



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY SEPTEMBER 10, 2025 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **August 13, 2025** and **August 27, 2025**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Meeting Open to the Public for Items Not on the Printed Agenda
- F.** Unfinished Business
- G.** Rezoning Applications
- H.** Community Impact Studies
- I.** Special Land Use Permits
- J.** Site Plan & Design Reviews
 - 1. **36977 Woodward – Request for Preliminary Site Plan Review for new 3-story commercial building.**
- K.** Study Session
 - 1. **Zoning Ordinance Update**
- L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - ii. **Joint Meeting – September 29, 2025**
 - 3. Administrative Approval Correspondence
 - i. **August 22, 2025 – September 5, 2025**
 - 4. Draft Agenda – **October 22, 2025 and November 12, 2025**
 - 5. Action List – **2025**
 - 6. Other Business
- M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- N.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

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City Of Birmingham
Regular Meeting Of The Planning Board
August 13, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 13, 2025. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Duncan Currie (not voting), Nasseem Ramin (not voting)

Absent: Student Representatives Carter Anderson, Olivia Betanzos

Staff: Planning Director Dupuis; City Planner Aldred-Arens, City Planner Blizinski, City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of July 23, 2025

08-49-25

Motion by Williams

Seconded by Koseck to move approval of the minutes of the regular meeting of July 23, 2025 with the two corrections noted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Koseck, Jeffares, Boyle, Williams, Clein, Whipple-Boyce

Nays: None

C. Chair's Comments

The Chair welcomed everyone to the meeting and reviewed the meeting's procedures.

D. Review Of The Agenda

Since the interested parties were present, the Board chose to review the pre-application discussions prior to the study session.

E. Meeting Open to the Public for Items Not on the Printed Agenda

F. Unfinished Business

G. Rezoning Applications

H. Community Impact Study and Site Plan Review

I. Special Land Use Permits

J. Site Plan & Design Reviews

K. Study Session

1. Zoning Ordinance Update – Request for Proposal Discussion

PD Dupuis presented the item and answered informational questions from the Board.

Board members raised the following comments during discussion:

- A month should be a sufficient amount of time to reply. The due date should be Tuesday, September 30, 2025 for the benefit of the consultants.
- The Board was comfortable reviewing the proposal digitally. It may be necessary to increase the number of paper copies requested for the final.
- Staff did an excellent job on this item.
- A deadline for questions from potential consultants should be set. A week before the deadline would likely be appropriate.
- It would probably not be necessary to hold a pre-bid meeting. The questions should be shared with all interested parties.
- The 2040 Plan could be mentioned in the third paragraph of the introduction, at the end of the list in the second sentence.
- There were differing opinions about whether the word 'innovative' in the fourth paragraph reflected the City's intent in seeking an ordinance update.
- There were differing opinions about whether 'underserved communities' in 'Scope of Work' – 'Public Engagement and Stakeholder Involvement' was relevant to include. It was also suggested that 'robust' could be replaced with 'inclusive' to convey a similar meaning.
- 'Outreach to all segments of the community' was suggested as a possible replacement.
- In support of retaining 'underserved communities', it was noted that there are residents of Birmingham who are food insecure, face challenges related to age, who are unable to build savings, or who otherwise face systemically-based challenges. 'Underserved communities' served to emphasize that the zoning update should not be written only in the interests of residents of certain neighborhoods.
- While it may not need to be clarified for the RFP, the City does need to determine how the RFP process will be run and who will have authority over the final report. It would likely be most appropriate for the Board, staff, and consultant to prepare a revised and updated zoning ordinance to the Commission. It would likely be less appropriate to require the Board to regularly report proposed changes to the Commission throughout the process.
- In 'Diagnostic Report and Recommendations', it could include some kind of ultimate approval of a final report by the Planning Board. Then, in 'Drafting of Updated Zoning Ordinance', it could include integrating the recommendations from the final report.
- One term should be used to refer to the 2040 Plan throughout the RFP, for consistency.
- If there is a way to receive an update of the zoning map that would allow for easier differentiation between zoning categories, that would be helpful.
- In 'Drafting of Updated Zoning Ordinance', points two and three could be flipped.
- The RFP should make it clear that the consultant would be presenting to the Planning Board at multiple stages along the way. Indicating an estimated number of presentations while allowing the bidders some flexibility in their recommendations could be appropriate.
- It may not be necessary to require that the consultant team have architecture and landscape architecture.
- Staff could consider weighting the evaluation criteria.

- 'Content of Proposal' could be removed from the criteria. Instead, the RFP should state how incomplete submittals would be treated by the City.
- Finding some way to measure the quality of the submittal would be useful. This could entail asking for a work plan or a project approach.

L. Miscellaneous Business and Communications

1. Pre-Application Discussions

PD Dupuis presented the proposals.

i. 35001 Woodward – The Maple

Board consensus was that the request should be administratively approved.

Kevin Biddison, architect, was present on behalf of the proposal.

ii. 2333 Cole

Board consensus was that while the applicant must maximize compliance with the ordinances, this initial proposal demonstrated potential and it would be beneficial for this challenging site to be productively developed.

Thomas Lasky, owner, and Wyatt Gilbert, architect were present on behalf of the proposal.

- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List**
- 6. Other Business**

The Board noted for the public that, at present, 479 S. Old Woodward had not submitted any revised proposals. Accordingly, at present, there was no date certain for a further review of 479 S. Old Woodward.

It was noted that public noticing would occur for any further review of plans for 479 S. Old Woodward.

It was requested that 479 S. Old Woodward only return to the Board once a full submittal, corroborating documentation, and any necessary reviews have been received and completed. There was a strong desire to avoid further postponement of the item on the basis of procedural matters.

08-50-25

Motion by Williams

Seconded by Whipple-Boyce to move that the regularly scheduled meetings for the months of September, October, November, and December be hybrid meetings of both site planning and study sessions.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Koseck, Jeffares, Boyle, Williams, Clein, Whipple-Boyce

Nays: None

M. Planning Division Action Items

- 1. Staff Report on Previous Requests**
- 2. Additional Items from tonight's meeting**

N. Adjournment

No further business being evident, the meeting adjourned at 8:54 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist

City Of Birmingham
Regular Meeting Of The Planning Board
August 27, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 27, 2025. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Robin Boyle, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Duncan Currie; Student Representative Carter Anderson

Absent: Board Member Stuart Jeffares; Alternate Board Member Nasseem Ramin; Student Representative Olivia Betanzos

Staff: Planning Director Dupuis; City Planner Aldred-Arens, City Planner Blizinski, City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 13, 2025

To be reviewed at the September 10, 2025 meeting.

C. Chair's Comments

The Chair welcomed everyone to the meeting and reviewed the meeting's procedures.

D. Review Of The Agenda

E. Meeting Open to the Public for Items Not on the Printed Agenda

F. Unfinished Business

G. Rezoning Applications

H. Community Impact Study and Site Plan Review

I. Special Land Use Permits

- 1. 211 Hamilton Row – N°28 – Request for Special Land Use Permit Review for New Food & Drink Establishment Engaging in Alcoholic Beverage Sales for On Premise Consumption**

CP Blizinski presented the item. Kevin Biddison, architect, Jordan Jonna with Palladium Birmingham LLC, and Randy Fournia of N°28 spoke on behalf of the project.

Staff and the applicant team answered informational questions from the Board.

Board members raised the following points during discussion:

- Some residents may have concerns about venues serving alcohol along Hamilton due to previous issues with Blue Martini. This proposal would be distinct from Blue Martini in terms of layout, business type, and location.
- It was important to note neither the building owner nor this applicant was ever affiliated with Blue Martini.
- The exterior proposal was well done. The bike rack could be relocated in order to allow the exterior proposal to be implemented. The greenery in front of the space should be retained.
- Exposed aggregate may not fit the definition of being ADA compliant. Individuals with visual challenges might have a difficult navigating the sidewalk given the proposed patio location. The two front two tops may need to be eliminated and the location of the outdoor dining shifted in order to keep the five-foot pedestrian walkway sufficiently clear.
- If a curtain is installed along the front facade, it should remain open at all times. It should not have the capacity to close.
- Alternatively, it might be more appropriate to disallow the installation of a curtain in order to avoid the curtain being closed.
- The aim is to encourage visual interplay between the interior and exterior of the space. This increases pedestrian activity along the street.
- Encouraging pedestrian activity along this stretch would likely also benefit the movie theater.
- There was some concern about the establishment being open between 12 a.m. and 2 a.m. Few establishments in Birmingham tend to be open during those hours, and different establishments open between those hours have resulted in some issues for the City.
- Given concerns about the establishment remaining open between 12 a.m. and 2 a.m., the SLUP might be used to limit the use of the space between these hours only to the presently proposed restaurant use.
- Because of the adjacent movie theater use, a number of people will likely be entering or exiting the theater at the same time. This applicant's outdoor dining should be laid out to avoid inadvertently encouraging these pedestrians along the curb or into the street. Allowing the sign, keeping the planters, and removing the aforementioned two two-tops would achieve this end.
- No issues seemed to be arising from the licensing plans at this time.
- The owner of the building has been a responsible building owner.
- The applicant's statement that people would be seated while dining and that this would be a restaurant-first experience minimized some potential concerns.
- The drawings did not indicate a host stand. It was unclear how diners would be seated within the establishment.
- This should not be a standing room only, bar-forward experience that lasts until 2 a.m. It might impact nearby residents negatively if it were.
- The Board ultimately seemed most comfortable with allowing eight chairs within the outdoor dining.
- If the bike rack is occupied by bikes, it should be determined whether that would impact the outdoor dining.
- The proposed sign was appropriate.
- The SLUP should be used to require table service at the outdoor dining area. This should be standardized throughout the City.

08-51-25

Motion by Share

Seconded by Boyle to adopt the findings of the Planning Department in the report dated August 22, 2025 related to the approval criteria outlined in Article 7, Section 7.36 of the zoning ordinance, with particular reference to subsections two and five, and we recommend the City Commission approve the Special Land Use Permit application for 211 Hamilton Row – N°28 – subject to the following conditions:

- 1. The applicant must comply with the requests of all City Departments.**
- 2. The applicant provide table service to the outdoor dining during all hours of operation.**
- 3. The applicant operate an establishment that is primarily a restaurant and not primarily a bar or tavern.**
- 4. That no curtain be installed at the front window as shown on the plans.**
- 5. That the City's investigation of the applicant's liquor license status confirms all representations and compliance with all statutory and regulatory requirements.**

Board members made the following comments on the motion:

- The piece of curtain in front of the door could remain in order to regulate temperature.**
- Only the curtain that is horizontal parallel to the property line, in front of the window, should be removed.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein, Whipple-Boyce

Nays: None

J. Site Plan & Design Reviews

- 1. 211 Hamilton Row – N°28 – Request for Final Site Plan and Design Review for New Food & Drink Establishment Engaging in Alcoholic Beverage Sales for On Premise Consumption**

Discussed during previous item.

08-52-25

Motion by Share

Seconded by Boyle to adopt the findings of the Planning Department in the report dated August 22, 2025 related to the approval criteria outlined in Article 7, Section 7.27 of the zoning ordinance to approve the Final Site Plan and Design Review for 211 Hamilton Row – N°28 – subject to the following conditions:

- 1. The applicant submit revised plans details a clear unobstructed five foot pedestrian path by removing the two two-top tables south of the property line.**
- 2. That the applicant remove the curtain parallel to the property line, but not the airlock curtain.**
- 3. The applicant maintain their Special Land Use Permit.**

- 4. The applicant must provide clear sign designs for signage to meet the zoning ordinance, although the Planning Board finds the proposed wall signage to be desirable.**
- 5. The applicant must comply with the requests of all City Departments.**

Public Comment

The Board answered a question from Mr. Biddison.

Board comment on the motion was as follows

- The applicant must provide five feet of clear space that does not include exposed aggregate in any portion of it, and does not include the bike rack within it.
- Without the submission of more detailed drawings, and discussion at the Board level, the tables should not extend beyond the property line.

Motion carried, 7-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein, Whipple-Boyce

Nays: None

- 2. 2333 Cole Street – Request for Final Site Plan & Design Review for Major Renovations and Site Improvements at Existing Building – REQUEST TO POSTPONE**

CP Blizinski presented the request to postpone.

08-53-25

Motion by Share

Seconded by Boyle to postpone consideration of the final site plan and design review for 2333 Cole Street – Cole Street Station to October 22nd, 2025.

Motion carried, 7-0.

VOICE VOTE

Yeas: Currie, Share, Koseck, Boyle, Williams, Clein, Whipple-Boyce

Nays: None

K. Study Session

- 1. Zoning Ordinance Update – Request for Proposal Discussion**

PD Dupuis presented the item and answered informational questions from the Board.

Board members raised the following points during discussion:

- This was well done.
- Under 'Evaluation Procedure and Criteria':
 - 'Qualifications and Experience of Firm and Team' should be the first criterion.
 - 'Individuals' could also be added to that criterion. This could be weighted 25%.

- 'Quality of Past Work/References' could be the second criterion. This could be weighted 25%.
 - The third criterion should be a combination of 'Understanding of Project Goals and Approach' and 'Work Plan, Timeline, and Project Management'. This could be weighted 35%.
 - 'Cost proposal' could be the fourth criterion. This could be weighted at 15%.
 - The weights ultimately assigned do not have to align exactly with these recommendations. These recommendations are made to indicate the importance of these items.
 - Alternatively, 'Community Engagement' should be a standalone criterion because of its importance. This should be weighted highly.
- A time limit on the references does not need to be added. It would be informative if an applicant submitted only older projects.
- Some national firms may submit a response to this.
- Under 'Deliverables':
 - A first section should be 'Interim Deliverables', and then 'Final Deliverables'.
 - 50% and 75% might be somewhat arbitrary.
 - It may be useful to draw from the 'Scope of Work' to devise the deliverables. Most of the numbered items could likely generate a deliverable.
- It would be worth considering whether the use of artificial intelligence should be referenced within the RFP.
- Under 'Scope of Work':
 - 'Residents, business owners, developers, institutions, and underserved communities' should possibly be narrowed by adding 'local'. 'Developer' should possibly be removed from the list. 'Property owner' could be an appropriate replacement.
 - 'Local' when referring to business would mean any business with a location in Birmingham.
 - A fourth bullet point could be added to 'Public Engagement and Stakeholder Involvement' to clarify the goal or the intent of the public engagement. It should capture the idea of giving voice to people outside the Planning Board, learning from their perspectives, and allowing their perspectives to inform the final draft.
- For the zoning code update list:
 - It would likely be simpler to create one list and to delete any redundancies. Any items not being addressed in this particular process should also be removed.
 - 'Create a new zoning district or modify the transition zone districts to enable infill development of small homes, townhomes, duplexes, and small multi-family buildings, limited to buffer and activity district seams', 'Adopt a policy requiring a minimum 6 foot clear path along the sidewalk throughout mixed-use districts,' and 'Encourage renovations to expand existing houses rather than the construction of new houses' should be included in the list.
 - 'Enable Accessory Dwelling Units (ADUs) in already compatible zones: MX, TZ1, TZ3, and R4 through R8' could also be included in the list. The second part of that item, 'Study ADUs for additional locations within the city and the regulations necessary to ensure compatibility.' would be a future task.
 - A number of the remaining items are listed for future study and could best be described as sub-area plans outside the scope of this current project.

L. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List**
- 6. Other Business**

M. Planning Division Action Items

- 1. Staff Report on Previous Requests**
- 2. Additional Items from tonight's meeting**

N. Adjournment

No further business being evident, the meeting adjourned at 9:21 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: September 10, 2025

TO: Planning Board Members

FROM: Summer Aldred-Arens, City Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: 36977 Woodward Ave, InvestWise Financial – Preliminary Site Plan Review

Introduction:

The applicant has submitted an application for Preliminary Site Plan (PSP) review for the construction of a 3 (three) story office building in the TZ-3 (Transitional) Zoning District. The subject site is a vacant lot located at 36977 Woodward Ave (applicant refers to the lot as 36999 Woodward), on the corner of Quarton Road and Woodward Ave. The proposed development consists of one parcel. The subject property is adjacent to the recently completed development for 36877 Woodward Ave, Gasow Veterinary Hospital.

The submitted plans appear to indicate a potential easement along the northern portion of the site, which suggests that the boundaries of the property may differ from how they initially seem. It is the understanding of staff that the applicant has secured the appropriate easement rights for use of this northernmost section. However, the Planning Board may wish to request that the applicant provide further clarification regarding ownership.

According to Article 7, Section 26 B, Preliminary Site Plan Review serves to provide the applicant with tentative approval prior to the preparation of construction-level design documents. After Preliminary Site Plan, Final Site Plan Review will constitute a comprehensive evaluation of the entire site in its final form.

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1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use is vacant.
- 1.2 **Zoning** – The subject site exists within the TZ-3 (Transitional Zone) Zoning District.
- 1.3 **Summary of Adjacent Land Use & Zoning** – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties

	North	South	East	West
Existing Land Use	Cemetary	Office	Commercial	Residential
Existing Zoning District	(Bloomfield Twp)	TZ-3	(Bloomfield Twp)	R1 (Single-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to satisfy a majority the bulk, area and height requirements.

Article 2, Section 2.46.2 of the Zoning Ordinance requires the minimum front yard setback for the building façade to be built within 0-5 feet of the front setback requirement for a minimum of 75% of the street frontage length. The site plan indicates a building façade of 95.7 feet within 0-5 feet of the front lot line that is 156.5 feet in length, totaling 61.2% of frontage. **The applicant must modify the site plan to have 75% of the street frontage consist of building façade within 0-5 feet of the front lot line, or obtain a variance of 39.125 feet from the Board of Zoning Appeals**

The rear setback of the building is not clearly indicated on the plans. Staff approximated that the rear setback is approximately 40 ft, but **the applicant must make the rear setback clear on the site plan for Final Site Plan Review.**

Article 2, Section 2.46.4 of the Zoning Ordinance pertaining to maximum building height requires it be no more than 42 feet or four (4) stories for sloped roofs, the eave line shall be no more than 34 feet and the roof peak shall be no more than 46 feet. Currently, the roof height of the building is 38 feet, with the glass conservancy roof height at 45 feet. **The applicant must reduce the overall height of the building to no more than 42 feet.**

Article 2, Section 3.83, B.2 of the Zoning Ordinance requires that all buildidngs have a main entrance on at least one (1) street front. The site plan indicates one (1) entry facing the

parking lot. **Applicant will need to modify the site plan to have main entrance located on at least one (1) street front or obtain a variance from the Zoning Board of Appeals.**

3.0 Screening & Landscaping

3.1 Dumpster Screening – The applicant is proposing one dumpster on the southwest corner of the site facing the parking lot. The site plan indicates a trash enclosure with a screen wall and gates. Article 4, Section 4.54 B.9 of the Zoning Ordinance requires a screenwall that shall be constructed of capped masonry with access gates constructed of high quality and durable materials rated for exterior use such as wood, wood composite, metal or other materials acceptable to the Planning Board. **The applicant must indicate materials and dimensions of trash enclosure screenwall and gate for Final Site Plan review.**

3.2 Parking Lot Screening – The applicant is proposing on-site parking for a total of 19 spaces. The applicant has proposed three (3) foot tall screenwalls for parking along Woodward Ave and Quarton Road. The proposed building, along with proposed screenwalls appear to sufficiently screen parking from view. **Applicant must indicate length of proposed 3 foot screening wall off Quarton Road for Final Site Plan Review.**

3.3 Mechanical Equipment Screening – The site plan indicates two rooftop mechanical units that will be screened and that do not appear to exceed the building's maximum permitted height. **The applicant shall submit the exact specifications of the proposed screening for consideration at Final Site Plan Review.**

In terms of the ground-mounted mechanical units, an electrical transformer is proposed within the building envelope and appears to be screened on the northern side by a three (3) feet screening wall, but no other screening is visible. **Applicant must provide updated plans that screen the entirety of the unit from public view.**

3.4 Landscaping – The applicant is proposing to install landscaping on-site. The landscaping elements include eleven (11) thuja occidentalis 'smragd' (type of evergreen), four (4) amlanchier canadensis and four (4) cercis canadensis 'forest pansy' (ornamental trees), ten (10) cornus sericea 'farrow' and sixteen (16) physocarpus opulifolius 'little devil' (shrubs), and thirty-one (31) ilex glabra 'compacta' and eleven (11) ilex verticillata 'red sprite' (evergreen shrubs). The Department of Public Services provided comments (see attached) regarding the species type and placement. **The applicant will need to revise site plan to align with Department of Public Services recommendations regarding plant species.**

The parking lot appears to exceed 7,500 square feet in area, at 7,665 square feet, including parking spaces and drive aisles. The site plan includes landscaping elements along the perimeter of the lot, but not within the lot. **The Planning**

Board should provide guidance to the applicant regarding the placement of the landscaping.

- 3.5 Streetscape Elements – The applicant has proposed six (6) street trees along the right-of-way. Article 4, Section 4.20, G requires at least 1 street tree for each 40 linear feet of frontage along a street. Details of the tree species will be provided during Final Site Plan review. A breakdown of the required and proposed street trees is provided below:

Street	Linear Frontage (ft.)	Required	Provided
Quarton	121.1	3	3
Woodward	156.5	4	3

Staff recommends enforcing the street tree requirement for this site due to the amount of space in the MDOT right of way adjacent to the site. **The Planning Board should discuss the streetscape requirement of this site along Woodward to ensure the number of trees is appropriate for the location.**

Article 4, 7.73 G Street Standards – Bike Facilities requires 1 bike rack for every 10 cars. The applicant is required to provide 19 parking spaces, **therefore 2 bike racks are required to service the proposed building.**

4.0 Parking, Loading & Circulation

- 4.1 Parking – Article 4, Section 4.46 of the Zoning Ordinance requires the applicant to provide the following off-street parking for the uses proposed in the site plans submitted:

Proposed Use	Requirements	Area	Spaces
Office	1 per 300 sq. ft.	5,606 sq. ft.	19
Total Required	-	-	19
On-Site	-	-	19
Total Provided			19

The applicant is proposing a total of 19 parking spaces, including 1 ADA space. The ADA space appears to be 160 square feet, which is under the minimum space size per our ordinance at 180 square feet. **The applicant must revise the ADA space to the appropriate minimum size of 180 square feet.**

- 4.2 Loading – Not applicable.
- 4.3 Vehicle Circulation & Access – The site plans submitted indicate that the main vehicle access to the site will be through an on the east side of the site off of Woodward and through a drive aisle that connects to the public alley on the northwest of the site that leads to the interior parking area. The openings for ingress and egress measure at 20 feet. The interior drive aisle ranges from 20 feet to 30 feet wide.

- 4.4 Pedestrian Circulation & Access – The site plans submitted indicates existing sidewalks along the Woodward and Quarton sides of the building, with new proposed ADA compliant ramp, landing area and crosswalk off of the Woodward entrance. There appears to be new proposed six (6) foot sidewalks around the parking lot near the building. The interior parking lot sidewalk connects to the main lobby entrance for pedestrian access to the southeast corner of the building.

5.0 Lighting

The site plan includes a photometric plan that indicates the addition of four types of lighting fixtures on the property. Two 16 ft pole fixture lights are proposed on site, while wall mounted light, totalling 13 wall mounted lights. **The Planning Division will provide a full review of the lighting proposal at Final Site Plan review.**

6.0 Departmental Reports

- 6.1 **Engineering Department** – Please see the attached Engineering Department comments dated September 5, 2025.
- 6.2 **Department of Public Services** – Please see the attached Department of Public Services comments dated September 5, 2025.
- 6.3 **Fire Department** – The Fire Department did not provide comments at this time.
- 6.4 **Police Department** – The Police Department does not have any concerns at this time.
- 6.5 **Building Department** – The Building Department did not provide comments at this time.

7.0 Design Review

The applicant has submitted elevation drawings with material notes. **Specification sheets, including glazing calculations, and samples for all façade materials, windows & doors, railings, and other proposed materials are required at Final Site Plan to complete the Design Review.**

(Intentionally left blank)

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☐	☐
Landscape Plan	☒	☐	☐
Photometric Plan	☒	☐	☐
Colored Elevations	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions

9.1 The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

- The proposed development appears to indicate that there will be adequate open space throughout the site as to provide light, air, and access to the persons occupying the structure

9.2 The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

- The proposed development appears to indicate that there will be adequate open space throughout the site as to provide light, air, and access for the adjacent lands and buildings

9.3 The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.

- The proposed building, including its location, size, and height, does not appear to hinder the reasonable development of adjoining properties nor diminish their value. The structure has been designed with sensitivity to its surroundings and reflects a high standard of architectural quality

9.4 The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

- The site plan, including its relation to streets, driveways, and sidewalks, does not appear to interfere with or create hazards for vehicular or pedestrian traffic. The layout demonstrates a clear and functional circulation pattern, designed to support safe access and movement while maintaining a high standard of site design.

9.5 *The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.*

- The proposed development appears to be compatible with the character of surrounding uses and buildings in the neighborhood. Its design and function seem to align with the intent of the zoning ordinance and are consistent with the spirit and purpose of this chapter, contributing positively to the overall quality and cohesiveness of the area.

9.6 *The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.*

- The location, shape, and size of the required landscaped open space seem appropriate to the development and provide adequate amenity areas for both the building's occupants and the surrounding neighborhood. The design ensures usable and attractive open space that enhances livability while contributing to the overall character of the site.

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the Preliminary Site Plan for 36799 Woodward Ave with the following conditions:

1. Modify the site plan so that at least 75% of the street frontage consists of building façade located within 0–5 feet of the front lot line, or obtain a variance of 39.125 feet from the Board of Zoning Appeals;
2. Lower the overall building height to no more than 42 feet, in accordance with ordinance requirements;
3. Modify the site plan to include a main entrance on at least one street front, or obtain a variance from the Board of Zoning Appeals;
4. Comply with all recommendations contained in this report to the full extent and level of detail contained in this report; and
5. Comply with the requests of all City Departments.

(Intentionally left blank)

11.0 Sample Motion Language

Motion to **APPROVE** the Preliminary Site Plan for 36799 Woodward Ave with the following conditions:

1. Modify the site plan so that at least 75% of the street frontage consists of building façade located within 0–5 feet of the front lot line, or obtain a variance of 39.125 feet from the Board of Zoning Appeals;
2. Lower the overall building height to no more than 42 feet, in accordance with ordinance requirements;
3. Modify the site plan to include a main entrance on at least one street front, or obtain a variance from the Board of Zoning Appeals;
4. Comply with all recommendations contained in this report to the full extent and level of detail contained in this report; and
5. Comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Preliminary Site Plan for 36799 Woodward Ave pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Preliminary Site Plan for 36799 Woodward Ave for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Preliminary Site Plan Review
36977 Woodward Ave – InvestWise Financial**

Existing Site: Vacant Lot

Zoning: TZ-3 Transition Zoning District

Land Use: Commercial/Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Cemetery	Office	Commercial	Residential
Existing Zoning District	(Bloomfield Twp)	TZ-3	(Bloomfield Twp)	R1 (Single-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area: Existing: 17,493.82 SF
Proposed: 17,493.82 SF

Dwelling Units: Existing: N/A
Proposed: N/A

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: N/A
Proposed: N/A

Max. Total Floor Area: Required: N/A
Proposed: N/A

Min. Open Space: Required: N/A
Proposed: N/A

Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0-5 Feet Building façade shall be built to within 5 feet of the front lot line for a minimum of 75% of the street frontage length.
	Proposed:	95.7 ft building façade within 0-5 feet of 156.5 ft front lot line = 61.2%. Applicant will need to modify the site plan to have 75% of the building façade within 0-5 feet of the front lot line, or obtain a variance from the Zoning Board of Appeals of 39.1 ft.
Min. Side Setbacks	Required:	0 ft.
	Proposed:	Varies between 2.5-3.6 ft, with exception to northeast corner of proposed development. Planning Board should have discussion about the northeast corner of the building as it does not appear abide by the 0ft side setback requirements.
Rear Setback:	Required:	10 ft.
	Proposed:	20 ft.
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	42 ft., 4 stories
	Proposed:	45' 0" to conservatory height, 38' 0" to roof height. Planning Board should have discussion about the varying height.
Min. Bldg. Height	Required:	24 ft., 2 stories
	Proposed:	45' 0" to conservatory height, 38' 0" to roof height.
Min. Eave Height:	Required:	N/A
	Proposed:	N/A
First-Floor Height:	Required:	14 ft
	Proposed:	15 ft

Front Entry:	Required:	Main entrance located on at least one (1) street front One (1) usable entrance for every 50 feet of frontage along the front public sidewalk for buildings longer than 100 feet.
	Proposed:	One (1) front entry facing the parking lot. Applicant will need to modify the site plan to have main entrance located on at least one (1) street front or obtain a variance from the Zoning Board of Appeals.
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	1 per 300 SF Office 1 per 150 SF Medical <u>1 per 4 bed Hospital use</u> 45 Total
	Proposed:	16 off-street spaces 20 off-site spaces <u>9 on-street spaces</u> 45 Total
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking Lot Frontage:	Required:	No more than 25% of total site's frontage, or 60 feet, whichever is less. 180 ft * 25% = 45 ft maximum
	Proposed:	57 feet The applicant obtained a variance of 12 feet from the Board of Zoning Appeals on May 10th, 2022.
Loading Area:	Required:	1 off-street loading spaces 40 ft. x 12 ft. x 14 ft.
	Proposed:	Loading space in the rear of building. Alley is also 20 feet wide – therefore acceptable
Screening:		
	<u>Parking:</u> Required:	3 ft. masonry screen wall 6 ft. brick screen wall abutting residential with a buffer including a two (2) foot row of landscaping on the

	Proposed:	parking lot side of the wall. 3ft evergreen in lieu of masonry material 6 ft. brick screen wall abutting residential with a buffer including a two (2) foot row of landscaping on the parking lot side of the wall.
<u>Loading:</u>	Required:	Screened from view
	Proposed:	Alley / Via loading area screened by building
<u>Rooftop Mechanical:</u>	Required:	Screened from view
	Proposed:	5'6" metal rooftop screenwall
<u>Elect. Transformer:</u>	Required:	Screened from public view
	Proposed:	Located in rear of building
<u>Dumpster:</u>	Required:	Masonry screen wall with wood gates
	Proposed:	Masonry screen wall with wood gates



MEMORANDUM

Department of Public Services

DATE: September 5, 2025

TO: Summer Aldred-Arens, City Planner

FROM: Brendan McGaughey, Forestry and Environment Foreman

SUBJECT: DPS SPA 2025-08-15 Preliminary Site Plan Review– 36999 Woodward

The Department of Public Services has completed a review of Investwise Preliminary SPA Set at 36999 Woodward, dated August 15, 2025, with respect to conformance with City ordinances and the Birmingham Tree Manual and Standards of Practice. Our comments are as follows:

General Comments:

- Invasive species adjacent to construction site should be monitored and removed if necessary.

Forestry comments on Quarton Rd:

- Plan indicates installation of 3x Serviceberry in Quarton Rd easement, however, they are unlikely to succeed in proposed location and may cause line-of-sight issues for turning traffic. DPS recommends 3x more upright species tolerant of urban conditions such as Ginkgo biloba 'Princeton Sentry.'

Proposed forestry on Woodward Ave:

- Plan indicates installation of 3x Cercis canadensis 'Forest Pansy' on Woodward easement, however, they are unlikely to succeed in proposed location and may cause line-of-sight issues for turning traffic, as well as potentially obstruct signs and pedestrian signals on site. DPS recommends 3x more upright species tolerant of urban conditions such as Ginkgo biloba 'Princeton Sentry' or Zelkova serrata 'Green Vase.'



MEMORANDUM

Engineering Department

DATE: September 5, 2025

TO: Summer Aldred-Arens, City Planner

FROM: Melissa A. Coatta, City Engineer

SUBJECT: **Preliminary Site Plan Review – 36999 Woodward Ave - InvestWise Financial**

The Engineering Department has completed a review of the Preliminary Site Plan, with respect to conformance with City ordinances and engineering standards, and has the following comments:

GENERAL:

- The Topographic Survey needs to show and label all existing utilities located within the right-of-way.
- Site Plans will be required to show changes in planned grade elevations.
- A Proposed Civil Site Plan with the proposed building footprint and existing topographic survey of the right of way will be required.
- Further review of traffic needs to occur at the proposed connection to the public alley. There might be a prohibited left-hand turn to travel south on the alley to avoid potential issues of some backing out of the parking space west of the alley.
- A new sidewalk will be required along the entire Woodward Avenue right-of-way.
- No construction equipment and traffic will be allowed in the public alley.

SEWER:

- Separate connections for both Storm Sewer and Sanitary Sewer will be required; see below for additional comments related to storm water work.
- Show the size of the proposed sanitary sewer service for the building. The proposed sanitary sewer in this area is an existing 8-inch sanitary sewer in the alley.
- Plans do not indicate how roof drainage will be handled. Note that City Ordinance (Chapter 114, Article III, Division 2, Sec 114-181) prohibits downspouts from being directly connected to the sewer system.

STORM WATER RUNOFF:

- For the proposed site development, the Engineering Department has made the determination that the proposed construction site is the "affected area" with respect to the City's Storm Water Runoff Ordinance for parcels 0.50 acres or less (Chapter 114, Article III, Division 4, Sec 114-271 to 114-274). Therefore, the allowable runoff from the site for a 10-year storm event is 0.2 cfs per acre.
- Provide calculations for required storm water detention, and show how the excess storm water will be detained and released at the allowable discharge rate.
- The City's storm sewer is located on Woodward, and any storm water discharge needs to drain there and not the City's sanitary sewer in the alley.

WATER SYSTEM:

- Show the sizes of the proposed water service for domestic supply and fire suppression on the plans.
- The existing 8" water main on Woodward Avenue needs to be shown on the plans.

Soil Erosion and Sedimentation Control:

- Provide soil erosion and sedimentation control details. A soil erosion is not required, but must still comply with the requirements of Part 91 during any construction-related activity.

PERMIT FOR CONSTRUCTION:

City Permits:

- Right-of-Way Permit for any excavations or work in the road right-of-way.
- Street Obstruction Permit for any temporary traffic interference on any surrounding road, or pedestrian traffic interference on public sidewalks.
- Sidewalk/Drive Approach Permit for any pavement installed in the public right-of-way.
- Water and Sewer Permit for taps and connections to the City's sewer and water.

MDOT

- Right-of-Way Permit for any work in the Woodward Avenue right-of-way.

RCOC

- Right-of-Way Permit for any work in the Quarton Road right-of-way.

GENERAL CONSTRUCTION:

- Inspections will be required for planned utility work within the right of way and streetscape work, including sidewalk preparation and concrete placement.

Please note these are our initial comments, and the City should be provided an opportunity to review engineered drawings prior to final submission. Engineering comments could impact design requirements.

InvestWise Financial

New Office Building
36999 Woodward Ave.
Birmingham, MI 48009

General Scope of Work

1. New construction of a 3 story office-use building.
2. General site improvements

Owner

Thurmpire LLC
(Dean Thurman)
4421 Parnell Drive
Clarkston, MI 48346
P.586.929.900 E.thurmand@aol.com

Architect

Krieger Klatt Architects
(Jeff Klatt, R.A.)
400 E. Lincoln Ave., Suite. A
Royal Oak, MI 48067
P.248.414.9270

Civil Engineer

Stonefield
(Mitchell Harvey)
555 S. Old Woodward Avenue, Suite 12L
Birmingham, MI 48009
P.248.247.1115

SHEET INDEX		
#	SHEET NAME	2025-08-15 SPA
G.001	Cover Sheet	*
G.002	Existing Conditions	*
-	Topographic Survey	*
C-1	Cover Sheet	*
C-2	Site Plan	*
C-3	Grading & Stormwater Management Plan	*
C-4	Lighting Plan	*
C-5	Landscaping Plan & Details	*
C-6	Landscaping Plan & Details	*
C-7	Construction Details	*
C-8	Construction Details	*
A.100	Floor Plans	*
A.200	Exterior Elevations	*
A.201	Exterior Elevations	*
A.300	Exterior Renderings	*
A.301	Exterior Renderings	*
A.302	Aerial Rendering	*

17

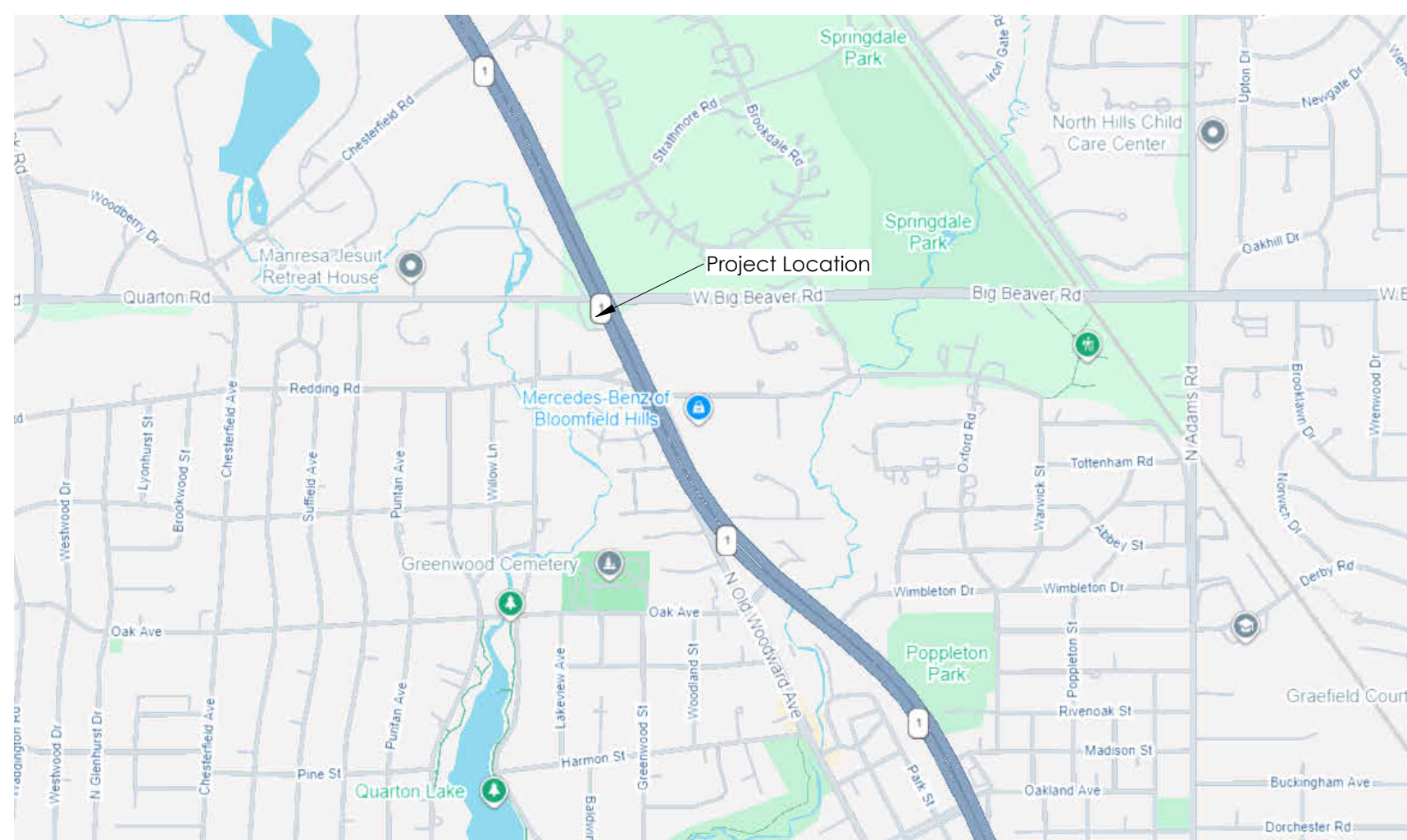


View of front facade from intersection of Woodward Avenue & Quarton Road



Aerial Map

Scale: Not to Scale



Location Map

Scale: Not to Scale

**Krieger
Klatt**
Architects

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

Thurmpire LLC
4421 Parnell Drive,
Clarkston, MI 48346

Project:

InvestWise Financial Office
36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

Seq:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:

Cover Sheet

Project Number:

25-092

Sheet Number:

G.001



**Krieger
Klatt
Architects**

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
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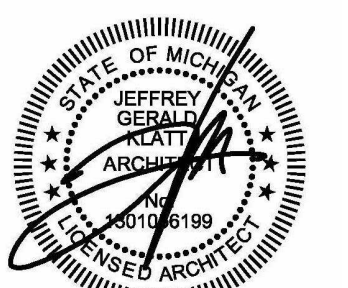
Client: _____
Thurmpire LLC
4421 Parnell Drive,
Clarkston, MI 48346

Project:

InvestWise Financial Office
36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

Seal: _____



Note:

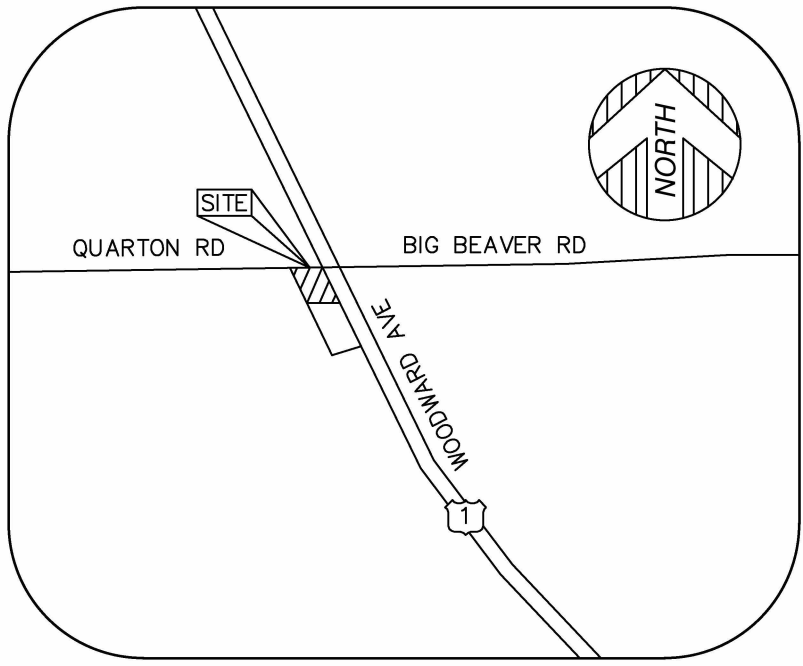
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title: _____
Existing Conditions

Project Number:
25-092

Sheet Number:
G.002



VICINITY MAP
(NOT TO SCALE)

PARKING

NO MARKED PARKING ON SITE.

PARCEL AREA

15,847± SQUARE FEET = 0.36± ACRES

BENCHMARK

SITE BENCHMARK #1 (CITY BM #23)
BRASS DISC IN CONCRETE WALK,
SW CORNER OF WOODWARD AND QUARTON.
ELEVATION = 767.40' (CITY DATUM)

SITE BENCHMARK #2
MAG NAIL IN E. FACE OF UTILITY POLE,
SW CORNER OF SITE.
ELEVATION = 769.94' (CITY DATUM)

BASIS OF BEARING

SOUTH 24°12'50" EAST, BEING THE WESTERLY RIGHT OF
WAY LINE OF WOODWARD, AS PLATTED.

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS
UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES
WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN
ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO
GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE
IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE
INVENTORY SHOWN HEREON.

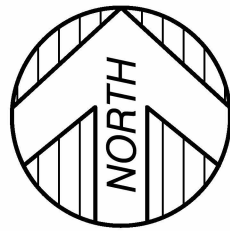
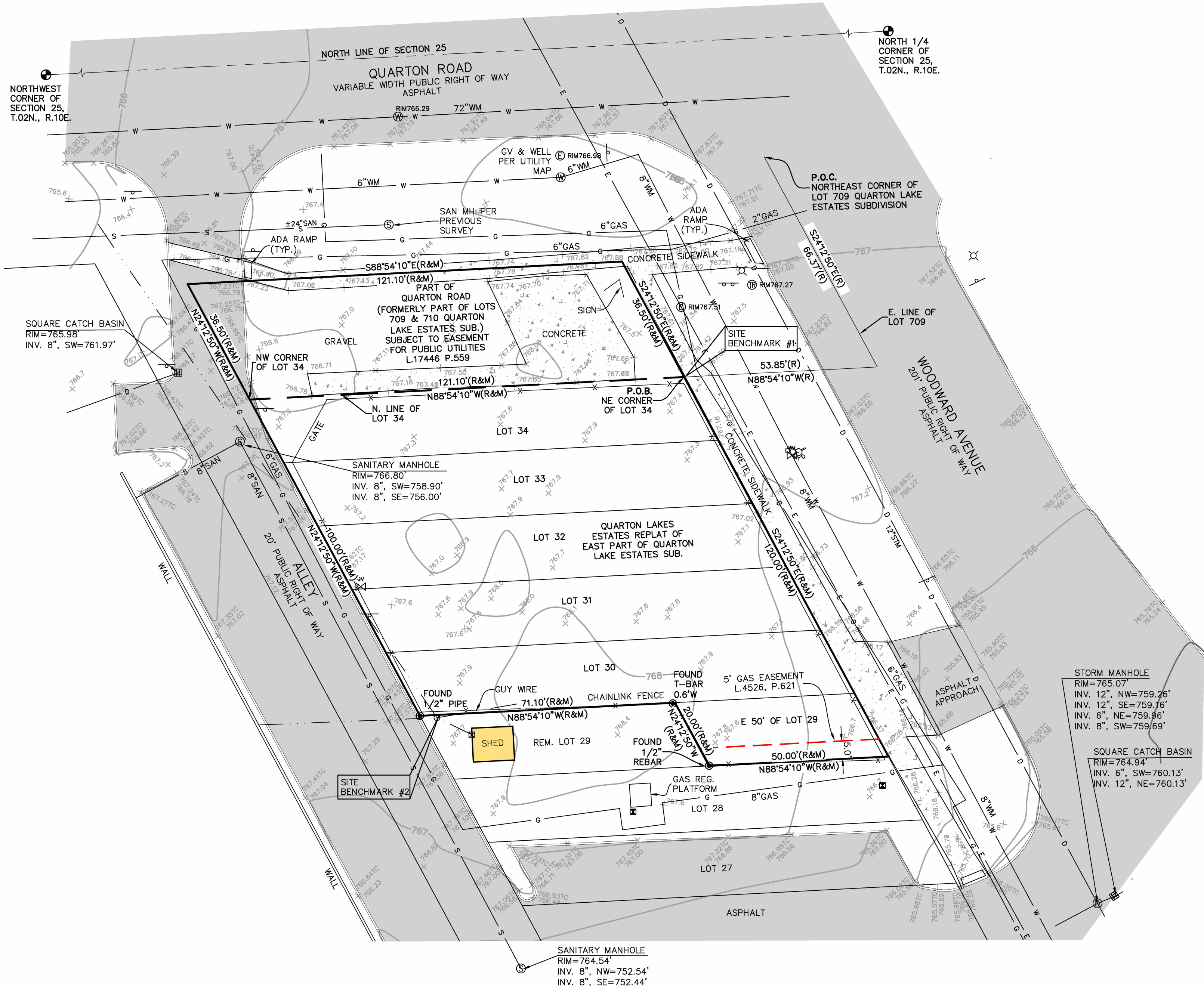
LEGEND

●	FOUND MONUMENT (AS NOTED)
⊙ (R&M)	FOUND SECTION CORNER (AS NOTED)
(R)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
X 0.00	MEASURED DIMENSION
⊙	GROUND ELEVATION
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
⊙	ELECTRIC RISER
⊙	UTILITY POLE
⊙	GAS LINE MARKER
⊙	GAS MANHOLE
⊙	GAS VALVE
⊙	LIGHT POLE WITH STREET LAMP
⊙	TRAFFIC SIGNAL
⊙	TRAFFIC SIGNAL MANHOLE
⊙	SQUARE CATCH BASIN
⊙	SANITARY MANHOLE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER GATE MANHOLE
⊙	SINGLE POST SIGN
⊙	DOUBLE POST SIGN
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	SECTION LINE
---	EASEMENT (AS NOTED)
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
X	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
E	ELECTRIC LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE

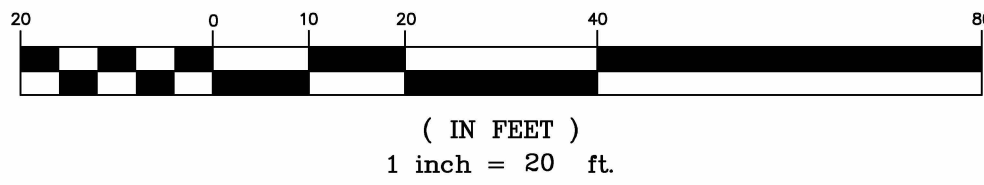
PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF
EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL
MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.



Know what's below.
811 before you dig.



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND IN THE CITY OF BIRMINGHAM, OAKLAND COUNTY, MI, DESCRIBED AS
FOLLOWS:

THE EAST 50 FEET OF LOT 29 AND ALL OF LOTS 30, 31, 32, 33 AND 34 OF
QUARTON LAKE ESTATES REPLAT OF EAST PART OF QUARTON LAKE ESTATES
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 38 OF
PLATS, PAGES 24 AND 24A, OAKLAND COUNTY RECORDS.

ALSO:
THE FOLLOWING PORTION OF QUARTON ROAD ABUTTING ABOVE PARCEL WHICH
WAS ABANDONED BY THE BOARD OF COUNTY ROAD COMMISSIONERS BY
RESOLUTION RECORDED IN LIBER 17446, PAGE 559, OAKLAND COUNTY
RECORDS: PART OF QUARTON ROAD WHICH WAS FORMERLY PART OF LOTS 709
AND 710 OF QUARTON LAKE ESTATES SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGES 6, 6A AND 6B,
OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 709; THENCE SOUTH
24 DEGREES 12 MINUTES 50 SECONDS EAST 66.37 FEET ALONG THE EAST LINE
OF SAID LOT 709; THENCE NORTH 88 DEGREES 54 MINUTES 10 SECONDS WEST
53.85 FEET (RECORDED AS 54.30 FEET) TO THE NORTHEAST CORNER OF LOT
34 AND THE POINT OF BEGINNING, SAID LOT 34 BEING LOCATED WITHIN
QUARTON LAKE ESTATES COMPANY REPLAT OF THE EAST PART OF QUARTON
LAKE SUBDIVISION, AS RECORDED IN LIBER 38 OF PLATS, PAGES 24 AND 24A,
OAKLAND COUNTY RECORDS; THENCE CONTINUING NORTH 88 DEGREES 54
MINUTES 10 SECONDS WEST 121.10 FEET ALONG THE NORTH LINE OF SAID LOT
34 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 24 DEGREES 12
MINUTES 50 SECONDS WEST 36.50 FEET ALONG THE NORTHERLY PROLONGATION
OF THE WEST LINE OF SAID LOT 34; THENCE SOUTH 88 DEGREES 54 MINUTES
10 SECONDS EAST 121.10 FEET ALONG A LINE 60.00 FEET SOUTH OF,
MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE NORTH LINE OF
SECTION 25, TOWN 2 NORTH, RANGE 10 NORTH, CITY OF BIRMINGHAM, OAKLAND
COUNTY, MICHIGAN; THENCE SOUTH 24 DEGREES 12 MINUTES 50 SECONDS
EAST 36.50 FEET ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE
OF SAID LOT 34 TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE
INSURANCE COMPANY COMMITMENT NO. NCS-1262856-MICH, DATED MAY 13,
2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER
RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. BUILDING AND USE RESTRICTIONS AND OTHER TERMS COVENANTS AND
CONDITIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION
INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE,
COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO
THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC
3604 (C), DISCLOSED BY INSTRUMENT RECORDED IN LIBER 590, PAGE 376,
LIBER 719, PAGE 281 AND LIBER 1173, PAGE 40, LIBER 2409, PAGE 372.
(AFFECTS ALL LOTS, SEE DOCUMENT FOR TERMS AND CONDITIONS)

8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT
ENTITLED EASEMENT AND RIGHT OF WAY RECORDED AS LIBER 4526, PAGE 621.
(AS SHOWN)

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
RESOLUTION FOR ABANDONMENT RECORDED AS LIBER 17446, PAGE 559,
(PORTION OF VACATED QUARTON ROAD SUBJECT TO EASEMENT FOR PUBLIC
UTILITIES, SEE DOCUMENT FOR ADDITIONAL TERMS AND CONDITIONS)

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
CORRECTIVE ACTION NOTICE TO REGISTER OF DEEDS RECORDED AS LIBER
35369, PAGE 396. (AFFECTS ALL LOTS, SEE DOCUMENT FOR TERMS AND
CONDITIONS)

11. NOTICE OF THE VIOLATION OR ENFORCEMENT OF A LAW, ORDINANCE,
PERMIT, OR GOVERNMENTAL REGULATION RELATING TO ENVIRONMENTAL
PROTECTION AS DISCLOSED BY THE FOLLOWING DOCUMENT ENTITLED
CORRECTIVE ACTION NOTICE TO REGISTER OF DEEDS, RECORDED AS LIBER
35369, PAGE 396 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS, SEE DOCUMENT
FOR TERMS AND CONDITIONS)

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
DECLARATION OF RESTRICTIVE COVENANT FOR A RESTRICTED NONRESIDENTIAL
CORRECTIVE ACTION RECORDED JUNE 22, 2018 AS LIBER 51931, PAGE 39.
(AFFECTS ALL LOTS, SEE DOCUMENT FOR TERMS AND CONDITIONS)

13. NOTICE OF THE VIOLATION OR ENFORCEMENT OF A LAW, ORDINANCE,
PERMIT, OR GOVERNMENTAL REGULATION RELATING TO ENVIRONMENTAL
PROTECTION AS DISCLOSED BY THE FOLLOWING DOCUMENT ENTITLED
DECLARATION OF RESTRICTIVE COVENANT FOR A RESTRICTED NONRESIDENTIAL
CORRECTIVE ACTION, RECORDED JUNE 22, 2018 AS
LIBER 51931, PAGE 39 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS, SEE
DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

TO INVESTMENT FINANCIAL LLC, AND FIRST AMERICAN TITLE INSURANCE
COMPANY NATIONAL COMMERCIAL SERVICES:

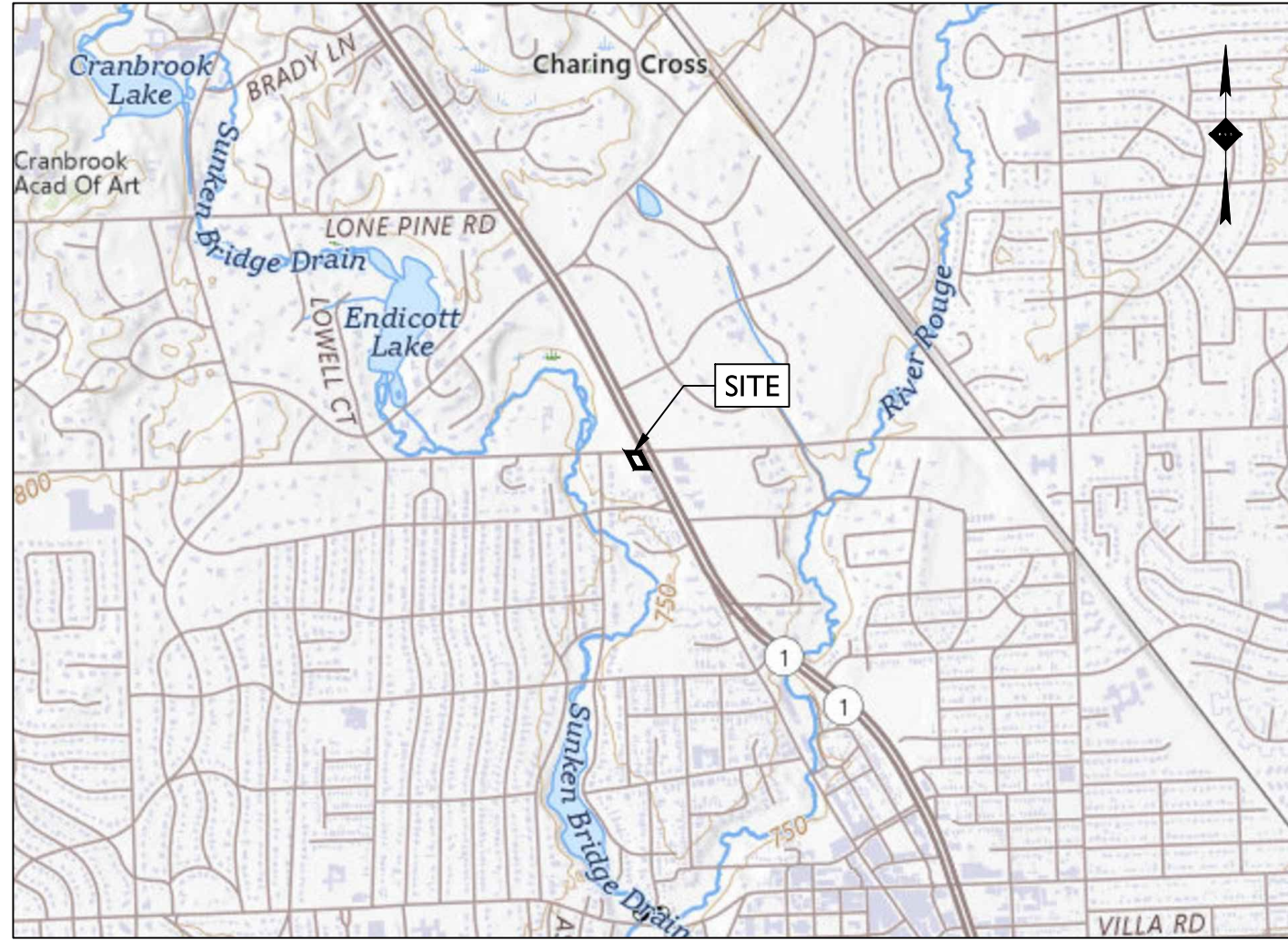
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5
7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON
07/08/25.

DATE OF PLAT OR MAP: 07/09/25

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

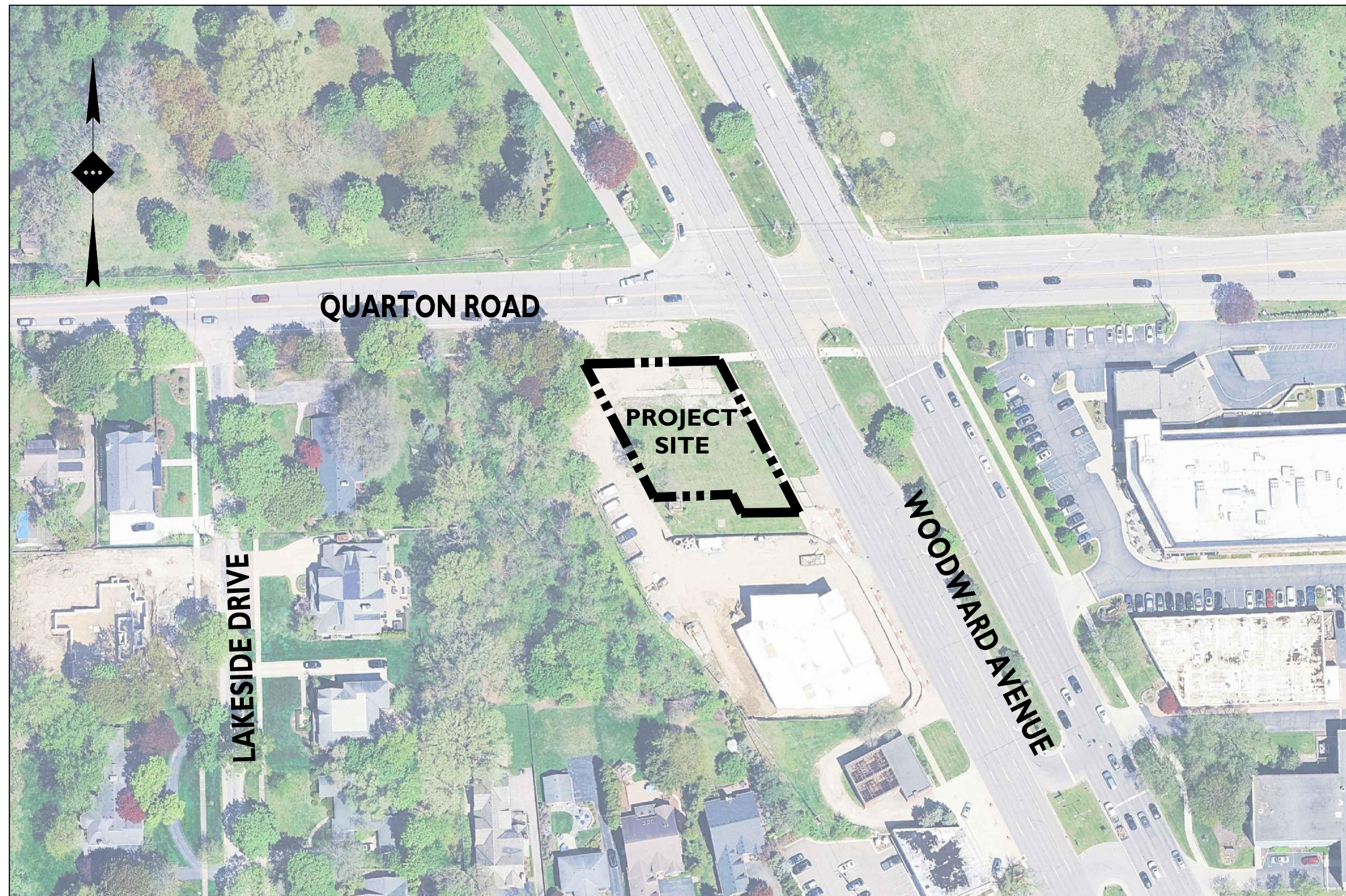
DATE	BY	REVISION	DESCRIPTION
07/08/25	ROM		
07/09/25	ATS		
JULY 09, 2025		1	REVISION
25-01192			
SCALE	1" = 20'		



SOURCE: USGS ONLINE MAPS

LOCATION MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±

SITE DEVELOPMENT PLANS
FOR
36977 WOODWARD AVE.
PROPOSED OFFICE SPACE

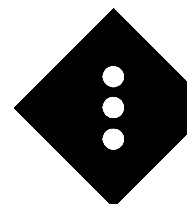
PARCEL ID: 1925101006
36977 WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MI 48009

APPLICANT

THURMPIRE LLC
4421 PARNELL DRIVE, CLARKSTON, MI 48346
MUNICIPALITY, STATE ZIP
586-9299004
THURMAND@AOL.COM

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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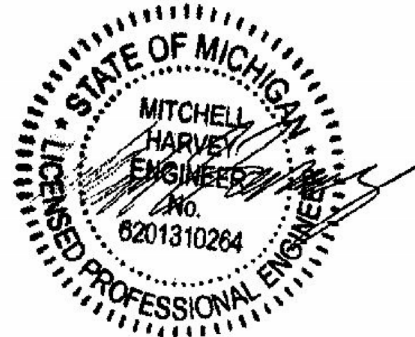


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SITE DEVELOPMENT PLANS

36977 WOODWARD AVE.
PROPOSED OFFICE BUILDING

PARCEL ID: 1925101006
36977 WOODWARD AVENUE
CITY OF BIRMINGHAM
OAKLAND COUNTY, MI 48009



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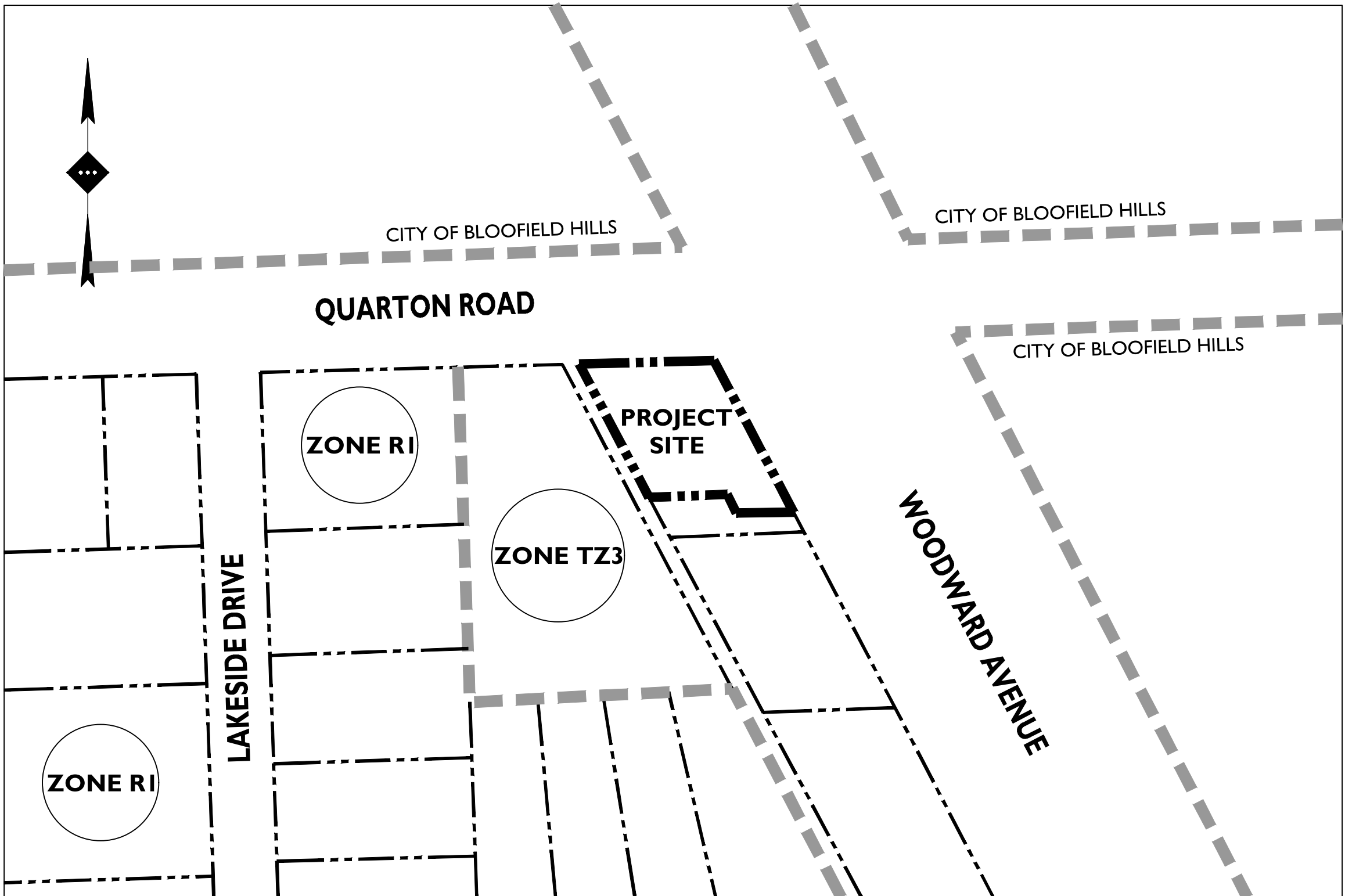
SCALE: AS SHOWN PROJECT ID: DET-240470

TITLE:

COVER SHEET

DRAWING:

C-I

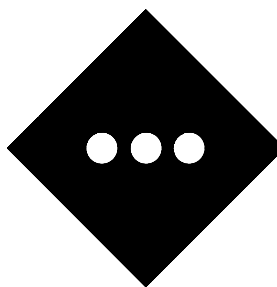


SOURCE: CITY OF BIRMINGHAM ZONING MAP & OAKLAND COUNTY GIS MAP

ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY KEM-TEC & ASSOCIATES INC. DATED 07/08/2025
 - ARCHITECTURAL PLANS PREPARED BY KRIEGER KLATT ARCHITECTS
 - GEOTECHNICAL REPORT
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS ONLINE MAPS
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

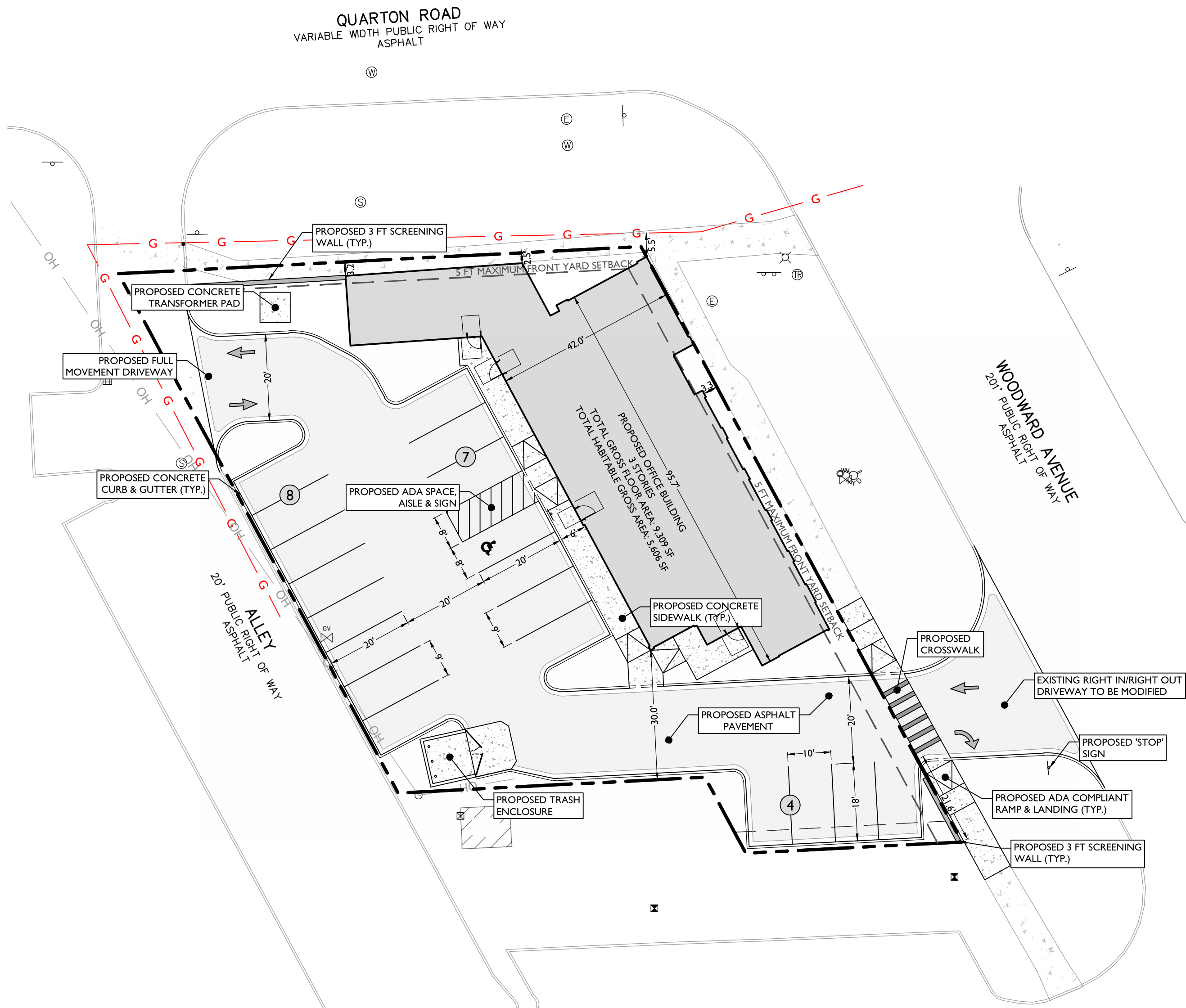
DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2
GRADING & STORMWATER MANAGEMENT PLAN	C-3
LIGHTING PLAN	C-4
LANDSCAPING PLAN & DETAILS	C-5 & C-6
CONSTRUCTION DETAILS	C-7 & C-8

ADDITIONAL SHEET INDEX

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	SHEET 1 OF 1

V:\DET240470\DET-240470-KRIEGER KLATT - 36977 WOODWARD AVENUE, BIRMINGHAM, MI\CAD\PROT\1925101006\1-COVER.DWG

V:\DET240470\DET-240470\KREIER PLATT - 36977 WOODWARD AVENUE, BIRMINGHAM, MI\CAD\PROT\DET240470.DWG



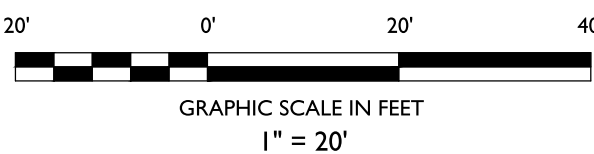
LAND USE AND ZONING		
PARCEL ID: 1925101006		
TRANSITION ZONE (TZ3) DISTRICT		
PROPOSED USE		
OFFICE	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	42 FT (4 STORIES)	3 STORIES
MINIMUM BUILDING HEIGHT	24 FT (2 STORIES)	3 STORIES
MINIMUM FRONT YARD SETBACK	0-5 FT ⁽¹⁾	PROVIDED
MINIMUM SIDE YARD SETBACK	0 FT	30.0 FT
BUILDING LOCATION	ADJ. TO INTERSECTION	PROVIDED

(1) BUILDING FACADE SHALL BE BUILT TO WITHIN 5 FEET OF THE FRONT LOT LINE FOR A MINIMUM OF 75% OF THE STREET FRONTAGE LENGTH

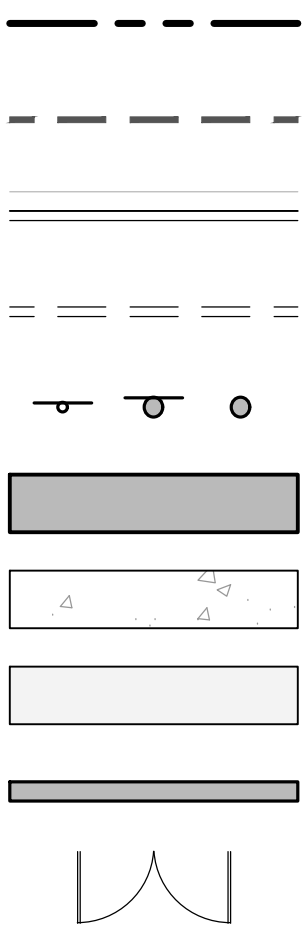
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 4.46, TABLE A	OFFICE PARKING: 1 SPACE FOR EACH 300 SF OF FLOOR AREA 5,606 SF (1 SPACE / 300 SF) = 19 SPACES	19 SPACES
§ 9.02	MINIMUM PARKING SPACE DIMENSIONS: 180 SF	PROVIDED
§ 4.53.A	PARKING LOT FRONTAGE: NO MORE THAN 60 FT	21.6 FT
§ 4.53.B	PARKING LOT SCREENING: 3 FT WALL BETWEEN SIDEWALK	PROPOSED

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 STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- 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.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- 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 REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SYMBOL



DESCRIPTION

PROPERTY LINE
SETBACK LINE
PROPOSED CURB & GUTTER
PROPOSED FLUSH CURB
PROPOSED SIGNS / BOLLARDS
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED SCREENING WALL
PROPOSED BUILDING DOORS

SITE DEVELOPMENT PLANS

36977 WOODWARD AVE.
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36977 WOODWARD AVENUE
CITY OF BIRMINGHAM
OAKLAND COUNTY, MI 48009



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SCALE: 1" = 20' PROJECT ID: DET-240470

TITLE:

SITE PLAN

DRAWING:

C-2

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DESCRIPTION

BY

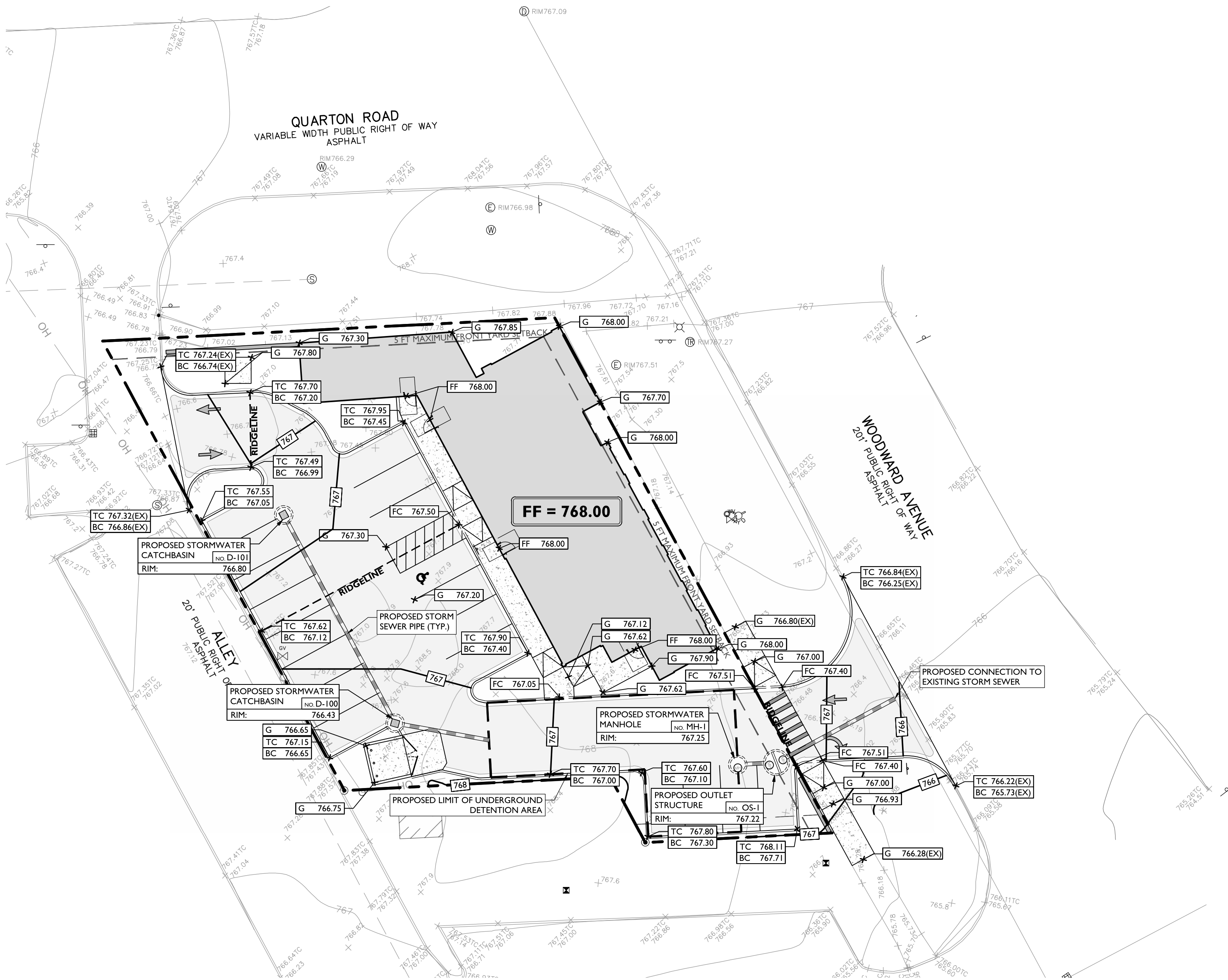
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SITE DEVELOPMENT PLANS

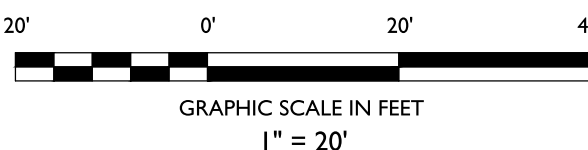
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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED STORMWATER STRUCTURE
	PROPOSED STORMWATER PIPING
	PROPOSED UNDERGROUND OUTLET STRUCTURE

- 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.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - 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:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - 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 STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

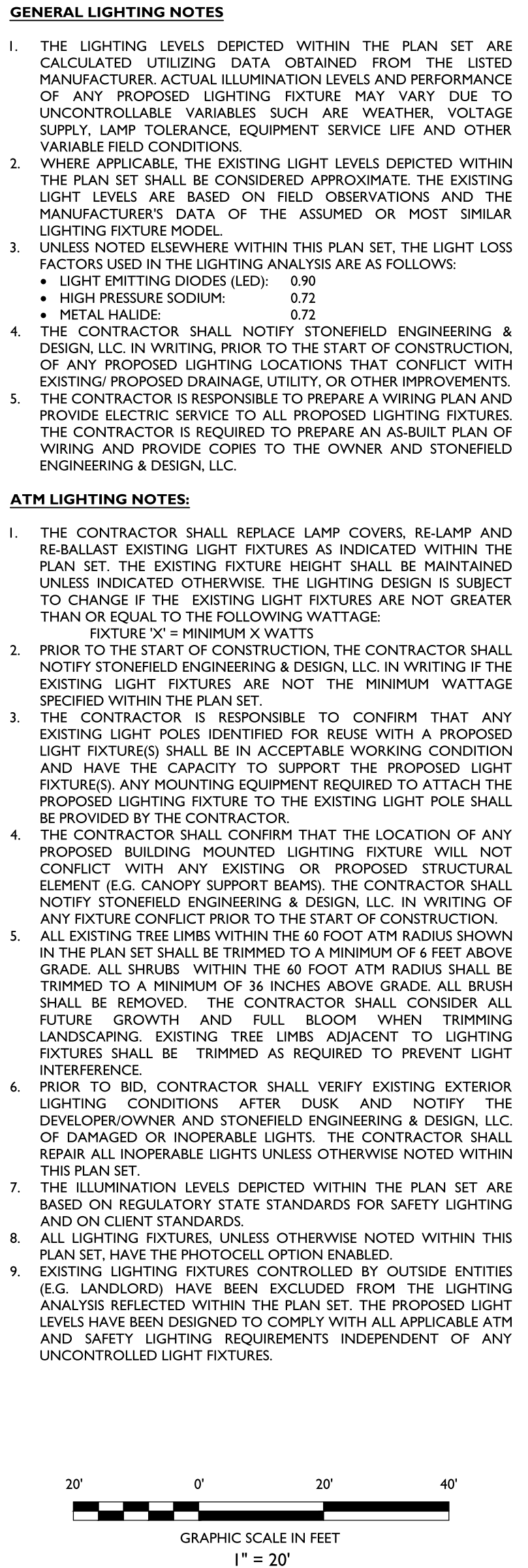
- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING 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, AT AN AREA IN FRONT OF A WALK-UP ATM, 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 RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS 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 30" IN ELEVATION WITHOUT A LANDING AREA IN 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).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



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PARCEL ID: 1925101006 36977 WOODWARD AVENUE CITY OF BIRMINGHAM OAKLAND COUNTY, MI 48009	
STONEFIELD engineering & design	
SCALE: 1" = 20'	PROJECT ID: DET-240470
TITLE: GRADING PLAN	
DRAWING: C-3	

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 4.21.E.1	<u>PROPERTY LINE MAXIMUM:</u> 0.6 FC ABUTTING SINGLE FAMILY RESIDENTIAL 1.5 FC ABUTTING ANY OTHER ZONE	N/A 1.5 FC
§ 4.21.F.1	<u>MAXIMUM POLE HEIGHT:</u> 13 FT WHEN ABUTTING RESIDENTIAL 16 FT WHEN ABUTTING RESIDENTIAL	N/A 16 FC
§ 4.21.F.2	<u>PARKING CIRCULATION AREAS:</u> 0.2 FC MINIMUM; 20:1 MAXIMUM TO MINIMUM RATIO	18.8:1

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT



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SITE DEVELOPMENT PLANS

336977 WOODWARD AVE.
PROPOSED OFFICE BUILDING

PROPOSED OFFICE BUILDING

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CITY OF BIRMINGHAM
OAKLAND COUNTY MI 48009



SCALE: 1" = 20' **PROJECT ID:** DET-240470

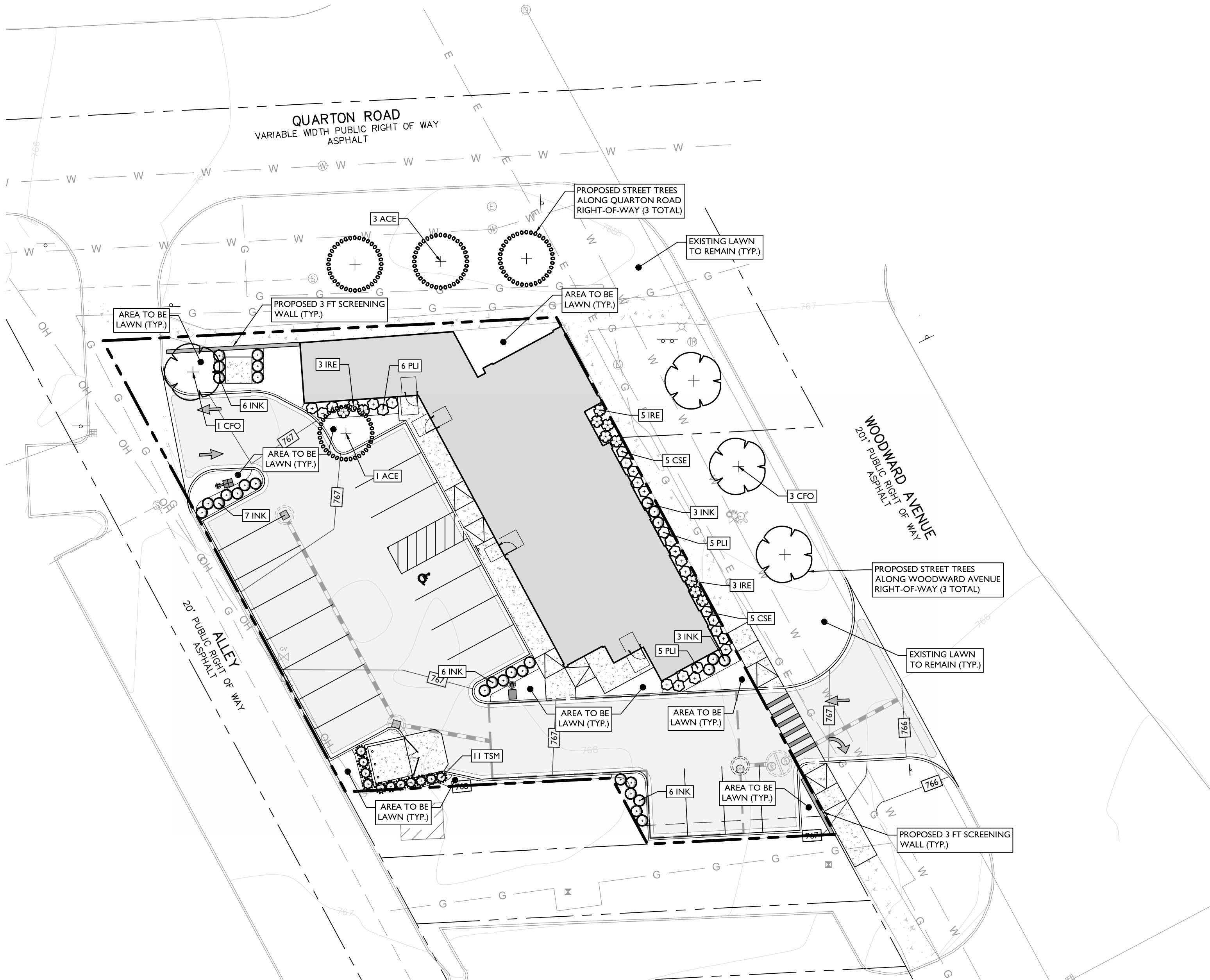
TITLE:

LIGHTING PLAN

DRAWING

C-4

V:\DET\2024\DET-24047-24047 KREIER PLANT - 36977 WOODWARD AVENUE, BIRMINGHAM, MI\LANDSCAPING\DET-24047-24047 LAND.DWG



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
EVERGREEN TREES							
	TSM	11	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6' - 8' HT	B&B	NATIVE (VARIETY)
ORNAMENTAL TREES (SINGLE-STEM) ^(*)							
	ACE	4	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	3" - 3.5" CAL	B&B	NATIVE
	CFO	4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" - 3.5" CAL	B&B	NATIVE (VARIETY)
SHRUBS							
	CSE	10	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT	NATIVE (VARIETY)
	PLI	16	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT	NATIVE (VARIETY)
EVERGREEN SHRUBS							
	INK	31	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT	NATIVE (VARIETY)
	IRE	11	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT	NATIVE (VARIETY)

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICATE.
(*) TREE SPECIES SELECTED FROM APPENDIX C "SUGGESTED STREET TREE SPECIES"

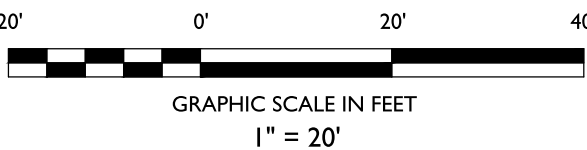
LANDSCAPING AND SCREENING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 4.20.F.1.	PARKING LOT LANDSCAPING REQUIREMENTS 5% OF THE PARKING LOT SHALL BE LANDSCAPED FOR PARKING LOTS GREATER THAN 7,500 SF (7,665 SF) * (0.05) = 383 SF PLANTING ISLANDS REQUIRED FOR INTERIOR LANDSCAPING AREAS MINIMUM AREA: 150 SF MINIMUM WIDTH: 8 FT	654 SF (8.5%) COMPLIES COMPLIES COMPLIES
§ 4.20.G.	RIGHT-OF-WAY LANDSCAPING REQUIREMENTS 1 TREE FOR EVERY 40 LF OF FRONTAGE QUARTON ROAD: 121 LF (121 FT) * (1 TREE / 40 LF) = 3 TREES WOODWARD AVENUE: 132 LF (132 FT) * (1 TREE / 40 LF) = 3 TREES	3 TREES 3 TREES
§ 4.53.B.	SCREENING REQUIREMENTS 3 FT SCREENWALL REQUIRED BETWEEN PARKING LOT AND RIGHT-OF-WAY	COMPLIES



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IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



SITE DEVELOPMENT PLANS		DESCRIPTION	
	AEVF	BY	
	08/14/2025	DATE	
	1	ISSUE	

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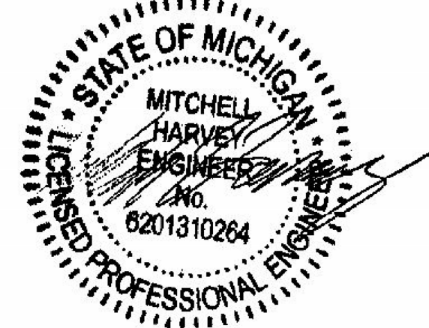


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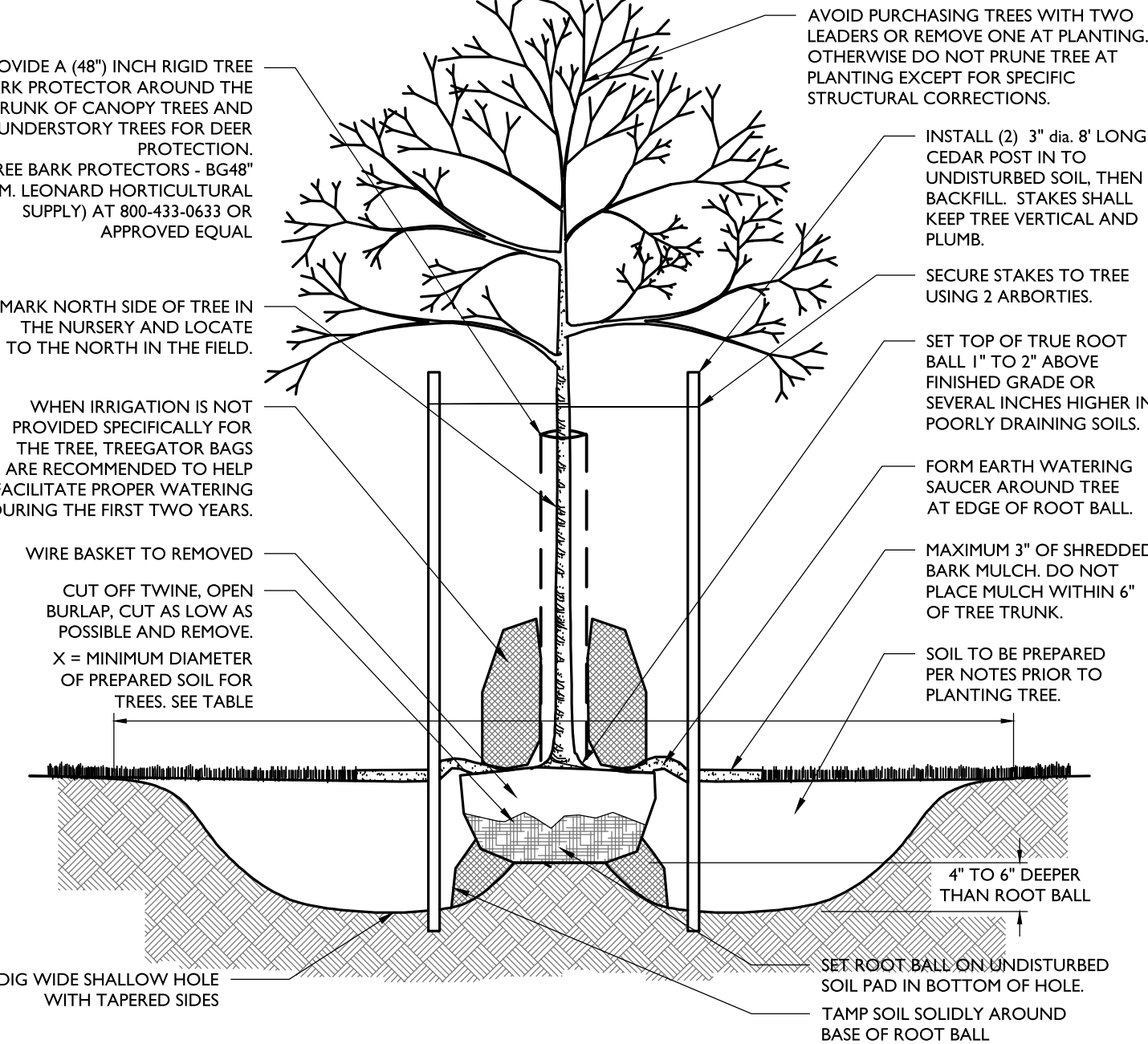
LANDSCAPING PLAN

DRAWING:

C-5

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

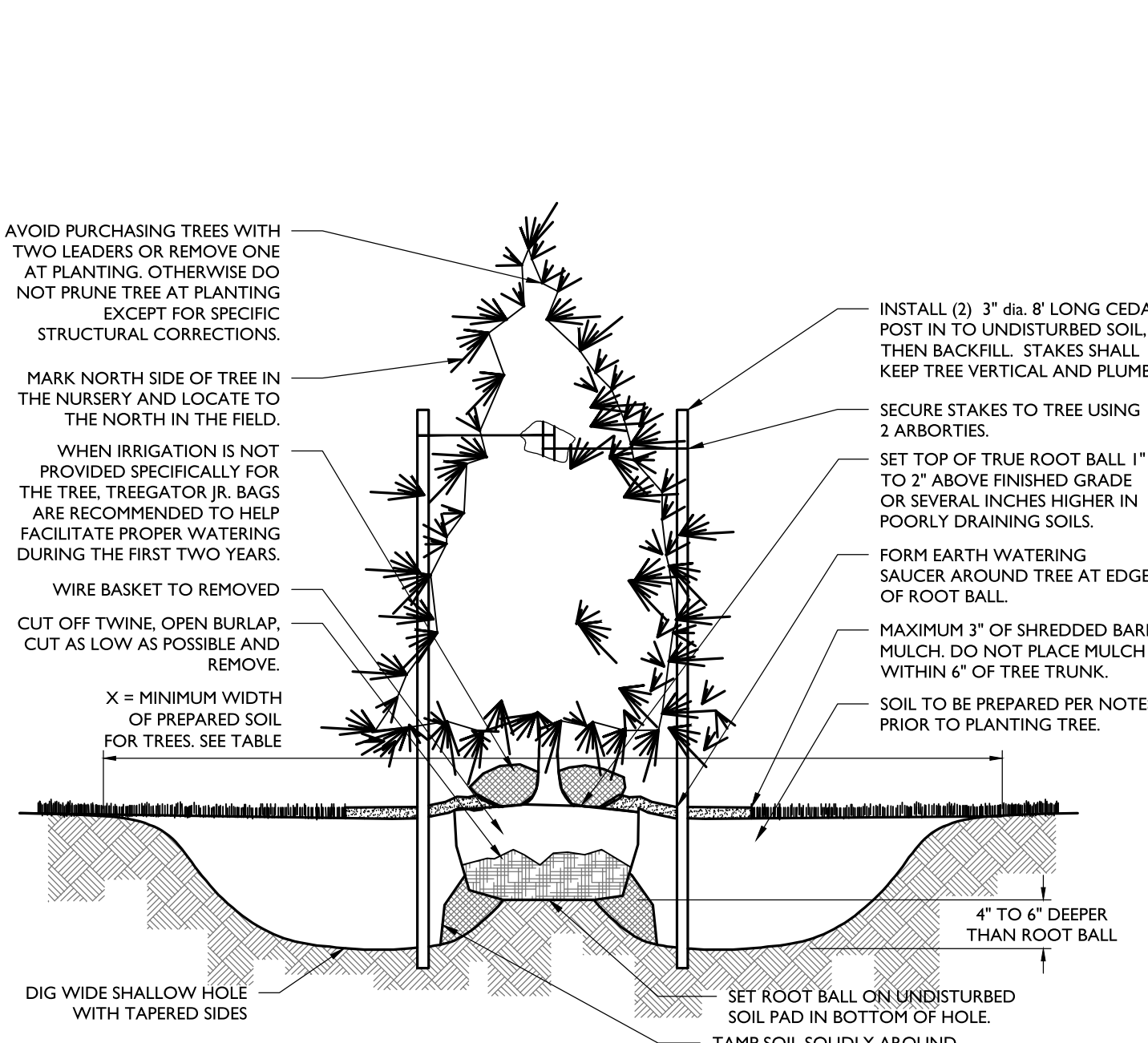


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCROB® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3 OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER, MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES IN THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCROB® TREE SAVER IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR ONE-GROW RELEASE RATE AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPONENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (BBB) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4"-6" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

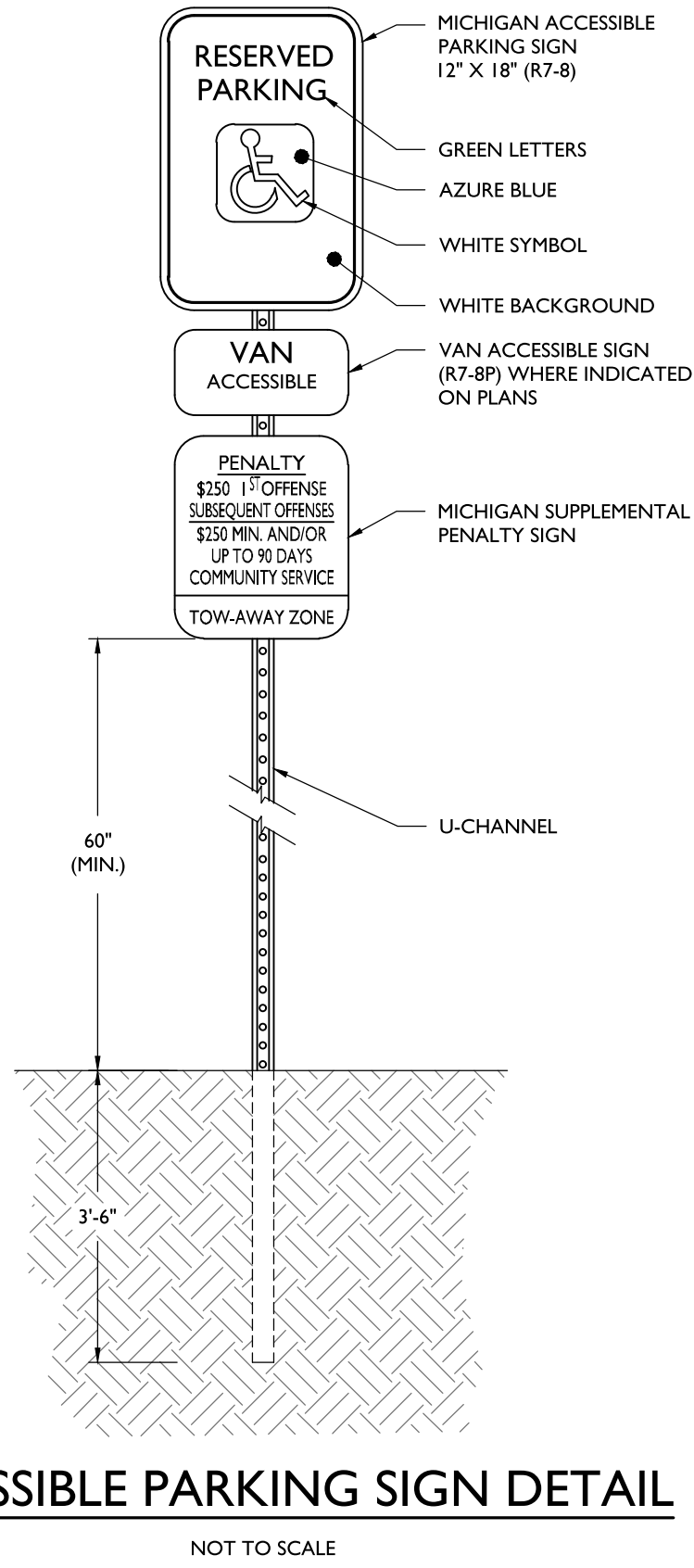
- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL, DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

- WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

- WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

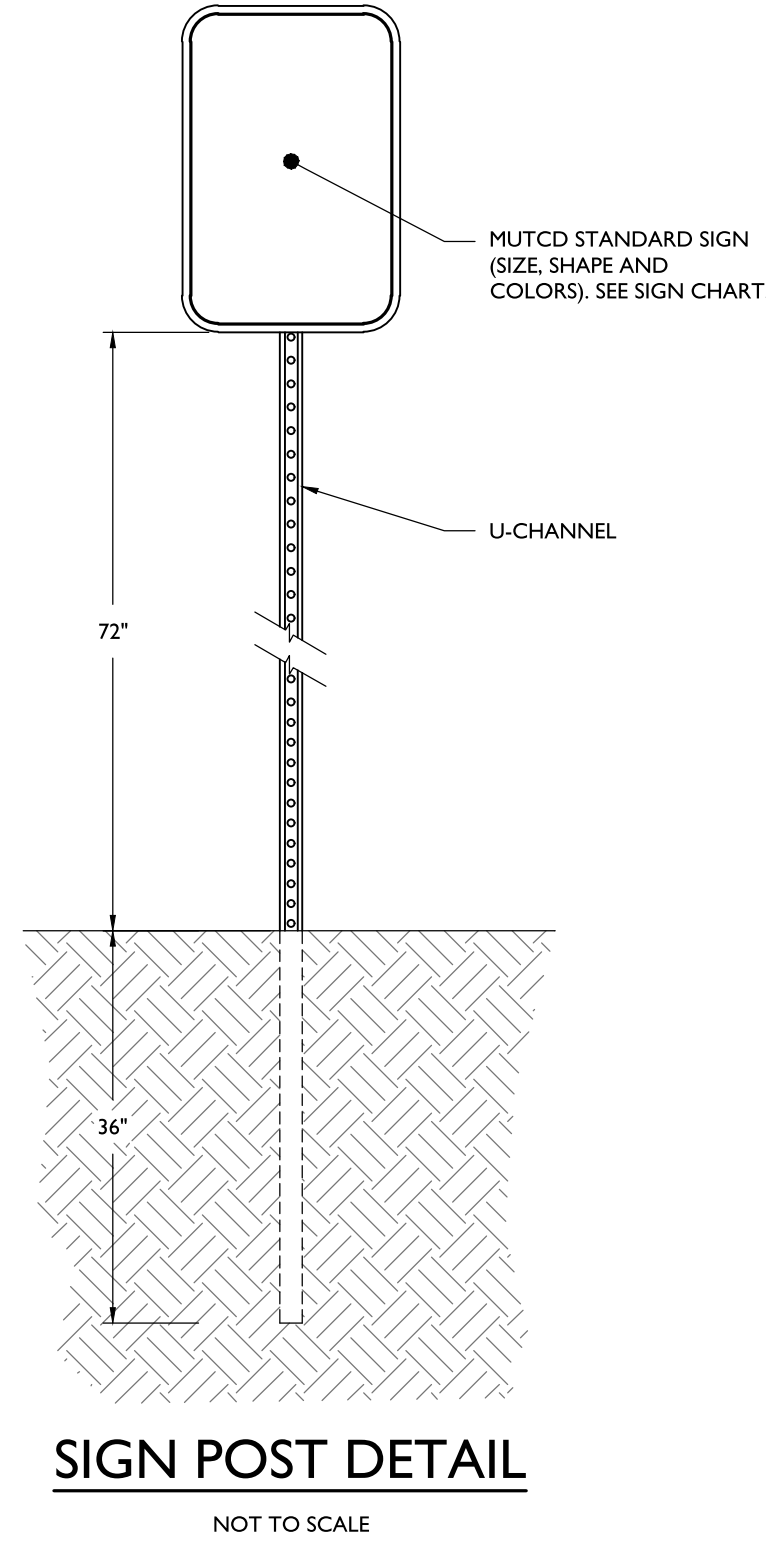
PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (BBB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OR PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE PLANTS OR ENCASE THEM FROM THE OBSTRUCTION.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPORT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
 - ABIES CONCOLOR
 - ACER BURGERSIANUM
 - ACER FREEMANTII
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERIDOPHYLLUM VARIETIES
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 - CERCIS CANADENSIS
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - ACER BURGERSIANUM
 - ACER FREEMANTII
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERIDOPHYLLUM VARIETIES
 - CERCIS CANADENSIS
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - ACER BURGERSIANUM
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 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDR



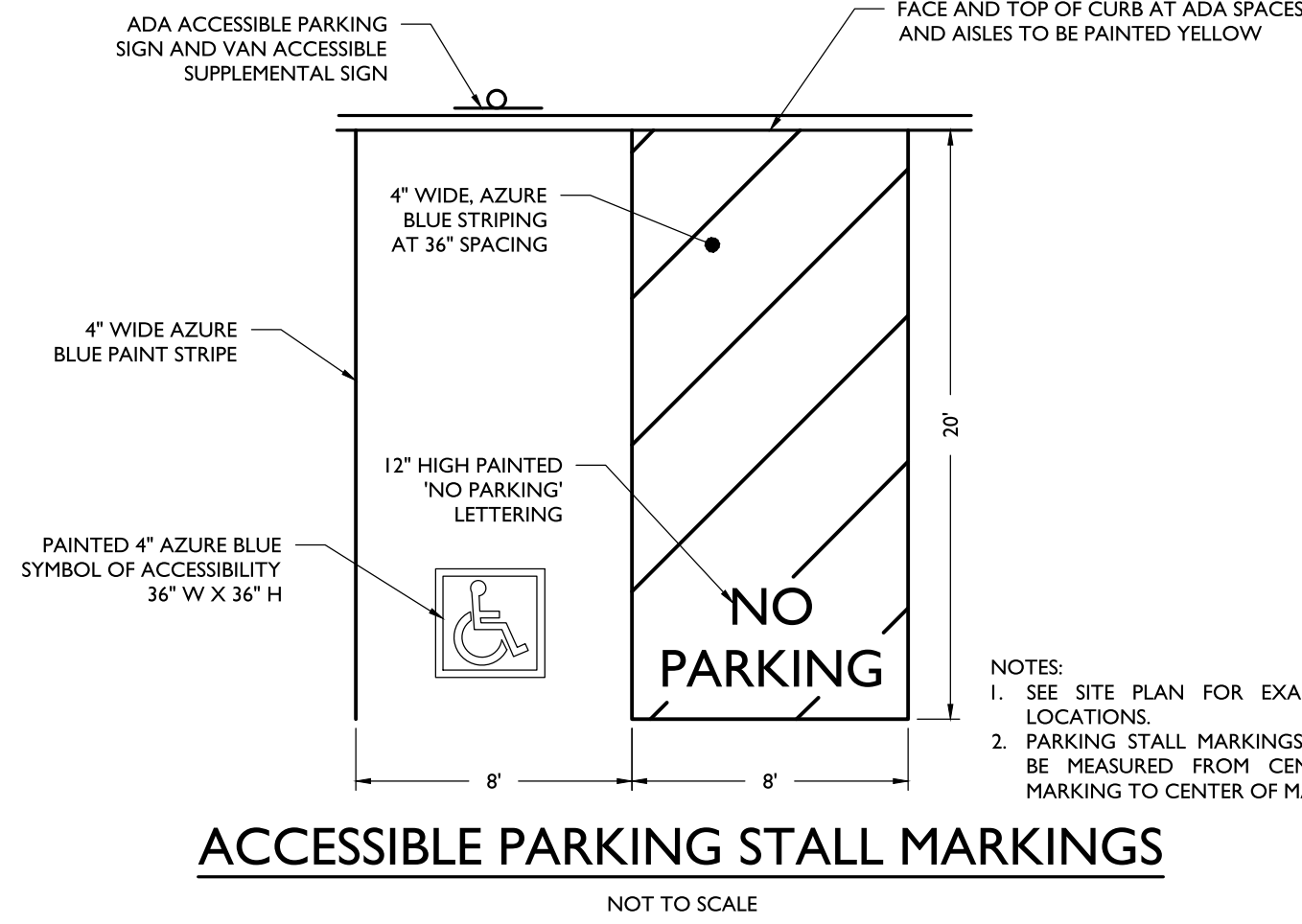
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



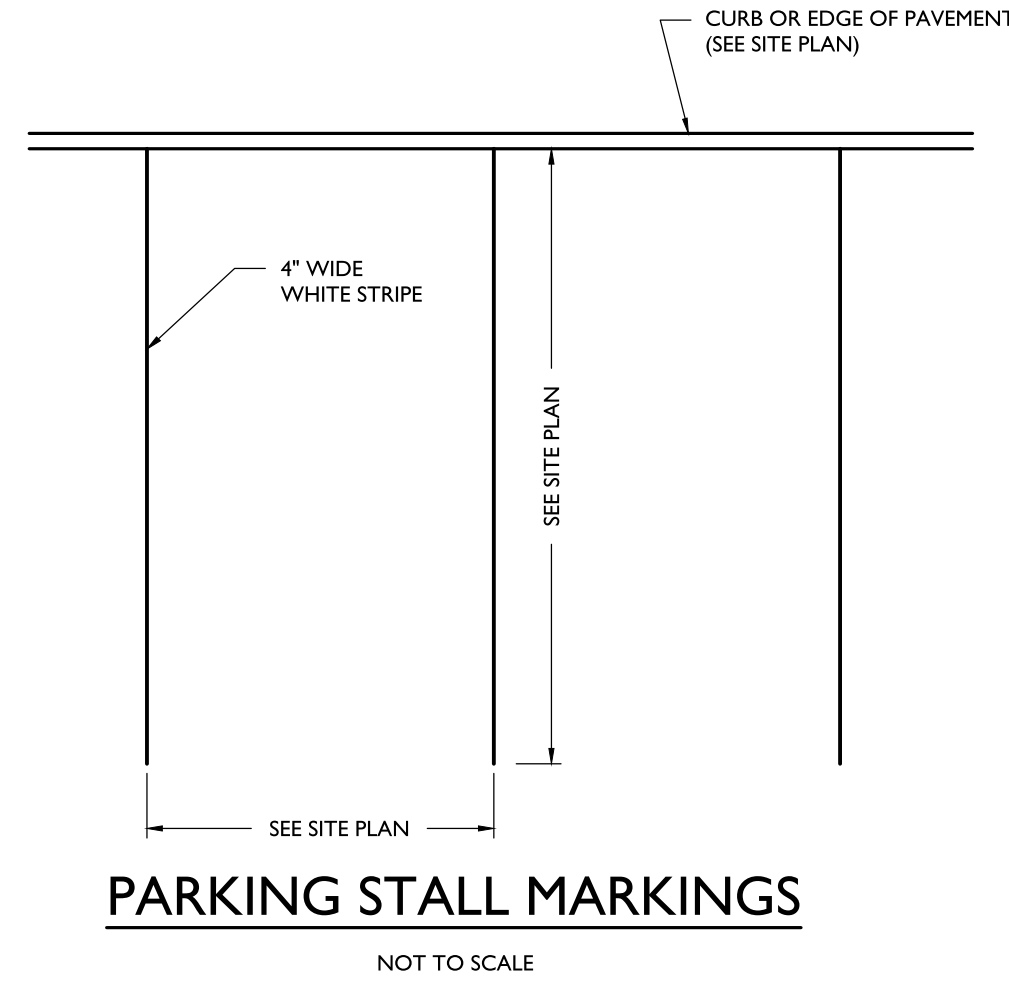
SIGN POST DETAIL

NOT TO SCALE



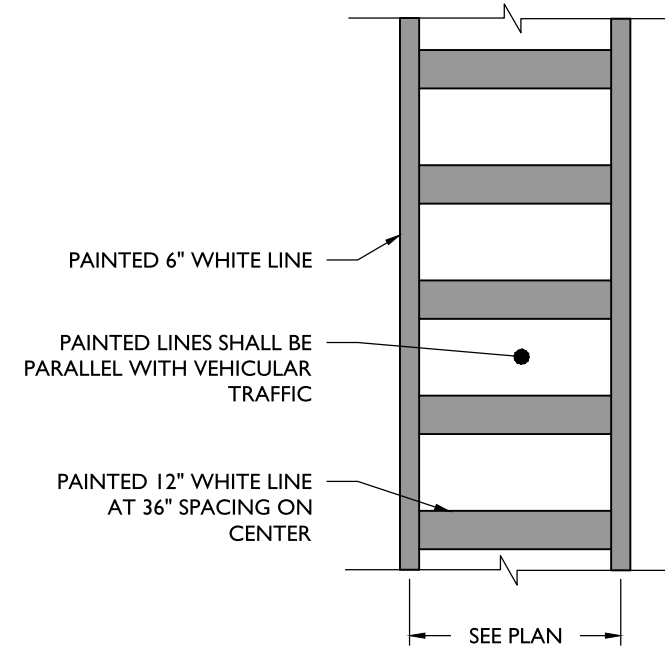
ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE



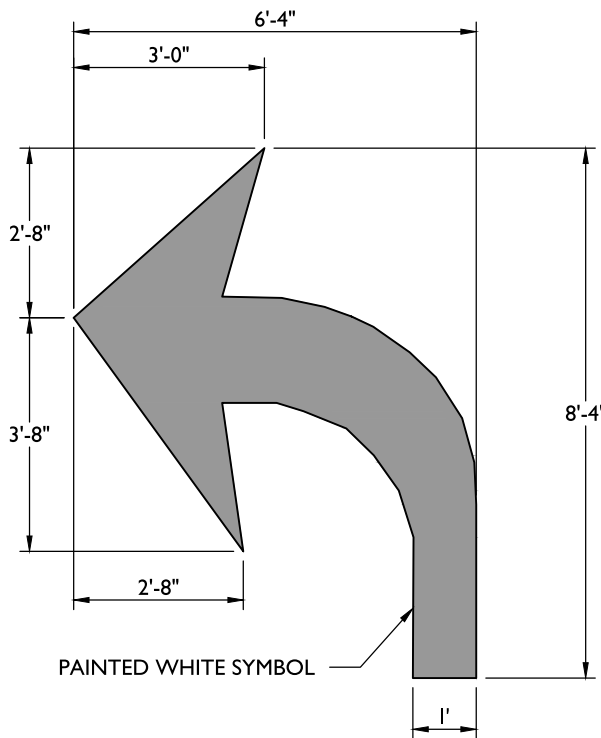
PARKING STALL MARKINGS

NOT TO SCALE



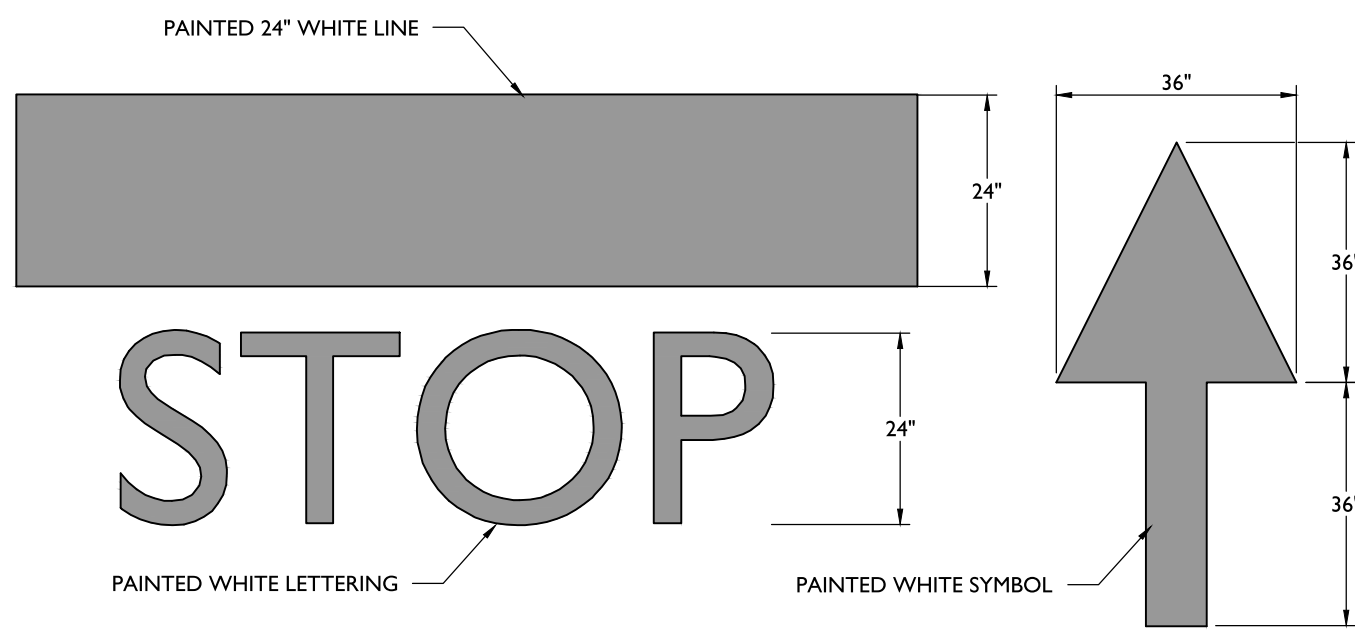
CROSSWALK DETAIL

NOT TO SCALE



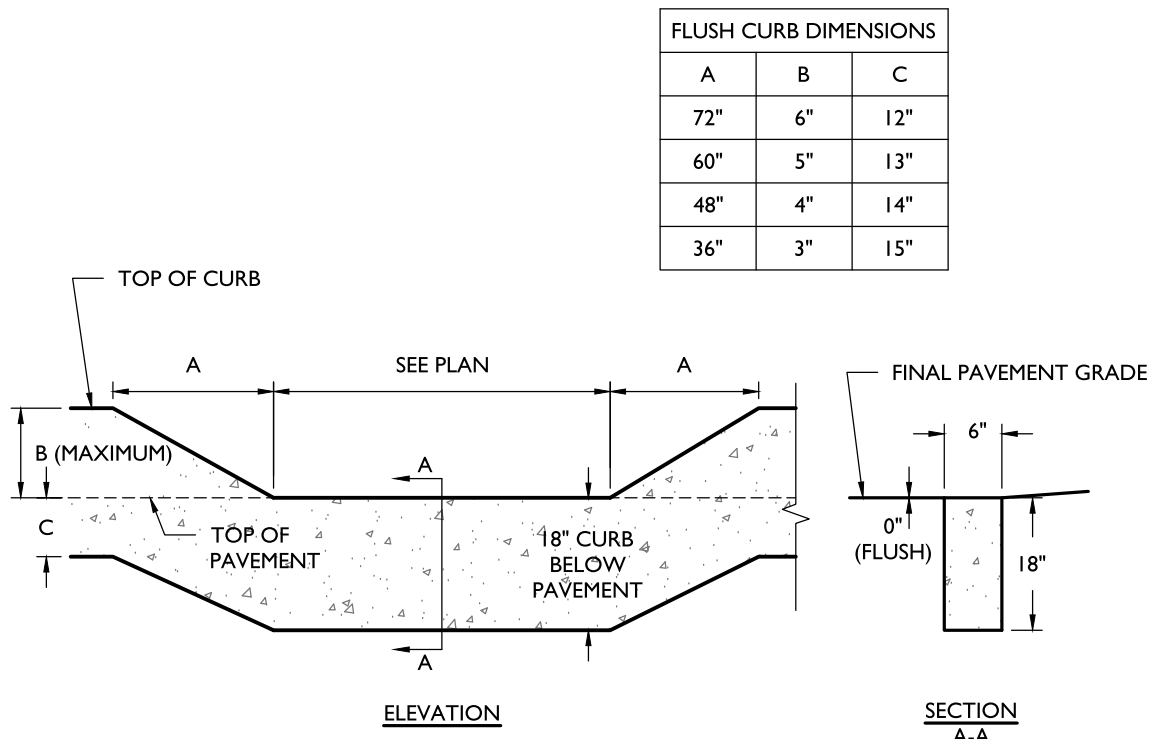
TURN ARROW DETAIL

NOT TO SCALE



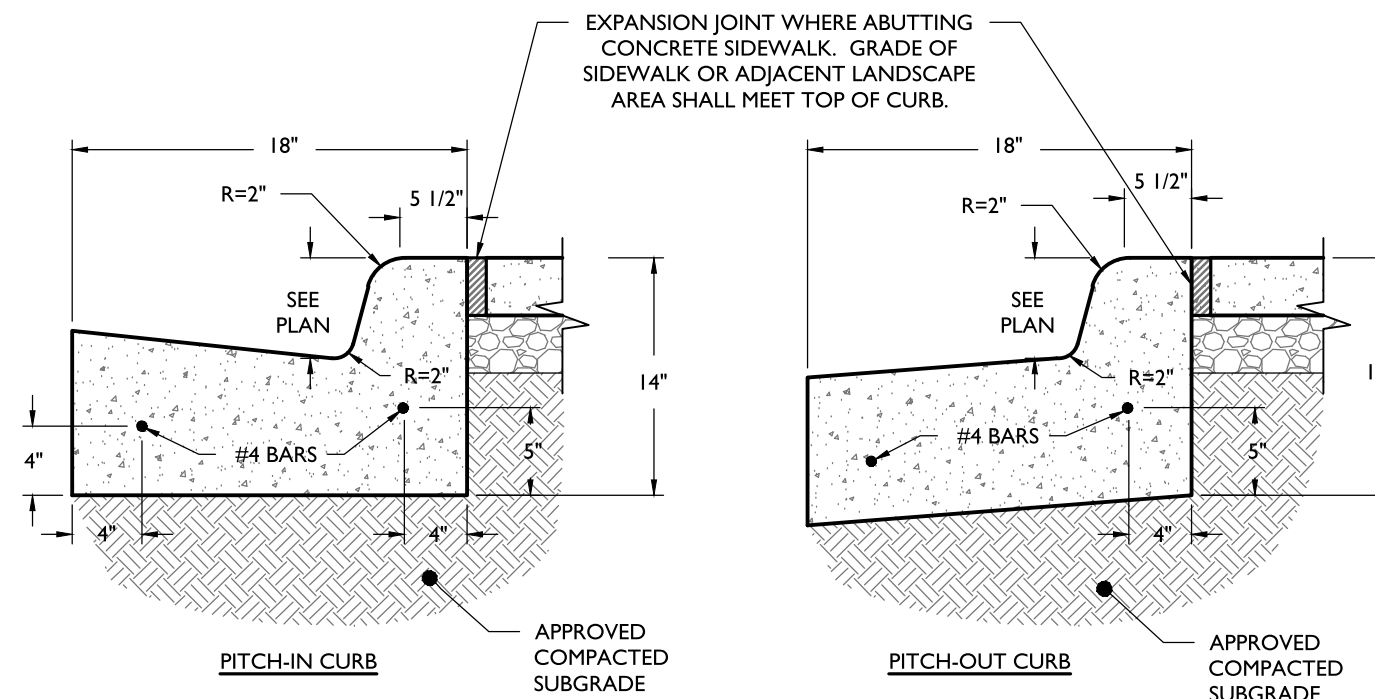
STOP BAR & ARROW DETAILS

NOT TO SCALE



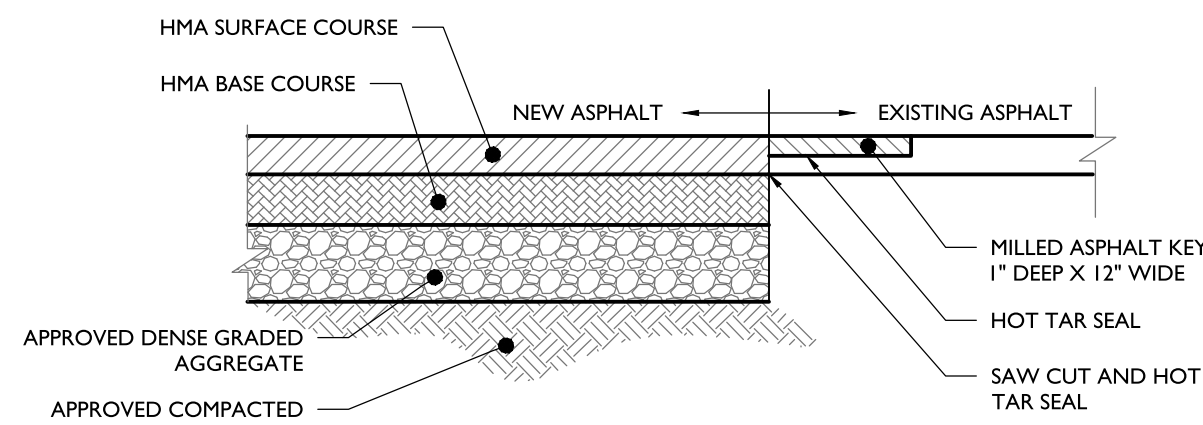
FLUSH CURB DETAIL

NOT TO SCALE



CONCRETE CURB AND GUTTER DETAIL

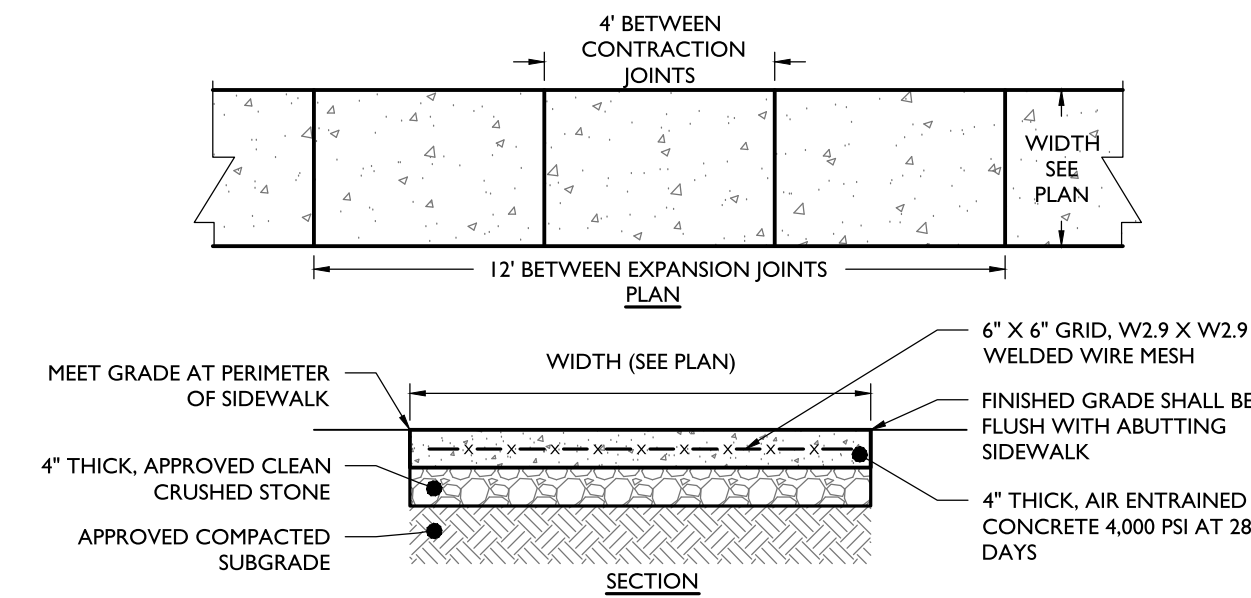
NOT TO SCALE



FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE: HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. LAYER THICKNESS TO BE CONFIRMED BY GEOTECHNICAL REPORT.



REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

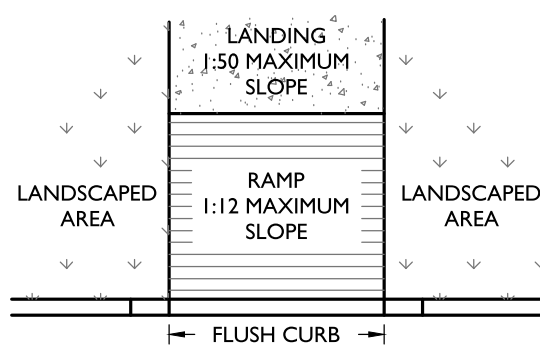
NOTES:

1. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT.

2. 1/4" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.

3. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.

4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.



CURB RAMP DETAIL

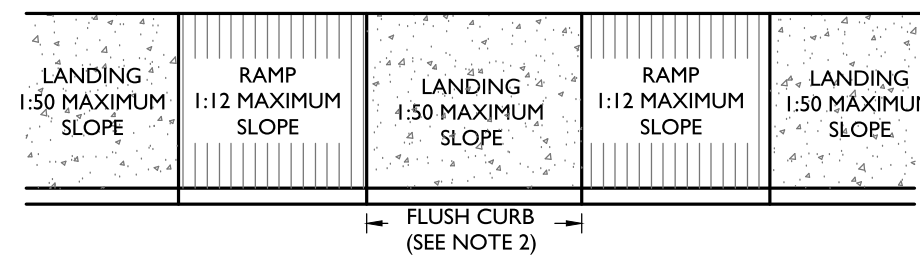
NOT TO SCALE

NOTES:

1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.

2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.

3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:

1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.

2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.

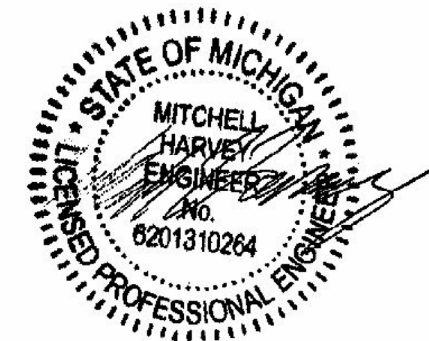
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

VDI0200DET-2400 KREIER PLATT - 36977 WOODWARD AVENUE, BIRMINGHAM, MI 48009 DET-2400-07-08-BET.DWG

SITE DEVELOPMENT PLANS

36977 WOODWARD AVE.
PROPOSED OFFICE BUILDING

PARCEL ID: 1925101006
36977 WOODWARD AVENUE
CITY OF BIRMINGHAM
OAKLAND COUNTY, MI 48009



STONEFIELD
engineering & design

SCALE: NTS PROJECT ID: DET-240470

TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-7

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

DESCRIPTION

BY

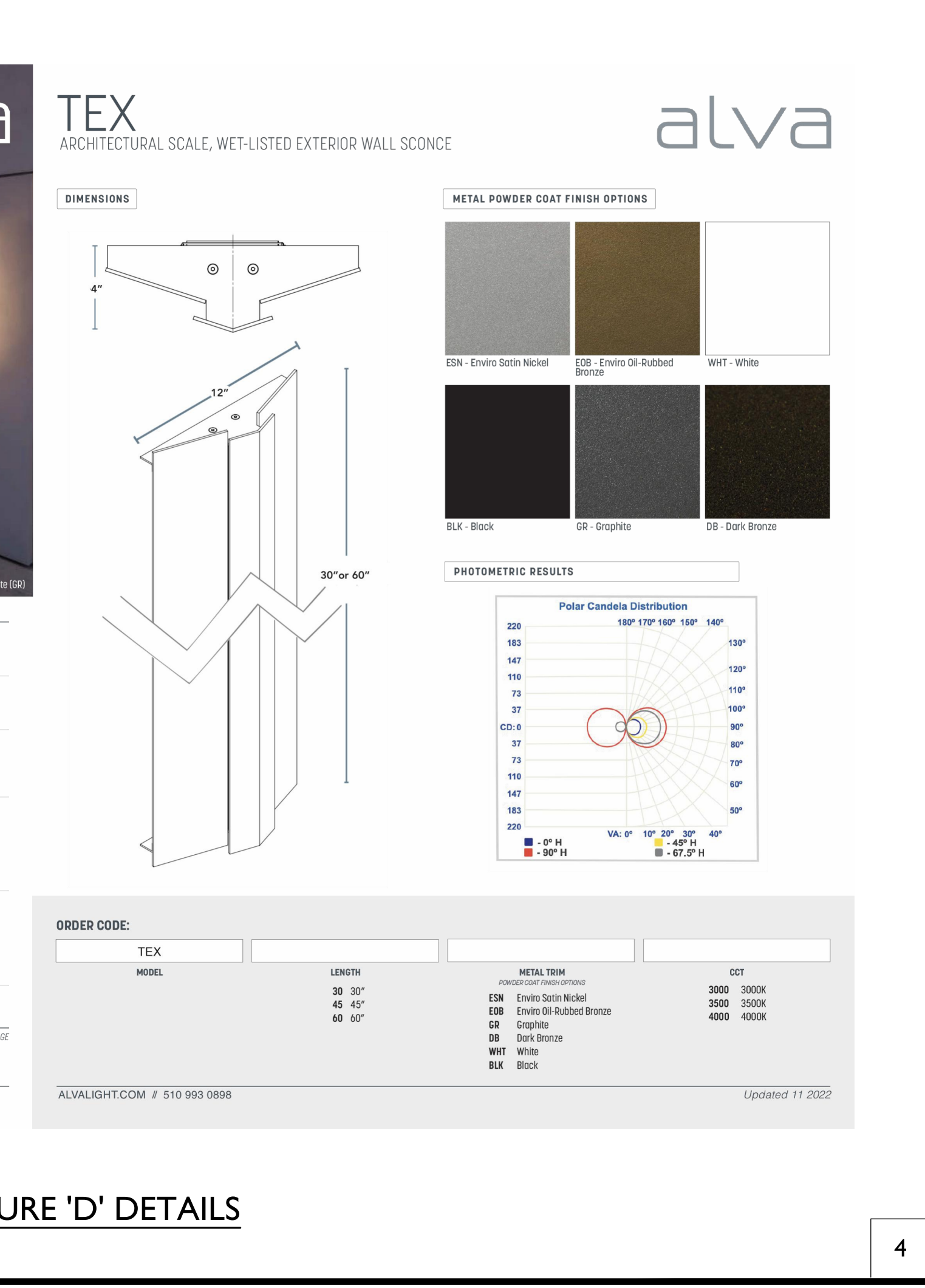
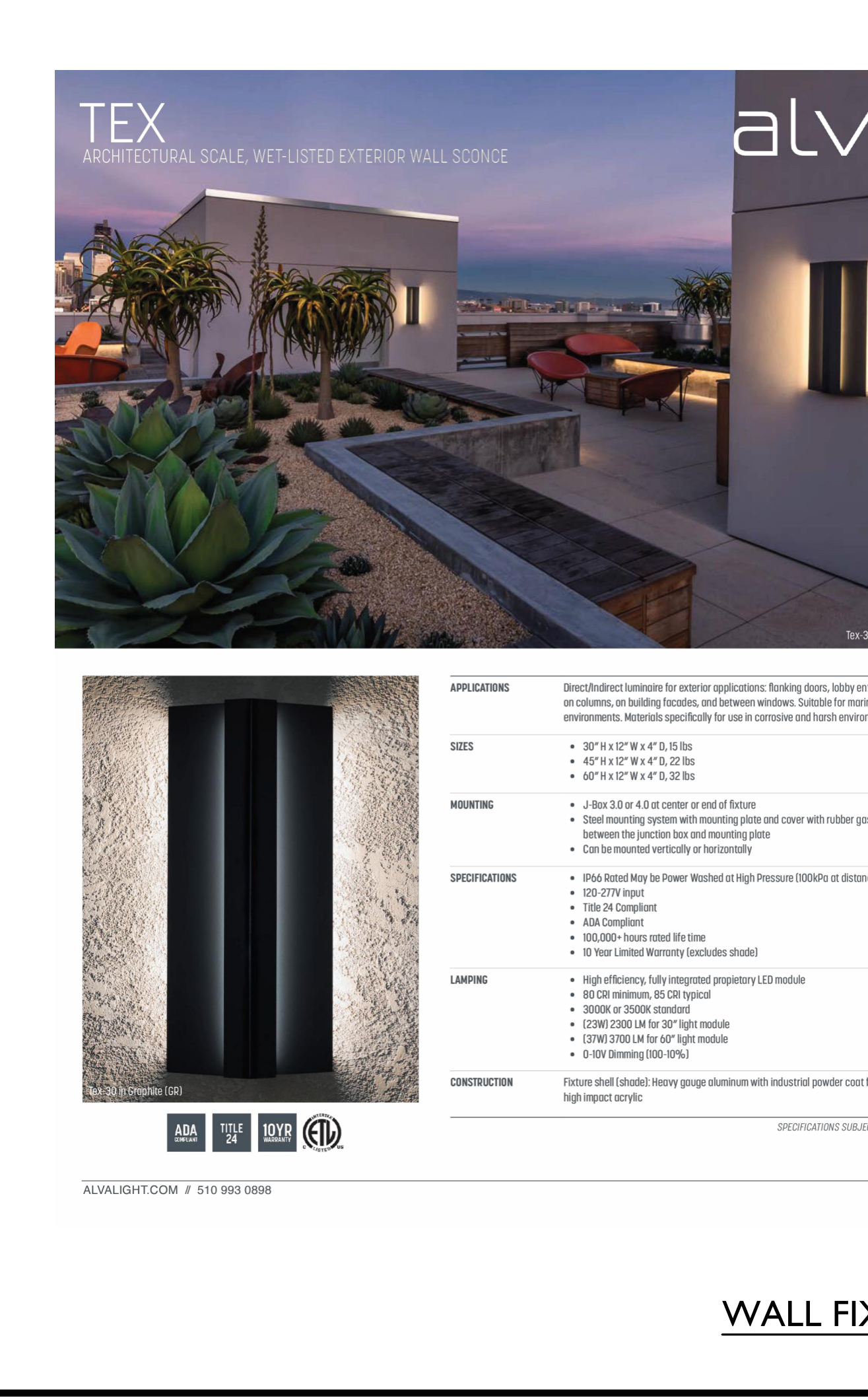
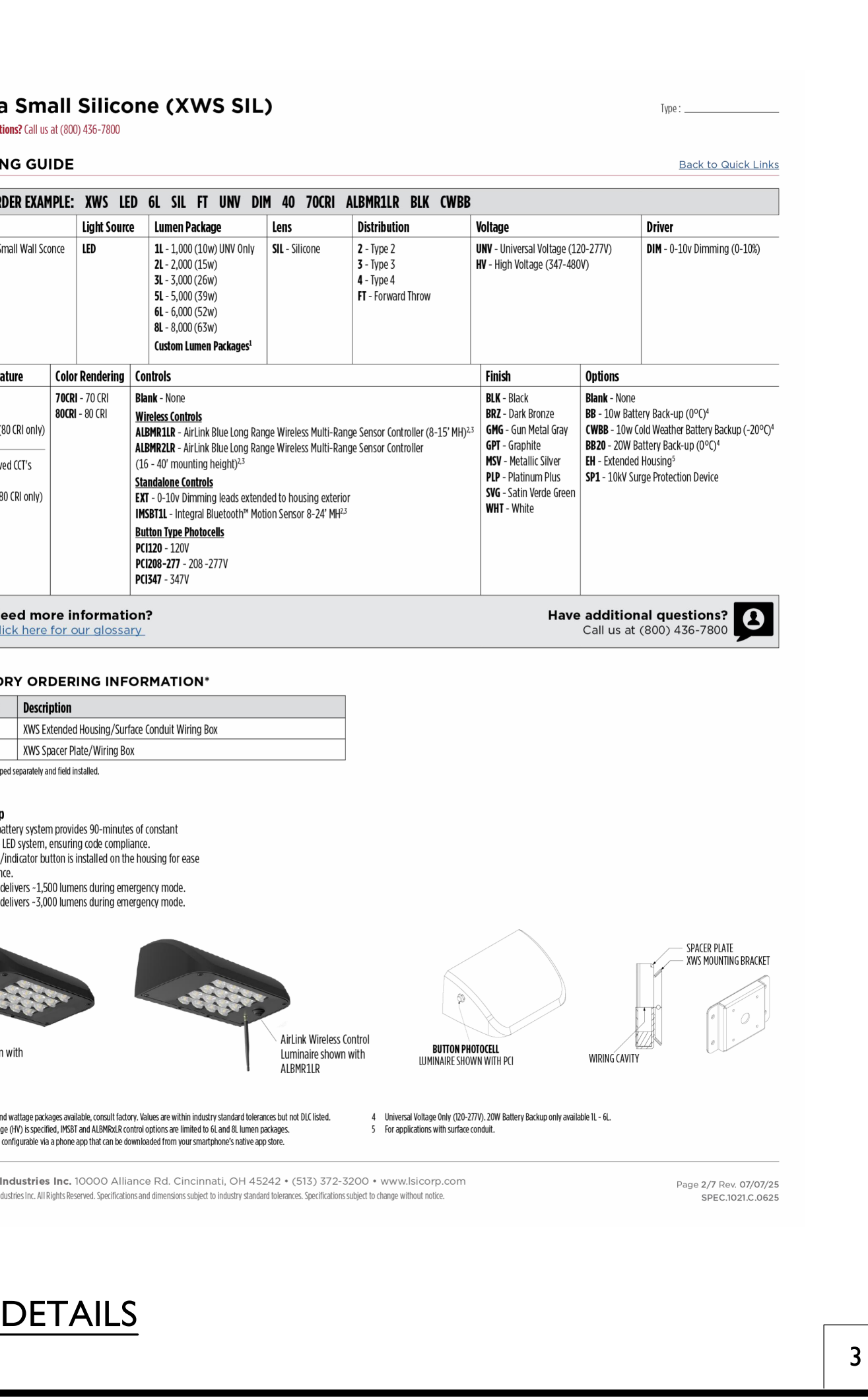
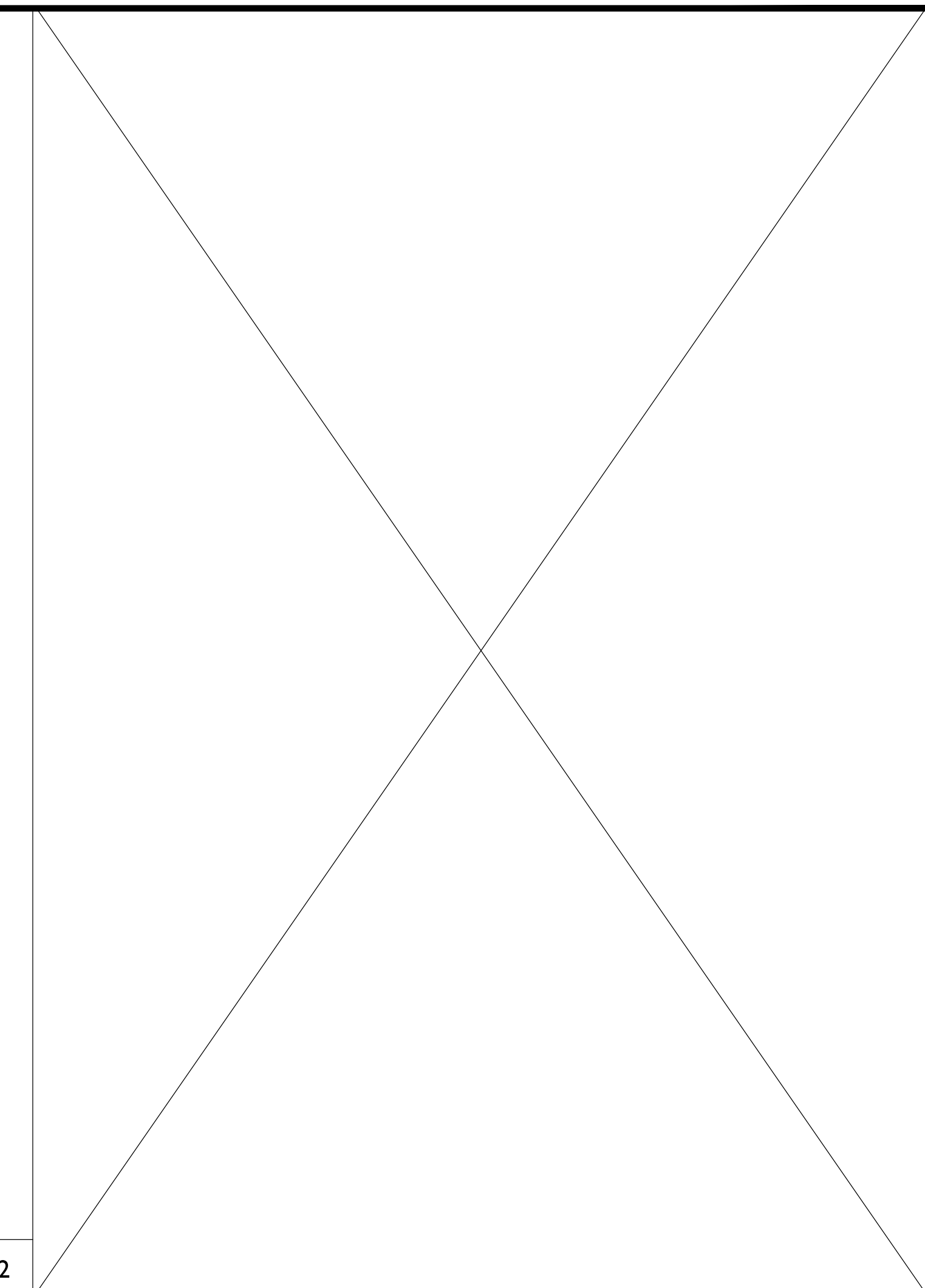
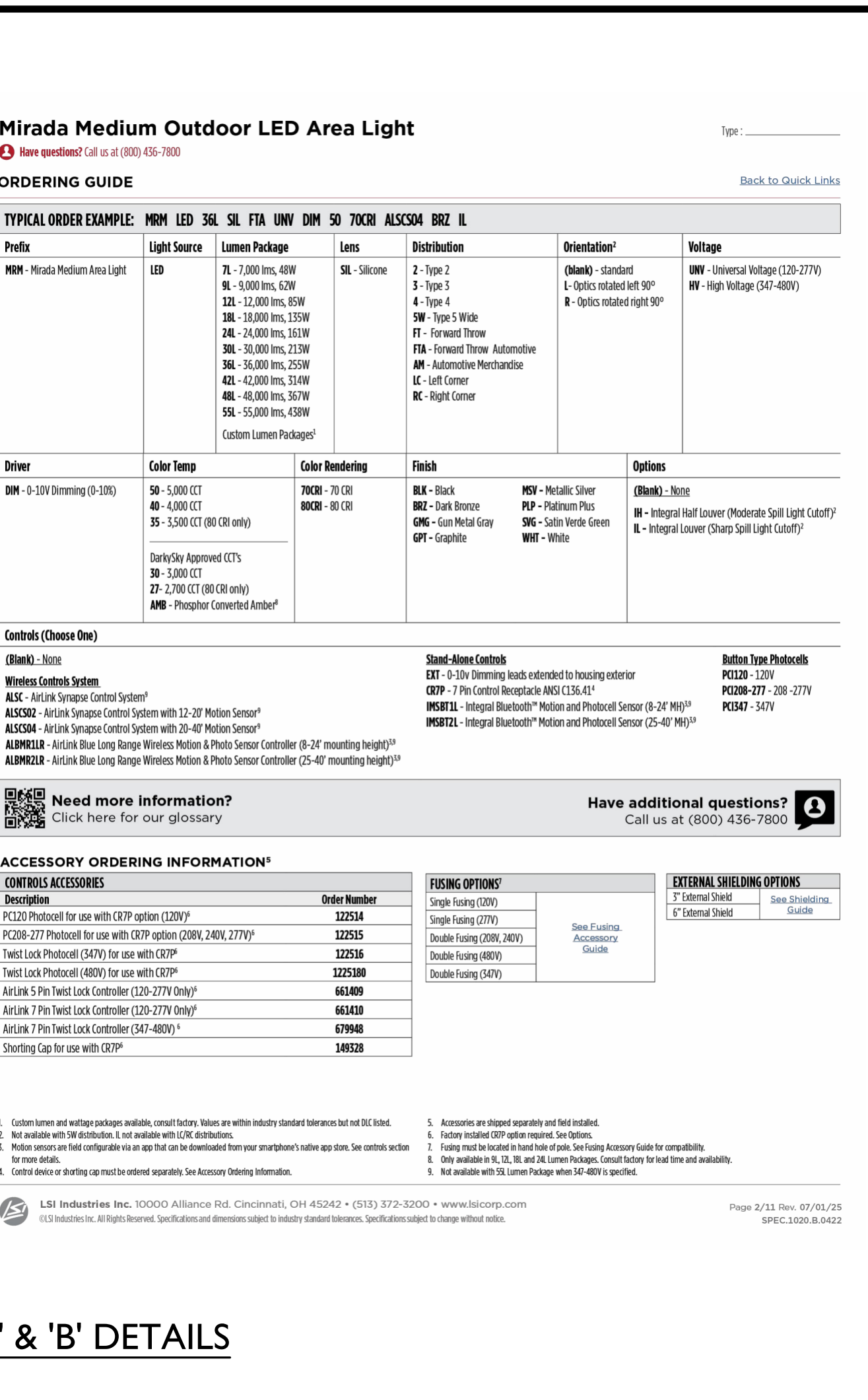
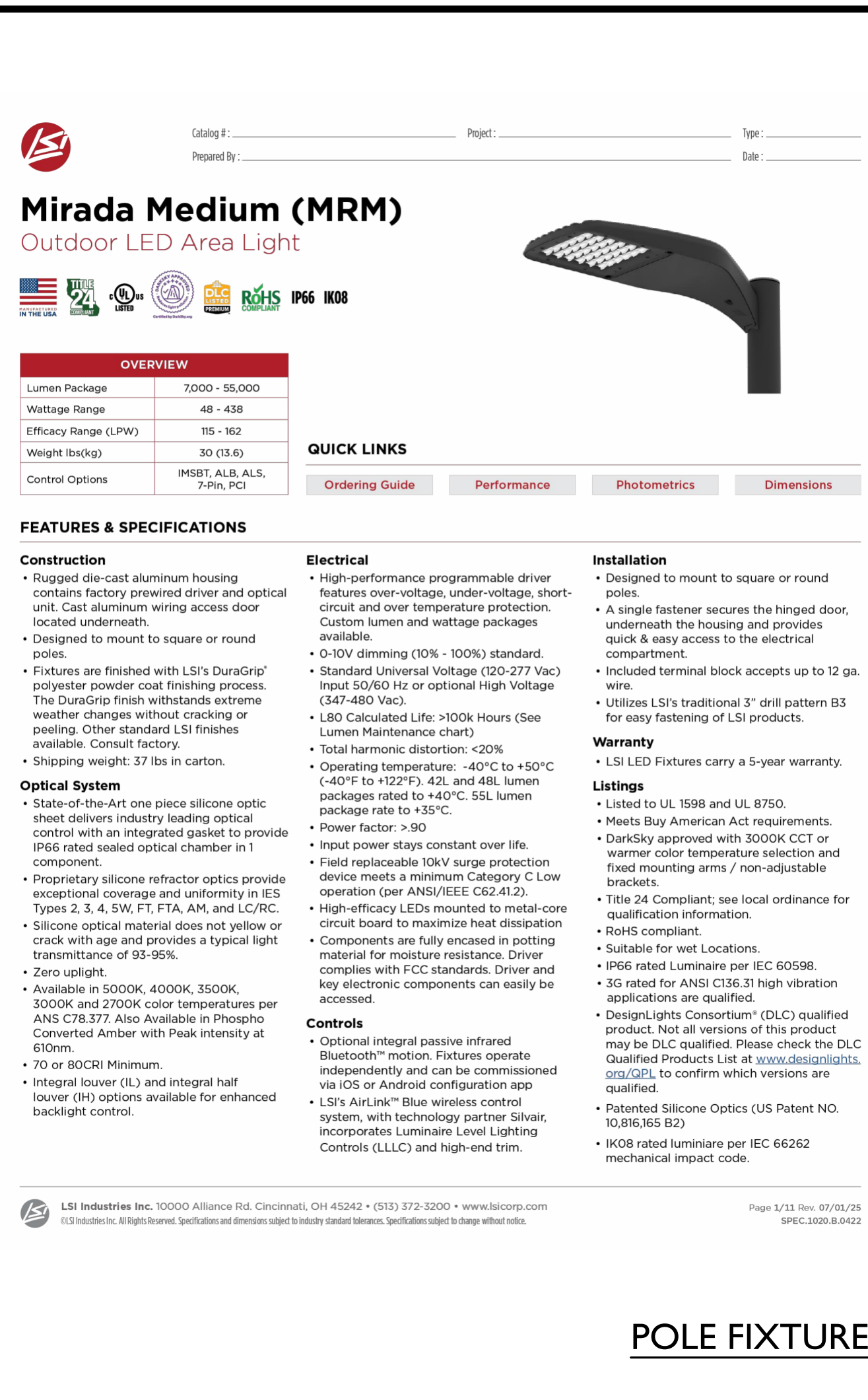
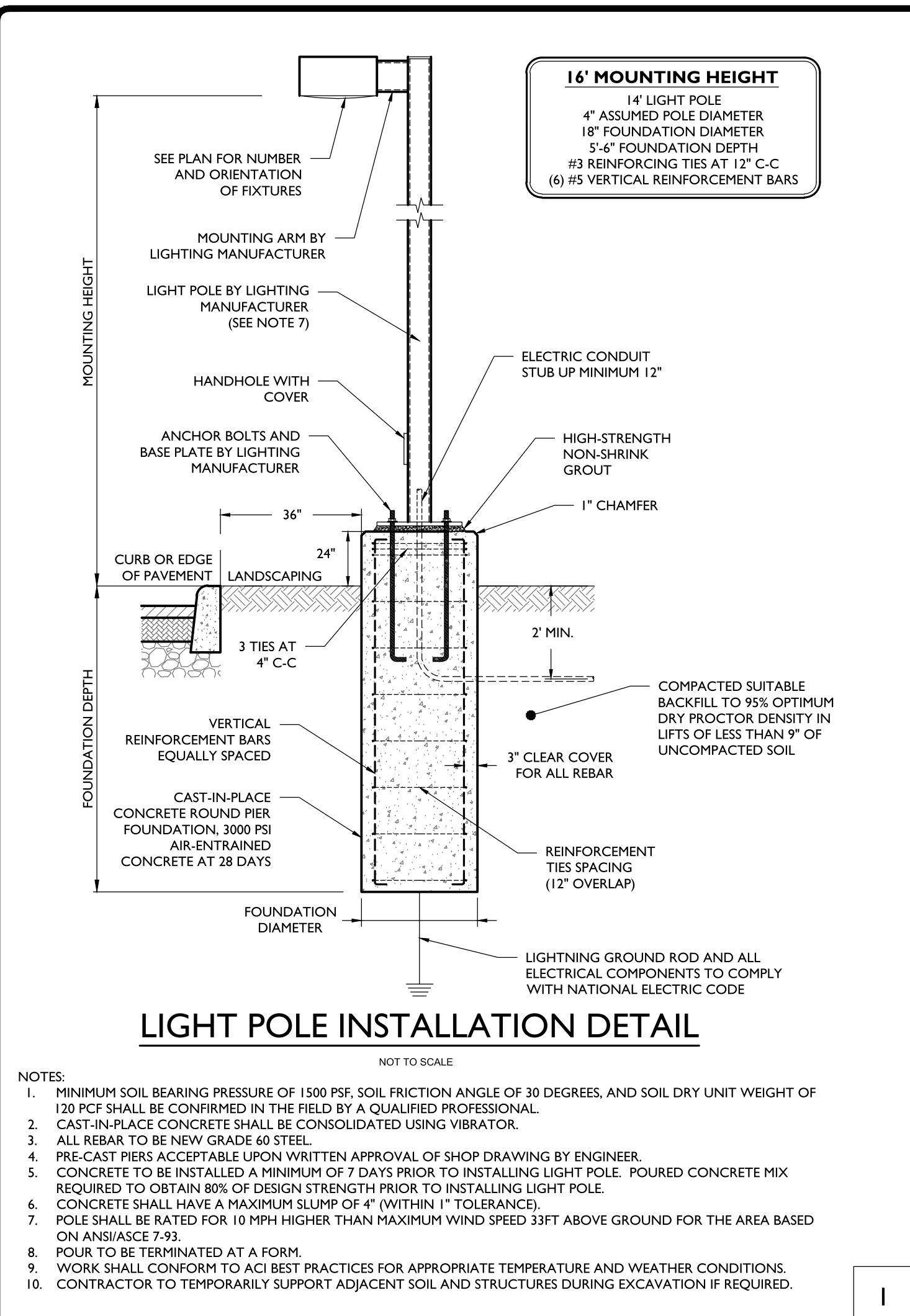
DATE

ISSUE

AEVF

08/14/2025

1

[illegible]

Seal:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:



Floor Plans

Project Number:

25-092

Sheet Number:

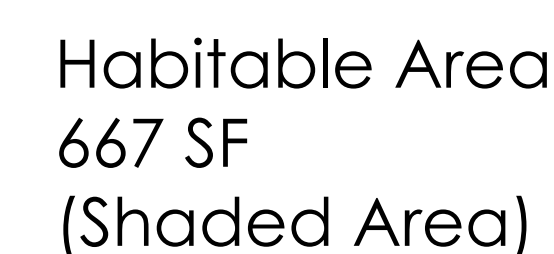
A.100



First Floor Plan

$$1/8'' = 1'-0''$$


Second Floor Plan

$$1/8'' = 1'-0''$$


Partial Third Floor Plan With Open Air Rooftop Terrace

$$1/8'' = 1'-0''$$

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Thurmpire LLC
4421 Parnell Drive,
Clarkston, MI 48346

InvestWise Financial Office
36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

- Do not scale drawings. Use calculated dimensions only.
- Verify existing conditions in field.

- Exterior Elevations

25-092

A.200

PRELIMINARY NOT FOR CONSTRUCTION


$$1/8'' = 1'-0''$$


1/8" = 1'-0"

[illegible]

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

- Exterior Elevations

25-092

A.201





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Architects**

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Client:

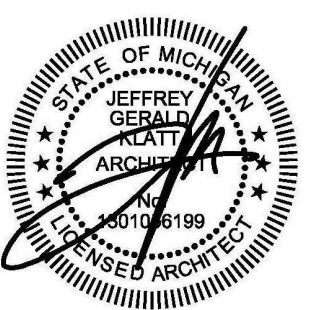
Thurmpire LLC
4421 Parnell Drive,
Clarkston, MI 48346

Project:

InvestWise Financial Office
36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

25-092

Sheet Number:

A.300



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Klatt**
Architects

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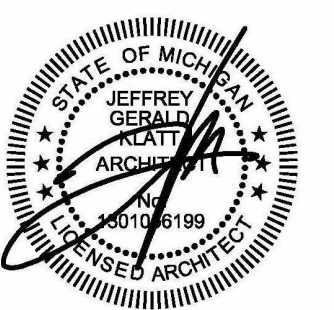
Thurmpire LLC
4421 Parnell Drive,
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Project:

InvestWise Financial Office
36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

25-092

Sheet Number:

A.301

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36999 Woodward Avenue
Birmingham, MI 48009

[illegible]

- Do not scale drawings. Use calculated dimensions only.
- Verify existing conditions in field.

Aerial Rendering

25-092

A.302



Aerial rendering of building in context to surrounding area



MEMORANDUM

Planning Department

DATE: September 10, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Temporary Certificate of Occupancy has been issued
- 35001 Woodward – Land lease executed by City Commission/design development, site plan extension granted on April 23, 2025
- 239 N Old Woodward – Bloom Bistro – Under construction
- 300 S. Old Woodward – Restoration Hardware – Under construction
- 707 S. Worth – Temporary Certificate of Occupancy has been issued
- 243 Merrill – La Strada – Final inspections
- 320 Martin – Birmingham Post Office – Permitting
- 34350 Woodward – Fred Lavery Porsche – Permitting, site plan extension request granted on March 26, 2025.
- 479 S. Old Woodward – Birmingham Tower – Under construction
- 33866 Woodward – The Vault – Permitting
- 370 E. Brown – Under construction
- 163 W. Maple – Origins Café – Final Inspections

City Commission

- 298 S. Old Woodward – Daxton – Public Hearing adjourned, awaiting submittals from Applicant.

Ordinance Amendments/Master Planning

- -

Non-Planning Board Projects

- 33680 Woodward – Petrucci Studio – Under construction
- 138 W. Maple – Blakeslee Building – Façade renovations, permitting
- 106 S. Old Woodward – O’Neal Building – Façade renovations, permitting
- Historic Preservation Master Plan – In progress.

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
07/18/2025	PAA25-0060	Fred Lavery Porsche project will have an impact on the brick knee wall and dumpster enclosure of 999 Haynes. The owner of 999 Haynes is amenable to the disruption to his parking area as long as there is no current or future impact to his site plan compliance with the brick knee wall being removed and the dumpster zone repaired.	999 HAYNES ST	COMPLETED - APPROVED
08/27/2025	PAA25-0076	remove and replace existing concrete walkways with new bluestone walkways and granite curb. installation of landscape plantings and	112 PEABODY ST	COMPLETED - APPROVED

Total Processes For Type: 2



AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY OCTOBER 22, 2025 – 7:30 PM

151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

-
- A.** Roll Call
 - B.** Review and Approval of the Minutes of the Regular Meeting of **September 10, 2025**
 - C.** Chairpersons' Comments
 - D.** Review of the Agenda
 - E.** Meeting Open to the Public for Items Not on the Printed Agenda
 - F.** Unfinished Business
 - G.** Rezoning Applications
 - H.** Community Impact Studies
 - I.** Special Land Use Permits
 - J.** Site Plan & Design Reviews
 - 1. **2333 Cole Street – Request for Final Site Plan & Design Review for Major Renovations and Site Improvements at Existing Building.**
 - K.** Study Session
 - 1. **Zoning Ordinance Update**
 - L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **September 5, 2025 – October 17, 2025**
 - 4. Draft Agenda – **November 12, 2025**
 - 5. Action List – **2025**
 - 6. Other Business
 - M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
 - N.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

NOTICE: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (TDD) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).



AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY NOVEMBER 12, 2025 – 7:30 PM

151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

-
- A.** Roll Call
 - B.** Review and Approval of the Minutes of the Regular Meeting of **October 22, 2025**
 - C.** Chairpersons' Comments
 - D.** Review of the Agenda
 - E.** Meeting Open to the Public for Items Not on the Printed Agenda
 - F.** Unfinished Business
 - G.** Rezoning Applications
 - H.** Community Impact Studies
 - I.** Special Land Use Permits
 - J.** Site Plan & Design Reviews
 - K.** Study Session
 - 1. **Zoning Ordinance Update**
 - L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **October 17, 2025 – November 7, 2025**
 - 4. Draft Agenda – **December 10, 2025**
 - 5. Action List – **2025**
 - 6. Other Business
 - M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
 - N.** Adjournment
-

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Planning Board Action List – 2025

Topic	General Goals	City Commission Directive?	2040 Plan	Quarter	Status	
					In Progress	Complete
Comprehensive Zoning Ordinance Update	Update the Zoning Ordinance based on recommendations of the 2040 Plan.	☐	☒	Ongoing	☐	☐
Triangle District Bonus Height Requirements	Create a new list of bonus height provisions for the Triangle District	☐	☐	1 st (January-March)	☒	☐
Impervious Surface, Open Space & Lot Coverage	Review and improve standards for impervious surfaces and ensure consistency with open space and lot coverage goals	☐	☐	1 st (January-March)	☐	☒
Public Project Review Process	Develop a comprehensive set of guidelines for the review of public development projects	☐	☐	2 nd (April-June)	☐	☐
“Create a Woodward Safety and Beautification Plan.”	Begin to address the Woodward divide.	☐	☒	3 rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4 th (October-December)	☐	☐