1557 (modified proctor) in layers not exceeding 6 inches.
 PRECAST CONCRETE WALL SECTION: fill joints completely with mortar and trowel.
 GRADE RINGS: set in full bed of mortar and coat exterior with 1/2 inch of mortar.
 CASTING SETTING: set in full bed of mortar at elevation specified on plans.

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| | | | |
|--|--------------------|-------------------------------------------------|----------------|
| | NOT TO SCALE | MAINTAINING TRAFFIC TYPICAL | DATE: MAY 2021 |
| | NO. 203-FW-1LC-(R) | SINGLE RIGHT LANE CLOSURE OR DIVIDED ROADWAY | SHEET: 1 OF 1 |

DISTANCE BETWEEN TRAFFIC SIGNS, "D"

| "D" DISTANCES (FEET) | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |
|----------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|
| POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA) | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |

GUIDELINES FOR LENGTH OF LONGITUDINAL BUFFER SPACE, "B"

| "B" LENGTHS (FEET) | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |
|---------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|
| SPEED, MPH (PRIOR TO WORK AREA) | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |

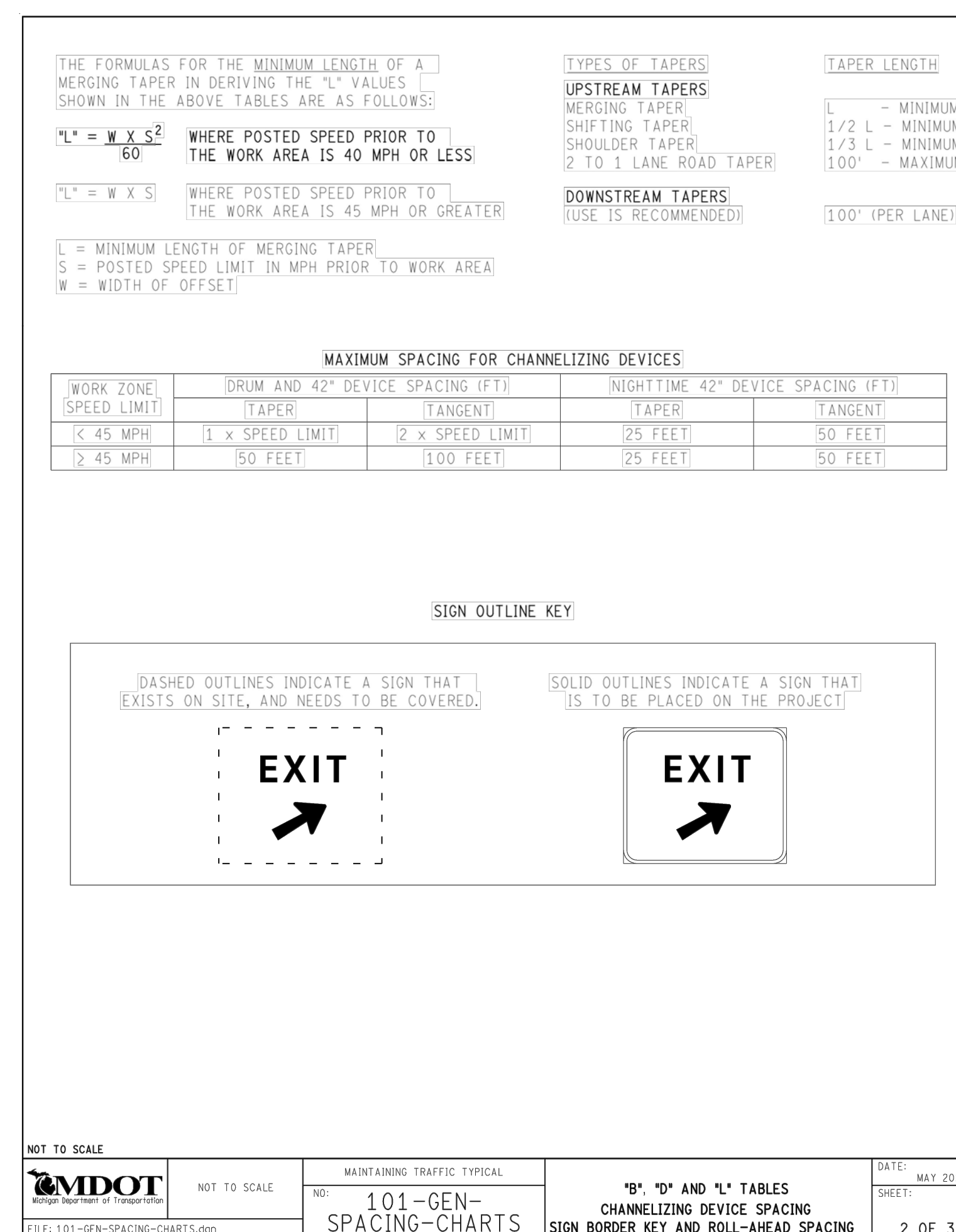
* POSTED SPEED, OFF-PEAK 85TH PERCENTILE SPEED PRIOR TO WORK STARTING, OR THE ANTICIPATED OPERATING SPEED.

MINIMUM MERGING TAPER LENGTH, "L" (FEET)

| OFFSET (FEET) | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |
|----------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|
| POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA) | 11 | 15 | 21 | 27 | 45 | 50 | 55 | 60 | 65 | 70 | 75 |

"B", "D" AND "L" TABLES

| | | |
|----------------------------|----------------------------------------------------------------------------------------------------|----------------|
| NOT TO SCALE | MAINTAINING TRAFFIC TYPICAL | DATE: MAY 2021 |
| NO. 101-GEN-SPACING-CHARTS | "B", "D" AND "L" TABLES CHANNELIZING DEVICE SPACING, SIGN BORDER KEY, AND ROLL-AHEAD SPACING | SHEET: 1 OF 3 |



| | | |
|----------------------------|---------------------------------------------------------------------------------------------------|----------------|
| NOT TO SCALE | MAINTAINING TRAFFIC TYPICAL | DATE: MAY 2021 |
| NO. 101-GEN-SPACING-CHARTS | "B", "D" AND "L" TABLES CHANNELIZING DEVICE SPACING, SIGN BORDER KEY AND ROLL-AHEAD SPACING | SHEET: 2 OF 3 |

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS DETAILED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION, AND SUBMIT NECESSARY DRAWINGS, FEES, ETC. TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMITS AND SECURE PERMITS IN HIS NAME. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.

THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.

A MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN WOODWARD ROAD RIGHT-OF-WAY AS WELL AS FOR CONSTRUCTION SIGNAGE.

SEQUENCE OF CONSTRUCTION OPERATION TIME SCHEDULE

| CONSTRUCTION SEQUENCE | 1 | 2 | 3 | 4 | 5 |
|-------------------------------------------|---|---|---|---|---|
| INSTALL & MAINTAIN TEMP. CONTROL MEASURES | X | X | X | X | X |
| CONSTRUCTION SAFETY AND SECURITY | X | X | X | X | X |
| SITE DEMOLITION | X | X | X | X | X |
| WORK WITHIN ROW | X | X | X | X | X |
| STORMWATER SYSTEM | X | X | X | X | X |
| MODIFY BUILDING SYSTEMS | X | X | X | X | X |
| CONSTRUCT ROADS AND WALKS | X | X | X | X | X |
| FINISH GRADING/LANDSCAPE | X | X | X | X | X |
| CLEAN SITE | X | X | X | X | X |
| REMOVE TEMPORARY MEASURES | X | X | X | X | X |

THE FOLLOWING NOTES APPLY IF CALLED FOR ON THE TRAFFIC TYPICAL

GENERAL NOTES

- SEE GEN-SPACING-CHARTS FOR COMMON VALUES INCLUDING:
 - D = DISTANCE BETWEEN TRAFFIC CONTROL DEVICES
 - L = MINIMUM LENGTH OF TAPER
 - B = LENGTH OF LONGITUDINAL BUFFER ROLL AHEAD DISTANCE
- DISTANCE BETWEEN SIGNS, "D", THE VALUES FOR WHICH ARE SHOWN IN TYPICAL GEN-KEY ARE APPROXIMATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.
- ALL TEMPORARY SIGNS, TYPE III BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING MUST MEET NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 300 UNIFORM SIGN TEST LEVEL 3, OR MANUAL FOR ASSESSING SAFETY HARDWARE (MASH TL-3) AS WELL AS THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY SIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.
- DO NOT STORE EQUIPMENT, MATERIALS OR PERFORM WORK IN ESTABLISHED BUFFER AREAS.
- ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH EITHER PROPOSED CHANGES IN TRAFFIC PATTERNS OR PROPOSED TEMPORARY TRAFFIC MARKINGS SHALL BE REMOVED BEFORE ANY CHANGE IS MADE IN THE TRAFFIC PATTERN. EXCEPTION WILL BE MADE FOR TRAFFIC PATTERNS FOR WORK LESS THAN THREE DAYS THAT ARE ADEQUATELY DELINEATED BY OTHER TRAFFIC CONTROL DEVICES.

SIGN NOTES

- ALL NON-APPLICABLE SIGNING WITHIN THE CIA MUST BE MODIFIED TO FIT CONDITIONS, COVERED, OR REMOVED. FOR GUIDANCE, SEE THE WORK ZONE SAFETY AND MOBILITY MANUAL, SECTIONS 4.0.1.9 AND 4.0.1.10.
- RS-180 SIGNS ARE ONLY REQUIRED ON FREEWAY PROJECTS WITH A DURATION OF 15 DAYS OR LONGER OR NON-FREEWAY PROJECTS WITH A DURATION OF 90 DAYS OR LONGER. TO APPLY THIS TYPICAL WITHOUT RS-180 SIGNS, REMOVE THE SIGNS AND CONSOLIDATE THE SEQUENCE AS APPROPRIATE.
- RS-180 IS ONLY REQUIRED IN THE INITIAL SIGNING SEQUENCE IN THE WORK ZONE. OMIT THIS SIGN IN SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE.
- ADDITIONAL SIGNING AND/OR ELONGATED SIGNING SCENARIOS SHOULD BE USED WHEN TRAFFIC VOLUMES ARE SIGNIFICANT ENOUGH TO CREATE BACKUPS BEYOND THE W20-5 SIGNS.
- PLACE ADDITIONAL SPEED LIMIT SIGNS REFLECTING THE WORK ZONE SPEED AFTER EACH MAJOR CROSSROAD THAT INTERSECTS THE WORK ZONE, OR AFTER EACH ENTRANCE RAMP THAT COMES OUT OF THE FREEWAY WHERE THE REDUCED SPEED IS IN EFFECT. PLACE ADDITIONAL SPEED LIMIT SIGNS AT INTERVALS ALONG THE ROADWAY SUCH THAT NO SPEED LIMIT SIGNS ARE MORE THAN 2 MILES APART. WHEN REDUCED SPEED LIMITS ARE UTILIZED IN THE WORK AREA, PLACE ADDITIONAL SPEED LIMIT SIGNS RETURNING TRAFFIC TO ITS NORMAL SPEED BEYOND THE LIMITS OF THE WORK AREA AS INDICATED. IF PERMANENT SIGNS DISPLAYING THE CORRECT SPEED LIMIT ARE POSTED, OMIT ALL W3-50 AND R2-1 SIGNS AND REDUCE SPACING ACCORDINGLY.
- FABRICATE SPECIAL SIGNS IN ACCORDANCE WITH CURRENT SIGNING DESIGN STANDARDS.
- PLACE ADDITIONAL R8-3 SIGNS AT A MAXIMUM 500' SPACING THROUGHOUT THE WORK ZONE.
- WHEN SPEED LIMIT SIGNS CANNOT BE PLACED SIDE BY SIDE AS SHOWN, PLACE THEM 10' DISTANCE APART.
- STOP SIGNS NOT REQUIRED IF SIGNALS ARE ON 4-WAY FLASHING RED. STOP AHEAD SIGNS ARE NOT REQUIRED IF THERE IS ADEQUATE VISIBILITY OF THE STOP SIGN OR IF SIGNALS ARE BEING USED TO CONTROL TRAFFIC.
- PLACE REDUCED SPEED ZONE AHEAD SIGN (W3-50) HERE WHEN USING A SPEED REDUCTION IN THIS DIRECTION.
- THE NUMBER OF W1-6 SHIFTS SIGNS TO PLACE FOR A SHIFT IS AS FOLLOWS: SHIFTS SET TO LEFT, PLACE ONE W1-6R/6L; SHIFTS MORE THAN 10 FT, PLACE THREE OR MORE W1-6R/6L SIGNS DEPENDING UPON LENGTH OF SHIFT AND AS PER THE ENGINEER.
- PLACE R2-1 SIGNS AS DETAILED IN NOTE 55 WHEN THERE IS A SPEED REDUCTION IN THIS DIRECTION.

| | | |
|-------------------|--------------------------------|------------------|
| NOT TO SCALE | MAINTAINING TRAFFIC TYPICAL | DATE: APRIL 2022 |
| NO. 102-GEN-NOTES | TRAFFIC TYPICALS NOTE SHEET | SHEET: 1 OF 2 |

THE FOLLOWING NOTES APPLY IF CALLED FOR ON THE TRAFFIC TYPICAL

SIGNAL NOTES

- EXISTING SIGNAL MUST BE EITHER 4-WAY FLASHING RED, BAGGED, OR TURNED OFF.
- SIGNAL IS IN OPERATION.
- DELINEATE THE WORK ZONE AREA WITH 28 INCH CONES FOR DAYTIME WORK, OR 42 INCH CHANNELIZING DEVICES FOR NIGHTTIME WORK.
- THE CONTRACTOR MUST HAVE A DESIGNATED SPOTTER IF THE AERIAL BUCKET TRUCK IS LOCATED OVER ACTIVE TRAVEL LANES.
- THE LOWEST POINT OF THE BUCKET MAY NOT TRAVEL BELOW 14 FOOT VERTICAL CLEARANCE. THE CONTRACTOR MUST UTILIZE AN ALTERNATE SET UP, OR PLACE THE INTERSECTION IN A 4 WAY STOP IF THE 14 FOOT VERTICAL CLEARANCE IS COMPROMISED. USE TRAFFIC REGULATORS TO CONTROL TRAFFIC THROUGH THE INTERSECTION WHEN TRAFFIC IS PLACED IN A 4 WAY STOP.
- DELINEATE THE TRUCK WITH CHANNELIZING DEVICES. THE POSITION OF THE TRUCK MAY BE MOVED TO FACILITATE WORK.

MAINTENANCE AND SURVEYING NOTES:

- WHENEVER STOPPING SIGHT DISTANCE EXISTS TO THE REAR, THE SHADOW VEHICLES SHOULD MAINTAIN THE RECOMMENDED DISTANCE FROM THE WORK AREA AND PROCEED AT THE SAME SPEED. THE SHADOW VEHICLE SHOULD SLOW DOWN AND TRAVEL AT A FARTHER DISTANCE TO PROVIDE ADEQUATE SIGHT DISTANCE IN ADVANCE OF VERTICAL OR HORIZONTAL CURVES.
- WORKERS OUTSIDE OF VEHICLES SHOULD WORK WITHIN 150' OF WORK VEHICLES WITH AN ACTIVATED BEACON, BETWEEN THE "BEGIN WORK CONVOY" SIGN AND THE "END WORK CONVOY" SIGN, OR BETWEEN THE "WORK ZONE BEGINS" AND "END ROAD WORK" SIGN.
- WORK OR SHADOW VEHICLES WITH OR WITHOUT A TMA MAY BE USED TO SEPARATE THE WORK SPACE FROM TRAFFIC. IF USED, THE VEHICLES SHOULD BE PARKED ACCORDING TO THE ROLL AHEAD DISTANCE TABLES.
- WORK AND SHADOW VEHICLES SHALL BE APPROPRIATELY EQUIPPED WITH AN ACTIVATED AMBER BEACON.
- WHEN WORKERS ARE OUTSIDE THEIR VEHICLES IN AN EXISTING LANE WHILE A MOBILE OPERATION IS OCCURRING DURING THE NIGHTTIME HOURS, CHANNELIZING DEVICES TO DELINEATE OPEN OR CLOSED LANES AT 50 FT SPACING MUST BE USED. AN EXAMPLE OF AN OPERATION (BUT NOT LIMITED TO) IS THE LAYOUT OF CONCRETE PATCHES.
- W1-6 AND W20-1 SIGNS MAY BE SUBSTITUTED AS DETERMINED BY THE TYPE OF WORK TAKING PLACE AS PER THE ENGINEER.

| | | |
|-------------------|--------------------------------|------------------|
| NOT TO SCALE | MAINTAINING TRAFFIC TYPICAL | DATE: APRIL 2022 |
| NO. 102-GEN-NOTES | TRAFFIC TYPICALS NOTE SHEET | SHEET: 2 OF 2 |



TULIP TREE



SERVICEBERRY



KNOCKOUT ROSE



LITTLE LEAF BOXWOOD



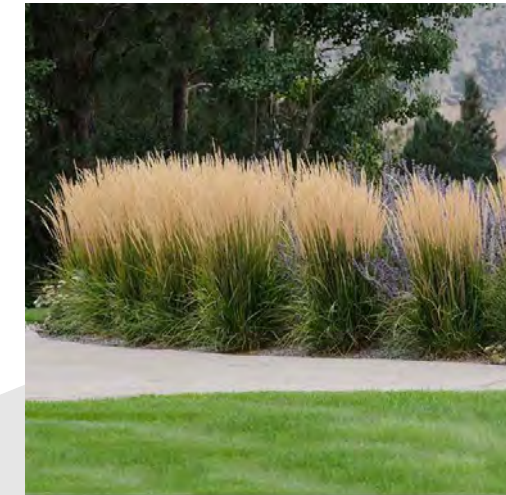
STELLA D'ORO DAYLILY



LITTLE BLUESTEM GRASS



STONECROP



KARL FOERSTER GRASS



PURPLE CONEFLOWER



YELLOW CONEFLOWER



BEE BALM

PLANT MATERIAL LIST

DECIDUOUS TREES

| QTY | KEY | BOTANICAL NAME COMMON NAME | MIN. REQ'D SIZE | COMMENTS |
|-----|-----|----------------------------------------------|--------------------|--------------------|
| 1 | LT | <i>Liriodendron tulipifera</i> Tulip Tree | Min. 2" Cal. | BALLED & BURLAPPED |

ORNAMENTAL TREE

| QTY | KEY | BOTANICAL NAME COMMON NAME | MIN. REQ'D SIZE | COMMENTS |
|-----|-----|------------------------------------------------------|--------------------|--------------------|
| 2 | AL | <i>Amelanchier laevis</i> Serviceberry, allegheny | Min. 7' HT | BALLED & BURLAPPED |

SHRUBS

| QTY | KEY | BOTANICAL NAME COMMON NAME | MIN. REQ'D SIZE | COMMENTS |
|-----|-----|---------------------------------------------------|--------------------|--------------------|
| 24 | BM | <i>Buxus microphylla</i> Little Leaf Boxwood | # 5 CONT. | PLANT 3' - 4' O.C. |
| 10 | RR | <i>Rosa x 'Radtkopin'</i> Double Knockout Rose | # 5 CONT. | PLANT 3' - 4' O.C. |

PERIENNIALS

| QTY | KEY | BOTANICAL NAME COMMON NAME | MIN. REQ'D SIZE | COMMENTS |
|-----|-----|----------------------------------------------------------|--------------------|--------------------|
| 6 | CA | <i>Calamagrostis x acutiflora</i> Karl Foerster Grass | # 1 CONT. | PLANT 2' O.C. |
| 13 | EA | <i>Echinacea angustifolia</i> Purple Coneflower | # 1 CONT. | PLANT 1' - 3' O.C. |
| 32 | EP | <i>Echinacea paradoxa</i> Yellow Coneflower | # 1 CONT. | PLANT 1' - 3' O.C. |
| 42 | HS | <i>Echinacea paradoxa</i> Stella D' Oro Daylily | # 1 CONT. | PLANT 1' O.C. |
| 8 | MD | <i>Monarda didyma</i> Scarlet Beebalm | # 1 CONT. | PLANT 2' O.C. |
| 10 | SS | <i>Schizachyrium scoparium</i> Little Bluestem | # 1 CONT. | PLANT 2' O.C. |
| 6 | ST | <i>Sedum ternatum</i> Woodland Stonecrop | #1 CONT. | CENTER OF POT |

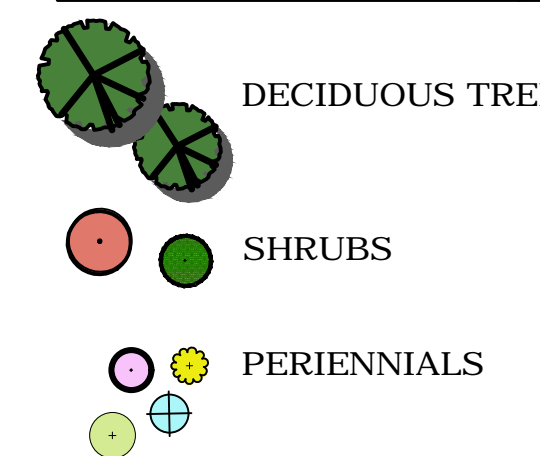
PLANTING NOTES

- ALL TREES SHALL RECEIVE A 5' DIAMETER RING OF EVENLY SPREAD HARDWOOD BARK MULCH 3" THICK.
- CONTRACTOR SHALL NOTIFY OUPS AT 811 TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- LAWN SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED LAWN AND RESTORATION AREAS AND MULCHED. SEED MIX SHALL BE HARDY AND OBTAINED FROM LOCAL SOURCES.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE STANDARDS OF THE CITY OF BERKLEY PLANTING MANUAL AND LANDSCAPE REGULATION GUIDELINES.

LANDSCAPE MAINTENANCE NOTES

- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. IRRIGATION SHALL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF ZONING ORDINANCE WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

LANDSCAPE LEGEND KEY



REVISION:

SEVEN POINT BERKLEY
28531-28557 WOODWARD AVE, BERKLEY, MI 48072

LANDSCAPE PLAN

DESIGN TEAM: PROJ MGR: BTS
DESIGNED BY: RCL
DRAWN BY: RCL
CHECK BY:

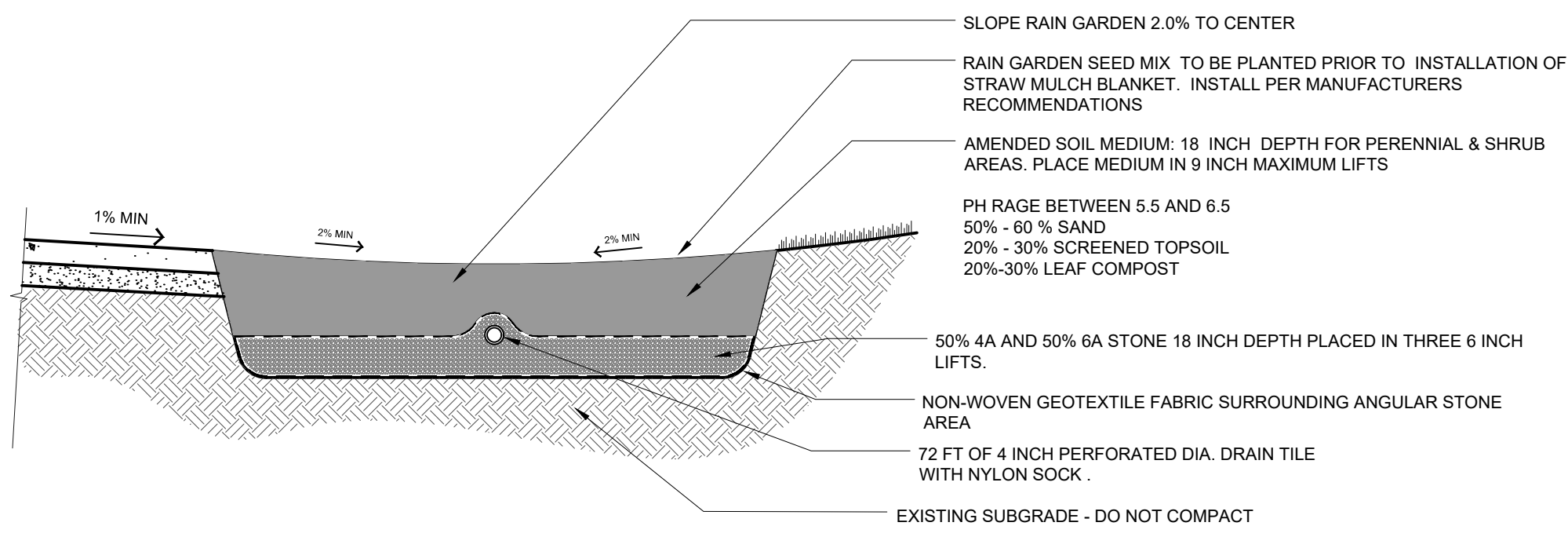
DRAWING INFORMATION:
855100-L101-LSCP
080922 andrew.filler

NOT FOR
CONSTRUCTION

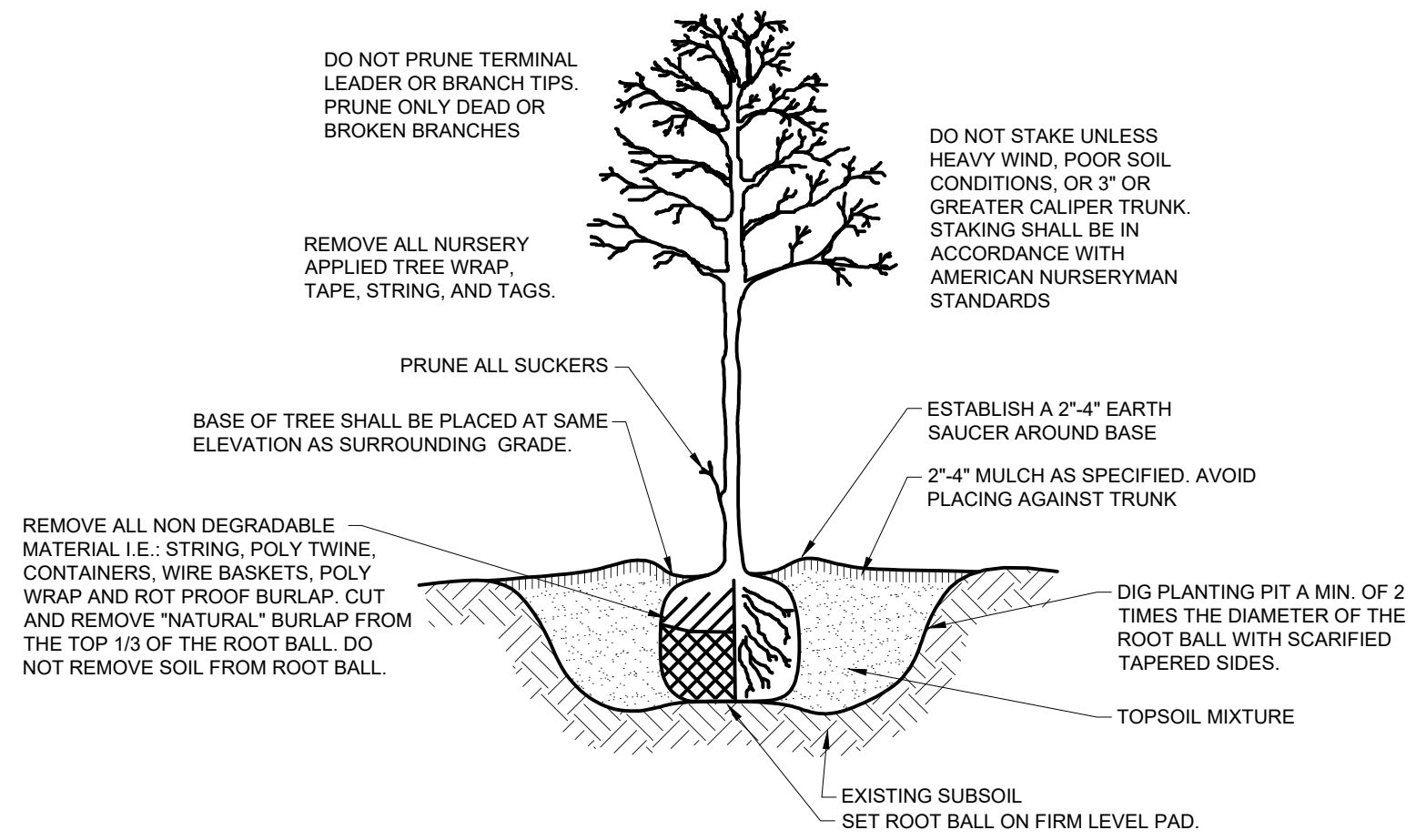
APRIL 2022
F&V PROJECT NO.
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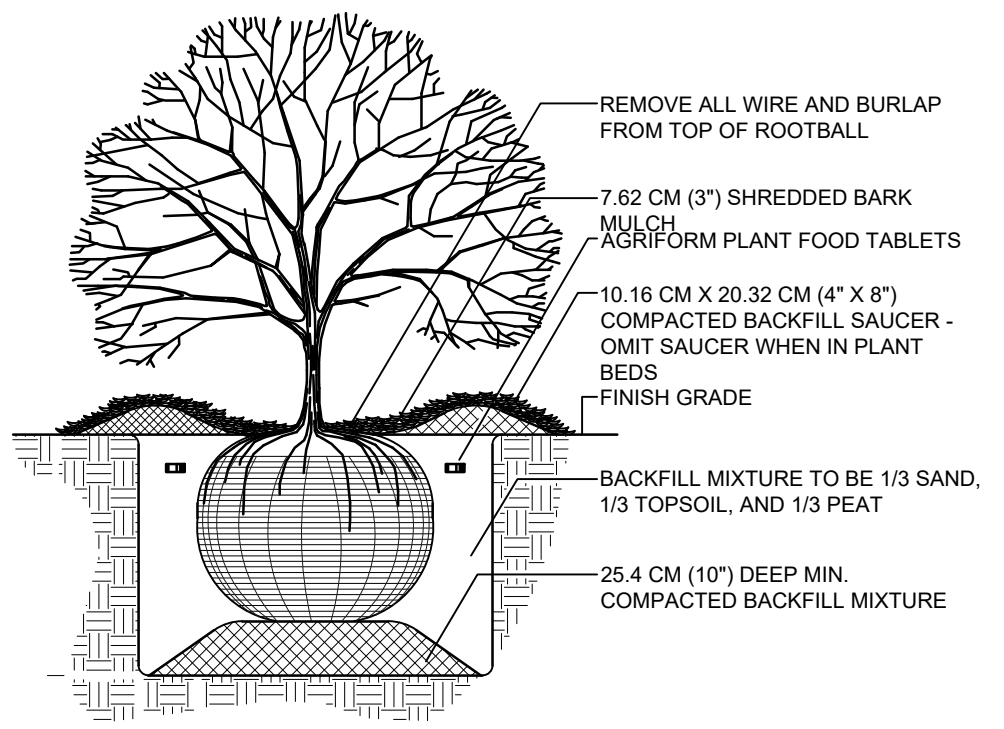
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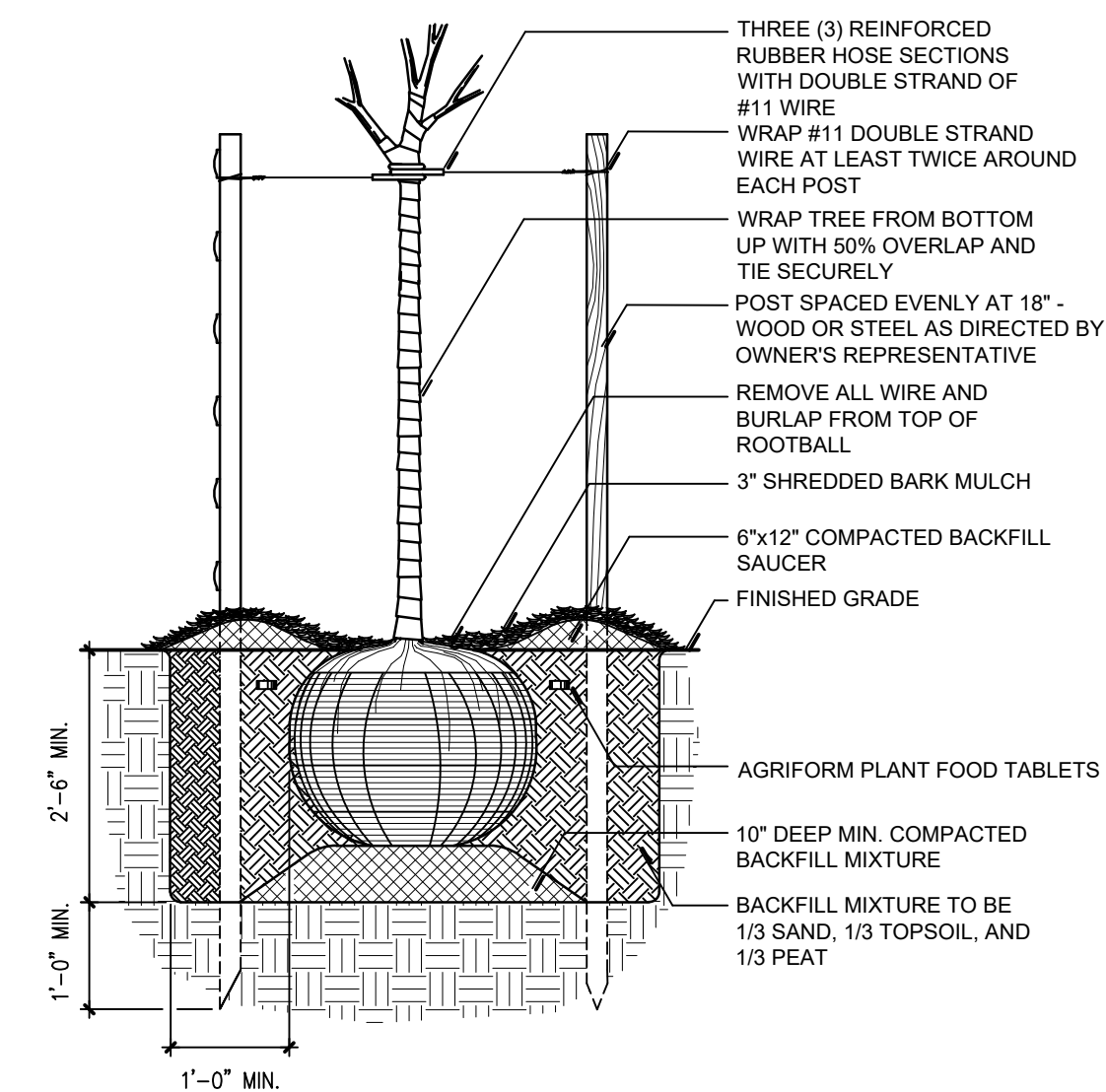
RAIN GARDEN PREPARATION
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
(LESS THAN 3" CALIPER AND OF 8' IN HEIGHT)
NOT TO SCALE

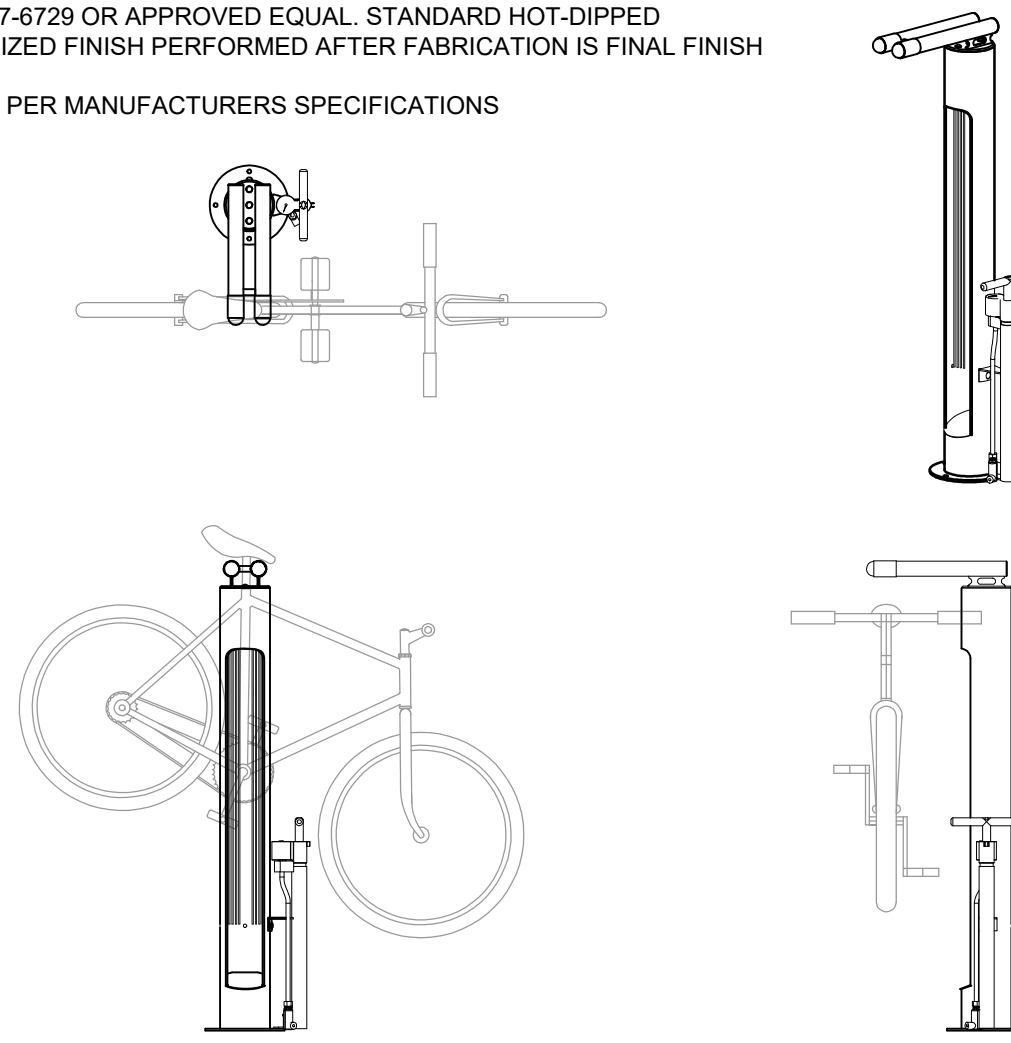


SHRUB INSTALLATION
NOT TO SCALE

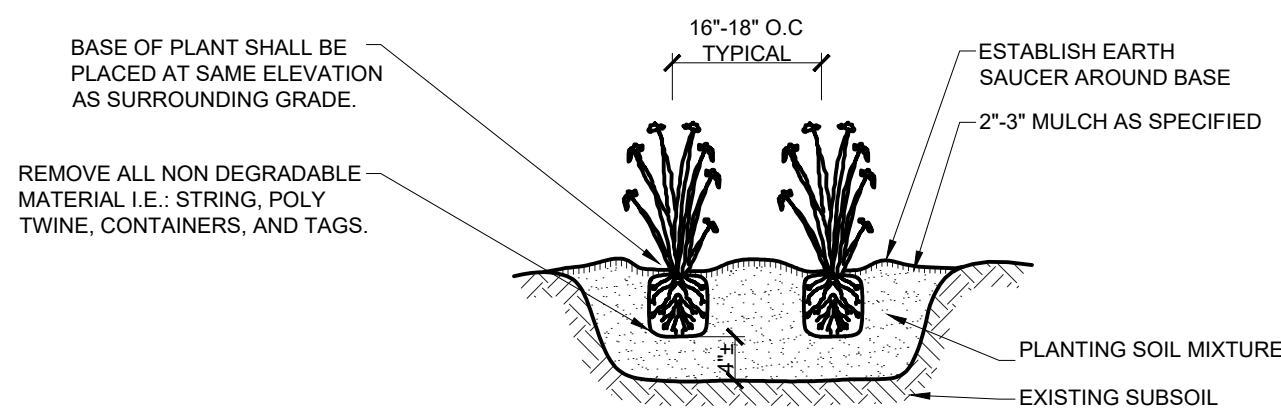


TREE PLANTING DETAIL
NOT TO SCALE

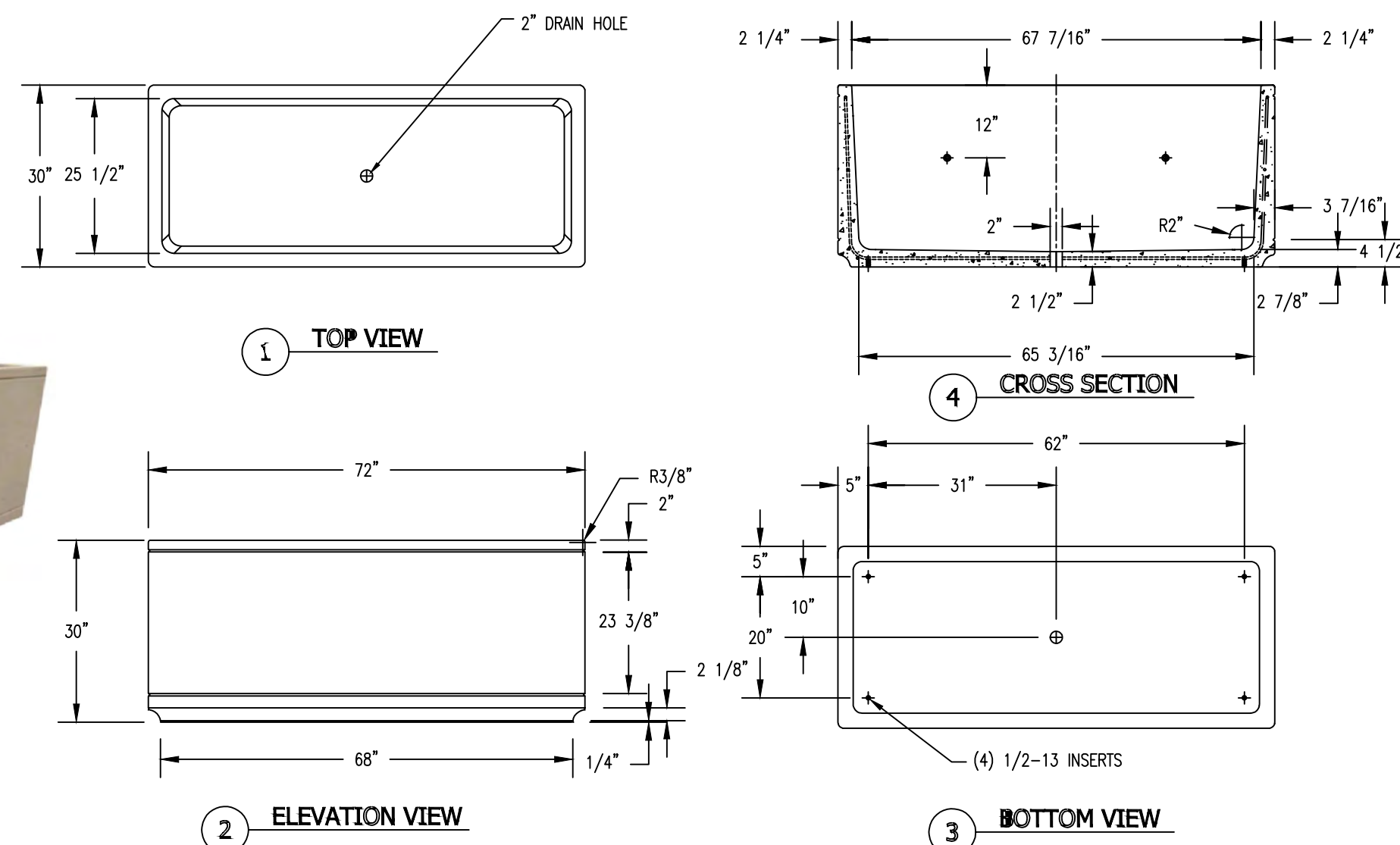
FIXIT BICYCLE REPAIR RACK MANUFACTURED BY DERO BIKE RACK CO., 42 NORTHERN STACKS DRIVE, SUITE 100, MINNEAPOLIS, MN 55421, 1-888-337-6729 OR APPROVED EQUAL. STANDARD HOT-DIPPED GALVANIZED FINISH PERFORMED AFTER FABRICATION IS FINAL FINISH. INSTALL PER MANUFACTURERS SPECIFICATIONS



FIXIT BIKE REPAIR STATION
NOT TO SCALE



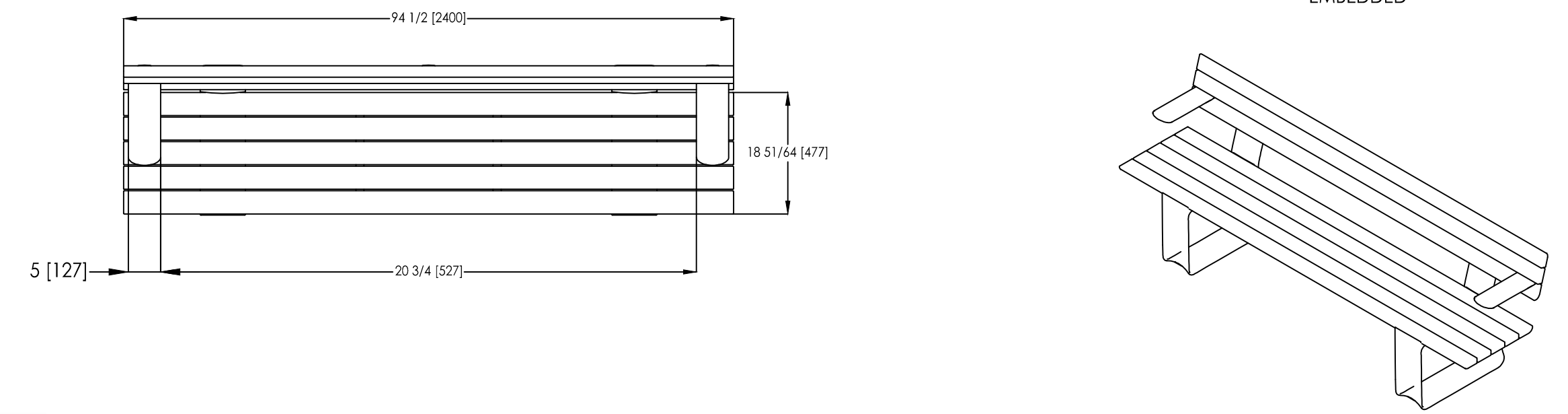
POTTED PERENNIAL PLANTING DETAIL
NOT TO SCALE



MultipliCITY Backed bench, straight, end arms
Product Drawing

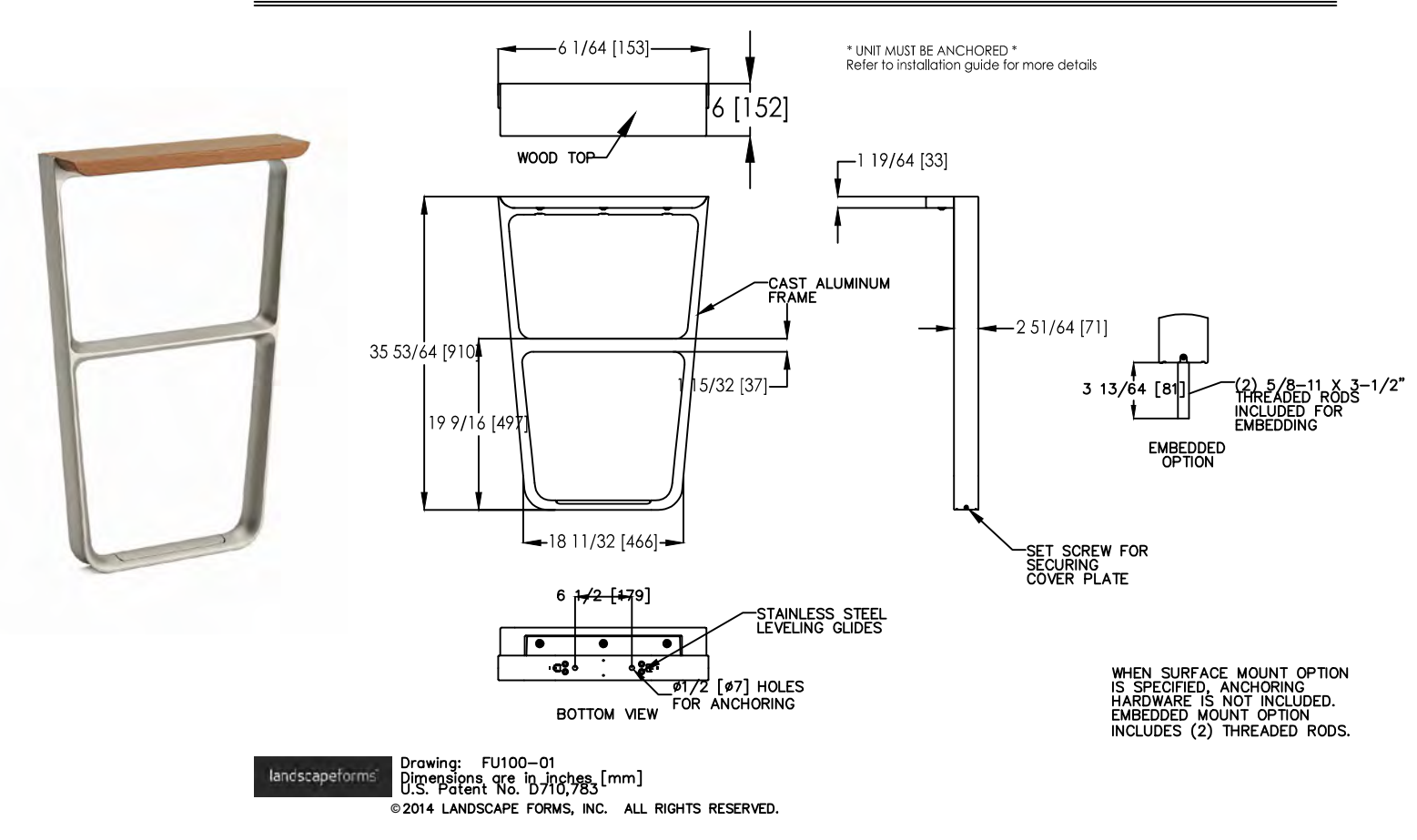
www.landscapeforms.com Date: 10/20/2016 Ph: 800.521.2546

REFER TO INSTALLATION GUIDE FOR MORE DETAILS
SURFACE MOUNT OPTION INCLUDES (4) 5/8-11 THREADED ANCHORS. CONCRETE DROP-IN ANCHORS NOT INCLUDED. EMBEDDED OPTION INCLUDES (4) 3/8-16 THREADED RODS.



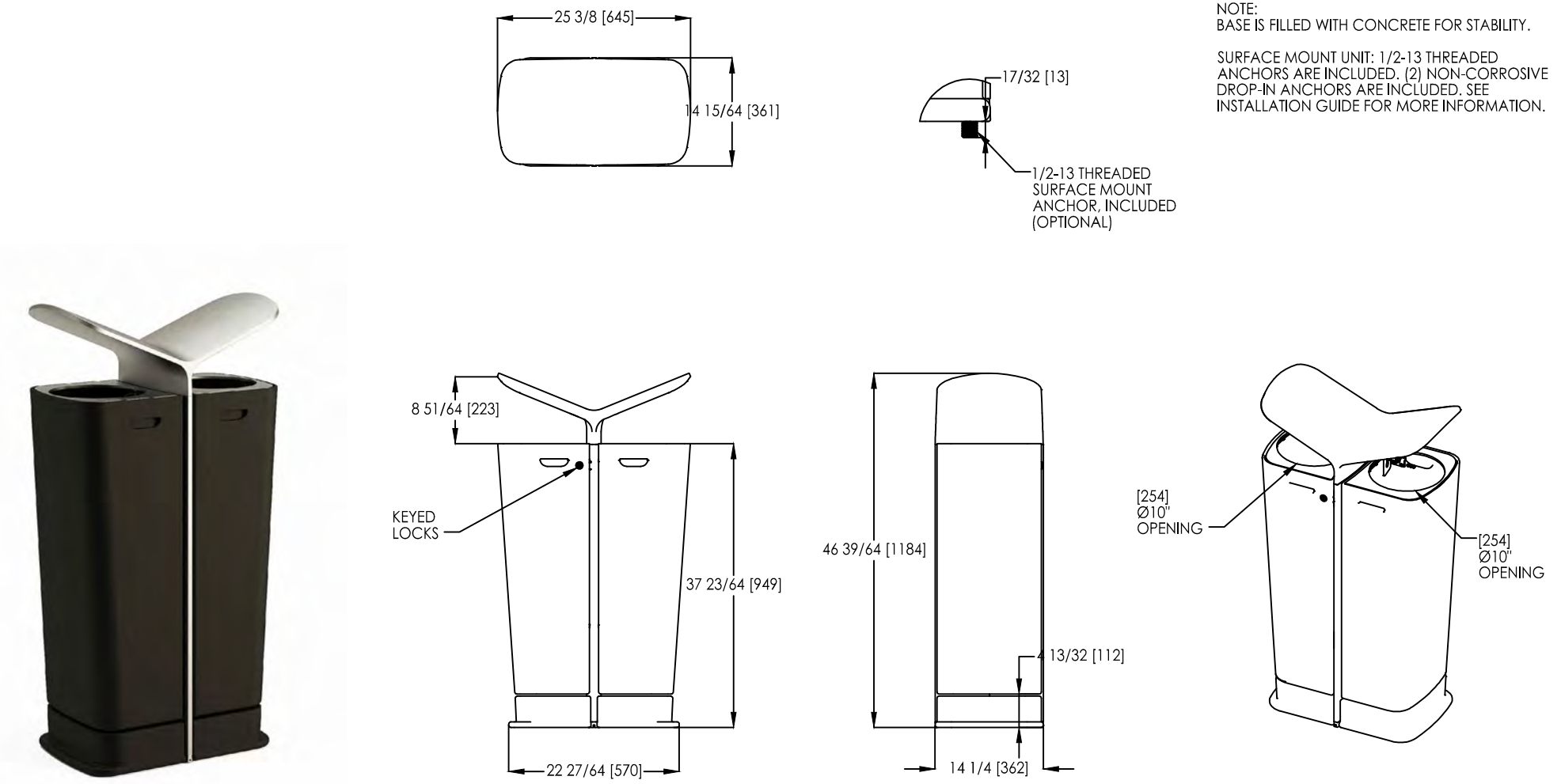
landscapeforms Drawing: FU301-02 Dimensions are in inches [mm] U.S. Patent No. 0,712,184 ©2014 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

MultipliCITY Bike rack, surface mount Product Drawing www.landscapeforms.com Date: 5/5/2015 Ph: 800.521.2546



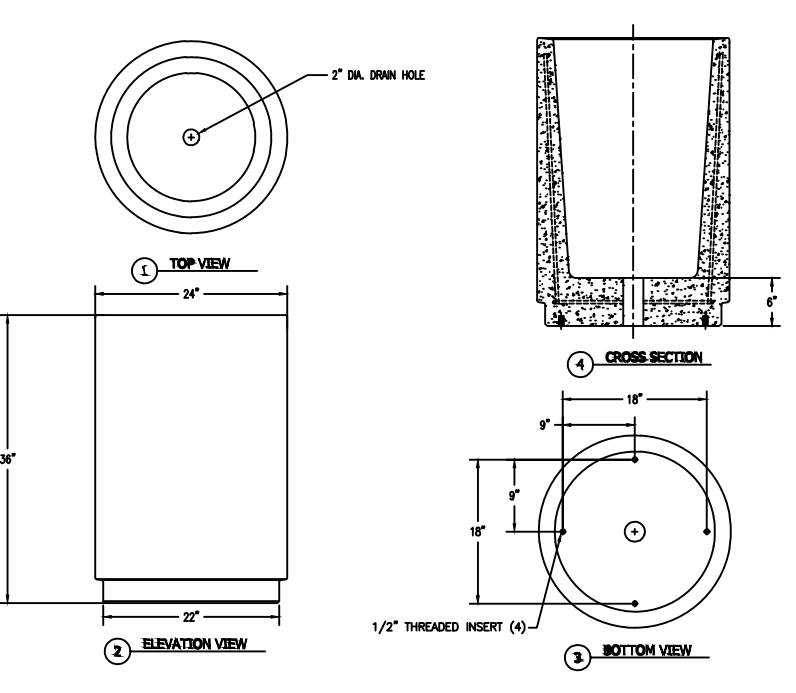
MultipliCITY litter, double unit, freestanding / surface mount, multi-use opening, multi-use opening, with locks
Product Drawing

www.landscapeforms.com Date: 5/17/2016 Ph: 800.521.2546



landscapeforms Drawing: FU501-08 Dimensions are in inches [mm] U.S. Patent No. 0,717,911 ©2014 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

WAUSAU TILE TF4175 Form Rectangular Concrete Planter



WAUSAU TILE TF4354 Round Concrete Planter



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APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: Seven Point Berkley

Applicant: Seven Point Dispensing of Michigan, LLC

Mailing Address: 3445 Robina Avenue Berkley, MI 48072

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: Greenside Trust

Mailing Address: 1359 Davis Birmingham, MI 48009

Telephone: [REDACTED]

Email: [REDACTED]

Applicant's Legal Interest in Property: Applicant is an ancillary beneficiary of the Greenside Trust

LOCATION OF PROPERTY:

Street Address: 28531-28557 Woodward Avenue

Nearest Cross Streets: Wiltshire Road and Woodward Avenue

Sidwell Number(s): 2517257025 and 2517257008

PROPERTY DESCRIPTION:

Provide lot numbers and subdivision: Lots 356 to 358 Vinsetta Park Subdivision

Property Size (Square Feet): 5,314 Square Feet (Acres): 0.12 Acres

EXISTING ZONING DISTRICT *(please check):*

- | | | |
|-------------------------------|------------------------------------------------|-------------------------------------|
| <input type="checkbox"/> R-1A | <input type="checkbox"/> Local Business | <input type="checkbox"/> Coolidge |
| <input type="checkbox"/> R-1B | <input type="checkbox"/> Office | <input type="checkbox"/> Downtown |
| <input type="checkbox"/> R-1C | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> R-1D | <input checked="" type="checkbox"/> Woodward | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> RM | <input type="checkbox"/> Eleven Mile | <input type="checkbox"/> Parking |
| <input type="checkbox"/> RMH | <input type="checkbox"/> Twelve Mile | |

Present Use of Property: 28557 Woodward Avenue is currently vacant

Proposed Use of Property: Marihuana adult-use retail and medical provisioning center

Is the property located within the Downtown Development Authority? Yes No

PROJECT DESCRIPTION:

Marihuana adult-use retail and medical provisioning center

Does the proposed project / use of property require Special Land Use approval? Yes No

Does the proposed project require Variance(s) from the Zoning Board of Appeals? Yes No

If yes, please describe Variances required:

PLEASE COMPLETE THE FOLLOWING CHART:

| Type of Development | Number of Units | Gross Floor Area | Number of Parking Spaces On Site | Number of Employees on Largest Shift |
|----------------------|-----------------|-------------------|----------------------------------|--------------------------------------|
| Attached Residential | | | | |
| Office | | | | |
| Commercial | 1 | 3,405 Square Feet | 19 (including 1 barrier free) | TBD |
| Industrial | | | | |
| Other | | | | |

PROFESSIONALS WHO PREPARED PLANS:

A. Name: Brian Howard/HF Architecture
 Mailing Address: 512 N. Main Street Suite 100 Royal Oak, MI 48067
 Telephone: [REDACTED]
 Email: [REDACTED]
 Design Responsibility (engineer, surveyor, architect, etc.): Architect

B. Name: Brian Sinnott/Fleis & Vandenbrink
 Mailing Address: 2960 Lucerne Drive SE, Suite 100 Grand Rapids, MI 49546
 Telephone: [REDACTED]
 Email: [REDACTED]
 Design Responsibility: Civil Engineer

SUBMIT THE FOLLOWING:

1. Fifteen (15) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor.
2. A pdf file of the site plans, submitted to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).
4. Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:

- | | |
|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Road Commission for Oakland County | <input type="checkbox"/> Oakland County Health Division |
| <input type="checkbox"/> MI Dept. of Transportation | <input type="checkbox"/> MI Dept. of Environment, Great Lakes & Energy |

PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Site Plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Site Plan Application or to revoke any permits granted subsequent to the site plan approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL: (Initial each line)

dl I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above-referenced property.

APPLICANT'S ENDORSEMENT: (Initial each line)

GR All information contained therein is true and accurate to the best of my knowledge.

GR I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this site plan application.

GR I hereby acknowledge that if engineering or other reviews are required, additional fees must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to permit approval.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

Gabe Rubin

7/18/2022

Signature of Applicant

Date

Gabe Rubin, authorized representative of Seven Point Dispensing of Michigan, LLC

Applicant Name (Print)

Signature of Applicant

Date

Applicant Name (Print)

Dan Winter

7-18-22

Signature of Property Owner Authorizing this Application

Date

Dan Winter, authorized representative of the Greenside Trust

Property Owner Name (Print)

OFFICE USE ONLY

Received 7/18/22 Receipt # _____ Meeting Date _____ Case # BSP-15-22

| | | | |
|-------|-----------------------------------|-----------------------------------------------|---------------------------|
| Fees: | Site Plan Review <u>\$600</u> | Façade Change: \$200 | Revision: \$300 |
| | Extension \$200 | Engineering: Multi-family \$1,500 + \$30/unit | <u>Commercial \$1,000</u> |
| | Escrow (New construction) \$1,000 | | |




CITY OF BERKLEY
DEPARTMENT OF PUBLIC WORKS
3238 BACON AVE, BERKLEY, MICHIGAN 48072

Transmittal Memo

To: Kristen Kapelanski, Community Development Director (via email)

Cc: Kim Anderson, Community Development Department (via email)
Ric Chalmers, Assistant DPW Director (via email)
Eddie Zmich, HRC (via email)

From: Shawn Young, DPW Director 

Date: August 24th, 2022

Subject: Review #2 Seven Points Provisioning Center 28557 Woodward Ave

We have reviewed the site plans provided by the Community Development Department. Please find below our initial comments:

1. The site plans will be reviewed by the City's engineering consultant, Hubbell, Roth & Clark (HRC). Among other things, HRC will review the storm water detention calculations and site grading.
2. A traffic control plan shall be added to the plan set to account for the proposed Right of Way impacts of both Wiltshire RD and Woodward Ave.
3. Woodward Ave is under the jurisdiction of the Michigan Department of Transportation. The applicant shall share feedback received and/or an approved MDOT plan prior to the start of construction.

A response letter from the applicant to these comments would be helpful in subsequent reviews.

Feel free to call with any questions or concerns. Thank you.



August 24, 2022

City of Berkley
3338 Coolidge Highway
Berkley, Michigan 48072

Attention: Ms. Kristen Kapelanski, Community Development Director
Mr. Matthew Baumgarten, City Manager

Re: Seven Points Provisioning Center
28557 Woodward Avenue
Engineering Site Plan – Review No. 2
City of Berkley, MI

HRC Job No. 20220405.02

Dear Ms. Kapelanski and Mr. Baumgarten:

As Consulting Engineers for the City of Berkley, and in accordance with your request, we have completed the Engineering Site Plan review of the proposed subject development located at 28557 Woodward Avenue for compliance with the City of Berkley's engineering and site plan requirements. The plans were prepared by Fleis & Vandenbrink of Grand Rapids, Michigan with an issue date of August 9, 2022. The proposed project scope includes the renovation of the existing building and replacement of the existing parking lot and other site features. We hereby offer the following comments:

General:

1. A Michigan Department of Transportation (MDOT) Right-of-Way permit will be required for proposed work within the Woodward Road right-of-way as well as for construction signage. **This item is still applicable.**
2. A traffic control plan and sequence of construction must be added to the plans, including an estimated duration for any lane closures that may be required. **Maintenance of traffic plans and details, and an estimated sequence of construction with closure durations have been added. The traffic control plan must ultimately be approved as part of the MDOT right-of-way permit. This item has been satisfactorily addressed.**
3. All existing utilities and service leads must be shown on the plans. **Service lead locations are shown on the plans with notes to protect/reuse. This item has been satisfactorily addressed.**
4. All proposed utilities and service leads, as well as proposed connections and/or methods of abandonment of existing leads, must be shown on the plans. If any leads are proposed to be reused, the applicant must have the lead inspected by a licensed contractor/plumber and the video footage submitted to the City verifying the lead is suitable for re-use prior to construction. **This note has been added to the plans. This item has been satisfactorily addressed.**

Storm Drainage and Detention/Sanitary Sewer:

1. Stormwater runoff calculations have been provided using a 100-year, 24-hour storm event, however, only the area of the proposed parking lot has been included in the calculations. Detention must be provided for the entire improved site as per City ordinances. **Stormwater calculations have been updated to include the drainage area from the full site. This item has been satisfactorily addressed.**

2. The stormwater calculations show that 1,925 cubic feet of storage is required, however, the StormTech Chamber System Details show the system to only provide 1,104 cubic feet of storage, including the stone. Storage must be provided on the proposed site to account for the full value required by Oakland County standards. The required storage volume must be revised as per the previous comment as well to include the full site area. **The chamber storage volumes have been increased and the two chambers will provide adequate storage to detain the stormwater on site, however, the stormwater collected from the building area of the site does not reach the chambers to be detained and is instead proposed to flow into the rain garden and directly into the restricted outlet into the City sewer. To properly utilize the storage and meet the County requirements, the stormwater collected from the roof should be directed into the proposed underground system where it can be detained.**
3. The StormTech Chamber System Detail shows a minimum cover of 48 inches from the invert of the chamber to the **bottom** of the proposed pavement. The grading plan shows only 48 inches of total cover from the invert to the **top** of proposed pavement, which does not meet this requirement. The cover must be revised to meet manufacturer specifications. **The plans have been revised to use smaller chambers and the grading plan shows that adequate cover is proposed above the storm system. This item has been satisfactorily addressed.**
4. The developer will be required to prepare and enter into a perpetuity maintenance agreement with the City for the proposed private stormwater systems. The Applicant must contact the City DPW regarding this item prior to commencing construction. **This item is still applicable. In addition to the maintenance agreement, the City will require that the constructed storm detention system be certified by way of a signed/sealed letter by the Applicant's engineer upon completion.**
5. Note that downspouts are not permitted to discharge directly into the combined sewer system and must be directed onto grass, landscape or other green space area. They may also be directed through the proposed stormwater detention system and restricted-outlet structure. The location of the proposed downspouts and the above note must be shown on the plans. **The downspouts have been shown on the plans and will be directed into the rain garden. As stated above, however, these should be directed into the underground storage below the parking lot.**

Recommendation:

Based on our aforementioned comments, we recommend approval of the proposed Site Plan subject to the applicant revising the stormwater connection from the downspouts, and obtaining and submitting copies of any required permits as well as the stormwater maintenance agreement.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Edward D. Zmich
Project Manager



Mitch Stark
Review Engineer

EDZ/MAS/mas

pc: City of Berkley; Shawn Young, Kim Anderson
HRC; R. Alix, File
Fleis & Vandenbrink; Brian Sinnott



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 1, 2022
August 18, 2022

Site Plan Review
For
City of Berkley, Michigan

Applicant: Gabe Rubin

Project Name: Seven Point Dispensing of Michigan

Plan Date: August 1, 2022

Location: 28557-28531 Woodward Avenue

Zoning: Woodward District and Parking District

Action Requested: Site Plan Approval

SITE DESCRIPTION

The applicant proposes to remodel the northern portion of the existing +/-7,000 sq. ft. building at 28557 Woodward for a marihuana provisioning center. The other tenant in the building, State Farm, will remain in the southern portion of the building. The applicant proposes façade changes to both the new suite and State Farm to make the façades consistent. A parking lot is located on a separate parcel just west of the building.

Other than façade improvements there are no proposed changes or enlargement to the existing building.

Site improvements include:

- Plaza with permeable pavers
- Benches and planters along Woodward
- Benches along Wiltshire
- Permeable pavers in parking lot
- Landscaped rain garden
- Site landscaping improvements
- Corner mural wall
- Bike racks and repair station
- Quality architecture improvements
- Green stormwater management in the form of a bioswale
- Roof amenities:
 - Stormwater runoff water collection
 - Green roof

The properties are zoned Woodward District and Parking District. Marijuana provisioning centers are permitted uses in the Woodward District but must meet the zoning requirements in Section 138-528 Marijuana Business Regulations.

Site Location:



Proposed Use of Subject Parcel:

2,384 usable sq. ft. building for marihuana provisioning use and 914 usable sq. ft. for State Farm office.

Surrounding Property Details:

| Direction | Zoning | Use |
|-----------|-----------------------------------------|-------------------------|
| North | Woodward District | Bank |
| South | Woodward District | Commercial |
| East | Woodward Avenue | Commercial |
| West | Multiple Family/ Single Family District | Parking / Single Family |

Items to be addressed: None

NATURAL FEATURES

The site has been graded for a building and parking lot. There are no existing natural resources.

BUILDING ARRANGEMENT AND SITE DESIGN

The site and building layout will remain in its current configuration. The square foot arrangement of the building is as follows:

| Suite | Tenant/Use | Useable Square Footage |
|--------------|--------------|------------------------|
| Suite 1 | Seven Points | 2,384 |
| Suite 2 | State Farm | 914 |
| Total | | 3,298 |

Items to be addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

The applicant does not propose any changes to the existing building.

Items to be addressed: None

PARKING

The applicant has provided a parking table on Sheet C102. This is a multiple tenant building. The parking required is a total of all uses combined in the building:

| | Required | Provided |
|----------------------------------------------------------|----------------------------------------|------------------|
| Seven Points (Retail) 1 space per 225 usable square feet | 2,384 usable sq. ft. / 225 = 11 spaces | 16 spaces |
| Insurance Office 1 per 300 usable square feet | 914 usable sq. ft. / 300 = 3 spaces | |
| Barrier Free | 1 | 1 |
| Total | 14 spaces | 16 spaces |

The applicant has provided sufficient parking.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Site access and circulation remain as currently situated. There is access and three parking spaces off Woodward and access to the parking lot is via the alley.

Items to be Addressed: None

LANDSCAPING

A landscaping plan has been provided on sheet L101. The applicant proposes robust landscaping improvements including:

- Green roof
- Parking lot landscaping
- Street trees
- Planter boxes along Woodward
- Rain garden along Wiltshire



As set forth in Section 130-37, when the development of any property requiring site plan approval occurs, the City Planning Commission shall review landscaping plans and may require additional landscaping to be planted on or near the site consistent with the elements of the adopted city master plan.

Trash Enclosure:

The applicant proposes a dumpster in the parking. The dumpster will be screened with a wood gate and masonry walls.

Items to be Addressed: *Planning Commission to review landscaping*

SITE AMENITIES

The applicant is proposing a number of site amenities including:

- Plaza with permeable pavers
- Benches and planters along Woodward
- Benches along Wiltshire
- Permeable pavers in parking lot
- Landscaped rain garden
- Site landscaping improvements
- Bike racks and repair station
- Corner mural wall
- Quality architecture improvements
- Green stormwater management in the form of a bioswale
- Roof amenities:
 - Stormwater runoff water collection
 - Green roof

Items to be Addressed: *None*

PHOTOMETRICS

The applicant is proposing three (3) pole mounted lights in the parking lot and three (3) building mounted lights. Due to the proximity of the adjacent single-family home, the pole height was reduced 12-feet.

Items to be Addressed: *None*

EXTERIOR APPLIANCES

The applicant proposes a parapet to screen the roof top equipment. Applicant has note on plans that parapet is high enough to screen exterior appliances (air conditioners, generators, etc.) to ensure compliance with Sec. 138-73.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The applicant is making significant elevation improvements to the existing building including “eco-stucco,” storefront glass, steel canopy, and bamboo siding. The primary color is black and natural wood.

Items to be Addressed: None

MARIHUANA BUSINESS REGULATIONS

Section 138-528 Marihuana Business Regulations, the site plan shall be reviewed and approved by the Planning Commission upon finding that:

- a) **A marihuana business must front on a major thoroughfare with the primary ingress/egress onto a major thoroughfare.**

CWA Response: The marihuana business fronts on Woodward, with ingress/egress onto a major thoroughfare.

- b) **The marihuana business must have all applicable state and local licenses and approvals to operate.**

CWA Response: The marihuana business will be required to obtain all applicable state license prior to any final approvals.

- c) **The property where the marihuana business will be located must be entirely within the boundaries of the city and must not be within 1,000 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.**

CWA Response: The marihuana business will not be located with 1,000 feet of any pre-existing public or private school.

- d) **Notwithstanding any other provision in the zoning ordinance, a marihuana business must operate within a fully enclosed building.**

CWA Response: The marihuana business will operation within a fully enclosed building.

- e) Pursuant to Article XV of Chapter 30 of the Berkley City Code, all marihuana business license approvals are subject to the following:
 - i. Public notice requirements as outlined in Section 30-806; and
 - ii. Site plan approval from the planning commission must be obtained prior to receiving license approval from the city council. Failure to do so will result in license denial as outlined in Section 30-813.

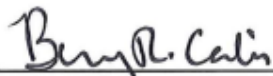
CWA Response: 1). Public notice requirements are expected to be met; and 2). The applicant is seeking site plan approval from the Planning Commission. If granted site plan approval, the applicant would then seek license approval from the City Council.

Items to be Addressed: None

RECOMMENDATION

Overall, the applicant is making a significant investment into the site as noted in our report. We recommend preliminary site plan approval.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP



CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Senior Associate

THE CITY OF BERKLEY
Building Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

NOTICE OF PUBLIC MEETING
BERKLEY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, in accordance with the Berkley City Code, Section 138-528 and Section 30-806, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy., Berkley Michigan, on **Tuesday, September 13, 2022** at 7:10 pm, or as near thereto as the matter may be reached.

Application Number PSP-15-22

The applicant, Seven Point Dispensing of Michigan, LLC, on behalf of Greenside Trust, 28557 Woodward Ave, Parcel # 04-25-17-257-025, West side of Woodard Ave, between Wiltshire Rd. and Franklin Rd., is requesting site plan approval for a retail marihuana dispensary and office use.

Complete application information is available for review at:
www.berkleymich.org/urbanplanning

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Building Department or email to kkapelanski@berkleymich.net before 4:30 p.m. on the date of the Planning Commission meeting.

KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY
Building Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

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KRISTEN KAPELANSKI
COMMUNITY DEVELOPMENT DIRECTOR

Publish Once:
Royal Oak Tribune
Friday, August 26, 2022